

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, July 2, 2019**

6:00 P.M. REGULAR CITY COUNCIL

- 1. Call to Order and Roll Call**
- 2. Invocation: Jim Bollin, Kuna Seventh Day Adventist**
- 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 18, 2019**

B. Accounts Payable Dated June 27, 2019 in the Amount \$255,456.94

C. Resolutions

- 1. Consideration to approve Resolution No. R48-2019**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO PROVIDING FOR THE ADOPTION OF FEDERAL FUNDS MANAGEMENT POLICIES & PROCEDURES.

D. Findings of Fact and Conclusions of Law

- 1. Consideration to approve Findings of Fact and Conclusions of Law for Case No. 18-07-AN & 18-05-ZC for Bodahl-Stiner.**

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.

5. Community Reports or Requests:

- A. Ada County Sheriff's Office Budget Presentation – Jon McDaniel, Kuna Police Chief
- B. Ada County Prosecutors Office Budget Presentation – Steve Rutherford
- C. J&M Sanitation Budget Presentation – Chad Gordon
- D. Allumbaugh House Budget Presentation – Wyatt Schroeder

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

- A. Public Hearing and Consideration to approve Resolution No. R43-2019, Amending Public Records Request Fees – Chris Engels, City Clerk **ACTION ITEM**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO, AMENDING AND REFORMING PUBLIC RECORDS REQUEST FEES SET IN RESOLUTION R86-2017 TO INCREASE THE ATTORNEY REVIEW AND REDACTION FEES TO BE CHARGED FOR PUBLIC RECORDS REQUESTS SUBMITTED TO THE CITY OF KUNA AND PROVIDING AN EFFECTIVE DATE.

- *Open Public Hearing*
- *Receive evidence*

Potential Motions:

- *Consideration to close evidence presentation and proceed to deliberation*
- *Consideration to either:*
 - Option 1: *Approve or Deny Resolution No. R43-2019 and Close the Public Hearing.*
 - Option 2: *Continue the Public Hearing to a time and date certain.*

- B. Public Hearing for Resolution No. R46-2019 and Consideration to approve Ordinance No. 2019-20, Amending Temporary Mobile Vendor Permit Fees and Durations – Chris Engels, City Clerk **ACTION ITEM**

- *Open Public Hearing*
- *Receive evidence*

Potential Motions:

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

- I. Consideration to approve Ordinance No. 2019-20

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING KUNA CITY CODE TITLE 3 CHAPTER 9 TITLED TEMPORARY MOBILE VENDOR'S PERMIT:

- REDEFINING TEMPORARY; AND

- PROVIDING FOR MORE LICENSE DURATION OPTIONS; AND
- UPDATING APPLICATION AND LICENSE INFORMATION; AND
- CLARIFYING VENDOR RESTRICTIONS; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve summary publication

2. Consideration to approve Resolution No. R46-2019

A RESOLUTION OF THE CITY OF KUNA, IDAHO AMENDING AND REFORMING THE TEMPORARY MOBILE VENDOR PERMIT FEES SET IN RESOLUTION R66-2014 TO INCREASE THE THIRTY (30) DAY PERMIT FEE AND ESTABLISH ONE HUNDRED EIGHTY (180) DAY AND THREE HUNDRED SIXTY (360) DAY PERMIT FEES AND PROVIDING AN EFFECTIVE DATE.

C. Public Hearing for Resolution No. R47-2019 and Consideration to approve Ordinance No. 2019-21, Amending Business License Fees and Renewal Options – Chris Engels, City Clerk **ACTION ITEM**

- *Open Public Hearing*
- *Receive evidence*

Potential Motions:

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

1. Consideration to approve Ordinance No. 2019-21

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING KUNA CITY CODE TITLE 3 CHAPTER 4 TITLED GENERAL LICENSE PROVISIONS:

- PROVIDING FOR MORE LICENSE DURATION OPTIONS; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve summary publication

2. Consideration to approve Resolution No. R47-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING AND REFORMING FEES FOR BUSINESS LICENSES ISSUED BY THE CITY OF KUNA, IDAHO SET IN RESOLUTION NO. R37-2016 TO

INCLUDE ONE (1), THREE (3), AND FIVE (5) YEAR OPTIONS AND SETTING AN EFFECTIVE DATE.

D. Public Hearing and Consideration to approve 19-01-AN (Annexation) – Troy Behunin, Planner III ACTION ITEM

Joe Guido requests 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.

- *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 19-01-AN (Annexation) and Close the Public Hearing and direct staff to prepare Findings of Fact, Conclusions of Law and Order of Decision for approval by the Council on the next Council Meeting Consent Agenda.*
- *Option 2: Continue the Public Hearing to a time and date certain, direct staff to prepare a draft Findings of Fact, Conclusions of Law and Order of Decision for consideration by the Council.*

7. Business Items:

- A. Discussion and Direction on Potential Convenience Fees for Electronic Payments – Jared Empey, City Treasurer and Chris Engels, City Clerk ACTION ITEM**
- B. Request for Reallocation of Funds for UTV and Golf Carts – Bobby Withrow, Parks Director ACTION ITEM**
- C. Discussion and Direction on Proposed Changes to Council Member Pay – Council President Buban-Vonder Haar ACTION ITEM**
- D. Budget Workshop – Jared Empey, City Treasurer**
- 1. General Fund**
 - 2. Grant Fund**
 - 3. Late Comers Fund**
 - 4. Water Fund**
 - 5. Sewer Fund**
 - 6. Irrigation Fund**
 - 7. Solid Waste Fund**
 - 8. Capital Projects Fund**
 - 9. Park Impact Fee Fund**

8. Ordinances:

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

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING KUNA CITY CODE TITLE 3 CHAPTER 3 SECTION 3 TITLED LICENSE REQUIREMENTS AND EXEMPTIONS:

- REPLACING LANGUAGE IN 3-3-3-A-1 TO REMOVE EXEMPTIONS FOR CERTAIN ORGANIZATIONS AND ALLOW EXEMPTIONS FOR CHARITABLE ORGANIZATIONS AS WAIVED BY THE CITY CLERK; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve summary publication

B. Consideration to approve Ordinance No. 2019-23 ACTION ITEM

A MUNICIPAL ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- REPEALING SECTION 18 OF CHAPTER 1 OF TITLE 3 KUNA CITY CODE; AND
- AMENDING CHAPTER 1 OF TITLE 3 KUNA CITY CODE REGARDING ALCOHOLIC BEVERAGES LICENSES MAKING TECHNICAL CHANGES; AND PROVIDING FOR APPROVAL BY THE CITY COUNCIL OF NEW APPLICATIONS AND RENEWAL APPLICATIONS WITH A CHANGE OF LICENSED LOCATION; AND
- PROVIDING FOR APPROVAL OR DENIAL BY THE CITY CLERK OF A RENEWAL APPLICATION WITH NO CHANGE OF LICENSED LOCATION; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve summary publication

C. Consideration to approve Ordinance No. 2019-24 ACTION ITEM

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NOS. S1315120800 & S1315120700 OWNED BY THISTLE FARM, LLC/BLACKSTOCK, SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA INTO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THAT

COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings
Consideration to approve ordinance*

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 18, 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
Sam Weiger, Planner I

2. *Invocation: None*

3. *Pledge of Allegiance: Mayor Stear*

Mayor Stear commented the first concert of the Summer Concert Series was awesome. The City Attorney, Bill Gigray, and his band, The Almost Dangerous Band L.L.P., played and did a great job.

Mr. Gigray thanked Mayor Stear and thought it was a very nice place for this sort of event. They had a great time.

4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS
(Timestamp 00:01:42)

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A. City Council Meeting Minutes

I. Regular City Council Minutes, June 4, 2019

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

C. Resolutions

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

**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:

A. Valley Regional Transit Presentation – Stephen Hunt, Sr. Principal Planner and David Pederson, Mobility Coordinator

Stephen Hunt, Sr. Principal Planner for Valley Regional Transit (VRT), reviewed what had been accomplished by VRT in the past year and ValleyConnect 2.0 Service in Kuna. He presented their request for funding and how they assessed that need. They looked at the community population and road miles and the amount of services in the area for negotiated rates. He also reviewed their service performance over the past year.

David Pederson, Mobility Coordinator for VRT, discussed their past support of the Kuna Senior Center and the benefits and need for the Kuna Senior Center's transportation services. He presented their request for funds to support senior transportation during FY19 and FY20 and stood for questions.

Mayor Stear shared this came about because he saw a post on social media that they would have to cut bus rides and services because they were short on funding. He remembered the bus rides to the grocery store and doctor's office and socializing had been a big deal for his mother for several years. It was disturbing to hear the funding was being cut in half so he suggested they bring a request to Council to try to bridge that gap. He thought the Lyons Club had donated some funds that year and asked if that had been accounted for in the \$13,000.

Mr. Pederson replied it was for \$2,000.

Mayor Stear clarified that would make the request for \$11,000. It was up to Council's discretion if they wanted to approve it that night or not. The request for FY20 would be part of the budget process.

Council Member Cardoza asked what the City of Kuna got for \$9,819. There were no buses or routes in Kuna.

Mr. Hunt reviewed how they made their assessment.

Mayor Stear added some Kuna residents also used the Park & Ride on Overland by the freeway.

Council Member Cardoza said it seemed like for the last 5 to 8 years VRT had said they would be providing bus services. He asked how far out VRT was looking at.

Mr. Hunt explained their funding came from local jurisdictions. Service came to jurisdictions as they were able to work together on funding plans for those services. That was why there were two elements to their funding request. He reviewed what was distributed to each element. They could provide service to Kuna as soon as they worked out a funding plan that would allow them to get the vehicles to Kuna and operate them.

City Attorney Bill Gigray recommended, since, if he was understanding correctly, this would be an expenditure for something they had not participated in before, they

assign this to staff for review and then they could report back for their consideration in July. It would appear that the proposed agreement would need to be reviewed. They would also need to look at if this would affect the current budget and how this would fit into future budgets.

Council decided to have the agreement documented so they could review it at the next meeting and make a determination.

Mayor Stear thanked Mr. Hunt and Mr. Pederson.

1. Request to increase the FY19 Service Contribution amount from \$0.00 to \$13,000 for the Kuna Senior Center - ACTION ITEM

No action was taken.

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
(Timestamp 00:26:55)

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.

Planner I Sam Weiger reviewed the meeting held on June 13, 2019 with staff, the applicant, and his attorney as requested by Council at the May 21, 2019 City Council Meeting. He passed out an updated Staff Memo Addendum. The original draft of the addendum was included in the packet but after the packet was submitted two late exhibits were created. Exhibit A6 was edits to the original draft of the staff addendum submitted by the applicant's attorney, Jeff Bower, and exhibit A7 was the updated final draft of the staff addendum. He read the exhibits. Staff had determined the annexation and rezone for this request generally complied with goals and polices for Kuna City in City Code Title 5, Idaho Code, and the Kuna Comprehensive Plan. He stood for questions.

Jeff Bower with Givens Pursley, 601 W Bannock Street, Boise, Idaho 83702, had presented the application twice to Council so was not going to belabor the facts. They were there for an application to annex and rezone a piece of property into the

city as R-6 and to rezone another property that was already annexed from Agricultural to C-1. They agreed with staff's comments and the addendum as well as their late exhibit. He stood for questions.

Mayor Stear clarified they were still saying, because of the timing of the application, the use would still be commercial/residential.

Mr. Bower explained that was their legal position in the past and it was certainly his position that the law would operate independently of whatever approval they got that night. Their intent was to take their C-1 zone and work with the City's Economic Development Director to try to utilize the property within the scope of the current zoning ordinance to try to get a fully commercial use as currently drafted. He added that the zoning they were requesting was fully compliant with the comp plan on both parcels.

Council President Buban-Vonder Haar noted the school district requested a spot for kids to wait for buses. She asked if they would propose that as a condition now or if, as she presumed, they would wait until there was an actual development.

Mr. Weiger replied that would occur as part of that application.

Mayor Stear re-opened the public hearing.

Support: None

Against: None

Neutral: None

Rebuttal: None

Council President Buban-Vonder Haar noted they had talked about this a couple times and it appeared to be consistent with Kuna City Code and the comp plan. She was glad they appeared to have resolved the issues regarding the zoning. It looked fine to her.

Council Member McPherson agreed. If they got approval, they could look for the commercial route and, if that didn't work, they could rezone part of it.

Mayor Stear was concerned that they didn't have a plan yet. They wanted to rezone it and then come back and figure out what they were going to do.

Council President Buban-Vonder Haar did not really have any concerns about that because they had talked to them ad nauseum about it and there seemed to be understanding there.

Economic Director Lisa Holland stated Kuna was having trouble finding shovel ready sites for commercial development. It was okay to have some of these pieces zoned commercial without a plan because it allowed for flexibility and competitiveness in attracting commercial.

Council Member Christensen agreed with what they both said. With what they were actually agreeing to that night, it looked like they did come to an understanding and didn't need to talk about it much longer.

Council Member Cardoza was a little confused. He asked City Attorney Bill Gigray, if they allowed the C-1, were they accepting Mr. Bower's stance that the application was adequate to put in townhomes.

Mr. Gigray reviewed the opposing legal positions regarding zoning and how the issue had been resolved. Mr. Bower still held to his position and Mr. Gigray held to his but, in their meeting, they determined to move forward with the C-1 or, if they sought to do multifamily, they would use a PUD, a zone change, or a split of the property.

Council Member Cardoza asked, if they approved the C-1, would it hinder any litigation from the City regarding this property.

Mr. Gigray replied at this point no. It would depend on what they applied for. At the moment they were only looking at zoning. It would come up when they sought a permit to do something and the permit would have to comply with the C-1 zoning or they would have to make an application for changes to do what they wanted to do.

Council Member Cardoza asked, if they approved the C-1, would it grandfather Mr. Eck back to when he originally applied.

Mr. Gigray replied, in his opinion, absolutely not.

Mayor Stear suggested, when they made a motion, they clarify C-1 as it read today.

Mr. Gigray did not recommend they do that. He noted the staff addendum and presentations made showed the pathway they would have to proceed with to develop that property.

Mr. Bower stated the City Attorney had properly encapsulated their agreement and he had nothing to add.

Council President Buban-Vonder Haar moved to approve Case No 18-07-AN (Annexation) & 18-05-ZC (Rezone), 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 with the conditions

stipulated in the staff report. Seconded by Council Member McPherson. Motion carried 4-0.

- 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**
(Timestamp 00:45:00)

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)

Jace Hellman, Planner II, reviewed the different options of the land use map based on Mr. Craig's request and the other changes that were made per Council's direction. He noted they also added dark sky language submitted by Council President Buban-Vonder Haar under Objective 2.E.5. which added a letter d.; "Require lighting plans comply with dark sky principles by developing lighting and advertising policies which minimize light pollution and impact on wildlife". They also added under Goal 4.F., "Dark Sky", so it read, "Kuna has adopted Light Emitting Diode (LED) and Dark Sky street lighting standards for both standard lighting and upgraded/decorative lighting". He stood for questions.

Mayor Stear asked if Mr. Hellman received an answer from the person who originally made the request from the audience.

Mr. Hellman apologized for not including it in the packet. They liked option 2 but were okay with the options provided.

Mayor Stear clarified he was talking about the dark sky request.

Council President Buban-Vonder Haar said the person was there. She asked Public Works Director Bob Bachman if he had a preference.

Mr. Bachman preferred Option 2 because the variety of services in that area would help with other issues.

Council President Buban-Vonder Haar clarified Option 1 was the original comp plan and Options 2 and 3 showed changes to the area Chase Craig requested to make medium density with the only difference between the two being an extra medium density piece down below. She asked if Mr. Bachman needed that piece down below to be medium density.

Mr. Bachman replied that particular piece of sewer was a different direction. Everything south of the creek had its own set of issues and was more than they were looking at during that time. It probably fit well as it was in Option 2.

Mr. Hellman and Council clarified which options were which.

City Attorney Bill Gigray reviewed the procedures for the hearing that evening and for approving the Comp Plan.

Mayor Stear re-opened the public hearing.

Support: None

Against: None

Neutral:

David Gronbeck, 1400 E Kokanee Lane, Kuna, Idaho 83634, supported the Planning & Zoning Commission's recommendation to change the Comprehensive Plan for the parcel at the corner of Deer Flat and Meridian. He was also curious about the mixed-use language in the appendices. It said, "with an emphasis on residential components". He wanted to know if that was staff's intent to include it with the mixed-use.

Mr. Hellman replied the piece Mr. Gronbeck was talking about was from the appendices where it discussed the different zones being incorporated in the comp plan, specifically where mixed-use read "Land parcel or combination of parcels that contain at least two types of complimentary and integrated uses, e.g., residential, commercial or office uses (with an emphasis on residential components)". His interpretation of that was, with an office use, there would be an emphasis on residential not the overall zone.

Cindy Giesen, 1363 S Ash Avenue, Kuna, Idaho 83634, thanked Council for adding 2.E.5.d. to the Comprehensive Plan. She read, "Require lighting plans comply with dark sky principles by developing lighting and advertising policies which minimize light pollution and impact on wildlife." This was a well-crafted statement that would serve as protection for Kuna. It was something they would be able to refer to when attending development meetings, neighborhood meetings, picking out yard lights, and all those ways. She hoped people fully realized the importance of it and referred to it whenever necessary.

Council President Buban-Vonder Haar thanked Ms. Giesen for making the suggestion and for showing up and participating. Preserving rural character and the things that everyone loved about living in a small town came up over and over again in the comp plan meetings and seeing the stars was one of her favorite things. They were happy to include it.

Ms. Giesen stated this verbiage was like a contract to her and it would keep the planning department up to date with zoning and codes if people drew attention to it. She thanked Council again

Chase Craig, 337 W Redgrave, Meridian, Idaho 83646, appreciated staff's time and effort in putting a thoughtful change together on this. Looking at the proposed comprehensive plan and the map, this was the only low-density residential section in that corridor, going through Kuna Road from Cloverdale to Highway 69. He really felt it didn't make sense and was happy to hear from Mr. Bachman that it would actually benefit the sewer treatment by having medium density there. He also wanted to clear something up from the Council Meeting from a couple of weeks prior. It was reference that this recommendation was in front of the Planning & Zoning Commission and they said no. In going over the minutes from the Commission Meeting, they found the Commission actually didn't make a decision at all and opted to let Council review it with recommendations. He stood for questions.

Mayor Stear asked Mr. Hellman if it was considered a material change if they opted to let Council make the decision on that.

Mr. Hellman replied, in the Planning & Zoning Commission Minutes, the only case in the motion was the piece Mr. Gronbeck was requesting. They discussed the Chase Craig piece and were not opposed to it but it was not included in the motion.

Council President Buban-Vonder Haar preferred to err on the side of the caution. If they decided to make any changes, she preferred to re-notice it. After Mr. Bachman's input about needing a medium density piece in that area, it did not sound like the Planning & Zoning Commission had that information, and given that it was beneficial to the city; she would be fine endorsing Option 1 as listed in the packet, the middle one on the screen, changing the northern parcels to medium density and everything below to low density. She also endorsed the dark sky changes.

Council Member Christensen agreed.

Council Member McPherson also agreed.

Council Member Cardoza asked if there was a big canal moving through the west side of that property.

Mr. Hellman responded there was.

Council Member Cardoza had mixed emotions about that density level being so close to a canal. He was concerned for children's safety.

Council President Buban-Vonder Haar clarified it was only medium density being requested there so there couldn't be any multifamily or anything like that.

Council Member Cardoza said the canal was his only concern but, if it wasn't high density, he had no problem with it.

Council President Buban-Vonder Haar consulted City Attorney Bill Gigray on how to go about making a motion.

Mr. Gigray recommended erring on the side of caution. Council should be very clear about what changes they supported and were being made and they re-notice for hearing so it was clear those changes were being made there.

Mayor Stear suggested they high-light the changes when they re-noticed so people knew what was changed.

Mr. Gigray replied yes sir.

Council President Buban-Vonder Haar asked Mr. Hellman to confirm the parcel number for the property being changed from commercial to low density residential. She had it written down as ending with 800 and in the file it was 880.

Mr. Hellman replied it ended with 880.

Mayor Stear thanked staff, the public and everyone who had been involved with this. It was a process and they did their very best and their due diligence to make this city go in the direction the people had a say in. They had done a good job in that. He appreciated everyone's help and effort.

Council Member Christensen wanted to talk about the commercial to low density parcel. Economic Development Director Lisa Holland made a comment that night about hearing Kuna was limited on the commercial side but they were just kind of flipping their heads and saying great let's change it to residential without even discussing getting rid of a parcel like that. That did a disservice to the commercial side of things, especially on that side of town where, if you looked at the map, commercial was limited. That was a situation he wanted to get everyone's thoughts on.

Council President Buban-Vonder Haar recalled that parcel was where Enrique Contreras and Ana Paz currently lived so it was already being used as low density residential and it was in the middle of a bunch of residential.

Ms. Holland stated it was currently being used for a low-density residential house which was why they wanted to keep it that way. She had no concerns with the surrounding uses on that parcel. It would be a tough parcel to develop out as commercial anyway.

Council Member Christensen said that was all he needed to hear.

Rebuttal: None

Council President Buban-Vonder Haar moved to direct staff to modify the proposed comp plan to reflect that parcel S1424131800, which was currently designated in the comp plan as ag, be changed to mixed use, parcel S1315141880, which was currently proposed in the comp plan to be commercial, be changed to low density residential, parcel S1313449901, currently designated as commercial, be changed to mix use, and parcel S1428223050 and surrounding area, currently designated as low density, be changed to medium density, changing the zoning of those areas surrounding that parcel to reflect Option 1 of the maps provided, and incorporate the dark sky comments in Objective 2.E.5. and Goal 4.F. and let it be re-noticed for consideration of approval at a public hearing at the soonest date possible. Seconded by Council Member McPherson. Motion carried 4-0.

7. Business Items:

- A. Staff Report on Financing Tools & Urban Renewal Workshop – Lisa Holland, Economic Development Director
(Timestamp 01:13:59)

Economic Development Director Lisa Holland reviewed the Financing Tools & Urban Renewal Workshop that was held on June 5, 2019. She listed some things to keep in mind. Impact fees would still apply for any new developments coming in so, even though they may not see the increment of those tax dollars coming to them, they would still see those impact fees if the City created an Urban Renewal District. They could not create a district that took up more than 10% of the community. There was a maximum of 20 years or earlier to complete a project. They could also work to address improvements needed to help public entities in the plan. They couldn't put up a building but they could help get ground ready or shovel ready. If they wanted to build a public building, they would have to go out to a vote. They could still use Urban Renewal funding to do that; it would just take a little bit longer because it would have to go through a voting process like they would with a levy or bond. Usually, when defining an urban renewal district, it would be an area that wouldn't otherwise develop so the biggest benefit was putting infrastructure in the ground for an area that otherwise probably wouldn't see development for another 20 plus years. There was no risk to property owners if a district failed or property values decreased because it was not an extra tax on those properties; it was just taking the increment of the property tax increase.

Ms. Holland noted they were trying to be proactive on transparency and getting out education and awareness on how these tools worked. They wanted to do what was right for the community in the long term. She met with the fire department and police chief already and had some brief conversations with Ada County. She wanted to meet more with the school district, library, and Ada County to make sure they answered any questions and talk about what could happen.

Ms. Holland requested direction from Council on how they would like to proceed. They could continue with public outreach and education or they could do an eligibility study which would give them the tools to see if this made sense for Kuna. It was kind of the first step. It didn't require appointing commissioners at that point. It would just help develop a plan they could consider or determine certain areas they were qualified for. Some rough numbers for an eligibility study were \$10,000 - \$20,000 and about a two – four-month process. Some of it would be covered in that year's budget and some in the next year's budget. She had worked with City Treasurer Jared Empey to see how they could allocate for that and could come back to them with a proposal once they talked to some other agencies if that was the direction they wanted to go. She stood for questions.

Council Member Cardoza asked if there was any taxing entity that was exempt from Urban Renewal.

Ms. Holland replied impact fees were and she knew there were some changes so school districts might be exempt from a portion of that collection. She would have to look into that further.

Council Member Cardoza suggested, if the City published information and there were entities that were exempt, a list of those entities be published so the people would know.

Ms. Holland reviewed how an urban renewal assessment worked.

City Attorney Bill Gigray stated the Urban Renewal Law, and the revenue allocation provisions with that law, was the method by which funds could be accumulated by the Urban Renewal District to fund items that were established in the plan. That was the difference with the assessed valuation once the Urban Renewal District was established for the period of time the Urban Renewal District existed. The increase in assessed value and the property tax collected was the revenue that went to the Urban Renewal Board. The rest went back to the taxing entities. If the entity was already exempt from property taxes, they wouldn't be paying those property taxes anyways. The exemptions for those entities were with the impact fees. The statute provided, unless it was specifically stated in the ordinance, that impact fees were not paid by property taxing entities and, by action of the Idaho Legislator that year, that included charter schools.

Ms. Holland noted some communities, to help mitigate what school districts or other entities that might have received that increment but missed out on it, offered a program that would give them extra monies out of general budget. She would have to do some more research on how other cities had structured that.

Mr. Gigray added he experienced this with Caldwell for two entities who received funds in their East Urban Renewal District because it was included in the plan. The plan was the key. It had to identify what those funds were going to be used for.

Council President Buban-Vonder Haar thought it would be a good idea to do an eligibility study so they had an idea of what options might exist and it didn't tie them to anything. However, there was an election coming up and she wondered if they should wait until after the election to let new Council make the decision. Her preference was to allocate the money and start the study but save the decision for after the election and new Council was sworn in.

Mayor Stear wanted to make sure all the entities that could be affected be in the conversation before getting to the eligibility study but he thought that could be done fairly quickly.

Ms. Holland suggested she could continue to work on more public outreach and find out exactly how much it would cost to do an eligibility study. Then she could bring an option back to Council to look at with the understanding that they would not present the results of that eligibility study until after the election. Then they could move forward with whatever they decided to do at that point but they could start doing the eligibility study in the meantime.

Council President Buban-Vonder Haar said she should proceed with that plan.

Mayor Stear said to start adding that into the budget process as well. He appreciated the workshop she put together. It was well received and it was the kind of thing that was important to get the public involved in so they knew the facts instead of rumors.

8. Ordinances:

None

9. Mayor/Council Announcements:

(Timestamp 01:26:33)

Council Member McPherson congratulated Parks Director Bobby Withrow for the splashpad.

Council Member Cardoza thanked Mr. Withrow for the splashpad except for the fact that it shut off at 8:00 PM.

Mr. Withrow had been hearing a lot of that.

Mayor Stear explained the problem was tanks stored the water, it was potable water that went in, dumped on the kids and then went down the drain. It had to run through a filtration system and, if they ran the water to long, they ended up with standing water above the drain.

Mr. Withrow supported Mayor Stear's explanation and added, if they had standing water, they would be required to have a life guard on duty or they would get in a lot of trouble.

Council President Buban-Vonder Haar suggested doing a Facebook poll to see if people would prefer to have the water on from Noon to 8:00 PM or 1:00 PM to 9:00 PM or something like that and explaining the issue.

Mr. Withrow said they could do that and they could also present the option of running it earlier in the day and then giving it a break and turning it back on later.

City Treasurer Jared Empey reminded Council the next Council Meeting they would start the budget deliberations.

Council President Buban-Vonder Haar asked if the budget sessions were all incorporated as part of the Council Meetings and confirmed there were no extra sessions or early start times unless they were needed.

Mr. Empey said that was correct. He sent out that email with those available dates just in case they needed them but he wasn't planning on using them.

Council President Buban-Vonder Haar just wanted to make sure she didn't miss getting something on her calendar. She thanked Mr. Empey.

10. Executive Session:

None

11. Adjournment: 7:29 P.M.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk

Date Approved: CCM 07.02.2019



CITY OF KUNA

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

SIGN-UP SHEET

June 18, 2019 – City Council Public Hearing

Case Name: 18-07-AN (Annexation) & 18-05-ZC (Rezone) – Bodahl-Stiner Annexation

Case Type: Tim Eck requests to annex two parcels comprising of approximately 40 acres at 3925 W Hubbard Road into Kuna City Limits with an R-6 zoning designation; and to rezone approximately 40 acres at 3003 N Ten Mile Rd. The subject sites are within Section 15, Township 2 North, Range 1 West; (APN's S1315120800, S1315120700, & S1315110051)

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

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*Jeff Bowler
Attorney*

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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 maintains that Ordinance No. 2019-04 does not change the allowed uses at the time the application was made. However, the applicant expressed interest in proceeding with his request for a C-1 zoning designation for the Bodahl property as submitted. 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 further discussed reached a compromise that could zoning and land use tools that could permit townhomes on a portion of the Bodahl parcel within an R-12 or R-20 zoning district. If this application is approved, the applicant may submit a subsequent planned unit development application or a application request to split the Bodahl parcel and rezone the newly split parcel to R-12 or R-20, which will not require a comprehensive plan map amendment. 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 Staff expressed support for townhome use on a portion of the Bodahl parcel to provide appropriate transition of uses. Both processes 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.



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 as submitted. 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 further discussed zoning and land use tools 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 planned unit development application or a request to split the Bodahl parcel and rezone the newly split parcel to R-12 or R-20, which will not require a comprehensive plan map amendment. Staff expressed support for townhome use on a portion of the Bodahl parcel to provide appropriate transition of uses. Both processes 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.



CITY OF KUNA

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SIGN-UP SHEET

June 18, 2019 – City Council Public Hearing
****Continued from June 4, 2019****

Case Name: Envision Kuna – Comprehensive Plan

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

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

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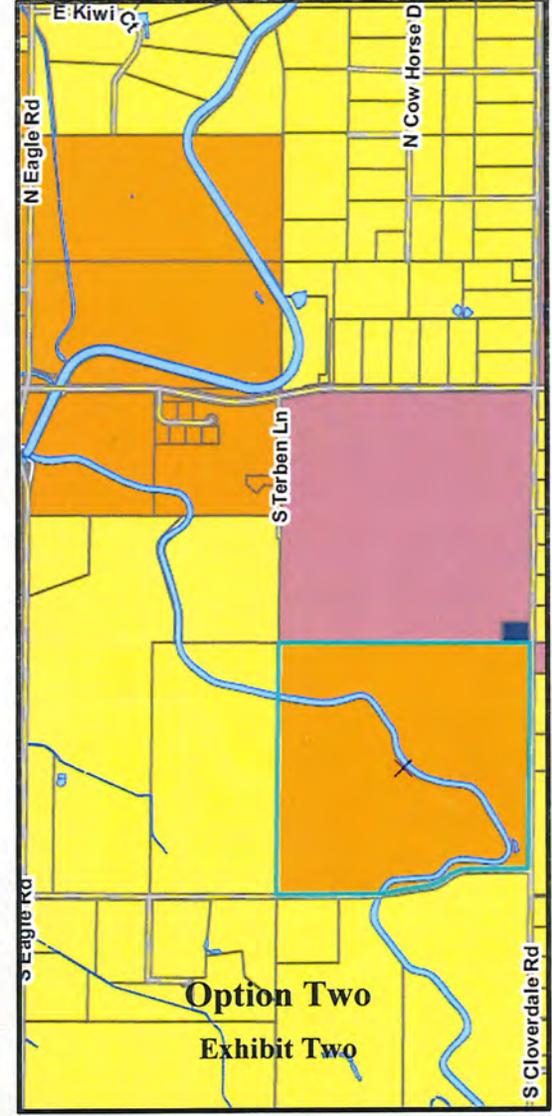
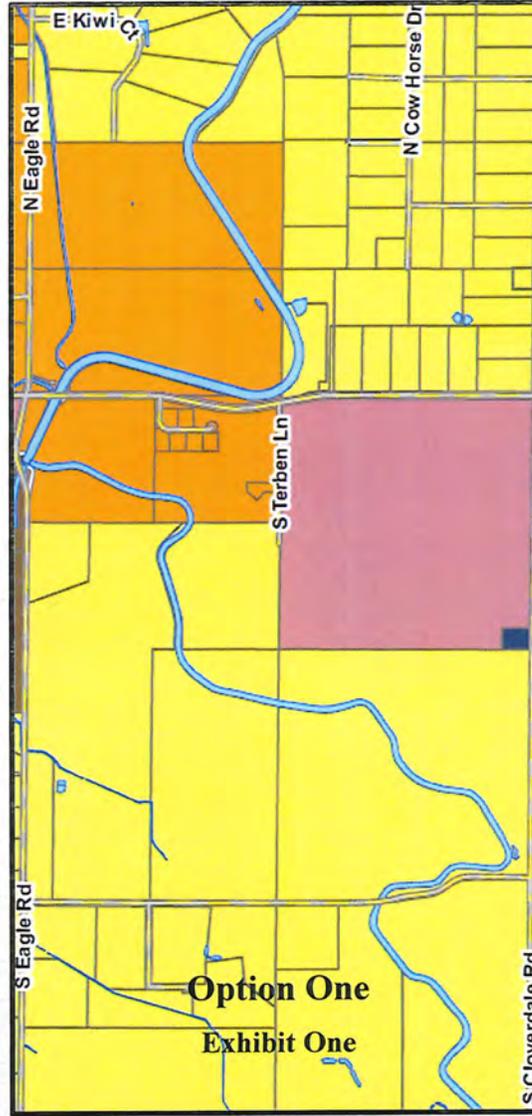
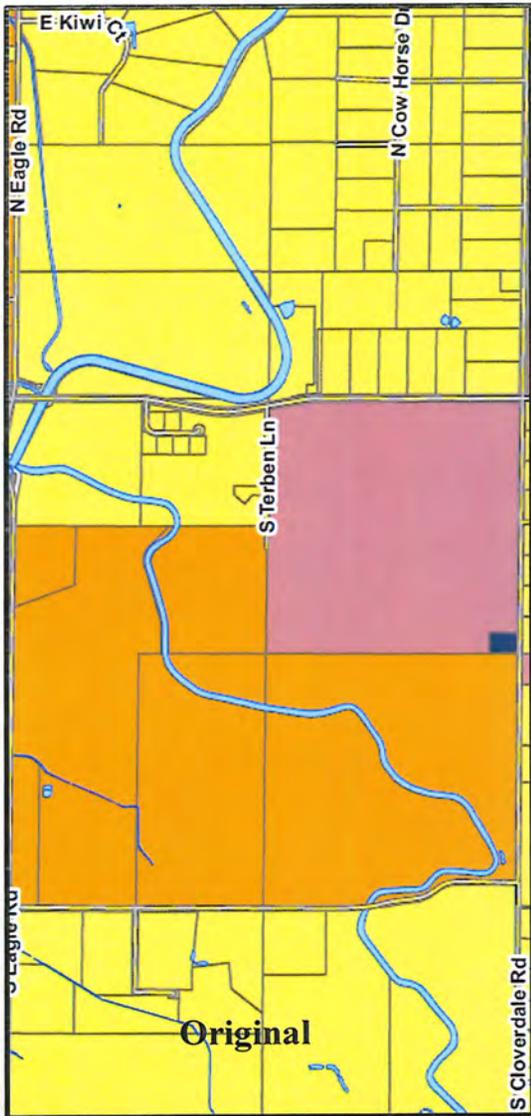
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City of Kuna

Payment Approval Report - City Council Approval

Page: 1

Report dates: 6/13/2019-6/27/2019

Jun 27, 2019 10:51AM

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
A & D QUALITY HYDROSEEDING, IN												
511	A & D QUALITY HYDROSEEDING, IN	06202019ADH	8647	<u>HYDROSEED AREA AROUND THE SPLASH PAD, B.WITHROW, JUN '19</u>	06/13/2019	1,250.00	.00	01-6045 <u>CONTINGENCY</u>	1067	6/19		
Total 06202019ADH:						1,250.00	.00					
Total A & D QUALITY HYDROSEEDING, IN:						1,250.00	.00					
A.M.E. ELECTRIC, INC.												
1210	A.M.E. ELECTRIC, INC.	190896		<u>TROUBLESHOOT MAIN PUMP FAULT, CLEANED THE HEAT SINK ON THE VFD AND THE FILTER ON THE AIR CONDITIONER, TOMORROW IPS EAST 4TH AND KAY STREET, IRRIGATION PUMP STATION, JUNE '19</u>	06/25/2019	170.00	.00	25-6142 <u>MAINT. & REPAIRS - EQUIPMENT</u>	0	6/19		
Total 190896:						170.00	.00					
Total A.M.E. ELECTRIC, INC.:						170.00	.00					
ADVANCED COMMUNICATIONS, INC.												
1566	ADVANCED COMMUNICATIONS, INC.	22489		<u>QUARTERYL MAINTENANCE CHARGES, 7/1/2019-9/30/2019 - ADMIN</u>	06/01/2019	94.08	.00	01-6255 <u>TELEPHONE</u>	0	6/19		
1566	ADVANCED COMMUNICATIONS, INC.	22489		<u>QUARTERYL MAINTENANCE CHARGES, 7/1/2019-9/30/2019 - WATER</u>	06/01/2019	87.36	.00	20-6255 <u>TELEPHONE EXPENSE</u>	0	6/19		
1566	ADVANCED COMMUNICATIONS, INC.	22489		<u>QUARTERYL MAINTENANCE CHARGES, 7/1/2019-9/30/2019 - SEWER</u>	06/01/2019	87.36	.00	21-6255 <u>TELEPHONE EXPENSE</u>	0	6/19		
1566	ADVANCED COMMUNICATIONS, INC.	22489		<u>QUARTERYL MAINTENANCE CHARGES, 7/1/2019-9/30/2019 - P.I.</u>	06/01/2019	33.60	.00	25-6255 <u>TELEPHONE EXPENSE</u>	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 2

Report dates: 6/13/2019-6/27/2019

Jun 27, 2019 10:51AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1566	ADVANCED COMMUNICATIONS, INC.	22489		QUARTERLY MAINTENANCE CHARGES, 7/1/2019-9/30/2019 - P&Z	06/01/2019	33.60	.00	01-6255 TELEPHONE	1003	6/19		
Total 22489:						336.00	.00					
Total ADVANCED COMMUNICATIONS, INC.:						336.00	.00					
BOBBI ANDERSON												
1992	BOBBI ANDERSON	136		RESERVING ACTS FOR FUTURE EVENTS, (GARY TACKETT BAND, AND SWEETBRIAR BAND FOR CONCERT IN THE PARK JUNE 29TH), JENSEN BUCK AND THE FAMILY FOR CONCERT IN THE PARK/KUNA DAYS, ARTS COMMISSIONS DONATIONS, JUNE '19	06/11/2019	3,000.00	3,000.00	01-6070 DONATIONS EXPENSE	0	6/19	06/21/2019	
Total 136:						3,000.00	3,000.00					
Total BOBBI ANDERSON:						3,000.00	3,000.00					
BUYWYZ LLC												
1795	BUYWYZ LLC	139291	8653	2 CS OF PAPER TOWELS FOR CITY HALL, JUNE '19 - ADMIN	06/17/2019	40.64	.00	01-6025 JANITORIAL	0	6/19		
1795	BUYWYZ LLC	139291	8653	2 BOXES OF LAMINATING POUCHES FOR PARKS, JUNE '19	06/17/2019	31.96	.00	01-6165 OFFICE SUPPLIES	1004	6/19		
1795	BUYWYZ LLC	139291	8653	2 CS OF PAPER TOWELS FOR CITY HALL, JUNE '19 - WATER	06/17/2019	37.74	.00	20-6025 JANITORIAL	0	6/19		
1795	BUYWYZ LLC	139291	8653	2 CS OF PAPER TOWELS FOR CITY HALL, JUNE '19 - SEWER	06/17/2019	37.74	.00	21-6025 JANITORIAL	0	6/19		
1795	BUYWYZ LLC	139291	8653	2 CS OF PAPER TOWELS FOR CITY HALL, JUNE '19 - P.I.	06/17/2019	14.52	.00	25-6025 JANITORIAL	0	6/19		
1795	BUYWYZ LLC	139291	8653	2 CS OF PAPER TOWELS FOR CITY HALL, JUNE '19 - P&Z	06/17/2019	14.52	.00	01-6025 JANITORIAL	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
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1795	BUYWYZ LLC	139470	8675	MEDIUM BINDER CLIPS FOR THE TREATMENT PLANT, JUNE '19 - SEWER	06/19/2019	1.11	.00	21-6165 OFFICE SUPPLIES	0	6/19		
1795	BUYWYZ LLC	139470	8675	BLUE PENS, BLACK PENS, CANDY FOR CUSTOMERS, CITY HALL, JUNE '19 - P&Z	06/19/2019	5.38	.00	01-6165 OFFICE SUPPLIES	1003	6/19		
1795	BUYWYZ LLC	139470	8675	BLUE PENS, BLACK PENS, CANDY FOR CUSTOMERS, CITY HALL, JUNE '19 - P.I.	06/19/2019	5.38	.00	25-6165 OFFICE SUPPLIES	0	6/19		
1795	BUYWYZ LLC	139470	8675	BLUE PENS, BLACK PENS, CANDY FOR CUSTOMERS, CITY HALL, JUNE '19 - SEWER	06/19/2019	14.00	.00	21-6165 OFFICE SUPPLIES	0	6/19		
1795	BUYWYZ LLC	139470	8675	3 CS OF TOILET PAPER FOR TREATMENT PLANT, JUNE '19 - SEWER	06/19/2019	88.14	.00	21-6025 JANITORIAL	0	6/19		
1795	BUYWYZ LLC	139470	8675	3 CS OF TOILET PAPER FOR TREATMENT PLANT, JUNE '19 - P.I.	06/19/2019	33.57	.00	25-6025 JANITORIAL	0	6/19		
1795	BUYWYZ LLC	139470	8675	MEDIUM BINDER CLIPS FOR THE TREATMENT PLANT, JUNE '19 - P.I.	06/19/2019	.43	.00	25-6165 OFFICE SUPPLIES	0	6/19		
Total 139470:						266.33	.00					
Total BUYWYZ LLC:						614.39	.00					
CASELLE INC												
1239	CASELLE INC	06252019C		CREDIT VOUCHER FROM THE CASELLE WORKSHOP BACK IN APRIL, JUNE '19 - ADMIN	06/25/2019	-7.00	.00	01-6052 CONTRACT SERVICES	0	6/19		
1239	CASELLE INC	06252019C		CREDIT VOUCHER FROM THE CASELLE WORKSHOP BACK IN APRIL, JUNE '19 - WATER	06/25/2019	-6.50	.00	20-6052 CONTRACT SERVICES	0	6/19		
1239	CASELLE INC	06252019C		CREDIT VOUCHER FROM THE CASELLE WORKSHOP BACK IN APRIL, JUNE '19 - SEWER	06/25/2019	-6.50	.00	21-6052 CONTRACT SERVICES	0	6/19		

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1239	CASELLE INC	06252019C		<u>CREDIT VOUCHER FROM THE CASELLE WORKSHOP BACK IN APRIL, JUNE '19 - P.I.</u>	06/25/2019	-2.50	.00	25-6052 <u>CONTRACT SERVICES</u>	0	6/19		
1239	CASELLE INC	06252019C		<u>CREDIT VOUCHER FROM THE CASELLE WORKSHOP BACK IN APRIL, JUNE '19 - P&Z</u>	06/25/2019	-2.50	.00	01-6052 <u>CONTRACT SERVICES</u>	1003	6/19		
Total 06252019C:						-25.00	.00					
1239	CASELLE INC	94960		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 6/1-6/30/19, JUNE '19 - ADMIN</u>	05/01/2019	459.20	.00	01-6052 <u>CONTRACT SERVICES</u>	0	6/19		
1239	CASELLE INC	94960		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 6/1-6/30/19, JUNE '19 - P&Z</u>	05/01/2019	147.60	.00	01-6052 <u>CONTRACT SERVICES</u>	1003	6/19		
1239	CASELLE INC	94960		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 6/1-6/30/19, JUNE '19 - WATER</u>	05/01/2019	434.60	.00	20-6052 <u>CONTRACT SERVICES</u>	0	6/19		
1239	CASELLE INC	94960		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 6/1-6/30/19, JUNE '19 - SEWER</u>	05/01/2019	434.60	.00	21-6052 <u>CONTRACT SERVICES</u>	0	6/19		
1239	CASELLE INC	94960		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 6/1-6/30/19, JUNE '19 - PI</u>	05/01/2019	164.00	.00	25-6052 <u>CONTRACT SERVICES</u>	0	6/19		
Total 94960:						1,640.00	.00					
Total CASELLE INC:						1,615.00	.00					
CENTURYLINK												
62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE SCADA, 5/25/19-6/24/19 - WATER</u>	05/25/2019	22.24	22.24	20-6255 <u>TELEPHONE EXPENSE</u>	0	6/19	06/13/2019	
62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE SCADA, 5/25/19-6/24/19 - SEWER</u>	05/25/2019	22.24	22.24	21-6255 <u>TELEPHONE EXPENSE</u>	0	6/19	06/13/2019	

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62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE SCADA, 5/25/19-6/24/19 - P.I.</u>	05/25/2019	8.47	8.47	<u>25-6255 TELEPHONE EXPENSE</u>	0	6/19	06/13/2019	
Total 2089221136586B052519:						52.95	52.95					
62	CENTURYLINK	208922211037		<u>PARKS OFFICE INTERNET SERVICE FOR JUNE 2019</u>	05/25/2019	103.98	103.98	<u>01-6255 TELEPHONE</u>	1004	6/19	06/13/2019	
62	CENTURYLINK	208922211037		<u>STATIC IP-BLOCK OF 8 INSTALLATION CHARGE, MAY '19</u>	05/25/2019	84.33	84.33	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1173	6/19	06/13/2019	
Total 2089222110376B052519:						188.31	188.31					
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 6/7/2019-7/6/2019, JUNE '19 - ADMIN</u>	06/07/2019	13.54	13.54	<u>01-6255 TELEPHONE</u>	0	6/19	06/13/2019	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 6/7/2019-7/6/2019, JUNE '19 - WATER</u>	06/07/2019	12.57	12.57	<u>20-6255 TELEPHONE EXPENSE</u>	0	6/19	06/13/2019	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 6/7/2019-7/6/2019, JUNE '19 - SEWER</u>	06/07/2019	12.57	12.57	<u>21-6255 TELEPHONE EXPENSE</u>	0	6/19	06/13/2019	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 6/7/2019-7/6/2019, JUNE '19 - P.I.</u>	06/07/2019	4.84	4.84	<u>25-6255 TELEPHONE EXPENSE</u>	0	6/19	06/13/2019	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 6/7/2019-7/6/2019, JUNE '19 - P & Z</u>	06/07/2019	4.84	4.84	<u>01-6255 TELEPHONE</u>	1003	6/19	06/13/2019	
Total 2089229179548060719:						48.36	48.36					
Total CENTURYLINK:						289.62	289.62					

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CORE & MAIN LP												
63	CORE & MAIN LP	K655797	8646	<u>24 METER ADAPTERS, JUNE '19</u>	06/14/2019	853.20	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	6/19		
Total K655797:						853.20	.00					
63	CORE & MAIN LP	K682042	8646	<u>100 EA METERS, JUNE '19</u>	06/14/2019	30,290.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	6/19		
Total K682042:						30,290.00	.00					
63	CORE & MAIN LP	K716608	8657	<u>12" HANDTITE MECH TEST PLUG, C. DE YOUNG, JUNE '19</u>	06/18/2019	181.93	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	6/19		
Total K716608:						181.93	.00					
Total CORE & MAIN LP:						31,325.13	.00					
CP AUDIO												
1935	CP AUDIO	3311	8659	<u>MUSIC ON THE GREENBELT STAGE AND SOUND 6/29, STAGE TRUCK INCLUDING CANOPY, SOUND LIGHTING FOR BANDS, AND SOUND ENGINEER, ARTS COMMISSION DONATIONS, A. WELKER, JUNE '19</u>	06/14/2019	1,750.00	.00	<u>01-6070 DONATIONS EXPENSE</u>	0	6/19		
Total 3311:						1,750.00	.00					
Total CP AUDIO:						1,750.00	.00					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-1851953	8633	<u>330G CHLORINE FOR WELLS, FUEL SURCHARGE, D.CROSSLEY, JUN.'19</u>	06/18/2019	751.67	.00	<u>20-6151 M & R - PROCESS CHEMICALS</u>	0	6/19		
Total IN-1851953:						751.67	.00					

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512	DUBOIS CHEMICALS INC	IN-850481	8586	<u>3 DRUMS OF POLYMER AND FREIGHT FOR THE PLANT, T.SHAFFER, MAY '19</u>	06/14/2019	2,816.27	.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	6/19		
Total IN-850481:						2,816.27	.00					
Total DUBOIS CHEMICALS INC:						3,567.94	.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0715773	8640	<u>12" PVC SWR PLUG, 10" TEST BALL, 12" TEST BALL, J.COX, JUNE '19</u>	06/12/2019	928.65	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	6/19		
Total 0715773:						928.65	.00					
219	FERGUSON ENTERPRISES INC	0716179	8658	<u>2" BALL VALVE, PROCESS WELL, J. PEREZ, JUNE '19</u>	06/17/2019	102.76	.00	<u>21-6150 M & R - SYSTEM</u>	0	6/19		
Total 0716179:						102.76	.00					
Total FERGUSON ENTERPRISES INC:						1,031.41	.00					
FILTRATION TECHNOLOGY												
108	FILTRATION TECHNOLOGY	7781		<u>2 EA 5 PK STENNER M CCP201 PUMP TUBES, 2 EA 5 PK STENNER M CCP202 PUMP TUBES, 10 PK STENNER UCAK200 FERRULES, WATER WELLS, JUNE '19</u>	06/18/2019	368.88	.00	<u>20-6150 M & R - SYSTEM</u>	0	6/19		
Total 7781:						368.88	.00					
Total FILTRATION TECHNOLOGY:						368.88	.00					
FLUID CONNECTOR PRODUCTS, INC.												
1083	FLUID CONNECTOR PRODUCTS, INC.	7329196	8641	<u>REPAIR QUICKFILL AT WATER TOWER, B.WITHROW, JUN.'19</u>	06/13/2019	34.97	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	6/19		

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Total 7329196:						34.97	.00					
Total FLUID CONNECTOR PRODUCTS, INC.:						34.97	.00					
GREEN'S SAND & GRAVEL												
536	GREEN'S SAND & GRAVEL	298438		48 YDS OF TOP SOIL FOR THE SPLASH PAD, B. WITHROW, JUNE '19	06/11/2019	816.00	.00	01-6045 CONTINGENCY	1067	6/19		
Total 298438:						816.00	.00					
Total GREEN'S SAND & GRAVEL:						816.00	.00					
H.D. FOWLER COMPANY												
1552	H.D. FOWLER COMPANY	C474977		PRICE CORRECTION FROM INVOICE #: I5166418, PARKS, JUNE '19	06/07/2019	-59.95	.00	01-6045 CONTINGENCY	1067	6/19		
1552	H.D. FOWLER COMPANY	C474977		PRICE CORRECTION FROM INVOICE #: I5166418, PARKS, JUNE '19	06/07/2019	-31.35	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/19		
Total C474977:						-91.30	.00					
1552	H.D. FOWLER COMPANY	I5174040		HUNTER WIFI 6 STATION OUTDOOR SPRINKLER CONTROLLER, B. WITHROW, JUNE '19	06/11/2019	156.61	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/19		
Total I5174040:						156.61	.00					
Total H.D. FOWLER COMPANY:						65.31	.00					
ICON ENTERPRISES, INC.												
1631	ICON ENTERPRISES, INC.	185346		KUNA ECONOMIC DEVELOPMENT WEBSITE DEPARTMENT HEADER ANNUAL FEE FOR HOSTING AND SUPPORT, 6/21/2019- 6/20/2020, JUNE '19	06/21/2019	650.00	.00	01-6052 CONTRACT SERVICES	4000	6/19		

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Total 185346:						650.00	.00					
Total ICON ENTERPRISES, INC.:						650.00	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	06262019IPC		<u>ELECTRICAL SERVICE FOR JUNE 2019 - ADMIN</u>	06/26/2019	240.48	.00	01-6290 UTILITIES	0	6/19		
38	IDAHO POWER CO	06262019IPC		<u>ELECTRICAL SERVICE FOR JUNE 2019 - P&Z</u>	06/26/2019	41.16	.00	01-6290 UTILITIES	1003	6/19		
38	IDAHO POWER CO	06262019IPC		<u>ELECTRICAL SERVICE FOR JUNE 2019 - SENION CENTER</u>	06/26/2019	335.32	.00	01-6290 UTILITIES	1001	6/19		
38	IDAHO POWER CO	06262019IPC		<u>ELECTRICAL SERVICE FOR JUNE 2019 - STREET LIGHTS</u>	06/26/2019	5,883.98	.00	01-6290 UTILITIES	1002	6/19		
38	IDAHO POWER CO	06262019IPC		<u>ELECTRICAL SERVICE FOR JUNE 2019 - PARKS</u>	06/26/2019	1,091.14	.00	01-6290 UTILITIES	1004	6/19		
38	IDAHO POWER CO	06262019IPC		<u>ELECTRICAL SERVICE FOR JUNE 2019 - WATER</u>	06/26/2019	7,680.05	.00	20-6290 UTILITIES EXPENSE	0	6/19		
38	IDAHO POWER CO	06262019IPC		<u>ELECTRICAL SERVICE FOR JUNE 2019 - SEWER</u>	06/26/2019	21,104.70	.00	21-6290 UTILITIES EXPENSE	0	6/19		
38	IDAHO POWER CO	06262019IPC		<u>ELECTRICAL SERVICE FOR JUNE 2019 - FARM</u>	06/26/2019	6,174.82	.00	21-6090 FARM EXPENDITURES	0	6/19		
38	IDAHO POWER CO	06262019IPC		<u>ELECTRICAL SERVICE FOR JUNE 2019 - P.I.</u>	06/26/2019	14,958.34	.00	25-6290 UTILITIES EXPENSE	0	6/19		
Total 06262019IPC:						57,509.99	.00					
Total IDAHO POWER CO:						57,509.99	.00					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	1168571	8625	<u>AD #:1910933, LEGAL NOTICE, FILE #'S 19-05-AN, HANSEN ANEXATION, S. WEIGER, JUNE '19</u>	06/19/2019	53.10	.00	01-6125 LEGAL PUBLICATIONS	1003	6/19		

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Total 1168571:						53.10	.00					
Total IDAHO PRESS TRIBUNE, LLC:						53.10	.00					
INTEGRINET SOLUTIONS, INC.												
1595	INTEGRINET SOLUTIONS, INC.	114546		<u>NEW COMPUTER, 2 NEW MONITORS, AND ADOBE ACROBAT PROFESSIONAL, D. STEPHENS, JUNE '19 - P&Z</u>	06/09/2019	1,711.67	.00	<u>01-6175 SMALL TOOLS</u>	1003	6/19		
1595	INTEGRINET SOLUTIONS, INC.	114546		<u>NEW COMPUTER, 2 NEW MONITORS, AND ADOBE ACROBAT PROFESSIONAL, D. STEPHENS, JUNE '19 - WATER</u>	06/09/2019	84.14	.00	<u>20-6175 SMALL TOOLS</u>	0	6/19		
1595	INTEGRINET SOLUTIONS, INC.	114546		<u>NEW COMPUTER, 2 NEW MONITORS, AND ADOBE ACROBAT PROFESSIONAL, D. STEPHENS, JUNE '19 - SEWER</u>	06/09/2019	84.14	.00	<u>21-6175 SMALL TOOLS</u>	0	6/19		
1595	INTEGRINET SOLUTIONS, INC.	114546		<u>NEW COMPUTER, 2 NEW MONITORS, AND ADOBE ACROBAT PROFESSIONAL, D. STEPHENS, JUNE '19 - P.I.</u>	06/09/2019	28.05	.00	<u>25-6175 SMALL TOOLS</u>	0	6/19		
1595	INTEGRINET SOLUTIONS, INC.	114546		<u>PRE-PAID SERVICES, (SERVER CHECKLIST: KUNA-CHSRV, COK-CASELLE, KUNA-TS, PLANT-SRVR), WORKED WITH SAM ON HIS VIDEO CARD, WORKED WITH CLERKS ON TRANSRIBING OPTIONS, PRO-ACTION MAINTENANCE, JUNE '19</u>	06/09/2019	.00	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	6/19		
Total 114546:						1,908.00	.00					
1595	INTEGRINET SOLUTIONS, INC.	114627		<u>PRO ACTION PROGRAM FOR SERVER AND NETWORK MAINTENANCE AND ADMINISTRATION AS WELL AS ONSITE SERVICES, ANTISPAM SERVICE, ANTIVIRUS SERVICE, AND SERVER MONITORING, 7/1/2019-7/31/2019 - ADMIN</u>	06/15/2019	305.04	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	6/19		

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				SMITH, JUNE '19	06/23/2019	.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	6/19		
Total 114824:						480.00	.00					
Total INTEGRINET SOLUTIONS, INC.:						3,477.42	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196511		NATURAL GAS CONSUMPTION AT SENIOR CENTER, 5/11/19- 6/10/19	06/11/2019	74.73	74.73	01-6290 UTILITIES	1001	6/19	06/21/2019	
Total 4821351965111961019:						74.73	74.73					
37	INTERMOUNTAIN GAS CO	482327707511		NATURAL GAS CONSUMPTION AT PARKS ORCHARD HOUSE, 5/11/19-6/10/19	06/11/2019	8.27	8.27	01-6290 UTILITIES	1004	6/19	06/21/2019	
Total 4823277075111961019:						8.27	8.27					
37	INTERMOUNTAIN GAS CO	482634665511		NATURAL GAS CONSUMPTION AT CITY HALL, 5/11/19-6/10/19 - ADMIN	06/11/2019	9.53	9.53	01-6290 UTILITIES	0	6/19	06/21/2019	
37	INTERMOUNTAIN GAS CO	482634665511		NATURAL GAS CONSUMPTION AT CITY HALL, 5/11/19-6/10/19 - WATER	06/11/2019	8.86	8.86	20-6290 UTILITIES EXPENSE	0	6/19	06/21/2019	
37	INTERMOUNTAIN GAS CO	482634665511		NATURAL GAS CONSUMPTION AT CITY HALL, 5/11/19-6/10/19 - SEWER	06/11/2019	8.86	8.86	21-6290 UTILITIES EXPENSE	0	6/19	06/21/2019	
37	INTERMOUNTAIN GAS CO	482634665511		NATURAL GAS CONSUMPTION AT CITY HALL, 5/11/19-6/10/19 - P.I.	06/11/2019	3.41	3.41	25-6290 UTILITIES EXPENSE	0	6/19	06/21/2019	
37	INTERMOUNTAIN GAS CO	482634665511		NATURAL GAS CONSUMPTION AT CITY HALL, 5/11/19-6/10/19 - P&Z	06/11/2019	3.41	3.41	01-6290 UTILITIES	1003	6/19	06/21/2019	

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Total 482634665511961019:						34.07	34.07					
Total INTERMOUNTAIN GAS CO:						117.07	117.07					
INT'L ECONOMIC DEVELOPMENT COUNCIL												
1993	INT'L ECONOMIC DEVELOPMENT COUNCIL	06172019IEDC		<u>IEDC MEMBERSHIP FOR 6/1/2019-5/31/2020, L. HOLLAND, JUNE '19</u>	06/17/2019	435.00	.00	01-6075 DUES & MEMBERSHIPS	4000	6/19		
Total 06172019IEDC:						435.00	.00					
Total INT'L ECONOMIC DEVELOPMENT COUNCIL:						435.00	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	06072019-061		<u>SANITATION RECEIPT TRANSFER, 06/07/2019-06/12/2019</u>	06/13/2019	58,189.37	58,189.37	26-7000 SOLID WASTE SERVICE FEES	0	6/19	06/13/2019	
230	J & M SANITATION, INC.	06072019-061		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 06/07/2019-06/12/2019</u>	06/13/2019	-5,749.11	-5,749.11	01-4170 FRANCHISE FEES	0	6/19	06/13/2019	
Total 06072019-06122019:						52,440.26	52,440.26					
230	J & M SANITATION, INC.	06132019-062		<u>SANITATION RECEIPT TRANSFER, 06/13/2019-06/20/2019</u>	06/21/2019	67,048.96	67,048.96	26-7000 SOLID WASTE SERVICE FEES	0	6/19	06/21/2019	
230	J & M SANITATION, INC.	06132019-062		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 06/13/2019-06/20/2019</u>	06/21/2019	-6,624.44	-6,624.44	01-4170 FRANCHISE FEES	0	6/19	06/21/2019	
Total 06132019-06202019:						60,424.52	60,424.52					
Total J & M SANITATION, INC.:						112,864.78	112,864.78					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	3149920		<u>BANK FEES, MAY '19 - ADMIN</u>	06/01/2019	32.59	.00	01-6505 BANK FEES	0	6/19		

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				WATER	06/07/2019	110.00	.00	20-6045 CONTINGENCY	0	6/19		
429	KELLER ASSOCIATES, INC.	217086-029-00		PROFESSIONAL SERVICES FROM 3/1/2019-5/31/2019, KUNA - 2018 USER RATE/CONNECTIONS FEE STUDY, LETTER REPORT - SEWER	06/07/2019	110.00	.00	21-6045 CONTINGENCY	0	6/19		
Total 217086-029-0000008:						220.00	.00					
429	KELLER ASSOCIATES, INC.	217086-030-00		PROFESSIONAL SERVICES 5/1/2019-5/31/2019, KUNA - FALCON CREST WATER MODELING SUPPORT	06/07/2019	262.50	.00	20-6020 CAPITAL IMPROVEMENTS	1136	6/19		
Total 217086-030-0000002:						262.50	.00					
Total KELLER ASSOCIATES, INC.:						1,862.50	.00					
KUNA LUMBER												
499	KUNA LUMBER	A107888		2 EA 1-1/2" PVC SLIP CAP, 3 EA 2" PVC SLIP CAP, 2 EA 4" S&D CAP, IRRIGATOIN PARTS FOR SPLASH PAD AREA, J. MORFIN, JUNE '19	06/10/2019	14.60	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/19		
Total A107888:						14.60	.00					
499	KUNA LUMBER	A107964		4 EACH 5/16-18X4 CARRIAGE BOLTS, 100 PC 11" BLACK CABLE TIE, 2 EA 4 PACK 9V BATTERY, D. ABBOT, JUNE '19	06/12/2019	28.73	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/19		
Total A107964:						28.73	.00					
499	KUNA LUMBER	A108016	8651	2X8-12' STD/BTR, 16 EA 3/8- 16X2 CARRIAGE BOLTS, 16 EA 3/8-16 HEX NUT, HARDWARE TO REPAIR PICNIC TABLES AND EQUIPMENT AT CITY PARKS, D.ABBOTT, JUN.'19	06/14/2019	18.13	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/19		

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Total A108016:						18.13	.00					
499	KUNA LUMBER	A108028		RETURNED PENCIL FLAME TORCH KIT FROM INV #: B127525 FOR A SELF-IGNITING PROPANE TORCH, C. MCDANIEL, JUNE '19	06/14/2019	8.10	.00	21-6175 SMALL TOOLS	0	6/19		
Total A108028:						8.10	.00					
499	KUNA LUMBER	A108281		2 TUBES OF SILICONE CAULK, M. MEADE, JUNE '19	06/25/2019	5.38	.00	40-6020 CAPITAL IMPROVEMENTS	1173	6/19		
499	KUNA LUMBER	A108281		CAULK GUN, M. MEADE, JUNE '19	06/25/2019	13.49	.00	01-6175 SMALL TOOLS	1004	6/19		
Total A108281:						18.87	.00					
499	KUNA LUMBER	B127153		1" GATE VALVE, VALVE STEM PACKING, 5225 SHADY GROVE P.I., JUNE '19	06/06/2019	14.65	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	6/19		
Total B127153:						14.65	.00					
499	KUNA LUMBER	B127157		VALVE STEM PACKING, 3/4" MATCO T-HANDLE VALVE, 5225 SHADY GROVE P.I., JUNE '19	06/06/2019	15.79	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	6/19		
Total B127157:						15.79	.00					
499	KUNA LUMBER	B127164	8614	4 EA 1" FEMALE ADAPTER PRESSURE FITTING, 1" MALE ADAPTER PRESSURE FITTING, 2 EA 1" PVC COUPLING, P.I. STOCK, M. DAVILA, JUNE '19	06/06/2019	5.51	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	6/19		
Total B127164:						5.51	.00					

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499	KUNA LUMBER	B127281	8623	<u>100' COIL E-Z PIPE, 3 EA 3" PVC SLIP CAP, 3/4"X1" POLY HOSE ADAPTER, 3/4" THREADED PVC COUPLING, 3/4"X1/2" POLY HOSE ADAPTER, 1X3/8 RED COUPLER, IRRIGATION PARTS FOR SPLASH PAD PUMP AREA, J.MORFIN, JUN.'19</u>	06/10/2019	43.04	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	6/19		
Total B127281:						43.04	.00					
499	KUNA LUMBER	B127328	8629	<u>20 EA 3/8-16 HEX NUT, 10 EA 3/8-16X2 CARRIAGE BOLTS, PLASTIC PAINT LINER, 2 EA 1 GAL SUN FROG STAIN, S. JONES, JUNE '19</u>	06/11/2019	77.19	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	6/19		
Total B127328:						77.19	.00					
499	KUNA LUMBER	B127333	8631	<u>SANDPAPER, FOR THE BENCHES, S. JONES, JUNE '19</u>	06/11/2019	12.22	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	6/19		
Total B127333:						12.22	.00					
499	KUNA LUMBER	B127420	8639	<u>4 BAGS OF 11" 100PC BLACK CABLE TIE, D.ABBOTT, JUN.'19</u>	06/12/2019	28.76	.00	<u>01-6045 CONTINGENCY</u>	1067	6/19		
Total B127420:						28.76	.00					
499	KUNA LUMBER	B127515	8650	<u>STAIN FOR THE BENCHES AND TABLES, ALL PARKS, S. JONES, JUNE '19</u>	06/14/2019	37.79	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	6/19		
Total B127515:						37.79	.00					
499	KUNA LUMBER	B127525	8652	<u>PENCIL FLAME TORCH KIT, C.MCDANIEL, JUN.'19</u>	06/14/2019	16.19	.00	<u>21-6175 SMALL TOOLS</u>	0	6/19		

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Total B127525:						16.19	.00					
499	KUNA LUMBER	B127638	8664	<u>3500 SQFT OSCILLATING SPRINKLER, ORCHARD HOUSE, M. MEADE, JUNE '19</u>	06/18/2019	26.09	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	6/19		
Total B127638:						26.09	.00					
499	KUNA LUMBER	B127686	8671	<u>14 GAUGE GPT BLUE ELECTRICAL WIRING FOR THE SPLASH PAD, J.MORFIN, JUN.'19</u>	06/19/2019	7.65	.00	<u>01-6045 CONTINGENCY</u>	1067	6/19		
499	KUNA LUMBER	B127686	8671	<u>1/8" SLOTTED SCREWDRIVER, J.MORFIN, JUN.'19</u>	06/19/2019	3.59	.00	<u>01-6175 SMALL TOOLS</u>	1067	6/19		
Total B127686:						11.24	.00					
499	KUNA LUMBER	B127689	8672	<u>3 BAGS OF CONCRETE FOR SIGNS ON GREENBELT, 3/4" GARDEN VALVE, 3/4XCLOSE GALVENIZED NIPPLE, 1X3/4 GALVENIZED BUSHING, 1X4-1/2 GALVENIZED NIPPLE, 1" 90 D GALVENIZED ELBOW, PARTS FOR THE MUD RUN, M.MEADE, JUN.'19</u>	06/19/2019	38.44	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	6/19		
499	KUNA LUMBER	B127689	8672	<u>4 KEYS, AND 2 EA 7/16" SPRING SNAP LINK, KEYS FOR SEASONALS, M.MEADE, JUN.'19</u>	06/19/2019	16.32	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	6/19		
Total B127689:						54.76	.00					
499	KUNA LUMBER	B127770		<u>2X7-1/2 PVC COUPLING, 2" MALE ADAPTER PRESSURE FITTING, 50# LIME BAG, 2"X20' PVC PIPE, TEN MILE SUMP PUMP PARTS, T. FLEMING, JUNE '19</u>	06/21/2019	39.20	.00	<u>21-6150 M & R - SYSTEM</u>	0	6/19		

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Total B127770:						39.20	.00					
499	KUNA LUMBER	B127880	8695	<u>2 ROLLS OF DOUBLE SIDED TAPE FOR PARKS OFFICE SIGNS, J. MORFIN, JUNE '19</u>	06/24/2019	9.52	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1173	6/19		
Total B127880:						9.52	.00					
Total KUNA LUMBER:						480.38	.00					
LES SCHWAB TIRES												
221	LES SCHWAB TIRES	12800367940	8630	<u>REAR BRAKE ROTORS TURNED FOR TRUCK 30, WATER, S. HOWELL, JUNE '19 - WATER</u>	06/11/2019	44.78	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	6/19		
221	LES SCHWAB TIRES	12800367940	8630	<u>REAR BRAKE ROTORS TURNED FOR TRUCK 30, WATER, S. HOWELL, JUNE '19 - P.I.</u>	06/11/2019	11.20	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	6/19		
Total 12800367940:						55.98	.00					
221	LES SCHWAB TIRES	12800369026	8660	<u>FLAT TIRE REPLACED ON JACOBSEN MOWER, B.WITHROW, JUN.19</u>	06/17/2019	23.99	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	6/19		
Total 12800369026:						23.99	.00					
221	LES SCHWAB TIRES	12800369388	8669	<u>FRONT END ALIGNMENT ON TRUCK 7, WATER, S. HOWELL, JUNE '19 - WATER</u>	06/19/2019	71.99	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	6/19		
221	LES SCHWAB TIRES	12800369388	8669	<u>FRONT END ALIGNMENT ON TRUCK 7, WATER, S. HOWELL, JUNE '19 - P.I</u>	06/19/2019	18.00	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	6/19		
Total 12800369388:						89.99	.00					

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Total LES SCHWAB TIRES:						169.96	.00					
MOTION INDUSTRIES, INC.												
1456	MOTION INDUSTRIES, INC.	ID09-478623	8604	<u>3 EA REPAIR KITS, ACTUATOR VALVES ON THE BAND SCREENS HEADWORK, T. SHAFFER, JUNE '19</u>	06/13/2019	658.47	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	6/19		
Total ID09-478623:						658.47	.00					
Total MOTION INDUSTRIES, INC.:						658.47	.00					
PAIGE MECHANICAL GROUP, INC.												
1654	PAIGE MECHANICAL GROUP, INC.	11211	8510	<u>HVAC LABOR AND MATERIALS PROVIDED TO PERFORM SPRING MAINTENANCE, TREATMENT PLANT, DATE OF SERVICE 6/4-6/5/2019, JUNE '19</u>	06/13/2019	1,780.00	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	6/19		
Total 11211:						1,780.00	.00					
1654	PAIGE MECHANICAL GROUP, INC.	11212		<u>HVAC LABOR AND MATERIALS PROVIDED TO CHECK RTU ON PROCESS BUILDING NOT WORKING, TREATMENT PLANT, T. SHAFFER, JUNE '19</u>	06/13/2019	225.00	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	6/19		
Total 11212:						225.00	.00					
Total PAIGE MECHANICAL GROUP, INC.:						2,005.00	.00					
PARTS, INC.												
470	PARTS, INC.	192010	8632	<u>REAR BRAKE PADS FOR TRUCK 30, WATER, S. HOWELL, JUNE '19 - WATER</u>	06/11/2019	34.04	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	6/19		
470	PARTS, INC.	192010	8632	<u>REAR BRAKE PADS FOR TRUCK 30, WATER, S. HOWELL, JUNE '19 - P.I.</u>	06/11/2019	8.51	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	6/19		

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Total 192010:						42.55	.00					
470	PARTS, INC.	192270	8648	<u>ALTERNATOR BELT JOHN DEERE MOWER, S. HOWELL, JUNE '19</u>	06/14/2019	22.87	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	6/19		
Total 192270:						22.87	.00					
470	PARTS, INC.	192280		<u>RETURN ALTERNATOR BELT ON INV# 192270, JUNE '19</u>	06/14/2019	-22.87	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	6/19		
470	PARTS, INC.	192280		<u>EXCHANGED ALTERNATOR BELT FOR JOHN DEERE MOWER, B. WITHROW, JUNE '19</u>	06/14/2019	23.39	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	6/19		
Total 192280:						.52	.00					
470	PARTS, INC.	192438	8655	<u>1 EA STEERING RACK AND PINION FOR TRUCK #7, CORE DEPOSIT, S. HOWELL, JUNE '19 - WATER</u>	06/17/2019	304.68	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	6/19		
470	PARTS, INC.	192438	8655	<u>1 EA STEERING RACK AND PINION FOR TRUCK #7, CORE DEPOSIT, S. HOWELL, JUNE '19 - PI</u>	06/17/2019	76.17	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	6/19		
Total 192438:						380.85	.00					
470	PARTS, INC.	192523	8662	<u>CAN OF STARTING FLUID, 2 CANS OF BRAKLEEN, 2 BOTTLES OF POWER STEER FLUID, SHOP RAGS, FOR FLEET SHOP, S. HOWELL, JUNE '19 - ADMIN</u>	06/18/2019	35.06	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	6/19		
470	PARTS, INC.	192523	8662	<u>TIE RODS FOR TRUCK 7, WATER, S. HOWELL, JUNE '19 - WATER</u>	06/18/2019	54.67	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	6/19		

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470	PARTS, INC.	192523	8662	<u>CAN OF STARTING FLUID. 2 CANS OF BRAKE CLEAN. 2 BOTTLES OF POWER STEER FLUID. SHOP RAGS. FOR FLEET SHOP. S. HOWELL. JUNE '19 - WATER</u>	06/18/2019	14.02	.00	<u>20-6150 M & R - SYSTEM</u>	0	6/19		
470	PARTS, INC.	192523	8662	<u>CAN OF STARTING FLUID. 2 CANS OF BRAKE CLEAN. 2 BOTTLES OF POWER STEER FLUID. SHOP RAGS. FOR FLEET SHOP. S. HOWELL. JUNE '19 - SEWER</u>	06/18/2019	14.02	.00	<u>21-6150 M & R - SYSTEM</u>	0	6/19		
470	PARTS, INC.	192523	8662	<u>CAN OF STARTING FLUID. 2 CANS OF BRAKE CLEAN. 2 BOTTLES OF POWER STEER FLUID. SHOP RAGS. FOR FLEET SHOP. S. HOWELL. JUNE '19 - P.I.</u>	06/18/2019	7.01	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	6/19		
470	PARTS, INC.	192523	8662	<u>TIE RODS FOR TRUCK 7. WATER. S. HOWELL. JUNE '19 - P.I.</u>	06/18/2019	13.67	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	6/19		
Total 192523:						138.45	.00					
470	PARTS, INC.	192541		<u>CORE DEPOSIT CREDIT FROM INVOICE # 192438. S. HOWELL. JUNE '19 - WATER</u>	06/18/2019	-111.12	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	6/19		
470	PARTS, INC.	192541		<u>CORE DEPOSIT CREDIT FROM INVOICE # 192438. S. HOWELL. JUNE '19 - PI</u>	06/18/2019	-27.78	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	6/19		
Total 192541:						-138.90	.00					
470	PARTS, INC.	192566	8668	<u>1 EA DOOR HANDLE FOR WATER TRUCK #6. B. GILLOGLY. JUNE '19 - WATER</u>	06/18/2019	14.87	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	6/19		
470	PARTS, INC.	192566	8668	<u>1 EA DOOR HANDLE FOR WATER TRUCK #6. B. GILLOGLY. JUNE '19 - PI</u>	06/18/2019	3.72	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	6/19		

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Total 192566:						18.59	.00					
470	PARTS, INC.	192699	8680	<u>1 EA HEATER FAN FIX KIT FOR TRUCK 7, S. HOWELL, JUNE '19 - WATER</u>	06/20/2019	32.73	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	6/19		
470	PARTS, INC.	192699	8680	<u>1 EA GAS CAP FOR TRUCK 27, S. HOWELL, JUNE '19 - ADMIN</u>	06/20/2019	8.99	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	6/19		
470	PARTS, INC.	192699	8680	<u>1 EA HEATER FAN FIX KIT FOR TRUCK 7, S. HOWELL, JUNE '19 - PI</u>	06/20/2019	8.18	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	6/19		
470	PARTS, INC.	192699	8680	<u>1 EA GAS CAP FOR TRUCK 27, S. HOWELL, JUNE '19 -WATER</u>	06/20/2019	3.60	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	6/19		
470	PARTS, INC.	192699	8680	<u>1 EA GAS CAP FOR TRUCK 27, S. HOWELL, JUNE '19 - SEWER</u>	06/20/2019	3.60	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	6/19		
470	PARTS, INC.	192699	8680	<u>1 EA GAS CAP FOR TRUCK 27, S. HOWELL, JUNE '19 - PI</u>	06/20/2019	1.80	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	6/19		
Total 192699:						58.90	.00					
470	PARTS, INC.	192766		<u>6 EA 2 CYCLE OIL, B. WITHROW, JUNE '19</u>	06/21/2019	11.94	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	6/19		
Total 192766:						11.94	.00					
Total PARTS, INC.:						535.77	.00					
PEAK ALARM COMPANY, INC												
1021	PEAK ALARM COMPANY, INC	957827		<u>ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, BUTLER, BEST BATH, EL CAJON, & CEDAR), 7/1-31/19 - WATER</u>	07/01/2019	215.01	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	6/19		

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1021	PEAK ALARM COMPANY, INC	957827		<u>ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, BUTLER, BEST BATH, EL CAJON, & CEDAR), 7/1-31/19 - PI</u>	07/01/2019	53.75	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	6/19		
Total 957827:						268.76	.00					
Total PEAK ALARM COMPANY, INC:						268.76	.00					
REXEL USA, INC.												
1613	REXEL USA, INC.	V263797	8576	<u>10 EA FUSES AND 1 EA FUSE PULLER FOR HUBBARD LIFT STATION, T. FLEMING, MAY '19</u>	05/31/2019	92.48	.00	<u>21-6150 M & R - SYSTEM</u>	0	6/19		
Total V263797:						92.48	.00					
Total REXEL USA, INC.:						92.48	.00					
RIMI INC												
1991	RIMI INC	06132019R		<u>COMMERCIAL MECHANICAL INSPECTION FEE APRIL & MAY 2019</u>	06/13/2019	491.36	491.36	<u>01-6202 PROFESSIONAL SERVICES</u>	1003	6/19	06/13/2019	
Total 06132019R:						491.36	491.36					
Total RIMI INC:						491.36	491.36					
ROCKY MOUNTAIN TURF & INDUSTRI												
478	ROCKY MOUNTAIN TURF & INDUSTRI	006287	8638	<u>FUEL CAP FOR LAWN SWEEPER, BLADES FOR JACOBSON MOWER, S. HOWELL, JUNE '19</u>	06/12/2019	106.00	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	6/19		
Total 006287:						106.00	.00					
Total ROCKY MOUNTAIN TURF & INDUSTRI:						106.00	.00					
SALUTE VENTURES INC												

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1880	SALUTE VENTURES INC	20496	8678	<u>76 EA SHIRTS FOR RANGER PROGRAM, 9 SHIRTS FOR SIZING, J. LORENTZ, JUNE '19</u>	06/19/2019	629.00	.00	<u>01-6265 TRAINING & SCH00LING</u>	1086	6/19		
Total 20496:						629.00	.00					
Total SALUTE VENTURES INC:						629.00	.00					
SELECT CUT STAKES AND WOOD PRODUCTS												
1725	SELECT CUT STAKES AND WOOD PRODUCTS	551	8591	<u>35 CS OF PURPLE MARKING PAINT, 10 CS OF BLUE MARKING PAINT, 5 CS OF GREEN MARKING PAINT, 5 CS OF RED MARKING PAINT T.FLEMING, JUN'19 - WATER</u>	06/12/2019	1,095.40	.00	<u>20-6150 M & R - SYSTEM</u>	0	6/19		
1725	SELECT CUT STAKES AND WOOD PRODUCTS	551	8591	<u>35 CS OF PURPLE MARKING PAINT, 10 CS OF BLUE MARKING PAINT, 5 CS OF GREEN MARKING PAINT, 5 CS OF RED MARKING PAINT T.FLEMING, JUN'19 - SEWER</u>	06/12/2019	1,095.40	.00	<u>21-6150 M & R - SYSTEM</u>	0	6/19		
1725	SELECT CUT STAKES AND WOOD PRODUCTS	551	8591	<u>35 CS OF PURPLE MARKING PAINT, 10 CS OF BLUE MARKING PAINT, 5 CS OF GREEN MARKING PAINT, 5 CS OF RED MARKING PAINT T.FLEMING, JUN'19 - PI</u>	06/12/2019	417.30	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	6/19		
Total 551:						2,608.10	.00					
Total SELECT CUT STAKES AND WOOD PRODUCTS:						2,608.10	.00					
SHARP ELECTRONICS CORP -LEASE												
1734	SHARP ELECTRONICS CORP - LEASE	5006404535		<u>COPIER LEASE, MODEL # MX2645N, TREATMENT PLANT, 6/11-6/30/19, WATER</u>	06/05/2019	40.43	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	6/19		
1734	SHARP ELECTRONICS CORP - LEASE	5006404535		<u>COPIER LEASE, MODEL # MX2645N, TREATMENT PLANT, 6/11-6/30/19, SEWER</u>	06/05/2019	40.43	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	6/19		
1734	SHARP ELECTRONICS CORP - LEASE	5006404535		<u>COPIER LEASE, MODEL # MX2645N, TREATMENT PLANT, 6/11-6/30/19, PI</u>	06/05/2019	15.40	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	6/19		

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Total 5006404535:						96.26	.00					
Total SHARP ELECTRONICS CORP -LEASE:						96.26	.00					
SIMPLOT PARTNERS												
491	SIMPLOT PARTNERS	216042371		<u>750 LBS CREEPING PERENNIAL RYEGRASS FOR SPLASH PAD. B. WITHROW. JUNE '19</u>	06/11/2019	1,590.00	.00	01-6045 CONTINGENCY	1067	6/19		
Total 216042371:						1,590.00	.00					
Total SIMPLOT PARTNERS:						1,590.00	.00					
ST. LUKE'S REGIONAL MEDICAL CENTER												
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	431439446		<u>EMPLOYEE DRUG SCREEN. B. GILLOGLY, MAY '19 - ADMIN</u>	05/09/2019	8.00	.00	01-6202 PROFESSIONAL SERVICES	0	6/19		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	431439446		<u>EMPLOYEE DRUG SCREEN. B. GILLOGLY, MAY '19 - PARKS</u>	05/09/2019	24.00	.00	01-6202 PROFESSIONAL SERVICES	1004	6/19		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	431439446		<u>EMPLOYEE DRUG SCREEN. B. GILLOGLY, MAY '19 - WATER</u>	05/09/2019	3.36	.00	20-6202 PROFESSIONAL SERVICES	0	6/19		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	431439446		<u>EMPLOYEE DRUG SCREEN. B. GILLOGLY, MAY '19 - SEWER</u>	05/09/2019	3.36	.00	21-6202 PROFESSIONAL SERVICES	0	6/19		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	431439446		<u>EMPLOYEE DRUG SCREEN. B. GILLOGLY, MAY '19 - PJ</u>	05/09/2019	1.28	.00	25-6202 PROFESSIONAL SERVICES	0	6/19		
Total 431439446:						40.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	431516776		<u>EMPLOYEE IMMUNIZATIONS AND HEP A&B VACCINATIONS. R. HERRERA, MAY '19</u>	05/14/2019	241.74	.00	21-6202 PROFESSIONAL SERVICES	0	6/19		

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Total 431516776:						241.74	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	431612990		<u>EMPLOYEE IMMUNIZATIONS, HEP B VACCINATIONS, TDAP VACCINATION, M. SMITH, MAY '19 - WATER</u>	05/15/2019	148.93	.00	20-6202 <u>PROFESSIONAL SERVICES</u>	0	6/19		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	431612990		<u>EMPLOYEE IMMUNIZATIONS, HEP B VACCINATIONS, TDAP VACCINATION, M. SMITH, MAY '19 - PI</u>	05/15/2019	37.23	.00	25-6202 <u>PROFESSIONAL SERVICES</u>	0	6/19		
Total 431612990:						186.16	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	431785350		<u>EMPLOYEE DRUG SCREEN, P. MORFIN, MAY '19</u>	05/28/2019	40.00	.00	01-6202 <u>PROFESSIONAL SERVICES</u>	1004	6/19		
Total 431785350:						40.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	431924245		<u>EMPLOYEE DRUG SCREEN, W. KAUFMAN, JUNE '19</u>	06/04/2019	40.00	.00	01-6202 <u>PROFESSIONAL SERVICES</u>	1004	6/19		
Total 431924245:						40.00	.00					
Total ST. LUKE'S REGIONAL MEDICAL CENTER:						547.90	.00					
SWANK MOTION PICTURES INC												
1877	SWANK MOTION PICTURES INC	DB 2688154		<u>LICENSE AGREEMENT FOR MOVIES IN THE PARK, J. MORFIN, JUNE '19</u>	06/13/2019	360.00	.00	03-6375 <u>EXPENDITURE- MOVIES IN THE PAR</u>	0	6/19		
Total DB 2688154:						360.00	.00					
1877	SWANK MOTION PICTURES INC	DB 2691081	8241	<u>LICENSE AGREEMENT FOR MOVIES IN THE PARKS, DVD - SHERLOCK GNOMES, 6/28/19</u>	06/20/2019	360.00	.00	03-6375 <u>EXPENDITURE- MOVIES IN THE PAR</u>	0	6/19		

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				CHAMBERS, JUNE '19 - PI	06/03/2019	15.00	.00	25-6140_MAINT & REPAIR BUILDING	0	6/19		
Total 3737:						150.00	.00					
Total TECHNOLOGY SOLUTIONS LLC:						300.00	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:06156016	8644	7 EA 5 GALLON WATER BOTTLE, 3 SLEEVES OF 16OZ CUPS, 1 EA COFFEE, 2 EA CREAMER, 1 EA SUGAR, 1 EA HOT CHOCLATE, D. CROSSLEY, JUNE '19 - WATER	06/13/2019	53.80	.00	20-6165_OFFICE SUPPLIES	0	6/19		
992	TREASURE VALLEY COFFEE	2160:06156016	8644	7 EA 5 GALLON WATER BOTTLE, 3 SLEEVES OF 16OZ CUPS, 1 EA COFFEE, 2 EA CREAMER, 1 EA SUGAR, 1 EA HOT CHOCLATE, D. CROSSLEY, JUNE '19 - SEWER	06/13/2019	53.80	.00	21-6165_OFFICE SUPPLIES	0	6/19		
992	TREASURE VALLEY COFFEE	2160:06156016	8644	7 EA 5 GALLON WATER BOTTLE, 3 SLEEVES OF 16OZ CUPS, 1 EA COFFEE, 2 EA CREAMER, 1 EA SUGAR, 1 EA HOT CHOCLATE, D. CROSSLEY, JUNE '19 - PI	06/13/2019	20.50	.00	25-6165_OFFICE SUPPLIES	0	6/19		
Total 2160:06156016:						128.10	.00					
992	TREASURE VALLEY COFFEE	2160:06166660	8689	8 EA 5-GALLON WATER BOTTLES, 4 WK WATER COOLER RENTAL, MAINTENANCE SHOP, JUNE '19	06/21/2019	56.60	.00	01-6165_OFFICE SUPPLIES	1004	6/19		
Total 2160:06166660:						56.60	.00					
992	TREASURE VALLEY COFFEE	2160:06166692	8689	17 EA 5-GALLON WATER BOTTLES, 3 SLEEVES OF CUPS, 4 WK WATER COOLER RENTAL, CITY HALL, JUNE '19	06/21/2019	126.15	.00	01-6165_OFFICE SUPPLIES	0	6/19		

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Total 2160:06166692:						126.15	.00					
Total TREASURE VALLEY COFFEE:						310.85	.00					
USA BLUE BOOK												
265	USA BLUE BOOK	920543	8628	AMMONIA REAGENT, AMMONIA TESTS, CHLORINE BUFFER, ORION SEALED TRIODE PH/BTC ELECTRODE WITH BNC, DPD INDICATOR SOLUTION FOR ULR CHLORINE, FOR THE LAB AT THE TREATMENT PLANT, T. SHAFFER, JUNE '19	06/11/2019	476.09	.00	21-6152 M & R - LABORATORY COSTS	0	6/19		
265	USA BLUE BOOK	920543	8628	2 EA PKS OF 5 STENNER #2 PUMP TUBE, CHEMICAL FEED PUMP REPLACEMENT HOSEST, SHAFFER, JUNE '19	06/11/2019	199.56	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/19		
265	USA BLUE BOOK	920543	8628	2 CS UNIVERSAL SORBENT PADS, 3 EA CHEMICAL RESISTANT FACE SHIELD, FOR TREATMENT PLANT, T. SHAFFER, JUNE '19	06/11/2019	275.42	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	6/19		
Total 920543:						951.07	.00					
265	USA BLUE BOOK	925592	8628	2 EA 2-DRUM DRUM DECK, PREVENTS OIL SPILLS FROM OIL DRUM, T. SHAFFER, JUNE '19	06/17/2019	197.90	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	6/19		
Total 925592:						197.90	.00					
Total USA BLUE BOOK:						1,148.97	.00					
UTILITY REFUND #7												
1987	UTILITY REFUND #7	10920.02		GREGG A KALIAN, 315 E 3RD ST, UTILITY REFUND	06/18/2019	-3.62	.00	20-4500 METERED WATER SALES	0	6/19		
1987	UTILITY REFUND #7	10920.02		GREGG A KALIAN, 315 E 3RD ST, UTILITY REFUND	06/18/2019	3.89	.00	21-4600 SEWER USER FEES	0	6/19		

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1987	UTILITY REFUND #7	10920.02		<u>GREGG A KALIAN, 315 E 3RD ST. UTILITY REFUND</u>	06/18/2019	3.24	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
Total 10920.02:						3.51	.00					
1987	UTILITY REFUND #7	121660.00		<u>GEARY L REYNOLDS, 1908 W SEGO PRAIRIE ST. UTILITY REFUND</u>	06/14/2019	93.25	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	121660.00		<u>GEARY L REYNOLDS, 1908 W SEGO PRAIRIE ST. UTILITY REFUND</u>	06/14/2019	98.03	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	121660.00		<u>GEARY L REYNOLDS, 1908 W SEGO PRAIRIE ST. UTILITY REFUND</u>	06/14/2019	75.80	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	121660.00		<u>GEARY L REYNOLDS, 1908 W SEGO PRAIRIE ST. UTILITY REFUND</u>	06/14/2019	6.66	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 121660.00:						273.74	.00					
1987	UTILITY REFUND #7	132010.02		<u>TROUT REAL ESTATE LLC, 1552 W WHEAT ST. UTILITY REFUND</u>	06/18/2019	24.79	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	132010.02		<u>TROUT REAL ESTATE LLC, 1552 W WHEAT ST. UTILITY REFUND</u>	06/18/2019	32.19	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	132010.02		<u>TROUT REAL ESTATE LLC, 1552 W WHEAT ST. UTILITY REFUND</u>	06/18/2019	25.18	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	132010.02		<u>TROUT REAL ESTATE LLC, 1552 W WHEAT ST. UTILITY REFUND</u>	06/18/2019	15.67	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 132010.02:						97.83	.00					
1987	UTILITY REFUND #7	160470.03		<u>BILL KING, 1252 N CHALMERS AVE. UTILITY REFUND</u>	06/14/2019	19.63	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		

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1987	UTILITY REFUND #7	160470.03		<u>BILL KING, 1252 N CHALMERS AVE, UTILITY REFUND</u>	06/14/2019	32.83	.00	21-4600 SEWER USER FEES	0	6/19		
1987	UTILITY REFUND #7	160470.03		<u>BILL KING, 1252 N CHALMERS AVE, UTILITY REFUND</u>	06/14/2019	19.26	.00	26-4975 SOLID WASTE USER FEES	0	6/19		
1987	UTILITY REFUND #7	160470.03		<u>BILL KING, 1252 N CHALMERS AVE, UTILITY REFUND</u>	06/14/2019	8.52	.00	25-4700 PRESS. IRRIGATION USER FEES	0	6/19		
Total 160470.03:						80.24	.00					
1987	UTILITY REFUND #7	164095.02A		<u>EUGENE TIPPETTS, 1298 N CAMBRICK DR, UTILITY REFUND</u>	06/21/2019	80.39	.00	20-4500 METERED WATER SALES	0	6/19		
Total 164095.02A:						80.39	.00					
1987	UTILITY REFUND #7	173235.02		<u>CAITLIN R ANDERSON, 485 S TAILINGS AVE, UTILITY REFUND</u>	06/17/2019	6.06	.00	20-4500 METERED WATER SALES	0	6/19		
1987	UTILITY REFUND #7	173235.02		<u>CAITLIN R ANDERSON, 485 S TAILINGS AVE, UTILITY REFUND</u>	06/17/2019	7.86	.00	21-4600 SEWER USER FEES	0	6/19		
1987	UTILITY REFUND #7	173235.02		<u>CAITLIN R ANDERSON, 485 S TAILINGS AVE, UTILITY REFUND</u>	06/17/2019	6.61	.00	26-4975 SOLID WASTE USER FEES	0	6/19		
1987	UTILITY REFUND #7	173235.02		<u>CAITLIN R ANDERSON, 485 S TAILINGS AVE, UTILITY REFUND</u>	06/17/2019	3.40	.00	25-4700 PRESS. IRRIGATION USER FEES	0	6/19		
Total 173235.02:						23.93	.00					
1987	UTILITY REFUND #7	183020.01A		<u>ROBERT P SOLANO, 1234 W KESLER DR, UTILITY REFUND</u>	06/21/2019	80.11	.00	20-4500 METERED WATER SALES	0	6/19		
Total 183020.01A:						80.11	.00					

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1987	UTILITY REFUND #7	183240.01A		<u>DAVID E MILLER, 1604 N BUCKLER WAY, UTILITY REFUND</u>	06/21/2019	80.12	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
Total 183240.01A:						80.12	.00					
1987	UTILITY REFUND #7	183460.02		<u>CHERI MCWILLIAMS, 1206 W CASTRO DR, UTILITY REFUND</u>	06/12/2019	2.96	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	183460.02		<u>CHERI MCWILLIAMS, 1206 W CASTRO DR, UTILITY REFUND</u>	06/12/2019	3.84	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	183460.02		<u>CHERI MCWILLIAMS, 1206 W CASTRO DR, UTILITY REFUND</u>	06/12/2019	2.97	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	183460.02		<u>CHERI MCWILLIAMS, 1206 W CASTRO DR, UTILITY REFUND</u>	06/12/2019	.83	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 183460.02:						10.60	.00					
1987	UTILITY REFUND #7	200025.01		<u>JIM H HALLBERG, 1971 N SPARROW HAWK AVE, UTILITY REFUND</u>	06/12/2019	-.27	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	200025.01		<u>JIM H HALLBERG, 1971 N SPARROW HAWK AVE, UTILITY REFUND</u>	06/12/2019	3.04	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	200025.01		<u>JIM H HALLBERG, 1971 N SPARROW HAWK AVE, UTILITY REFUND</u>	06/12/2019	2.83	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	200025.01		<u>JIM H HALLBERG, 1971 N SPARROW HAWK AVE, UTILITY REFUND</u>	06/12/2019	1.67	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 200025.01:						7.27	.00					
1987	UTILITY REFUND #7	200105.03		<u>CELIA FORCE, 197 E SCREECH OWL DR, UTILITY REFUND</u>	06/12/2019	57.00	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		

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1987	UTILITY REFUND #7	200105.03		<u>CELIA FORCE, 197 E SCREECH OWL DR, UTILITY REFUND</u>	06/12/2019	60.22	.00	21-4600 SEWER USER FEES	0	6/19		
1987	UTILITY REFUND #7	200105.03		<u>CELIA FORCE, 197 E SCREECH OWL DR, UTILITY REFUND</u>	06/12/2019	51.44	.00	26-4975 SOLID WASTE USER FEES	0	6/19		
1987	UTILITY REFUND #7	200105.03		<u>CELIA FORCE, 197 E SCREECH OWL DR, UTILITY REFUND</u>	06/12/2019	5.57	.00	25-4700 PRESS. IRRIGATION USER FEES	0	6/19		
Total 200105.03:						174.23	.00					
1987	UTILITY REFUND #7	201410.01		<u>DEANN SAYRE, 548 E WILLOWRIDGE CT, UTILITY REFUND</u>	06/19/2019	5.32	.00	20-4500 METERED WATER SALES	0	6/19		
1987	UTILITY REFUND #7	201410.01		<u>DEANN SAYRE, 548 E WILLOWRIDGE CT, UTILITY REFUND</u>	06/19/2019	6.19	.00	21-4600 SEWER USER FEES	0	6/19		
1987	UTILITY REFUND #7	201410.01		<u>DEANN SAYRE, 548 E WILLOWRIDGE CT, UTILITY REFUND</u>	06/19/2019	5.14	.00	26-4975 SOLID WASTE USER FEES	0	6/19		
1987	UTILITY REFUND #7	201410.01		<u>DEANN SAYRE, 548 E WILLOWRIDGE CT, UTILITY REFUND</u>	06/19/2019	3.91	.00	25-4700 PRESS. IRRIGATION USER FEES	0	6/19		
Total 201410.01:						20.56	.00					
1987	UTILITY REFUND #7	204035.02		<u>LUKE A WOMACK, 210 E KELLEHER ST, UTILITY REFUND</u>	06/19/2019	41.67	.00	20-4500 METERED WATER SALES	0	6/19		
1987	UTILITY REFUND #7	204035.02		<u>LUKE A WOMACK, 210 E KELLEHER ST, UTILITY REFUND</u>	06/19/2019	44.93	.00	21-4600 SEWER USER FEES	0	6/19		
1987	UTILITY REFUND #7	204035.02		<u>LUKE A WOMACK, 210 E KELLEHER ST, UTILITY REFUND</u>	06/19/2019	34.73	.00	26-4975 SOLID WASTE USER FEES	0	6/19		
1987	UTILITY REFUND #7	204035.02		<u>LUKE A WOMACK, 210 E KELLEHER ST, UTILITY REFUND</u>	06/19/2019	3.40	.00	25-4700 PRESS. IRRIGATION USER FEES	0	6/19		

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Total 204035.02:						124.73	.00					
1987	UTILITY REFUND #7	210420.01		<u>DALE RHOADES, 491 E BLACK HAWK CT UTILITY REFUND</u>	06/14/2019	3.43	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	210420.01		<u>DALE RHOADES, 491 E BLACK HAWK CT UTILITY REFUND</u>	06/14/2019	4.45	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	210420.01		<u>DALE RHOADES, 491 E BLACK HAWK CT UTILITY REFUND</u>	06/14/2019	3.76	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	210420.01		<u>DALE RHOADES, 491 E BLACK HAWK CT UTILITY REFUND</u>	06/14/2019	2.34	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 210420.01:						13.98	.00					
1987	UTILITY REFUND #7	220670.03		<u>KELLI RIOS, 681 E WILD LILAC CT. UTILITY REFUND</u>	06/19/2019	24.09	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	220670.03		<u>KELLI RIOS, 681 E WILD LILAC CT. UTILITY REFUND</u>	06/19/2019	31.27	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	220670.03		<u>KELLI RIOS, 681 E WILD LILAC CT. UTILITY REFUND</u>	06/19/2019	24.05	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	220670.03		<u>KELLI RIOS, 681 E WILD LILAC CT. UTILITY REFUND</u>	06/19/2019	13.71	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 220670.03:						93.12	.00					
1987	UTILITY REFUND #7	220860.03		<u>DOUGLAS K JENKINS, 409 E GREAT BEAR ST. UTILITY REFUND</u>	06/18/2019	107.90	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	220860.03		<u>DOUGLAS K JENKINS, 409 E GREAT BEAR ST. UTILITY REFUND</u>	06/18/2019	30.31	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		

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1987	UTILITY REFUND #7	220860.03		<u>DOUGLAS K JENKINS, 409 E GREAT BEAR ST, UTILITY REFUND</u>	06/18/2019	27.26	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	220860.03		<u>DOUGLAS K JENKINS, 409 E GREAT BEAR ST, UTILITY REFUND</u>	06/18/2019	12.65	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 220860.03:						178.12	.00					
1987	UTILITY REFUND #7	230100.03		<u>MATTHEW Z EGE, 1236 W PENELOPE ST, UTILITY REFUND</u>	06/14/2019	2.22	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	230100.03		<u>MATTHEW Z EGE, 1236 W PENELOPE ST, UTILITY REFUND</u>	06/14/2019	2.84	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	230100.03		<u>MATTHEW Z EGE, 1236 W PENELOPE ST, UTILITY REFUND</u>	06/14/2019	2.51	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	230100.03		<u>MATTHEW Z EGE, 1236 W PENELOPE ST, UTILITY REFUND</u>	06/14/2019	.89	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 230100.03:						8.46	.00					
1987	UTILITY REFUND #7	250370.00		<u>STEPHEN J WILDE, 910 S JUMP ROPE PL, UTILITY REFUND</u>	06/21/2019	13.70	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	250370.00		<u>STEPHEN J WILDE, 910 S JUMP ROPE PL, UTILITY REFUND</u>	06/21/2019	17.26	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	250370.00		<u>STEPHEN J WILDE, 910 S JUMP ROPE PL, UTILITY REFUND</u>	06/21/2019	13.51	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	250370.00		<u>STEPHEN J WILDE, 910 S JUMP ROPE PL, UTILITY REFUND</u>	06/21/2019	3.71	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 250370.00:						48.18	.00					

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1987	UTILITY REFUND #7	252000.01		<u>PRESTON A THOMSON, 316 W LIL ROBERT CT, UTILITY REFUND</u>	06/18/2019	28.85	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	252000.01		<u>PRESTON A THOMSON, 316 W LIL ROBERT CT, UTILITY REFUND</u>	06/18/2019	36.92	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	252000.01		<u>PRESTON A THOMSON, 316 W LIL ROBERT CT, UTILITY REFUND</u>	06/18/2019	28.47	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	252000.01		<u>PRESTON A THOMSON, 316 W LIL ROBERT CT, UTILITY REFUND</u>	06/18/2019	12.48	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 252000.01:						106.72	.00					
1987	UTILITY REFUND #7	256007.00		<u>SOLITUDE HOMES, 850 W BACKPACK LN, UTILITY REFUND</u>	06/19/2019	20.97	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	256007.00		<u>SOLITUDE HOMES, 850 W BACKPACK LN, UTILITY REFUND</u>	06/19/2019	27.25	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	256007.00		<u>SOLITUDE HOMES, 850 W BACKPACK LN, UTILITY REFUND</u>	06/19/2019	88.51	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 256007.00:						136.73	.00					
1987	UTILITY REFUND #7	260555.04		<u>NATHANIEL A LAMB, 1614 N FIREBRICK DR, UTILITY REFUND</u>	06/21/2019	88.05	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	260555.04		<u>NATHANIEL A LAMB, 1614 N FIREBRICK DR, UTILITY REFUND</u>	06/21/2019	112.41	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	260555.04		<u>NATHANIEL A LAMB, 1614 N FIREBRICK DR, UTILITY REFUND</u>	06/21/2019	86.89	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		

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1987	UTILITY REFUND #7	260555.04		<u>NATHANIEL A LAMB, 1614 N FIREBRICK DR, UTILITY REFUND</u>	06/21/2019	31.90	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 260555.04:						319.25	.00					
1987	UTILITY REFUND #7	264690.03		<u>RICHARD KLAAS, 2054 N VAN DYKE AVE, UTILITY REFUND</u>	06/14/2019	22.56	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	264690.03		<u>RICHARD KLAAS, 2054 N VAN DYKE AVE, UTILITY REFUND</u>	06/14/2019	32.78	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	264690.03		<u>RICHARD KLAAS, 2054 N VAN DYKE AVE, UTILITY REFUND</u>	06/14/2019	26.66	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	264690.03		<u>RICHARD KLAAS, 2054 N VAN DYKE AVE, UTILITY REFUND</u>	06/14/2019	10.49	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 264690.03:						92.49	.00					
1987	UTILITY REFUND #7	266053.02		<u>MICHAEL KING, 2898 W NAVY ST, UTILITY REFUND</u>	06/12/2019	13.15	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	266053.02		<u>MICHAEL KING, 2898 W NAVY ST, UTILITY REFUND</u>	06/12/2019	8.82	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	266053.02		<u>MICHAEL KING, 2898 W NAVY ST, UTILITY REFUND</u>	06/12/2019	3.83	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	266053.02		<u>MICHAEL KING, 2898 W NAVY ST, UTILITY REFUND</u>	06/12/2019	10.16	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
Total 266053.02:						35.96	.00					
1987	UTILITY REFUND #7	266075.03		<u>CHARLES F MILLER, 2058 N THISTLE DR, UTILITY REFUND</u>	06/14/2019	10.28	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	266075.03		<u>CHARLES F MILLER, 2058 N THISTLE DR, UTILITY REFUND</u>	06/14/2019	13.36	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		

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1987	UTILITY REFUND #7	266075.03		<u>CHARLES F MILLER, 2058 N THISTLE DR. UTILITY REFUND</u>	06/14/2019	12.55	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	266075.03		<u>CHARLES F MILLER, 2058 N THISTLE DR. UTILITY REFUND</u>	06/14/2019	4.84	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 266075.03:						41.03	.00					
1987	UTILITY REFUND #7	274950.03		<u>TRAVIS REDMON, 9115 S RED DELICIOUS AVE, UTILITY REFUND</u>	06/19/2019	5.00	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	274950.03		<u>TRAVIS REDMON, 9115 S RED DELICIOUS AVE, UTILITY REFUND</u>	06/19/2019	6.24	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	274950.03		<u>TRAVIS REDMON, 9115 S RED DELICIOUS AVE, UTILITY REFUND</u>	06/19/2019	4.83	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	274950.03		<u>TRAVIS REDMON, 9115 S RED DELICIOUS AVE, UTILITY REFUND</u>	06/19/2019	2.76	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 274950.03:						18.83	.00					
1987	UTILITY REFUND #7	278222.01		<u>CBH HOMES, 2965 W MCINTOSH ST, UTILITY REFUND</u>	06/19/2019	-2.18	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	278222.01		<u>CBH HOMES, 2965 W MCINTOSH ST, UTILITY REFUND</u>	06/19/2019	-2.84	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	278222.01		<u>CBH HOMES, 2965 W MCINTOSH ST, UTILITY REFUND</u>	06/19/2019	6.35	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 278222.01:						1.33	.00					
1987	UTILITY REFUND #7	280465.01		<u>SUNRISE HOMES, 2189 N STAR GARNET AVE, UTILITY REFUND</u>	06/19/2019	29.29	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		

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1987	UTILITY REFUND #7	280465.01		<u>SUNRISE HOMES, 2189 N STAR GARNET AVE, UTILITY REFUND</u>	06/19/2019	29.20	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	280465.01		<u>SUNRISE HOMES, 2189 N STAR GARNET AVE, UTILITY REFUND</u>	06/19/2019	18.78	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 280465.01:						77.27	.00					
1987	UTILITY REFUND #7	292038.00		<u>CBH HOMES, 8718 S BARATHEON AVE, UTILITY REFUND</u>	06/21/2019	5.30	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	292038.00		<u>CBH HOMES, 8718 S BARATHEON AVE, UTILITY REFUND</u>	06/21/2019	6.89	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
Total 292038.00:						12.19	.00					
1987	UTILITY REFUND #7	302111.01A		<u>STACY CONSTRUCTION INC, 821 E ANDES DR, UTILITY REFUND</u>	06/21/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
Total 302111.01A:						58.76	.00					
1987	UTILITY REFUND #7	302236.00		<u>STYLISH HOMES LLC, 9059 S PALENA PL, UTILITY REFUND</u>	06/18/2019	15.56	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	302236.00		<u>STYLISH HOMES LLC, 9059 S PALENA PL, UTILITY REFUND</u>	06/18/2019	20.20	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	302236.00		<u>STYLISH HOMES LLC, 9059 S PALENA PL, UTILITY REFUND</u>	06/18/2019	21.47	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
Total 302236.00:						57.23	.00					
1987	UTILITY REFUND #7	303235.01A		<u>HUBBLE HOMES, 2354 N HOSE GULCH AVE, UTILITY REFUND</u>	06/21/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		

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Total 303235.01A:						58.76	.00					
1987	UTILITY REFUND #7	303254.00		<u>HUBBLE HOMES, 2422 N DESTINY AVE, UTILITY REFUND</u>	06/14/2019	19.12	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	303254.00		<u>HUBBLE HOMES, 2422 N DESTINY AVE, UTILITY REFUND</u>	06/14/2019	34.37	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
Total 303254.00:						53.49	.00					
1987	UTILITY REFUND #7	303255.00		<u>HUBBLE HOMES, 2407 N DESTINY AVE, UTILITY REFUND</u>	06/19/2019	26.34	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	303255.00		<u>HUBBLE HOMES, 2407 N DESTINY AVE, UTILITY REFUND</u>	06/19/2019	34.22	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
Total 303255.00:						60.56	.00					
1987	UTILITY REFUND #7	30655.02A		<u>BRANDON L ARENT, 484 S ASH AVE, UTILITY REFUND</u>	06/21/2019	108.24	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
Total 30655.02A:						108.24	.00					
1987	UTILITY REFUND #7	310031.02		<u>VINCENT PEDROZA, 9541 S MACADAN WAY, UTILITY REFUND</u>	06/17/2019	24.75	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	310031.02		<u>VINCENT PEDROZA, 9541 S MACADAN WAY, UTILITY REFUND</u>	06/17/2019	32.15	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	310031.02		<u>VINCENT PEDROZA, 9541 S MACADAN WAY, UTILITY REFUND</u>	06/17/2019	26.79	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	310031.02		<u>VINCENT PEDROZA, 9541 S MACADAN WAY, UTILITY REFUND</u>	06/17/2019	12.48	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		

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Total 310031.02:						96.17	.00					
1987	UTILITY REFUND #7	318324.02		<u>RICHARD RIEHL, 1140 E SAILER SHORES ST. UTILITY REFUND</u>	06/14/2019	24.82	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	318324.02		<u>RICHARD RIEHL, 1140 E SAILER SHORES ST. UTILITY REFUND</u>	06/14/2019	32.24	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	318324.02		<u>RICHARD RIEHL, 1140 E SAILER SHORES ST. UTILITY REFUND</u>	06/14/2019	27.12	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	318324.02		<u>RICHARD RIEHL, 1140 E SAILER SHORES ST. UTILITY REFUND</u>	06/14/2019	13.30	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 318324.02:						97.48	.00					
1987	UTILITY REFUND #7	320001.01A		<u>HAYDEN HOMES, 1832 E MARIETTA ST. UTILITY REFUND</u>	06/21/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
Total 320001.01A:						58.76	.00					
1987	UTILITY REFUND #7	320025.00A		<u>HAYDEN HOMES, 1379 N ANTELOPE FLAT AVE. UTILITY REFUND</u>	06/21/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
Total 320025.00A:						58.76	.00					
1987	UTILITY REFUND #7	320027.00		<u>HAYDEN HOMES, 1355 N ANTELOPE FLAT AVE. UTILITY REFUND</u>	06/18/2019	16.87	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	320027.00		<u>HAYDEN HOMES, 1355 N ANTELOPE FLAT AVE. UTILITY REFUND</u>	06/18/2019	21.93	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	320027.00		<u>HAYDEN HOMES, 1355 N ANTELOPE FLAT AVE. UTILITY REFUND</u>	06/18/2019	32.20	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		

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Total 320027.00:						71.00	.00					
1987	UTILITY REFUND #7	3300014.00		<u>TOLL ID LLC I, 965 E BUCK DR, UTILITY REFUND</u>	06/18/2019	24.59	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	3300014.00		<u>TOLL ID LLC I, 965 E BUCK DR, UTILITY REFUND</u>	06/18/2019	31.93	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	3300014.00		<u>TOLL ID LLC I, 965 E BUCK DR, UTILITY REFUND</u>	06/18/2019	19.31	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 3300014.00:						75.83	.00					
1987	UTILITY REFUND #7	330025.00A		<u>TOLL BROS INC, 1033 E TROPHY ST, UTILITY REFUND</u>	06/21/2019	59.21	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
Total 330025.00A:						59.21	.00					
1987	UTILITY REFUND #7	330026.00A		<u>TOLL BROS INC, 1005 E TROPHY ST, UTILITY REFUND</u>	06/21/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
Total 330026.00A:						58.76	.00					
1987	UTILITY REFUND #7	330037.00		<u>TOLL BROS INC, 1918 N MEADOWFIELD AVE, UTILITY REFUND</u>	06/19/2019	22.00	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	330037.00		<u>TOLL BROS INC, 1918 N MEADOWFIELD AVE, UTILITY REFUND</u>	06/19/2019	28.58	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	330037.00		<u>TOLL BROS INC, 1918 N MEADOWFIELD AVE, UTILITY REFUND</u>	06/19/2019	20.47	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 330037.00:						71.05	.00					

City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				REFUND	06/20/2019	63.00	.00	20-4500_METERED WATER SALES	0	6/19		
Total 330065.00:						63.00	.00					
1987	UTILITY REFUND #7	330070.00		TOLL ID I LLC, 1600 N SNOWFIELD PL, UTILITY REFUND	06/19/2019	20.77	.00	20-4500_METERED WATER SALES	0	6/19		
1987	UTILITY REFUND #7	330070.00		TOLL ID I LLC, 1600 N SNOWFIELD PL, UTILITY REFUND	06/19/2019	26.99	.00	21-4600_SEWER USER FEES	0	6/19		
1987	UTILITY REFUND #7	330070.00		TOLL ID I LLC, 1600 N SNOWFIELD PL, UTILITY REFUND	06/19/2019	18.56	.00	25-4700_PRESS. IRRIGATION USER FEES	0	6/19		
Total 330070.00:						66.32	.00					
1987	UTILITY REFUND #7	330075.00A		TOLL ID I LLC, 1781 N SNOWFIELD PL, UTILITY REFUND	06/21/2019	58.76	.00	20-4500_METERED WATER SALES	0	6/19		
Total 330075.00A:						58.76	.00					
Total UTILITY REFUND #7:						3,705.50	.00					
UTILITY TRAILER SALES OF IDAHO, INC.												
1641	UTILITY TRAILER SALES OF IDAHO, INC.	42695PB	8694	SAFETY LED LIGHT FOR TRUCK 26. B. GILLOGLY, JUNE '19	06/24/2019	255.26	.00	21-6305_VEHICLE MAINTENANCE & REPAIRS	0	6/19		
Total 42695PB:						255.26	.00					
Total UTILITY TRAILER SALES OF IDAHO, INC.:						255.26	.00					
VORTEX USA INC												
1885	VORTEX USA INC	40235		START UP FEES FOR SPLASH PAD, B. WITHROW, JUNE '19	06/11/2019	3,500.00	.00	01-6045 CONTINGENCY	1067	6/19		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 40235:						3,500.00	.00					
Total VORTEX USA INC:						3,500.00	.00					
WASSAR LOGISTICS HOLDINGS LLC												
1986	WASSAR LOGISTICS HOLDINGS LLC	18S3995-2	8100	<u>5 CUBIC YARD SELF DUMPING HOPPER, T. SHAFFER, JUNE '19</u>	06/14/2019	3,887.50	.00	<u>21-6166 PP&E PURCHASES - OPERATIONS</u>	1159	6/19		
Total 18S3995-2:						3,887.50	.00					
Total WASSAR LOGISTICS HOLDINGS LLC:						3,887.50	.00					
WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0442108		<u>RECORDS DESTRUCTION, 05/01-05/31/19, ADMIN</u>	06/01/2019	7.00	.00	<u>01-6052 CONTRACT SERVICES</u>	0	6/19		
1633	WESTERN RECORDS DESTRUCTION, INC.	0442108		<u>RECORDS DESTRUCTION, 05/01-05/31/19, P&Z</u>	06/01/2019	2.25	.00	<u>01-6052 CONTRACT SERVICES</u>	1003	6/19		
1633	WESTERN RECORDS DESTRUCTION, INC.	0442108		<u>RECORDS DESTRUCTION, 05/01-05/31/19, WATER</u>	06/01/2019	6.63	.00	<u>20-6052 CONTRACT SERVICES</u>	0	6/19		
1633	WESTERN RECORDS DESTRUCTION, INC.	0442108		<u>RECORDS DESTRUCTION, 05/01-05/31/19, SEWER</u>	06/01/2019	6.63	.00	<u>21-6052 CONTRACT SERVICES</u>	0	6/19		
1633	WESTERN RECORDS DESTRUCTION, INC.	0442108		<u>RECORDS DESTRUCTION, 05/01-05/31/19, PI</u>	06/01/2019	2.49	.00	<u>25-6052 CONTRACT SERVICES</u>	0	6/19		
Total 0442108:						25.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						25.00	.00					
WHITE, PETERSON, GIGRAY, & NICHOLS P.A.												
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	05312019WPG		<u>LEGAL FEES AND EXPENSES FOR MAY 2019 - ADMIN</u>	05/31/2019	3,912.50	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	0	6/19		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	05312019WPG		<u>LEGAL FEES AND EXPENSES FOR MAY 2019 - P&Z</u>	05/31/2019	1,328.50	.00	01-6202 <u>PROFESSIONAL SERVICES</u>	1003	6/19		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	05312019WPG		<u>LEGAL FEES AND EXPENSES FOR MAY 2019 - WATER</u>	05/31/2019	1,777.54	.00	20-6202 <u>PROFESSIONAL SERVICES</u>	0	6/19		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	05312019WPG		<u>LEGAL FEES AND EXPENSES FOR MAY 2019 - SEWER</u>	05/31/2019	726.00	.00	21-6202 <u>PROFESSIONAL SERVICES</u>	0	6/19		
Total 05312019WPGN:						7,744.54	.00					
Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.:						7,744.54	.00					
ZAMZOWS												
66	ZAMZOWS	394060361	8673	<u>2 EA 50FT TREE WRAP, M.MEADE, JUN.'19</u>	06/19/2019	11.98	.00	01-6150 <u>MAINTENANCE & REPAIRS - SYSTEM</u>	1004	6/19		
Total 394060361:						11.98	.00					
Total ZAMZOWS:						11.98	.00					
Grand Totals:						255,456.94	116,762.83					

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

Mayor: _____

City Council: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

**RESOLUTION R48-2019
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO PROVIDING FOR THE
ADOPTION OF FEDERAL FUNDS MANAGEMENT POLICIES & PROCEDURES.**

WHEREAS, the City of Kuna, Idaho has been awarded funds through federal grants; and

WHEREAS, the City of Kuna, Idaho must manage said funds in accordance with federal and state regulations.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the City of Kuna, Idaho do hereby adopt the policies and procedures as laid out in the following code sections:

Code of Federal Regulations:

2 CFR Part 200 – Uniform Administrative Requirements

Executive Orders 11246 & 11478 – Equal Employment Opportunity

Idaho State Code:

Idaho Code Title 67, Chapter 28 – Purchasing by Political Subdivisions

Idaho Code Title 54, Chapter 19 – Public Works Contractors

Idaho Code Title 67, Chapter 2320 – Design Professional Qualification Based Selection

Department of Housing and Urban Development:

HUD CPD Notice 96-05

PASSED BY THE CITY COUNCIL of Kuna, Idaho this 2nd day of July, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 2nd day of July, 2019.

Joe L. Stear, Mayor

ATTEST:

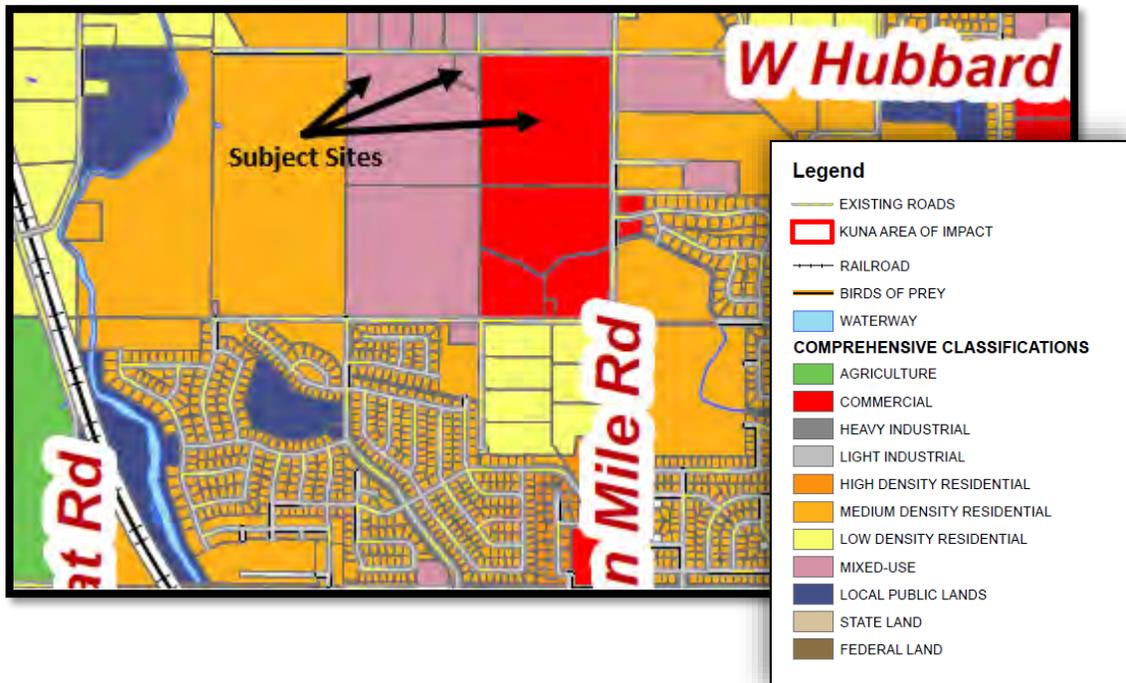
Chris Engels, City Clerk

D. Site History:

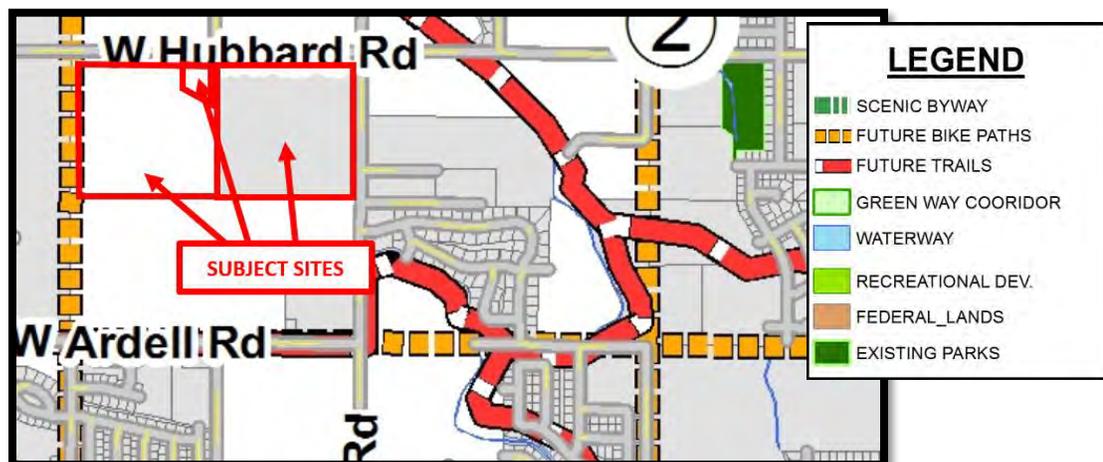
Two parcels are currently within Ada County. The approximately 2.0-acre parcel has served as residential property and the approximately 36.51-acre parcel has historically been used as agricultural land. The approximately 38.98-acre parcel on Ten Mile Road is within city limits and is currently zoned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

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 as submitted. 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 further discussed zoning and land use tools 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 planned unit development application or a request to split the Bodahl parcel and rezone the newly split parcel to R-12 or R-20, which will not require a comprehensive plan map amendment. Staff expressed support for townhome use on a portion of the Bodahl parcel to provide appropriate transition of uses. Both processes 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.

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. 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* 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 the facts as outlined in the staff memo, 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 memo 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 voted to approve 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. 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 *complies* 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 *complies* 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. Decision by Council:

Based on the facts outlined in staff's memo and public testimony at the public hearing, the City Council of Kuna, Idaho, hereby *approves* 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. 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 2nd day of July, 2019.

Joe Stear, Mayor
Kuna City

ATTEST:

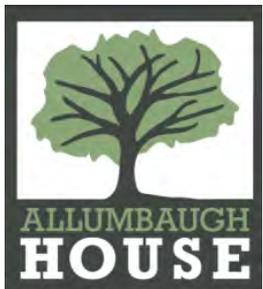
Chris Engels
Kuna City Clerk



FY20 KPD Contract Cost Model - 3% COLA

Consolidated Contract City Budget Summary		2 Addtl Patrol	
<u>Personnel</u>		\$	2,403,159.55
<u>Equipment / Uniforms</u>		\$	63,720.99
<u>Operational</u>		\$	42,804.00
<u>Vehicles</u>		\$	154,821.27
<u>Support</u>	571	\$	19,985.00
<u>SRO Charges (KSD)</u>		\$	4,818.00
Total Expenses		\$	2,689,308.81
Less Shared Services Credit		\$	187,914.36
New FY20 Contract Amount		\$	2,501,394.45
FY19 Contract			\$2,206,149.35
Net change to contracts		\$	295,245.10
Personnel Costs			
Position		Cost/position	
<u>Chief II</u>	1	\$	160,932.28 \$ 160,932.28
<u>Chief I</u>	0	\$	148,731.55 \$ -
<u>Sergeant</u>	2	\$	145,792.46 \$ 291,584.92
<u>Detective</u>	4.25	\$	122,711.42 \$ 521,523.54
<u>Deputy</u>	12	\$	117,640.99 \$ 1,411,691.88
<u>Code Enforcement</u>	0	\$	62,400.18 \$ -
<u>Code Enforcement (PT)</u>	0	\$	21,924.20 \$ -
<u>Clerk (FT)</u>	0	\$	51,884.28 \$ -
<u>Clerk (PT)</u>	1	\$	17,426.93 \$ 17,426.93
Personnel Subtotal	20.25	\$	2,403,159.55

Allumbaugh House



planting seeds of change

Overview

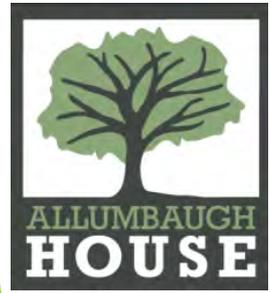
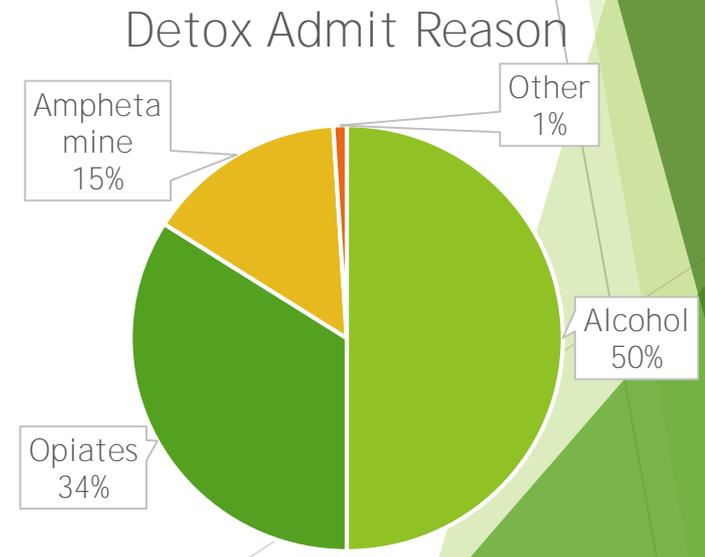
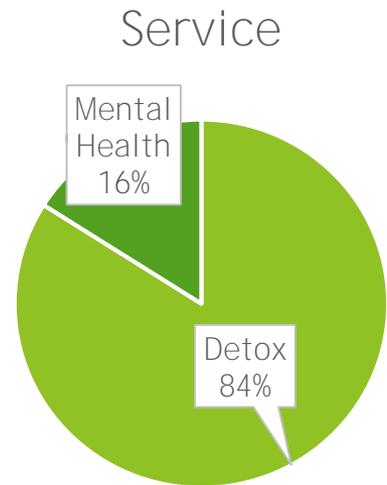
- ▶ Thank You
- ▶ Allumbaugh House Services & Community Benefit
- ▶ Governance & Budget



planting seeds of change

Saving Lives

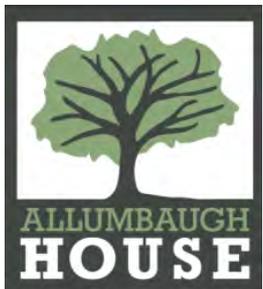
Client admissions (2018)	918
Average length of stay	5.4 days (detox)
	6.8 days (mental health)



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The Connection to Here

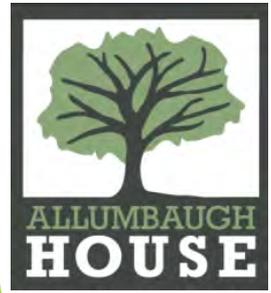
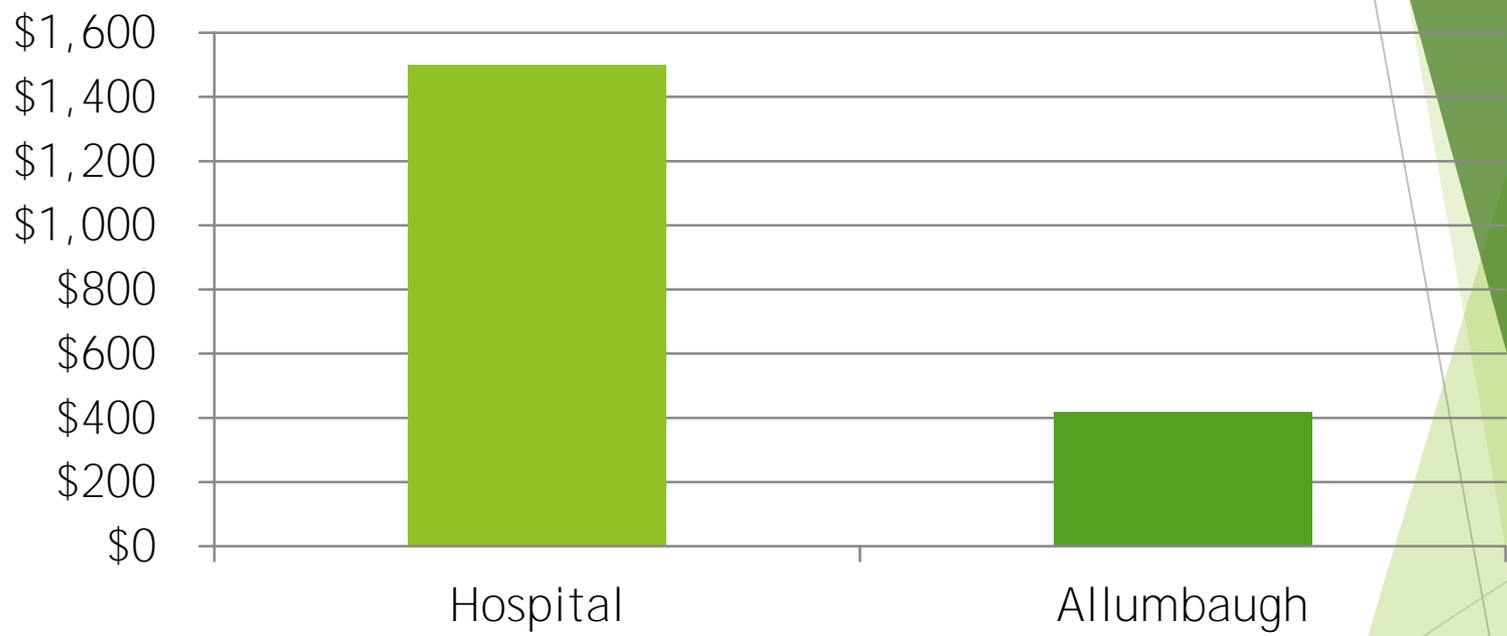
- ▶ Eagle 126
- ▶ Kuna 181
- ▶ Star 74
- ▶ Garden City 585



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Saving Resources

Average Client Cost per Night



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Saving Resources

Cost Savings	
Hospital Stay per Client Cost per Night (Average)*	\$1,500
Allumbaugh per Client Cost per Night (Average)**	\$419
Per Client Savings	\$1,081
Length of Stay (Average)	5.4 days
Per Client Savings Per Stay	\$5,837
Admissions	918 (2018)
Total Annual Savings	\$5,358,722

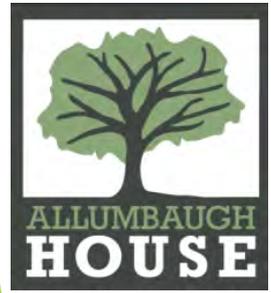
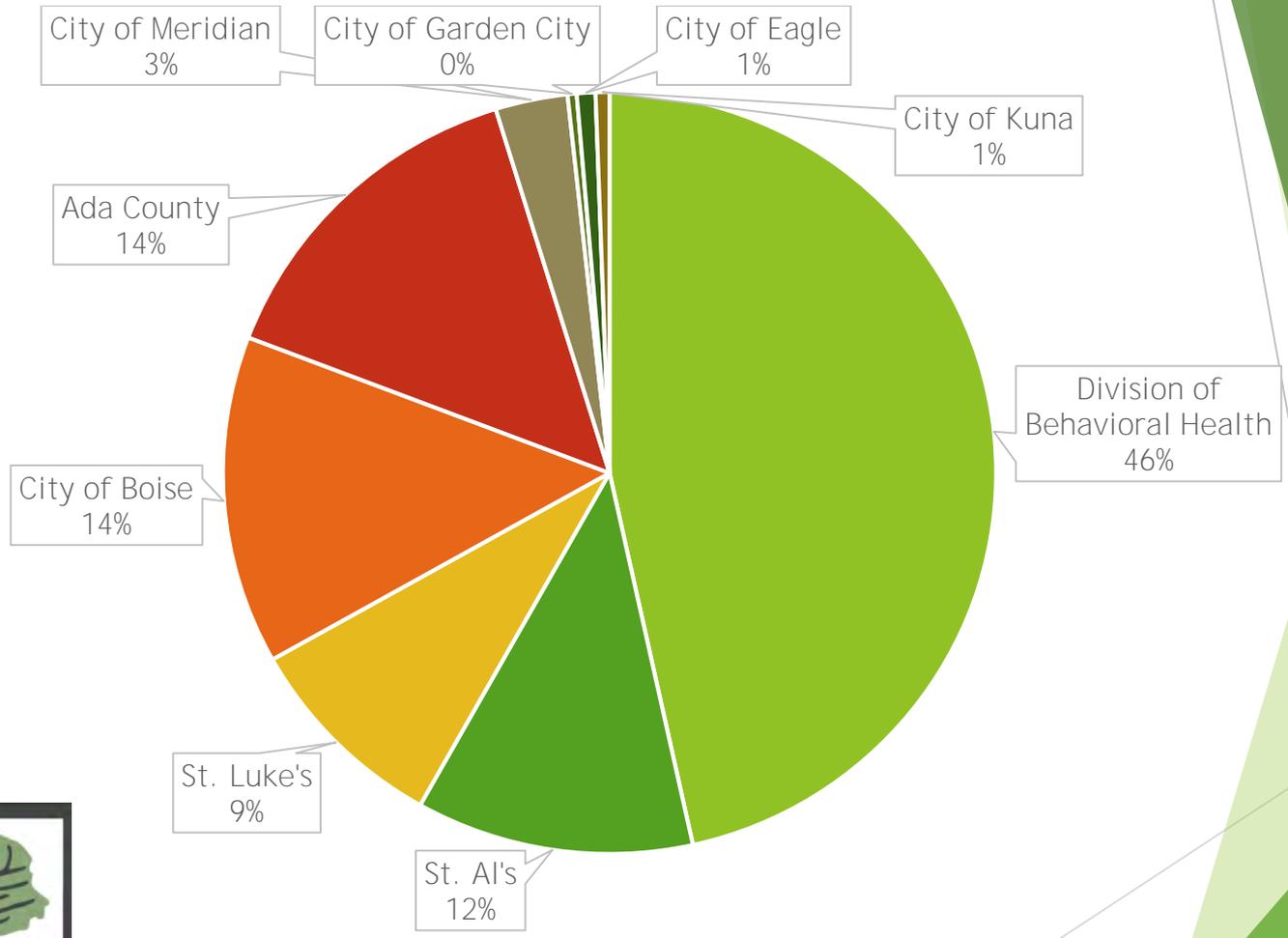


* Hospital does not include labs, medications and imaging estimated at an additional \$1,800

** Allumbaugh House includes labs and medications

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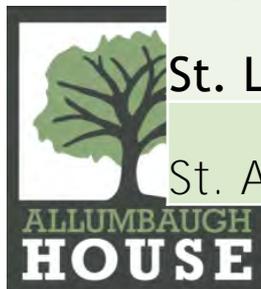
FY19 - Total Income \$2,127,292



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Funding

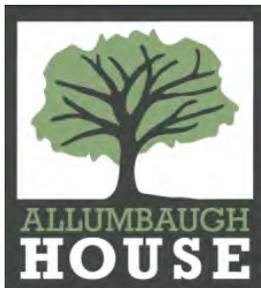
Financial Contributor	Proposed FY20 Amount
Dept. of Health & Welfare	\$1,018,710.00
Ada County	\$320,614
City of Boise	\$309,144
City of Meridian	\$67,054
City of Eagle	\$17,232
City of Kuna	\$12,879
City of Garden City	\$8,429
St. Luke's	\$193,215
St. Alphonsus	\$257,630



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Questions

Allumbaugh House
400 N Allumbaugh St.
Boise, ID 83704
208-377-9669
www.trhs.org



Facility operated by Terry Reilly Health Systems and
maintained by Boise City/Ada County Housing Authorities

planting seeds of change

**RESOLUTION NO. R43-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO, AMENDING AND REFORMING PUBLIC RECORDS REQUEST FEES SET IN RESOLUTION R86-2017 TO INCREASE THE ATTORNEY REVIEW AND REDACTION FEES TO BE CHARGED FOR PUBLIC RECORDS REQUESTS SUBMITTED TO THE CITY OF KUNA AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council approved R86-2017 on November 8, 2017 establishing fees to be charged and collected by the City of Kuna for Public Records Requests, which Resolution is herein amended and reformed; and

WHEREAS, the reasonable attorney fees costs of the City of Kuna, for the City Attorney to provide the legal service of review and redaction of public records requests when necessarily incurred in responding, has increased since the approval of R86-2017; and

WHEREAS, a public hearing, properly noticed under the provisions of Idaho Code §63-1311A, was held on July 2, 2019 regarding amending the public record fees to be charged as herein provided.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: The following fees shall be charged and collected by the City of Kuna for Public Records Requests. Fees shall be paid prior to the request being completed by the City.

Idaho Code Reference	Type of Work Involved	Costs
§74-102(10)(b)(i)	Photocopying more than 100 sheet pages on standard 8.5 x 11 inch paper	\$.05 per page black and white \$.10 per page color
§74-102(10)(c)	Photocopying on sheets other than standard 8.5 x 11 inch paper	Actual cost-varies depending on size
§74-102(10)(e)	Where labor exceeds 2 person hours	\$20.00 per hour
§74-102(10)(e)	Where review and/or redaction by city attorney is required	\$45.00 — \$160.00 per hour
§74-102(10)(c)	Retrieval of archived information	\$2.50 per file \$3.00 per box
§74-102(10)(c)	Where the city has out-of-pocket cost	Actual cost
§74-102(10)(d)(i)	Where records are provided in the form of compact disc (CD), digital versatile disc (DVD), USB flash drive, or similar form	Actual cost
§74-102(10)(c)	Where copies of records are mailed or shipped	Actual cost

Section 2: If the city has reason to believe that a requester is attempting to break down a request into a series of requests for the purpose of avoiding a fee assessment, the City will aggregate such requests to determine the total fee and charge accordingly.

Section 3: The City may waive all or a portion of the fees pursuant to Idaho Code §74-102(10)(f).

Section 4: This resolution shall take effect and be in force from and after its passage and approval.

PASSED BY THE COUNCIL of Kuna, Idaho this 2nd day of July, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 2nd day of July, 2019.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**ORDINANCE NO. 2019-20
CITY OF KUNA**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING KUNA CITY CODE TITLE 3 CHAPTER 9 TITLED TEMPORARY MOBILE VENDOR'S PERMIT:

- **REDEFINING TEMPORARY; AND**
- **PROVIDING FOR MORE LICENSE DURATION OPTIONS; AND**
- **UPDATING APPLICATION AND LICENSE INFORMATION; AND**
- **CLARIFYING VENDOR RESTRICTIONS; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: That Chapter 9 of Title 3 of the Kuna City Code be and the same is hereby amended to read as follows:

CHAPTER 9 - TEMPORARY MOBILE VENDOR'S PERMIT

SECTION:

3-9-1: - DEFINITIONS:

MOBILE VENDING UNIT: A motorized or non-motorized, cart, trailer or vehicle that has at least two (2) functioning wheels, or a table, platform or other temporary fixture that is used to display items for sale, and is operated by a vendor.

SPECIAL EVENT: An event that has received a special event permit from the City of Kuna as provided for in Kuna City Code title 3, chapter 8.

TEMPORARY: A term of not less than thirty (30) days or more than ~~ninety-three hundred sixty~~ (90360) days, as determined by the vendor and the city clerk.

VENDING: The selling, displaying, or offering for sale any item of tangible personal property, food or other thing of value by a vendor from a mobile vending unit within the city limits from an approved location where the mobile vending unit is stationary and fixed for the purpose of vending.

VENDOR: Any person, including an employee or agent of a group of individuals, partnership, or corporation, who sells food, beverages, goods, or merchandise from a mobile vending unit.

3-9-2: - LICENSES REQUIRED:

- A. All vendors operating within the city limits are required to obtain a vendor's permit from the city clerk's office prior to conducting any business or employing another to conduct business in compliance with the provisions of this chapter.

- B. All vendors must meet all applicable city, state, including Central District Health Department, regulations and requirements, and federal law and licensing requirements to be issued and continually maintain a city issued license.
- C. Any mobile vending unit that is moved from one (1) location to one (1) or more locations within a twenty-four (24) hour period where the vendor continues to sell items, for example, an ice cream truck selling within subdivisions, shall be required to obtain a solicitor's license from the city.

3-9-3: - LICENSE EXCEPTIONS:

- A. The provisions of this chapter shall not apply to:
 1. Persons engaged in the delivery of pre-purchased goods.
 2. Persons acting on behalf of organizations that are tax exempt under federal laws or regulations.
 3. Persons acting on behalf of local, state or national civic organizations.
 4. Persons acting pursuant to a court order.
 5. Persons acting on behalf of organizations devoted to youth development, such as, but not limited to, Boy Scouts, Girl Scouts and schools.
 6. Persons acting on behalf of political, religious or other organizations seeking donations from members.
 7. Garage or yard sales, provided that there are no more than two (2) sales held annually from a given location.
 8. Farmers' markets and special events as approved by the City Clerk.
 9. Lemonade stands or similar activities conducted by persons under the age of eighteen (18) years.

3-9-4: - APPLICATION FOR LICENSE:

- A. Applicants for a license under this chapter must file with the city clerk an application furnished by the city clerk, which states:
 1. Duration of license desired
 2. Name of the applicant, and name of the business if any.
 - ~~3~~2.- Applicant's Address.
 - ~~4~~3.- A brief description of the nature of the business and the food or goods to be sold.
 - ~~5~~4.- The proposed time and length of operation and the location where the mobile vending unit will be operating with a map, a letter from the property owner should the vending location not be owned by the applicant, together with a vehicle license plate number or other means of identification.
 - ~~6~~5.- When the applicant proposes to sell any prepared food product for human consumption, a certification by the Central Health District shall be required for the duration of a license.

- 76.- No license issued hereunder shall be transferable.
- 87.- The city shall approve or deny the application within five (5) days of receipt of the completed application and application fee. Any denial may be appealed pursuant to the provisions of chapter 9 section 13 of this title. If the city does not deny the application within the five (5) days of submission of a completed application with the fee paid, the application shall be deemed approved.
- 98.- Once a license is issued, the applicant has an affirmative duty to maintain all applicable licenses and certifications and to notify the city clerk in writing of any material change in the information provided by the applicant in the original application.
- 109.- A copy of the Central Health District certificate shall be provided prior to issuance of the license. Said certificate shall be maintained and displayed throughout the duration of a license when applicant proposes to sell any prepared food for human consumption.

3-9-5: - LICENSE FEE:

The vendor nonrefundable license fee, based upon the term of the permit, shall be in an amount established by the Kuna City Council and listed on the most current city clerk license fee schedule, and it shall be paid in advance.

3-9-6: - ISSUANCE AND EXHIBITION OF LICENSE:

- A. *Approval.* The city clerk shall notify the applicant when the license request is approved and shall issue a license.
- B. *The license shall contain:*
1. Name.
 2. ~~Address~~Location.
 3. Type of license.
 4. Type of goods to be sold thereunder.
 5. Fee paid.
 6. Issuance date.
 7. Expiration date.
- C. The license issued shall be exhibited in a conspicuous place upon the mobile vending unit.

3-9-7: - MOBILE VENDOR GENERAL RESTRICTIONS:

- A. No vendor shall have any exclusive right to any location on public property; each location shall be subject to first in time, first in right.
- B. Vendors shall be allowed to engage in their licensed business only between 8:00 a.m. and 3:00 a.m. All mobile vending units must be removed from public property during non-vending hours.

- C. Mobile vending units that are located on city public property may be required to move to another location as the city determines based upon the need to use the public property for another event.
- D. A mobile vending unit shall not be located:
1. Where clear pedestrian passage on the public sidewalk is less than five (5) feet wide; or
 2. Within a midblock crosswalk area; or
 3. Within a city-owned parking lot; or
 4. On the portion of a public sidewalk crossed by a public or private driveway or within ten (10) feet of either side of the driveway; or
 5. Within any street corner area;
 6. For purposes of this section:
 - a. "Midblock crosswalk area" means the sidewalk area which falls between the two (2) lines fifteen (15) feet beyond each side of a marked midblock crosswalk area (identified by the crosswalk lines delineated on the street pavement) and perpendicular to the curb.
 - b. "Street corner area" means the sidewalk area at the intersection of two (2) streets, circumscribed by curbs, the property lines abutting the sidewalk area, and the line including the point along the curb of the street either fifteen (15) feet from the outside line of a corner crosswalk or where there is no marked crosswalk, twenty-five (25) feet from the curb line on the mid-point of the intersecting streets.
 7. Within five (5) feet from a perpendicular line drawn to the curb from either side of a doorway; or
 8. In a manner in which the movement or visibility of vehicles using the street or other public right-of-way is obstructed.
- E. Mobile vending units shall not be locked or chained to a parking meter, tree, street light or other street furniture.
- F. Utility service connections are not permitted. Electrical lines are not allowed overhead or lying in the pedestrian portion of the sidewalk. City street light facilities shall not be used in any way to supply electrical service to a vendor site.
- G. Vendors shall keep the area of operation free of debris. Vendors selling food or beverages must provide trash receptacles and waste removal adjacent to or as a part of their operations. All spilled food, beverages, grease, or other trash or debris accumulating within twenty (20) feet of any mobile vending unit shall be cleaned and collected by the vendor and deposited in the vendor's trash receptacle. The vendor is prohibited from depositing its waste, ice, and any grey or wastewater into sidewalk waste receptacles, privately owned dumpster, city planters, gutters or the street drainage system.
- H. Mobile vending units shall be maintained in such a manner that prevents the spilling or splattering of grease, water, food, or trash on any public right-of-way where the cart, trailer, ~~or~~ vehicle, table, platform or other temporary fixture is located. The operator shall be

responsible for the cleaning and repair of any public right-of-way soiled, stained, or damaged by the placement and operation of their mobile vending operations.

- I. Vendors shall be responsible for the cleaning and repair of their area that is soiled, stained, or damaged by the placement and operation of their mobile vending operations. Failure to pay for any cleaning or repair shall be grounds for revocation of their vendor's license and cause not to issue a license in the future.
- J. Vendors shall only sell items that may be lawfully sold. Vendors are prohibited from selling drug paraphernalia, as defined by Idaho Code, firearms, pornographic materials or livestock.

3-9-8: - MOBILE VENDING UNIT STANDARDS:

- A. Mobile vending units must be designed and built meeting normal industry standards and used in a safe manner.
- B. Generators shall be in good working order and have an approved muffler so as to not create excessively loud noise or smoke.
- C. A BBQ grill shall be enclosed and permanently built into the structure of the mobile vending unit.
- D. A five-pound "K" class hand-held fire extinguisher is required if a heating or cooking appliance is used.
- E. Unsecured menu boards or sidewalk signs are prohibited.

3-9-9: - PARKING RESTRICTIONS:

Vendor units shall be parked in a legal manner. (Vending operations shall be conducted only in approved locations.)

3-9-10: - DISPOSAL OF GREY WATER:

All wastewater "grey water" shall be disposed of at ~~the a~~ dump station ~~at the city park~~ and all applicable fees shall be paid. No grey water shall be disposed of in any unapproved location such as the curb, gutter or anywhere else on public property.

3-9-11: - SPECIAL EVENT VENDOR:

- A. Vendors operating during a special event where the organizers of the special event have received a special event permit from the city, are subject to the following additional restrictions:
 - 1. All vendors conducting business within seven hundred fifty (750) feet from the perimeter of a special event shall either: 1) obtain a special event vendor's permit from the organizer of the special event; or 2) pay the city a fee of a factor of one and one-half (1.5) the special event vendor's permit fee.
 - 2. Special event vendors may operate during the special event hours as approved by the city in the special event - event plan.

3. Special event vendors may keep their mobile vending units in the approved location for the duration of the approved special event.

3-9-12: - EXPIRATION OF LICENSE:

All licenses issued under the provisions of this chapter shall expire on the date specified in the license. Terms of duration available are thirty (30) days, sixty (60) days, ninety (90) days, one hundred eighty (180) days, and three hundred sixty (360) days.

3-9-13: - UNLAWFUL CONDUCT:

A. No vendor hereunder shall:

1. Fail to comply with any of the requirements and restrictions set forth in this chapter.
2. Misrepresent the purpose of, or affiliation of those engaged in the vending or make any false statement on the application.

3-9-14: - APPEAL FROM DENIAL OF LICENSE:

- A. Any person aggrieved by any action of the city clerk or city council taken pursuant to this chapter, shall have the right to appeal the action or decision to the city council within fourteen (14) days after the notice of the action has been mailed to the person(s), corporation(s) or organization(s) addressed as shown on the application.
- B. An appeal may be taken by filing a written statement setting forth the grounds for the appeal with the city clerk.
- C. A hearing shall be set no later than twenty (20) days from the date of receipt of the appellant's written statement, with the notice and time of the hearing to be provided in the same manner as provided herein.

3-9-15: - PENALTY:

Any person violating this chapter shall be guilty of an infraction punishable as provided in for in IC § 50-302(2) and chapter 4, title 1 of the Kuna City Code.

Section 2: Directing the City Clerk

The City Clerk is directed to file, this Ordinance in the official records of the City and to provide the same to the City's codifier for inclusion and publication in the Kuna City Code.

Section 3: Effective Date

This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 2nd day of July, 2019

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**ORDINANCE NO. 2019-20
CITY OF KUNA**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING KUNA CITY CODE TITLE 3 CHAPTER 9 TITLED TEMPORARY MOBILE VENDOR'S PERMIT:

- **REDEFINING TEMPORARY; AND**
- **PROVIDING FOR MORE LICENSE DURATION OPTIONS; AND**
- **UPDATING APPLICATION AND LICENSE INFORMATION; AND**
- **CLARIFYING VENDOR RESTRICTIONS; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: That Chapter 9 of Title 3 of the Kuna City Code be and the same is hereby amended to read as follows:

CHAPTER 9 - TEMPORARY MOBILE VENDOR'S PERMIT
SECTION:

3-9-1: - DEFINITIONS:

MOBILE VENDING UNIT: A motorized or non-motorized, cart, trailer or vehicle that has at least two (2) functioning wheels, or a table, platform or other temporary fixture that is used to display items for sale, and is operated by a vendor.

SPECIAL EVENT: An event that has received a special event permit from the City of Kuna as provided for in Kuna City Code title 3, chapter 8.

TEMPORARY: A term of not less than thirty (30) days or more than three hundred sixty (360) days, as determined by the vendor and the city clerk.

VENDING: The selling, displaying, or offering for sale any item of tangible personal property, food or other thing of value by a vendor from a mobile vending unit within the city limits from an approved location where the mobile vending unit is stationary and fixed for the purpose of vending.

VENDOR: Any person, including an employee or agent of a group of individuals, partnership, or corporation, who sells food, beverages, goods, or merchandise from a mobile vending unit.

3-9-2: - LICENSES REQUIRED:

- A. All vendors operating within the city limits are required to obtain a vendor's permit from the city clerk's office prior to conducting any business or employing another to conduct business in compliance with the provisions of this chapter.

- B. All vendors must meet all applicable city, state, including Central District Health Department, regulations and requirements, and federal law and licensing requirements to be issued and continually maintain a city issued license.
- C. Any mobile vending unit that is moved from one (1) location to one (1) or more locations within a twenty-four (24) hour period where the vendor continues to sell items, for example, an ice cream truck selling within subdivisions, shall be required to obtain a solicitor's license from the city.

3-9-3: - LICENSE EXCEPTIONS:

- A. The provisions of this chapter shall not apply to:
 - 1. Persons engaged in the delivery of pre-purchased goods.
 - 2. Persons acting on behalf of organizations that are tax exempt under federal laws or regulations.
 - 3. Persons acting on behalf of local, state or national civic organizations.
 - 4. Persons acting pursuant to a court order.
 - 5. Persons acting on behalf of organizations devoted to youth development, such as, but not limited to, Boy Scouts, Girl Scouts and schools.
 - 6. Persons acting on behalf of political, religious or other organizations seeking donations from members.
 - 7. Garage or yard sales, provided that there are no more than two (2) sales held annually from a given location.
 - 8. Farmers' markets and special events as approved by the City Clerk.
 - 9. Lemonade stands or similar activities conducted by persons under the age of eighteen (18) years.

3-9-4: - APPLICATION FOR LICENSE:

- A. Applicants for a license under this chapter must file with the city clerk an application furnished by the city clerk, which states:
 - 1. Duration of license desired
 - 2. Name of the applicant, and name of the business if any.
 - 3. Applicant's Address.
 - 4. A brief description of the nature of the business and the food or goods to be sold.
 - 5. The proposed time and length of operation and the location where the mobile vending unit will be operating with a map, a letter from the property owner should the vending location not be owned by the applicant, and a vehicle license plate number or other means of identification.

6. When the applicant proposes to sell any prepared food product for human consumption, a certification by the Central Health District shall be required for the duration of a license.
7. No license issued hereunder shall be transferable.
8. The city shall approve or deny the application within five (5) days of receipt of the completed application and application fee. Any denial may be appealed pursuant to the provisions of chapter 9 section 13 of this title. If the city does not deny the application within the five (5) days of submission of a completed application with the fee paid, the application shall be deemed approved.
9. Once a license is issued, the applicant has an affirmative duty to maintain all applicable licenses and certifications and to notify the city clerk in writing of any material change in the information provided by the applicant in the original application.
10. A copy of the Central Health District certificate shall be provided prior to issuance of the license. Said certificate shall be maintained and displayed throughout the duration of a license when applicant proposes to sell any prepared food for human consumption.

3-9-5: - LICENSE FEE:

The vendor nonrefundable license fee, based upon the term of the permit, shall be in an amount established by the Kuna City Council and listed on the most current city clerk license fee schedule, and it shall be paid in advance.

3-9-6: - ISSUANCE AND EXHIBITION OF LICENSE:

- A. *Approval.* The city clerk shall notify the applicant when the license request is approved and shall issue a license.
- B. *The license shall contain:*
 1. Name.
 2. Location.
 3. Type of license.
 4. Type of goods to be sold thereunder.
 5. Fee paid.
 6. Issuance date.
 7. Expiration date.
- C. The license issued shall be exhibited in a conspicuous place upon the mobile vending unit.

3-9-7: - MOBILE VENDOR GENERAL RESTRICTIONS:

- A. No vendor shall have any exclusive right to any location on public property; each location shall be subject to first in time, first in right.

- B. Vendors shall be allowed to engage in their licensed business only between 8:00 a.m. and 3:00 a.m. All mobile vending units must be removed from public property during non-vending hours.
- C. Mobile vending units that are located on city public property may be required to move to another location as the city determines based upon the need to use the public property for another event.
- D. A mobile vending unit shall not be located:
1. Where clear pedestrian passage on the public sidewalk is less than five (5) feet wide; or
 2. Within a midblock crosswalk area; or
 3. Within a city-owned parking lot; or
 4. On the portion of a public sidewalk crossed by a public or private driveway or within ten (10) feet of either side of the driveway; or
 5. Within any street corner area;
 6. For purposes of this section:
 - a. *"Midblock crosswalk area"* means the sidewalk area which falls between the two (2) lines fifteen (15) feet beyond each side of a marked midblock crosswalk area (identified by the crosswalk lines delineated on the street pavement) and perpendicular to the curb.
 - b. *"Street corner area"* means the sidewalk area at the intersection of two (2) streets, circumscribed by curbs, the property lines abutting the sidewalk area, and the line including the point along the curb of the street either fifteen (15) feet from the outside line of a corner crosswalk or where there is no marked crosswalk, twenty-five (25) feet from the curb line on the mid-point of the intersecting streets.
 7. Within five (5) feet from a perpendicular line drawn to the curb from either side of a doorway; or
 8. In a manner in which the movement or visibility of vehicles using the street or other public right-of-way is obstructed.
- E. Mobile vending units shall not be locked or chained to a parking meter, tree, street light or other street furniture.
- F. Utility service connections are not permitted. Electrical lines are not allowed overhead or lying in the pedestrian portion of the sidewalk. City street light facilities shall not be used in any way to supply electrical service to a vendor site.
- G. Vendors shall keep the area of operation free of debris. Vendors selling food or beverages must provide trash receptacles and waste removal adjacent to or as a part of their operations. All spilled food, beverages, grease, or other trash or debris accumulating within twenty (20) feet of any mobile vending unit shall be cleaned and collected by the vendor and deposited in the vendor's trash receptacle. The vendor is prohibited from depositing its waste, ice, and any grey or wastewater into sidewalk waste receptacles, privately owned dumpster, city planters, gutters or the street drainage system.

- H. Mobile vending units shall be maintained in such a manner that prevents the spilling or splattering of grease, water, food, or trash on any public right-of-way where the cart, trailer, vehicle, table, platform or other temporary fixture is located. The operator shall be responsible for the cleaning and repair of any public right-of-way soiled, stained, or damaged by the placement and operation of their mobile vending operations.
- I. Vendors shall be responsible for the cleaning and repair of their area that is soiled, stained, or damaged by the placement and operation of their mobile vending operations. Failure to pay for any cleaning or repair shall be grounds for revocation of their vendor's license and cause not to issue a license in the future.
- J. Vendors shall only sell items that may be lawfully sold. Vendors are prohibited from selling drug paraphernalia, as defined by Idaho Code, firearms, pornographic materials or livestock.

3-9-8: - MOBILE VENDING UNIT STANDARDS:

- A. Mobile vending units must be designed and built meeting normal industry standards and used in a safe manner.
- B. Generators shall be in good working order and have an approved muffler so as to not create excessively loud noise or smoke.
- C. A BBQ grill shall be enclosed and permanently built into the structure of the mobile vending unit.
- D. A five-pound "K" class hand-held fire extinguisher is required if a heating or cooking appliance is used.
- E. Unsecured menu boards or sidewalk signs are prohibited.

3-9-9: - PARKING RESTRICTIONS:

Vendor units shall be parked in a legal manner. (Vending operations shall be conducted only in approved locations.)

3-9-10: - DISPOSAL OF GREY WATER:

All wastewater "grey water" shall be disposed of at a dump station and all applicable fees shall be paid. No grey water shall be disposed of in any unapproved location such as the curb, gutter or anywhere else on public property.

3-9-11: - SPECIAL EVENT VENDOR:

- A. Vendors operating during a special event where the organizers of the special event have received a special event permit from the city, are subject to the following additional restrictions:
 - 1. All vendors conducting business within seven hundred fifty (750) feet from the perimeter of a special event shall either: 1) obtain a special event vendor's permit from

- the organizer of the special event; or 2) pay the city a fee of a factor of one and one-half (1.5) the special event vendor's permit fee.
2. Special event vendors may operate during the special event hours as approved by the city in the special event - event plan.
 3. Special event vendors may keep their mobile vending units in the approved location for the duration of the approved special event.

3-9-12: - EXPIRATION OF LICENSE:

All licenses issued under the provisions of this chapter shall expire on the date specified in the license. Terms of duration available are thirty (30) days, sixty (60) days, ninety (90) days, one hundred eighty (180) days, and three hundred sixty (360) days.

3-9-13: - UNLAWFUL CONDUCT:

A. No vendor hereunder shall:

1. Fail to comply with any of the requirements and restrictions set forth in this chapter.
2. Misrepresent the purpose of, or affiliation of those engaged in the vending or make any false statement on the application.

3-9-14: - APPEAL FROM DENIAL OF LICENSE:

- A. Any person aggrieved by any action of the city clerk or city council taken pursuant to this chapter, shall have the right to appeal the action or decision to the city council within fourteen (14) days after the notice of the action has been mailed to the person(s), corporation(s) or organization(s) addressed as shown on the application.
- B. An appeal may be taken by filing a written statement setting forth the grounds for the appeal with the city clerk.
- C. A hearing shall be set no later than twenty (20) days from the date of receipt of the appellant's written statement, with the notice and time of the hearing to be provided in the same manner as provided herein.

3-9-15: - PENALTY:

Any person violating this chapter shall be guilty of an infraction punishable as provided in for in IC § 50-302(2) and chapter 4, title 1 of the Kuna City Code.

Section 2: Directing the City Clerk

The City Clerk is directed to file, this Ordinance in the official records of the City and to provide the same to the City's codifier for inclusion and publication in the Kuna City Code.

Section 3: Effective Date

This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 2nd day of July, 2019

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**RESOLUTION NO. R46-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY OF KUNA, IDAHO AMENDING AND REFORMING THE TEMPORARY MOBILE VENDOR PERMIT FEES SET IN RESOLUTION R66-2014 TO INCREASE THE THIRTY (30) DAY PERMIT FEE AND ESTABLISH ONE HUNDRED EIGHTY (180) DAY AND THREE HUNDRED SIXTY (360) DAY PERMIT FEES AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council approved R66-2014 on November 18, 2014 establishing fees to be charged and collected by the City of Kuna for Temporary Mobile Vendor Permits, which Resolution is herein amended and reformed; and

WHEREAS, the City Council of Kuna, Idaho approved Ordinance No. 2019-20 amending Kuna City Code 3-9-1, specifically, the definition of Temporary from a term of not less than thirty (30) days or more than ninety (90) days to a term of not less than thirty (30) days or more than three hundred sixty (360) days; and

WHEREAS, Kuna City Code 3-9-5 states Temporary Mobile Vendor Permit Fees shall be established by the Kuna City Council; and

WHEREAS, a public hearing, properly noticed under the provisions of Idaho Code §63-1311A, was held on July 2, 2019 establishing the public record fees to be charged.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: The following Temporary Mobile Vendor Permit Fee Schedule is hereby approved and adopted by the City of Kuna, Idaho:

Thirty (30) day permit - ~~\$1520.00~~
 Sixty (60) day permit - \$25.00
 Ninety (90) day permit - \$30.00
~~Ninety (90) day renewal fee - \$25.00~~
One Hundred Eighty (180) day permit - \$35.00
Three Hundred Sixty (360) day permit - \$40.00

Section 2: This resolution shall take effect and be in force from and after its passage and approval.

PASSED BY THE COUNCIL of Kuna, Idaho this 2nd day of July, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 2nd day of July, 2019.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**ORDINANCE NO. 2019-21
CITY OF KUNA**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING KUNA CITY CODE TITLE 3 CHAPTER 4 TITLED GENERAL LICENSE PROVISIONS:

- **PROVIDING FOR MORE LICENSE DURATION OPTIONS; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: That Chapter 4 of Title 3 of the Kuna City Code be and the same is hereby amended to read as follows:

CHAPTER 4 - GENERAL LICENSE PROVISIONS^[2]
SECTION:

3-4-1: - LICENSE REQUIRED:

No person shall operate, conduct or engage in any trade, business, profession or vocation as a commercial business or home occupation business within the city without first having obtained a license from the city clerk or designee. Such license shall be issued upon payment of the fees and upon the applicant's compliance with the applicable provisions of this title. All licenses shall be a personal privilege of the holder thereof and except as expressly provided herein shall become void if the holder shall cease to personally supervise, conduct and operate the trade or business for which such license has been issued. No license fee or any part thereof shall be refunded even though the licensee may fail to operate for the period named therein or any portion of such period.

3-4-2: - FORM OF LICENSE:

The city clerk or designee shall prepare a license to be displayed by the business. Each license shall specify the business name, expiration date and the principal place of business of the licensee.

3-4-3: - LICENSE FEES PAYABLE IN ADVANCE:

License fees are nonrefundable and shall be paid to the city clerk. The uniform charge for each license shall be set by resolution.

Applications submitted for new businesses shall pay in advance the full license and expire twelve (12) months, thirty-six (36) months, or sixty (60) months from the month of application depending on duration of license selected.

Applications for renewal of an existing business shall pay in advance the full renewal license fee regardless of the month renewed.

3-4-4: - APPLICATION FOR LICENSE:

Any person desiring to obtain any of the licenses provided for in this chapter shall first make written application under oath to the city clerk, acting on behalf of the city council, on a form provided by the city clerk. Completed applications shall be submitted to the city clerk. The clerk

shall not accept any applications which are not complete. An application shall be deemed submitted when it has been accepted by the city clerk.

3-4-5: - APPROVAL OF LICENSE:

Except as otherwise provided in this chapter, all license applications shall be presented to the city clerk for approval. The city clerk, after due consideration of the application, shall either grant or deny the same. The city clerk may deny the application upon finding that the applicant does not meet one (1) or more of the qualifications of this chapter, or that applicant's conduct of business will violate any provision of the building code, fire code, zoning regulations, health code or any other applicable ordinance or statute of the city, county or State of Idaho.

3-4-6: - LICENSE NONTRANSFERABLE, NONPORTABLE:

Except as specifically provided by this Code or by state law, no license granted or issued by the city shall in any manner be assigned or transferred to any person other than the holder thereof, nor shall it authorize any person other than is mentioned or named therein to conduct such business, nor shall it authorize any other business than is therein mentioned or named to be done or transacted. Additionally, a city license is only valid for the location requested.

3-4-7: - SUSPENSION OR REVOCATION OF LICENSES:

A license granted under the provisions of this chapter may be suspended or revoked at any time by the city council for failure to comply with the applicable provisions of this chapter or for failure to comply with any provision of the building code, fire code, zoning regulations, health code or any other applicable ordinance or statute of the city, county or State of Idaho. License fees are not refundable for suspension or revocation of licenses.

3-4-8: - DURATION OF LICENSE:

All licenses issued under this chapter shall ~~be valid for a maximum of one (1) year. Each new license shall expire at 12:00 midnight, on the last day of the month, twelve (12) months, thirty-six (36) months, or sixty (60) months from the month of original issue depending on duration of license. Each renewed license shall expire at 12:00 midnight, on the last day of the month, on the original assigned expiration month.~~ No grace period is provided.

Any license that is not renewed by the expiration date, a new license with corresponding fees and approvals is required.

The city clerk has the authority to set the original expiration date to coincide with other city required licensing including but not limited to alcohol licensing.

3-4-9: - FAILURE TO PROCURE LICENSE:

Any person that shall operate, conduct or engage in any trade, business, profession or vocation for which a license is required without first procuring such a license from the city clerk shall be deemed in violation. In addition to suspension or revocation of a license, violations of any of the provisions of this Code, are misdemeanor criminal offenses and may subject the violator to criminal prosecution and the potential penalties provided for in section 1-4-1 of this Code.

3-4-10: - APPEAL FROM DENIAL OF LICENSE:

Any person aggrieved by any action of the city clerk, shall have the right to appeal the action or decision to the city council pursuant to title 1, chapter 15, section 1 of the Kuna City Code.

3-4-11: - EFFECTIVE DATE:

This ordinance shall become effective upon ~~after its public hearing~~, passage and publication.

Section 2: Directing the City Clerk

The City Clerk is directed to file, this Ordinance in the official records of the City and to provide the same to the City's codifier for inclusion and publication in the Kuna City Code.

Section 3: Effective Date

This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 2nd day of July, 2019

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**ORDINANCE NO. 2019-21
CITY OF KUNA**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING KUNA CITY CODE TITLE 3 CHAPTER 4 TITLED GENERAL LICENSE PROVISIONS:

- **PROVIDING FOR MORE LICENSE DURATION OPTIONS; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: That Chapter 4 of Title 3 of the Kuna City Code be and the same is hereby amended to read as follows:

CHAPTER 4 - GENERAL LICENSE PROVISIONS^[2]
SECTION:

3-4-1: - LICENSE REQUIRED:

No person shall operate, conduct or engage in any trade, business, profession or vocation as a commercial business or home occupation business within the city without first having obtained a license from the city clerk or designee. Such license shall be issued upon payment of the fees and upon the applicant's compliance with the applicable provisions of this title. All licenses shall be a personal privilege of the holder thereof and except as expressly provided herein shall become void if the holder shall cease to personally supervise, conduct and operate the trade or business for which such license has been issued. No license fee or any part thereof shall be refunded even though the licensee may fail to operate for the period named therein or any portion of such period.

3-4-2: - FORM OF LICENSE:

The city clerk or designee shall prepare a license to be displayed by the business. Each license shall specify the business name, expiration date and the principal place of business of the licensee.

3-4-3: - LICENSE FEES PAYABLE IN ADVANCE:

License fees are nonrefundable and shall be paid to the city clerk. The uniform charge for each license shall be set by resolution.

Applications submitted for new businesses shall pay in advance the full license and expire twelve (12) months, thirty-six (36) months, or sixty (60) months from the month of application depending on duration of license selected.

Applications for renewal of an existing business shall pay in advance the full renewal license fee regardless of the month renewed.

3-4-4: - APPLICATION FOR LICENSE:

Any person desiring to obtain any of the licenses provided for in this chapter shall first make written application under oath to the city clerk, acting on behalf of the city council, on a form provided by the city clerk. Completed applications shall be submitted to the city clerk. The clerk shall not accept any applications which are not complete. An application shall be deemed submitted when it has been accepted by the city clerk.

3-4-5: - APPROVAL OF LICENSE:

Except as otherwise provided in this chapter, all license applications shall be presented to the city clerk for approval. The city clerk, after due consideration of the application, shall either grant or deny the same. The city clerk may deny the application upon finding that the applicant does not meet one (1) or more of the qualifications of this chapter, or that applicant's conduct of business will violate any provision of the building code, fire code, zoning regulations, health code or any other applicable ordinance or statute of the city, county or State of Idaho.

3-4-6: - LICENSE NONTRANSFERABLE, NONPORTABLE:

Except as specifically provided by this Code or by state law, no license granted or issued by the city shall in any manner be assigned or transferred to any person other than the holder thereof, nor shall it authorize any person other than is mentioned or named therein to conduct such business, nor shall it authorize any other business than is therein mentioned or named to be done or transacted. Additionally, a city license is only valid for the location requested.

3-4-7: - SUSPENSION OR REVOCATION OF LICENSES:

A license granted under the provisions of this chapter may be suspended or revoked at any time by the city council for failure to comply with the applicable provisions of this chapter or for failure to comply with any provision of the building code, fire code, zoning regulations, health code or any other applicable ordinance or statute of the city, county or State of Idaho. License fees are not refundable for suspension or revocation of licenses.

3-4-8: - DURATION OF LICENSE:

All licenses issued under this chapter shall expire at 12:00 midnight, on the last day of the month, twelve (12) months, thirty-six (36) months, or sixty (60) months from the month of original issue depending on duration of license. No grace period is provided.

Any license that is not renewed by the expiration date, a new license with corresponding fees and approvals is required.

The city clerk has the authority to set the original expiration date to coincide with other city required licensing including but not limited to alcohol licensing.

3-4-9: - FAILURE TO PROCURE LICENSE:

Any person that shall operate, conduct or engage in any trade, business, profession or vocation for which a license is required without first procuring such a license from the city clerk shall be deemed in violation. In addition to suspension or revocation of a license, violations of any of the provisions of this Code, are misdemeanor criminal offenses and may subject the violator to criminal prosecution and the potential penalties provided for in section 1-4-1 of this Code.

3-4-10: - APPEAL FROM DENIAL OF LICENSE:

Any person aggrieved by any action of the city clerk, shall have the right to appeal the action or decision to the city council pursuant to title 1, chapter 15, section 1 of the Kuna City Code.

3-4-11: - EFFECTIVE DATE:

This ordinance shall become effective upon passage and publication.

Section 2: Directing the City Clerk

The City Clerk is directed to file, this Ordinance in the official records of the City and to provide the same to the City's codifier for inclusion and publication in the Kuna City Code.

Section 3: Effective Date

This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 2nd day of July, 2019

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**RESOLUTION NO. R47-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING AND REFORMING FEES FOR BUSINESS LICENSES ISSUED BY THE CITY OF KUNA, IDAHO SET IN RESOLUTION NO. R37-2016 TO INCLUDE ONE (1), THREE (3), AND FIVE (5) YEAR OPTIONS AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City Council approved R37-2016 on May 18, 2016 establishing fees to be charged and collected by the City of Kuna for business licenses issued by the City of Kuna, Idaho, which Resolution is herein amended and reformed; and

WHEREAS, the City of Kuna, Idaho provides for one (1), three (3), and five (5) year business license options; and

WHEREAS, Kuna City Code 3-4-3 states the fee for each license shall be set by resolution; and

WHEREAS, a public hearing, properly noticed under the provisions of Idaho Code §63-1311A, was held on July 2, 2019 establishing the new business license fees to be charged.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: The following amended Business License Fee Schedule is hereby approved and adopted by the City of Kuna, Idaho:

	NEW BUSINESS LICENSES	BUSINESS LICENSE RENEWALS
One (1) Year	\$24.00	\$10.00
Three (3) Years	\$48.00	\$20.00
Five (5) Years	\$72.00	\$30.00

Section 2: This resolution shall take effect and be in force from and after its passage and approval.

PASSED BY THE COUNCIL of Kuna, Idaho this 2nd day of July, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho 2nd day of July, 2019.

Joe L. Stear, Mayor

ATTEST:

Chris Engel, City Clerk



City of Kuna

City Council Staff Memo

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

To: City Council

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

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

Planner: Troy Behunin, Planner III

Hearing Date: June 04, 2019
 Tabled & Re-noticed: July 2, 2019

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

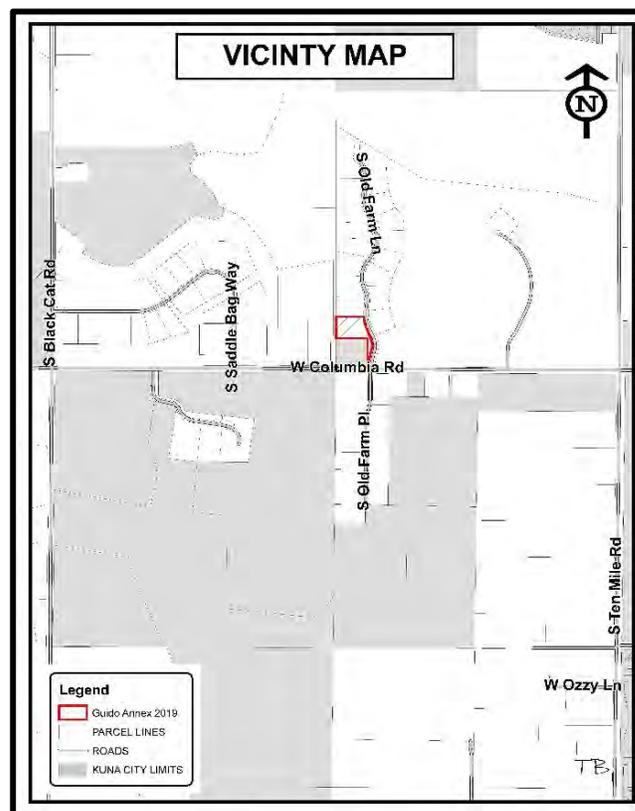


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|--|---|

A. Process and Noticing:

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

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

a. Notifications

- | | |
|---|--|
| <ul style="list-style-type: none"> i. Neighborhood Meeting ii. Agencies iii. 450' Property Owners iv. Kuna, Melba Newspaper | <ul style="list-style-type: none"> January 19, 2019 (14 persons attended) April 8, 2019 June 17, 2019 June 5, 2019 |
|---|--|

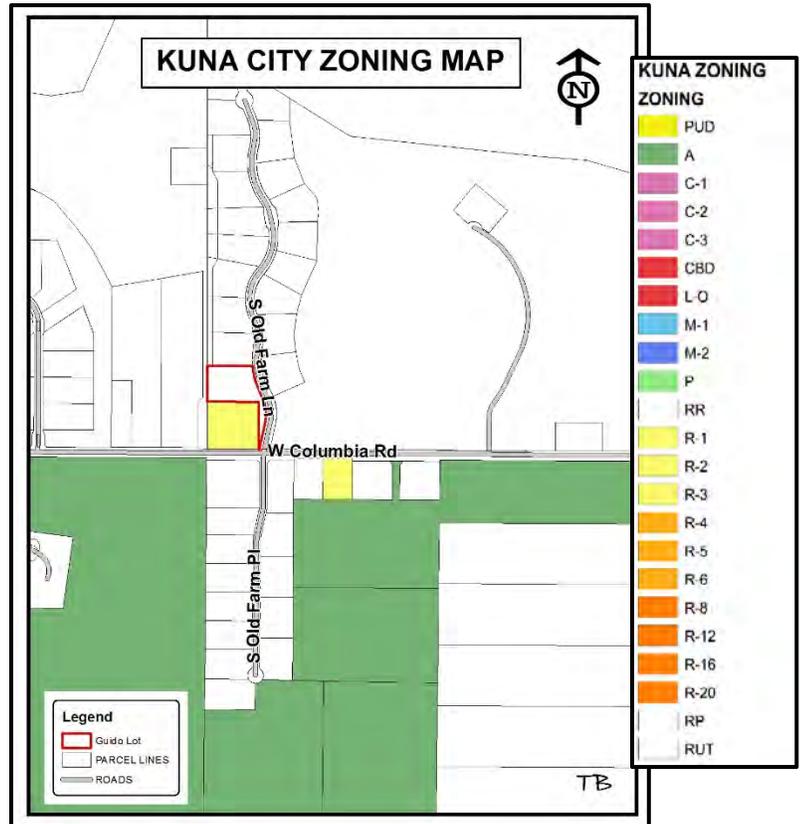
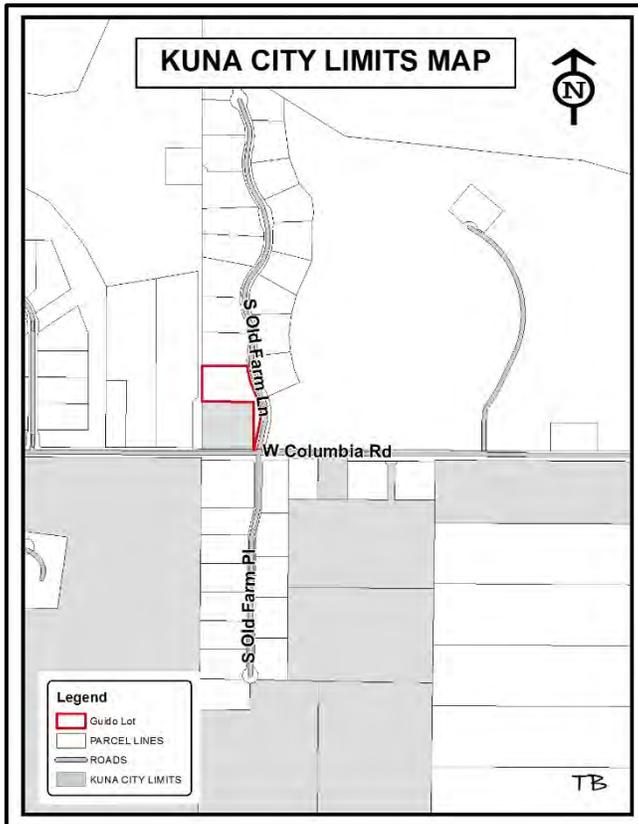
v. Site Posted

May 16, 2019

B. Applicant Request:

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

C. Exhibit Maps:

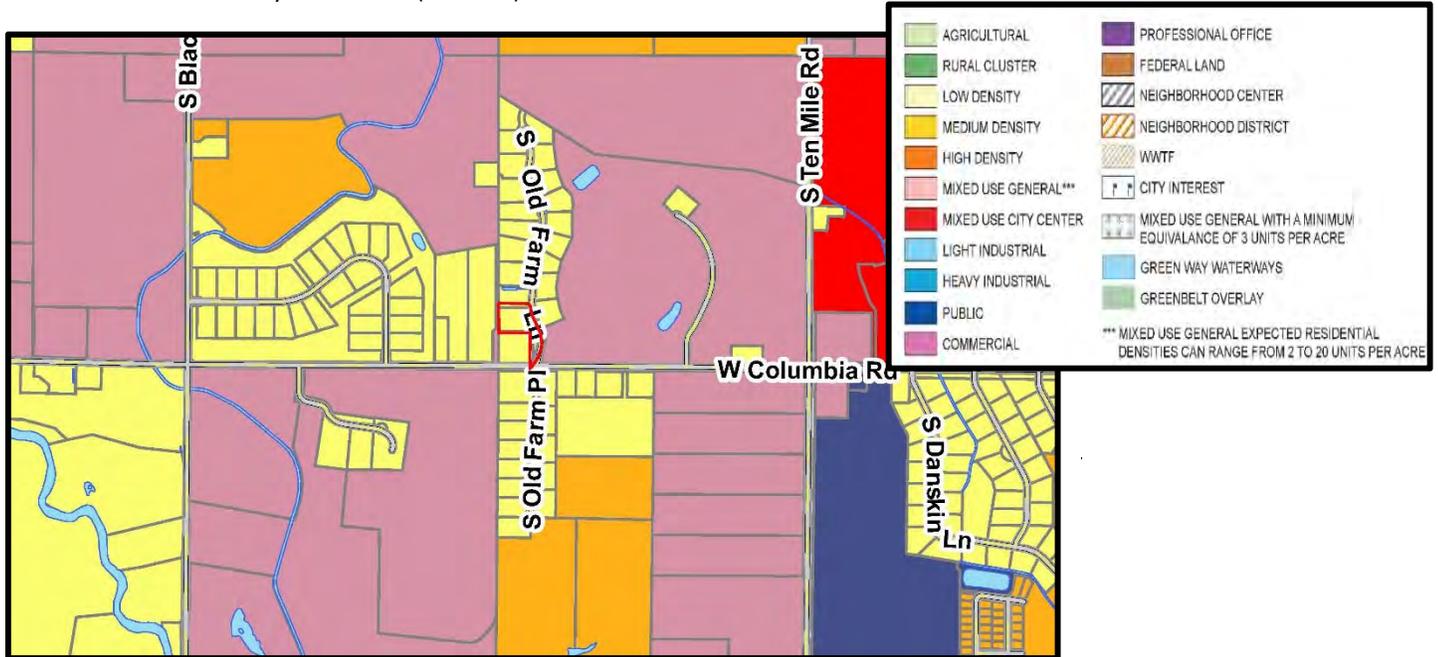


©COPYRIGHTED

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

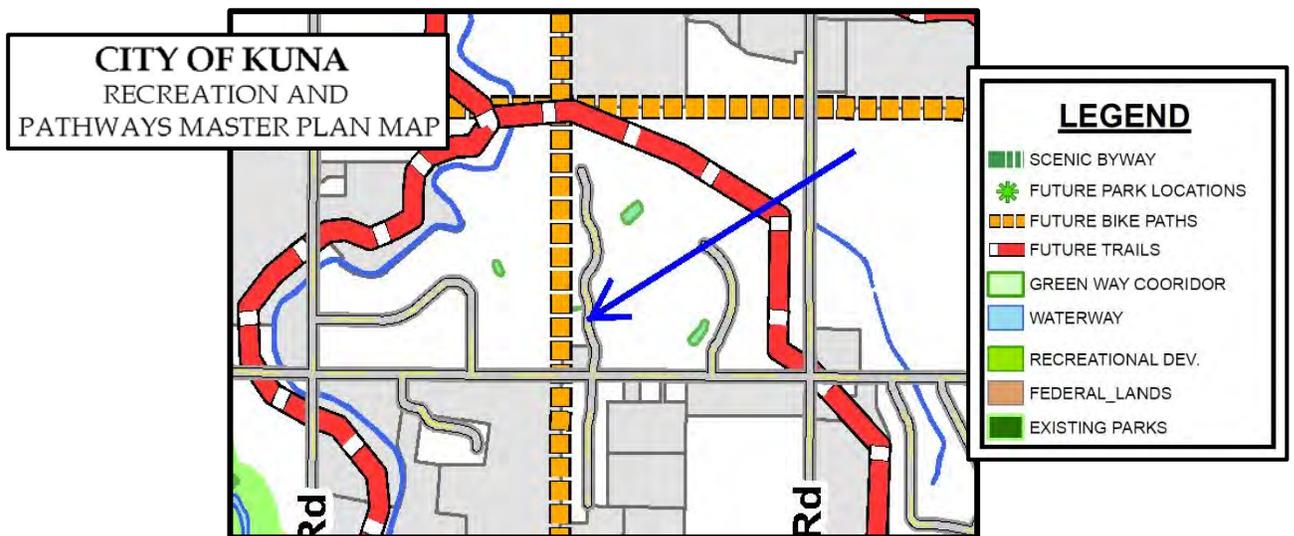
E. General Projects Facts:

- 1. Comprehensive Plan Designation:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approx. 1.51 acre site as Low Density Residential (2-4 DUA).



2. Kuna Recreation and Pathways Master Plan Map:

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



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

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

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

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

5. **Services:**

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

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

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

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

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

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

F. **Staff Analysis:**

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

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

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards Case No. 19-01-AN, to City Council with recommended conditions of approval listed in section ‘N’ of this report.

G. Applicable Standards:

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

H. Proposed Factual Summary:

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

I. Proposed Comprehensive Plan Analysis:

The Kuna City Council may accept or reject the Comprehensive Plan components, and has determined the proposed annexation request for the lot *is/is not* consistent with the following Comprehensive Plan components as described below:

The comprehensive plan is a living document, intended for use as a guide to governmental bodies. The plan is not law that must be strictly adhered to in the most stringent sense; it is to be used by public officials to assist their decision making for the City.

2.0 – Property Rights and Summary

Goal 1: Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and evaluate with guidance from the City attorney and the Idaho Attorney General's six criterion established to determine the potential for property "takings".

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

5.0 Economic Development Goals and Objectives - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement.

Comment: The proposed application complies with the comprehensive plan by providing an additional lot size rarely found in Kuna.

6.0 Land Use Goals and Objectives - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles.

Comment: The project complies with the land use plan as adopted by the City by incorporating the following; a large lot that fits the surrounding neighborhood, a variation of housing densities and types and promotes desirable, cohesive community character in a quality neighborhood.

8.0 - Public Services, Facilities and Utilities Goals and Objectives - Summary:

Provide adequate services, facilities, and utilities for all City residents and annex contiguous properties who request City services. Ensure that development within Kuna connects into the City's sanitary sewer and potable water systems and continue expansion of the City's sewer systems as resources allow.

Comment: Kuna has adequate services for this annexation (and future home) and the authority to annex the requested lot into the City. This application will connect to the City's potable water system.

9.0 - Transportation Goals and Objectives - Summary:

Work with Kuna City, ACHD and COMPASS to promote and encourage bicycling and walking as transportation modes. Develop a transportation strategy and identify future transit corridors while requiring developers to preserve rights-of-way, to improve mobility on major routes while balancing land use planning with transportation needs.

Comment: The project meets the transportation goals of the City by adding a single home within an existing subdivision without adding an additional access point.

12.0 - Housing Goals and Objectives - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl.

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

13.0 - Community Design Goals and Objectives - Summary:

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and create a sense of place.

Comment: The application incorporates sound community design and will possibly foster neighborhood interactions and activities.

J. Proposed Kuna City Code Analysis:

1. This request **appears/doesn't appear** to be consistent **and/or** in compliance with Kuna City Code (KCC).
Comment: The proposed project meets the land use and standards stated within Chapter 3, Title 5 of KCC. Staff also finds that the proposed project meets all applicable requirements of Title 6 of KCC.
2. The site **is / is not** physically suitable for a subdivision.
Comment: The approx. 1.51 acre lot has sufficient size to include a single family home.
3. The annexation and subdivision uses **are / are not** likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
Comment: The land to be annexed is not used as wildlife habitat. Staff is not aware of any environmental damage or loss of habitat associated with the proposed development.
4. The annexation application **is / is not** likely to cause adverse public health problems.
Comment: The annexation of the property requires a zoning designation per Kuna Code 5-13-9. The low density zone and desire to build a home on site requires connection to potable water, therefore eliminating the occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.

5. The application **does/does not** appear to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

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

6. The existing and proposed street and utility services in proximity to the site **are/are not** suitable and adequate for residential purposes.

K. Recommendation of the Commission:

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

L. Proposed Decision by the City Council:

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

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

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

M. Recommended Conditions of Approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve all sewer connections.
 - b. The City Engineer shall approve drainage and grading plans (as necessary).
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 - d. The Kuna Rural Fire District shall approve Installation of fire protection facilities as required by Kuna Fire District is required (as necessary).
 - e. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
2. Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.

3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
4. The *land owner/applicant/developer and any future assigns* having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and/or Council, or seek amending them through public hearing processes.
5. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
6. Applicant shall demonstrate permanent access, maintenance and care for all lots affected by shared driveways as proposed on the preliminary plat bearing the same date as above.
7. Compliance with all local, state and federal laws is required.



City of Kuna
Kuna City Council
Findings of Fact and Conclusions of Law

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

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

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

Comment: Kuna City Council held a public hearing on the subject application on June 4, 2019, to hear from City staff, the applicant and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written.

2. Based on the evidence contained in Case No. 19-01-AN, this proposal **does/does not** generally comply with the Comprehensive Plan and City Code.

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

3. Based on the evidence contained in Case No. 19-01-AN, this proposal **does/does not** generally comply with the City Code.

Comment: The applicant has submitted a complete application, and following staffs review the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5.

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

Comment: On June 4, 2019, the Council voted to **approve/conditionally approve/deny** Case No. 19-01-AN.

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

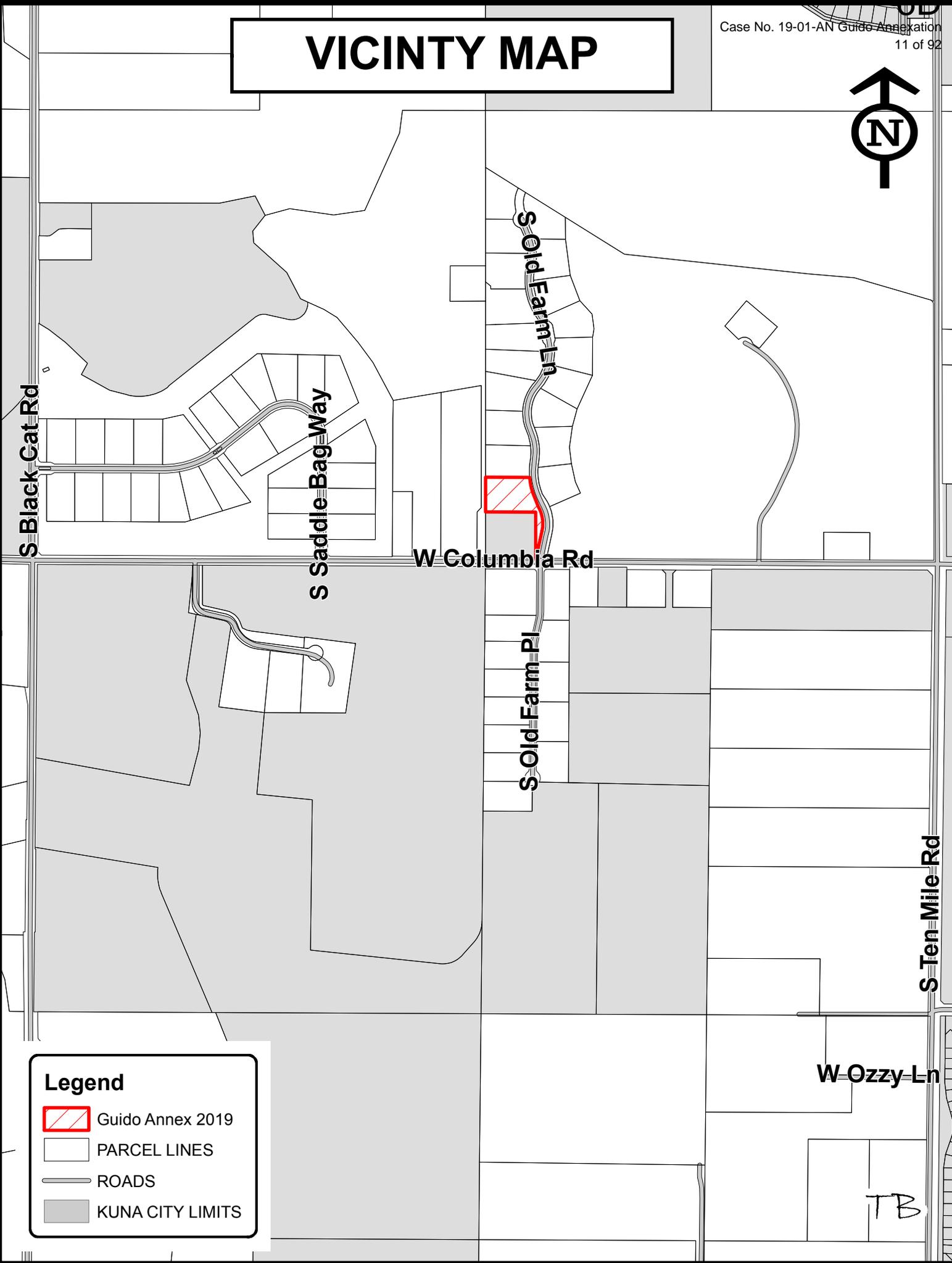
Comment: Neighborhood Notices were mailed out to residents within 450-FT of the proposed project site on June 17, 2019, and a legal notice was published in the Kuna Melba Newspaper on June 5, 2019. The applicant placed a sign on the property on May 16, 2019.

Based upon the record in 19-01-AN, including the Comprehensive Plan, Kuna City Code, Staff's report, including the exhibits, and the testimony elicited during the public hearing, the Council hereby **approves/conditionally approves/denies** Case No. 19-01-AN, a request for annexation into Kuna to Council, by the applicant as follows:

*The Council concludes that the Application **does/does not** comply with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the annexation regulations.*

DATED this _____ day of July, 2019.

VICINITY MAP

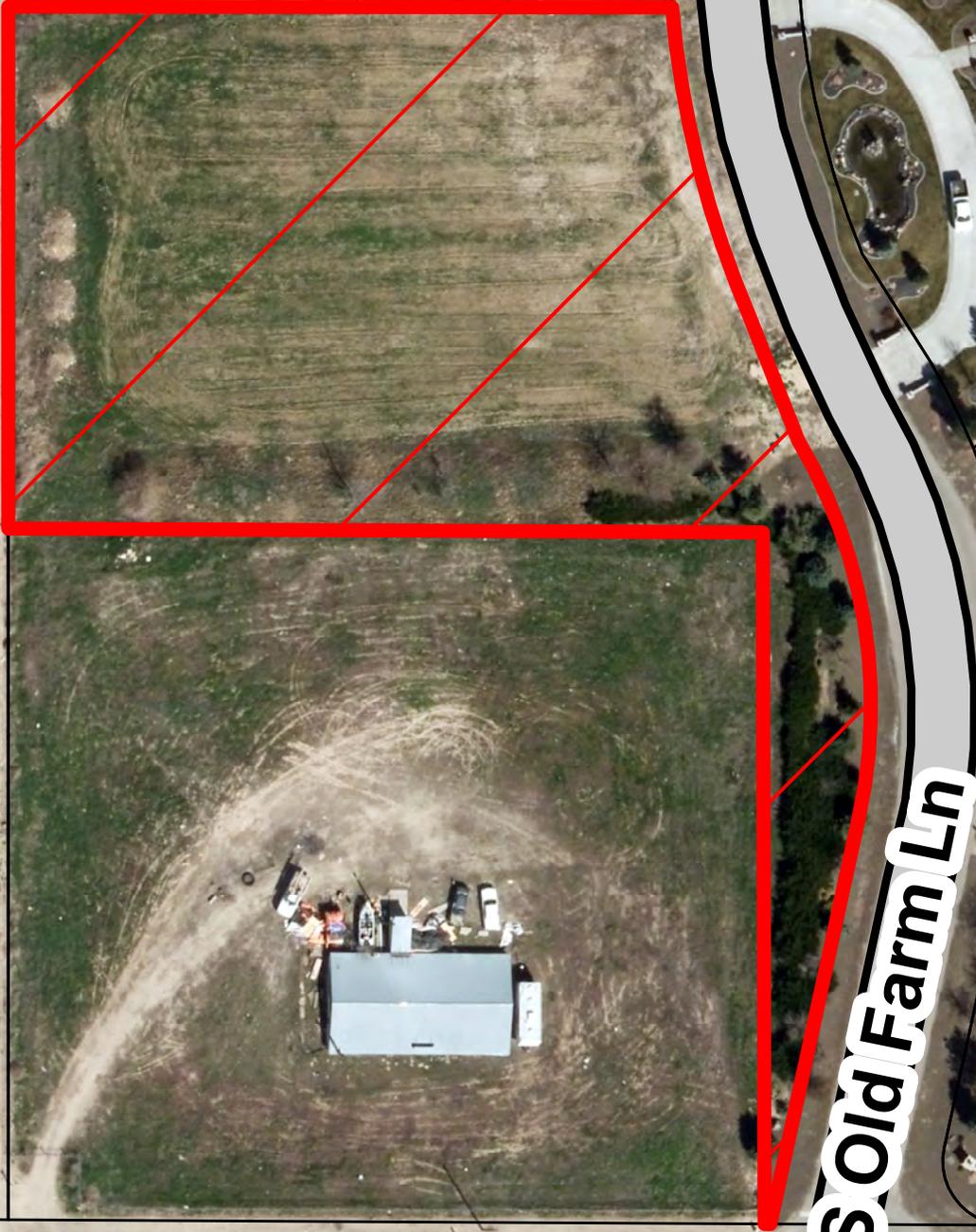


Legend

-  Guido Annex 2019
-  PARCEL LINES
-  ROADS
-  KUNA CITY LIMITS

TB

AERIAL MAP



W Columbia Rd

Sold Farm Ln

Legend

-  Guido Annex 2019
-  PARCEL LINES
-  ROADS

TB

December 10, 2018

Cottonwood Crossing farm, LLC
Joe Guido
7744 S Bella Terra Ln
Meridian, Idaho 83642
C: 208 891-9521

TO: City of Kuna
Subject: Letter of Intent to Annex

We request annexation of Lot 1, Blk 1, Ironhorse Subdivision, it is currently a part of Ada County and designated as a non build-able Lot, if approved it would be a buildable lot in the City of Kuna,

A Portion of this Lot (11%) would be Common Area for the benefit of the Ironhorse Subdivision Home Owners Association (HOA). This area is depicted on attached plat with metes and bounds.

This lot is currently the 1st lot on the west side of Old Farm Ln, as one enters the subdivision, it is unsightly, and the current residents of Ironhorse would prefer to have a nice landscaped home replace this weedy property.

This lot is currently has Sewer, Kuna Water, Power, Telephone, Natural Gas and pressurized Irrigation directly on the Lot.

Please do not hesitate to call me should any questions arise at (208) 891-9521



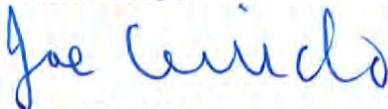
Joe Guido
Cottonwood Crossing Farm, LLC

March 12, 2019

TO: City of Kuna
FROM: Cottonwood Crossing farm, LLC / Joseph Guido
SUBJECT: Zone Preference

We wish to annex Lot 1, Blk 1 Ironhorse into the City of Kuna as an R2 designation.

Sincerely,



Joe Guido

received
3.12.2019 TB



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	19-01-AN
Project name	J&K Guido Annex
Date Received	
Date Accepted/ Complete	03.07.2019
Cross Reference Files	
Commission Hearing Date	04.23.2019
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: Cottonwood Crossing Farm	Phone Number: 208 891 9521
Address: 7144 Bella Terra Ln	E-Mail: joetwhe@aol.com
City, State, Zip: Meridian, ID 83642	Fax #: _____
Applicant (Developer):	Phone Number: _____
Address: SAME	E-Mail: SAME
City, State, Zip: _____	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: LOT 1, BLK 1 - Ironhorse Subdivision	
Site Location (Cross Streets): W Columbia Rd	
Parcel Number (s): R4313 530010	
Section, Township, Range: 02N01W0301	
Property size: 651821 sq ft / 1.51 ac	
Current land use: Weedy LOT	Proposed land use: Buildable LOT
Current zoning district: Ada County	Proposed zoning district: _____

Project Description

Project / subdivision name: IRONHORSE SUBDIVISION
 General description of proposed project / request: LOT 1 - BIK 1

Type of use proposed (check all that apply):
 Residential
 Commercial
 Office
 Industrial
 Other

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
 Please describe the existing buildings: _____
 Any existing buildings to remain? Yes No
 Number of residential units: 1 Number of building lots: 1
 Number of common and/or other lots: _____
 Type of dwellings proposed:
 Single-Family
 Townhouses
 Duplexes
 Multi-Family
 Other

Minimum Square footage of structure (s): 2500 sq ft
 Gross density (DU/acre-total property): 1.51 Net density (DU/acre-excluding roads): 1.51
 Percentage of open space provided: 11% Acreage of open space: 0.17 A
 Type of open space provided (i.e. landscaping, public, common, etc.): Landscaped & Sprinkles

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: Joe Guido Date: 12-10-2018

B & A Engineers, Inc.

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

A Portion of Parcel "A" Record of Survey #11468 and a Portion of Lot 1 of Block 1 Ironhorse Subdivision

November 30, 2018

The southeasterly portion of Lot 1, Block 1 of Ironhorse Subdivision, as shown on the official plat thereof on file in Book 91 of Plats at Pages 10651 through 10655 records of Ada County, Idaho, being situated in the southeast quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the southeast corner of Lot 2, Block 1 of said Ironhorse Subdivision; thence 126.35 feet along a non-tangent curve deflecting to the left having a radius of 392.69 feet, a central angle of 18°26'09", a long chord bearing of S14°32'18"E, and a long chord distance of 125.81 feet along the westerly boundary of Lot 11 of said Ironhorse Subdivision and along the easterly boundary of said Lot 1; thence S21°44'13"E, 50.53 feet along the westerly boundary of said Lot 11 and along the easterly boundary of said Lot 1; thence S30°03'14"E, 7.08 feet along the westerly boundary of said Lot 11 and the easterly boundary of said Lot 1; thence 32.97 feet along a tangent curve deflecting to the right having a radius of 203.44 feet, a central angle of 09°17'12", a long chord bearing of S24°24'47"E, and a long chord distance of 32.94 feet along the westerly boundary of said Lot 11 and along the easterly boundary of said Lot 1 to the **POINT OF BEGINNING**:

Thence continuing 112.51 feet along a tangent curve deflecting to the right, having a radius of 203.44 feet, a central angle of 31°41'08", a long chord bearing of S03°55'37"E, and a long chord distance of 111.08 feet along the westerly boundary of said Lot 11 and along the easterly boundary of said Lot 1 to a corner of said Lot 1;

Thence S11°54'56"W, 162.71 feet along the westerly boundary of said Lot 11 and along the easterly boundary of said Lot 1 to the northerly right-of-way of West Columbia Road;

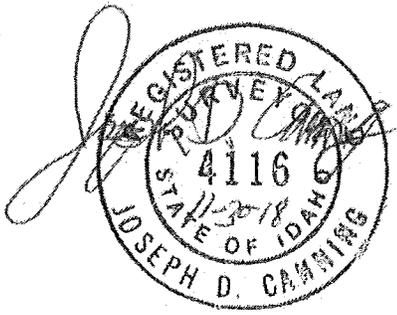
Thence S89°54'57"W, 2.28 feet along northerly right-of-way of West Columbia Road and along the southerly most boundary of said Lot 1 to a corner of said Lot 1;

Thence N00°30'23"W, 269.99 feet along the westerly boundary of said Lot 1 to a corner of Lot 1;

Thence N89°54'57"E, 30.66 feet along the extension of the boundary of said Lot 1 to the **POINT OF BEGINNING**.

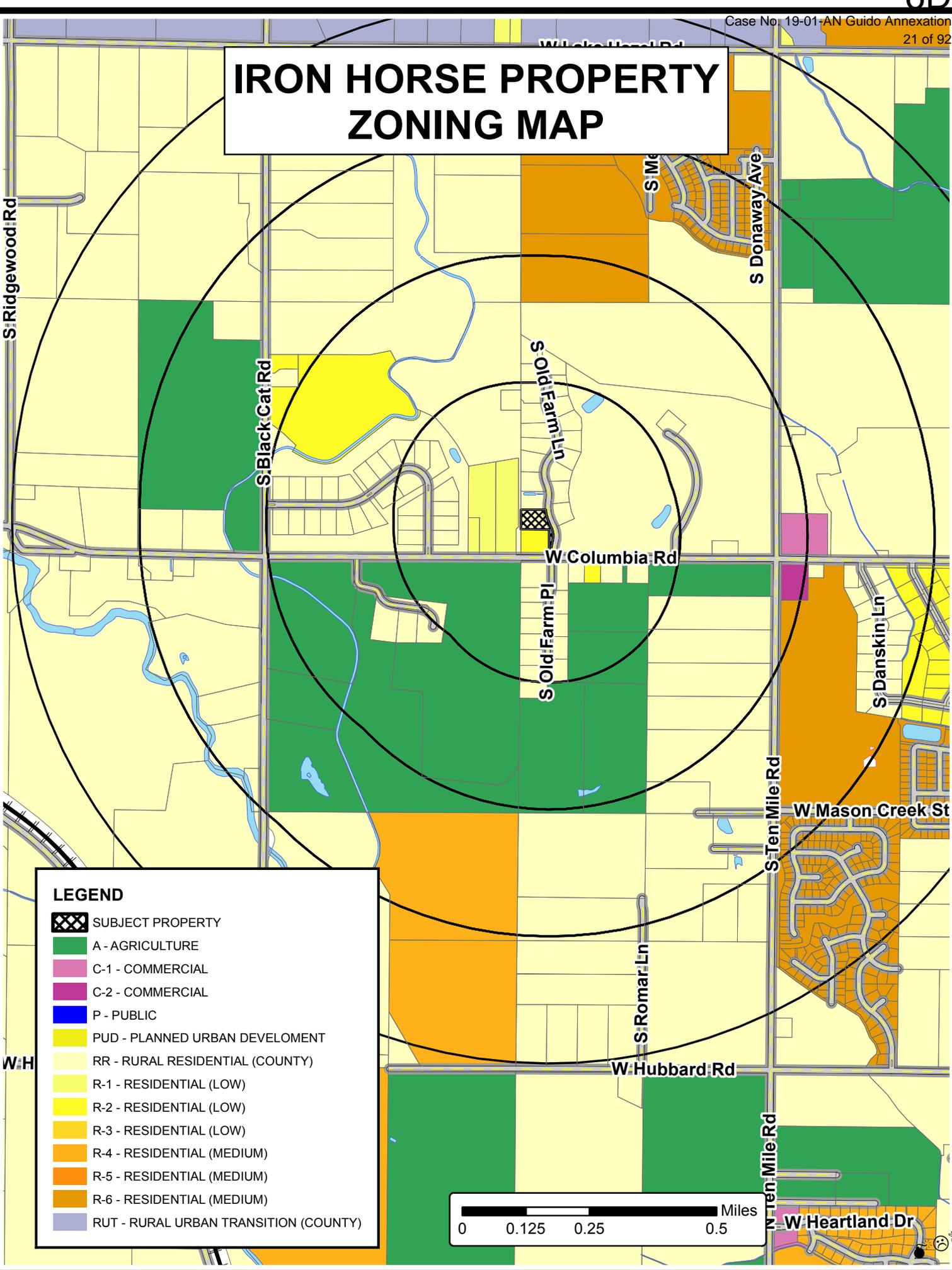
Comprising 7,489 square feet, more or less.

Subject to easements of record or apparent.



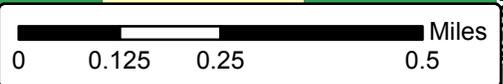


IRON HORSE PROPERTY ZONING MAP

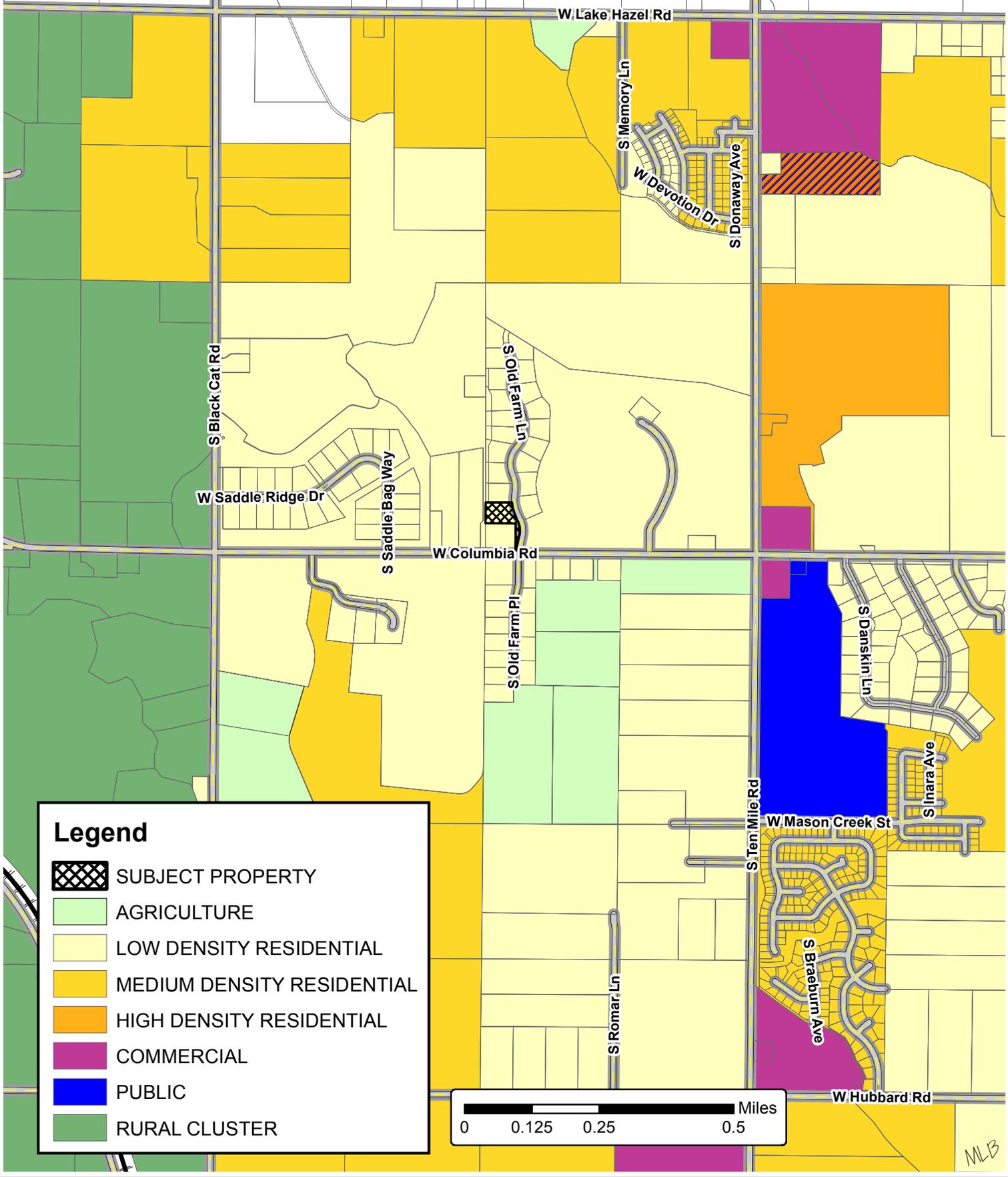


LEGEND

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

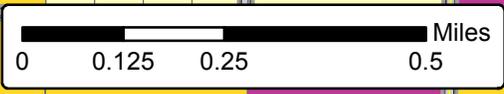


IRON HORSE AREA COMPREHENSIVE PLAN MAP



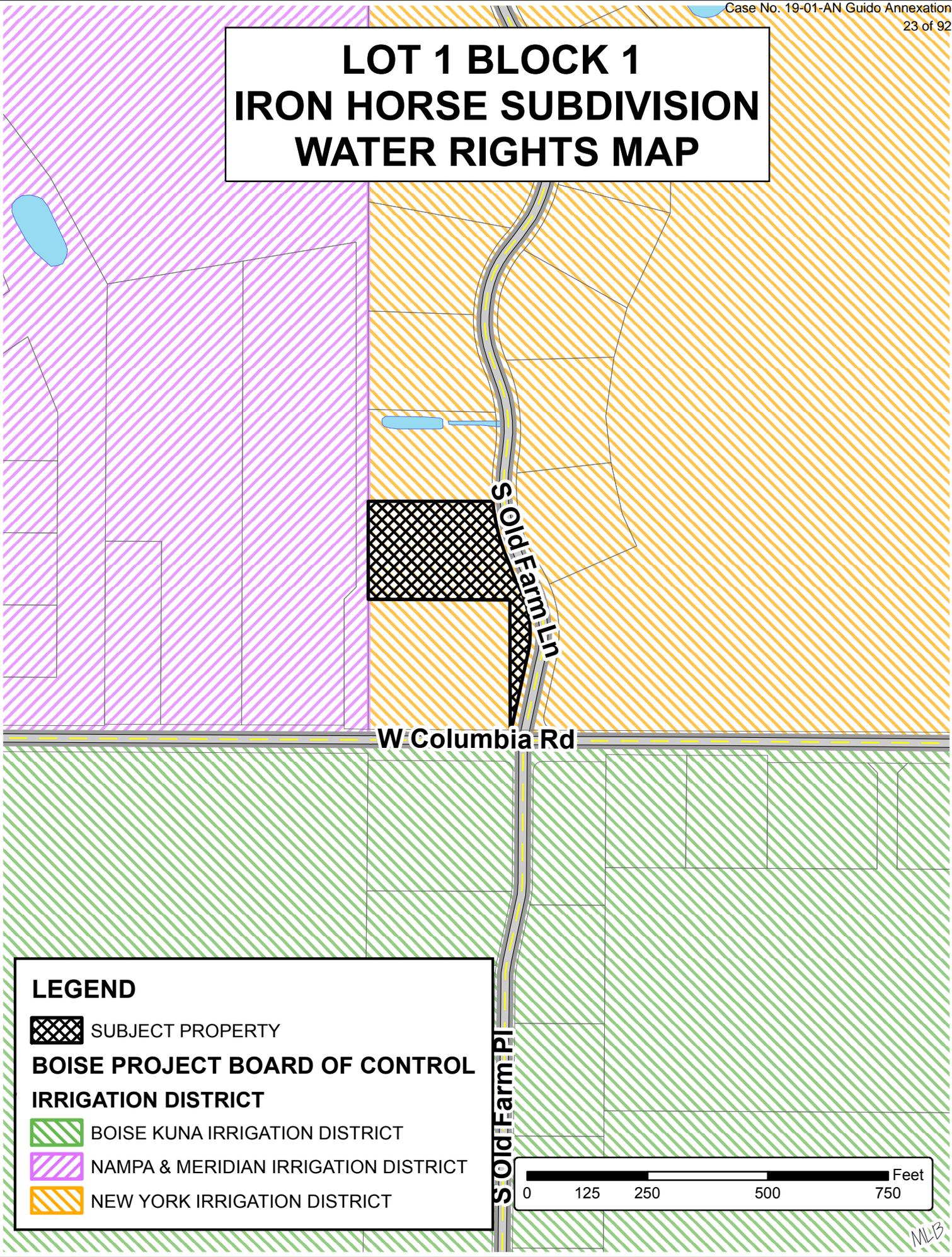
Legend

-  SUBJECT PROPERTY
-  AGRICULTURE
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  COMMERCIAL
-  PUBLIC
-  RURAL CLUSTER



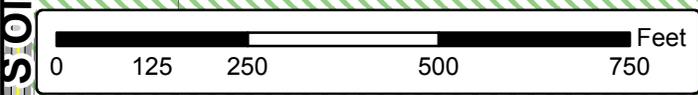
MLB

**LOT 1 BLOCK 1
IRON HORSE SUBDIVISION
WATER RIGHTS MAP**



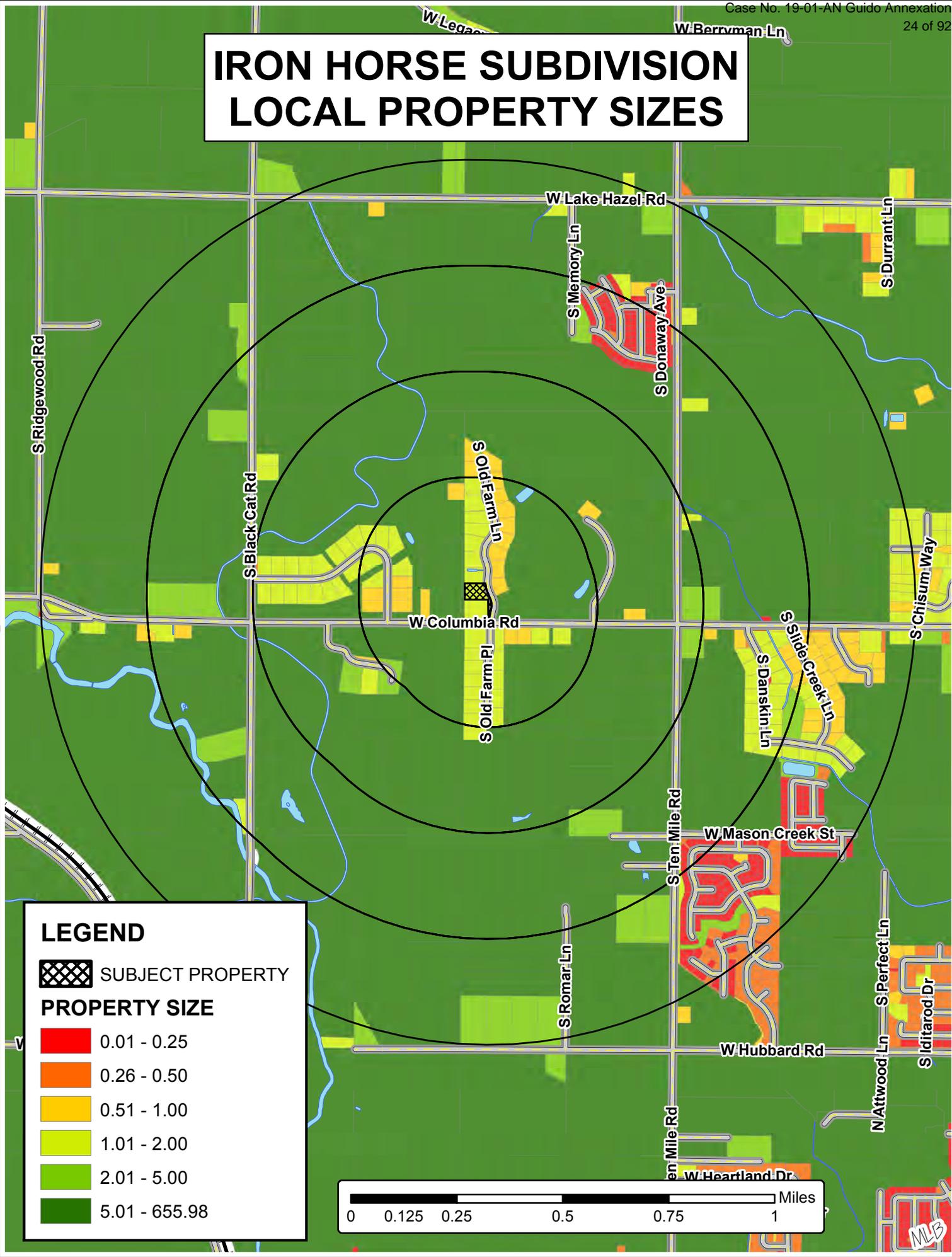
LEGEND

-  SUBJECT PROPERTY
- BOISE PROJECT BOARD OF CONTROL IRRIGATION DISTRICT**
-  BOISE KUNA IRRIGATION DISTRICT
-  NAMPA & MERIDIAN IRRIGATION DISTRICT
-  NEW YORK IRRIGATION DISTRICT



MLB

IRON HORSE SUBDIVISION LOCAL PROPERTY SIZES

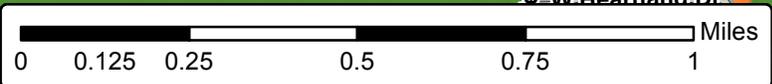


LEGEND

 SUBJECT PROPERTY

PROPERTY SIZE

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



MLB

MEMORY RANCH LS

IRON HORSE PROPERTY NITRATE PRIORITY MAP



WWTP LS

S Donaway Ave

S Black Cat Rd

S Old Farm Ln

W Columbia Rd

DANSKIN DANSKIN



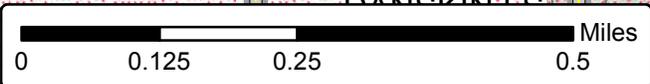
S Old Farm Pl

S Ten Mile Rd

W Ozzy Ln

LEGEND

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





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

Paul A. Stevens, P.E.
 Kuna City Engineer
 208-287-1727

REZONE & ANNEXATION REVIEW MEMORANDUM

Date: 14 March 2019
From: Paul A. Stevens, P.E.
To: Wendy Howell, Planning and Zoning Director
RE: Lot 1, Block 1, Ironhorse Subdivision Annexation 18-07-AN & Rezone 19-01-AN

The Joseph and Kathryn Guido Annexation and Rezone request for Lot 1, Block 1, Ironhorse Subdivision dated March 7, 2019 has been reviewed. The following narrative is limited to the annexation and rezone request. The Ironhorse Subdivision is serviced by City water. Lot 1, Block 1 is an existing lot within the Ironhorse subdivision.

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 shall transfer to the City, at time of annexation, all conveyable water rights by deed and "Change of Ownership" form from Idaho Department of Water Resources (IDWR). It is further expected that the irrigation water rights shall provide a sufficient quantity of irrigation water to service the described property.
- b. A plan approval letter will be required if this project affects any local irrigation districts or its facilities.
- c. The City reserves the right of prior approval to all agreements involving the applicant, successors & assigns and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.
- d. Zoning change requested is from Rural Residential (ADA County) to R-2 (City of Kuna).
- e. R-2 is defined as two dwellings per net acre. Or about 21,780 square feet per lot. This is considered low density development by the City of Kuna Code (5-2-2, B).

2. Property Description

- a. The applicant provided a metes and bounds property description (legal description) of the subject parcel. The legal description pertains to the gross area and the property boundaries of the described land.
- b. Ironhorse Subdivision is a platted, existing subdivision. A note on Lot 1, Block 1 references Note 4 on plat sheet 3 of 5. Note 4 places a deed restriction for the subject property defining Lot 1, Block 1 as open space.
- c. Notes 2, 3, 6, & 19 also apply to the subject property.

- d. Changes to Lot 1, Block 1 of the Ironhorse Subdivision should be formally document through a replat or amended plat.

3. Irrigation

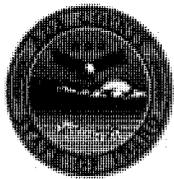
- a. When available the subject property shall connect to the City of Kuna irrigation system
- b. Notes 6 and 19 of the Ironhorse Subdivision show irrigation easements associated with Lot 1, Block 1. These easements remain unless formally vacated by the easement holders.

4. Sewer

- a. Ironhorse Subdivision is currently served by a small MBR sewage treatment plant. Owner shall show that sufficient capacity is available to service the lot in accordance with the desired final use.
- b. Ironhorse Subdivision Lot 1, Block 1 shall be connected to the City of Kuna Sewer System when sewer service becomes available.

5. Water

- a. Ironhorse Subdivision is serviced by the City of Kuna potable water distribution system. Sufficient capacity to service Lot 1, Block 1 exists however water capacity is finite and may not be available at time of construction.



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

January 22, 2019

David Crawford
B&A Engineers, Inc.
5505 W. Franklin Road
Boise, ID 83705

**RE: PROJECT #201800978 PBA, IRONHORSE SUB PROPERTY
BOUNDARY ADJUSTMENT**

Dear Mr. Crawford,

On June 15, 2018, the Director granted tentative approval for Project #201800978 PBA, subject to the conditions of approval listed in Exhibit #A. The final conditions of approval for the property boundary adjustment have been met as listed:

1. The Record of Survey was modified and shows that the existing well & pump house are on only one (1) resultant parcel (Parcel G).
2. The chord bearings have been corrected.
3. The Record of Survey was completed by Joseph D. Canning who is a professionally licensed land surveyor and the applicant filed Record of Survey No. 11468 on July 26, 2018, as evidenced by Instrument #2018-069722.
4. As evidenced in the record, the applicant has provided documentation to the Director that they have obtained new tax parcel numbers from the Ada County Assessor.
5. As evidenced in the record, the applicant has provided the following documentation to the Director: one (1) full size blueprint of the recorded Record of Survey; proof of assignment of tax parcel numbers; and a copy of the recorded deeds as evidenced by Instrument #2018-075102, Instrument #2018-075103, Instrument #2018-075104, Instrument #2018-075105, Instrument #2018-075106, Instrument #2018-075107, Instrument #2018-075113, Instrument #2018-075114, Instrument #2018-075131, Instrument #2018-075132, Instrument #2018-075133, Instrument #2018-075133, Instrument #2018-075134, Instrument #2019-002249, and Instrument #2019-002250.
6. The applicant has requested a letter from the Director stating that the Property Boundary Adjustment is final.

Project #201800978 PBA has met the required conditions of approval as listed above. This letter certifies that Project #201800978 PBA has received final approval.

If you have any questions, please call (208) 287-7913 or via e-mail at bdanielson@adacounty.id.gov.

Sincerely,



Brent Danielson, AICP
Associate Planner
Ada County Development Services

Cc: Joseph D. Canning, B&A Engineering, Inc., 5505 W. Franklin Road, Boise, ID 83705
Joe Guido, Cottonwood Crossing Farm, LLC, 7744 W. Bella Terra Lane, Meridian, ID 83642
Mark & Amy Duenas, 7933 S. Old Farm Lane, Meridian, ID 83642
Daren Newman, 7887 S. Old Farm Lane, Meridian, ID 83642
Russell Michaelson, 7849 S. Old Farm Lane, Meridian, ID 83642
Michael & Anne Marie Merlo, 7795 S. Old Farm Lane, Meridian, ID 83642
Craig & Barbara Chatterton, 7741 S. Old Farm Lane, Meridian, ID 83642
Stephen & Jerri Meyerpeter, 7693 S. Old Farm Lane, Meridian, ID 83642
Luis & Maria Urias, 7645 S. Old Farm Lane, Meridian, ID 83642

CLINTON C. PLINE
CHAIRMAN OF THE BOARD

RON PLATT
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

RECEIVED
MAR 15 2019
CITY OF KUNA

11 March 2019

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

RE: Joseph and Catherine Guido
7744 Bella Terra Ln, Kuna 83634
New York Irrigation District
Kuna Canal 319+00
Sec. 3, T2N, R1W, BM.

19-01-AN

NY-389-003-00

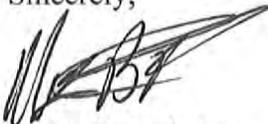
Troy Behunin, Planner:

There are no Boise Project facilities located on the above-mentioned property, however it does in fact possess a valid water right.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

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
Management / GIS

tbr/tr

cc: Clint McCormick
Terri Hasson
File

Watermaster, Div; 2 BPBC
Secretary – Treasurer, NYID



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

April 10, 2019

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

VIA EMAIL

Development Application	19-01-AN
Project Name	IRONHORSE SUBDIVISION
Project Location	North of West Columbia Road and west of South Old Farm Lane, west of SH-69 milepost 5.19
Project Description	Annexation into Kuna City limits and zone change from RR (Rural Residential) to R-2 in the City of Kuna
Applicant	Joseph and Kathryn Guido

The Idaho Transportation Department (ITD) reviewed the referenced annexation application and has the following comments:

1. This project does not abut the State highway system.
 2. The Idaho Administrative Procedures Act (IDAPA) 39.03.60 governs advertising along the State highway system. The applicant may contact Justin Pond, Right-of-Way Section Program Manager, at (208) 334-8832 for more information.
 3. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
-



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4. ITD does not object to annexation of the parcel as presented in the application.

If you have any questions, you may contact Ken Couch at (208) 332-7190 or me at (208) 334-8338.

Sincerely,

A handwritten signature in blue ink that reads 'Sarah Arjona'.

Sarah Arjona
Development Services Coordinator

Sarah.Arjona@itd.idaho.gov

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.



April 3, 2019

Honorable Members of the Planning and Zoning Commission,

Kuna School District has experienced approximately 2% growth over the last few years. Based on the 2016 Kuna School District Growth Report and Demographic Forecast, we predict that these homes, when completed, will house 1-2 school aged children. Approval of the Iron Horse annexation will affect enrollments at the following schools:

	Enrollment	Capacity
Crimson Point Elementary School	460	600
Kuna Middle School	932	950
Kuna High School	1609	1500

Kuna School District supports sustained growth. The enrollment at buildout meets the predicted growth anticipated in this area.

The safety of our students is our first and foremost priority. With this in mind, we ask that you encourage the developer to provide safe walkways, bike paths and pedestrian access for our students. School capacity and transportation is addressed in Idaho Code 67-6508.

Regards,

District Planners

Jim Obert

David Reinhart

711 E. Porter Rd., Kuna, Idaho 83634

Phone: (208) 922-1000

FAX: (208) 922-5646

Wendy Johnson
Superintendent

Kim Bekkedahl
Assistant Superintendent

Dr. Catherine Beals
Administrator of CIA

Eileen O'Shea
Administrator of Student
Services

David Reinhart
Administrator of HR

March 12, 2019

TO: City of Kuna
FROM: Cottonwood Crossing farm, LLC / Joseph Guido
SUBJECT: Comments at Neighborhood Meeting

On January 19, 2019, we had a neighborhood meeting on the premise of Lot 1, Blk 1 Ironhorse.

There were out of 18 Lot / Homeowners 14 to 15 showed up.

Most of the inquiries were what we had planned for the short strip along Old Farm Lane. We explained that there already was an easement drafted to be recorded upon completion of annexation, in favor of the Ironhorse HOA.

Lot 19 Sue Ascensio inquired as to could a mix of City & County property co-exist and how would that work. We explained that it would be fairly transparent, the HOA would still be have ACC control of design etc. That there would be a slight upcharge in property taxes.

Aside from these 2 conversations, there was nothing else.

Sincerely,



Joe Guido

received
3.12.2019

TB

Written Comments Submittal

To: Kuna Planning & Zoning Department

From: Ironhorse Subdivision HOA

Reference: 19-01-AN

Date Submitted: 4/15/2019

Includes Cover Letter and Exhibits A, B, and C

received
4.15.2019

April 14, 2019

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

Re: 19-01-AN (Annexation) – J&K Guido Annexation

Dear Planning & Zoning Commission:

While the Ironhorse HOA has no objection to the desire of Joseph & Kathryn Guido for Lot 1, Block 1 to be annexed into the City of Kuna, we wish to voice our opposition to the terms of the annexation as currently proposed. We request the following changes to the annexation documents and use requirements as listed below:

1. The current proposed zoning is to zone Lot 1, Block 1 as R-2 zone. We propose to amend the zoning to an R-1 zone to restrict the use of the property to 1 home per Lot consistent with the CC&R's of the Ironhorse subdivision as stated on page 6, Article VI – Permitted Uses and Performance Standards, Section 6.02 (Buildings) highlighted in **Exhibit A** (attached). It states "Except for Lot 11 of Block 1 of the Subdivision (Private Road), no Lot shall be improved except with one (1) single-family residential dwelling and such accessory buildings and structures as are approved by the ACC." Additionally, page 12, Section 6.25 (Subdividing) states "No Lot within the Subdivision may be further subdivided."
2. Joseph & Kathryn Guido have previously agreed that upon the sale of Lot 1, Block 1, the Lot would be subject to the current CC&R's and ACC (Architectural Control Committee) guidelines (**Exhibit B**) in force at the time of the execution of the Acquisition Agreement (**Exhibit C** dated 2/26/18 and recorded by Pioneer Title). In the Acquisition document, 8 property owners purchased property that was originally part of Lot 1, Block 1, located behind each one of the respective home owner's lot's in order to "square off" Lot 1, Block 1 in preparation for sale. It is clear in this agreement that Lot 1, Block 1 (currently Ironhorse "Open Space") will be brought under the Ironhorse HOA as one buildable lot, as highlighted on pages 1 and 2 of **Exhibit C**.

In summary, we are requesting that if the annexation of Lot 1, Block 1 is approved by the Kuna Planning & Zoning Department that the annexation be zoned R-1 to be consistent with and subject to the Ironhorse CC&R's and ACC guidelines.

Sincerely,



Michael McShane
HOA President, on behalf of the Ironhorse Subdivision

Exhibit A

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/01/05 02:32 PM
DEPUTY Bonnie Oberbillig
RECORDED - REQUEST OF
Pioneer

AMOUNT 129.00 43



AMENDED
AND
RESTATED MASTER DECLARATION
OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
IRONHORSE SUBDIVISION

FEBRUARY 15, 2005

design, development, improvement and use of the Subdivision by the Grantor and all other persons or entities who may subsequently acquire an interest in the Subdivision and (iii) create a residential development of the highest quality;

WHEREAS, Lots 1, 21, 22 and 23 of Block 1 of Ironhorse Subdivision (hereafter referred to collectively as the "Excluded Lots") are not owned by the Grantor and are expressly excluded from this Amended and Restated Master Declaration and shall not be subject to the covenants, conditions, restrictions, easements, reservations, limitations and equitable servitudes contained herein; and

WHEREAS, in order to achieve the objectives and desires of the Grantor, the Grantor will control the management and government of the Subdivision and the Association of Owners to be created until such time as the Owners take over the management functions through the Association upon substantial completion of the development process.

ARTICLE II.

TERMINATION OF ORIGINAL MASTER DECLARATION

As provided in the Termination of even date herewith, the Grantor and the owners of the Excluded Lots (Lots 1, 21, 22 and 23 of Block 1) have terminated the Original Master Declaration, said termination to be effective upon the recording of the Termination and this Amended and Restated Master Declaration in the official records of Ada County, Idaho. From and after the effective date of said termination, the Lots 2 through and including 20 of Block 1 of the Subdivision shall be subject to the covenants, conditions, restrictions, easements, reservations, limitations and equitable servitudes (hereafter collectively "Covenants and Restrictions") set forth in this Amended and Restated Master Declaration, as the same exist from time-to-time and the Original Master Declaration shall be of no further force or effect.

ARTICLE III.

DECLARATION

The Grantor hereby declares that the Subdivision and each lot, tract or parcel thereof (hereafter called "Lot," unless specified to the contrary), but expressly not including the Excluded Lots (Lots 1, 21, 22 and 23 of Block 1), is and shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the following Covenants and Restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement and sale of the Subdivision and/or the Lots therein (not including the Excluded Lots), and to enhance the value, desirability and attractiveness thereof. The Covenants and Restrictions set forth herein shall run with the land and each estate therein and shall be binding upon all persons having or acquiring any right, title or interest in the Subdivision or any Lot therein (not including the Excluded Lots); shall inure to the benefit of every Lot and any interest therein; and shall inure to the benefit of and be binding upon the Grantor and each Owner, and each successor in interest of each, and may be enforced by the Grantor, any Owner, or by the Owner's Association, as hereafter provided.

Notwithstanding the foregoing, no provision of this Amended and Restated Master Declaration shall be construed or enforced to prevent or limit the Grantor's right to complete development of the Subdivision in accordance with the plan therefor as the same exists or may be modified from time-to-time by the Grantor nor prevent normal construction activities during the construction of Improvements (hereafter defined) upon any Lot. No development or construction activities shall be deemed to constitute

- (e) The integration of development of the different Lots by setting common general standards consistent with the Architectural Guidelines existing from time-to-time.
- (f) Insuring attractive landscaping and the conservation of existing natural features with minimum adverse impact on the ecosystem.

ARTICLE VI.

PERMITTED USES AND PERFORMANCE STANDARDS

SECTION 6.01. Use. Except for Lot 11 of Block 1 of the Subdivision, which is the Private Road, Lots shall be used only for single-family residential purposes and such uses as are customarily incidental thereto and Common Areas. As used herein and elsewhere in this Amended and Restated Master Declaration, "residential" shall mean the use of the Improvements on a Lot for living accommodations by not more than two (2) unrelated persons, excluding guests of the principal Occupant(s), which guests may reside therein on a temporary basis. Notwithstanding the provisions of §67-6530 et. seq., Idaho Code, as used in this Amended and Restated Master Declaration, "residential" is not intended, nor shall the same be construed, to include the use of Lot for the operation of a shelter home for persons unrelated to each other or unrelated to the Owner or Occupant, which operation is expressly prohibited on any Lot within the Subdivision.

SECTION 6.02. Buildings. Except for Lot 11 of Block 1 of the Subdivision (Private Road), no Lot shall be improved except with one (1) single-family residential dwelling and such accessory buildings and structures as are approved by the ACC.

SECTION 6.03. Approval of Use and Plans. No Improvements shall be built, constructed, erected, placed or materially altered within the Subdivision unless and until the plans, specifications and site plan therefor have been reviewed in advance and approved by the ACC in accordance with the provisions of Article XII, below.

SECTION 6.04. Prohibited Buildings/Uses. No trailer or other vehicle, tent, shack, garage, accessory building or out building shall be used as a temporary or permanent residence. No noxious or offensive activities shall be conducted on any Lot nor shall anything be done thereon which may be or become an unreasonable annoyance or nuisance to the Occupant(s) of the other Lots within the Subdivision by reason of unsightliness or the excessive emission of fumes, odors, glare, vibration, gases, radiation, dust, liquid waste, smoke or noise.

SECTION 6.05. Set-Backs. No Building or other structure (exclusive of fences and similar structures approved by the ACC) shall be located on a Lot nearer to a Lot line than is permitted by the ordinances of the County of Ada, Idaho, or other governmental entity having jurisdiction of the Subdivision; provided, however, the ACC shall have the right to stagger the front setbacks of the Lots in order to create a more pleasing appearance and to minimize the negative visual appearance of a uniform building line.

SECTION 6.06. Antennae. No exterior radio antennae, television antennae or other antennae, including a satellite dish, shall be erected or maintained on a Lot without the prior approval in writing by the ACC.

therein.

SECTION 6.08. Lighting. Exterior lighting and interior lights reflecting outside shall not be placed in any manner which shall cause glare or excessive light spillage on a neighboring Lot(s) and shall be in accordance with the Architectural Guidelines.

SECTION 6.09. Animals. No animals, livestock, birds, insects or poultry of any kind shall be raised, bred, or kept on any Lot, except that domesticated dogs, cats or other small household pets which do not unreasonably bother or constitute a nuisance to others may be kept, provided that they are not kept, bred or maintained for any commercial purpose. Dogs and other similar pets shall be on a leash when not confined to an Owner's Lot. Each Owner shall be responsible for any damage caused by such Owner's animal(s). No kennel or other area intended to restrain or enclose an animal(s) must be approved by the ACC and, if approved, must be located on the Lot in a location which will minimize the possible nuisance that such may have on the Occupants of the adjacent Lot(s).

SECTION 6.10. Sewer System. Sewerage disposal for all Lots shall be by the Community Sewer System. Any Non-Salt watersoft system installed on a Lot must be reverse osmosis, catalytic, or a type that uses no salt. Septic tanks and/or sewer cesspools shall be prohibited.

SECTION 6.11. Grading and Drainage. A site plan indicating the proposed grading and drainage of a Lot must be approved by the ACC before any construction is initiated. Water on a Lot shall be contained and disposed of on such Lot and shall not be allowed to drain or flow upon, across or under adjoining Lots or the Private Road adjacent to such Lot, unless an express written easement for such purpose exists. There shall be no interference with the drainage pattern over any portion of the Subdivision, unless an adequate alternative provision is made for proper drainage and is first approved in writing by the ACC. For the purposes hereof, "drainage pattern" is defined as the system of drainage, whether natural or otherwise, which is shown on any plans approved by the ACC. The Owner of any Lot within the Subdivision in which grading or other work has been performed pursuant to a grading plan approved by ACC, shall maintain and repair all graded surfaces, drainage structures, means or devices which are not the responsibility of the Association or any governmental entity, it being expressly understood and agreed by each Owner of a Lot, by acceptance of a deed to such Lot, that the Owner of each Lot, not Ada County Highway District (hereafter "ACHD") nor the Association, shall be responsible for the maintenance, repair or replacement of the berm, if any, which is located on the Lot adjacent to the Private Road, the purpose of such berm being to prevent the drainage of surface water from such Lot onto the Private Road within the Subdivision.

Each Owner who purchases a Lot directly from the Grantor (hereafter "Initial Owner"), by the acceptance of the deed to the Lot from the Grantor, acknowledges that the Grantor has obtained a Level 1 Nutrient Pathogen Study from Braun Consulting, dated April 1, 2003 (hereafter "Soil Analysis Report") and made such Soil Analysis Report available to the Initial Owner prior to the closing of the purchase of the Lot by the Initial Owner from the Grantor. In summary, the Soil Analysis Report indicates that the soils within the Subdivision contain concentrations of clay which may result in poor vertical drainage and the failure to compensate for this condition may result in surface water ponding on the Lot or drainage toward, instead of away from, structures on the Lot. Each Initial Owner acknowledges that certain steps should be taken in the construction of a residential dwelling on the Lot to mitigate the effects of the inferior draining soils within the Subdivision, including, but not limited to, the drainage of water away from structures on the Lot. Each Initial Owner agrees to give notice to its successor-in-interest in the ownership of the Lot of the Soil Analysis Report and the specific steps taken by the Initial Owner in the construction of the residential dwelling to mitigate the inferior draining soils on the Lot.

- (g) In the event that any Owner shall permit any Improvement, including any landscaping, which is the responsibility of such Owner to maintain, to fall into disrepair so as to create a dangerous, unsafe, unsightly or unattractive condition, the Board, upon fifteen (15) days prior written notice to the Owner of such Lot, shall have the right to correct such condition, and to enter upon said Lot and into any Building or structure thereon, if necessary, for the purpose of correcting or repairing the same, and such Owner shall promptly reimburse the Association for the cost thereof. The Owner of the offending Lot shall be personally liable, and such Owner's Lot may be subject to a mechanic's lien for all costs and expenses incurred by the Association in taking such corrective action, plus all costs incurred in collecting the amounts due. Each Owner shall pay all amounts due for such work within ten (10) days after receipt of written demand therefor, or the amounts may, at the option of the Board, be levied as a Limited Assessment against said Lot and shall be enforceable in the same manner as other assessments set forth in Article XI of this Amended and Restated Master Declaration.

SECTION 6.14. Nuisances. No rubbish or debris of any kind shall be placed or permitted to accumulate upon any Lot within the Subdivision and no odor shall be permitted to arise therefrom so as to render any Lot within the Subdivision unsanitary, unsightly, offensive or detrimental to any other Lot therein or in the vicinity thereof or to its occupants. No noise or other nuisance shall be permitted to exist or operate upon or from any Lot so as to be offensive or detrimental to any other Lot within the Subdivision or in the vicinity thereof or to its occupants. Without limiting the generality of any of the foregoing provisions, no external speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes) shall be located, used or placed on any Lot within the Subdivision.

SECTION 6.15. Oil and Mineral Rights. Subject to any prior grant or reservation thereof, there is hereby reserved to the Grantor, together with the right of the Grantor to grant and transfer the same, the following: (i) all oil, oil rights, minerals, mineral rights, natural gas rights and other hydrocarbons by whatever name known, and the rights in connection therewith; (ii) geothermal steam and all products derived from any of the foregoing that may be within or under the land comprising the Subdivision; (iii) the perpetual right of drilling, mining, exploring and operating therefore and scoring in and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from land other than land within the Subdivision, oil and gas wells, tunnels and shafts into, through or across the subsurface of land within the Subdivision and to bottom such whipstock or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines without, however, the right to drill, mine, store, explore and operate through the surface or the upper fifty feet (50') of the subsurface of the land within the Subdivision.

SECTION 6.16. Mining and Drilling. No Lot shall be used for the purpose of mining, quarrying, drilling, boring or exploring for or removing water, steam, oil, gas or other hydrocarbons, minerals, rocks, stones, gravel or earth; provided that the Grantor or the Association may, by permit, grant, license or easement, allow the drilling for and the extraction of water for use on the Lot.

SECTION 6.17. Boats, Campers and Other Equipment. Trailers, mobile homes, trucks larger than standard-size pickups, boats, tractors, campers, garden or maintenance equipment and vehicles other than automobiles (hereafter "Vehicles and Equipment"), when not in actual use, shall be kept at all times in an enclosed structure on the Lot. Except for a temporary period not to exceed twenty-four (24)

SECTION 6.25. Subdividing. No Lot within the Subdivision may be further subdivided, nor may any easement or other interest therein less than the whole be conveyed by the Owner thereof without the prior approval of Ada County, Idaho or, if the Subdivision has been annexed, by the City of Eagle, Idaho, and the written consent of the ACC; provided, however, that nothing herein shall be deemed to prevent an Owner from transferring or selling any Lot to more than one person to be held by them as tenants in common, joint tenants, tenants by the entirety, or as community property, or require the approval of the ACC therefor. In addition, the conveyance of an insignificant portion(s) of a Lot to the Owner of the Lot which abuts said conveyed portion for the purpose of correcting a common boundary or other similar purpose, shall not be deemed to be a subdividing of a Lot within the prohibition contained herein.

SECTION 6.26. Fences. No fence or wall of any kind shall be constructed on a Lot unless the plans and specifications therefor, including the location, design, material and color thereof, have been approved in writing by the ACC prior to the construction or installation. The ACC shall have the right to adopt uniform design standards for all fences constructed/installed within the Subdivision.

All fences and walls shall be subject to the following restrictions:

- (a) All fences and walls on a Lot shall not exceed six (6) feet in height (unless a lower height is required by the ACC).
- (b) No fence or wall on a Lot shall be constructed or installed in the required set-back area adjacent to the Private Road within the Subdivision.
- (c) All fences and walls shall be constructed and installed and maintained in good appearance and condition at the expense of the Owner of the Lot on which they are located and all damaged fencing and walls shall be repaired or replaced to original design, materials and color within a reasonable time after said damage occurs.
- (d) No fence or wall shall interfere with the use and enjoyment of any easement reserved in this Amended and Restated Master Declaration or shown on the recorded subdivision plat of the Subdivision.

SECTION 6.27. Landscaping. The following provisions shall govern the landscaping of Lots within the Subdivision:

- (a) The Owner shall prepare a landscape plan and shall submit the same to the ACC as provided in Article XII, below. The ACC shall approve said landscape plan prior to the installation and/or construction of landscaping on a Lot. Landscaping of a Lot shall be in accordance with the approved plan. The type, number, size and location of trees and shrubs required in the initial landscaping of a Lot shall as determined by the ACC in its approval of the Landscape Plan submitted by the Owner to the ACC pursuant to Section 12.08, below; and
- (b) All landscaping within the front yard of the Lot must be installed within thirty (30) days after the date of occupancy of the Building on the Lot, and all landscaping on the remainder of the Lot must be installed within ninety (90) days after the date of occupancy of the Building on the Lot, with an extension(s) allowed for weather related delays.

Page 12

SECTION 6.31. Delegation of Use. Any Owner may delegate or assign such Owner's rights in any Lot and in any rights under this Amended and Restated Master Declaration whether by easement or otherwise to members of his family, his tenants or his contract purchasers who reside on the Lot to which the Owner has title; provided, however, that such delegation or assignment shall not relieve the Owner from any obligations hereunder and such person to whom rights are delegated or assigned shall be, in all respects, subject to the prohibitions, limitations and obligations contained in this Amended and Restated Master Declaration.

SECTION 6.32. Exemption of Grantor. Nothing herein contained shall limit the right of the Grantor to subdivide or re-subdivide any Lot or portion of the Subdivision or to grant licenses, reservations, rights-of-way or easements with respect to the Private Road within the Subdivision, to utility companies, public agencies or others; or to complete excavation, grading and Development to or on any Lot or other portion of the Subdivision owned or controlled by the Grantor, or to alter the foregoing and its Development plans and designs, or construct additional Improvements as the Grantor deems advisable in the course of Development of the Subdivision. This Amended and Restated Master Declaration shall not limit the right of the Grantor at any time prior to acquisition of title to a Lot by an Owner to establish on that Lot additional licenses, restrictions, reservations, rights-of-way and easements to itself, to utility companies and to others, as may from time-to-time be reasonably necessary. The Grantor need not seek or obtain ACC approval of any Improvements constructed or placed within the Subdivision by the Grantor in connection with the Development of the Subdivision, but this exemption shall not apply to a Building(s) constructed by the Grantor on a Lot owned by the Grantor.

corporation organized under the laws of the State of Idaho subject only to such limitations as are expressly set forth in the Articles, the By-Laws or this Declaration. It shall have the power to do any and all lawful things which may be authorized, required or permitted to be done under the Articles, By-Laws or this Declaration, and to do and perform any and all acts which may be necessary or proper for, or incident to, the proper management and operation of the Common Areas and the performance of the duties of the Association and other responsibilities set forth in this Declaration, including, but not limited to, the following:

- (a) **Assessments.** The power to determine the amount of and to levy Regular, Special and Limited Assessments on the Owners and/or Lots and to enforce payment thereof in accordance with the provisions of this Declaration.
- (b) **Right of Enforcement.** The power and authority from time-to-time in its own name, on its own behalf, or on behalf of any Owner(s) who consent thereto, to commence and maintain actions and suits to restrain and enjoin any breach or threatened breach of the Articles, By-Laws or this Declaration, and to enforce by mandatory injunction or otherwise, all provisions thereof.
- (c) **Assessment of Penalty(s).** The Association, acting through the Board of Directors, shall have the right to impose a monetary penalty, not to exceed the sum of \$50.00 per day, or such other amount as may be determined from time-to-time by the Board of Directors, against an Owner who has caused or permitted a violation of any of the restrictions, conditions or covenants contained herein, provided that the Owner is given fifteen (15) days advance written notice of the proposed monetary penalty and a timely opportunity to be heard on the matter. The opportunity to be heard may, at the election of such Owner, be oral or in writing. The notice shall be given personally to such Owner or sent by first class or certified mail to the last known address of such Owner as shown in the records of the Association and shall state the place, date and time of the hearing. The hearing shall be conducted by the Board of Directors. Such hearing shall be conducted in good faith and in a fair and reasonable manner. A monetary penalty so imposed on an Owner shall be enforceable as a Limited Assessment if such is not paid within the time deemed reasonable by the Board of Directors. The delay or failure by the Association to impose a monetary penalty on an Owner pursuant hereto shall not be deemed to be a waiver of the right of the Association to enforce the restrictions, conditions and covenants of this Declaration against said Owner with respect to such a violation(s) or to impose a monetary penalty with respect to such or any other violation(s).
- (d) **Delegation of Powers.** The authority to delegate its power and duties to committees, officers, employees, or to any person, firm or corporation to act as manager, and to pay to such manager such compensation as shall be reasonable.
- (e) **Liability of Board Members and Officers.** Neither any member of the Board of Directors nor any officers of the Association shall be personally liable to any Owner, or to any other party, for any damage, loss or prejudice suffered or claimed on account of any act or omission of the Association, the Board of Directors, its officer, a manager or any other representative or employee of the Association,

SECTION 7.05. Duties of Association. In addition to the powers delegated to it by the Articles, By-Laws and this Declaration, without limiting the generality thereof, the Association or its authorized agents, if any, shall have the obligation to conduct all business affairs of common interest to all Owners and to perform each of the following duties:

- (a) **Operation and Maintenance of Private Road.** The Association shall be responsible for maintaining Lot 11 of Block 1 of the Subdivision (Private Road). Such maintenance shall include, but not be limited to, the repairing, patching, sealing, replacing and caring for Lot 11 of Block 1 (Private Road) and the Improvements located thereon, including the sweeping and cleaning thereof, and, when required, snow removal. As used in this Section, "Private Road" shall include the roadway surface, curbs, gutters and sidewalks, if any, located on Lot 11 of Block 1 of the Subdivision, as shown on the Plat, and any appurtenant Improvements located thereon or therein. Notwithstanding the foregoing, snow removal from the sidewalks, if any, located on the Lots adjacent to the Private Road shall not be the responsibility of the Association but shall be the responsibility of and shall be timely performed by the Owner of the Lot on which the sidewalk is located with the snow so removed from the sidewalk to be retained on such Owner's Lot.
- (b) **Operation and Maintenance of Landscape Areas.** Perform, or provide for the performance of, the operation, maintenance and management of the Landscape Areas owned by the Grantor, including the repair and replacement of property or Improvements thereon damaged or destroyed by casualty loss, the maintenance, repair and replacement of any facilities, if any, installed by the Grantor of the Association, and the maintenance, management, repair or replacement all other property owned or controlled by the Association. See section 9.03 for description of landscape areas to be maintained by the association.
- (c) **Taxes and Assessments.** Pay all real and personal property taxes and assessments levied against the Common Areas owned or controlled by the Association or against the Association and/or any property owned by the Association. Such taxes and assessments may be contested or compromised by the Association; provided, however, that they are paid or a bond insuring payment is posted prior to the sale or the disposition of any property to satisfy the payment of such taxes. In addition, the Association shall pay all other taxes, federal, state or local, including income or corporate taxes, levied against the Association in the event that the Association is denied the status of a tax exempt corporation.
- (d) **Utilities.** Acquire, provide and/or pay for water, electrical and other necessary services for the Common Areas owned or controlled by the Association.
- (e) **Maintenance of Drainage Swales.** Perform, or provide for the performance of, the maintenance of the drainage swales which are adjacent to or within the Private Road within the Subdivision.

- (i) **Community Sewer System.** Maintain, repair or replace all or any portion of the Community Sewer System within the Subdivision. This includes the sewer plant located on Lot 3, and on Lot 21, the mechanical building on Lot 21, the sewer effluent pond, pumps, electrical panels, underground piping, and Land Application area located on Lot 21.
- (j) **Rule Making.** Make, establish, promulgate, amend and repeal Association rules.
- (k) **Architectural Control Committee.** Subject to the provisions of Section 12.02, below, appoint and remove members of the Architectural Control Committee, all subject to the provisions of this Amended and Restated Master Declaration.
- (l) **Enforcement of Restrictions and Rules.** Perform such other acts, whether or not expressly authorized by this Declaration, as may be reasonably necessary to enforce any of the provisions of this Declaration and the Association rules.

SECTION 7.06. Budgets and Financial Statements. Financial statements for the Association shall be regularly prepared and copies distributed to each Member as follows:

- (a) A pro forma operating statement (budget) for each fiscal year shall be distributed not less than thirty (30) days after the beginning of each fiscal year.
- (b) Within ninety (90) days after the close of each fiscal year, the Association, or its agent, shall cause to be prepared and delivered to each Owner, a balance sheet as of the last day of the Association's fiscal year and an annual operating statement reflecting the income and expenditures of the Association for that fiscal year.

The failure of the Association to distribute the budget or the annual balance sheet and/or the annual operating statement within the times above provided shall not relieve or release any Owner from the obligation to pay, when due, all regular, special and limited assessments due and payable to the Association.

SECTION 7.07. Administration Fees - Costs. The Association shall pay to the Grantor, so long as the Grantor manages the Association, all actual out-of-pocket costs paid or incurred by the Grantor in the management and administration of the affairs of the Association plus an administrative fee equal to six percent (6.0%) of the total income received by the Association, which administrative fee shall be compensation to the Grantor for the services provided to the Association.

SECTION 7.08. Effective Date. The provisions of this Article VII shall become operative upon the creation by the Grantor of the Association and the conveyance to said Association of fee simple title to the Common Area Lot within the Subdivision. Until the creation and organization of the Association, the Grantor shall have the right to exercise all of the powers of the Association set forth in this Amended and Restated Master Declaration.

SECTION 7.09. ACHD Not Liable. It is acknowledged and agreed that neither Ada County Highway District ("ACHD") nor any other governmental entity having jurisdiction and control of the Subdivision shall have any obligation or responsibility to maintain, repair or replace all or any portion of

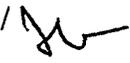
shall be undertaken.

SECTION 8.04. Condemnation. If at any time any part of a Common Area or other property owned or controlled by the Association shall be taken or condemned by any public entity or sold or otherwise disposed of in lieu thereof, all compensation, damages or other proceeds shall be paid to the Association. The Association shall then use all or a portion of the funds to pay obligations secured by any lien on the property taken and thereafter may determine to use the funds to (i) improve other properties of the Association; (ii) acquire and/or improve additional properties for the Association; or (iii) use such proceeds to reduce future assessments.

ARTICLE IX.

MAINTENANCE OBLIGATIONS OF ASSOCIATION

SECTION 9.01. Ownership of Lot 11 of Block 1 and Irrigation and Community Sewer Systems. At a date not later than the date that a Lot within the Subdivision is improved with a residential dwelling unit and occupied, the Grantor shall convey Lot 11 of Block 1 (Private Road) to the Association and transfer to the Association title to any Improvement, equipment, property or system relating to the Irrigation System and the Community Sewer System located within the Subdivision, including the primary electrical system which powers the pressurized irrigation pump which is part of the Irrigation System.

SECTION 9.02. Duty to Maintain Irrigation and Community Sewer Systems. The Association shall be responsible for all repairs, replacements, maintenance and operation costs of the Irrigation System facilities. In addition, the Association shall also be responsible for all repairs, replacements, maintenance and operation costs of the sewage system facilities to meet the State of Idaho, DEQ standards. Those portions of the Irrigation System which are extended beyond the shut-off valve onto the Lots, which repairs, replacements and maintenance shall be promptly performed when necessary to the end that the Irrigation System and the Community Sewer System will at all reasonable times be in an operable condition. See exhibit "B" for location of system components ~~and operation thereof~~ 

SECTION 9.03. Duty to Maintain Landscape and Landscape Buffer Easement. The Association shall be responsible for all repairs, replacements and maintenance of the easement(s) for irrigation facilities, and the landscaping and sidewalk (should a sidewalk exist) located on the most southerly forty feet (40') of the Subdivision, including the Excluded Lots, adjacent to W. Columbia Road, as shown on the recorded Plat of the Subdivision, in addition to, all landscaped berms, located on the excluded lots, including foliage, trees, shrubs and groundcover at the entrance to Old Farm Lane, on the west side, and wrapping around the south boundry of Lot 1, and the berms located on the east side of the entrance to Old Farm Lane, on Lot 21, wrapping around and curving eastward along Columbia Road six hundred (600) feet is to be maintained and cared for, including pruning, replacement of shrubs, trees, groundcover and weeding by the Association.

SECTION 9.04. Liability for Damage. In the event that any maintenance, repair or replacement of all or any portion of the any Improvements located on Lot 11 of Block 1 of the Subdivision, the Irrigation System, the Community Sewer System, a Common Area or the landscape buffer easement described in Section 9.03, above, is performed by the Association as a result of the willful or negligent act of an Owner, including an Owner of an Excluded Lot, or such Owner's family, guests or invitees, the cost of

SECTION 10.02. Regular Assessments. Regular Assessments shall be made by the Association at times and intervals deemed appropriate by the Board. The Regular Assessments shall be based upon advance estimates of cash requirements as determined by the Board for the maintenance, repair, replacement and operation of the Improvements, equipment and facilities on Lot 11 of Block 1 of the Subdivision (Private Road) and other Common Areas, including all easement areas, owned or controlled by the Association, the Irrigation System, the Community Sewer System, and for the performance by the Association of its other duties and responsibilities. Such estimates may include, but shall not be limited to, expenses of management, taxes and special assessments of local governmental units, premiums for all insurance which the Association is required or permitted to maintain hereunder, the maintenance, repair and replacement of the Improvements, equipment and facilities, lighting, water charges, trash collection, sewerage charges, repair and maintenance, legal and accounting fees, and any deficit remaining from previous periods and the creation of a reserve, surplus and/or sinking fund(s).

SECTION 10.03. Special Assessments. In addition to Regular Assessments, the Association may levy at any time a Special Assessment payable over such period as the Board may deem appropriate for the following purposes:

- (a) To defray, in whole or in part, the cost of any construction, reconstruction, unexpected repair or replacement of Improvements on Lot 11 of Block 1 (Private Road) or other facility located thereon, the Irrigation System, the Community Sewer System, and other Common Areas, including all easement areas owned or controlled by the Association, the furnishing of a special service or services (other than those appropriate for a Limited Assessment), or for any other expenses incurred or to be incurred as provided in this Amended and Restated Master Declaration.
- (b) To cure a deficit in the common and ordinary expenses of the Association for which Regular Assessments for a given calendar or fiscal year are or will be inadequate to pay, as determined by the Board.

At the closing of the sale of each Lot by the Grantor, a special assessment of \$300.00 shall be collected from the purchaser of the Lot as payment for the organizational, set-up and administrative costs of the Association.

SECTION 10.04. Limited Assessments. In addition to Regular and Special Assessments, Owners of the Lots within the Subdivision shall pay Limited Assessments as follows:

- (a) **Maintenance and Repair.** The Association shall have the power to incur expenses for maintenance and repair of any Lot or any Improvements on a Lot, if such maintenance and repair is necessary, in the opinion of the Board, to protect the Common Areas or any other portion of the Subdivision, and if the Owner of said Lot has failed or refused to perform said maintenance or repair within a reasonable time after written notice of the necessity thereof has been delivered by the Board to said Owner. The Board shall levy a Limited Assessment against the Owner of the Lot owned by said Owner to pay for the cost of such maintenance and repair, and any other cost or expense, including attorneys' fees, arising out of or incident to such maintenance and repair and the Assessment therefor.

any other right of enforcement or sanction available to the Board in the event of non-payment of an Assessment.

SECTION 10.09. Estoppel Certificate. The Association, upon not less than twenty (20) days prior written request, shall execute, acknowledge and deliver to the party making such request a statement in writing stating whether or not to the knowledge of the Association, a particular Owner is in default under the provisions of this Amended and Restated Master Declaration and further stating the dates to which Assessments have been paid by said Owner, it being intended that any such certificate delivered pursuant to this Section may be relied upon by any prospective purchaser or Mortgagee of said Lot, but reliance on such certificate may not extend to any default as to which the signer shall have had no actual knowledge. The Association shall have the right to charge a reasonable fee for the certification herein provided.

SECTION 10.10. Notice and Quorum Requirements. Notwithstanding anything to the contrary contained in either the Articles or the By-Laws of the Association, written notice of any meeting called for the purpose of levying a Special Assessment described in Section 10.03, above, or a Limited Assessment described in Section 10.04, above, shall be sent to each Owner whose Lot is subject to the levy of such Special or Limited Assessment not less than ten (10) nor more than fifty (50) days in advance of the meeting. The presence of Owners or of proxies entitled to cast sixty percent (60%) of the total votes of each class of Members of the Association subject to the levy of such Special or Limited Assessment shall constitute a quorum. If the required quorum is not present, the meeting may be rescheduled by the Board for a date not later than sixty (60) days after the date of initial meeting and at the rescheduled meeting the presence of Owners or of proxies entitled to cast twenty-five percent (25%) of the total votes of each class of Members shall constitute a quorum. No written notice of the rescheduled meeting shall be required. Notwithstanding the foregoing, in a case involving the levying of a Limited Assessment on a Lot, as provided in Section 10.04, above, there shall be no requirement of a quorum at a meeting rescheduled because of a lack of the required quorum at the initial meeting, and the Board may approve and levy such Limited Assessment even though the Owner of the Lot subject thereto is not present in person or by proxy.

ARTICLE XI.

ENFORCEMENT OF ASSESSMENTS

SECTION 11.01. Right to Enforce. The right to collect and enforce payment of the Assessments made by the Association is vested in the Association. Each Owner of a Lot in the Subdivision hereby agrees to the enforcement of the payment of all Assessments in the manner herein provided. In the event an attorney is employed for the collection of an Assessment, whether by suit or otherwise, or to enforce compliance with or specific performance of any of the terms and conditions of this Amended and Restated Master Declaration, the Owner against whom such enforcement is sought shall pay reasonable attorneys' fees in connection therewith.

SECTION 11.02. Creation of Assessment Liens. There is hereby created a continuing claim of lien with power of sale on each Lot in the Subdivision to secure payment of any and all Assessments levied against the Lots in the Subdivision pursuant to this Amended and Restated Master Declaration, together with interest thereon and all costs of collection which may be paid or incurred by the Association in connection therewith, including reasonable attorneys' fees. Said lien shall be prior and superior to all other liens or claims created subsequent to the recordation of this Amended and Restated Master Declaration except only for: (i) valid tax and special assessment liens on Lots in favor of any governmental unit assessing authority; (ii) a lien for all sums unpaid and secured by a first Mortgage or

In the event the Association shall be required to notify a Mortgagee as herein provided, the Association shall assess the Owner who is delinquent the sum of \$50.00 as a reasonable charge for such notification and such charge shall be a cost of collection secured by the Assessment lien described in Section 11.02, above. The charge for such notification shall be subject to change by the Board.

SECTION 11.06. Term of Assessment. Unless sooner satisfied and released or the enforcement thereof initiated as provided in this Article, the lien for any Assessment levied under this Amended and Restated Master Declaration shall expire and be of no further force or effect after a period of five (5) years from the later of (i) the date of said Assessment, or (ii) the date the last installment thereof is due and payable. Provided that the expiration of the lien as provided herein shall not release an Owner from the personal obligation to pay any Assessment.

SECTION 11.07. Non-Exclusive Remedy. The remedies set forth in this Article or elsewhere in this Amended and Restated Master Declaration shall not be deemed to be an exclusive remedy and the Association may pursue all other remedies available at law or in equity.

ARTICLE XII.

ARCHITECTURAL CONTROL COMMITTEE

SECTION 12.01. Members of the Committee. The Architectural Control Committee shall be comprised of at least three (3) persons, all of whom shall be appointed as herein provided. A member of the ACC shall hold office until he/she has resigned or has been removed, but in any event, until said Member's successor has been appointed. Members of the ACC may be removed at any time, with or without cause.

SECTION 12.02. Appointment. So long as the Grantor owns any Lot within the Subdivision, the Grantor shall have the sole right to appoint and remove all members of the ACC. Thereafter, all members of the ACC shall be appointed or removed by the Board of the Association.

The ACC shall have the right by a resolution in writing unanimously adopted, to designate one (1) of its members to take any action or perform any duties for and on behalf of the ACC. In the absence of such designation, the vote of any two (2) members of the ACC shall constitute an act of the ACC.

SECTION 12.03. Compensation. The members of the ACC shall be entitled to reasonable compensation from the Association for services rendered, together with reimbursement for expenses incurred by them in the performance of their duties hereunder, said compensation to be determined by the Board.

SECTION 12.04. Non-Liability. Neither the ACC, or any member thereof, or the Grantor or any partner, officer, employee, agent, successor or assign thereof, shall be liable to the Association, any Owner or any other person for any loss, damage or injury arising out of or connected with the performance by the ACC of its duties and responsibilities by reason of a mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve an application. Every person who submits an application to the ACC for approval of plans and specifications agrees, by submission of such an application, and every Owner or Occupant of any Lot agrees, by acquiring title thereto or an interest therein, not to bring any action or suit against the Association, the ACC, or any member thereof, or the Grantor or any officer, partner, employee, agent, successor or assign thereof, seeking monetary damages or any other remedy at law or equity resulting from any loss, damage or injury, including, but not limited to, the same that may result from or relate to the type(s) or

specifications which shall indicate, by sample if required by the ACC, all exterior colors, materials and finishes, including roof, to be used.

- (c) **Landscape Plan**. A landscape plan for portions of the Lot to be landscaped which shall show the location, type and size of trees, plants, ground cover, shrubs, berming and mounding, grading, drainage, sprinkler system, fences, freestanding exterior lights, driveways, parking areas and walkways.

The ACC may, in its discretion, require the Owner to furnish additional specifications, drawings, material samples or such other information as the ACC, in its sole discretion reasonably exercised, shall deem necessary or convenient for the purpose of assisting the ACC in reviewing and processing the application.

The ACC shall have the right to require an Owner submitting an application for approval of plans and specifications to pay a fee at the time the application is submitted, the amount of such fee to be based upon the reasonable and actual expenses of the ACC in reviewing and processing the application. The ACC shall not be obligated to commence the review and processing of an application until such fee, if required, is paid.

SECTION 12.09. Decision. In reviewing the application and the materials submitted therewith and in reaching a decision thereon, the ACC shall use its best efforts and judgment to assure that all improvements shall produce and contribute to an orderly and aesthetically complementary design and appearance and be of the quality required to maintain the Subdivision as a first class residential development.

Unless extended by mutual consent of the Owner and the ACC, the ACC shall render its decision with respect to an application within forty-five (45) days after the receipt of a properly submitted application. The decision of the ACC can be in the form of an approval, a conditional approval or denial. The decision of the ACC shall be in writing, signed by a member of the ACC, dated, and a copy thereof mailed to the Owner at the address shown on the application.

A conditional approval shall set forth with particularity the conditions upon which the application is approved and the Owner shall be required to affix a copy of said conditions to the working drawings or blueprints which are to be kept on the job site during the entire course of the work to which said plans relate.

A denial of an application shall state with particularity the reasons for such denial.

SECTION 12.10. Inspection and Complaints. The ACC is empowered to inspect all work in progress on any Lot at any time. Such inspection shall be for the purpose of determining whether the Owner is proceeding in accordance with the approved application or is deviating therefrom or is violating this Amended and Restated Master Declaration or the Architectural Guidelines or the approved plans and specifications.

The ACC is empowered to receive from other Owners ("Complainant") complaints in writing involving deviations from approved applications or violations of this Amended and Restated Master Declaration or any applicable Architectural Guidelines. In the event the ACC receives such a complaint from a Complainant, it shall first determine the validity of such complaint by inspection or otherwise.

Should the ACC determine that there has been a deviation or a violation, it shall promptly issue a

The Board may require the Owner or Complainant to provide additional information to facilitate the Board's decision and the failure of such party to comply promptly with such a request shall entitle the Board to deny the appeal, in which event the decision by the ACC shall be considered final and not subject to further appeal.

At the hearing the Owner, Complainant, if any, and the ACC, together with their representatives and other witnesses, shall present their position to the Board. The order of presentation and the evidence to be admitted shall be solely within the discretion of the Board provided, however, that the Owner, the Complainant, if any, and the ACC shall have the opportunity to question and cross-examine witnesses presented by the other. The Owner, the Complainant, if any, and the ACC will have the opportunity to present final argument consistent with rules adopted by the Board for such hearing process. Any party may be represented by an attorney at any hearing by the ACC or the Board.

Upon receiving all of the evidence, oral and documentary, and following the conclusion of the hearing, the Board shall retire to deliberate and shall reconvene at a time and place determined by the Board, at which time the Board shall cast its official ballot and the decision shall be duly recorded in the minutes of the meeting. The Owner, the Complainant, if any, and the ACC members shall be given written notice of the decision which shall be deemed given when deposited in the United States mail, postage prepaid and properly addressed.

If the Board incurs any costs or expenses in connection with the investigation, processing or hearing on an appeal, including the costs of retaining a consultant(s) to advise the Board and legal fees, such costs shall be paid by the party(s) filing the appeal unless the decision by the Board constitutes a substantial reversal of the decision of the ACC, in which event such costs shall be paid by the Association. If the party filing the appeal is obligated to pay such costs, payment of the same shall be enforceable as provided in Section 12.13, below.

A decision of the Board of an appeal shall be final and shall not be subject to reconsideration or further appeal.

SECTION 12.13. Enforcement. The ACC, upon approval by the Board, shall be authorized on behalf and in the name of the Association to commence such legal or equitable proceedings as are determined by it to be necessary or proper to correct or enjoin any activity or condition existing within the Subdivision, the continuation of which violates the provisions of this Amended and Restated Master Declaration, the Architectural Guidelines or the approved plans and specifications.

The ACC shall not commence such legal or equitable proceedings until a written notice of the deviation or violation has been appropriately prepared and given to the Owner but thereafter the ACC shall have the sole discretion to commence such proceedings.

The authority of the ACC as herein provided shall include the power to retain legal counsel and expert witnesses, pay filing fees, deposition costs, witness fees and all other ordinary and necessary expenses incurred in commencing and carrying out said legal or equitable proceedings, all of which costs shall be paid by the Association.

In the event the ACC and/or Association shall prevail in any such legal or equitable proceedings, all costs and expenses incurred in connection therewith including, but not limited to, attorneys' fees shall be reimbursed to the Association by the Owner against whom said proceedings are filed and upon the failure of said Owner to reimburse the Association within five (5) days after written demand therefor is

ARTICLE XIV.

PROTECTION OF MORTGAGEES

SECTION 14.01. Purpose. Notwithstanding any and all provisions of this Amended and Restated Master Declaration to the contrary, to induce the Federal Home Loan Mortgage Corporation ("FHLMC"), the Government National Mortgage Association ("GNMA"), the Federal National Mortgage Association ("FNMA"), the Federal Housing Administration ("FHA") and the Veterans Administration ("VA") to participate in the financing of the purchase of Lots within the Subdivision, the provisions of this Article are added thereto. To the extent the following Sections of this Article conflict with any other provisions of this Amended and Restated Master Declaration, this Article shall control.

SECTION 14.02. Restrictions on Amendments. No amendment of this Amended and Restated Master Declaration shall operate to defeat or render invalid the rights of a Mortgagee or beneficiary under any first Mortgage or first Deed of Trust upon a Lot made in good faith and for value and recorded prior to the recordation of such amendment, provided that after foreclosure of any such Mortgage or Deed of Trust such Lot shall remain subject to this Amended and Restated Master Declaration, as amended.

SECTION 14.03. Mortgagee Defined. For the purposes of this Article only, a "Mortgagee" shall refer only to FHLMC, GNMA, FNMA, FHA and VA, as described in Section 14.01, above.

SECTION 14.04. Right to Notice. Each Mortgagee, upon filing a written request for notification with the Board in accordance with Section 11.05, above, shall be given written notice by the Association of any default by the Owner of the Lot encumbered by the Mortgage held by said Mortgagee in the performance of such Owner's obligations under this Amended and Restated Master Declaration, the Articles or the By-Laws of the Association (hereafter collectively referred to as "Project Documents"), which default is not cured within thirty (30) days after the Association has notice of such default.

SECTION 14.05. Exemption From Prior Assessments. Each Mortgagee which comes into possession of a Lot by virtue of foreclosure or otherwise shall take title to such Lot free from any claims for unpaid Assessments and charges against the Lot which accrue prior to the time such Mortgagee comes into possession, except for claims for a share of such assessments or charges resulting from a reallocation thereof to all Lots, including the mortgaged Lot.

SECTION 14.06. Changes Requiring Unanimous Approval. Without the prior unanimous approval of all Mortgagees of Lots within the Subdivision, neither the Association nor the Owners shall:

- (a) By act or omission seek to abandon, partition, subdivide, encumber, sell or transfer any of the Common Areas which are owned, directly or indirectly, by the Association, provided, however, that the granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Areas by the Association shall not be deemed a transfer within the meaning of this Section.
- (b) Change the ratio of Assessments or method of determining the obligations, Assessments, dues or other charges which may be levied against any Owner or the method of allocating distributions of hazard insurance proceeds or condemnation awards.

provide that any failure by the lessee to comply with the terms of the Project Documents shall be a default under the leasing or rental agreement.

SECTION 14.13. Liability for Taxes. All taxes levied and assessed on the Common Areas must be assessable against those Common Areas only and the Association shall be solely responsible for the payment thereof.

SECTION 14.14. Waiver of Liability and Subrogation. Any provision in this Amended and Restated Master Declaration which requires Owners to indemnify the Association, the Board or other Owners against acts of the indemnitor is subject to the exception that if the liability, damage or injury is covered by any type of insurance and proceeds are actually paid to the insured by reason thereof, the indemnitor is relieved of liability to the extent of insurance proceeds so paid.

SECTION 14.15. FNMA and GNMA Insurance Requirements. Notwithstanding any other provisions contained in this Amended and Restated Master Declaration, the Association shall continuously maintain in effect such casualty, flood and liability insurance and a fidelity bond meeting the insurance and fidelity bond requirements for planned unit development projects established by FNMA and GNMA, so long as either is a Mortgagee or Owner of a Lot within the Subdivision, except to the extent such coverage is not available or has been waived in writing by FNMA or GNMA.

SECTION 14.16. Additional Contracts. In addition to the foregoing provisions of this Article, the Board may enter into such contracts and agreements on behalf of the Association as are required in order to satisfy the guidelines of FHLMC, FNMA, GNMA, FHA, VA or any similar entity, so as to allow for the purchase, guaranty or insurance, as the case may be, by such entity of mortgages encumbering Lots within Improvements thereon. Each Owner hereby agrees that it will benefit the Association and each Owner, as a class of potential mortgage borrowers and potential sellers of their Lots, if such agencies approve the Subdivision as a qualifying subdivision under applicable policies, rules and regulations as adopted from time-to-time.

SECTION 14.17. Consent to Release of Information by Mortgagee. Mortgagees are hereby authorized to furnish information to the Board concerning the status of any Mortgage encumbering a Lot and each Owner of a Lot encumbered by such a Mortgage hereby consent thereto.

SECTION 14.18. Restricted Application. It is expressly provided that the terms, conditions and provisions of this Article shall not be operative or in force and effect unless and until FHLMC, FNMA, GNMA, FHA or VA purchases, grantees or insures a Mortgage on a Lot within the Subdivision and then only to the extent the same are required by said purchaser, guarantor or insurer. In the event the standards and guidelines of FHLMC, FNMA, GNMA, FHA or VA do not require, as a condition of approval of the Subdivision as a qualifying subdivision, the inclusion of one or more of the provisions of this Article, said non-required provisions shall be of no further force or effect.

SECTION 15.04. Books and Records. All books, records and minutes of the Board and all other books and records maintained by the Association shall be made available for inspection and copying by any Owner or by his duly authorized representative, at any reasonable time and for a purpose reasonably related to his interest as a member in the Association, or at such other place and time as the Board shall prescribe.

SECTION 15.05. Non-Waiver. The failure of the Grantor, the Board or any Owner in any one or more instances to insist upon the strict performance of any of the covenants, conditions, restrictions, easements or other provisions of this Amended and Restated Master Declaration or to exercise any right or option contained herein, or to serve any notice or to institute any action, shall not be construed as a waiver or relinquishment for the future of such covenant, condition, restriction, easement or other provision, but the same shall remain in full force and effect.

SECTION 15.06. Acceptance. Each Owner of a Lot, each purchaser of a Lot under a contract or agreement of sale and each holder of an option to purchase a Lot, by accepting a deed, contract of sale or agreement or option, accepts the same subject to all of the covenants, conditions, restrictions, easements and other provisions set forth in this Amended and Restated Master Declaration and agrees to be bound by the same.

SECTION 15.07. Indemnification of Board Members, Officers and ACC. Each member of the Board, each officer of the Association and each member of the ACC shall be indemnified by the Owners against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed in connection with any proceeding to which said member may be a party or in which said member may become involved, by reason of being or having been a member of the Board, an officer of the Association or a member of the ACC, or any settlement thereof, whether or not said person is a member of the Board, an officer or a member of the ACC at the time such expenses or liabilities are incurred, except in such cases wherein said person is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties; provided that in the event of a settlement, the indemnification shall apply only when the Board, the officer(s) or the ACC approves such settlement and reimbursement as being in the best interest of the Association or Owners. This Section shall extend to and apply also for the indemnification of the Grantor during the initial period of operation of the Association or prior thereto during the period the Grantor is exercising the powers of the Association.

SECTION 15.08. Notices. Any notice permitted or required to be delivered as provided in this Amended and Restated Master Declaration shall be in writing and shall be delivered either personally or by mail. If delivery is made by mail, it shall be deemed to have been delivered seventy-two (72) hours after the same has been deposited in the United States mail, registered or certified mail, return receipt requested, postage prepaid, properly addressed.

SECTION 15.09. Interpretation. the provisions of this Amended and Restated Master Declaration shall be liberally construed to effectuate the purposes set forth in Article V, above, and shall be construed and governed by the laws of the State of Idaho. Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular; and the masculine, feminine or neuter shall include the masculine, feminine or neuter.

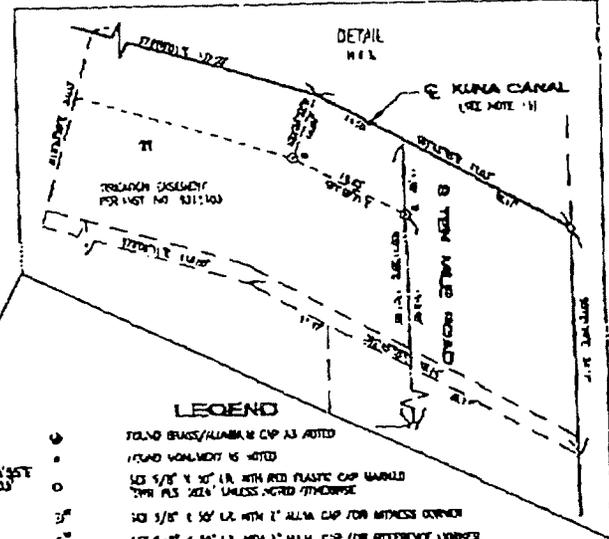
All captions and titles used in this Declaration are intended solely for convenience of reference and shall not affect that which is set forth in any of the provisions hereof.

SECTION 15.10. Severability. Notwithstanding the provisions of the preceding Section, each of

FLAT SHOWING IRONHORSE SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO 2004

SHEET INDEX

- SHEET 1 - BOUNDARY AND LOT BREAKDOWN
- SHEET 2 - NORTHWEST PORTION OF BLOCK 1
- SHEET 3 - SOUTHWEST PORTION OF BLOCK 1 AND PLAT NOTES
- SHEET 4 - CERTIFICATE OF OWNERS
- SHEET 5 - CERTIFICATE AND APPROVALS

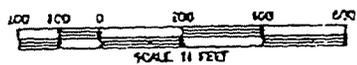


LEGEND

- FOUND BRASS/ALUMINUM CAP AS NOTED
- FOUND MONUMENT AS NOTED
- 5/8" x 1/2" IR. WITH RED PLASTIC CAP MARKED WITH PLAS 2224 UNLESS NOTED OTHERWISE
- 5/8" x 5/8" IR. WITH 1" ALUM. CAP FOR WITNESS CORNER
- 1/2" x 5/8" IR. WITH 1" ALUM. CAP FOR PERMANENT MARKER
- 1.0 PLAT BOOK
- 1.1 LOT NUMBER
- - - - - THE LINE FOR WITNESS AND WITNESSE CORNERS
- - - - - NORTH-SOUTH LINE
- - - - - EASEMENT LINE
- - - - - BOUNDARY LINE
- - - - - LOT LINE

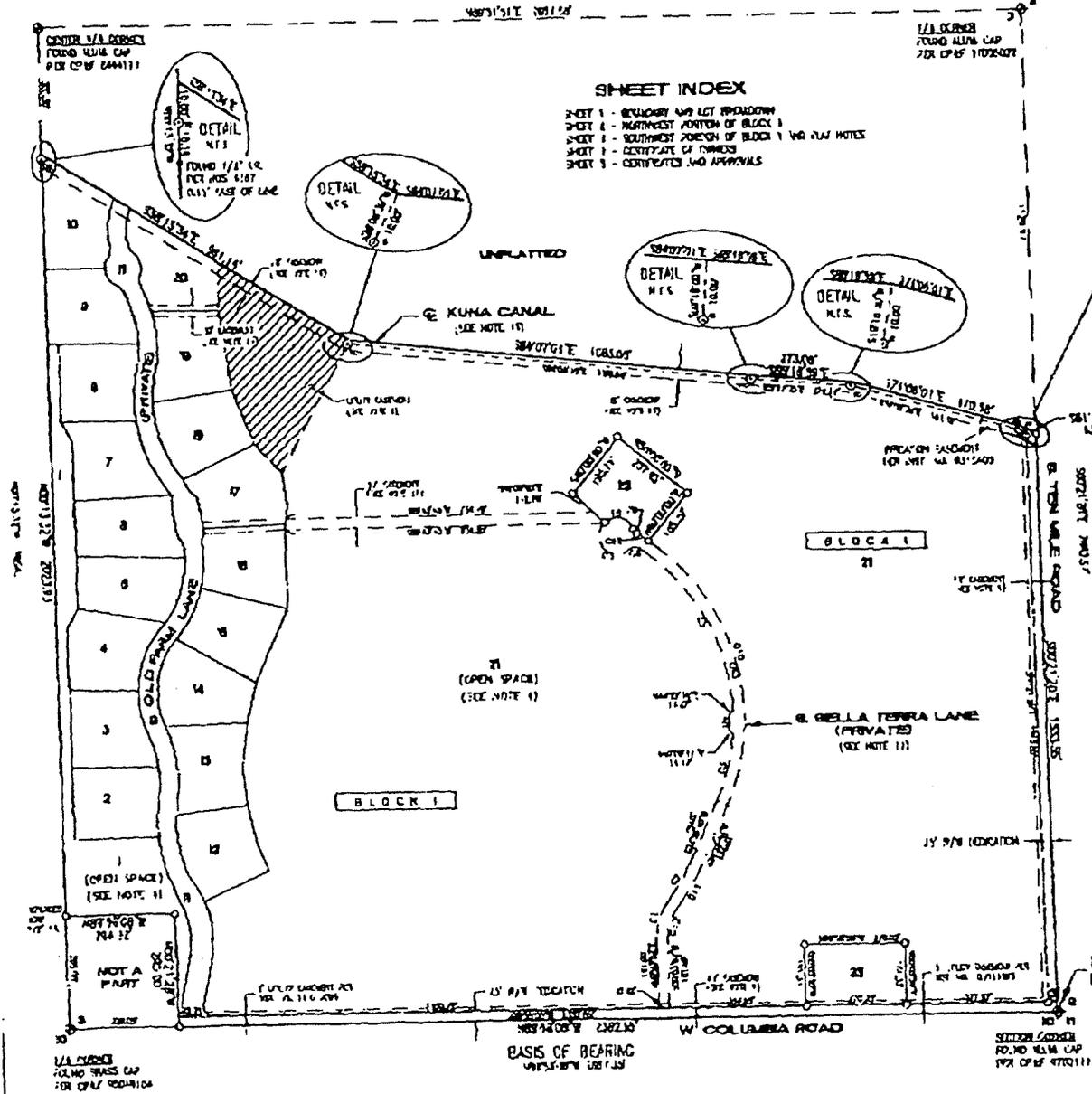
CURVE TABLE

CHAIN	PIECES	LENGTH	AREA	DE. ARC.	CH. DIST.
C1	185.00	109.82	4674.47	117°15'21"	103.01
C2	820.08	116.13	17728.17	140°41'44"	128.91
C3	549.43	158.97	7746.31	142°11'11"	184.53
C4	475.52	142.00	9747.28	137°01'11"	176.56
C5	541.81	171.5	14878.07	141°52'47"	168.30
C6	71.00	177.73	1774.80	138°52'47"	153.50
C7	14.00	192.03	3611.07	141°52'47"	79.30
C8	2.00	98.91	1110.07	138°52'47"	11.50
C9	70.00	113.50	9678.57	138°52'47"	81.30
C10	171.00	140.80	19711.18	112°01'07"	140.71
C11	580.00	111.11	11760.77	138°52'47"	111.91
C12	192.01	83.71	8520.77	138°52'47"	64.00
C13	171.91	77.11	1511.12	138°52'47"	17.10
C14	5/784	147.11	1570.07	117°41'52"	17.11



OWNER/DEVELOPER
JOSEPH AND KATHRYN GUIDO
PREPARED BY
ROYLANCE AND ASSOCIATES PA
Engineers - Surveyors - Land Brokers
251 N. State Street, Suite E
Coeur d'Alene, Idaho 83814
(208) 668-1821
717 (208) 778-1823

EXHIBIT A



By Kathryn N Guido
KATHRYN N. GUIDO, Member

Joseph J. Guido
Joseph J. Guido, Member

STATE OF IDAHO)
) ss:
County of Ada)

On this 25 day of February, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared KATHRYN N. GUIDO, known or identified to me to be a Member of IRONHORSE ESTATES, LLC, an Idaho Limited Liability Company, and the Member who subscribed said Limited Liability Company name to the foregoing instrument and acknowledged to me that she executed the same in said Limited Liability Company name.

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



(SEAL)

Susan Merritt
Notary Public for Idaho
Residing at _____, Idaho
My Commission Expires: _____

RESIDING AT: CALDWELL, ID
MY COMMISSION EXPIRES 05-05-05

Exhibit B

IRONHORSE ESTATES Architectural Control Amended and Restated on July 5, 2005

ACC Requirements - Plans	
Plan review costs (<u>2 full sets</u> required)	\$400. Non Refundable
Plot Plan	Yes
Elevations	Yes
Floor Plan	Yes
Landscape Plan	Yes; prior to landscaping. Landscaping must be completed within 30 days of completion of home
Street Light and Pole	Specified by developer
Mailbox and stand	Builder/Buyer to install mailbox to match house stone
Home Owners Association Dues	Current dues – subject to change
Site Cleaning Fee	\$300 one time setup fee. If unused, it shall be credited upon completion of construction and compliance of plan, towards HOA dues.
Street cleaning & portable toilets	Streets to be cleaned four times per year at the developers discretion Builder to provide portable toilets
Square Footage Minimum	
Single level	2500 sq. ft. single level.
Two Story - first floor	Two story - 1 st floor 2500 sq. ft. minimum
Maximum square footage of 2 nd floor to be no more than 2/3rds of 1 st floor	NOTE: Square footage will be based on all area with ceilings 8' or higher. Unfinished square footage does not count toward the square foot minimums.
Exterior Design	
Siding	<u>No siding will be allowed on any elevation</u>
Windows	Stucco wrapped trim – heavy timber – rock trim – stained clear wood
Fascia	5/4 by 10 inch minimum with 2 by 8 minimum sub facial maintenance free clear wood OR Metal Wrapped
Chimneys	<u>CHASED with no direct venting</u>
Chimney Caps	Painted to match roof or copper
Brick, Stone, Stucco	Minimum requirement: 30% exterior brick or simulated stone on ALL elevations. Remainder to be Stucco.
Architectural Design	To include decorative wood applications such as columns, corbels, crown and dentil molding. Exterior features such as dormers, gables, bayed windows and

Privacy Walls	Attached and in building setbacks
Air Conditioner	Concealed from road view to match exterior
Landscaping Plan	Hydro seeding is approved
Automatic Sprinklers	Required on full yard. Sprinklers required on any dirt area areas
<i>Landscape Plan continued below</i>	<i>Landscape Plan continued below</i>
<u>PLANTER BEDS</u>	
Front Yard	35% minimum
Back Yard	15% minimum
Side Yard	20% minimum
<u>SHRUB COUNT</u>	
<u>Front Yard</u>	40 five gallon AND 22 Ten Gallon – FRONT YARD
<u>Back Yard</u>	40 five gallon AND 22 Ten Gallon – BACK YARD
<u>TREE COUNT</u>	<u>FRONT YARD</u>
Front Yard	Minimum 14 Trees at two inch caliper trees AND 7 Trees with <u>4 inch caliper</u> trees – <u>six trees must be evergreen</u>
Back Yard	<u>BACK YARD</u> Minimum 10 two inch caliper trees or 1 tree per 40 feet
Drainage Plan	Must be submitted with the landscape plan. Water to remain on each individual lot. Swales are to remain swales. Swales are to remain grassy unless using decorative drainage rock. Rock color to be approved by ACC. White or gray rock will not be approved by ACC.
Accessory Structures	Detached structures shall be allowed if in conformity with the provisions of this Guideline. There will be no metal storage nor wood storage attachments to any dwelling unit except as approved by the Architectural Committee. Garages, storage sheds, shops detached or attached to the residential structure, and patio covers shall be constructed of, and roofed with the same materials, and with similar colors and design, as the residential structure on the applicable building Lot. Each dwelling unit shall have permanently maintained off-street parking for two (2) vehicles. The first fifty (50) feet from the old farm road onto the Building Lot to be paved or concreted as a driveway. All driveways and parking areas are to be kept in dust free condition.

Exhibit C

Signatures Requested By all Lot Owners
Lots 1 - 8 - Return to:

Cottonwood Crossing Farm, LLC
Joseph Guido
7744 Bella Terra Lane
Meridian, Idaho 83642



ACQUISITION AGREEMENT OF PORTION OF NORTH STRIP. LOT 1, IRONHORSE WEST OF LOT OWNERS PROPERTIES OF LOTS 2 THROUGH 8

This Agreement for purchase and sale of the North strip of lot 1 via Property Boundary Adjustment ("**Agreement**") is made and entered into this 26 day of February, 2018, by and between Cottonwood Crossing Farm, LLC, Joseph Guido and Kathryn Guido, husband and wife (collectively, "**Guido**"), Cottonwood Crossing Farm, LLC, an Idaho limited liability company ("**Cottonwood**"), Lot owners 2 through 8 (collectively "**Lot Owners**")

RECITALS:

WHEREAS, Cottonwood agrees to sell and Lot Owners agree to purchase the portion of Lot 1, Blk 1 Ironhorse that is west of Lot Owners deeded property.

WHEREAS, Cottonwood and all Lot Owners have agreed to the Property Boundary Adjustment (PBA) as required by Ada County.

WHEREAS, Cottonwood and Lot Owners enter into a purchase / sale agreement.

WHEREAS, Cottonwood is the sole owner of Lot 1 Blk 1, Ironhorse.

WHEREAS, Cottonwood has procured a "Bid Quote" from both Briggs and B&A Engineers. B&A Engineers Bid is \$6200.00 USD.

WHEREAS, B&A Engineers Herein (called "**Engineer**") is the preferred Engineer.

WHEREAS, Pioneer Title will open and close (7) individual Escrow accounts, one for each Lot Owner/Buyer with Guido / Cottonwood as the Seller in each of the 7 escrows.

WHEREAS: Cottonwood to annex squared off remainder of Lot 1, Blk 1 into the Ironhorse HOA upon the sale, transfer, conveyance, or other ownership change of that Lot.

WHEREAS: Upon annexation into the Ironhorse Subdivision, the squared off remainder of Lot 1, Blk 1 will be subject to the current Ironhorse CC&R's and ACC guidelines.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the foregoing Recitals, the parties agree as follows:

Exhibit C

Signatures Requested By all Lot Owners
Lots 1 - 8 - Return to:

Cottonwood Crossing Farm, LLC
Joseph Guido
7744 Bella Terra Lane
Meridian, Idaho 83642

SUE RICH-MERRITT
SENIOR ESCROW OFFICER
RESIDENTIAL / COMMERCIAL

8151 W. Riffehan Street
Boise, ID 83704
D • 208.373.3612
F • 208.460.5492
srmerritt@pioneertitleco.com

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NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the foregoing Recitals, the parties agree as follows:

- 11. Water Rights.** Any and all water rights including but not limited to water systems, wells, springs, lakes, streams, ponds, rivers, ditches, ditch rights, and the like, if any, appurtenant to the property are included in and are part of the sale of this property unless otherwise agreed to by the parties in writing.
- 12. Mineral Rights.** Any and all mineral rights appurtenant to the property are included in and are part of the sale of this property unless otherwise agreed to by the parties in writing.
- 13. Default.** In order to remove the risk of default by any of the Lot Owners or by Guido / Cottonwood, Guido / Cottonwood will not contract the Engineer until all Lot Owners and Guido / Cottonwood have signed this agreement, and all 7 escrow accounts have been opened by Pioneer Title, and all amounts shown in the "Estimated Total Cost" column of the spreadsheet contained in Exhibit C have been deposited into escrow by the Lot Owners.
- In the event that any Lot owner fails to perform any of its obligations under this Agreement, which failure continues for a period of thirty (30) days after receipt of written notice from Cottonwood, specifying the particulars of such failure, such failure shall constitute a default by that lot owner, and said lot owner will be liable to reimburse Guido / Cottonwood all expenses invoiced by Engineer, and the expense of the Ada County application fee. Guido /Cottonwood may thereafter perform or cause to be performed the obligations of the default lot owner, specified in said notice of default and bill the default lot owner for all the expenses outlined above; provided, however, that the lot owner shall not be deemed to be in default if such failure to perform cannot be rectified within such thirty (30) day period and the lot owner is diligently proceeding to rectify the particulars of such failure, within an additional 30 day grace period, thereafter, the defaulted Lot Owner shall be in full default and liable for all Engineering Costs. If Guido / Cottonwood fails to comply with this agreement, Guido / Cottonwood will be in default, and will be liable to pay all expenses invoiced by Engineer, and the Ada County application fee. Notwithstanding the foregoing, the liability of Guido or Cottonwood to the Lot Owners for damages resulting from or relating to the performance or nonperformance of executing this agreement, shall be limited to the cost of performing such items (Guido / Cottonwood will be liable for expenses due Engineer and expense of the Ada County Application Fee) it being specifically agreed and understood that, in no event, shall Guido or Cottonwood be liable to any person for incidental, special or consequential damages on account thereof, and the Lot Owners expressly waives the same. In such case of either a Buyer or Seller default, resulting in a failure to close escrow with all Lot Owners, once restitution as outlined above is completed, this agreement will be terminated, thereby releasing all parties from this agreement.
- 14. Breach Shall Not Permit Termination.** A breach of this Agreement shall not entitle any party hereto to terminate this Agreement, but such limitation shall not affect in any manner any other rights or remedies which such party may have hereunder by reason of any breach of this Agreement.
- 15. Remedies.** Any party hereto shall have all other remedies provided by law to the same extent as if fully set forth herein word for word. No remedy herein

The person and address to which notices are to be given may be changed at any time by any party upon written notice to the other parties. All notices given pursuant to this Agreement shall be deemed given upon receipt.

For the purpose of this Agreement, the term "**receipt**" shall mean the earlier of any of the following: (i) the date of delivery of the notice or other document to the address specified pursuant to this section as shown on the return receipt, (ii) the date of actual receipt of the notice or other document by the person or entity specified pursuant to this section, or (iii) in the case of refusal to accept delivery or inability to deliver the notice or other documents, the earlier of (A) the date of the attempted delivery or refusal to accept delivery, (B) the date of the postmark on the return receipt, or (C) the date of receipt of notice of refusal or notice of non-delivery by the sending party.

20. **Relationship of Parties; No Third Party Rights.** Nothing contained in this Agreement shall be construed as creating a partnership, joint venture, or principal and agent or any other relationship between the parties. This Agreement is not intended to create, nor shall it be in any way interpreted or construed to create, any third party beneficiary rights in any person not a party hereto.
21. **Governing Law.** This Agreement shall be governed by, and construed and enforced in accordance with the laws of the State of Idaho.
22. **Amendment.** This Agreement may not be modified in any respect whatsoever or terminated, in whole or in part, except with the consent of Guido, Cottonwood, and the Lot Owners, and then only by written instrument duly executed and acknowledged by each party,
23. **Severability.** No part of this contract may be severed or independently enforced because of the Ada County requirement that all lot owners 1 through 8 must agree to the Property Boundary Adjustment (PBA) before the County will approve it.
24. **Waiver.** No provision of this Agreement, no breach thereof and no right or remedy becoming available upon the happening of any breach can be waived, except by a written instrument dated and executed by the party against whom enforcement of such waiver is sought. Each waiver shall apply to the particular instance and at the particular time only, and no waiver shall be deemed a continuing one, or as applying to any other provision hereof or other prior, contemporaneous or subsequent breach or other available right or remedy.
25. **Headings.** The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions or agreements contained herein.

EXHIBIT "A"

AMENDED AND DATED July 23, 2007 -YARD LIGHT MFG. BULB CHANGE

**ADDITIONAL CONDITIONS TO
LOT PURCHASE AGREEMENT****IRONHORSE ESTATES
ADDENDUM OF UNDERSTANDING & COMPLIANCE
BY HOMEOWNER & BUILDER OF ALL LOTS**

AGREEMENT. THESE ADDITIONAL CONDITIONS to the LOT PURCHASE AGREEMENT, made and entered into this day of _____, 2014, by and between Ironhorse Estates, Hereinafter referred to as (SELLER) and _____, Hereinafter referred to as (BUYER), for the following described property generally located on the North side of Columbia Road between Black Car Road and Ten Mile Road, in Ada County, State of Idaho,

TO WIT: Lot _____ Block 1 IRONHORSE ESTATES
as recorded in book 91 Page 10651- 10655 in Ada County, hereinafter referred to as (Lot),
are hereby attached to the above referenced Agreement and are an integral part thereof.

1. ADDITIONAL CONDITIONS.

- A. Water hook-up fees are included with the exception of any fees City of Kuna Water may charge to set their water meter and connect to water system.
- B. Buyer hereby acknowledges receipt of the amended and restated CC&R's dated February 15, 2005 and ACC Guidelines for IronHorse Estates.
- C. Buyer/Builder to provide portable toilet at his expense
- D. Buyer/Builder to keep lot and street clean and free of dirt and debris and to keep scrap tidy
- E. Buyer/Builder to insure that all fence lines surrounding the perimeter of their respective lot, weed and grass free, sterilizing under fences, using 'Roundup', however, under NO circumstances, use a weed burner. Fence lines and lot are to be kept free of weeds, grass, or other wild growth.
- F. It is hereby noted and understood that the western fence line in the back of Lot's 2 through 8 inclusive, is the western fence line for Lot 1, owned by the seller, and NOT deeded in part or whole to any buyer of Lot's 2 through 8 inclusive, however can be used, for landscape use, maintained weed free, including the fences, but not built upon, offering to those lot owners an elongated looking property, with actual property pin corners for lots 2, 3, 4, and 8, the property pins, and deeded property starts 30 feet east of fence line, AND for lots 5, 6, and 7, the property pins, and deeded property starts 60 feet east of fence line. Lot 1, Blk 1, Ironhorse Estates, LLC or Commonwood Crossing Farm, LLC, Joseph and Kathryn Guido, is the sole property owner and is subject to being vacated, with those affected Lot owners (2 through 8) to remove their personal property at any time owner of Lot No. 1 deems to be in their best interest including their assigns and heirs.

EXHIBIT C SPREADSHEET

Offer and Estimated Costs for the Lot 1 North Strip Acquisition

- A) Land Survey, drawings, Ada County Processing:
 Briggs Bid: \$6,850.00 The Land Group Bid: \$6,600.00 (Plus an undetermined amount for "T&M+10%")
 B&A Engineers Bid: \$6,200.00
- B) Pioneer Title Estimate for Title Insurance is \$220 for each lot.
- C) Shared County application Fee is \$309 / 8 = \$38.63
- D) Estimated Escrow cost with Pioneer Title is: \$450.00 per lot. Normally this is split 50/50 between seller and buyer.
 Buyers pay a total of \$1575 (\$225 per lot), Seller pays \$225 x 7 = \$1575
- E) Seller and Buyers split the Surveying and Engineering Cost (Based on B&A Bid): Seller pays \$3100, Buyers pay a combined total of \$3100.
- F) This estimate assumes a cash transaction. If a lot owner is going to take out a loan, there will be additional expenses for them.

Lot #	Area (Sq. Ft.)	Land Price		Survey Cost	County	Title	Escrow	Recording	Estimated	Estimated	Lot #
		per Sq. Ft.	per Lot	per Lot (B&A Bid)	Application	Insurance			Escrow Cost	Total Cost	
				(Note A&E)	(Note C)	(Note B)	Fee	(Note D)	(Note F)		
1	58330	N/A	N/A	\$3,100.00	\$38.63	N/A	N/A	\$1,575.00	\$4,713.63	1	
2	5724	\$0.41	\$2,346.84	\$442.86	\$38.63	\$220.00 Est.	\$20.00	\$225.00	\$3,293.33	2	
3	6121	\$0.41	\$2,509.61	\$442.86	\$38.63	\$220.00 Est.	\$20.00	\$225.00	\$3,456.10	3	
4	7605	\$0.41	\$3,118.05	\$442.86	\$38.63	\$220.00 Est.	\$20.00	\$225.00	\$4,064.54	4	
5	8052	\$0.41	\$3,301.32	\$442.86	\$38.63	\$220.00 Est.	\$20.00	\$225.00	\$4,247.81	5	
6	8734	\$0.41	\$3,580.94	\$442.86	\$38.63	\$220.00 Est.	\$20.00	\$225.00	\$4,527.43	6	
7	11852	\$0.41	\$4,859.32	\$442.86	\$38.63	\$220.00 Est.	\$20.00	\$225.00	\$5,805.81	7	
8	6315	\$0.41	\$2,589.15	\$442.86	\$38.63	\$220.00 Est.	\$20.00	\$225.00	\$3,535.64	8	
2-8 Total	54403		\$22,305.23								



City of Kuna

P&Z Findings of Fact & Conclusions of Law

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

To: Planning and Zoning Commission – FoF, CoL

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

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

Planner: Troy Behunin, Planner III

Hearing Date: April 23, 2019
Findings of Fact: **June 11, 2019 (Specific Conditions added to recommendation)**

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



Table of Contents:

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

A. Process and Noticing:

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

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

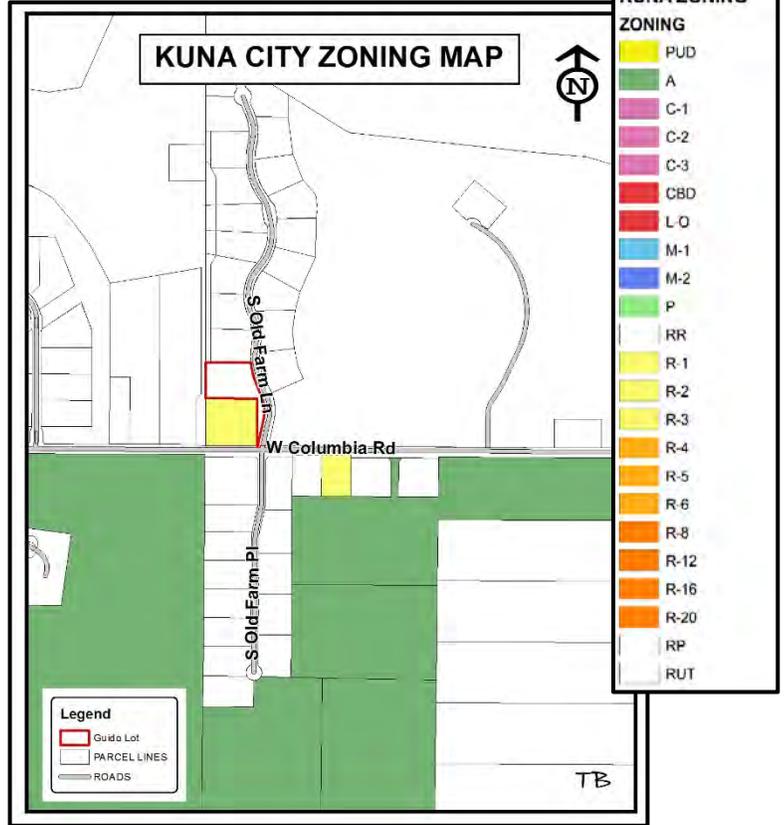
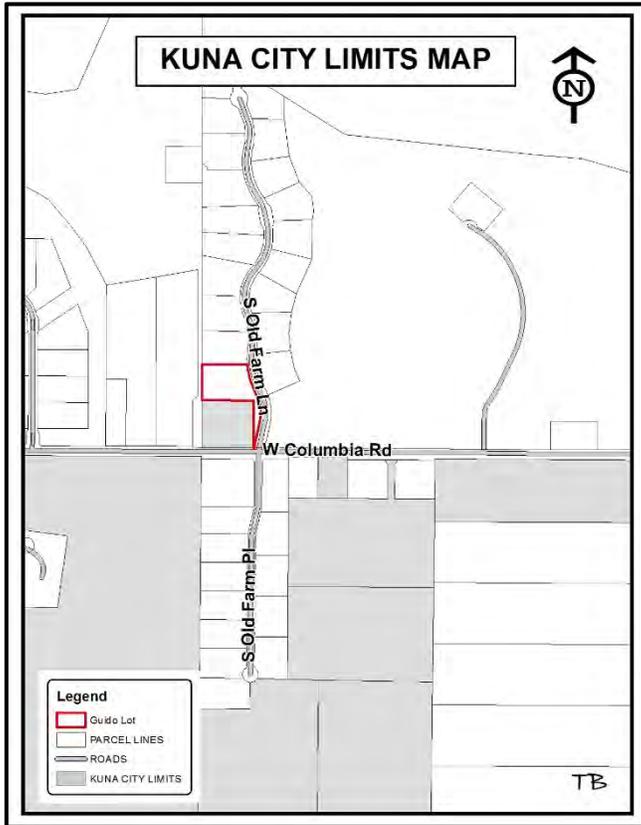
a. Notifications

- | | |
|---------------------------|--|
| i. Neighborhood Meeting | January 19, 2019 (14 persons attended) |
| ii. Agencies | April 8, 2019 |
| iii. 350' Property Owners | April 9, 2019 |
| iv. Kuna, Melba Newspaper | April 3, 2019 |
| v. Site Posted | April 9, 2019 |

B. Applicant Request:

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

C. Exhibit Maps:

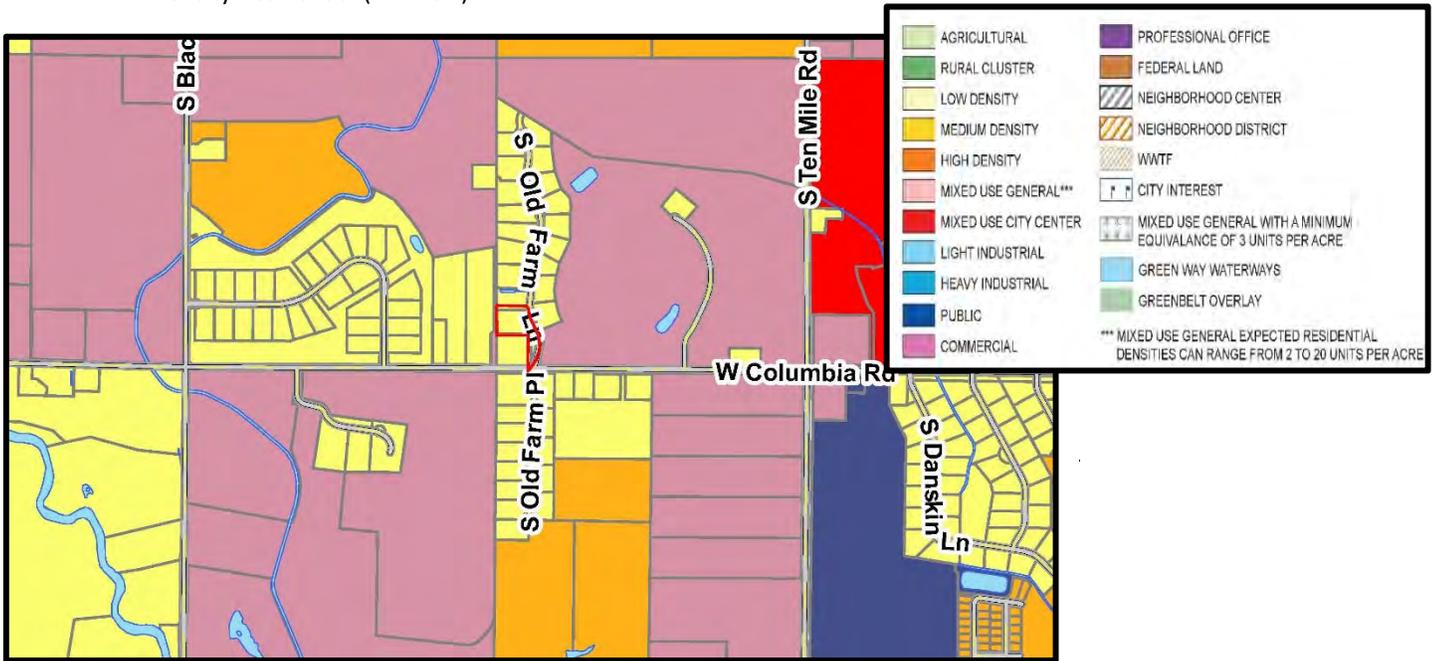


©COPYRIGHTED

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

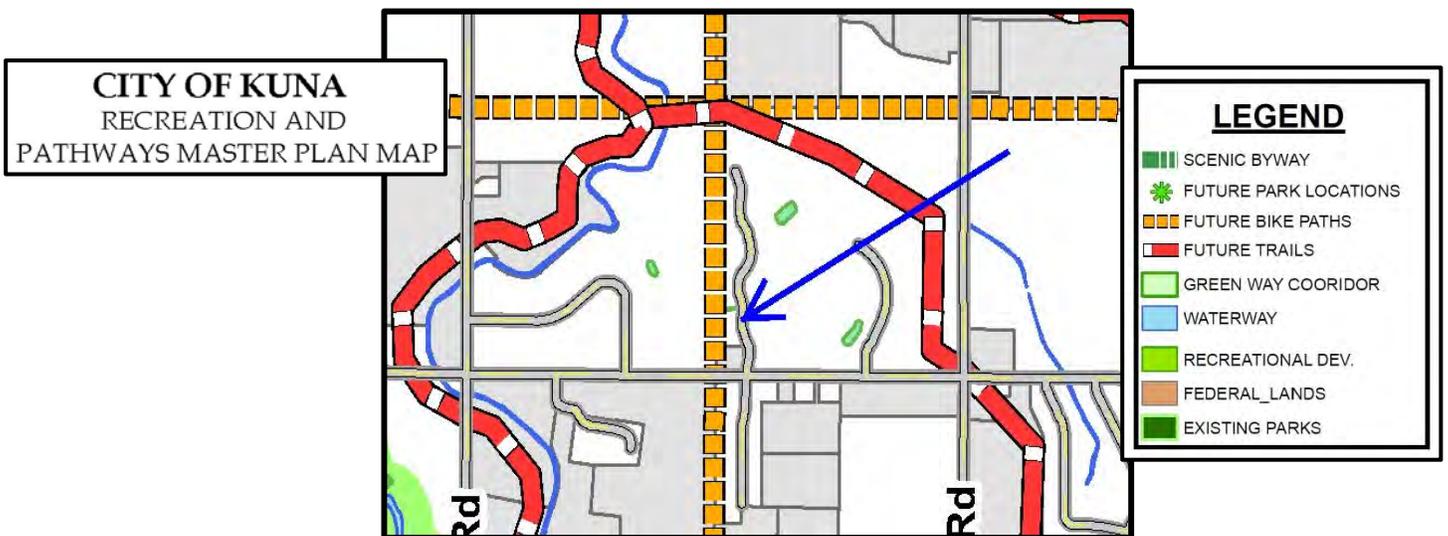
E. General Projects Facts:

- 1. Comprehensive Plan Designation:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approx. 1.51 acre site as Low Density Residential (2-4 DUA).



2. Kuna Recreation and Pathways Master Plan Map:

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



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

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

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

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

5. **Services:**

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

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

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

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

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

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

F. **Staff Analysis:**

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

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

Staff has determined these applications comply with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards Case No. 19-01-AN, to the Kuna Commission with recommended conditions of approval listed in section ‘M’ of this report.

G. Applicable Standards:

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

H. Factual Summary:

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

I. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission may accept or reject the Comprehensive Plan components, and has determined the proposed annexation request for the lot *is* consistent with the following Comprehensive Plan components as described below:

The comprehensive plan is a living document, intended for use as a guide to governmental bodies. The plan is not law that must be strictly adhered to in the most stringent sense; it is to be used by public officials to assist their decision making for the City.

2.0 – Property Rights and Summary

Goal 1: Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and evaluate with guidance from the City attorney and the Idaho Attorney General's six criterion established to determine the potential for property "takings".

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

5.0 Economic Development Goals and Objectives - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement.

Comment: The proposed application complies with the comprehensive plan by providing an additional lot size rarely found in Kuna.

6.0 Land Use Goals and Objectives - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles.

Comment: The project complies with the land use plan as adopted by the City by incorporating the following; a large lot that fits the surrounding neighborhood, a variation of housing densities and types and promotes desirable, cohesive community character in a quality neighborhood.

8.0 - Public Services, Facilities and Utilities Goals and Objectives - Summary:

Provide adequate services, facilities, and utilities for all City residents and annex contiguous properties who request City services. Ensure that development within Kuna connects into the City's sanitary sewer and potable water systems and continue expansion of the City's sewer systems as resources allow.

Comment: Kuna has adequate services for this annexation (and future home) and the authority to annex the requested lot into the City. This application will connect to the City's potable water system.

9.0 - Transportation Goals and Objectives - Summary:

Work with Kuna City, ACHD and COMPASS to promote and encourage bicycling and walking as transportation modes. Develop a transportation strategy and identify future transit corridors while requiring developers to preserve rights-of-way, to improve mobility on major routes while balancing land use planning with transportation needs.

Comment: The project meets the transportation goals of the City by adding a single home within an existing subdivision without adding an additional access point.

12.0 - Housing Goals and Objectives - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl.

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

13.0 - Community Design Goals and Objectives - Summary:

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and create a sense of place.

Comment: The application incorporates sound community design and will possibly foster neighborhood interactions and activities.

J. Kuna City Code Analysis:

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

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

2. The site is physically suitable for a subdivision.

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

3. The annexation is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

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

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

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

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

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

K. Commission Findings of Fact:

Based upon the record contained in Case No. 19-01-AN including the Comprehensive Plan, Kuna City Code, Staff's report, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby recommends *approval* of the Findings of Fact & Conclusions of Law, & conditions of approval for Case No. 19-01-AN, a request for annexation into Kuna by Joseph & Kathryn Guido.

1. *The Kuna Planning and Zoning Commission approves/conditionally approves/denies 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 application on April 23, 2019, to hear from City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

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

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

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

Comment: *The applicant has submitted a complete application, and following staffs review the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.*

4. *The Kuna Planning and Zoning Commission has the authority to recommend approval for 19-01-AN to Council.*

Comment: *On April 23, 2019, the Commission voted to recommend approval for Case No. 19-01-AN.*

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

Comment: *Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on April 9, 2019, and a legal notice was published in the Kuna Melba Newspaper on April 3, 2019. The applicant placed a sign on the property on April 9, 2019.*

Based upon the record in Case No. 19-01-AN, including the Comprehensive Plan, Kuna City Code, Staff's report, including the exhibits, and the testimony elicited during the public hearing, the Commission hereby recommends *approval* for 19-01-AN a request for annexation into Kuna to Council, by the applicant as follows:

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

L. Recommendation by the Commission:

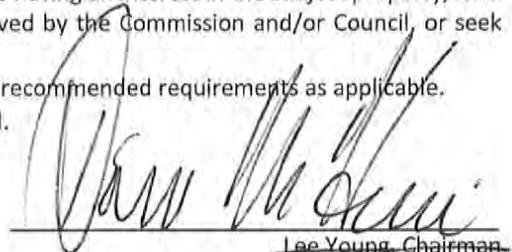
Based on the facts outlined in staff's report and public testimony during the public hearing the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* for Case No. 19-01-AN (Annexation), a request from Joseph & Kathryn Guido to annex approximately 1.51 acres in to Kuna subject to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

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

M. Conditions of Approval:

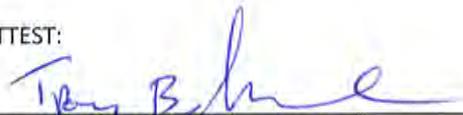
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve all sewer connections (as necessary).
 - b. The City Engineer shall approve drainage and grading plans (as necessary).
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 - d. The Kuna Rural Fire District shall approve Installation of fire protection facilities as required by Kuna Fire District is required (as necessary).
 - e. The Boise Project Board of Control shall approval any modifications to existing irrigation systems.
 - f. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
2. Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
4. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and/or Council, or seek amending them through public hearing processes.
5. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
6. Compliance with all local, state and federal laws is required.

DATED: This 14th, day of May, 2019.


 Lee Young, Chairman
 Kuna Planning and Zoning Commission

DANA HENNIS, V. CHAIRMAN

ATTEST:


 Troy Behuni, Planner III
 Kuna Planning and Zoning Department

**CITY OF KUNA
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**MEETING MINUTES
Tuesday, April 23, 2019**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	X	Jace Hellman, Planner II	X
Commissioner Stephen Damron	X	Sam Weiger, Planner I	X
Commissioner John Laraway	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Chairman Young called the meeting to order at **6:00 pm**.

Call to Order and Roll Call

1. CONSENT AGENDA

Meeting Minutes for April 9, 2019.

Commissioner Hennis Motions to approve the consent agenda; Commissioner Damron Seconds, all aye and motion carried 4-0.

2. PUBLIC HEARING

19-01-SUP (Special Use Permit) – Anchor Academy Daycare; Applicant, Tiffany Neilson, seeks Special Use Permit approval in order to operate a childcare center (childcare for 13 or more children, ages 0-12) in an existing church. The sites are located at 7910 and 7870 S. Meridian Rd., Kuna, ID 83634.

Tiffany Neilson: My name is Tiffany, and I am the project manager for the Anchor Academy Daycare. I wanted to first off thank you for looking at our application. This will be a daycare for two to five-year-olds at the Anchor Baptist Church location. We are not constructing any new buildings as part of this permit. We are using existing facilities out there. Our playground is part of the existing yard that's already in place. We had to do no new work as part of this project. We have started our state inspection. They actually came out last night and did our inspections. We expect to receive that license very shortly. I do have a daycare director here who will speak to the daycare itself. **Christine Velasquez:** I am Christine, the daycare director. We will be an academic daycare serving the Kuna-Meridian area. There's a huge need for childcare, and we want to have a positive place for children that are moving here. **C/Young:** I'm sure it's called out on the enlarged site plan, the fencing that's provided for the daycare, does it go around the education building into the play area, so it's all enclosed into one? **Christine Velasquez:** There is a paved sidewalk that goes from the cliff from the building from the indoor portion to the outside portion which is fully enclosed. **Tiffany Neilson:** The education building itself is not enclosed in fencing. The playground is enclosed. **Christine Velasquez:** It is set back from the road. There is a paved parking lot and two other buildings that are along Meridian and Columbia. The actual daycare building is back behind those buildings and set off from the main roads. **Sam Weiger:** Chairman, commissioners for the record Sam Weiger, Planner I, City of Kuna 751 W 4th ST. The application before you this evening is seeking special use permit approval in order to operate a childcare center within the Anchor Baptist Church located at 7910 and 7870 South Meridian Road, which is northeast of the Meridian and Columbia Intersection. Staff would like to note that the Kuna School District's comment should be requesting a school bus stop, rather than a school bus. Property owners within 300 feet of the property were notified, a notice was printed in the Kuna Melba News and the subject property was posted with a sign. Staff has determined that this application complies with Kuna City Code, the goals and objectives of the Kuna Comprehensive plan and Idaho State

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Code. I will stand for any questions you may have. **C/Laraway:** Under the Special Use Permit, are we approving the four employees and 12 children for now? Or are we approving the 39 children for later down the road. **Sam Weiger:** Commissioner, I have spoken to the applicant about this. They plan to start with 12 and then expand as needed. The maximum capacity is 39. It was never specified as to whether they will get to 39 or not. **C/Gealy:** You indicated that the outdoor space is sufficient for three children. **Sam Weiger:** That is correct. **C/Gealy:** Have we conditioned that they expand the available outdoor space? **Sam Weiger:** Commissioner, there is a condition to comply with Idaho Code to expand outdoor space to meet the requirements for 80 feet of usable outdoor space per child. **C/Gealy:** You mentioned that they talk about a kitchen, but there is not one indicated. **Sam Weiger:** To elaborate on that, I have placed a condition that they send a revised floor plan with the kitchen location included. **C/Gealy:** There's also a condition for the landscape buffer between the daycare and the main road, is that right? **Sam Weiger:** That's correct, Commissioner Gealy. **C/Young:** We'll open the public testimony at 6:08. **Gail Graves:** I am the pastor of the church and president of the college there. I am an integral part of this daycare and I am for it. **C/Young:** I'll close the public testimony at 6:10, which brings up Commission discussion. I think it's a great location for a daycare. As far as access and need, everything looks good, seeing they've already started the certifications and state inspections. I don't see any issues with this as presented. **C/Hennis:** I agree, I think it's a good location. **C/Gealy:** I am not finding the condition regarding the floor plan or landscape buffer. **Sam Weiger:** Commissioner Gealy, in the staff analysis there should be a condition that they send a revised floor plan. **C/Gealy:** I would like to include that as a condition and include the landscaping buffer as a condition. **Sam Weiger:** We can do that. **C/Gealy:** Will children be progressing from the building to the outdoor play area and the fenced area, or will that be open? **Tiffany Neilson:** That is currently open, there is a designated sidewalk and we will do for lack of a better phrase a daisy chain. The children will go down the sidewalk to the play area that is completely enclosed. **C/Gealy:** Have you reviewed the conditions of approval and are they acceptable to you? **Tiffany Neilson:** I missed in my review the expansion of the play area. I'm not fully surprised by that, and it was assumed that as we took on more kids, we knew would be a consideration. Starting out, it was not our immediate expectation to do that based on how many kids we knew we would be starting with. **Christine Velasquez:** I'm not sure where the 240 square feet came from. I know that our outdoor space is considerably larger than that, so I'm not sure where we got that number. **Sam Weiger:** Commissioners and Chairman, I provided that number, based on the area that was provided in the site plan, the fenced in area. I was assuming that there was more usable open space, but you just hadn't designated it in the site plan. **Christine Velasquez:** The enclosed area is safe and fenced, and the outdoor space is considerably larger than 240 and will accommodate more than three children based on the 80 square feet necessary for children. Regarding the area that the children would walk to and from, the sidewalk that we have created is not the sidewalk that would be bordering Meridian or Columbia. The kids would be nowhere near the main road. **C/Gealy:** I think this is a great location, and I think there's a great need, I just want to make sure that we are clear what the expectations are in the conditions of approval. **C/Hennis:** In the site plan that was provided by ADP Architects, the area alone looks a lot larger than 240 square feet. **C/Gealy:** They just need to work with staff.

Commissioner Gealy motions to approve Case No. 19-01-SUP with the conditions as outlined in the staff report; With an additional condition that the applicant provide staff with a floor plan indicating where the kitchen will be; With an additional condition that the applicant work with staff on developing a landscape buffer along Meridian Road. Commissioner Hennis seconds, all aye and motion carried 4-0.

19-01-AN (Annexation) – Guido Annexation; The applicants, Joseph & Kathryn Guido, request to annex approximately 1.51 acres into Kuna City with an R-2, 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, the site is on S. Old Farm Lane, Meridian, Idaho; In Section 3, T 2N, R 1W, APN #: R4313530015.

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Joe Guido: My name is Joe Guido, I live at 7744 S Bella Terra Lane, Meridian, ID. I am trying to annex a little over one acre into the City of Kuna so that it can become a buildable lot. I'm planning on selling it as a single-family home. This is stated in the staff report and a recorded document, so that it does not conflict with the CC&Rs. I plan to annex into the Homeowner's Association (HOA) upon sale and transfer of the property once it becomes a buildable lot. **Troy Behunin:** Good evening Commissioners, for the record, Troy Behunin, Planner III, 751 W 4th Street. The application before you tonight is 19-01-AN, an annexation request from Joseph and Katheryn Guido. Hopefully the Commission was able to sift through the technical difficulties that we had, and you got the right packet that included a letter of concern from a nearby neighbor. All the information that staff requested has been submitted. This qualifies as a candidate for annexation into the City limits, because it touches the City limits on the south side of the lot. There's a little bit of the lot that does stretch along Old Farm Lane. Part of that touches the City limits as well. A single-family home can be built on this lot upon annexation into the City limits. There's been some questions about the intentions of Mr. Guido and the R-2 zoning designation. R-2 is the lowest residential zone that we have in the City. R-1 is no longer available. It is his intention to provide one lot for one single-family home. This body can make a recommendation of approval and submit this to City Council as such that only one house be allowed to be built on that lot. In City Code, we don't allow for two dwelling units to be built on one lot. This lot would be connected to City potable water. There is an onsite community septic system that it would connect to. I understand that there is also a community pressurized irrigation system to connect to. **C/Young:** The site plan shows the buildable lot and then a finger that extends down with the intent that the overall association take control of that little finger that extends down towards Columbia Road. Is it still going to be a part of the lot? **Troy Behunin:** Staff understands that it will be part of the lot, but part of the sale will require that it does get turned into a green space. It would be the HOA's responsibility to maintain that finger. **C/Young:** Would that finger be a separate lot after the sale? **Troy Behunin:** No, it would be part of Lot 1, Block 1. Because this is already in a subdivision, if there was a split that was intended, it would go through what is called a re-platting process. It would have to go through another public hearing. There is no intention though to divide any of the lots. The homeowner or landowner can make that condition of sale that the finger part of the lot does become landscaped. **C/Young:** It is not owned by the subdivision, though. Who is responsible for maintaining that green space then? **Troy Behunin:** It has been conveyed to staff that this would be determined by the HOA. If the homeowner is going to do it, then the sale of the lot can convey that. That is completely separate from the City, because it is not a dedicated common lot. The intention is not to split the lot at all, because that would give the appearance that there are two lots instead of one. They can't do that without going through a preliminary plat process. **C/Hennis:** In the original plat notes that you provided as one of these exhibits, it states that Lot 1 is to be only used for open space. **Troy Behunin:** Commissioner, further down in that note it states that until the subject property... **C/Hennis:** Until the subject property has received developmental approval and approval for a zoning ordinance map, amended to a commercial or industrial district or residential or rural district, that allows density less than or equal to five acres per dwelling. **Troy Behunin:** This qualifies for the residential portion of that note and it's under five acres. **C/Hennis:** But the original development as was presented has this much open space. **Troy Behunin:** Correct, and as soon as it annexes into the City of Kuna it becomes eligible, because it will get a rezone and it would become residential eligible. **C/Hennis:** Then how would that work since it's in the City, but yet the rest of the HOA is in the county? **Troy Behunin:** This lot would become subject to the City, and the rest would remain subject to the conditions of the county. **C/Laraway:** The follow-up question is about him living off City water. **Troy Behunin:** That is common actually, it happens all over. Saddle Ridge, Danskin, Chisum Valley and all the new homes that have been built since 2008 or 2009 in Ironhorse are on City water. **C/Laraway:** It seems like the applicant is trying to vacate the HOA and the subdivision plat to move into the City of Kuna. **Troy Behunin:** They're not vacating the plat, because it would still be a lot and a block in a subdivision. **C/Laraway:** They want to remove it from the existing subdivision and annex into Kuna, which makes it Kuna City. **Troy Behunin:** That particular lot, yes. **C/Hennis:** Is it just to make it a buildable lot at that point? **Troy Behunin:** Correct. **C/Hennis:** Is this setting precedence that if all these subdivisions that we've been trying to designate a certain percentage of open space for the residents in that subdivision, that any given time they can have anyone at any given time buy

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it out and turn what should be a park into a house? **Troy Behunin:** No. **C/Hennis:** Why is this any different? **Troy Behunin:** Because this is a lot and block within a subdivision. **C/Hennis:** We've got this situation in several of them. We go into these subdivisions that we've been looking at lately, like with Mr. Eck, where we designate a certain percentage of open space. Those are designated as certain lots and blocks. Yet, at any given point, somebody can buy that lot and annex into the city and build a house on it instead of designate it for open space for the residents and kids of that neighborhood? **C/Young:** In the note, it says, "until with such time". **C/Hennis:** Are we not seeing that triggering mechanism in the others? **C/Young:** Right. **Troy Behunin:** This won't set precedence, because when a 40-acre piece of ground comes into the City, like with a developer as you mentioned, not necessarily just him but any developer. It has different rules, because it is a blank slate. It is an already platted lot, it's not being developed, it's already developed. The only thing that they're doing development-wise is putting a house on it. It's a ready-to-go lot once it becomes a lot within the City. **C/Hennis:** I understand your explanation, but why was this designated as open space prior and not considered a buildable lot in the original plat? **Troy Behunin:** It's a common practice. Many plats from that era followed the same process. I want to go on the record and state that I understand that it might look like I am advocating, but I'm just explaining this is what the practice was. A developer would go to Ada County Development Services and say that they have 60 acres. The County would say that in order for you to do that, you have to dedicate a certain number of acres of open space. There is a time sensitive period where it either has to remain as open space or whatever the condition was. Usually they set that for a 15-year period. Or, they would offset that with a caveat at which time it becomes development ready. This is a common practice from the 1990s all the way until 2008 or 2009. **C/Hennis:** This is not something that we allow now. **Troy Behunin:** Correct, this is an Ada County requirement during the time frame that this was platted. **C/Damron:** In order for that to be a buildable lot, it has to be annexed into the City, correct? **Troy Behunin:** Correct. **C/Laraway:** Why are they not going to be required to hook up to City sewer. **Troy Behunin:** It's not available, and it would be too extensive. It's more than a half-mile away and that's just the closest line, which is a pressurized line. Sewer runs about \$300 per lineal foot. They also cannot tap into a pressure line, so they would be required to go down to Silver Trail or Memory Ranch Lift Station in order to connect. **C/Damron:** This is a county approved subdivision. The lot was open space. If we have other subdivisions within the County that have open space, but they want to build so they annex into the City, and suddenly the open space is gone. They had a requirement for that lot to have that open space. All they have to do to reduce or remove the open space is annex into the City. **Troy Behunin:** There's a prescription already detailed on the final plats of all of these subdivisions that either expires in time or expires due to annexation. They knew at that time, 15 years after the recordation, open space will not necessarily remain open space forever. It's built into the plat. **C/Young:** I think that's where the language in that note came from. With the caveat at this time, it can be developed. **C/Damron:** That I can understand, but the further question is that we approve development with designated open space. What Dana is looking at, is if somebody comes in and buys that lot, cause it's definitely a lot. The open space is an actual lot. It is still owned by the HOA or the developer and they say that they need money, so they're going to sell that lot so we can build on it. That is our concern. **Troy Behunin:** The significant difference between Dana's example and your example is the fact that on the face of Ironhorse Subdivision, there is a note that says either an annexation or a 15-year time period. The City of Kuna signs every subdivision plat that comes through this body and gets adopted and approved by the City Council. Our plats do not include the language that says, "15 years from now, the open space that you dedicated can either do this or do that". Our language is, "It shall remain as open space forever." **C/Hennis:** That is what I was concerned with, thank you for that explanation. We're not providing an avenue for somebody to do this to our residents down the road. What happened 20 years ago is unfortunate. I doubt that the homeowners know about that note. **C/Damron:** If we have other subdivisions that were built back then, we may see this again. After those come through, none of the ones that have been done in our city in the last 10 years is that going to happen to. **Troy Behunin:** The City of Kuna does not give that ability to plats that come across the City Council's desk that the City Clerk and City Engineer sign. If that note were to appear in one of our plats, we would strike it. **C/Hennis:** That answers my question. **C/Gealy:** Do you know why Ada County designated a non-buildable lot? **Troy Behunin:** Although I wasn't present for that, I can tell you that historically

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what happens is that they do it for open space. They do it basically as a middle ground for preservation of open space. It is time sensitive. In 15 years from recordation, it expires. Or, upon annexation it expires. **C/Gealy:** We see where there might be houses built around a large open space area. In this case, it's one lot out of the subdivision. It seems a little unusual. I didn't know if there was a reason why that particular lot was not buildable. **Wendy Howell:** Within the City limits in an R-2 zone, there are no requirements for open space. **Troy Behunin:** There is also the 30-acre piece that is directly east of this parcel. It is also part of the subdivision. It's not in the City, yet. **C/Gealy:** Who was the letter from that was received from? **Troy Behunin:** Mr. McShane, I believe. It was not received late, it's just that when we put it on the website, it wasn't included. A couple hours later we had to update the PDF, and we got it back on with the letter added. **C/Young:** We'll open the public testimony at 6:41. **Steve Meyerpeter:** I'm a resident of Ironhorse Subdivision. I live at 7693 S Old Farm Lane, Meridian, ID 83642. As a resident of Ironhorse, we are not necessarily in opposition to the desire of Mr. and Mrs. Guido converting Lot 1 to a buildable, sellable lot. I think that would be an advantage for the entire subdivision. They have chosen to annex the lot into Kuna as a means of converting that lot from Ada County open space to a residential lot. We are actually in opposition to the R-2 zoning of that lot. We think that raises some issues. Lot 1 is kind of in a unique situation in terms of annexing a portion of Ironhorse into Kuna City Limits. We think that it may be in special consideration. The issue is that it's being prepared for a sale as a buildable lot. Assigning an R-2 zoning to that lot is in conflict with the Ironhorse CC&Rs, which state that each lot will have one single-family unit on it. I noticed that in the packet, staff stated on page four of the staff report that Kuna does not allow two dwellings on one lot. The planner also stated that tonight. We would like to stress that this is well-documented, so that the future buyer of Lot 1 cannot come back and say that this is zoned as R-2, so this piece can be subdivided. We would not like to see that happen. I wonder if we can have assurance that this is well-documented. With that lot zoned as R-2, we'd also like to have assurance that it cannot be subdivided, because R-2 zoning kind of implies that it can be. We'd also like assurances that two building permits will not ever be issued for that lot. If you get two dwellings, that is not the intent of the subdivision. We'd like assurance that the CC&Rs take precedence over that R-2 zoning. We would request that Kuna designate this piece an R-1 zoning. **Michael Merlot:** Michael Merlot, I'm part of the Ironhorse Subdivision. 7795 S Old Farm Lane. Like Mr. Meyerpeter, we believe that if Lot 1 is annexed into Kuna and becomes a buildable lot, my concern is that it's a single-family dwelling. It's part of the HOA situation where it's subject to the CC&Rs. It also is subject to the architectural requirements (ACCs), so that it's consistent with the rest of the neighborhood. It is the first house on the left when you enter, so we would like to make sure that our entire subdivision is consistent. Again, we would really request that the lot not be able to be subdivided. We're not concerned with the intention of the seller. It's the buyer of that property that may assume with an R-2 that they can subdivide it or can put a house, houses, or dwellings on it that are not consistent with the rest of the subdivision. Those would be our respectful requests. One other thing, you talked about the finger of that property. The HOA is actually taking care of that. On our community clean-up days, we are trimming the bushes, cleaning out the weeds, or already taking care of that as it exists today. **Mike McShane:** I am a resident of the HOA, my address is 7982 S Old Farm Lane. I'm on the property just east of this property. I am concerned with the R-2 designation. We understand that you don't have an R-1, but if you read the verbiage of the R-2, it does make it sound to a potential purchaser that we could perhaps put a fourplex on or divide it. That's what we're trying to avoid in the future. **Mark Duenas:** I live at 7933 S Old Farm Lane. I am the lot north of the lot being considered. We'd just like to testify that I agree with everything that's been presented. **Joe Guido:** I understand the concerns. First, when the subdivision was developed, that particular lot was fully developed with polly on the ground, gas electric, pressurized irrigation, wait and do it with Ada County at a later date, or annex it into the City of Kuna. Upon annexation into the City of Kuna, this will be a buildable lot where it can be sold. I have no desire to build it, I would sell it. When I sell it, it is annexed into the HOA. The CC&Rs already mandate that there's only one single-family home per lot. It also mandates that it cannot be subdivided. I understand how maybe the concern that maybe people are going to build an apartment on it or a condominium or a duplex. They cannot do that, because it's governed by the CC&Rs. CC&Rs will be the governing body. If someone were to buy that lot, they would be under the per view of the Ironhorse HOA. The Architectural Control Committee would have to approve

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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.

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(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

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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

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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

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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

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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

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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

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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,

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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

Written Comments Submittal

To: Kuna City Council

From: Ironhorse Subdivision HOA

Reference: 19-01-AN

Date Submitted: 5/29/2019

Includes Cover Letter and Exhibit A

Written Comments
for the
June 6, 2019
Public Hearing

May 27, 2019

Kuna City Council
751 W. 4th St.
Kuna, ID 83634

Re: 19-01-AN (Annexation) – J&K Guido Annexation

Dear Kuna City Council:

While the Ironhorse HOA has no objection to the desire of Joseph & Kathryn Guido for Lot 1, Block 1 to be annexed into the City of Kuna, we wish to voice our opposition to the terms of the annexation as currently proposed. As voted on by the Planning and Zoning Commissioners on April 23, 2019, we are requesting the addition of use restrictions to the Conditions of Approval being submitted to the City Council.

1. The current proposal is to zone Lot 1, Block 1 as R-2 zone. We originally requested that an R-1 zone be selected by the Planning & Zoning Commission. While we understand from attending the Planning & Zoning meeting on 4/23/2019 that R-1 zoning does not exist any longer as an option within the City of Kuna, we propose to amend the approved use permit to restrict the use of the property to 1 home per Lot consistent with the CC&R's of the Ironhorse subdivision. These CC&R's were submitted in full for the packet for the 4/23/2019 Planning and Zoning meeting and are also in the public record with Ada County. Attached as **Exhibit A** are the pages of the CC&R's that are applicable to this proposed annexation. As stated in, Article VI – Permitted Uses and Performance Standards, Section 6.02 (Buildings) highlighted in **Exhibit A**, "Except for Lot 11 of Block 1 of the Subdivision (Private Road), no Lot shall be improved except with one (1) single-family residential dwelling and such accessory buildings and structures as are approved by the ACC." Additionally, Section 6.25 (Subdividing) states "No Lot within the Subdivision may be further subdivided."
2. Joseph & Kathryn Guido have previously agreed that upon the sale of Lot 1, Block 1, the Lot would be subject to the current Ironhorse CC&R's and ACC (Architectural Control Committee) guidelines. Our HOA concern is not with the sellers' intent. Our concern is that the future purchaser could assume that R-2 means they are allowed to put multiple dwellings on the lot.
3. At the April 23rd meeting of the Kuna Planning and Zoning Commission, as recorded on page 6 of the meeting minutes, the Commissioners voted "to recommend approval of Case number 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&R's of the Ironhorse Subdivision". However, this additional condition from the Commissioners was not included in the P&Z Findings of Fact & Conclusions of Law (dated 5/14/2019), section M, Conditions of Approval. Since we are not seeing the wording in the May 14th document, we are unsure if the Commissioners' additional condition has been forwarded to the City Council to be included as part of your approval vote.

Therefore, in order to protect the integrity of our subdivision, if the annexation of Lot 1, Block 1 is approved by the Kuna City Council, we request that the additional condition be restated for the public record as part of the vote to approve, and the P & Z Findings of Fact & Conclusions of Law be amended accordingly. The result would be that the annexation would be zoned R-2, but the use would be restricted to 1 single family home, and to be consistent with and subject to the Ironhorse CC&R's and ACC guidelines.

Sincerely,


Ironhorse Subdivision HOA
Michael McShane, President

Exhibit A

Page 1 of 2

- (e) The integration of development of the different Lots by setting common general standards consistent with the Architectural Guidelines existing from time-to-time.
- (f) Insuring attractive landscaping and the conservation of existing natural features with minimum adverse impact on the ecosystem.

ARTICLE VI.

PERMITTED USES AND PERFORMANCE STANDARDS

SECTION 6.01. Use. Except for Lot 11 of Block 1 of the Subdivision, which is the Private Road, Lots shall be used only for single-family residential purposes and such uses as are customarily incidental thereto and Common Areas. As used herein and elsewhere in this Amended and Restated Master Declaration, "residential" shall mean the use of the Improvements on a Lot for living accommodations by not more than two (2) unrelated persons, excluding guests of the principal Occupant(s), which guests may reside therein on a temporary basis. Notwithstanding the provisions of §67-6530 et. seq., Idaho Code, as used in this Amended and Restated Master Declaration, "residential" is not intended, nor shall the same be construed, to include the use of Lot for the operation of a shelter home for persons unrelated to each other or unrelated to the Owner or Occupant, which operation is expressly prohibited on any Lot within the Subdivision.

SECTION 6.02. Buildings. Except for Lot 11 of Block 1 of the Subdivision (Private Road), no Lot shall be improved except with one (1) single-family residential dwelling and such accessory buildings and structures as are approved by the ACC.

SECTION 6.03. Approval of Use and Plans. No Improvements shall be built, constructed, erected, placed or materially altered within the Subdivision unless and until the plans, specifications and site plan therefor have been reviewed in advance and approved by the ACC in accordance with the provisions of Article XII, below.

SECTION 6.04. Prohibited Buildings/Uses. No trailer or other vehicle, tent, shack, garage, accessory building or out building shall be used as a temporary or permanent residence. No noxious or offensive activities shall be conducted on any Lot nor shall anything be done thereon which may be or become an unreasonable annoyance or nuisance to the Occupant(s) of the other Lots within the Subdivision by reason of unsightliness or the excessive emission of fumes, odors, glare, vibration, gases, radiation, dust, liquid waste, smoke or noise.

SECTION 6.05. Set-Backs. No Building or other structure (exclusive of fences and similar structures approved by the ACC) shall be located on a Lot nearer to a Lot line than is permitted by the ordinances of the County of Ada, Idaho, or other governmental entity having jurisdiction of the Subdivision; provided, however, the ACC shall have the right to stagger the front setbacks of the Lots in order to create a more pleasing appearance and to minimize the negative visual appearance of a uniform building line.

SECTION 6.06. Antennae. No exterior radio antennae, television antennae or other antennae, including a satellite dish, shall be erected or maintained on a Lot without the prior approval in writing by the ACC.

Exhibit A

Page 2 of 2

SECTION 6.25. Subdividing. No Lot within the Subdivision may be further subdivided, nor may any easement or other interest therein less than the whole be conveyed by the Owner thereof without the prior approval of Ada County, Idaho or, if the Subdivision has been annexed, by the City of Eagle, Idaho, and the written consent of the ACC; provided, however, that nothing herein shall be deemed to prevent an Owner from transferring or selling any Lot to more than one person to be held by them as tenants in common, joint tenants, tenants by the entirety, or as community property, or require the approval of the ACC therefor. In addition, the conveyance of an insignificant portion(s) of a Lot to the Owner of the Lot which abuts said conveyed portion for the purpose of correcting a common boundary or other similar purpose, shall not be deemed to be a subdividing of a Lot within the prohibition contained herein.

SECTION 6.26. Fences. No fence or wall of any kind shall be constructed on a Lot unless the plans and specifications therefor, including the location, design, material and color thereof, have been approved in writing by the ACC prior to the construction or installation. The ACC shall have the right to adopt uniform design standards for all fences constructed/installed within the Subdivision.

All fences and walls shall be subject to the following restrictions:

- (a) All fences and walls on a Lot shall not exceed six (6) feet in height (unless a lower height is required by the ACC).
- (b) No fence or wall on a Lot shall be constructed or installed in the required set-back area adjacent to the Private Road within the Subdivision.
- (c) All fences and walls shall be constructed and installed and maintained in good appearance and condition at the expense of the Owner of the Lot on which they are located and all damaged fencing and walls shall be repaired or replaced to original design, materials and color within a reasonable time after said damage occurs.
- (d) No fence or wall shall interfere with the use and enjoyment of any easement reserved in this Amended and Restated Master Declaration or shown on the recorded subdivision plat of the Subdivision.

SECTION 6.27. Landscaping. The following provisions shall govern the landscaping of Lots within the Subdivision:

- (a) The Owner shall prepare a landscape plan and shall submit the same to the ACC as provided in Article XII, below. The ACC shall approve said landscape plan prior to the installation and/or construction of landscaping on a Lot. Landscaping of a Lot shall be in accordance with the approved plan. The type, number, size and location of trees and shrubs required in the initial landscaping of a Lot shall as determined by the ACC in its approval of the Landscape Plan submitted by the Owner to the ACC pursuant to Section 12.08, below; and
- (b) All landscaping within the front yard of the Lot must be installed within thirty (30) days after the date of occupancy of the Building on the Lot, and all landscaping on the remainder of the Lot must be installed within ninety (90) days after the date of occupancy of the Building on the Lot, with an extension(s) allowed for weather related delays.



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634

BOBBY WITHROW
PARKS DIRECTOR

Telephone (208) 639-5346
Email: BWithrow@kunaid.gov

MEMORANDUM

To: Mayor, City Council

From: Bobby Withrow

Subject: Reallocation of funds

Mayor and City Council,

A "Sweeper" was budgeted for this Fiscal year for \$37,000.00. I'm requesting these funds be reallocated to the purchase of a new UTV (Utility Vehicle) and one or two golf carts.

The UTV will be replacing one of the Kubota UTV's that has run its course. It was purchased in 2008 and broke down in 2018. Staff concluded the cost to repair the UTV wasn't worth it, so we decommissioned it.

The two golf carts will be used for events the Parks and Clerks office put on like the Second Saturday Concerts, Mayors Table and others. They will be used to carry supplies for set up and take down. They will also be used for "Greenbelt Patrol" which consists of volunteers who go through training with the Ada County Sheriff's Office. They will be patrolling the Greenbelt after staff hours and on the weekends.

Thank You For Your Consideration,

Bobby Withrow
Parks Director

TO: Kuna City Council
SUBJECT: Proposed Changes to Council Member Pay
FROM: Council President Buban-Vonder Haar and Council Member McPherson
DATE: June 26, 2019

Council Members:

We were charged with looking at current Council Member pay and recommending whether changes should be proposed. As you know, per Idaho Code 50-203, changes to City elected official pay can only be made in an election year and must be “fixed by ordinance published at least 75 days before any general city election.” This means if we want to make any changes this year, we need to have them finalized and passed in an ordinance no later than August 20, 2019. Any changes we make will go into effect January 1, 2020.

We are recommending changing from an annual salary to a per-meeting pay rate; based on our estimates, this should not meaningfully change Council Member pay, but will allow Members to be more appropriately compensated for both involvement and attendance. We are recommending an increase to the pay rate for Council President, as the duties for that role have increased since the last time Council discussed this issue; we are also recommending establishing a “position description” for Council President so it is clearer what is expected of the individual who holds that role and why a different pay amount is merited. Finally, for all Council members, we are recommending implementing mandatory training and emphasizing its importance by tying training attendance to pay.

The current section of Kuna City Code reads:

1-6-2: - SALARY:

Effective January 1, 2006, the salary of the council shall be nine thousand dollars (\$9,000.00) each per year, payable in twelve (12) equal pay periods.

We are proposing this section be modified to read:

1-6-2: - SALARY:

Effective January 1, 2020, the salary of the council shall be based upon their attendance at regular and special city council meetings and their attendance at other meetings, as authorized by the Council, payable monthly at the following rates:

Council President at the rate of four hundred dollars (\$400) per meeting if annual training has been completed, or two hundred dollars (\$200) per meeting if annual training is not completed; and

Council members other than the Council President at the rate of three hundred dollars (\$300) per meeting if annual training has been completed, or one hundred fifty dollars (\$150) per meeting if annual training is not completed.

1. How we arrived at per-meeting rates.

We decided switching to a per-meeting pay rate is the best way to compensate for and incentivize attendance, regardless of whether folks miss a meeting for reasons outside or within their control. This hopefully allows folks to feel a little less guilty on the rare occasion when their family reunion or vacation must conflict with a Council meeting, or when they have a health issue which prevents their attendance.

We divided the current Council salary by how many meetings we expect to have each year. We determined Council members attend approximately 30 meetings per year, which includes 24 regular Council meetings, two extra meetings such as the Economic Development workshop we had on June 5 and the annual training discussed below, 1-2 joint meetings per year (with ACHD, School Board, County Commissioners, etc.), and 2-4 committee/ad hoc group meetings. With regard to the last item, we are intending to establish participation on 1-2 committees per year as a base expectation for all Council members – examples of these include work on the Comp Plan, the rate study committee Greg and Briana are on or other special project/question committees, and membership on multi-city committees/organizations which include a representative from the City of Kuna, such as regional transit, emergency management, etc.

For Council President, we recommend establishing a job description or list of expectations that clarify the additional work done by Council President, and which justifies/explains the additional compensation; something along the lines of:

Council President is expected to fill in for the Mayor at Council meetings, other meetings, and community events where the Mayor's attendance is needed/expected but the Mayor is unable to attend. Any ceremonial/community events are not compensated as "meetings," as consideration for those has already been included in the overall compensation rate. Council President is expected to meet with the Mayor on a monthly or as-needed basis (established jointly by the Mayor and Council President) – these meetings are also not compensated as "meetings," and consideration for these has already been included in the overall compensation rate. Council President also serves as a mentor to other Council members as needed; during Council meetings, this includes helping to facilitate discussion, assisting with development of the record, and articulating clear, correctly phrased motions.

A question we also considered was whether we should add another level of Council President pay for situations where the Mayor has an extended absence, e.g. where s/he is incapacitated for a period of two weeks or more. We thought a per-meeting rate of \$450 might be appropriate. If this is something we want to add, we can ask the City Attorney to weigh in on both legality and language.

A couple additional questions we considered:

- (a) **What counts as a meeting?** If we have a joint meeting that takes place directly before our Council meeting (e.g., with the School Board, in Council chambers) does that count as one or two meetings? What about a “meeting” that lasts all day, such as the AIC Newly Elected Officials training or the AIC Annual Conference – does that still qualify as a single meeting? What about ceremonial appearances?
- (b) **Should there be different levels of meetings?** For most of our meetings, our participation is not intended to be limited to mere attendance, but also involves time spent reviewing documents and otherwise preparing for the meeting, so the per-meeting compensation is intended to encompass all this time. What about meetings which don’t involve prep? What about ceremonial appearances?

Considering these questions together, we suggest defining a meeting so that back-to-back meetings such as the joint meeting with the School Board described above, when it occurs at Council chambers and immediately preceding a Council meeting, counts as part of that day’s regular Council meeting – so members would receive pay for attending only one meeting that day. If the joint meeting takes place at the School District and not immediately preceding a Council meeting, it would be a separate meeting. For the rare all-day training, that too should only count as a single meeting, the logic being that we on occasion have shorter Council meetings, and so things balance out over the course of a year. For ceremonial appearances, such as the downtown revitalization dedication, these do not count as meetings and are uncompensated, as attendance by Council members is not required in order for the event to succeed/occur (unlike attendance at Council meetings).

2. Training requirement.

We are recommending the inclusion of mandatory training and incentivizing attendance by tying it to annual pay because we think it’s so important to equip Council members with the knowledge necessary for them to make sound, legally defensible decisions. Over our tenures on Council, we’ve had several issues arise where Council members erred by considering inappropriate info in making a decision (e.g., something outside the public record in a public hearing) or failing to disclose ex parte communications (in one case, requiring the recusal of three out of four Council members). We’ve also all been through the initial learning curve of trying to figure out what our role is as Council members, including on what we’re allowed to base our decisions – e.g., can we consider our personal preferences, or the fact that a lot of people have testified against a proposal, regardless of the content of that testimony? It is also very common for newly elected officials to not know the role documents like the Comp Plan and City Code play in the decision-making process, or when and how Council is able to change their content, etc. We want to set everyone up for success from Day 1, as well as protect the City from having to pay big attorney fee bills resulting from decisions that aren’t legally defensible. Plus, any time you start a new job, you get training on how to do that job – why should one’s role on Council be any different?

We recommend the following training be required (and of course members can attend additional training if they'd like):

- (a) **AIC newly elected officials training** – would be mandatory for all officials to take at least once; is held approx. one month before newly elected officials are sworn in to office. (Compensation for attendance at this meeting will occur in the member's first paycheck after being sworn in)
- (b) **Annual training** – mandatory for all Council members each year; would be delivered via a special session/meeting, scheduled for January or February each year (scheduling this would be an item of business at the first or second Council meeting each year). Trainer would be either the City Attorney or an outside presenter we arrange.

Regarding how training impacts pay and what happens if training is missed:

- If meetings occur before training is offered, Council members will be paid at the higher rate until training is available.
- Once training occurs, if any Council member did not attend, their pay drops to the lower rate until such time as training is completed.
- The City will only officially offer annual training once per year (the session scheduled for Jan/Feb). If any Council member misses the training and wishes to obtain the higher rate of pay prior to the next annual City training, that Council member can pay for the training to reoccur (i.e., pay for a trainer to come in, or for the City Attorney to re-present the training). The cost of this additional training session will be deducted from the Council member's pay.
- AIC newly elected official training must be completed at least once, regardless of how long someone has been a Council member prior to enactment of this requirement. Of course, Council members are permitted and encouraged to attend more than once; it is offered every two years. If a Council member misses this training and wishes to obtain the higher rate of pay prior to the next AIC newly elected official training, that Council member can pay for the training to reoccur (i.e., pay for an AIC trainer to come in and present, or (if possible) for the City Attorney to recreate/present the training). The cost of this additional training session, minus the normal fee charged for attendance at this event, will be deducted from the Council member's pay.
- In a year where a Council member is required to attend AIC newly elected official training, the requirement for the annual training in Jan/Feb also applies. In other words, each Council member will have one year where they are required to attend two training events in order to qualify for full pay.

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2020
GENERAL FUND

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
TAX REVENUE												
01-4100	Property Tax Revenue	\$3,200,344	\$2,700,000	\$2,653,922	\$2,406,887	\$2,331,587	\$2,121,168	\$2,067,086	\$1,934,595	\$1,917,767	\$1,821,225	\$1,777,962
01-4110	Property Tax Interest & Penalty	\$3,169	\$3,169	\$2,832	\$3,662	\$5,147	\$5,226	\$4,396	\$3,875	\$5,555	\$6,898	\$4,657
01-4001	Sales Tax Revenue Sharing - State	\$850,419	\$787,054	\$703,634	\$761,490	\$654,195	\$625,080	\$623,563	\$656,988	\$545,184	\$547,058	\$513,464
01-4120	Sales Tax Revenue Sharing - County	\$343,869	\$324,404	\$249,206	\$297,591	\$218,547	\$244,319	\$200,321	\$204,059	\$159,598	\$171,896	\$150,809
		\$4,397,800	\$3,814,627	\$3,609,594	\$3,469,632	\$3,209,476	\$2,995,793	\$2,895,366	\$2,799,516	\$2,628,104	\$2,547,077	\$2,446,892
INTERGOVERNMENTAL REVENUE												
01-4000	State Liquor Distribution	\$197,976	\$192,210	\$177,760	\$183,479	\$155,120	\$157,220	\$143,195	\$146,746	\$131,925	\$131,925	\$128,458
01-4130	County Fine Distribution	\$8,500	\$9,445	\$9,037	\$10,158	\$29,474	\$27,968	\$42,795	\$41,598	\$32,309	\$40,021	\$48,000
		\$206,476	\$201,655	\$186,797	\$193,637	\$184,594	\$185,188	\$185,990	\$188,344	\$164,234	\$171,946	\$176,458
LICENSES/PERMITS/FEE REVENUE												
01-4170	Franchise Fees	\$322,277	\$322,277	\$317,560	\$314,380	\$287,270	\$277,363	\$267,391	\$269,028	\$275,307	\$269,028	\$248,437
01-4180	Business Licenses	\$4,118	\$3,744	\$3,411	\$3,066	\$2,531	\$2,164	\$301	\$798	\$184	\$178	\$160
01-4183	Wine Licenses	\$3,094	\$2,813	\$2,078	\$2,050	\$800	\$950	\$1,700	\$1,700	\$1,800	\$1,800	\$1,800
01-4181	Liquor Licenses	\$6,563	\$6,250	\$6,344	\$7,187	\$6,101	\$6,101	\$5,063	\$5,625	\$5,625	\$5,484	\$5,063
01-4182	Beer Licenses	\$3,500	\$3,333	\$2,490	\$2,813	\$1,897	\$1,788	\$2,375	\$2,575	\$2,500	\$2,500	\$2,650
01-4184	Animal Licenses	\$11,843	\$11,279	\$7,373	\$7,159	\$6,465	\$6,706	\$6,254	\$6,240	\$5,407	\$5,567	\$5,596
01-4190	Catering Permit	\$293	\$293	\$420	\$179	\$240	\$241	\$241	\$180	\$220	\$240	\$220
01-4193	Vendor Permits	\$882	\$882	\$1,443	\$1,305	\$385	\$415	\$525	\$465	\$424	\$964	\$465
		\$352,570	\$350,871	\$340,939	\$338,381	\$305,628	\$295,727	\$283,850	\$286,610	\$291,467	\$285,760	\$264,391
MISCELLANEOUS REVENUE												
01-4155	Administrative Services	\$5,260	\$5,260	\$1,384	\$5,756	\$1,384	\$1,399	\$1,384	\$1,291	\$1,384	\$971	\$1,115
01-4185	Miscellaneous Income	\$50,000	\$54,841	\$1,300	\$51,255	\$1,300	\$4,112	\$1,300	\$3,389	\$0	\$16,721	\$15,732
01-4173	Interest Revenue	\$45,000	\$58,401	\$3,904	\$19,137	\$2,933	\$3,235	\$812	\$2,156	\$812	\$933	\$900
01-4195	Rental Income	\$3,926	\$3,926	\$3,200	\$4,065	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900
		\$104,186	\$122,429	\$9,788	\$80,212	\$8,517	\$11,646	\$6,396	\$9,736	\$5,096	\$21,525	\$20,647
SENIOR CENTER ACTIVITY - MISCELLANEOUS REVENUE												
01-4195-1001	Rental Income	\$6,340	\$6,210	\$6,100	\$6,090	\$5,805	\$5,890	\$6,635	\$5,380	\$5,380	\$5,740	\$5,220
BUILDING- LICENSES/PERMITS/FEES REVENUE (FORMERLY P&Z)												
01-4155-1005	Administrative Services	\$271,599	\$271,599	\$131,255	\$134,385	\$148,706	\$145,715	\$84,353	\$110,617	\$86,109	\$75,949	\$48,307
01-4360-1005	Building Permits	\$1,054,157	\$1,054,157	\$640,890	\$752,314	\$551,645	\$599,596	\$369,891	\$422,639	\$268,595	\$280,157	\$180,000
01-4391-1005	IREs Check Fees	\$18,500	\$18,500	\$9,833	\$13,225	\$7,520	\$10,130	\$5,695	\$7,640	\$4,631	\$4,915	\$3,300
01-4392-1005	Mechanical Permits	\$123,997	\$123,997	\$81,862	\$106,775	\$57,960	\$71,039	\$39,953	\$42,838	\$29,245	\$26,550	\$22,000
01-4361-1005	Plumbing Permits	\$196,271	\$196,271	\$130,627	\$162,501	\$92,486	\$118,579	\$78,156	\$88,772	\$43,846	\$32,940	\$0
01-4362-1005	Electrical Permits	\$213,127	\$213,127	\$141,453	\$182,398	\$107,637	\$132,182	\$119,339	\$121,218	\$62,152	\$35,927	\$0
		\$1,877,650	\$1,606,052	\$1,135,919	\$1,351,598	\$965,954	\$1,077,240	\$697,387	\$793,725	\$494,578	\$456,438	\$253,607
BUILDING - MISCELLANEOUS REVENUE (FORMERLY P&Z)												
01-4185-1005	Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$98	\$0	\$0	\$0	\$0	\$0
01-4358-1005	Development Support Services	\$6,529	\$6,529	\$4,476	\$5,500	\$10,410	\$10,240	\$4,173	\$4,395	\$2,573	\$2,485	\$2,600
01-4550-1005	Inspection Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30	\$500
		\$6,529	\$6,529	\$4,476	\$5,500	\$10,410	\$10,338	\$4,173	\$4,395	\$2,573	\$2,515	\$3,100
PARKS ACTIVITY - LICENSES/PERMITS/FEES REVENUE												
01-4195-1004	Rental Income	\$6,560	\$6,560	\$1,746	\$4,765	\$2,093	\$1,430	\$1,467	\$1,505	\$3,900	\$2,625	\$1,500
PARKS ACTIVITY - MISCELLANEOUS REVENUE												
01-4197-1004	RV Dump Revenue	\$4,017	\$3,900	\$1,685	\$3,799	\$2,093	\$1,467	\$1,505	\$3,900	\$3,900	\$2,525	\$1,500
01-4185-1004	Miscellaneous Income	\$50	\$1,098	\$0	\$75	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$4,067	\$4,998	\$1,685	\$3,874	\$2,093	\$1,430	\$1,467	\$1,505	\$3,900	\$2,525	\$1,500
OTHER REVENUE												
01-4900	Transfer In	\$0	\$261,456	\$0	\$206,712	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-4950	Carryover	\$2,605,966	\$2,605,230	\$1,968,028	\$2,605,230	\$1,411,604	\$1,587,703	\$1,646,344	\$1,587,703	\$1,206,561	\$1,557,880	\$717,340
		\$0	\$2,605,230	\$1,968,028	\$2,811,942	\$1,411,604	\$1,587,703	\$1,646,344	\$1,587,703	\$1,206,561	\$1,557,880	\$717,340
GRAND TOTAL REVENUE		\$9,568,144	\$8,725,160	\$7,265,072	\$8,265,630	\$6,106,174	\$6,172,386	\$5,729,075	\$5,678,420	\$4,805,793	\$5,054,031	\$3,890,655
GRAND TOTAL WITHOUT CARRYOVER		\$6,962,178	\$6,119,930	\$5,297,044	\$5,660,400	\$4,694,570	\$4,584,683	\$4,082,731	\$4,090,716	\$3,599,232	\$3,496,151	\$3,173,315

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2020
GENERAL FUND

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
PUBLIC SAFETY EXPENDITURES												
01-6000	Law Enforcement Services	\$2,501,394	\$2,206,149	\$2,206,149	\$1,914,284	\$1,914,284	\$1,594,843	\$1,594,843	\$1,569,904	\$1,569,904	\$1,525,148	\$1,525,148
01-6203	Prosecutorial Services	\$55,570	\$55,570	\$55,570	\$52,552	\$52,552	\$50,794	\$50,794	\$53,700	\$51,711	\$53,700	\$53,700
01-6005	Animal Control Services	\$114,138	\$70,000	\$70,250	\$66,059	\$66,158	\$61,633	\$61,715	\$59,848	\$59,865	\$57,454	\$57,365
		\$2,671,102	\$2,331,719	\$2,331,969	\$2,032,895	\$2,032,994	\$1,707,270	\$1,707,352	\$1,683,452	\$1,681,480	\$1,636,302	\$1,636,213
LABOR & BENEFITS - ADMIN.												
01-5000	Salaries & Wages - Elected Officials	\$88,200	\$88,150	\$92,925	\$88,556	\$92,400	\$88,200	\$91,350	\$80,711	\$84,750	\$66,247	\$66,000
01-5005	Salaries & Wages - Staff	\$269,205	\$249,251	\$331,143	\$268,560	\$294,365	\$250,701	\$252,100	\$226,121	\$213,246	\$226,121	\$225,388
01-5800	OASDI - Employer	\$22,159	\$19,805	\$26,292	\$27,416	\$23,979	\$20,714	\$21,294	\$15,543	\$18,476	\$14,020	\$18,066
01-5810	Medicare - Employer	\$5,182	\$4,632	\$6,149	\$4,863	\$5,608	\$4,771	\$4,980	\$3,635	\$4,321	\$3,279	\$4,225
01-5820	Group Medical Insurance	\$53,279	\$42,943	\$52,824	\$54,485	\$47,058	\$44,613	\$44,628	\$35,253	\$33,462	\$38,448	\$27,851
01-5830	Group Life Insurance	\$229	\$210	\$357	\$326	\$326	\$325	\$325	\$316	\$316	\$301	\$301
01-5840	PERSI Employer 401 (a)	\$42,702	\$38,189	\$49,520	\$39,979	\$45,203	\$40,187	\$40,187	\$38,991	\$34,496	\$29,420	\$30,144
01-5850	Worker's Compensation Insurance	\$1,396	\$551	\$3,088	-\$2,549	\$2,844	\$1,971	\$2,177	\$1,601	\$1,658	\$776	\$798
01-5860	Group Dental & Vision Insurance	\$4,794	\$2,740	\$4,939	\$4,389	\$4,419	\$4,620	\$4,617	\$3,121	\$3,044	\$2,117	\$2,265
01-6280	Unemployment Expenses	\$7,000	\$6,376	\$0	\$1,094	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$494,147	\$452,844	\$567,237	\$487,120	\$516,202	\$456,102	\$461,658	\$405,292	\$393,769	\$380,729	\$375,038
GENERAL GOVERNMENT - ADMIN.												
01-6025	Janitorial	\$3,953	\$2,550	\$1,907	\$1,876	\$1,175	\$1,075	\$1,049	\$949	\$837	\$1,121	\$1,051
01-6050	Contract Labor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,287	\$0	\$0	\$1,500
01-6052	Contract Services	\$22,020	\$18,083	\$16,001	\$15,122	\$15,940	\$16,211	\$16,391	\$7,714	\$7,604	\$8,122	\$9,296
01-6075	Dues & Memberships	\$44,366	\$35,583	\$39,896	\$35,069	\$37,773	\$34,760	\$34,957	\$28,351	\$27,706	\$26,595	\$26,595
01-6085	Election Expenses	\$750	\$0	\$750	\$0	\$1,500	\$0	\$750	\$0	\$6,000	\$0	\$17,000
01-6125	Legal Publications	\$6,500	\$6,801	\$2,000	\$2,695	\$2,000	\$1,880	\$1,800	\$1,530	\$1,800	\$1,823	\$1,543
01-6130	Liability & Property Insurance	\$19,772	\$18,479	\$18,479	\$17,270	\$17,270	\$16,447	\$16,447	\$16,222	\$16,125	\$15,390	\$17,085
01-6140	Maintenance & Repair - Building	\$1,600	\$1,642	\$1,600	\$2,102	\$1,600	\$1,120	\$760	\$221	\$480	\$250	\$421
01-6142	Maintenance & Repair - Equipment	\$8,500	\$9,657	\$7,631	\$9,900	\$7,631	\$7,517	\$7,386	\$7,011	\$6,984	\$6,321	\$6,201
01-6155	Meetings/Committees	\$10,000	\$2,158	\$9,073	\$8,411	\$11,273	\$9,471	\$10,711	\$5,157	\$11,495	\$3,652	\$5,076
01-6165	Office Supplies	\$10,500	\$6,035	\$10,564	\$6,746	\$10,564	\$5,300	\$5,274	\$5,300	\$5,274	\$5,274	\$5,000
01-6175	Small Tools	\$12,100	\$5,034	\$6,810	\$4,324	\$7,359	\$5,100	\$6,000	\$5,201	\$6,000	\$5,788	\$15,744
01-6188	Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6190	Postage & Billing	\$15,000	\$13,991	\$12,545	\$12,415	\$12,545	\$13,620	\$14,112	\$14,302	\$15,026	\$13,186	\$15,192
01-6202	Professional Services	\$35,000	\$33,942	\$5,361	\$9,744	\$5,361	\$7,427	\$8,622	\$4,787	\$4,823	\$4,994	\$6,235
01-6211	Rent - Buildings & Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,522	\$15,522	\$15,423	\$15,423
01-6212	Rent - Equipment	\$2,780	\$2,030	\$250	\$126	\$250	\$270	\$250	\$0	\$250	\$0	\$2,382
01-6255	Telephone	\$7,782	\$7,125	\$8,503	\$7,931	\$8,503	\$8,311	\$7,906	\$7,899	\$7,735	\$6,070	\$4,801
01-6265	Training & Schooling	\$7,000	\$6,488	\$7,025	\$5,561	\$6,940	\$6,150	\$7,424	\$470	\$799	\$764	\$1,200
01-6270	Travel	\$270	\$0	\$270	\$137	\$270	\$219	\$1,725	\$150	\$1,800	\$190	\$0
01-6285	Uniforms	\$300	\$193	\$250	\$0	\$250	\$220	\$250	\$270	\$0	\$0	\$0
01-6290	Utilities	\$6,000	\$4,888	\$4,263	\$5,969	\$4,263	\$4,227	\$4,196	\$3,752	\$3,659	\$3,552	\$2,132
01-6300	Fuel Expenditures	\$500	\$0	\$900	\$2,182	\$900	\$825	\$600	\$550	\$600	\$520	\$692
01-6305	Maintenance & Repair - Vehicles	\$1,000	\$1,348	\$300	\$1,646	\$300	\$311	\$113	\$119	\$113	\$60	\$600
01-6500	Cash Over/Short	\$50	\$0	\$12,788	\$36	\$0	-\$14	\$0	\$90	\$0	\$157	\$0
01-6505	Bank Fees	\$15,138	\$15,138	\$12,788	\$11,444	\$12,788	\$13,311	\$10,163	\$9,621	\$7,443	\$7,371	\$5,902
		\$230,880	\$191,164	\$179,953	\$160,707	\$166,455	\$153,758	\$156,886	\$136,475	\$148,072	\$126,621	\$161,071

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
DEBT COVERAGE												
01-6110	Interest Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6015	Bond & Loan Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0								
CAPITAL - ADMIN.												
01-6166	PP&E - Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,917	\$2,863
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,917	\$2,863
MISCELLANEOUS - ADMIN.												
01-6070	Donations	\$30,643	\$19,148	\$25,848	\$8,225	\$9,000	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500
01-6160	Miscellaneous Expenditures	\$11,050	\$0	\$0	\$180	\$0	\$1,517	\$24,443	\$1,260	\$0	\$75	\$0
01-6045	Contingency	\$2,241,431	\$123,186	\$1,678,243	\$335,798	\$1,225,849	\$302,869	\$1,227,237	\$188,000	\$1,169,762	\$109,832	\$711,606
01-6400	Transfers Out	\$1,097,259	\$636,500	\$247,500	\$153,833	\$152,810	\$56,075	\$56,075	\$49,700	\$49,700	\$0	\$0
		\$3,380,383	\$778,834	\$1,951,591	\$498,036	\$1,387,659	\$364,961	\$1,312,255	\$243,460	\$1,223,962	\$114,407	\$716,106
GENERAL GOVERNMENT - SENIOR CENTER												
01-6140-1001	Maintenance & Repair - Building	\$4,000	\$1,302	\$18,300	\$2,574	\$8,300	\$2,912	\$3,240	\$2,481	\$1,500	\$1,445	\$1,500
01-6025-1001	Janitorial	\$5,957	\$5,578	\$4,964	\$3,003	\$4,964	\$4,280	\$4,964	\$4,079	\$4,404	\$4,298	\$4,560
01-6160-1001	Miscellaneous Expenditures	\$13,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6290-1001	Utilities	\$7,101	\$6,856	\$6,928	\$6,687	\$6,928	\$6,397	\$6,928	\$5,886	\$7,515	\$7,072	\$8,400
01-6255-1001	Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$597	\$597	\$597	\$560	\$580
01-6130-1001	Liability & Property Insurance	\$471	\$440	\$440	\$411	\$411	\$195	\$392	\$230	\$384	\$219	\$220
		\$30,529	\$14,176	\$30,632	\$12,675	\$20,603	\$13,785	\$16,121	\$13,273	\$14,400	\$13,593	\$15,260
MISCELLANEOUS - SENIOR CENTER												
01-6400-1001	Transfers Out	\$0	\$0	\$0	\$0	\$0	\$17,000	\$17,000	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$17,000	\$17,000	\$0	\$0	\$0	\$0
GENERAL GOVERNMENT - STREET LIGHTS												
01-6142-1002	Maintenance & Repair - Equipment	\$10,000	\$5,798	\$8,469	\$11,324	\$8,469	\$5,265	\$8,469	\$7,351	\$7,500	\$3,667	\$15,000
01-6290-1002	Utilities	\$88,900	\$79,759	\$83,084	\$82,252	\$83,084	\$80,513	\$83,084	\$80,057	\$80,000	\$69,223	\$78,300
01-6300-1002	Fuel Expenditures	\$0	\$0	\$315	\$0	\$315	\$0	\$315	\$0	\$0	\$0	\$0
01-6305-1002	Maintenance & Repair - Vehicles	\$0	\$0	\$150	\$77	\$150	\$0	\$150	\$0	\$0	\$0	\$0
		\$98,900	\$85,556	\$92,018	\$93,653	\$92,018	\$85,778	\$92,018	\$87,408	\$87,500	\$72,890	\$93,300
LABOR & BENEFITS - P&Z												
01-5005-1003	Salaries & Wages - Staff	\$344,476	\$340,818	\$358,469	\$321,179	\$317,961	\$304,011	\$305,178	\$221,388	\$252,602	\$182,144	\$185,718
01-5800-1003	OASDI - Employer	\$21,357	\$21,118	\$22,225	\$18,849	\$19,714	\$17,670	\$18,921	\$13,452	\$15,661	\$11,223	\$11,515
01-5810-1003	Medicare - Employer	\$4,995	\$4,939	\$5,198	\$4,408	\$4,610	\$4,132	\$4,425	\$3,146	\$3,663	\$2,627	\$2,693
01-5820-1003	Group Medical Insurance	\$43,374	\$45,270	\$42,509	\$38,552	\$42,509	\$38,117	\$38,374	\$25,887	\$40,576	\$24,487	\$25,973
01-5830-1003	Group Life Insurance	\$186	\$230	\$198	\$186	\$198	\$198	\$206	\$130	\$168	\$109	\$111
01-5840-1003	PERSI Employer 401 (a)	\$41,130	\$40,921	\$41,467	\$35,593	\$36,781	\$30,714	\$35,302	\$24,948	\$29,220	\$20,184	\$19,846
01-5850-1003	Worker's Compensation Insurance	\$1,735	\$1,455	\$1,930	\$1,704	\$1,748	\$1,620	\$1,873	\$1,339	\$1,447	\$1,443	\$1,156
01-5860-1003	Group Dental & Vision Insurance	\$3,808	\$5,123	\$4,138	\$4,848	\$4,138	\$3,701	\$3,798	\$3,129	\$3,191	\$2,824	\$2,157
01-6280-1003	Unemployment Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$412	\$0	\$364	\$0
		\$461,062	\$459,873	\$476,133	\$425,319	\$427,658	\$400,163	\$408,077	\$293,831	\$346,528	\$245,406	\$249,169
GENERAL GOVERNMENT - P&Z												
01-6300-1003	Fuel Expenditures	\$300	\$43	\$300	\$137	\$300	\$42	\$200	\$27	\$200	\$27	\$231
01-6305-1003	Maintenance & Repair - Vehicles	\$100	\$17	\$100	\$0	\$100	\$19	\$38	\$32	\$38	\$0	\$200
01-6142-1003	Maintenance & Repair - Equipment	\$3,500	\$2,924	\$2,732	\$4,563	\$2,725	\$3,517	\$2,638	\$3,001	\$2,494	\$4,713	\$4,152
01-6140-1003	Maintenance & Repair - Building	\$500	\$412	\$500	\$727	\$500	\$1,048	\$120	\$8	\$100	\$0	\$140
01-6025-1003	Janitorial	\$0	\$903	\$681	\$628	\$420	\$536	\$375	\$344	\$299	\$283	\$350
01-6211-1003	Rent - Buildings & Land	\$0	\$0	\$0	\$0	\$0	\$103	\$0	\$5,569	\$5,543	\$5,142	\$5,141
01-6290-1003	Utilities	\$0	\$645	\$1,094	\$662	\$1,094	\$925	\$1,070	\$606	\$1,187	\$1,053	\$568
01-6255-1003	Telephone	\$2,179	\$2,456	\$2,730	\$2,500	\$2,730	\$3,746	\$2,730	\$2,625	\$2,716	\$1,865	\$1,600
01-6202-1003	Professional Services	\$12,500	\$191,898	\$189,484	\$298,258	\$221,989	\$227,333	\$286,283	\$129,390	\$70,595	\$44,821	\$5,693
01-6130-1003	Liability & Property Insurance	\$0	\$5,280	\$5,280	\$4,934	\$4,934	\$2,350	\$4,699	\$4,315	\$4,607	\$4,091	\$4,107

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
01-6150-1003	Maintenance & Repair - System	\$0	\$0	\$0	\$923	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6190-1003	Postage & Billing	\$600	\$907	\$206	\$548	\$206	\$176	\$206	\$239	\$143	\$251	\$553
01-6165-1003	Office Supplies	\$4,600	\$1,960	\$2,750	\$2,170	\$2,750	\$1,802	\$1,500	\$1,432	\$1,500	\$1,408	\$1,458
01-6265-1003	Training & Schooling	\$4,435	\$1,801	\$4,277	\$1,482	\$4,200	\$839	\$3,816	\$1,498	\$1,650	\$590	\$2,500
01-6175-1003	Small Tools	\$5,920	\$2,713	\$3,535	\$965	\$11,140	\$3,268	\$4,000	\$3,796	\$4,000	\$3,577	\$7,960
01-6188-1003	Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300
01-6212-1003	Rent - Equipment	\$0	\$0	\$0	\$41	\$0	\$0	\$0	\$0	\$0	\$80	\$0
01-6155-1003	Meetings/Committees	\$250	\$35	\$328	\$0	\$328	\$200	\$305	\$215	\$300	\$140	\$196
01-6270-1003	Travel	\$600	\$0	\$450	\$24	\$450	\$82	\$1,000	\$5	\$1,650	\$0	\$0
01-6285-1003	Uniforms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6500-1003	Cash Over/Short	\$0	\$0	\$0	\$10	\$0	\$19	\$0	\$0	\$0	\$0	\$0
01-6505-1003	Bank Fees	\$0	\$13,528	\$4,500	\$9,396	\$4,500	\$5,017	\$2,400	\$1,409	\$372	\$524	\$145
01-6052-1003	Contract Services	\$0	\$9,328	\$8,589	\$3,016	\$9,424	\$3,845	\$11,373	\$9,015	\$11,323	\$1,396	\$5,139
01-6075-1003	Dues & Memberships	\$9,688	\$303	\$1,450	\$403	\$1,450	\$998	\$600	\$353	\$375	\$382	\$428
01-6027-1003	Code Enforcement	\$800	\$0	\$750	\$0	\$1,500	\$0	\$850	\$0	\$1,500	\$0	\$0
01-6125-1003	Legal Publications	\$4,000	\$3,386	\$5,500	\$5,026	\$4,200	\$4,887	\$3,350	\$3,215	\$3,000	\$3,244	\$3,550
CAPITAL - P&Z		\$49,972	\$238,540	\$235,236	\$336,412	\$274,940	\$260,751	\$327,551	\$167,093	\$113,593	\$73,588	\$44,411
01-6166-1003	PP&E - Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,975	\$12,500
MISCELLANEOUS - P&Z												
01-6400-1003	Transfers Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LABOR & BENEFITS - PARKS												
01-5005-1004	Salaries & Wages - Staff	\$452,179	\$328,423	\$333,709	\$324,134	\$323,896	\$254,168	\$264,222	\$213,554	\$204,790	\$153,271	\$139,871
01-5009-1004	Salaries & Wages - Seasonal	\$48,241	\$54,728	\$57,121	\$52,925	\$56,646	\$55,675	\$55,216	\$44,866	\$54,389	\$53,360	\$44,369
01-5800-1004	OASDI - Employer	\$31,026	\$23,729	\$24,231	\$24,058	\$23,594	\$19,794	\$19,805	\$15,025	\$16,069	\$13,028	\$11,423
01-5810-1004	Medicare - Employer	\$7,256	\$5,388	\$5,667	\$5,626	\$5,518	\$4,629	\$4,632	\$3,514	\$3,758	\$3,010	\$2,671
01-5820-1004	Group Medical Insurance	\$80,186	\$63,529	\$50,392	\$51,046	\$53,451	\$41,312	\$42,953	\$31,026	\$37,437	\$23,239	\$20,484
01-5830-1004	Group Life Insurance	\$390	\$327	\$276	\$296	\$276	\$224	\$221	\$168	\$175	\$132	\$136
01-5840-1004	PERSI Employer 401 (a)	\$53,990	\$42,184	\$38,602	\$36,107	\$37,467	\$30,240	\$30,564	\$24,175	\$23,690	\$17,639	\$16,131
01-5850-1004	Worker's Compensation Insurance	\$18,822	\$10,267	\$14,927	\$15,756	\$12,732	\$12,866	\$12,725	\$10,139	\$10,711	\$10,718	\$7,993
01-5860-1004	Group Dental & Vision Insurance	\$6,916	\$5,661	\$4,538	\$5,005	\$4,777	\$3,918	\$4,117	\$2,748	\$2,838	\$2,074	\$1,656
01-6280-1004	Unemployment Expenses	\$0	\$0	\$6,087	\$0	\$6,087	\$0	\$6,087	\$2,160	\$6,026	\$2,458	\$8,488
		\$699,006	\$534,236	\$535,551	\$514,952	\$524,444	\$422,827	\$440,542	\$347,375	\$359,883	\$278,929	\$253,222
GENERAL GOVERNMENT - PARKS												
01-6300-1004	Fuel Expenditures	\$12,200	\$11,371	\$12,200	\$15,138	\$12,200	\$9,213	\$12,200	\$10,679	\$12,200	\$10,860	\$9,900
01-6305-1004	Maintenance & Repair - Vehicles	\$6,000	\$5,156	\$5,000	\$3,240	\$5,000	\$3,797	\$3,000	\$4,051	\$5,000	\$2,519	\$4,500
01-6142-1004	Maintenance & Repair - Equipment	\$10,000	\$9,920	\$8,500	\$9,971	\$8,500	\$7,759	\$8,737	\$11,330	\$8,337	\$7,566	\$11,750
01-6140-1004	Maintenance & Repair - Building	\$10,000	\$2,992	\$5,000	\$10,587	\$5,000	\$4,565	\$3,750	\$2,530	\$5,500	\$4,956	\$8,000
01-6025-1004	Janitorial	\$6,954	\$6,954	\$3,300	\$3,046	\$3,000	\$2,643	\$3,000	\$3,265	\$2,500	\$1,184	\$2,700
01-6052-1004	Contract Services	\$500	\$650	\$0	\$438	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6150-1004	Maintenance & Repair - System	\$61,500	\$37,924	\$61,500	\$54,935	\$52,000	\$51,664	\$30,000	\$28,028	\$34,500	\$28,719	\$32,500
01-6211-1004	Rent - Buildings & Land	\$2,082	\$2,082	\$2,082	\$1,934	\$2,082	\$2,082	\$2,082	\$1,488	\$2,082	\$1,785	\$2,082
01-6290-1004	Utilities	\$41,500	\$31,939	\$41,500	\$27,261	\$41,558	\$18,783	\$39,203	\$17,693	\$45,624	\$11,376	\$13,500
01-6255-1004	Telephone	\$5,402	\$5,304	\$3,848	\$4,803	\$3,848	\$3,231	\$3,256	\$2,807	\$2,753	\$2,693	\$2,950
01-6130-1004	Liability & Property Insurance	\$6,591	\$6,160	\$6,160	\$5,757	\$5,757	\$5,757	\$5,482	\$6,711	\$5,375	\$5,390	\$4,458
01-6135-1004	Public Entertainment	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6125-1004	Legal Publications	\$300	\$293	\$0	\$242	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6165-1004	Office Supplies	\$3,000	\$1,354	\$1,500	\$2,300	\$1,500	\$1,849	\$700	\$700	\$600	\$471	\$600
01-6265-1004	Training & Schooling	\$5,000	\$3,282	\$2,500	\$3,319	\$2,500	\$2,665	\$1,635	\$8,778	\$11,320	\$4,699	\$1,000
01-6175-1004	Small Tools	\$11,200	\$9,925	\$10,500	\$11,187	\$10,500	\$13,195	\$10,500	\$8,599	\$10,500	\$11,439	\$11,000
01-6188-1004	Signage	\$3,000	\$0	\$3,000	\$218	\$500	\$344	\$275	\$272	\$250	\$233	\$500
01-6212-1004	Rent - Equipment	\$25,000	\$22,107	\$8,260	\$14,424	\$8,260	\$7,772	\$5,000	\$3,918	\$5,700	\$6,587	\$6,500

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
01-6230-1004	Safety Training & Equipment	\$3,000	\$1,079	\$2,500	\$972	\$2,000	\$1,089	\$1,819	\$1,149	\$900	\$898	\$1,200
01-6285-1004	Uniforms	\$2,500	\$2,063	\$2,000	\$2,165	\$2,000	\$2,180	\$1,580	\$828	\$750	\$487	\$850
01-6500-1004	Cash Over/Short	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6505-1004	Bank Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30
01-6075-1004	Dues & Memberships	\$600	\$165	\$600	\$450	\$600	\$525	\$415	\$305	\$365	\$363	\$550
		\$236,329	\$160,719	\$179,949	\$172,388	\$166,805	\$139,112	\$132,634	\$113,130	\$154,257	\$102,223	\$114,570
MISCELLANEOUS - PARKS												
01-6097-1004	Deposits on Account	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6400-1004	Transfers Out	\$532,500	\$384,000	\$384,000	\$206,300	\$206,300	\$507,000	\$507,000	\$178,676	\$178,676	\$0	\$0
		\$532,500	\$384,000	\$384,000	\$206,300	\$206,300	\$507,000	\$507,000	\$178,676	\$178,676	\$0	\$0
CAPITAL - PARKS												
01-6166-1004	PP&E - Operations	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6020-1004	Capital Improvements	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		0	\$0									
LABOR & BENEFITS - BUILDING												
01-5005-1005	Salaries & Wages - Staff	\$224,385	\$110,499	\$117,012	\$102,102	\$115,646	\$84,202	\$87,089	\$82,312	\$72,987	\$69,016	\$82,895
01-5800-1005	OASDI - Employer	\$13,912	\$7,035	\$7,255	\$6,205	\$7,170	\$4,488	\$5,400	\$4,110	\$4,525	\$4,333	\$5,323
01-5810-1005	Medicare - Employer	\$3,254	\$1,645	\$1,697	\$1,451	\$1,677	\$1,050	\$1,263	\$998	\$1,058	\$1,013	\$1,245
01-5820-1005	Group Medical Insurance	\$30,452	\$13,154	\$11,287	\$11,003	\$11,287	\$5,979	\$7,650	\$9,330	\$7,919	\$6,824	\$6,443
01-5830-1005	Group Life Insurance	\$144	\$70	\$62	\$57	\$62	\$33	\$45	\$36	\$37	\$36	\$34
01-5840-1005	PERSI Employer 401 (a)	\$26,792	\$13,230	\$13,536	\$11,431	\$13,378	\$8,193	\$10,074	\$7,524	\$8,443	\$7,911	\$9,900
01-5850-1005	Worker's Compensation Insurance	\$3,339	\$1,783	\$2,886	\$2,161	\$2,765	\$1,197	\$1,702	\$1,281	\$1,221	\$1,241	\$1,389
01-5860-1005	Group Dental & Vision Insurance	\$2,680	\$1,069	\$1,016	\$937	\$1,016	\$596	\$733	\$564	\$600	\$105	\$671
01-6280-1005	Unemployment Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$304,957	\$148,485	\$154,751	\$135,347	\$153,001	\$105,738	\$113,956	\$106,155	\$96,791	\$90,478	\$107,900
GENERAL GOVERNMENT - BUILDING												
01-6052-1005	Contract Services	\$209,176	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6300-1005	Fuel Expenditures	\$5,940	\$3,410	\$5,400	\$2,441	\$5,400	\$1,611	\$2,188	\$1,751	\$2,100	\$1,844	\$2,200
01-6305-1005	Maintenance & Repair - Vehicles	\$880	\$0	\$800	\$83	\$800	\$737	\$700	\$359	\$500	\$337	\$800
01-6255-1005	Telephone	\$1,463	\$1,028	\$1,028	\$1,014	\$1,028	\$761	\$865	\$493	\$627	\$584	\$748
01-6165-1005	Office Supplies	\$1,650	\$1,143	\$1,100	\$2,407	\$1,100	\$996	\$1,100	\$586	\$350	\$150	\$300
01-6265-1005	Training & Schooling	\$3,000	\$814	\$3,000	\$2,181	\$3,000	\$1,702	\$2,500	\$599	\$900	\$200	\$850
01-6175-1005	Small Tools	\$950	\$0	\$750	\$563	\$750	\$150	\$300	\$0	\$200	\$0	\$500
01-6188-1005	Signage	\$150	\$0	\$150	\$0	\$150	\$20	\$150	\$11	\$150	\$0	\$250
01-6130-1005	Liability & Property Insurance	\$5,649	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6125-1005	Legal Publications	\$100	\$0	\$100	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0
01-6142-1005	Maintenance & Repair - Equipment	\$550	\$110	\$550	\$5	\$550	\$0	\$0	\$0	\$0	\$0	\$0
01-6150-1005	Maintenance & Repair - System	\$1,200	\$0	\$200	\$80	\$200	\$0	\$0	\$0	\$0	\$0	\$0
01-6155-1005	Meetings/Committees	\$60	\$0	\$60	\$0	\$60	\$0	\$0	\$0	\$0	\$0	\$0
01-6230-1005	Safety Training & Equipment	\$300	\$0	\$300	\$113	\$300	\$0	\$0	\$0	\$0	\$0	\$0
01-6270-1005	Travel	\$0	\$0	\$0	\$6	\$0	\$0	\$50	\$0	\$50	\$43	\$50
01-6075-1005	Dues & Memberships	\$1,183	\$190	\$1,075	\$190	\$1,075	\$357	\$600	\$582	\$500	\$582	\$400
01-6505-1005	Bank Fees	\$13,528	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$245,780	\$6,696	\$14,513	\$9,084	\$14,513	\$6,334	\$8,453	\$4,381	\$5,377	\$3,740	\$6,098
MISCELLANEOUS - BUILDING												
01-6400-1005	Transfers Out	\$0	\$0	\$0	\$29,000	\$29,000	\$0	\$28,000	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$29,000	\$29,000	\$0	\$28,000	\$0	\$0	\$0	\$0
LABOR & BENEFITS - ECONOMIC DEVELOPMENT												
01-5005-4000	Salaries & Wages - Staff	\$75,294	\$72,828	\$74,241	\$40,599	\$61,233	\$0	\$0	\$0	\$0	\$0	\$0
01-5800-4000	OASDI - Employer	\$4,668	\$4,637	\$4,603	\$2,432	\$3,796	\$0	\$0	\$0	\$0	\$0	\$0
01-5810-4000	Medicare - Employer	\$1,092	\$1,084	\$1,076	\$569	\$888	\$0	\$0	\$0	\$0	\$0	\$0
01-5820-4000	Group Medical Insurance	\$6,730	\$7,189	\$6,134	\$3,155	\$6,134	\$0	\$0	\$0	\$0	\$0	\$0

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
01-5830-4000	Group Life Insurance	\$35	\$38	\$34	\$17	\$34	\$0	\$0	\$0	\$0	\$0	\$0
01-5840-4000	PERSI Employer 401 (a)	\$8,990	\$8,730	\$8,588	\$4,441	\$7,083	\$0	\$0	\$0	\$0	\$0	\$0
01-5850-4000	Worker's Compensation Insurance	\$189	\$169	\$198	\$101	\$159	\$0	\$0	\$0	\$0	\$0	\$0
01-5860-4000	Group Dental & Vision Insurance	\$569	\$617	\$552	\$274	\$552	\$0	\$0	\$0	\$0	\$0	\$0
		\$97,567	\$95,292	\$95,426	\$51,588	\$79,879	\$0	\$0	\$0	\$0	\$0	\$0
GENERAL GOVERNMENT - ECONOMIC DEVELOPMENT												
01-6165-4000	Office Supplies	\$500	\$60	\$1,000	\$415	\$1,750	\$0	\$0	\$0	\$0	\$0	\$0
01-6160-4000	Miscellaneous Expense	\$800	\$663	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6265-4000	Training & Schooling	\$2,600	\$2,169	\$2,375	\$2,535	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0
01-6175-4000	Small Tools	\$2,050	\$1,350	\$2,000	\$2,525	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0
01-6188-4000	Signage	\$0	\$0	\$300	\$0	\$300	\$0	\$0	\$0	\$0	\$0	\$0
01-6202-4000	Professional Services	\$5,000	\$0	\$6,000	\$90	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6255-4000	Telephone	\$487	\$613	\$0	\$341	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6155-4000	Meetings/Committees	\$8,290	\$8,059	\$8,290	\$245	\$1,100	\$0	\$0	\$0	\$0	\$0	\$0
01-6270-4000	Travel	\$4,700	\$3,798	\$4,525	\$0	\$1,100	\$0	\$0	\$0	\$0	\$0	\$0
01-6052-4000	Contract Services	\$0	\$0	\$0	\$37	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6075-4000	Dues & Memberships	\$8,603	\$7,189	\$6,623	\$750	\$650	\$0	\$0	\$0	\$0	\$0	\$0
01-6125-4000	Legal Publications	\$2,000	\$0	\$5,000	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0
		\$35,030	\$23,901	\$36,113	\$6,937	\$13,400	\$0	\$0	\$0	\$0	\$0	\$0
GRAND TOTAL EXPENDITURES		\$9,568,144	\$5,906,034	\$7,265,072	\$5,172,413	\$6,105,872	\$4,623,580	\$5,712,503	\$3,780,000	\$4,804,288	\$3,147,800	\$3,787,721
GRAND TOTAL WITHOUT CONTINGENCY		\$7,326,713	\$5,782,848	\$5,586,829	\$4,836,616	\$4,880,023	\$4,320,711	\$4,485,266	\$3,592,000	\$3,634,526	\$3,037,968	\$3,076,115

*Forecast

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA - FYE 2020

GRANT FUND

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
GRANT REVENUE												
03-4200	Grant Revenue	\$2,270,196	\$29,991	\$1,100,000	\$449,324	\$1,100,000	\$378,635	\$945,000	\$103,635	\$161,550	\$0	\$0
03-4950	Carryover	\$13,233	\$0	\$114,216	\$105,061	\$209,725	\$80,217	\$209,725	\$0	\$0	\$0	\$0
		\$2,283,429	\$29,991	\$1,214,216	\$554,385	\$1,309,725	\$458,852	\$1,154,725	\$103,635	\$161,550	\$0	\$0
GRANT EXPENDITURES												
03-6354	Grant Expenditures	\$2,283,429	\$16,758	\$1,214,216	\$554,385	\$161,550	\$298,418	\$0	\$99,711	\$161,550	\$0	\$0
GRAND TOTAL NET		\$2,283,429	\$16,758	\$1,214,216	\$554,385	\$161,550	\$298,418	\$0	\$99,711	\$161,550	\$0	\$0

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2020
LATE COMERS FUND

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
OPERATING REVENUE												
05-4504	Water Main Capacity Fee	\$1,036,969	\$1,036,969	\$350,000	\$760,279	\$350,000	\$595,942	\$205,200	\$369,911	\$205,200	\$226,389	\$205,275
05-4604	Sewer Main Capacity Fee	\$721,230	\$721,230	\$250,000	\$553,992	\$250,000	\$416,805	\$145,075	\$256,741	\$145,000	\$158,339	\$145,075
05-4704	Irrigaton Main Capacity Fee	\$721,230	\$721,230	\$205,000	\$355,539	\$205,000	\$265,565	\$108,500	\$216,428	\$108,500	\$128,695	\$108,301
05-4173	Interest Revenue	\$15,000	\$27,810	\$400	\$12,272	\$400	\$2,165	\$148	\$1,095	\$148	\$1,212	\$200
05-4950	Carryover	\$2,604,143	\$919,875	\$974,551	\$0	\$0	\$0	\$0	\$116,603	\$0	\$78,225	\$0
		\$5,098,572	\$3,427,114	\$1,779,951	\$1,682,082	\$805,400	\$1,280,477	\$458,923	\$960,778	\$458,848	\$592,860	\$458,851
GRAND TOTAL REVENUE		\$5,098,572	\$3,427,114	\$1,779,951	\$1,682,082	\$805,400	\$1,280,477	\$458,923	\$960,778	\$458,848	\$592,860	\$458,851
GRAND TOTAL WITHOUT CARRYOVER		\$2,494,429	<i>\$2,507,239</i>	<i>\$805,400</i>	<i>\$1,682,082</i>	<i>\$805,400</i>	<i>\$1,280,477</i>	<i>\$458,923</i>	<i>\$844,175</i>	<i>\$458,848</i>	<i>\$514,635</i>	<i>\$458,851</i>

*Forecast

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2020
LATE COMERS FUND

ACCOUNT #	ACCOUNT NAME	FYE 2019	FYE 2018		FYE 2017		FYE 2016		FYE 2015		FYE 2014	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
OPERATING EXPENDITURES												
05-6305	Water Main Capacity Reimburse	\$400,000	\$80,040	\$350,000	\$271,591	\$350,000	\$572,001	\$205,275	\$357,008	\$76,861	\$176,937	\$132,667
05-6306	Sewer Main Capacity Reimburse	\$487,481	\$192,777	\$250,000	\$254,184	\$250,000	\$334,787	\$145,075	\$254,366	\$145,074	\$157,764	\$145,076
05-6400	Transfers Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$204,466	\$150,339	
05-6307	PI Main Capacity Reimburse	\$477,318	\$380,499	\$205,400	\$303,590	\$205,400	\$267,559	\$108,500	\$206,416	\$32,447	\$155,284	\$30,769
		\$1,364,798	\$653,316	\$805,400	\$829,365	\$805,400	\$1,174,347	\$458,850	\$817,790	\$458,848	\$489,985	\$458,851
OTHER EXPENDITURES												
05-6045	Contingency	\$3,733,774	\$0	\$73	\$0	\$73	\$0	\$0	\$0	\$0	\$0	\$202
		\$3,733,774	\$0	\$73	\$0	\$73	\$0	\$0	\$0	\$0	\$0	\$202
GRAND TOTAL EXPENDITURES		\$5,098,572	\$653,316	\$805,473	\$829,365	\$805,473	\$1,174,347	\$458,850	\$817,790	\$458,848	\$489,985	\$459,053
GRAND TOTAL WITHOUT CONTINGENCY		\$1,364,798	<i>\$653,316</i>	<i>\$805,400</i>	<i>\$829,365</i>	<i>\$805,400</i>	<i>\$1,174,347</i>	<i>\$458,850</i>	<i>\$817,790</i>	<i>\$458,848</i>	<i>\$489,985</i>	<i>\$458,851</i>

*Forecast

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2020
WATER FUND

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
OPERATING REVENUE												
20-4500	Metered Water Sales	\$2,212,652	\$2,107,287	\$1,849,903	\$1,881,258	\$1,849,903	\$1,738,230	\$1,653,170	\$1,622,727	\$1,546,333	\$1,470,749	\$1,442,675
20-4507	Water Token Sales - Bulk Water	\$45,000	\$49,458	\$21,024	\$38,658	\$21,024	\$29,765	\$10,000	\$23,708	\$3,000	\$9,484	\$3,000
20-4510	Service Reconnect Fees	\$14,000	\$15,916	\$22,500	\$12,684	\$22,500	\$16,829	\$18,000	\$18,431	\$16,000	\$18,654	\$16,000
20-4358	Development Support Services	\$2,000	\$1,899	\$4,000	\$2,696	\$4,000	\$2,927	\$3,000	\$4,850	\$1,000	\$2,609	\$1,000
20-4775	Late Pay Fees	\$32,000	\$30,396	\$34,000	\$37,785	\$34,000	\$35,971	\$0	\$0	\$0	\$0	\$0
20-4185	Miscellaneous Income	\$75,000	\$80,111	\$99,907	\$161,971	\$99,907	\$476,767	\$130,055	\$200,243	\$128,413	\$142,632	\$1,000
20-4550	Water Line Inspections	\$45,000	\$57,457	\$20,000	\$41,546	\$20,000	\$15,232	\$15,000	\$29,619	\$4,000	\$14,731	\$4,000
		\$2,425,652	\$2,342,525	\$2,051,334	\$2,176,600	\$2,051,334	\$2,315,721	\$1,829,225	\$1,899,578	\$1,698,746	\$1,658,861	\$1,467,675
CAPITAL REVENUE												
20-4503	New Meter Revenue	\$263,240	\$263,240	\$127,346	\$192,532	\$56,000	\$141,496	\$56,000	\$100,495	\$56,000	\$62,026	\$48,000
20-4505	New Service Connection	\$943,950	\$943,950	\$440,024	\$697,293	\$189,875	\$488,915	\$189,875	\$344,350	\$189,875	\$209,405	\$162,750
20-4173	Interest Revenue	\$100,000	\$138,284	\$4,719	\$50,833	\$2,000	\$4,672	\$2,000	\$3,658	\$1,700	\$1,863	\$1,700
20-4900	Transfers In	\$0	\$0	\$14,000	\$48	\$0	\$0	\$0	\$0	\$165,413	\$0	\$110,308
20-4950	Carryover	\$7,650,137	\$6,328,662	\$5,407,215	\$0	\$2,754,793	\$0	\$886,104	\$0	\$408,994	\$1,693,217	\$219,722
		\$8,957,327	\$7,674,137	\$5,993,304	\$940,706	\$3,002,668	\$635,083	\$1,133,979	\$448,503	\$821,982	\$1,966,511	\$542,480
GRAND TOTAL REVENUE		\$11,382,978	\$10,016,661	\$8,044,638	\$3,117,306	\$5,054,002	\$2,950,804	\$2,963,204	\$2,348,081	\$2,520,728	\$3,625,371	\$2,010,155
GRAND TOTAL WITHOUT CARRYOVER		\$3,732,842	\$3,687,999	\$2,637,423	\$3,117,306	\$2,299,209	\$2,950,804	\$2,077,100	\$2,348,081	\$2,111,734	\$1,932,155	\$1,790,433

*Forecast

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2020
WATER FUND

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
LABOR & BENEFITS												
20-5005	Salaries & Wages - Staff	\$589,137	\$521,989	\$583,745	\$483,039	\$520,382	\$423,301	\$462,634	\$410,494	\$401,132	\$382,038	\$366,709
20-5795	Salaries - Overtime	\$14,728	\$12,112	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-5009	Salaries & Wages - Seasonal	\$0	\$5,329	\$0	\$305	\$9,063	\$0	\$0	\$201	\$0	\$4,410	\$4,907
20-5000	Salaries & Wages - Elected	\$3,920	\$3,973	\$4,130	\$3,961	\$4,107	\$3,920	\$4,060	\$3,587	\$3,767	\$63	\$0
20-5800	OASDI - Employer	\$37,683	\$33,284	\$36,448	\$28,733	\$33,080	\$25,704	\$28,935	\$26,202	\$25,104	\$23,014	\$23,040
20-5810	Medicare - Employer	\$8,813	\$7,784	\$8,524	\$6,095	\$7,737	\$6,012	\$6,767	\$6,073	\$5,245	\$5,383	\$5,388
20-5820	Group Medical Insurance	\$85,443	\$77,663	\$82,363	\$69,699	\$72,401	\$59,114	\$66,012	\$67,849	\$67,018	\$60,124	\$60,948
20-5830	Group Life Insurance	\$402	\$390	\$393	\$320	\$338	\$289	\$324	\$283	\$308	\$291	\$293
20-5840	PERSI Employer 401 (a)	\$72,571	\$62,134	\$68,024	\$51,198	\$60,692	\$45,555	\$54,006	\$47,986	\$46,839	\$41,074	\$42,290
20-5850	Worker's Compensation	\$20,057	\$12,554	\$22,140	\$11,780	\$18,987	\$11,294	\$11,637	\$16,340	\$10,408	\$13,129	\$13,682
20-5860	Group Dental/Vision Insurance	\$7,670	\$7,344	\$7,805	\$6,470	\$6,908	\$6,200	\$6,930	\$5,670	\$5,117	\$4,028	\$4,957
20-6280	Unemployment Expenses	\$0	\$0	\$0	\$28	\$0	\$0	\$0	\$0	\$0	\$713	\$713
		\$840,425	\$744,556	\$813,573	\$661,627	\$733,695	\$581,388	\$641,305	\$584,686	\$565,651	\$533,572	\$522,927
MAINTENANCE & GENERAL OPERATIONS												
20-6025	Janitorial	\$3,700	\$3,638	\$3,000	\$2,410	\$1,449	\$1,852	\$1,449	\$1,332	\$1,533	\$439	\$3,855
20-6050	Contract Labor	\$5,000	\$0	\$2,500	\$0	\$2,500	\$0	\$2,500	\$89	\$1,500	\$700	\$2,500
20-6052	Contract Services	\$19,828	\$14,172	\$19,828	\$15,207	\$13,522	\$18,864	\$13,522	\$8,707	\$15,297	\$9,627	\$11,737
20-6060	DEQ Assessment Fees	\$30,671	\$21,498	\$20,447	\$19,650	\$18,564	\$16,812	\$18,564	\$16,812	\$17,337	\$16,812	\$17,022
20-6065	Dig Line Expenditures	\$2,700	\$2,659	\$2,000	\$2,665	\$2,000	\$1,639	\$2,000	\$1,064	\$2,000	\$659	\$2,000
20-6075	Dues & Memberships	\$2,793	\$1,083	\$2,793	\$1,824	\$2,100	\$2,034	\$2,100	\$1,762	\$2,100	\$1,273	\$2,013

20-6110	Interest Expenses	\$0	\$0	\$0	\$0	\$2,500	\$0	\$2,500	\$0	\$2,500	\$0	\$2,500
20-6125	Legal Publications	\$1,000	\$72	\$1,000	\$533	\$1,000	\$349	\$1,000	\$168	\$1,000	\$512	\$1,000
20-6130	Liability & Property Insurance	\$18,831	\$17,599	\$17,700	\$16,447	\$15,664	\$15,664	\$15,664	\$15,011	\$15,357	\$14,797	\$14,294
20-6131	Insurance Claims Paid	\$0	\$0	\$0	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$100
20-6140	Maint. & Repair - Bldng. & Grounds	\$14,950	\$12,844	\$14,950	\$10,857	\$13,000	\$12,979	\$10,000	\$6,834	\$10,000	\$4,480	\$10,000
20-6142	Maint. & Repair - Equipment	\$11,500	\$11,427	\$11,000	\$9,663	\$10,000	\$8,602	\$15,502	\$12,710	\$15,502	\$5,842	\$15,502
20-6150	Maint. & Repair - System	\$133,000	\$59,158	\$133,000	\$32,777	\$75,000	\$49,475	\$133,000	\$81,680	\$150,000	\$75,085	\$150,000
20-6151	Maint. & Repair - Process Chemicals	\$30,000	\$18,648	\$15,000	\$20,927	\$10,000	\$9,785	\$8,000	\$0	\$0	\$0	\$0
20-6152	Maint. & Repair - Lab Costs	\$10,920	\$6,776	\$9,100	\$10,411	\$9,100	\$8,541	\$9,000	\$0	\$0	\$0	\$0
20-6155	Meetings/Committees	\$1,050	\$502	\$1,050	\$363	\$1,050	\$388	\$930	\$300	\$930	\$265	\$1,050
20-6160	Miscellaneous Expenditures	\$20,000	\$560	\$4,313	\$7,496	\$4,313	\$50	\$4,313	\$0	\$4,313	-\$18	\$4,313
20-6165	Office Supplies	\$4,500	\$5,010	\$2,625	\$3,019	\$2,100	\$1,737	\$1,800	\$1,048	\$1,750	\$1,298	\$1,750
20-6175	Small Tools	\$15,000	\$8,784	\$15,000	\$8,268	\$15,000	\$10,057	\$22,248	\$8,900	\$25,425	\$10,011	\$22,947
20-6190	Postage & Billing	\$21,700	\$20,980	\$21,700	\$19,701	\$21,700	\$16,955	\$23,814	\$20,213	\$21,137	\$15,070	\$20,218
20-6202	Professional Services	\$32,000	\$36,253	\$14,000	\$17,870	\$8,557	\$3,712	\$6,451	\$3,142	\$8,263	\$8,025	\$7,500
20-6211	Rent - Buildings & Land	\$1,512	\$1,512	\$1,512	\$1,386	\$1,512	\$2,206	\$1,512	\$15,452	\$15,925	\$14,007	\$14,129
20-6212	Rent - Equipment	\$3,000	\$2,679	\$1,500	\$179	\$1,500	\$0	\$1,500	\$0	\$1,500	\$651	\$1,500
20-6230	Safety Training & Equipment	\$2,750	\$665	\$2,750	\$408	\$2,750	\$987	\$2,750	\$521	\$2,750	\$357	\$2,750
20-6255	Telephone	\$13,406	\$11,419	\$13,406	\$11,220	\$13,406	\$12,548	\$11,881	\$11,692	\$13,237	\$11,155	\$9,580
20-6265	Training & Schooling	\$6,500	\$3,547	\$6,500	\$1,516	\$6,500	\$2,131	\$6,500	\$880	\$6,500	\$2,711	\$6,500
20-6270	Travel	\$1,200	\$0	\$1,200	\$78	\$1,200	\$4	\$1,200	\$10	\$1,200	\$280	\$1,200
20-6285	Uniforms	\$4,800	\$3,277	\$4,000	\$1,141	\$4,000	\$2,226	\$3,250	\$1,604	\$3,200	\$2,849	\$3,200
20-6290	Utilities	\$150,000	\$114,599	\$150,000	\$122,514	\$150,000	\$141,144	\$150,000	\$116,740	\$148,085	\$118,581	\$135,000
20-6300	Fuel	\$14,500	\$8,478	\$14,500	\$18,393	\$14,500	\$12,717	\$13,000	\$8,725	\$13,000	\$9,304	\$14,000
20-6305	Maint. & Repair - Vehicles	\$6,500	\$4,206	\$6,500	\$3,140	\$6,500	\$4,243	\$6,500	\$1,165	\$6,500	\$3,309	\$6,500
20-6505	Bank Fees	\$25,000	\$24,534	\$16,050	\$18,566	\$16,050	\$15,863	\$15,971	\$11,907	\$12,280	\$8,713	\$7,371
		\$608,310	\$416,578	\$528,924	\$378,229	\$447,137	\$373,565	\$508,521	\$348,469	\$521,221	\$336,795	\$492,031
DEBT COVERAGE												
20-6015	Bond & Loan Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CAPITAL EXPENDITURES												
20-6020	Capital Improvements	\$1,654,480	\$250,241	\$2,500,000	\$39,441	\$1,813,420	\$534,342	\$1,435,000	\$717,477	\$1,133,875	\$894,098	\$692,279
20-6166	PP&E	\$256,350	\$12,550	\$359,604	\$237,266	\$294,604	\$78,427	\$244,332	\$73,151	\$88,664	\$17,831	\$87,558
		\$1,910,830	\$262,791	\$2,859,604	\$276,706	\$2,108,024	\$612,769	\$1,679,332	\$790,628	\$1,222,539	\$911,929	\$779,837
OTHER EXPENDITURES												
20-6045	Contingency	\$8,023,413	\$47,973	\$3,838,542	\$39,235	\$2,061,085	\$4,739	\$124,380	\$0	\$202,722	\$0	\$209,360
20-6095	Bad Debts Expense	\$0	\$0	\$4,000	\$294	\$4,000	\$0	\$4,000	\$0	\$4,000	\$45	\$4,000
20-6400	Transfers Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-6500	Cash Over/Short	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000	-\$9	\$2,000	\$107	\$2,000
		\$8,023,413	\$47,973	\$3,842,542	\$39,529	\$2,065,085	\$4,739	\$130,380	-\$9	\$208,722	\$152	\$215,360
GRAND TOTAL EXPENDITURES												
		\$11,382,978	\$1,471,899	\$8,044,644	\$1,356,091	\$5,353,941	\$1,572,461	\$2,959,538	\$1,723,774	\$2,518,133	\$1,782,448	\$2,010,155
GRAND TOTAL WITHOUT CONTINGENCY												
		\$3,359,565	\$1,423,926	\$4,206,101	\$1,316,856	\$3,292,856	\$1,567,722	\$2,835,158	\$1,723,774	\$2,315,411	\$1,782,448	\$1,800,795

*Forecast

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2020
SEWER FUND

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
OPERATING REVENUE												
21-4600	Sewer User Fees	\$2,741,199	\$2,610,666	\$2,227,403	\$2,366,842	\$2,227,403	\$2,117,037	\$2,041,173	\$1,965,466	\$1,892,948	\$1,823,215	\$1,783,570
21-4640	Sewer Farm Revenue	\$115,182	\$115,182	\$139,570	\$124,192	\$139,570	\$131,226	\$139,750	\$136,810	\$139,750	\$136,843	\$111,800
21-4185	Miscellaneous Income	\$50,000	\$64,449	\$138,450	\$78,198	\$138,450	\$58,948	\$900	\$80,139	\$76,550	\$91,927	\$76,550
21-4510	Service Reconnect Fees	\$17,000	\$20,459	\$13,000	\$26,111	\$13,000	\$16,829	\$0	\$0	\$0	\$0	\$0
21-4550	Sewer Line Inspections	\$30,000	\$40,543	\$9,000	\$33,422	\$9,000	\$18,509	\$8,000	\$30,154	\$4,000	\$17,387	\$2,500
21-4775	Late Payment Fee	\$35,000	\$41,689	\$23,000	\$42,580	\$23,000	\$35,970	\$0	\$0	\$0	\$0	\$0
21-4358	Development Support Services	\$1,500	\$1,324	\$4,000	\$2,696	\$4,000	\$3,127	\$2,000	\$4,850	\$2,000	\$2,609	\$2,000
		\$2,989,881	\$2,894,311	\$2,554,423	\$2,674,042	\$2,554,423	\$2,381,647	\$2,191,823	\$2,217,420	\$2,115,248	\$2,071,981	\$1,976,420
CAPITAL REVENUE												
21-4505	New Service Connection	\$0	\$0	\$0	\$4,555	\$0	\$3,277	\$0	\$1,092	\$0	\$4,326	\$0
21-4606	LID Reduced Sewer Connection	\$903,447	\$903,447	\$474,978	\$677,315	\$474,978	\$485,814	\$112,608	\$248,988	\$84,216	\$131,899	\$72,796
21-4173	Interest Revenue	\$65,000	\$89,609	\$5,900	\$42,617	\$5,900	\$6,886	\$2,300	\$4,535	\$1,750	\$2,271	\$1,700
21-4900	Transfers In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21-4950	Carryover	\$3,863,199	\$5,310,831	\$4,695,560	\$0	\$2,984,664	\$0	\$1,229,447	\$2,937,035	\$1,234,602	\$2,939,934	\$265,302
		\$4,831,646	\$6,303,887	\$5,176,438	\$724,487	\$3,465,542	\$495,977	\$1,344,355	\$3,191,650	\$1,320,568	\$3,078,430	\$339,798
GRAND TOTAL REVENUE		\$7,821,527	\$9,198,198	\$7,730,861	\$3,398,529	\$6,019,965	\$2,877,623	\$3,536,178	\$5,409,070	\$3,435,816	\$5,150,411	\$2,316,218
GRAND TOTAL WITHOUT CARRYOVER		\$3,958,328	\$3,887,367	\$3,035,301	\$3,398,529	\$3,035,301	\$2,877,623	\$2,306,731	\$2,472,035	\$2,201,214	\$2,210,477	\$2,050,916

*Forecast

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2020
SEWER FUND

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
LABOR & BENEFITS												
21-5005	Salaries & Wages - Staff	\$674,696	\$629,350	\$685,953	\$562,304	\$601,422	\$497,062	\$542,051	\$484,887	\$488,434	\$459,497	\$450,842
21-5795	Salaries - Overtime	\$16,867	\$6,478	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21-5009	Salaries & Wages - Seasonal	\$0	\$435	\$0	\$223	\$11,329	\$0	\$0	\$201	\$0	\$4,410	\$5,188
21-5000	Salaries & Wages - Elected	\$3,920	\$3,936	\$4,130	\$3,961	\$4,107	\$3,920	\$4,060	\$3,587	\$0	\$63	\$0
21-5800	OASDI - Employer	\$43,120	\$39,202	\$42,785	\$34,246	\$38,245	\$30,512	\$33,859	\$31,279	\$30,283	\$27,875	\$28,274
21-5810	Medicare - Employer	\$10,085	\$9,168	\$10,006	\$7,283	\$8,944	\$7,136	\$7,919	\$7,326	\$6,364	\$6,519	\$6,612
21-5820	Group Medical Insurance	\$99,691	\$90,235	\$74,151	\$71,780	\$74,004	\$60,218	\$67,561	\$71,362	\$77,314	\$68,410	\$70,818
21-5830	Group Life Insurance	\$458	\$464	\$387	\$371	\$386	\$329	\$372	\$323	\$356	\$332	\$342
21-5840	PERSI Employer 401 (a)	\$83,042	\$75,147	\$79,847	\$59,937	\$70,066	\$53,556	\$63,193	\$56,764	\$56,502	\$499	\$51,725
21-5850	Worker's Compensation	\$14,609	\$9,754	\$18,366	\$8,684	\$14,795	\$7,919	\$14,132	\$13,394	\$12,651	\$11,735	\$12,012
21-5860	Group Dental/Vision Insurance	\$8,602	\$7,268	\$6,638	\$5,844	\$6,625	\$5,787	\$7,157	\$6,391	\$5,897	\$4,595	\$5,757
21-6280	Unemployment Expenses	\$0	\$0	\$0	\$28	\$0	\$0	\$0	\$0	\$713	\$18	\$713
		\$955,089	\$871,438	\$922,263	\$754,659	\$829,923	\$666,439	\$740,304	\$675,513	\$678,514	\$583,954	\$632,283
MAINTENANCE & GENERAL OPERATIONS												
21-6025	Janitorial	\$3,600	\$3,638	\$3,000	\$2,476	\$1,700	\$2,308	\$1,449	\$1,332	\$1,533	\$657	\$3,900
21-6050	Contract Labor	\$2,500	\$0	\$2,500	\$0	\$0	\$0	\$2,500	\$0	\$2,500	\$901	\$2,500
21-6052	Contract Services	\$15,500	\$14,168	\$15,500	\$12,527	\$15,500	\$11,344	\$15,079	\$8,787	\$15,573	\$9,031	\$15,735
21-6065	Dig Line Expenditures	\$2,700	\$2,659	\$2,000	\$2,265	\$2,000	\$1,421	\$2,000	\$1,064	\$2,000	\$757	\$2,000
21-6075	Dues & Memberships	\$3,632	\$1,749	\$3,632	\$1,428	\$2,731	\$2,315	\$2,731	\$2,153	\$2,575	\$892	\$2,025

21-6090	Farm Expenditures	\$116,000	\$81,553	\$116,000	\$97,057	\$116,000	\$92,699	\$112,000	\$116,341	\$110,000	\$95,203	\$51,000
21-6110	Interest Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21-6125	Legal Publications	\$1,300	\$467	\$1,300	\$683	\$1,300	\$647	\$1,300	\$33	\$1,300	\$600	\$1,000
21-6130	Liability & Property Insurance	\$38,603	\$36,077	\$36,077	\$33,717	\$33,717	\$32,111	\$32,111	\$30,614	\$31,481	\$29,716	\$29,158
21-6131	Insurance Claims Paid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21-6140	Maint. & Repaid - Bldng. & Grounds	\$25,000	\$22,672	\$23,900	\$27,509	\$18,500	\$14,902	\$23,900	\$6,768	\$23,900	\$8,502	\$23,900
21-6142	Maint. & Repair - Equipment	\$51,000	\$21,220	\$51,000	\$42,845	\$51,000	\$36,686	\$62,000	\$39,249	\$62,000	\$52,512	\$62,000
21-6150	Maint. & Repair - System	\$155,210	\$126,197	\$141,100	\$88,155	\$111,100	\$74,314	\$54,600	\$257,784	\$215,000	\$254,503	\$205,000
21-6151	Maint. & Repair - Process Chemicals	\$119,427	\$51,306	\$108,570	\$119,112	\$103,400	\$85,436	\$123,400	\$0	\$0	\$0	\$0
21-6152	Maint. & Repair - Lab Costs	\$25,933	\$21,416	\$23,575	\$30,247	\$20,500	\$24,660	\$19,000	\$0	\$0	\$0	\$0
21-6153	Maint. & Repair - Sludge Disposal	\$36,383	\$30,909	\$34,650	\$34,110	\$33,000	\$34,300	\$34,000	\$0	\$0	\$0	\$0
21-6155	Meetings/Committees	\$1,450	\$501	\$1,450	\$612	\$1,450	\$245	\$1,450	\$323	\$1,450	\$281	\$1,450
21-6160	Miscellaneous Expenditures	\$30,000	\$250	\$242,473	\$4,938	\$242,473	\$1,708	\$4,813	\$236,973	\$3,813	\$3,293	\$3,813
21-6165	Office Supplies	\$5,500	\$6,319	\$4,000	\$2,909	\$3,700	\$2,053	\$3,700	\$1,464	\$3,700	\$1,940	\$3,700
21-6175	Small Tools	\$16,500	\$12,795	\$15,000	\$4,411	\$15,000	\$11,556	\$0	\$6,741	\$24,783	\$10,924	\$21,238
21-6190	Postage & Billing	\$21,000	\$20,980	\$17,955	\$19,685	\$17,955	\$19,532	\$23,814	\$19,255	\$23,612	\$19,681	\$26,395
21-6202	Professional Services	\$23,557	\$23,102	\$23,557	\$15,537	\$23,557	\$23,671	\$2,715	\$11,372	\$8,263	\$7,853	\$8,017
21-6211	Rent - Buildings & Land	\$2,400	\$1,875	\$2,400	\$1,337	\$2,400	\$2,139	\$1,512	\$15,739	\$15,925	\$17,808	\$17,984
21-6212	Rent - Equipment	\$3,000	\$2,886	\$2,000	\$1,505	\$2,000	\$1,185	\$2,000	\$1,177	\$1,750	\$1,730	\$1,750
21-6230	Safety Training & Equipment	\$2,640	\$2,407	\$2,400	\$1,445	\$2,400	\$2,438	\$2,400	\$1,435	\$2,400	\$1,775	\$2,000
21-6255	Telephone	\$14,500	\$12,822	\$14,500	\$11,838	\$14,500	\$14,048	\$11,917	\$12,123	\$13,343	\$12,660	\$12,542
21-6265	Training & Schooling	\$2,500	\$2,344	\$2,500	\$720	\$2,500	\$1,232	\$2,500	\$584	\$5,000	\$1,486	\$5,000
21-6270	Travel	\$750	\$0	\$750	\$78	\$750	\$4	\$2,500	\$10	\$2,500	\$9	\$2,500
21-6285	Uniforms	\$4,800	\$4,073	\$4,000	\$914	\$4,000	\$2,130	\$3,100	\$2,831	\$3,000	\$2,007	\$3,000
21-6290	Utilities	\$280,000	\$277,370	\$280,000	\$247,736	\$280,000	\$245,771	\$275,000	\$247,417	\$271,085	\$259,394	\$250,000
21-6300	Fuel	\$15,000	\$14,277	\$15,000	\$13,468	\$12,500	\$11,978	\$25,000	\$9,266	\$25,000	\$13,106	\$24,000
21-6305	Maint. & Repair - Vehicles	\$16,016	\$17,264	\$12,320	\$3,755	\$11,200	\$11,095	\$11,000	\$3,808	\$11,000	\$9,111	\$11,000
21-6505	Bank Fees	\$25,000	\$24,534	\$16,900	\$18,566	\$16,900	\$16,017	\$15,971	\$16,008	\$12,280	\$14,306	\$12,164
		\$1,061,400	\$837,828	\$1,220,009	\$841,584	\$1,163,733	\$779,945	\$875,462	\$1,050,652	\$896,766	\$830,638	\$804,771
DEBT COVERAGE												
21-6015	Bond & Loan Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0										
CAPITAL EXPENDITURES												
21-6020	Capital Improvements	\$691,480	\$1,255,143	\$1,861,482	\$948,025	\$2,107,420	\$698,808	\$1,534,000	\$517,895	\$1,551,000	\$459,353	\$575,500
21-6166	PP&E	\$598,350	\$145,464	\$309,350	\$10,586	\$309,350	\$176,067	\$210,259	\$53,769	\$98,793	\$28,003	\$121,627
		\$1,289,830	\$1,400,608	\$2,170,832	\$958,610	\$2,416,770	\$874,875	\$1,744,259	\$571,664	\$1,649,793	\$487,356	\$697,127
OTHER EXPENDITURES												
21-6045	Contingency	\$4,515,208	\$476,057	\$3,411,206	\$21,085	\$1,624,342	\$4,768	\$168,153	\$0	\$198,743	\$0	\$170,037
21-6095	Bad Debts Expense	\$0	\$0	\$4,000	\$0	\$4,000	\$0	\$0	\$0	\$4,000	\$58	\$4,000
21-6400	Transfers Out	\$0	\$0	\$6,000	\$0	\$6,000	\$0	\$6,000	\$0	\$6,000	\$0	\$6,000
21-6500	Cash Over/Short	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000	\$36	\$2,000	\$161	\$2,000
		\$4,515,208	\$476,057	\$3,421,206	\$21,085	\$1,634,342	\$4,768	\$176,153	\$36	\$210,743	\$219	\$182,037
GRAND TOTAL EXPENDITURES		\$7,821,527	\$3,585,930	\$7,734,310	\$2,575,939	\$6,044,768	\$2,326,027	\$3,536,178	\$2,297,865	\$3,435,816	\$1,902,166	\$2,316,218
GRAND TOTAL WITHOUT CONTINGENCY		\$3,306,319	\$3,109,873	\$4,323,104	\$2,554,854	\$4,420,426	\$2,321,259	\$3,368,025	\$2,297,865	\$3,237,073	\$1,902,166	\$2,146,181

*Forecast

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2020
IRRIGATION FUND

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
OPERATING REVENUE												
25-4700	Pressurized Irrigation User Fees	\$670,262	\$657,119	\$592,377	\$634,512	\$592,377	\$576,475	\$554,840	\$527,099	\$483,000	\$484,899	\$436,105
25-4177	Gravity Irrigation User Fees	\$18,268	\$18,268	\$26,210	\$20,424	\$26,210	\$24,417	\$22,000	\$23,929	\$12,000	\$23,703	\$12,000
25-4185	Miscellaneous Income	\$120,000	\$120,000	\$109,003	\$204,578	\$109,003	\$175,450	\$104,724	\$156,397	\$76,053	\$106,937	\$100
25-4510	Service Reconnect Fees	\$6,000	\$6,591	\$4,000	\$7,360	\$4,000	\$6,411	\$100	\$20	\$100	\$20	\$100
25-4550	Irrigation Line Inspections	\$30,000	\$43,179	\$20,000	\$55,812	\$20,000	\$24,736	\$10,000	\$38,819	\$4,000	\$21,844	\$2,000
25-4775	Late Pay Fees	\$10,000	\$13,652	\$8,500	\$13,799	\$8,500	\$14,246	\$400	\$801	\$800	\$1,038	\$800
25-4358	Development Support Services	\$800	\$587	\$1,200	\$1,027	\$1,200	\$1,115	\$750	\$1,863	\$200	\$994	\$100
		\$855,329	\$859,395	\$761,290	\$937,512	\$761,290	\$822,850	\$692,814	\$748,927	\$576,153	\$639,436	\$451,205
CAPITAL REVENUE												
25-4505	New Service Connection	\$736,398	\$736,398	\$315,557	\$506,686	\$315,557	\$385,807	\$180,000	\$305,850	\$157,500	\$180,832	\$135,000
25-4503	New Service Tap	\$500	\$351	\$500	\$429	\$500	\$756	\$0	\$2,348	\$0	\$1,457	\$500
25-4173	Interest Revenue	\$45,000	\$61,444	\$2,500	\$20,047	\$2,500	\$4,669	\$2,000	\$2,937	\$800	\$2,746	\$800
25-4900	Transfers In	\$0	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$77,731
25-4950	Carryover	\$3,157,211	\$2,499,141	\$2,215,413	\$0	\$1,588,537	\$0	\$505,944	\$1,584,954	\$536,037	\$1,258,463	\$195,570
		\$3,939,109	\$3,297,334	\$2,534,070	\$527,162	\$1,907,194	\$391,232	\$688,044	\$1,896,089	\$694,437	\$1,443,499	\$409,601
GRAND TOTAL REVENUE		\$4,794,439	\$4,156,729	\$3,295,360	\$1,464,674	\$2,668,484	\$1,214,082	\$1,380,858	\$2,645,016	\$1,270,590	\$2,082,934	\$860,806
GRAND TOTAL WITHOUT CARRYOVER		\$1,637,227	\$1,657,589	\$1,079,947	\$1,464,674	\$1,079,947	\$1,214,082	\$874,914	\$1,060,062	\$734,553	\$824,471	\$665,236

*Forecast

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2020
IRRIGATION FUND

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
LABOR & BENEFITS												
25-5005	Salaries & Wages - Staff	\$152,113	\$139,860	\$156,113	\$142,583	\$135,462	\$117,510	\$118,488	\$113,355	\$112,919	\$96,815	\$96,470
25-5795	Salaries - Overtime	\$3,803	\$3,028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
25-5009	Salaries & Wages - Seasonal	\$0	\$1,441	\$0	\$111	\$2,268	\$0	\$0	\$77	\$0	\$1,680	\$1,725
25-5000	Salaries & Wages - Elected	\$1,960	\$1,983	\$2,065	\$1,972	\$2,053	\$1,960	\$2,030	\$1,794	\$0	-\$40	\$0
25-5800	OASDI - Employer	\$9,788	\$8,981	\$9,807	\$8,754	\$8,666	\$7,229	\$7,472	\$7,244	\$7,001	\$5,847	\$6,088
25-5810	Medicare - Employer	\$2,289	\$2,099.98	\$2,294	\$1,897	\$2,027	\$1,690	\$1,748	\$1,696	\$1,445	\$1,366	\$1,424
25-5820	Group Medical Insurance	\$22,518	\$21,154	\$22,049	\$19,939	\$19,522	\$16,140	\$17,181	\$18,182	\$18,215	\$15,034	\$15,815
25-5830	Group Life Insurance	\$107	\$107	\$108	\$94	\$94	\$80	\$86	\$78	\$85	\$74	\$77
25-5840	PERSI Employer 401 (a)	\$18,851	\$17,227	\$18,308	\$15,221	\$15,918	\$12,755	\$13,951	\$13,099	\$13,063	\$10,354	\$11,125
25-5850	Worker's Compensation	\$5,206	\$3,377	\$5,836	\$2,909	\$5,021	\$2,854	\$3,017	\$2,810	\$2,832	\$1,351	\$3,608
25-5860	Group Dental/Vision Insurance	\$2,021	\$2,032	\$2,098	\$1,863	\$1,870	\$1,682	\$1,799	\$1,528	\$1,394	\$1,010	\$1,285
25-6280	Unemployment Expenses	\$0	\$0	\$0	\$14	\$0	\$0	\$0	\$0	\$272	\$6	\$272
		\$218,655	\$201,289	\$218,677	\$195,358	\$192,901	\$161,900	\$165,772	\$159,862	\$157,226	\$133,499	\$137,889
MAINTENANCE & GENERAL OPERATIONS												
25-6025	Janitorial	\$3,600	\$3,638	\$900	\$917	\$765	\$845	\$527	\$488	\$587	\$167	\$974
25-6050	Contract Labor	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0	\$1,000	\$237	\$1,000
25-6052	Contract Services	\$6,400	\$5,688	\$6,400	\$5,455	\$6,400	\$5,249	\$5,762	\$3,300	\$5,857	\$3,757	\$4,700
25-6065	Dig Line Expenditures	\$1,000	\$1,013	\$600	\$863	\$600	\$0	\$500	\$405	\$500	\$269	\$500
25-6075	Dues & Memberships	\$479	\$318	\$479	\$561	\$360	\$316	\$360	\$283	\$240	\$159	\$149

25-6115	M&R - Gravity	\$2,250	\$671	\$1,500	\$1,192	\$1,000	\$1,699	\$1,000	\$408	\$1,000	\$317	\$1,000
25-6110	Interest Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
25-6116	Irrigation Water Costs	\$150,545	\$118,010	\$125,454	\$106,849	\$114,049	\$106,429	\$114,049	\$104,168	\$92,000	\$98,831	\$90,000
25-6125	Legal Publications	\$1,900	\$1,597	\$1,900	\$365	\$1,900	\$556	\$1,900	\$651	\$1,900	\$1,188	\$1,900
25-6130	Liability & Property Insurance	\$4,237	\$3,960	\$5,701	\$3,701	\$3,701	\$3,524	\$3,524	\$3,716	\$3,455	\$3,525	\$3,543
25-6131	Insurance Claims Paid	\$0	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$100
25-6140	Maint. & Repaid - Bldg. & Grounds	\$3,300	\$2,103	\$3,300	\$2,578	\$3,300	\$2,425	\$3,100	\$1,027	\$3,100	\$2,009	\$3,000
25-6142	Maint. & Repair - Equipment	\$8,800	\$4,047	\$8,800	\$3,761	\$8,800	\$3,640	\$8,800	\$4,573	\$8,800	\$2,299	\$8,800
25-6150	Maint. & Repair - Pressure	\$50,000	\$36,299	\$50,000	\$43,160	\$50,000	\$26,611	\$50,000	\$18,721	\$50,000	\$20,138	\$50,000
25-6155	Meetings/Committees	\$650	\$200	\$650	\$197	\$650	\$63	\$650	\$103	\$590	\$135	\$650
25-6160	Miscellaneous Expenditures	\$20,000	\$4,402	\$69,293	-\$19	\$69,293	\$0	\$5,313	\$0	\$1,313	\$21,497	\$1,313
25-6165	Office Supplies	\$1,500	\$1,705	\$969	\$1,006	\$775	\$687	\$750	\$365	\$750	\$483	\$750
25-6175	Small Tools	\$6,725	\$2,685	\$6,725	\$1,459	\$6,725	\$3,562	\$8,725	\$3,693	\$9,112	\$3,225	\$8,186
25-6190	Postage & Billing	\$8,000	\$7,976	\$7,125	\$7,720	\$7,125	\$7,638	\$9,336	\$7,985	\$8,327	\$6,404	\$8,561
25-6202	Professional Services	\$11,500	\$11,312	\$6,435	\$5,758	\$6,435	\$5,674	\$6,435	\$1,378	\$6,315	\$3,382	\$6,500
25-6211	Rent - Buildings & Land	\$950	\$833	\$950	\$594	\$950	\$934	\$648	\$6,029	\$6,191	\$5,934	\$5,990
25-6212	Rent - Equipment	\$1,200	\$1,165	\$800	\$110	\$800	\$4	\$800	\$0	\$800	\$223	\$800
25-6230	Safety Training & Equipment	\$900	\$85	\$900	\$140	\$900	\$263	\$900	\$157	\$900	\$134	\$900
25-6255	Telephone	\$4,520	\$3,805	\$4,520	\$3,819	\$4,520	\$4,450	\$3,977	\$3,955	\$4,159	\$3,881	\$3,709
25-6265	Training & Schooling	\$930	\$1,036	\$620	\$365	\$620	\$490	\$500	\$615	\$500	\$390	\$500
25-6270	Travel	\$200	\$0	\$200	\$22	\$200	\$0	\$200	\$4	\$200	\$91	\$200
25-6285	Uniforms	\$900	\$1,136	\$750	\$326	\$750	\$563	\$750	\$201	\$750	\$347	\$750
25-6290	Utilities	\$130,000	\$134,429	\$106,384	\$115,203	\$106,384	\$95,075	\$96,190	\$96,493	\$81,187	\$87,403	\$78,000
25-6300	Fuel	\$4,000	\$1,929	\$4,000	\$4,948	\$4,000	\$3,394	\$4,000	\$2,205	\$3,500	\$2,384	\$3,100
25-6305	Maint. & Repair - Vehicles	\$1,375	\$1,307	\$1,250	\$663	\$1,250	\$453	\$1,250	\$184	\$1,250	\$104	\$1,250
25-6505	Bank Fees	\$10,000	\$9,661	\$6,292	\$7,311	\$6,292	\$6,309	\$6,292	\$4,698	\$4,838	\$3,475	\$2,913
		\$436,861	\$361,010	\$423,997	\$319,023	\$409,644	\$280,854	\$337,338	\$265,805	\$299,221	\$272,386	\$289,738
DEBT COVERAGE												
25-6015	Bond & Loan Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CAPITAL EXPENDITURES												
25-6020	Capital Improvements	\$723,900	\$47,772	\$496,620	\$121,027	\$496,620	\$712,750	\$676,500	\$219,330	\$604,175	\$169,407	\$198,325
25-6166	PP&E	\$94,250	\$19,764	\$82,467	\$1,369	\$82,467	\$15,191	\$59,650	\$11,419	\$42,951	\$1,352	\$51,003
		\$818,150	\$67,536	\$579,087	\$122,396	\$579,087	\$727,941	\$736,150	\$230,749	\$647,126	\$170,759	\$249,328
OTHER EXPENDITURES												
25-6045	Contingency	\$3,320,773	\$27,865	\$2,073,501	\$10,101	\$1,486,754	\$1,845	\$141,498	\$101,300	\$150,982	\$1,879	\$153,051
25-6095	Bad Debts Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25	\$0
25-6400	Transfers Out	\$0	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$15,000	\$0	\$30,700
25-6500	Cash Over/Short	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$3	\$0	\$58	\$100
		\$3,320,773	\$27,865	\$2,073,601	\$10,101	\$1,486,854	\$1,845	\$141,598	\$101,297	\$165,982	\$1,961	\$183,851
GRAND TOTAL EXPENDITURES												
		\$4,794,439	\$657,701	\$3,295,362	\$646,878	\$2,668,486	\$1,172,540	\$1,380,858	\$757,713	\$1,269,555	\$578,605	\$860,806
GRAND TOTAL WITHOUT CONTINGENCY												
		\$1,473,666	<i>\$629,836</i>	<i>\$1,221,861</i>	<i>\$636,777</i>	<i>\$1,181,732</i>	<i>\$1,170,695</i>	<i>\$1,239,360</i>	<i>\$656,413</i>	<i>\$1,118,573</i>	<i>\$576,726</i>	<i>\$707,755</i>

*Forecast

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA - FYE 2020

SOLID WASTE FUND

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
SOLID WASTE REVENUE												
26-4173	Interest Revenue	\$1,000	\$1,794	\$0	\$810	\$0	\$202	\$0	\$120	\$0	\$56	\$0
26-4975	Solid Waste User Fees	\$2,372,055	\$2,176,197	\$2,029,335	\$1,933,037	\$1,858,827	\$1,753,386	\$1,674,519	\$1,620,715	\$1,456,066	\$1,397,779	\$1,390,998
		\$2,373,055	\$2,177,991	\$2,029,335	\$1,933,847	\$1,858,827	\$1,753,588	\$1,674,519	\$1,620,835	\$1,456,066	\$1,397,835	\$1,390,998
SOLID WASTE EXPENDITURES												
26-7000	Solid Waste Service Fees	\$2,373,055	\$2,158,893	\$2,029,335	\$1,912,978	\$1,858,827	\$1,749,562	\$1,674,519	\$1,613,549	\$1,456,066	\$1,404,085	\$1,390,998
		\$2,373,055	\$2,158,893	\$2,029,335	\$1,912,978	\$1,858,827	\$1,749,562	\$1,674,519	\$1,613,549	\$1,456,066	\$1,404,085	\$1,390,998
GRAND TOTAL NET		\$0	\$19,098	\$0	\$20,869	\$0	\$4,026	\$0	\$7,286	\$0	(\$6,250)	\$0

* Forecast

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA - FYE 2020
CAPITAL PROJECTS FUND (GOVERNMENTAL FUNDS)*

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
CAPITAL PROJECTS REVENUE												
40-4900	Transfers In	\$1,629,759	\$631,500	\$631,500	\$388,110	\$388,110	\$631,875	\$608,075	\$147,200	\$147,200	\$0	\$0
40-4950	Fund Balance Carryover	\$245,000	\$210,332	\$100,000	\$182,390	\$75,000	\$75,000	\$55,000	\$25,000	\$25,000	\$0	\$0
		\$1,874,759	\$841,832	\$731,500	\$570,500	\$463,110	\$706,875	\$663,075	\$172,200	\$172,200	\$0	\$0
CAPITAL PROJECTS EXPENDITURES												
40-6166	PP&E - Operations	\$1,567,769	\$149,946	\$252,600	\$96,665	\$214,650	\$83,029	\$225,375	\$62,200	\$62,200	\$0	\$0
40-6020	Capital Improvements	\$61,990	\$142,130	\$378,900	\$56,790	\$173,460	\$200,426	\$382,700	\$35,905	\$60,000	\$0	\$0
40-6400	Transfers Out	\$0	\$261,456	\$0	\$206,712	\$0	\$50,095	\$0	\$0	\$0	\$0	\$0
40-6045	Contingency	\$245,000	\$0	\$100,000	\$0	\$75,000	\$0	\$55,000	\$0	\$50,000	\$0	\$0
		\$1,874,759	\$553,533	\$731,500	\$360,167	\$463,110	\$333,550	\$663,075	\$98,105	\$172,200	\$0	\$0
GRAND TOTAL NET		\$0	\$288,300	\$0	\$210,332	\$0	\$373,325	\$0	\$74,095	\$0	\$0	\$0

*Capital projects in the enterprise funds are handled within the funds themselves.

Activity Number	Priority	Project	Contact	Details	Proposed Amount	Approved Amount	Current CPF Funds	Grant	CPF		Water		Sewer		Irrigation		Park Impact	
								Various	6020	6166	6020	6166	6020	6166	6020	6166	6045	
	1	Picnic Tables	Bobby	General picnic table maintenance or purchase.	7,000.00					7,000.00								
	1	Park Restroom Sinking Fund	Bobby	Sinking fund for park restrooms	25,000.00		125,000.00		25,000.00									
	2	Indian Creek Shoreline	Bobby	Fix bank erosion close to parks office	15,000.00				15,000.00									
	2	Concrete at Bernie Fisher	Bobby	Add Sidewalk from 2nd St to basketball court, refresh basketball court	35,000.00				35,000.00									
	2	Tree Removal	Bobby	Tree removal along Indian Creek to remove falling hazards.	7,500.00				7,500.00									
	1	Land Improvements	Bobby	Park development not covered by impact fees.	250,000.00		100,000.00		250,000.00									
	1	Indian Creek Wave	Bobby	Feasibility study for surf wave	15,000.00				15,000.00									
	1	Vehicle	Bobby	Vehicle for Park Rangers and other City Business	32,000.00				32,000.00									
	1	Vehicle	Bobby	Additional Parks Truck	32,000.00				32,000.00									
	1	UTV	Bobby	Is dependent on whether funds can be reassigned in 19	23,000.00				23,000.00									
	2	Trailer	Bobby	Triple axle trailer for hauling equipment	15,000.00				15,000.00									
	2	Golf Carts	Bobby	Is dependent on whether funds can be reassigned in 19	17,000.00				17,000.00									
	2	Sego Prairie	Bobby	Playground equipment at Sego Prairie.	35,000.00				35,000.00									
	2	Anderson Property Lease Upgrades	Bobby	Kuna Rd and Stroebel for parking to float Indian Creek	10,000.00				10,000.00									
	2	Seeder	Bobby	Seeder for overseeding of portions of dead or thinning grass.	6,000.00					6,000.00								
	2	Blower	Bobby	Commercial size blower.	8,000.00					8,000.00								
	1	Greenbelt Purchase	Chris	Purchase of portion of greenbelt from Union Pacific	367,538.00			183,769.00	183,769.00									
	1	Downtown Revitalization Part II	Chris	Main St. Repairs and Modifications from Avenue A to Avenue C	2,666,426.70			2,066,426.70	600,000.00									
	2	Retail Incubator	Lisa	Location TBD. May be covered partially or fully by grant funding.	100,000.00				100,000.00									
	2	Urban Renewal District	Lisa	Eligibility (10-15), Feasibility (20-40), Legal (25-30)	85,000.00				85,000.00									
	2	Economic Development Strategic Plan	Lisa	Economic development plan used to determine feasibility to attract certain industries	10,000.00				10,000.00									
	2	Article V-VII City Code Rewrite	Wendy	To correct ambiguity or potential contradictions within Articles V, VI, and VII	12,500.00				12,500.00									
	1	Server Replacement Plant	Mike Borzick	Server is aging and soon will be unsupported by Microsoft.	9,400.00						3,948.00		3,948.00				1,504.00	
	1	Server Replacement City Hall	Mike Borzick	Server is aging and should be replaced, generally should be done every 5 years.	9,400.00						3,102.00		3,102.00				846.00	
1133	2	Energy Efficiency Upgrades	Bob	Potentially upgrading our operational systems city-wide to save on expenses long-term.	95,000.00		20,000.00		30,000.00		27,300.00		27,300.00		10,400.00			
	1	GPS	Bob	For GIS, Planning and Parks to collect and utilize data for mapping & design purposes	15,000.00					7,500.00		3,000.00		3,000.00			1,500.00	
	1	Access Point	Bob	Tool for field operators to be able to access critical info with their phone or tablet	5,000.00									5,000.00				
	1	City Hall Basement	Bob	Finish constructing wall to secure IT equipment	3,000.00					1,140.00	780.00		780.00		300.00			
	1	Parks Shop Roof	Bob	Has been leaking; to fix it properly	20,000.00				20,000.00									
	2	Senior Center Exterior	Bob	Face lift of Senior Building; fix potential problems with roof.	15,000.00				15,000.00									
	2	Vehicle	Bob	ED Vehicle to prevent use of personal vehicle when potential buyers are looking at Kuna	30,000.00					30,000.00								
1089	2	NWWTP Office Space	Bob	Upgrade to accommodate personnel and to create a more secure entrance	20,000.00						8,400.00		8,400.00		3,200.00			
	1	Water Meters	Bob	Water Meters for building	280,000.00						280,000.00							
	1	Water Rights Strategy	Bob	Future needs and management of water rights	40,000.00						40,000.00							
	1	Falcon Crest Storage Tank	Bob	Mandatory water storage tank for Falcon Crest Development	700,000.00						700,000.00							
	1	Line: Merlin Point to Lock N Roll	Bob	CIP to add additional water capacity and loop the system	273,000.00						273,000.00							
	1	Engineering Test Well	Bob	Engineering for test well in Patagonia area	75,000.00						75,000.00							
	1	Test Well	Bob	Test well near Patagonia to determine future well location. Needed for capacity reasons	250,000.00						250,000.00							
1093	1	Scissor Hydrants	Bob	Replacement of outdated hydrants	30,000.00						30,000.00							
1057	1	Misc Pumps, Motors, Equipment	Bob	Replacement parts/gear for unforeseen issues	80,000.00						80,000.00							
	2	Meter Van	Bob	For meter technician to maintain a clean, organized and secure space for meter sets	30,000.00						24,000.00						6,000.00	
	2	Trailer	Bob	Equipment trailer for backhoe & other equipment	10,000.00						4,200.00			4,200.00			1,600.00	
	2	Utility Shed and Gravel Bunkers	Bob	Utility shed for equipment and storage of gravel/ similar product to have on hand	45,000.00						18,900.00			18,900.00			7,200.00	
	2	Service Truck	Bob	For water dept. for equip on truck to contribute to ease & efficiency of work	80,000.00						64,000.00						16,000.00	
1157	1	Lagoons West Well Rehab	Bob	To complete project that was in 2018 budget	20,000.00								20,000.00					
1140	1	Prospector Lift Station	Bob	To free up capacity at Ten Mile LS	400,000.00								400,000.00					
1050	1	Lift Station Pump Around	Bob	Needed for emergency response of LS	20,000.00								20,000.00					
	1	Lagoon Ten Mile Extension	Bob	Free up capacity at Ten Mile LS	70,000.00								70,000.00					
	1	Ten Mile Upgrade Feasibility	Bob	To look at alternatives for sewer capacity	40,000.00								40,000.00					
1051/1057	1	Misc Pumps, Motors, Equipment	Bob	Replacement parts/gear for unforeseen issues	140,000.00								90,000.00			50,000.00		
	2	Scada Maint and Services	Bob	Making a yearly budget for scada upgrades and maintenance	60,000.00						25,200.00		25,200.00			9,600.00		
	2	Compactor for Mini Excavator	Bob	Equip for excavator to perform proper compaction on projects	5,000.00									5,000.00				
				Due to new depth of LS & amount of increased sewer lines in the system, we need the vehicle and its line reach	440,000.00									440,000.00				
1097	1	Vac Truck	Bob	Converting old gravity system to pressure in prep for phase II of downtown revitalization	100,000.00											100,000.00		
1156	1	Ashton Pump and Pond	Bob	Irrigation storage for east side of hwy 69	400,000.00											400,000.00		
	1	Sutters Mill Upgrade	Bob	Repair & maint of existing pond; will increase capacity	60,000.00											60,000.00		
	1	Line: Merlin Point to Lock N Roll	Bob	Irrigation line extension to create looping and provide redundancy	150,000.00											150,000.00		
	1	Replacement Membranes	Bob	Emergency budget for membrane replacement (getting to the end of the life of current)	105,000.00									105,000.00				
					7,898,764.70	-	245,000.00	2,250,195.70	1,567,769.00	61,990.00	1,654,480.00	256,350.00	691,480.00	598,350.00	723,900.00	94,250.00	-	

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA - FYE 2020
PARK IMPACT FEE FUND & CAPITAL PROJECTS FUND (GOVERNMENTAL FUNDS)

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
CAPITAL PROJECTS REVENUE												
50-4173	Interest Revenue	\$12,000	\$10,019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
50-4650	Park Impact Fee Revenue	\$768,639	\$768,639	\$413,279	\$563,457	\$403,241	\$456,364	\$187,800	\$0	\$0	\$0	\$0
50-4950	Carryover	\$968,515	\$837,293	\$438,007	\$0	\$448,045	\$0	\$0	\$0	\$0	\$0	\$0
		\$1,749,154	\$1,615,951	\$851,286	\$563,457	\$851,286	\$456,364	\$187,800	\$0	\$0	\$0	\$0
CAPITAL PROJECTS EXPENDITURES												
50-6045	Contingency	\$1,749,154	\$647,436	\$851,286	\$204,124	\$851,286	\$0	\$187,800	\$0	\$0	\$0	\$0
		\$1,749,154	\$647,436	\$851,286	\$204,124	\$851,286	\$0	\$187,800	\$0	\$0	\$0	\$0
GRAND TOTAL NET		\$0	\$968,515	\$0	\$359,333	\$0	\$456,364	\$0	\$0	\$0	\$0	\$0

*Forecast

**ORDINANCE NO. 2019-22
CITY OF KUNA**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING KUNA CITY CODE TITLE 3 CHAPTER 3 SECTION 3 TITLED LICENSE REQUIREMENTS AND EXEMPTIONS:

- **REPLACING LANGUAGE IN 3-3-3-A-1 TO REMOVE EXEMPTIONS FOR CERTAIN ORGANIZATIONS AND ALLOW EXEMPTIONS FOR CHARITABLE ORGANIZATIONS AS WAIVED BY THE CITY CLERK; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: That Chapter 3 of Section 3 of Title 3 of the Kuna City Code be and the same is hereby amended to read as follows:

**CHAPTER 3 - SOLICITORS AND PEDDLERS
SECTION:**

3-3-3: - LICENSE REQUIREMENTS AND EXEMPTIONS:

A. It shall be unlawful for any person to engage in peddling or soliciting within the City of Kuna without first securing a license issued by the city clerk, and in compliance with this chapter. All vendors and solicitors must meet all applicable city, state, including Central District Health Department, regulations and requirements, and federal law. Provided however, that the following are exempted from these provisions:

1. ~~Any charitable organization as waived by the city clerk;—Any organization exempt from taxation under 26 USC 501 and meeting the requirements for the exemptions provided by USC 503;~~
2. Any political organization or officially recognized group seeking funds or membership;
3. Any solicitation upon premises owned or occupied by an organization, group or person upon whose behalf the solicitation is made;
4. Any solicitation in the form of a collection at a regular meeting of a charitable organization or group; and
5. Persons engaged in the delivery of pre-purchased goods for that purpose only.

Section 2: Directing the City Clerk

The City Clerk is directed to file, this Ordinance in the official records of the City and to provide the same to the City’s codifier for inclusion and publication in the Kuna City Code.

Section 3: Effective Date

This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and in lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 2nd day of July, 2019

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**ORDINANCE NO. 2019-22
CITY OF KUNA**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING KUNA CITY CODE TITLE 3 CHAPTER 3 SECTION 3 TITLED LICENSE REQUIREMENTS AND EXEMPTIONS:

- **REPLACING LANGUAGE IN 3-3-3-A-1 TO REMOVE EXEMPTIONS FOR CERTAIN ORGANIZATIONS AND ALLOW EXEMPTIONS FOR CHARITABLE ORGANIZATIONS AS WAIVED BY THE CITY CLERK; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: That Chapter 3 of Section 3 of Title 3 of the Kuna City Code be and the same is hereby amended to read as follows:

**CHAPTER 3 - SOLICITORS AND PEDDLERS
SECTION:**

3-3-3: - LICENSE REQUIREMENTS AND EXEMPTIONS:

- A. It shall be unlawful for any person to engage in peddling or soliciting within the City of Kuna without first securing a license issued by the city clerk, and in compliance with this chapter. All vendors and solicitors must meet all applicable city, state, including Central District Health Department, regulations and requirements, and federal law. Provided however, that the following are exempted from these provisions:
1. Any charitable organization as waived by the city clerk;
 2. Any political organization or officially recognized group seeking funds or membership;
 3. Any solicitation upon premises owned or occupied by an organization, group or person upon whose behalf the solicitation is made;
 4. Any solicitation in the form of a collection at a regular meeting of a charitable organization or group; and
 5. Persons engaged in the delivery of pre-purchased goods for that purpose only.

Section 2: Directing the City Clerk

The City Clerk is directed to file, this Ordinance in the official records of the City and to provide the same to the City's codifier for inclusion and publication in the Kuna City Code.

Section 3: Effective Date

This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and in lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 2nd day of July, 2019

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**KUNA CITY ORDINANCE NO. 2019-23
CITY OF KUNA**

A MUNICIPAL ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- **REPEALING SECTION 18 OF CHAPTER 1 OF TITLE 3 KUNA CITY CODE; AND**
- **AMENDING CHAPTER 1 OF TITLE 3 KUNA CITY CODE REGARDING ALCOHOLIC BEVERAGES LICENSES MAKING TECHNICAL CHANGES; AND PROVIDING FOR APPROVAL BY THE CITY COUNCIL OF NEW APPLICATIONS AND RENEWAL APPLICATIONS WITH A CHANGE OF LICENSED LOCATION; AND**
- **PROVIDING FOR APPROVAL OR DENIAL BY THE CITY CLERK OF A RENEWAL APPLICATION WITH NO CHANGE OF LICENSED LOCATION; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: That Section 18 of Chapter 1 of Title 3 of the Kuna City Code is hereby REPEALED.

Section 2: That Chapter 1 of Title 3 of the Kuna City Code be amended to read as follows:

**CHAPTER 1 - ALCOHOLIC BEVERAGES
SECTION:**

3-1-1: - LICENSE REQUIRED:

No person, organization or entity shall sell beer, wine or liquor within the City of Kuna without first obtaining an appropriate license from the state of Idaho and an appropriate license from the City of Kuna and any licenses from the County of Ada which may be required by state law.

3-1-2: - ADOPTION OF STATE CODE AND DEFINITIONS:

The laws of the state of Idaho codified in IC title 23, as presently in effect and which may hereafter be amended are hereby adopted for the purpose of governing and regulating the licensing, sale and use of alcoholic beverages within the City of Kuna, except as modified or supplemented by this chapter. The definitions of IC title 23, shall also be the definitions used for terms used in this chapter, unless the context clearly requires a different definition or a different definition is provided.

3-1-3: - TYPES OF LICENSES AND FEES:

- A. *Off-premises beer*: This license is for the retail sale of beer in bottles or cans to be taken away from the premises and not to be consumed or opened on the premises where sold.
- B. *On-premises beer*: This license is for the retail sale of beer by draught, bottle or can for consumption only on the premises where sold.
- C. *Off-premises wine*: This license, similar to a retail wine license under Idaho law, is for the retail sale of wine that is not to be consumed on the premises where sold.
- D. *On-premises wine*: This license, similar to a wine by the drink license under Idaho law, is for the retail sale of wine for consumption only on the premises where sold.
- E. *Liquor by the drink*: This license is for the retail sale of liquor and wine by the drink to be consumed only on the premises where sold. This license also includes the sale of wine for consumption off the premises where sold.
- F. *Change of location*: This is an application to change the physical location of the licensed premises. The application fee for this request shall be fifteen percent (15%) of the application fee associated with the applicable license(s).

The fees for the various licenses described in this section shall be set by resolution of the city council.

3-1-4: - REDUCED FEE FOR PORTIONS OF A YEAR:

Applications submitted on or after August 1 but before November 1 shall carry a fee of seventy-five percent (75%) of the annual fee adopted by the city council for the particular license sought. Applications submitted on or after November 1 shall carry a fee of fifty percent (50%) of the annual fee. As renewal licenses shall be granted for a one-year period there shall be no reduction in fees for renewals. Nor shall there be a reduction in, or rebate of, fees for licenses which have been canceled, suspended, revoked, forfeited or abandoned.

3-1-5: - APPLICATION FOR LICENSE:

Every retailer intending to renew a license issues pursuant to this chapter or initially intending to sell beer, wine or liquor within the City of Kuna shall first make application to the city upon a form furnished by the city clerk. Such application shall contain such information as may be required by the mayor and city council. Each application shall also contain copies of the applicant's state license ~~and~~ application and, ~~if required, copies of~~ the applicant's county license ~~and application~~. A copy of the state approved footprint of the physical location of the premises to be licensed shall also be included with applications for a new license or if there have been physical changes the premises. The application shall identify the type of license sought, the location of the premises to be licensed and payment in full of the license fee. Completed applications shall be submitted to the city clerk. The clerk shall not accept any applications which are not complete. An application shall be deemed submitted when it has been accepted by the city clerk. At the time an application is submitted, the city clerk shall inform the applicant of the date of the city council meeting wherein the new application will be considered.

3-1-6: - CITY COUNCIL REVIEW OF ALL NEW AND LOCATION CHANGE APPLICATIONS:

- A. Every application, for a new license or for the renewal of a license with a change of the location submitted under this chapter, shall be reviewed by the city council. ~~This includes initial applications as well as applications for renewal.~~ Subject to part B, the city clerk shall place each new or renewal with a change of location submitted application on the agenda for the next regularly scheduled city council meeting provided the application is submitted before ~~12:00 noon~~ 5:00 P.M. on Thursday of the week before the meeting. Applications not meeting this deadline shall be placed on the agenda for the meeting following the next regularly scheduled meeting. The matter may be scheduled on the consent agenda. If there is objection by the public, or the city council has questions, the matter may be rescheduled to the next council meeting where the applicant shall personally appear before the city council at the appointed time and place to answer any questions the council may have regarding the application. The city council, in its own discretion, may allow the applicant to have questions answered by a designee, who must also be personally present at the appointed council meeting. The applicant, or designee, is entitled to make a presentation to the city council in support of the application, including submitting additional documents not included in the application. The city council, in its own discretion, may also allow public comment on any application under this chapter, either in writing or presented orally at the council meeting. The applicant shall be allowed an opportunity to answer or rebut any material presented by the public.
- B. If the application is for a new license or renewal with a change of location, and the applicant has approval from the State of Idaho, approval from Ada County, and the delay is not caused in anyway by the applicant or its designee, the city clerk may issue conditional temporary approval of a license that shall expire on the next regularly scheduled city council meeting.

3-1-7: - DECISION BY THE CITY COUNCIL:

The city council may approve the new or for the renewal of a license with a change of the location license, deny the new or for the renewal of a license with a change of the location license, or delay decision on the application. In its denial of a new or for the renewal of a license with a change of the location license, the city council shall specify the reasons for such denial, including the laws or ordinances relied upon, and shall advise the applicant of steps, if any, that applicant could take to obtain a license. The city council may, for any reason, delay decision on an application and continue consideration of such application to a future council meeting. In no event, however, shall the council delay consideration of an application for more than thirty (30) days from the date such application first appears on the council agenda. If no decision is made within thirty (30) days that an application first appears on the council agenda, it shall be deemed denied for the purpose of seeking judicial review.

3-1-8: - CITY CLERK LICENSE RENEWAL NO CHANGE IN LICENSED LOCATION

If the application is for license renewal with no change of the licensed location and the applicant has approvals from the state of Idaho, Ada County, and has submitted a completed license renewal application to the city clerk's office, and has paid all associated fees, the city clerk, after due consideration of the license renewal application, shall either grant or deny the application in accordance with the terms and conditions of this chapter and relevant provisions of the laws of the state of Idaho, Ada County and the City of Kuna.

A. In the event the city clerk should deny the application the city clerk shall specify, in writing:

1. The statutes, ordinances and standards used in evaluating the application.
2. The reason for the denial.
3. The actions, if any, that the applicant could take to obtain the license renewal.

B. Notification: The city clerk shall, upon denying an application, immediately notify the applicant of said action by certified mail.

C. Appeal: Applicant appeals of city clerk's denial is governed under Chapter 15 of Title 1 of the Kuna City Code.

3-1-~~89~~: - LICENSE DOES NOT CREATE A PROPERTY RIGHT:

A license granted under this chapter is a license only and does not create any rights in the licensee to assign, transfer, pledge or renew such license.

3-1-~~910~~: - LICENSE NOT TRANSFERABLE:

No license issued under this chapter may be assigned, given, sold, pledged or otherwise transferred to another without the written consent and approval of the mayor and city council.

3-1-~~1011~~: - CHANGE IN LOCATION OF THE LICENSED PREMISES:

A licensee desiring to change the location of the premises described in the license shall make a written request particularly describing the proposed change and the reasons therefor to the city clerk and shall pay the full fee associated with such request. The clerk shall place the request on the agenda for the next regularly scheduled city council meeting in the same manner as an application under section 3-1-5 of this chapter. The same procedures for a hearing under sections 3-1-5 and 3-1-6 of this chapter shall apply to requests under this section.

3-1-~~1112~~: - LICENSES SHALL BE POSTED ON THE PREMISES:

All licenses issued under this chapter shall be conspicuously posted on the premises of the licensee for the full period of time the license is in effect.

3-1-~~12~~13: - TERM OF LICENSES AND EXPIRATION:

All licenses issued under this chapter shall be valid for a maximum of one (1) year. Each license shall expire at 2:00 a.m. on May 1 following the date the license is issued. For example, a license issued on May 1, 20~~06~~20, and a license issued January 3, 20~~07~~21, would both expire on May 1, 20~~07~~21, at 2:00 a.m.

3-1-~~13~~14: - HOURS OF OPERATION:

Beer, wine or liquor may be offered for sale, given away or dispensed from premises licensed under this chapter at any time, with the following exceptions:

- A. No liquor may be sold, given away or otherwise dispensed between the hours of 2:00 a.m. and 10:00 a.m. on any premises licensed under this chapter.
- B. No liquor may be sold, given away or otherwise dispensed between the hours of 2:00 a.m. on Christmas Day and 10:00 a.m. the following day on any premises licensed under this chapter.
- C. No beer or wine may be sold, given away or otherwise dispensed between the hours of 2:00 a.m. and 7:00 a.m. on any premises licensed under this chapter.

3-1-~~14~~15: - SUSPENSION OR REVOCATION OF LICENSE:

- A. All licenses issued under this chapter are conditioned upon strict compliance with the provisions of this chapter and the provisions of IC title 23, which may apply to a licensee's corresponding state license. A violation of any of these provisions shall be sufficient cause for suspension or revocation of any license issued under this chapter.
- B. Suspension or revocation of a licensee's corresponding state license shall be sufficient cause for suspension or revocation of any license issued under this chapter.
- C. Intentional misrepresentation of any information in an application for a license under this chapter shall be cause for revocation of any license issued pursuant to such application.
- D. Incorrect information in an application for a license under this chapter shall be sufficient cause for suspension or revocation of any license issued pursuant to such application.
- E. Deviation from representations made to the Kuna Planning and Zoning Commission, the city council or the city planning and zoning staff regarding applications for permits or zoning related to the licensed premises shall be sufficient cause for suspension or revocation of any license issued under this chapter.
- F. A hearing before the city council shall be required before any suspension or revocation of a license issued under this chapter.
- G. A written notice shall be prepared prior to a hearing to suspend or revoke a license under this chapter listing the reasons for such suspension or revocation in sufficient detail that the licensee can prepare evidence or information to address those reasons at the hearing. In addition to the listed reasons, a written notice under this section shall advise the licensee of the date, place and time of the hearing before the city council and shall be hand delivered to

the licensed premises at least five (5) calendar days prior to the hearing and left there with the licensee, a manager, or someone else in charge.

- H. At the suspension or revocation hearing, the city council shall receive all information or testimony the council may deem relevant. Witnesses may be compelled to attend such hearing and give testimony under the authority of IC § 50-216. The licensee shall be allowed to present all information in whatever form the licensee desires to rebut unfavorable information or which may mitigate any penalty imposed by the council. The formal rules of evidence applicable to court proceedings shall not apply at such a hearing, nor shall the licensee be allowed to ask questions of persons testifying before the council.
- I. The city council shall, in its sole discretion, evaluate all information presented at the hearing and determine whether sufficient cause exists for suspension or revocation of the license at issue. Should the council find such cause exists, it may revoke the license or impose a suspension of such license for a period of time not to exceed one (1) year.
- J. A hearing under this section shall be recorded so that a verbatim transcript can be prepared, if necessary.
- K. A licensee may request, within ten (10) calendar days of the hearing, that the city council reconsider any decision made at the hearing by submitting to the city clerk a written document challenging one (1) or more of the council's findings of fact or conclusions of law.
- L. In its sole discretion, the council may review its decision pursuant to the request for reconsideration. Such review shall be limited to a review of the verbatim transcript and any other information submitted for review at the hearing. The council may affirm its decision, modify its decision or overturn its decision, but it shall not reopen the hearing or take additional information or testimony.

3-1-~~15~~16: - LOCATION OF LICENSED PREMISES:

- A. Establishments licensed for consumption of alcohol on the premises under subsections 3-1-3: B, D or E of this chapter are prohibited within three hundred feet (300') of a school, church or other place of worship. This three hundred-foot (300') measurement shall be made from the primary entrance of the licensed premises to the nearest point on the property line of property belonging to a school district, charter school, any organization or entity engaged in the education of children at or below the twelfth grade, or any organization or entity designated as a church or place of worship.
- B. Establishments licensed for consumption of alcohol on the premises under subsections 3-1-3: B, D or E of this chapter are prohibited within neighborhoods that are predominantly residential. Whether such neighborhood is predominantly residential depends on the use of neighboring properties, not the particular zoning classification.
- C. Establishments licensed for consumption of alcohol on the premises under subsections 3-1-3: B, D or E of this chapter which violate the location restrictions under subsections A or B of this section at the time of adoption hereof shall be allowed to remain in operation as long as there is no change in the use of the premises, no increase in the size of the licensed premises, no proposed transfer of the license, and no change in the type of license sought for such

establishment. This permission to remain in operation creates no rights or entitlement to the licensee.

- D. The city council may, in its sole discretion, grant exceptions to the distance requirements contained in this section. An exception granted for any licensed premises under this section creates no rights or entitlement to the licensee and shall not be the basis for consideration of exceptions to any other proposed licensed premises.
- E. The location restrictions of subsection A of this section, shall not apply in situations where an establishment licensed for consumption of alcohol under subsections 3-1-3:B, D or E of this chapter is in place before a school, church or other place of worship becomes located within the location restriction. The restrictions of subsection C of this section, will become applicable to such premises under such circumstances.

3-1-~~16~~17: - CONDUCT ON LICENSED PREMISES:

- A. No person shall open a closed container of beer, wine or liquor or consume any beer, wine or liquor upon the premises of an establishment licensed under subsections 3-1-3:A or C of this chapter.
- B. No person shall remove an open container of beer, wine or liquor from the premises of an establishment licensed under subsections 3-1-3:B, D or E of this chapter. No person shall remove an unopened container of beer, wine or liquor from such premises unless authorized under provisions of the Idaho Code.
- C. No person shall serve, sell, dispense or give away beer, wine or liquor upon premises licensed under this chapter in violation of the hours of operation as prescribed in section 3-1-13 of this chapter.
- D. No person shall consume or possess beer, wine or liquor upon premises licensed under this chapter in violation of the hours of operation as prescribed in section 3-1-13 of this chapter, provided that persons possessing open containers of beer, wine or liquor at 2:00 a.m. upon premises licensed under subsections 3-1-3:B, D or E of this chapter shall be granted a reasonable period of time not to exceed thirty (30) minutes to consume such beer, wine or liquor.
- E. Licensees, and employees or agents of licensees, shall take reasonable steps to ensure that persons upon the licensed premises do not violate the provisions of this chapter or any applicable provisions of IC title 23.

3-1-~~17~~18: - VIOLATIONS ARE MISDEMEANOR CRIMINAL OFFENSES:

In addition to suspension or revocation of a license, violations of any of the provisions of this Code, including any violations of IC title 23, that may apply in any given circumstance are misdemeanor criminal offenses and may subject the violator to criminal prosecution and the potential penalties provided for in section 1-4-1 of this Code.

Section 3: Directing the City Clerk

- 3.1 The City Clerk is directed to file, this Ordinance in the official records of the City and to provide the same to the City's codifier for inclusion and publication in the Kuna City Code.

Section 4: Effective Date

- 4.1 This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and in lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 2nd day of July, 2019

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**KUNA CITY ORDINANCE NO. 2019-23
CITY OF KUNA**

A MUNICIPAL ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- **REPEALING SECTION 18 OF CHAPTER 1 OF TITLE 3 KUNA CITY CODE; AND**
- **AMENDING CHAPTER 1 OF TITLE 3 KUNA CITY CODE REGARDING ALCOHOLIC BEVERAGES LICENSES MAKING TECHNICAL CHANGES; AND PROVIDING FOR APPROVAL BY THE CITY COUNCIL OF NEW APPLICATIONS AND RENEWAL APPLICATIONS WITH A CHANGE OF LICENSED LOCATION; AND**
- **PROVIDING FOR APPROVAL OR DENIAL BY THE CITY CLERK OF A RENEWAL APPLICATION WITH NO CHANGE OF LICENSED LOCATION; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: That Section 18 of Chapter 1 of Title 3 of the Kuna City Code is hereby REPEALED.

Section 2: That Chapter 1 of Title 3 of the Kuna City Code be amended to read as follows:

**CHAPTER 1 - ALCOHOLIC BEVERAGES
SECTION:**

3-1-1: - LICENSE REQUIRED:

No person, organization or entity shall sell beer, wine or liquor within the City of Kuna without first obtaining an appropriate license from the state of Idaho and an appropriate license from the City of Kuna and any licenses from the County of Ada which may be required by state law.

3-1-2: - ADOPTION OF STATE CODE AND DEFINITIONS:

The laws of the state of Idaho codified in IC title 23, as presently in effect and which may hereafter be amended are hereby adopted for the purpose of governing and regulating the licensing, sale and use of alcoholic beverages within the City of Kuna, except as modified or supplemented by this chapter. The definitions of IC title 23, shall also be the definitions used for terms used in this chapter, unless the context clearly requires a different definition or a different definition is provided.

3-1-3: - TYPES OF LICENSES AND FEES:

- A. *Off-premises beer*: This license is for the retail sale of beer in bottles or cans to be taken away from the premises and not to be consumed or opened on the premises where sold.
- B. *On-premises beer*: This license is for the retail sale of beer by draught, bottle or can for consumption only on the premises where sold.
- C. *Off-premises wine*: This license, similar to a retail wine license under Idaho law, is for the retail sale of wine that is not to be consumed on the premises where sold.
- D. *On-premises wine*: This license, similar to a wine by the drink license under Idaho law, is for the retail sale of wine for consumption only on the premises where sold.
- E. *Liquor by the drink*: This license is for the retail sale of liquor and wine by the drink to be consumed only on the premises where sold. This license also includes the sale of wine for consumption off the premises where sold.
- F. *Change of location*: This is an application to change the physical location of the licensed premises. The application fee for this request shall be fifteen percent (15%) of the application fee associated with the applicable license(s).

The fees for the various licenses described in this section shall be set by resolution of the city council.

3-1-4: - REDUCED FEE FOR PORTIONS OF A YEAR:

Applications submitted on or after August 1 but before November 1 shall carry a fee of seventy-five percent (75%) of the annual fee adopted by the city council for the particular license sought. Applications submitted on or after November 1 shall carry a fee of fifty percent (50%) of the annual fee. As renewal licenses shall be granted for a one-year period there shall be no reduction in fees for renewals. Nor shall there be a reduction in, or rebate of, fees for licenses which have been canceled, suspended, revoked, forfeited or abandoned.

3-1-5: - APPLICATION FOR LICENSE:

Every retailer intending to renew a license pursuant to this chapter or initially intending to sell beer, wine or liquor within the City of Kuna shall first make application to the city upon a form furnished by the city clerk. Such application shall contain such information as may be required by the mayor and city council. Each application shall also contain copies of the applicant's state license application and, the applicant's county license. A copy of the state approved footprint of the physical location of the premises to be licensed shall also be included with applications for a new license or if there have been physical changes the premises. The application shall identify the type of license sought, the location of the premises to be licensed and payment in full of the license fee. Completed applications shall be submitted to the city clerk. The clerk shall not accept any applications which are not complete. An application shall be deemed submitted when it has been accepted by the city clerk. At the time an application is submitted, the city clerk shall inform the applicant of the date of the city council meeting wherein the new application will be considered.

3-1-6: - CITY COUNCIL REVIEW OF NEW AND LOCATION CHANGE APPLICATIONS:

- A. Every application, for a new license or for the renewal of a license with a change of the location submitted under this chapter, shall be reviewed by the city council. Subject to part B, the city clerk shall place each new or renewal with a change of location submitted application on the agenda for the next regularly scheduled city council meeting provided the application is submitted before 5:00 P.M. on Thursday of the week before the meeting. Applications not meeting this deadline shall be placed on the agenda for the meeting following the next regularly scheduled meeting. The matter may be scheduled on the consent agenda. If there is objection by the public, or the city council has questions, the matter may be rescheduled to the next council meeting where the applicant shall personally appear before the city council at the appointed time and place to answer any questions the council may have regarding the application. The city council, in its own discretion, may allow the applicant to have questions answered by a designee, who must also be personally present at the appointed council meeting. The applicant, or designee, is entitled to make a presentation to the city council in support of the application, including submitting additional documents not included in the application. The city council, in its own discretion, may also allow public comment on any application under this chapter, either in writing or presented orally at the council meeting. The applicant shall be allowed an opportunity to answer or rebut any material presented by the public.
- B. If the application is for a new license or renewal with a change of location, and the applicant has approval from the State of Idaho, approval from Ada County, and the delay is not caused in anyway by the applicant or its designee, the city clerk may issue conditional temporary approval of a license that shall expire on the next regularly scheduled city council meeting.

3-1-7: - DECISION BY THE CITY COUNCIL:

The city council may approve the new or for the renewal of a license with a change of the location license, deny the new or for the renewal of a license with a change of the location, or delay decision on the application. In its denial of a new or for the renewal of a license with a change of the location license, the city council shall specify the reasons for such denial, including the laws or ordinances relied upon, and shall advise the applicant of steps, if any, that applicant could take to obtain a license. The city council may, for any reason, delay decision on an application and continue consideration of such application to a future council meeting. In no event, however, shall the council delay consideration of an application for more than thirty (30) days from the date such application first appears on the council agenda. If no decision is made within thirty (30) days that an application first appears on the council agenda, it shall be deemed denied for the purpose of seeking judicial review.

3-1-8: - CITY CLERK LICENSE RENEWAL NO CHANGE IN LICENSED LOCATION

If the application is for license renewal with no change of the licensed location and the applicant has approvals from the state of Idaho, Ada County, and has submitted a completed license renewal application to the city clerk's office, and has paid all associated fees, the city clerk, after due consideration of the license renewal application, shall either grant or deny the application

in accordance with the terms and conditions of this chapter and relevant provisions of the laws of the state of Idaho, Ada County and the City of Kuna.

A. In the event the city clerk should deny the application the city clerk shall specify, in writing:

1. The statutes, ordinances and standards used in evaluating the application.
2. The reason for the denial.
3. The actions, if any, that the applicant could take to obtain the license renewal.

B. Notification: The city clerk shall, upon denying an application, immediately notify the applicant of said action by certified mail.

C. Appeal: Applicant appeals of city clerk's denial is governed under Chapter 15 of Title 1 of the Kuna City Code.

3-1-9: - LICENSE DOES NOT CREATE A PROPERTY RIGHT:

A license granted under this chapter is a license only and does not create any rights in the licensee to assign, transfer, pledge or renew such license.

3-1-10: - LICENSE NOT TRANSFERABLE:

No license issued under this chapter may be assigned, given, sold, pledged or otherwise transferred to another without the written consent and approval of the mayor and city council.

3-1-11: - CHANGE IN LOCATION OF THE LICENSED PREMISES:

A licensee desiring to change the location of the premises described in the license shall make a written request particularly describing the proposed change and the reasons therefor to the city clerk and shall pay the full fee associated with such request. The clerk shall place the request on the agenda for the next regularly scheduled city council meeting in the same manner as an application under section 3-1-5 of this chapter. The same procedures for a hearing under sections 3-1-5 and 3-1-6 of this chapter shall apply to requests under this section.

3-1-12: - LICENSES SHALL BE POSTED ON THE PREMISES:

All licenses issued under this chapter shall be conspicuously posted on the premises of the licensee for the full period of time the license is in effect.

3-1-13: - TERM OF LICENSES AND EXPIRATION:

All licenses issued under this chapter shall be valid for a maximum of one (1) year. Each license shall expire at 2:00 a.m. on May 1 following the date the license is issued. For example, a license issued on May 1, 2020, and a license issued January 3, 2021, would both expire on May 1, 2021, at 2:00 a.m.

3-1-14: - HOURS OF OPERATION:

Beer, wine or liquor may be offered for sale, given away or dispensed from premises licensed under this chapter at any time, with the following exceptions:

- A. No liquor may be sold, given away or otherwise dispensed between the hours of 2:00 a.m. and 10:00 a.m. on any premises licensed under this chapter.
- B. No liquor may be sold, given away or otherwise dispensed between the hours of 2:00 a.m. on Christmas Day and 10:00 a.m. the following day on any premises licensed under this chapter.
- C. No beer or wine may be sold, given away or otherwise dispensed between the hours of 2:00 a.m. and 7:00 a.m. on any premises licensed under this chapter.

3-1-15: - SUSPENSION OR REVOCATION OF LICENSE:

- A. All licenses issued under this chapter are conditioned upon strict compliance with the provisions of this chapter and the provisions of IC title 23, which may apply to a licensee's corresponding state license. A violation of any of these provisions shall be sufficient cause for suspension or revocation of any license issued under this chapter.
- B. Suspension or revocation of a licensee's corresponding state license shall be sufficient cause for suspension or revocation of any license issued under this chapter.
- C. Intentional misrepresentation of any information in an application for a license under this chapter shall be cause for revocation of any license issued pursuant to such application.
- D. Incorrect information in an application for a license under this chapter shall be sufficient cause for suspension or revocation of any license issued pursuant to such application.
- E. Deviation from representations made to the Kuna Planning and Zoning Commission, the city council or the city planning and zoning staff regarding applications for permits or zoning related to the licensed premises shall be sufficient cause for suspension or revocation of any license issued under this chapter.
- F. A hearing before the city council shall be required before any suspension or revocation of a license issued under this chapter.
- G. A written notice shall be prepared prior to a hearing to suspend or revoke a license under this chapter listing the reasons for such suspension or revocation in sufficient detail that the licensee can prepare evidence or information to address those reasons at the hearing. In addition to the listed reasons, a written notice under this section shall advise the licensee of the date, place and time of the hearing before the city council and shall be hand delivered to the licensed premises at least five (5) calendar days prior to the hearing and left there with the licensee, a manager, or someone else in charge.
- H. At the suspension or revocation hearing, the city council shall receive all information or testimony the council may deem relevant. Witnesses may be compelled to attend such hearing and give testimony under the authority of IC § 50-216. The licensee shall be allowed to present all information in whatever form the licensee desires to rebut unfavorable information or which may mitigate any penalty imposed by the council. The formal rules of evidence

applicable to court proceedings shall not apply at such a hearing, nor shall the licensee be allowed to ask questions of persons testifying before the council.

- I. The city council shall, in its sole discretion, evaluate all information presented at the hearing and determine whether sufficient cause exists for suspension or revocation of the license at issue. Should the council find such cause exists, it may revoke the license or impose a suspension of such license for a period of time not to exceed one (1) year.
- J. A hearing under this section shall be recorded so that a verbatim transcript can be prepared, if necessary.
- K. A licensee may request, within ten (10) calendar days of the hearing, that the city council reconsider any decision made at the hearing by submitting to the city clerk a written document challenging one (1) or more of the council's findings of fact or conclusions of law.
- L. In its sole discretion, the council may review its decision pursuant to the request for reconsideration. Such review shall be limited to a review of the verbatim transcript and any other information submitted for review at the hearing. The council may affirm its decision, modify its decision or overturn its decision, but it shall not reopen the hearing or take additional information or testimony.

3-1-16: - LOCATION OF LICENSED PREMISES:

- A. Establishments licensed for consumption of alcohol on the premises under subsections 3-1-3: B, D or E of this chapter are prohibited within three hundred feet (300') of a school, church or other place of worship. This three hundred-foot (300') measurement shall be made from the primary entrance of the licensed premises to the nearest point on the property line of property belonging to a school district, charter school, any organization or entity engaged in the education of children at or below the twelfth grade, or any organization or entity designated as a church or place of worship.
- B. Establishments licensed for consumption of alcohol on the premises under subsections 3-1-3: B, D or E of this chapter are prohibited within neighborhoods that are predominantly residential. Whether such neighborhood is predominantly residential depends on the use of neighboring properties, not the particular zoning classification.
- C. Establishments licensed for consumption of alcohol on the premises under subsections 3-1-3: B, D or E of this chapter which violate the location restrictions under subsections A or B of this section at the time of adoption hereof shall be allowed to remain in operation as long as there is no change in the use of the premises, no increase in the size of the licensed premises, no proposed transfer of the license, and no change in the type of license sought for such establishment. This permission to remain in operation creates no rights or entitlement to the licensee.
- D. The city council may, in its sole discretion, grant exceptions to the distance requirements contained in this section. An exception granted for any licensed premises under this section creates no rights or entitlement to the licensee and shall not be the basis for consideration of exceptions to any other proposed licensed premises.
- E. The location restrictions of subsection A of this section, shall not apply in situations where an establishment licensed for consumption of alcohol under subsections 3-1-3:B, D or E of this

chapter is in place before a school, church or other place of worship becomes located within the location restriction. The restrictions of subsection C of this section, will become applicable to such premises under such circumstances.

3-1-17: - CONDUCT ON LICENSED PREMISES:

- A. No person shall open a closed container of beer, wine or liquor or consume any beer, wine or liquor upon the premises of an establishment licensed under subsections 3-1-3:A or C of this chapter.
- B. No person shall remove an open container of beer, wine or liquor from the premises of an establishment licensed under subsections 3-1-3:B, D or E of this chapter. No person shall remove an unopened container of beer, wine or liquor from such premises unless authorized under provisions of the Idaho Code.
- C. No person shall serve, sell, dispense or give away beer, wine or liquor upon premises licensed under this chapter in violation of the hours of operation as prescribed in section 3-1-13 of this chapter.
- D. No person shall consume or possess beer, wine or liquor upon premises licensed under this chapter in violation of the hours of operation as prescribed in section 3-1-13 of this chapter, provided that persons possessing open containers of beer, wine or liquor at 2:00 a.m. upon premises licensed under subsections 3-1-3:B, D or E of this chapter shall be granted a reasonable period of time not to exceed thirty (30) minutes to consume such beer, wine or liquor.
- E. Licensees, and employees or agents of licensees, shall take reasonable steps to ensure that persons upon the licensed premises do not violate the provisions of this chapter or any applicable provisions of IC title 23.

3-1-18: - VIOLATIONS ARE MISDEMEANOR CRIMINAL OFFENSES:

In addition to suspension or revocation of a license, violations of any of the provisions of this Code, including any violations of IC title 23, that may apply in any given circumstance are misdemeanor criminal offenses and may subject the violator to criminal prosecution and the potential penalties provided for in section 1-4-1 of this Code.

Section 3: Directing the City Clerk

- 3.1 The City Clerk is directed to file, this Ordinance in the official records of the City and to provide the same to the City's codifier for inclusion and publication in the Kuna City Code.

Section 4: Effective Date

- 4.1 This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and in lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 2nd day of July, 2019

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

(Space above reserved for recording)

**KUNA CITY ORDINANCE NO. 2019-24
THISTLE FARMS, LLC/BLACKSTOCK ANNEXATION
MUNICIPAL ANNEXATION**

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NOS. S1315120800 & S1315120700 OWNED BY THISTLE FARM, LLC/BLACKSTOCK, SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA INTO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex into and incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, the owner of the parcel of real property situated in the unincorporated area of Ada County and as more particularly described in Section 2 of this ordinance, has requested, in writing, annexation of said real property to the City of Kuna; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on January 8, 2019 as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on January 22, 2019) where it was recommended to the Mayor and Council that the annexation and zoning request be approved with a zoning classification of R-6; and

WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on June 18, 2019 on the proposed annexation and zoning for the real property described in Section 2 below, as required by Section 67-6525, Idaho Code, made findings (approved on July 2, 2019) where it determined that the requested annexation should be granted with a zoning classification R-6; and

WHEREAS, the zoning classification of R-6 is appropriate to meet the requirements of the Kuna City Code and should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: The Kuna City Council hereby finds and declares that the real property described below is contiguous to the City, that said property can be reasonably assumed to be used

for the orderly development of the City, and that the owner of said property has requested, in writing, annexation thereof to the City.

Section 2: The real property, all situated in Ada County, Idaho, adjacent and contiguous to the City, commonly known as Parcel Nos. **S1315120800 & S1315120700**; and more particularly described in “Exhibit A” – Legal Description and “Exhibit B” – Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Kuna.

Section 4: The zoning land use classifications of the land described in Section 2 above is hereby established as R-6, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the R-6 zoning land use classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 2nd day of July, 2019.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A**THISTLE FARMS, LLC/BLACKSTOCK
MUNICIPAL ANNEXATION****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.

