

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, August 20, 2019

6:00 P.M. REGULAR CITY COUNCIL

- 1. Call to Order and Roll Call**
- 2. Invocation:** *D. Scott Allen, Kuna United Methodist Church*
- 3. Pledge of Allegiance:** Mayor Stear
- 4. Consent Agenda:** ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

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

A. City Council Meeting Minutes

- 1. Regular City Council Minutes, August 6, 2019**

B. Accounts Payable Dated August 15, 2019 in the Amount \$15,502,107.92

C. Resolutions

- 1. Consideration to approve Resolution No. R57-2019**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL ID I, LLC FOR THE WINFIELD SPRINGS SUBDIVISION NO. 4 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING, STREET LIGHTING AND FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

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.

2. Consideration to approve Resolution No. R58-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A NEW FEE SCHEDULE FOR TRASH COLLECTION SERVICES THAT REFLECTS A RATE INCREASE OF 2.90% FOR EACH SERVICE RELATED TO THE CITY'S COLLECTION, HAULING AND REMOVAL OF SOLID WASTE WITH ITS CONTRACTOR J&M SANITATION, WITH AN EFFECTIVE DATE OF OCTOBER 1, 2019.

3. Consideration to approve Resolution No. R59-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT WITH THE ADA COUNTY PROSECUTING ATTORNEY TO PROVIDE PROSECUTORIAL SERVICES FOR CITY MISDEMEANORS FOR THE FISCAL YEAR 2019-2020.

D. Final Plats

1. Consideration to approve Case No. 19-01-FP (Final Plat) for Lugarno Terra Subdivision.

E. Findings of Fact and Conclusions of Law

1. Consideration to approve Findings of Fact and Conclusions of Law for Case No. 19-04-AN for Washburn Annexation.
2. Consideration to approve Findings of Fact and Conclusions of Law for Case No.'s 19-02-AN, 19-01-ZC and 19-01-S for Greyhawk West Subdivision.

5. Community Reports or Requests:

None

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

- A. Public Hearing and Consideration to approve 19-05-AN (Annexation) for Go For IT, LLC, Select Development and Contracting, LLC, Jane Golden and Sandstone Farms, LLC – Sam Weiger, Planner I **ACTION ITEM**

Larry Hansen seeks approval of an annexation of approximately 125 acres into Kuna City Limits with C-1 (Neighborhood Commercial) and R-4 (Medium Density Residential) zoning districts. The subject properties are located around the intersection of North Meridian Road and East Rodeo Lane, Kuna, Idaho 83634.

- *Open Public Hearing*
- *Receive evidence*
- *Consideration to close evidence presentation and proceed to deliberation*

Potential Motions:

- *Consideration to either:*
 - Option 1: *Approve or Deny 19-05-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. Direction for final approval format of Findings of Fact and Conclusions of Law from the previous discussion at the August 6, 2019 City Council Meeting – Chris Engels, City Clerk
- B. Consideration to approve 19-01-LS (Lot Split) for Washburn– Jace Hellman, Planner II **ACTION ITEM**

On behalf of Jefferson Washburn (owner), Dave Washburn (applicant) is requesting to split approximately 0.44-acres off a 19.06-acre parcel. The property is located at 7015 S. Ten Mile Road, Meridian, ID 83642 (APN: S1303141900).

- C. Quarterly Financial Report – Jared Empey, City Treasurer **ACTION ITEM**

8. Ordinances:

- A. Second reading of Ordinance No. 2019-22

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO:

- AMENDING SECTIONS 1, 2, 3 and 4 OF CHAPTER 3 OF TITLE 3 KUNA CITY CODE MAKING TECHNICAL CHANGES TO PURPOSE, LICENSE REQUIREMENTS, LICENSE APPLICATIONS AND ADDING TERMS TO DEFINITIONS TO SOLICITORS AND PEDDLERS LICENSURE REQUIREMENT; AND
- AMENDING CHAPTER 3 OF TITLE 3 KUNA CITY CODE BY THE ADDITION OF A NEW SECTION 11 PROVIDING FOR A LICENSE EXEMPTION; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

B. Consideration to approve Ordinance No. 2019-28 ACTION ITEM

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S PATAGONIA DEVELOPMENT LLC.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE NEW YORK IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE

Consideration to waive three readings

Consideration to approve ordinance

9. Mayor/Council Announcements:

None

10. Executive Session:

None

11. Adjournment:



OFFICIALS

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

City Council Meeting
MINUTES
Tuesday, August 6, 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 - Absent

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
 Troy Behunin, Planner III
 Jace Hellman, Planner II

2. Invocation: None

3. Pledge of Allegiance: Mayor Stear

4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS (Timestamp 00:00:45)

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A. City Council Meeting Minutes

1. Regular City Council Minutes, July 16, 2019

B. Accounts Payable Dated August 1, 2019 in the Amount \$306,057.18

C. Resolutions

1. Consideration to approve Resolution No. R50-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES AND GRANTEE ACCEPTANCE FOR CRIMSON POINT NO. 9 FROM COREY BARTON HOMES, INC.

2. Consideration to approve Resolution No. R51-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES AND GRANTEE ACCEPTANCE FOR WINFIELD NO. 4 FROM TOLL ID I, LLC.

3. Consideration to approve Resolution No. R52-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES AND GRANTEE ACCEPTANCE FOR LEDGESTONE FROM ENDURANCE HOLDINGS LLC.

4. Consideration to approve Resolution No. R53-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES AND GRANTEE ACCEPTANCE FOR LEDGESTONE FROM JRL PROPERTIES L.P.

5. Consideration to approve Resolution No. R54-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES AND GRANTEE ACCEPTANCE FOR LEDGESTONE FROM THEONE J. JOHNSON and G. ELAINE JOHNSON.

D. Final Plats

- I. Consideration to approve Case No. 19-03-FP (Final Plat) for Ardell Estates No. 3.**

E. Findings of Fact and Conclusions of Law

- I. Consideration to approve Findings of Fact and Conclusions of Law for Case No. 19-01-AN for Guido Annexation.**

**Council President Buban-Vonder Haar moved to approve the consent agenda. Seconded by Council Member Christensen. Approved by the following roll call vote: Voting Aye: Council Members Cardoza, Christensen, and Buban-Vonder Haar
Voting No: None
Absent: Council Member McPherson
Motion carried 3-0-1.**

5. Community Reports or Requests:

None

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

- A. Public Hearing and Consideration to approve 19-02-AN (Annexation), 19-01-ZC (Rezone) and 19-01-S (Preliminary Plat) for Greyhawk West Subdivision – Troy Behunin, Planner III ACTION ITEM
(Timestamp 00:01:20)**

A request by Providence Properties, LLC. to annex approximately 29.15 ac. into Kuna with an R-6 zone, and to rezone approx. 10.45 ac. from Ag. to R-6 (Med. Density Residential). Applicant requests preliminary plat approval to subdivide the approx. combined 39.33 acres into 174 total lots with a proposed gross density of 3.97 DUA, and the proposed net density is approx. 5.04 DUA. The application also includes a Design Review application for the common lots. The subject site is near the southwest corner of Hubbard and Kay Avenue, Kuna, in Section 13, T 2 N, R 1 E (APN #'s S1313212470 & S1313244650).

Planner III Troy Behunin presented the staff report. He noted the applicant had worked very hard with the Kuna School District to accommodate pick-ups and safe routes to school. The applicant and staff also met with Parks Director Bobby Withrow to come up with a plan to provide a substantial amenity on the west side of the project. If this were to be approved it would add nearly 2,000 feet and connect two adjacent subdivisions. People would be able to walk all the way from Deer Flat to about a quarter mile north of Hubbard Road in the Timbermist Subdivision. He further reviewed the project, stated staff supported it, and stood for questions.

Kent Brown, 3161 E Springwood, Meridian, Idaho 83642, represented the applicant. He reviewed this was an extension from Greyhawk Subdivision, what they had done in the past in Kuna, and what they planned with this application. Mr. Brown also noted the work they had done with the School District and the Park's Department. They would be connecting to the Saranda Subdivision pathway and extending it further. There would be 155 residential lots. A design change next to the Saranda Subdivision reduced the total number of residential lots and eliminated an access to Hubbard Road but an emergency access would remain. The changes had been discussed with the highway district. He stood for questions.

Council Member Cardoza noted the school district was asking for 2 covered bus stops at each entrance off of Kay Street and asked if that was possible.

Mr. Brown replied it was.

Mayor Stear asked if the school district discussed enrollment and school capacity with them.

Mr. Brown said the discussion was about transportation, not enrollment.

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral:

Rick Morino, 855 W Hubbard Road, Kuna, Idaho 83634, hoped to work with Mr. Brown but wanted to bring attention to his irrigation water which came from a head gate off the Toll Brothers development. It came out in the southwest corner of the development that was being looked at and went north/northeast in a surface ditch. He wanted to make sure things were coordinated so the changes would be done in the off season, or however they wanted as long as there was no disruption. He was also concerned about the durability of the development's fencing. He did a lot of weed control on both sides of his property with spraying and burning and he had livestock around. He figured he could talk to the developer about that. He was not opposed to this project. He just wanted to make sure the changes did not change his way of life. He stood for questions.

Rebuttal: None

Public Works Director Bob Bachman said the City would work with both of them to make sure the point of delivery and the point of discharge were protected and maintained. He invited Mr. Morino to come visit with him at any point during construction if he had any problems.

Council President Buban-Vonder Haar clarified that Mr. Morino was concerned about the type of fencing surrounding Greyhawk West.

Mr. Morino replied yes. He wasn't sure if they were planning on doing a wrought iron along the canal and the walking path. He thought it would be a bit more durable around his property. He preferred it not be vinyl if he had a choice. If it was vinyl, he would have to change how he did some things since he burned along his surface ditch and fence line.

Council Member Christensen asked about the proposed extension of Kay Street and the timeline.

Mr. Behunin said there was phasing in place and it was in the packet. The phasing would go north.

Council Member Cardoza asked if the gross and net DUA should be reversed on the agenda.

Mr. Behunin responded no and explained gross was raw land and net excluded rights-of-way.

Council President Buban-Vonder Haar recommended Mr. Morino address the fence concerns with the developer and that they work it out together. In terms of what was in the packet, it appeared this complied with the COMP plan and future land use map in terms of density. She appreciated the open spaces built into the subdivision. The developer indicated the school requests were being addressed with covered bus stops. The Planning and Zoning commission found it in compliance and recommended approval. She stated it looked like approval was appropriate and asked for clarification on the verbiage and if it was approved this evening or later.

City Attorney Bill Gigray responded that the agenda was set up in the event there was any contention or, if there was not opposition, the entire application could be approved. He would defer to Mr. Behunin that all the necessary documents were in the staff report.

Council President Buban-Vonder Haar said that didn't exactly answer her question and she still needed clarification on how the approval should be phrased.

Mr. Gigray explained in their deliberations they made decisions on how they wanted the findings and final order worded and then, if there was no opposition, those findings were brought before Council at the next meeting under the Consent Agenda for approval.

Council President Buban-Vonder Haar said she would speak with him about it after the meeting.

Council President Buban-Vonder Haar moved to approve 19-02-AN (Annexation), 19-01-ZC (Rezone) and 19-01-S (Preliminary Plat) with the conditions of approval as listed in the packet and close the Public Hearing. Seconded by Council Member Christensen. Motion carried 3-0-1. Council Member McPherson was absent.

- B.** Public Hearing and Consideration to approve 19-04-AN (Annexation) – Jace Hellman, Planner II **ACTION ITEM**
(Timestamp 00:25:53)

On behalf of Jefferson Washburn (Owner), Dave Washburn is requesting to annex an approximately nineteen (19) acre parcel in Kuna City Limits with an R-8 (medium density residential) zoning designation. The subject site is located at 7015 S. Ten Mile Road, Meridian, ID 83642, within Section 3, Township 2 North, Range 1 West; (APN S1303141900).

Senior Planner Troy Behunin presented the staff report and stood for questions.

Applicant Dave Washburn described the project and indicated it sat next to Memory Ranch Subdivision. ACHD had requested a connector road on the south property line which would eventually connect Ten Mile Road to Black Cat Road. The COMP plan listed this area as mixed use. It was proposed to have commercial on the south with a transition from Memory Ranch on the north which was why they had requested some R-8. Most of the project, if not all of it, would be under R-6 but along Ten Mile Road and some of the southern boarder would be town homes. Some of those townhomes could be under the R-6 requirement as far as frontage. They intended to do all single-family housing. The project would have nice homes but on smaller, low maintenance lots with affordability. They were looking at a demographic of younger people and folks who didn't want to deal with taking care of a lot of yard. There was a good deal of right-of-way and easement that would be taken out of the project because they had roadways on 2 sides and irrigation on 2 sides. That, with the interior roads and common ground, meant a lot of the property was taken for those reasons. He felt they would be able to do a nice transition project.

Mayor Stear asked how many acres were for commercial.

Mr. Washburn said there wouldn't be any commercial on his property but the COMP plan called for commercial in that area. Their project was all residential.

Planning and Zoning Director Wendy Howell clarified the area was zoned mixed use.

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral: None

Rebuttal: None

Council President Buban-Vonder Haar stated this complied with the COMP plan and Kuna City Code. She also agreed with the staff report.

Council President Buban-Vonder Haar moved to close the Public Hearing and approve 19-04-AN (Annexation) with the conditions as listed and incorporating the Findings of Fact, Conclusions of Law as presented in the packet. Seconded by Council Member McPherson. Motion carried 3-0-1. Council Member McPherson was absent.

7. *Business Items:*

- A. Consideration to approve Resolution No. R55-2019 – Bob Bachman, Public Works Director **ACTION ITEM**
(Timestamp 00:35:08)

A RESOLUTION OF THE CITY OF KUNA, IDAHO REPEALING RESOLUTION NO. R33-2012 AND THE CITY OF KUNA EDU (EQUIVALENT DWELLING UNIT) CHART IT ESTABLISHED AND ESTABLISHING A NEW METHODOLOGY OF CALCULATING EDUS AND PROVIDING AN EFFECTIVE DATE.

Bob Bachman, Public Works Director, reviewed the proposed change in calculating EDUs and stood for questions.

Council Member Cardoza asked about food and beverage and the difference between sit down and fine dining. He thought it should be standard or alike.

Mr. Bachman replied that was 1 of the reasons they felt changing to a fixture count instead of that chart was a good move for the City and the end user. It was more accurate and backed up by state code. What Council Member Cardoza was talking about was always a point of conversation when there was a sit-down restaurant. When asked, they all would say they were fine dining, which left staff to determine what was fine dining and what was just dining. It was 1 of the anomalies in the current chart.

Council Member Christensen clarified Exhibit A was what they wanted to get away from.

Mr. Bachman said yes.

City Attorney Bill Gigray added that any new fees that exceeded a 5% increase or resulted in a new fee would require a public hearing.

Mayor Stear said it was just changing how they calculated things so he didn't think it would be a new fee or change any fees.

Mr. Bachman said there was no fee increase. The base fee would stay the same.

Council President Buban-Vonder Haar supported the change and thought the City needed a transparent, predictable, objective EDU assessment method so that anyone looking at it would get the same answer. The current chart had been frustrating and she was happy to pass this resolution.

Council Member Cardoza asked if a doctor would have more fixtures because of cleanliness.

Mr. Bachman clarified state code set the requirements based on patient rooms for doctors and dentists. It was nice that it was all laid out for them in a code adopted by the State of Idaho that was established through the IBC and national building code. It was very fair in determining what style of business needs what fixture to accommodate the public. Using a ratio, roughly 21 fixtures was an EDU, it balanced it out between each business.

Mayor Stear added that a sink wasn't always considered 1 fixture. Depending on what it was and what it was used for, it could be 1.5 or 3 or whatever it worked out to. It was based on the capacity of the sink.

Mr. Bachman agreed and explained a fixture was not as simple as 1 sink is 1 fixture; 1 sink was about 4 fixtures. It added up fairly quickly to get to 21 but it was also based off of the capacity or volume that fixture was able to create.

Council Member Cardoza asked what happened if they passed out handi-wipes in order to avoid putting fixtures in the building.

Council President Buban-Vonder stated that was what was nice about it being in state code. They couldn't do that.

Mr. Bachman added the code set out the minimum standard. If they chose to go above and beyond that, it also addressed that, but if they did not meet the minimum standard set by State Code, they wouldn't be able to open.

Council President Buban-Vonder Haar liked that everybody would be on an even playing field.

Mr. Bachman shared it also was proven to promote conservation of water.

Council President Buban-Vonder Haar moved to approve Resolution No. R55-2019. Seconded by Council Member Christensen. Motion carried 3-0-1. Council Member McPherson was absent.

- B.** Request to authorize City Energy Audit by Ameresco – Bob Bachman, Public Works Director **ACTION ITEM**
(Timestamp 00:47:30)

Public Works Director Bob Bachman presented the request and stood for questions.

Council President Buban-Vonder Haar asked if they decided to do a project, would another RFP be required or was that covered with what was already put out.

Mr. Bachman said what they did with selecting the firm allowed them to continue the project to completion.

Council President Buban-Vonder Haar asked if the \$8,000 would be billed later.

Mr. Bachman confirmed that was correct.

Council Member Cardoza asked if there was anything that wouldn't be provided with the audit that would be an additional cost.

Mr. Bachman didn't think there was unless they entered into an agreement to complete a project and that project was stopped in the middle but he couldn't think of a reason why the project would be. He noted this company was based out of Coeur d'Alene and they had been good to work with; very straight forward. Staff also checked all their references when they submitted their RFP and the firm did get results.

Council President Buban-Vonder Haar supported this. She thought it was great that the City was a community leader with conservation.

Council President Buban-Vonder Haar moved to authorize the City Energy Audit by Ameresco and Bob Bachman to sign an agreement with Ameresco on behalf of the City of Kuna. Seconded by Council Member Christensen. Motion carried 3-0-1. Council Member McPherson was absent.

- C. Request for \$8,000 from FY19 contingency to cover a portion of expenses for an Urban Renewal District Eligibility Study in this year's fiscal budget and Consideration to approve Resolution No. R56-2019 – Lisa Holland, Economic Development Director **ACTION ITEM**
(Timestamp 00:54:26)

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE "PROFESSIONAL SERVICES AGREEMENT" WITH JUB ENGINEERING, INC. FOR THE ECONOMIC DEVELOPMENT DEPARTMENT IN FACILITATING AN URBAN RENEWAL DISTRICT ELIGIBILITY STUDY; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

Economic Development Director Lisa Holland presented the request and the professional services agreement. She stood for questions.

Council Member Cardoza asked what the total request was.

Ms. Holland noted it was on the back page of the contract and it was \$18,240. When they first started this process, they estimated an eligibility study cost would fall somewhere within \$15,000 and \$20,000, so it was in the range they expected.

Council President Buban-Vonder Haar was supportive of the request. She found the special session they had with the presentation incredibly enlightening. She thought it was never a bad idea to be armed with information. It was not requiring them to move forward with it or do anything with the information and she was glad that they would not have it before the election because she did not think any of them would know how they would want to move forward with it.

Mayor Stear thought it was a good idea. A feasibility study, in the long run, saved a lot money. If they started to go forward with something without that study, they could end up digging themselves a deeper hole that was of no value.

City Attorney Bill Gigray thought this feasibility study was very important to have for a proposed Urban Renewal District because it established that it was feasible for some financing to be done to facilitate the Urban Renewal Plan.

Council Member Cardoza asked if this was just for an Urban Renewal, not other options such as a LID or BID. He also asked if it was still legal with legislative changes.

Ms. Holland responded this was restricted to an Urban Renewal District and gave a brief review of what the process was for the different districts.

Mr. Gigray said it was legal and these studies were supported by the Association of Idaho Cities. He reviewed his experience with LIDs and BIDS.

Council Member Cardoza stated Kuna's Urban Renewal District had not been active for 20 years. He wanted to know if it was still legally an entity of the city.

Mr. Gigray said yes and because it was done prior to the law change they could continue with it as it was created.

Ms. Holland added that there were certain statues that had changed over time with Urban Renewal so it was more restrictive with what could be done with it but Kuna did have an agency in code. If Council did decide to move forward with creating a district plan after they were done with the eligibility study, it would still have to go through the approval process where it would come to them first. She reviewed how Urban Renewal Districts worked.

Council President Buban-Vonder Haar moved to approve the expenditure of \$8,000 from FY19 contingency and to approve Resolution No. R56-2019. Seconded by Council Member Christensen. Motion carried 3-0-1. Council Member McPherson was absent.

- D. Consideration to approve COLA Payment to Mayor Stear – Jared Empey, City Treasurer ACTION ITEM**
(Timestamp 01:04:50)

City Treasurer Jared Empey reviewed the proposed COLA payment for Mayor Stear and stood for questions.

Council President Buban-Vonder Haar asked, if their goal was to set the Mayor's salary at what it would have been had COLA increases been occurring, what was that number.

Mr. Empey replied it would be the \$68,000 number starting October 1, 2019 which included the COLA increase for FY 2020.

Council President Buban-Vonder Haar stated it occurred to her they did not have any sort of ordinance on the agenda addressing a proposed change to Mayor pay.

City Clerk Chris Engels explained the existing code already allocated for the Mayor to have benefits. As indicated by the City Attorney, he should have been getting COLA all along. It was an oversight on the City's part. If Council wanted to change it from \$62,000 to \$68,000 with the COLA on top of that, they could bring back an ordinance. Otherwise this would just be the catch up of the back.

Council President Buban-Vonder Haar thought at the last meeting they were still talking about whether or not they were going to start including it going forward.

Ms. Engels explained that was discussed with the City Attorney after the Council Meeting and he reviewed it and made that determination.

City Attorney Bill Gigray stated he reviewed the code with staff and it specifically provided the Mayor's salary shall be \$62,000 per year plus City benefits payable in 12 equal payment periods as established by the payroll department. His advice to the City Clerk and City Treasurer was they should review those City benefits that had accrued since January 1, 2016, as established by the payroll department, and to do the calculations of what the Mayor should be owed, if anything, resulting as an interpretation of this ordinance; which is what Mr. Empey did and provided in his memo. This was following the ordinance as it existed. It did not increase the Mayor's salary any more than what was in the ordinance. If they wanted to revise the ordinance so it read differently, they could but they would have to meet the timeline.

Council President Buban-Vonder Haar asked about the figures listed out for Social Security, Medicare, and PERSI on the calculations page and if they were anticipating paying those directly to the employee since they failed to make the contribution.

Mr. Empey clarified he brought those up because they would show as budgetary items. The Social Security was actually the employer's portion. He wanted to make the Council aware of all the costs entailed.

Council President Buban-Vonder Haar asked if this error would be corrected by processing it in such a way that those payments would need to be made to Social Security, Medicare, and PERSI.

Mr. Empey replied yes and explained how that process worked.

Council President Buban-Vonder Haar asked City Attorney Bill Gigray if his position was this was informational and, should they do nothing, the payroll error would be corrected and moving forward the Mayor's pay would start getting the COLA adjustments.

Mr. Gigray said that was correct.

Council Member Cardoza asked Mr. Gigray to site the ordinance again.

Mr. Gigray replied KCC 1-5-2.

Council President Buban-Vonder Haar stated for the record she thought it was important, if this was intended to be a full-time salaried position, that, as with other full-time salaried positions, there would be COLA increases because they were meant to compensate for the cost of living. It was not a bonus. It made sense that be applied so the salary stayed appropriate regardless of the year.

Council Member Cardoza asked if the Mayor, who is elected, was considered an employee of the City.

Mr. Gigray replied yes.

No action was taken.

E. Consideration to approve the Tentative Budget – Jared Empey, City Treasurer

ACTION ITEM

(Timestamp 01:17:06)

1. General Fund Revenue
2. General Fund Expenses
3. Grant Fund
4. Late Comers Fund
5. Water Fund
6. Sewer Fund
7. Pressurized Irrigation Fund
8. Solid Waste Fund
9. Capital Projects Fund
10. Capital Projects Fund Detail
11. Park Impact Fund
12. Police Impact Fund

City Treasurer Jared Empey reviewed the tentative budget. He noted the General Fund Revenue number was finalized. They had received their final information from Ada County to compute that figure. The Property Tax Levy decreased due to high increase in property values throughout Kuna. For 2018 the levy rate was .0027 and for this fiscal year it would be .0026. All other changes were due to last minute payroll adjustments and a few other minor changes noted in final review such as a license or a due or membership that was added. Aside from that, nothing material was changed from the prior presentation. He stood for questions.

Council Member Cardoza clarified there was a total expenditure of \$9,547,100 and \$7,351,117 without contingency for a difference of about \$1,200,000. He asked what the contingency carryover would be.

Mr. Empey confirmed those numbers and noted contingency filled in the gap between the total expenditures and the grand total without contingency. The contingency carryover going into FY20 was approximately \$2.6 million.

Mayor Stear complemented Mr. Empey on his quality work on the budget.

Council President Buban-Vonder Haar asked if she needed to include any special verbiage in her motion.

City Attorney Bill Gigray provided clarification.

Mayor Stear added he did not feel they needed to go into great detail when it was listed out. They could just approve the tentative budget as presented in the packet.

Council Member Cardoza asked if the list of possible additions on page 17 of 19 had been included in the budget numbers.

Mr. Empey explained that detail page showed what was going into the Capital Project Fund, Water Fund, Sewer Fund, and Irrigation Fund as Capital Projects and confirmed they were all included in the budget as presented. He wanted to make sure Council was aware of all the major projects they would be engaging in in case they had any questions as to their appropriateness.

Council President Buban-Vonder Haar noted they were also denoted with a priority number 1 or 2 in case they decided they wanted to delete anything.

Council President Buban-Vonder Haar moved to approve the tentative budget as presented. Seconded by Council Member Christensen. Approved by the following roll call vote:

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

Voting No: None

Absent: Council Member McPherson

Motion carried 3-0-1.

8. *Ordinances:*

- A. Consideration to approve Ordinance No. 2019-22 **ACTION ITEM**
(Timestamp 01:25:02)

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO

- AMENDING SECTIONS 1, 2, 3 and 4 OF CHAPTER 3 OF TITLE 3 KUNA CITY CODE MAKING TECHNICAL CHANGES TO PURPOSE, LICENSE REQUIREMENTS, LICENSE APPLICATIONS AND ADDING TERMS TO DEFINITIONS TO SOLICITORS AND PEDDLERS LICENSURE REQUIREMENT; AND
- AMENDING CHAPTER 3 OF TITLE 3 KUNA CITY CODE BY THE ADDITION OF A NEW SECTION 11 PROVIDING FOR A LICENSE EXEMPTION; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

City Clerk Chris Engels explained the reason for this change in code.

Mayor Stear stated there were some people that were figuring out new loop holes to get around the City's system by claiming to be non-profits while selling product.

City Attorney Bill Gigray stated he worked on this with Ms. Engels and he tried to make sure that everyone engaged in peddling or soliciting was required to

have a license. The idea was people would not be knocking on peoples' doors disturbing the quiet and peace people had in their homes or business without them knowing the City was aware of who was doing it. It did provide for the Clerk's Office to grant exemptions from the bond or license fee requirements as well as an extension of the six months.

Council President Buban-Vonder Haar asked for a couple minor formatting changes in section 3-3-11. Under A.2. the word "provides" should be "provided" and, for flow and clarity, 3 should be changed to B to make it another subsection with the bullets becoming numbered. She asked if this should be implemented immediately or if there should be 3 readings.

Ms. Engels replied 3 readings would be fine.

Council Member Cardoza asked Mr. Gigray what distinguished a non-profit entity in the eyes of the City.

Mr. Gigray explained they would need to provide, with their application, something that showed how they organized their association as a non-profit entity and what the charitable or educational aspects of that purpose were. The Clerk could demand they make that a part of their application.

Council Member Cardoza asked if this had been a problem in the city.

Ms. Engels replied yes and added that charitable was defined in the ordinance so any decisions would be based on that definition which said it is defined as, and includes, the words philanthropic, benevolent, education, civic, cultural, religious or fraternal. Any of those types of organizations, if they were known to the city or a known civic organization, staff knew they had existing bylaws that laid those things out. It would be unknown organizations that would need to provide.

Council Member Cardoza clarified they were limiting the non-profit status to those that resided in the city.

Ms. Engels thought there was nothing that said that. It would not be required.

Council President Buban-Vonder Haar said it was in License Exemptions under A. She also noted charitable was misspelled in that section.

Ms. Engels did not feel that was necessary. If Kuna didn't have an American Legion in Kuna and the closest was in Meridian, she believed they would recognize them as a charitable organization.

Council President Buban-Vonder Haar asked if they wanted organizations outside of Kuna to come in and solicit people.

Mr. Gigray replied they could. This only exempted them from the fees and the bonds and allowed them to potentially get an extension beyond the 6 months. He felt a solicitors/peddlers ordinance was needed because people were going door to door doing who knows what so they should be licensed. The City would know who they were and who was responsible and who to go after. Exempting a charitable organization from that was not a good idea because a lot of people could say they were charitable and go door to door. Not regulating them was not the intent. It seemed to him the proper way to go about this was to give a break to those who were charitable and non profit and raising funds. Those in Kuna would be sponsoring events that would benefit residents and property owners within the City. Those were who he thought would have the priority versus someone in Washington D.C. but it was up to Council and it was easily changed.

Ms. Engels said they would take direction from Council on this. Her only thought was that, as part of this, political candidates that were not running for a Kuna office but represented Kuna may not necessarily have an office in Kuna.

Council President Buban-Vonder Haar said they were exempt. She felt organizations from a larger scale would not necessarily engage in door to door and was trying to think if this there were locals that would not have a Kuna connection.

Economic Development Director Lisa Holland noted there were a lot of regional nonprofits in the valley that might want to walk around to talk about a program.

Council President Buban-Vonder Haar asked if they ever did that.

Ms. Engels said not that she was aware of. She suggested leaving it as it was and if there was a problem, they could bring it back.

Council President Buban-Vonder Haar felt they should do the 3 readings and leave the language in for the next reading so people knew this was the direction they were going and could provide feedback if they wanted to.

Mayor Stear agreed.

B. Consideration to approve Ordinance No. 2019-26 ACTION ITEM
(Timestamp 01:42:46)

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO

- **AMENDING SECTION 2 OF CHAPTER 6 OF TITLE 1 KUNA CITY CODE INCREASING THE COUNCIL PRESIDENT'S SALARY; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

Mayor Stear noted their previous conversations and asked if anyone had any other thoughts.

Council President Buban-Vonder Haar stated, having been Council President, she felt the duties had substantially increased and was in favor of this. Also, considering they potentially change Council Presidents every 2 years and her term was coming to an end and it was not a foregone conclusion that she would still be sitting there when this went into effect, she did not feel she was giving herself a pay raise.

Council Member Christensen agreed with the increase.

Council determined to publish the ordinance in full.

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-26. Seconded by Council Member Christensen. Motion carried 3-0-1. Council Member McPherson was absent.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-26. Seconded by Council Member Christensen. Approved by the following roll call vote:

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

Voting No: None

Absent: Council Member McPherson

Motion carried 3-0-1.

C. Consideration to approve Ordinance No. 2019-27 **ACTION ITEM**
(Timestamp 01:46:25)

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO

- AMENDING SECTION 4 OF CHAPTER 6 OF TITLE 1 KUNA CITY CODE MAKING CHANGES TO THE COUNCIL PRESIDENT JOB DESCRIPTION; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Council President Buban-Vonder Haar asked if Council thought where it read “In the case of a temporary vacancy in the office of the mayor due to absence or disability” would cover, for example, when she was at the Arbor Day Proclamation in place of the Mayor.

Mayor Stear did not think so. He was just doing something else that day.

City Attorney Bill Gigray explained he recommended that change in language so it would fit closer to the state code.

Council President Buban-Vonder Haar suggested they modify the second paragraph to say “The president of the council shall meet with the mayor on a monthly and/or as needed basis, shall serve as the mayor’s designee when requested,”.

Mr. Gigray said they could add that in.

Council Member Cardoza asked about the process if the Mayor were to die.

Mayor Stear thought the Council President was the immediate successor and the Council could then choose to elect.

Mr. Gigray found the procedure and read it to Council. Basically, Council could fill the position until the next election.

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-27 as amended. Seconded by Council Member McPherson. Motion carried 3-0-1. Council Member McPherson was absent.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-27 as amended. 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: Council Member McPherson

Motion carried 3-0-1.

9. Mayor/Council Announcements:

(Timestamp 01:53:33)

Chief McDaniel gave an update on Kuna Days and said overall it was safe and successful. Citizen assist calls were the largest calls with 20, there were 8 juvenile problems, and 7 fights over 2 nights. He thanked Council for the approval of the Parks Department purchase of golf carts as the police were able to utilize them efficiently over the events.

Mayor Stear added with the golf carts there was an increased presence that was really visible. Staff and the police did a great job all day. He felt there was always room for improvement but this year was quite impressive.

Council Member Cardoza asked why their white command center did not have Ada County Sherriff on it.

Chief McDaniel explained they shared it with other entities.

Council Member Cardoza thought if someone was looking for a police officer it would be easier if the command post had that.

Council President Buban suggested getting a big magnet.

Mayor Stear thought that was a good idea to bring up as something to get for each entity.

Council thanked Chief McDaniel.

Ryan Suppe, the new reporter from Kuna Melba News introduced himself on behalf of the Mayor.

10. Executive Session:

None

11. Adjournment: 7:59 P.M.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk

Date Approved: CCM 08.20.2019



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
August 6, 2019 – City Council Public Hearing

Case Name: 19-04-AN (Annexation) – Washburn Annexation.

Case Type: On behalf of Jefferson Washburn (Owner), Dave Washburn is requesting to annex an approximately nineteen (19) acre parcel in Kuna City Limits with an R-8 (medium density residential) zoning designation. The subject site is located at 7015 S. Ten Mile Road, Meridian, ID 83642, within Section 3, Township 2 North, Range 1 West; (APN S1303141900).

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.

IN FAVOR	NEUTRAL	IN OPPOSITION
<input checked="" type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> <u>Dave Washburn</u> Print Name <u>7015 S. Ten Mile</u> Print Address <u>Meridian ID 83642</u> City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip
<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> <u>Kent Brown</u> Print Name <u>3161 Springwood</u> Print Address <u>Meridian ID 83642</u> City State, Zip <u>See 19-02-AN sheet</u>	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip
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SIGN-UP SHEET

August 6, 2019 – Council, Public Hearing (Tabled from July 16, 2019).

Case Name: Greyhawk West, Annexation, Rezone & Preliminary Plat

1. Case Type: Request to annex approximately 29.15 ac. into Kuna with an R-6, (MDF.) zone, & rezone approximately 10.45 ac. currently in City limits from A to R-6 (MDR) & to subdivide the approximately 39.33 ac. into 174 total lots. The site is near the Southwest Corner of Hubbard and Kay Ave., Kuna, Idaho; In Section 13, T 2N, R 1W, APN #'s: S1313212470 & S1313244650.

Case No.: 19-02-AN (Annexation), 19-01-ZC (Rezone) and 19-01-S (Prelim Plat).

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

IN FAVOR

NEUTRAL

IN OPPOSITION

Testify Not Testify

Kent Brown
Print Name 3161 Springwood
7015 S Red White
Print Address
Meridian ID 83642
City State, Zip

Added by mayor signed in on wrong sheet

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Print Name

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City State, Zip

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Rick Morino
Print Name
855 Wot Hubbard RD
Print Address
Kuna Id
City State, Zip

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City of Kuna

Payment Approval Report - City Council Approval

Page: 1

Report dates: 8/2/2019-8/15/2019

Aug 15, 2019 09:56AM

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2M COMPANY, INC.												
1461	2M COMPANY, INC.	20088003-00		<u>WATER PUMPS FOR SADIE CREEK AND CHAPPAROSA PUMPSTATIONS, P.I., AUG. '19</u>	08/14/2019	6,582.64	.00	<u>25-6166 PP&E PURCHASES - OPERATIONS</u>	1057	8/19		
Total 20088003-00:						6,582.64	.00					
Total 2M COMPANY, INC.:						6,582.64	.00					
A COMPANY, INC.												
1463	A COMPANY, INC.	114-8848210		<u>ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL #ADA188, WEEKLY SERVICE, 6/24/2019-7/21/2019, ARBOR RIDGE PARK, JULY '19</u>	07/25/2019	198.12	.00	<u>01-6212 RENT- EQUIPMENT</u>	1004	8/19		
Total 114-8848210:						198.12	.00					
1463	A COMPANY, INC.	114-8885553		<u>ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL, WEEKLY SERVICE, 7/26/2019-8/22/2019, BUTLER PARK, AUG. '19</u>	07/30/2019	195.92	.00	<u>01-6212 RENT- EQUIPMENT</u>	1004	8/19		
Total 114-8885553:						195.92	.00					
Total A COMPANY, INC.:						394.04	.00					
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	07312019ACH		<u>ACHD IMPACT FEE, JUL. '19</u>	07/31/2019	55,314.00	55,314.00	<u>01-2510 ACHD IMPACT FEE TRANSFER</u>	0	8/19	08/07/2019	
Total 07312019ACHDI:						55,314.00	55,314.00					

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
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						55,314.00	55,314.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	15519		<u>SHOP RENT FOR AUGUST 2019 - PARKS</u>	07/15/2019	148.50	148.50	01-6211 RENT-BUILDINGS & LAND	1004	8/19	08/02/2019	
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	15519		<u>SHOP RENT FOR AUGUST 2019 - WATER</u>	07/15/2019	126.00	126.00	20-6211 RENT-BUILDINGS & LAND	0	8/19	08/02/2019	
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	15519		<u>SHOP RENT FOR AUGUST 2019 - SEWER</u>	07/15/2019	121.50	121.50	21-6211 RENT - BUILDINGS & LAND	0	8/19	08/02/2019	
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	15519		<u>SHOP RENT FOR AUGUST 2019 - P.I.</u>	07/15/2019	54.00	54.00	25-6211 RENT - BUILDINGS & LAND	0	8/19	08/02/2019	
Total 15519:						450.00	450.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	450.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	8455		<u>KUNA PATROL CONTRACT, SHERIFF SERVICES FOR AUGUST 2019</u>	08/01/2019	183,845.78	.00	01-6000 LAW ENFORCEMENT SERVICES	0	8/19		
Total 8455:						183,845.78	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						183,845.78	.00					
ADVANCED COMMUNICATIONS, INC.												
1566	ADVANCED COMMUNICATIONS, INC.	102308012019		<u>INTERNET SERVICES AT PARKS ORCHARD OFFICE, 08/01/2019-08/31/2019, AUG. '19</u>	08/01/2019	130.84	.00	01-6290 UTILITIES	1004	8/19		
Total 102308012019:						130.84	.00					
1566	ADVANCED COMMUNICATIONS, INC.	23056		<u>INTERNET INSTALLATION AT PARKS ORCHARD OFFICE, PARKS, AUG. '19</u>	08/07/2019	60.00	.00	40-6020 CAPITAL IMPROVEMENTS	1173	8/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 23056:						60.00	.00					
Total ADVANCED COMMUNICATIONS, INC.:						190.84	.00					
ALLSTREAM BUSINESS US, INC												
1411	ALLSTREAM BUSINESS US, INC	16277074		<u>TELEPHONE, DATA, AND NETWORK SERVICES, 8/1/2019-8/31/2019 - ADMIN</u>	08/01/2019	323.53	.00	01-6255 TELEPHONE	0	8/19		
1411	ALLSTREAM BUSINESS US, INC	16277074		<u>TELEPHONE, DATA, AND NETWORK SERVICES, 8/1/2019-8/31/2019 - WATER</u>	08/01/2019	300.42	.00	20-6255 TELEPHONE EXPENSE	0	8/19		
1411	ALLSTREAM BUSINESS US, INC	16277074		<u>TELEPHONE, DATA, AND NETWORK SERVICES, 8/1/2019-8/31/2019 - SEWER</u>	08/01/2019	300.42	.00	21-6255 TELEPHONE EXPENSE	0	8/19		
1411	ALLSTREAM BUSINESS US, INC	16277074		<u>TELEPHONE, DATA, AND NETWORK SERVICES, 8/1/2019-8/31/2019 - P.I.</u>	08/01/2019	115.55	.00	25-6255 TELEPHONE EXPENSE	0	8/19		
1411	ALLSTREAM BUSINESS US, INC	16277074		<u>TELEPHONE, DATA, AND NETWORK SERVICES, 8/1/2019-8/31/2019 - P&Z</u>	08/01/2019	115.55	.00	01-6255 TELEPHONE	1003	8/19		
Total 16277074:						1,155.47	.00					
Total ALLSTREAM BUSINESS US, INC:						1,155.47	.00					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	64803		<u>MONTHLY BACTERIAM SAMPLES, JULY '19 - WATER</u>	07/31/2019	304.00	.00	20-6150 M & R - SYSTEM	0	8/19		
Total 64803:						304.00	.00					
1	ANALYTICAL LABORATORIES	64804		<u>LAB TESTS, JULY '19 - SEWER</u>	07/31/2019	1,912.35	.00	21-6152 M & R - LABORATORY COSTS	0	8/19		
Total 64804:						1,912.35	.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
Total ANALYTICAL LABORATORIES:						2,216.35	.00					
ASSOCIATION OF IDAHO CITIES												
8	ASSOCIATION OF IDAHO CITIES	2000060-0	8902	<u>ICCTFOA INSTITUTE TRAINING FOR A. WELKER, FULL REGISTRATION, A. WELKER, AUG. '19</u>	08/12/2019	235.00	.00	<u>01-6265 TRAINING & SCHOOLING</u>	0	8/19		
Total 2000060-0:						235.00	.00					
8	ASSOCIATION OF IDAHO CITIES	9630		<u>FY 2020 AIC MEMBERSHIP DUES, JULY '19</u>	07/23/2019	8,298.40	.00	<u>01-1500 PREPAID EXPENSES</u>	0	8/19		
Total 9630:						8,298.40	.00					
Total ASSOCIATION OF IDAHO CITIES:						8,533.40	.00					
BIG SKY RENTALS LLC												
1846	BIG SKY RENTALS LLC	6901	8745	<u>200 GALLONS OF PROPANE, BURNING AT THE FARM, J. PEREZ, JULY '19</u>	07/09/2019	538.00	.00	<u>21-6090 FARM EXPENDITURES</u>	0	8/19		
Total 6901:						538.00	.00					
Total BIG SKY RENTALS LLC:						538.00	.00					
BUREAU OF OCCUPATIONAL LICENSE												
1091	BUREAU OF OCCUPATIONAL LICENSE	09102019CD		<u>LICENSE RENEWAL FOR C.DEYOUNG, WWC1-14921, WWT1-12854, DWD2-13862, AUG.'19 - WATER</u>	08/08/2019	72.00	.00	<u>20-6265 TRAINING & SCHOOLING EXPENSE</u>	0	8/19		
1091	BUREAU OF OCCUPATIONAL LICENSE	09102019CD		<u>LICENSE RENEWAL FOR C.DEYOUNG, WWC1-14921, WWT1-12854, DWD2-13862, AUG.'19 - P.I</u>	08/08/2019	18.00	.00	<u>25-6265 TRAINING & SCHOOLING EXPENSE</u>	0	8/19		
Total 09102019CD:						90.00	.00					

City of Kuna

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Report dates: 8/2/2019-8/15/2019

Aug 15, 2019 09:56AM

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 BUREAU OF OCCUPATIONAL LICENSE:						90.00	.00					
BUYWYZ LLC												
1795	BUYWYZ LLC	141348	8859	<u>24 PK OF AA BATTERIES, CITY HALL, AUG. '19 - WATER</u>	08/01/2019	4.44	.00	20-6165 OFFICE SUPPLIES	0	8/19		
1795	BUYWYZ LLC	141348	8859	<u>24 PK OF AA BATTERIES, CITY HALL, AUG. '19 - ADMIN</u>	08/01/2019	4.76	.00	01-6165 OFFICE SUPPLIES	0	8/19		
1795	BUYWYZ LLC	141348	8859	<u>2 PK POWER DUSTER CANNED AIR, P & Z, AUG. '19 - P&Z</u>	08/01/2019	8.33	.00	01-6165 OFFICE SUPPLIES	1003	8/19		
1795	BUYWYZ LLC	141348	8859	<u>24 PK OF AA BATTERIES, CITY HALL, AUG. '19 - SEWER</u>	08/01/2019	4.44	.00	21-6165 OFFICE SUPPLIES	0	8/19		
1795	BUYWYZ LLC	141348	8859	<u>24 PK OF AA BATTERIES, CITY HALL, AUG. '19 - P.I.</u>	08/01/2019	1.71	.00	25-6165 OFFICE SUPPLIES	0	8/19		
1795	BUYWYZ LLC	141348	8859	<u>24 PK OF AA BATTERIES, CITY HALL, AUG. '19 - P&Z</u>	08/01/2019	1.71	.00	01-6165 OFFICE SUPPLIES	1003	8/19		
1795	BUYWYZ LLC	141348	8859	<u>2 PK POWER DUSTER CANNED AIR, P & Z, AUG. '19 - WATER</u>	08/01/2019	.41	.00	20-6165 OFFICE SUPPLIES	0	8/19		
1795	BUYWYZ LLC	141348	8859	<u>2 PK POWER DUSTER CANNED AIR, P & Z, AUG. '19 - SEWER</u>	08/01/2019	.41	.00	21-6165 OFFICE SUPPLIES	0	8/19		
1795	BUYWYZ LLC	141348	8859	<u>2 PK POWER DUSTER CANNED AIR, P & Z, AUG. '19 - P.I.</u>	08/01/2019	.14	.00	25-6165 OFFICE SUPPLIES	0	8/19		
Total 141348:						26.35	.00					
1795	BUYWYZ LLC	141348.2	8859	<u>BUSINESS CARD/CLIP HOLDER FOR P&Z, AUG. '19 - SEWER</u>	08/05/2019	.23	.00	21-6165 OFFICE SUPPLIES	0	8/19		
1795	BUYWYZ LLC	141348.2	8859	<u>BUSINESS CARD/CLIP HOLDER FOR P&Z, AUG. '19 - WATER</u>	08/05/2019	.23	.00	20-6165 OFFICE SUPPLIES	0	8/19		
1795	BUYWYZ LLC	141348.2	8859	<u>BUSINESS CARD/CLIP HOLDER FOR P&Z, AUG. '19 - P&Z</u>	08/05/2019	4.64	.00	01-6165 OFFICE SUPPLIES	1003	8/19		
1795	BUYWYZ LLC	141348.2	8859	<u>BUSINESS CARD/CLIP HOLDER FOR P&Z, AUG. '19 - P.I.</u>	08/05/2019	.08	.00	25-6165 OFFICE SUPPLIES	0	8/19		

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Total 141348.2:						5.18	.00					
1795	BUYWYZ LLC	141634	8886	<u>PAIL & MOP, WOODEN MOP HANDLE, ALL PURPOSE CLEANER, TOILET BOWL BRUSH CADDY SET, TREATMENT PLANT, AUG. '19 WATER</u>	08/08/2019	45.39	.00	<u>20-6025 JANITORIAL</u>	0	8/19		
1795	BUYWYZ LLC	141634	8886	<u>2 DOZEN BLACK PENS FOR T. SHAFFER, SEWER, AUG. '19</u>	08/08/2019	39.84	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	8/19		
1795	BUYWYZ LLC	141634	8886	<u>2 DOZEN RED PENS, 2 PK STICKY NOTES, PLANT, AUG. '19 - WATER</u>	08/08/2019	26.33	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	8/19		
1795	BUYWYZ LLC	141634	8886	<u>3 PK KLEENEX, STICKY NOTES, POWER DUSTERS, CITY HALL, AUG. '19 - ADMIN</u>	08/08/2019	17.13	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	8/19		
1795	BUYWYZ LLC	141634	8886	<u>RED PENS, BLUE PENS, PARKS, AUG. '19</u>	08/08/2019	15.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	8/19		
1795	BUYWYZ LLC	141634	8886	<u>3 PK KLEENEX, STICKY NOTES, POWER DUSTERS, CITY HALL, AUG. '19 - WATER</u>	08/08/2019	15.89	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	8/19		
1795	BUYWYZ LLC	141634	8886	<u>PAIL & MOP, WOODEN MOP HANDLE, ALL PURPOSE CLEANER, TOILET BOWL BRUSH CADDY SET, TREATMENT PLANT, AUG. '19 - SEWER</u>	08/08/2019	45.40	.00	<u>21-6025 JANITORIAL</u>	0	8/19		
1795	BUYWYZ LLC	141634	8886	<u>PAIL & MOP, WOODEN MOP HANDLE, ALL PURPOSE CLEANER, TOILET BOWL BRUSH CADDY SET, TREATMENT PLANT, AUG. '19 - P.I.</u>	08/08/2019	17.29	.00	<u>25-6025 JANITORIAL</u>	0	8/19		
1795	BUYWYZ LLC	141634	8886	<u>2 DOZEN RED PENS, 2 PK STICKY NOTES, PLANT, AUG. '19 - SEWER</u>	08/08/2019	26.32	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	8/19		
1795	BUYWYZ LLC	141634		<u>2 DOZEN RED PENS, 2 PK STICKY NOTES, PLANT, AUG. '19 - P.I.</u>	08/08/2019	10.03	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	8/19		

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1795	BUYWYZ LLC	141634	8886	<u>3 PK KLEENEX, STICKY NOTES, POWER DUSTERS, CITY HALL, AUG. '19 - SEWER</u>	08/08/2019	15.89	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	8/19		
1795	BUYWYZ LLC	141634	8886	<u>3 PK KLEENEX, STICKY NOTES, POWER DUSTERS, CITY HALL, AUG. '19 - P.I.</u>	08/08/2019	6.11	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	8/19		
1795	BUYWYZ LLC	141634	8886	<u>3 PK KLEENEX, STICKY NOTES, POWER DUSTERS, CITY HALL, AUG. '19 - P&Z</u>	08/08/2019	6.11	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	8/19		
Total 141634:						286.73	.00					
1795	BUYWYZ LLC	141637	8886	<u>BANKER BOXES FOR N. STAUFFER, HR, AUG. '19 - P.I.</u>	08/08/2019	4.25	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	8/19		
1795	BUYWYZ LLC	141637	8886	<u>BANKER BOXES FOR N. STAUFFER, HR, AUG. '19 - SEWER</u>	08/08/2019	15.58	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	8/19		
1795	BUYWYZ LLC	141637	8886	<u>BANKER BOXES FOR N. STAUFFER, HR, AUG. '19 - WATER</u>	08/08/2019	15.58	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	8/19		
1795	BUYWYZ LLC	141637	8886	<u>BANKER BOXES FOR N. STAUFFER, HR, AUG. '19 - ADMIN</u>	08/08/2019	11.80	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	8/19		
Total 141637:						47.21	.00					
Total BUYWYZ LLC:						365.47	.00					
CANYON HONDA												
844	CANYON HONDA	1021757	8739	<u>2019 HONDA PIONEER SXS10M5PK, PARTS & ACCESSORIES & INSTALLATION, B. WITHROW, AUG '19</u>	08/01/2019	20,000.00	.00	<u>40-6166 PP&E PURCHASES OPERATIONS</u>	1170	8/19		
Total 1021757:						20,000.00	.00					

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844	CANYON HONDA	1490493	8722	<u>TEMPERATURE SENSOR FOR 4 WHEELER AT LAGOONS, SEWER, S. HOWELL, JULY '19</u>	07/02/2019	26.16	.00	<u>21-6090 FARM EXPENDITURES</u>	0	8/19		
Total 1490493:						26.16	.00					
Total CANYON HONDA:						20,026.16	.00					
CAPITAL PAVING CO												
20	CAPITAL PAVING CO	8818		<u>PI SERVICE PATCH, 740 S SCHOOL AVE, AUG.'19</u>	08/12/2019	475.00	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	8/19		
Total 8818:						475.00	.00					
Total CAPITAL PAVING CO:						475.00	.00					
CASELLE INC												
1239	CASELLE INC	96756		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 9/1-9/30/19 - ADMIN</u>	08/01/2019	459.20	.00	<u>01-6052 CONTRACT SERVICES</u>	0	8/19		
1239	CASELLE INC	96756		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 9/1-9/30/19 - WATER</u>	08/01/2019	434.60	.00	<u>20-6052 CONTRACT SERVICES</u>	0	8/19		
1239	CASELLE INC	96756		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 9/1-9/30/19 - SEWER</u>	08/01/2019	434.60	.00	<u>21-6052 CONTRACT SERVICES</u>	0	8/19		
1239	CASELLE INC	96756		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 9/1-9/30/19 - P.I</u>	08/01/2019	164.00	.00	<u>25-6052 CONTRACT SERVICES</u>	0	8/19		
1239	CASELLE INC	96756		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 9/1-9/30/19 - P & Z</u>	08/01/2019	147.60	.00	<u>01-6052 CONTRACT SERVICES</u>	1003	8/19		
Total 96756:						1,640.00	.00					
Total CASELLE INC:						1,640.00	.00					

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CENTURYLINK												
62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE SCADA, 7/25/2019-8/24/2019, AUG '19 - WATER</u>	07/25/2019	16.40	16.40	<u>20-6255 TELEPHONE EXPENSE</u>	0	8/19	08/07/2019	
62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE SCADA, 7/25/2019-8/24/2019, AUG '19 - SEWER</u>	07/25/2019	16.40	16.40	<u>21-6255 TELEPHONE EXPENSE</u>	0	8/19	08/07/2019	
62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE SCADA, 7/25/2019-8/24/2019, AUG '19 - P.I.</u>	07/25/2019	6.24	6.24	<u>25-6255 TELEPHONE EXPENSE</u>	0	8/19	08/07/2019	
Total 2089221136586B72519:						39.04	39.04					
62	CENTURYLINK	208922211037		<u>PARKS OFFICE INTERNET SERVICE FOR AUGUST, 7/25/2019-8/24/2019, AUG '19</u>	07/25/2019	103.98	103.98	<u>01-6255 TELEPHONE</u>	1004	8/19	08/07/2019	
Total 2089222110376B072519:						103.98	103.98					
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 8/7/2019-9/6/2019, AUG. '19 - ADMIN</u>	08/07/2019	13.50	.00	<u>01-6255 TELEPHONE</u>	0	8/19		
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 8/7/2019-9/6/2019, AUG. '19 - WATER</u>	08/07/2019	12.54	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	8/19		
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 8/7/2019-9/6/2019, AUG. '19 - SEWER</u>	08/07/2019	12.54	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	8/19		
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 8/7/2019-9/6/2019, AUG. '19 - P.I.</u>	08/07/2019	4.82	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	8/19		
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 8/7/2019-9/6/2019, AUG. '19 - P&Z</u>	08/07/2019	4.82	.00	<u>01-6255 TELEPHONE</u>	1003	8/19		

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Total 2089229179548B080719:						48.22	.00					
Total CENTURYLINK:						191.24	143.02					
CORE & MAIN LP												
63	CORE & MAIN LP	K900116	8829	<u>6 EA 5/8" REGISTERS, WATER, B. BURR, JULY '19</u>	07/26/2019	1,286.40	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	8/19		
63	CORE & MAIN LP	K900116	8829	<u>3 EA STANDARD-LARGE METER KEYS, WATER, B. BURR, JULY '19</u>	07/26/2019	60.33	.00	<u>20-6175 SMALL TOOLS</u>	0	8/19		
Total K900116:						1,346.73	.00					
Total CORE & MAIN LP:						1,346.73	.00					
COURTNEY NOELLE WARD												
1997	COURTNEY NOELLE WARD	019		<u>FIRE DANCERS FOR KUNA DAYS CONCERT & FIREWORKS VIEWING, KUNA ARTS COMMISSION, AUG.'19</u>	08/03/2019	400.00	.00	<u>01-6070 DONATIONS EXPENSE</u>	0	8/19		
Total 019:						400.00	.00					
Total COURTNEY NOELLE WARD:						400.00	.00					
CP AUDIO												
1935	CP AUDIO	3383	8808	<u>SOUND SERVICE FOR BAND ON CITY HALL PATIO, SOUND ENGINEER, FOR KUNA DAYS CONCERT AND FIREWORKS VIEWING, AUG. 3RD, A. WELKER, AUG. '19</u>	08/03/2019	1,000.00	.00	<u>01-6070 DONATIONS EXPENSE</u>	0	8/19		
Total 3383:						1,000.00	.00					
Total CP AUDIO:						1,000.00	.00					

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25	DIGLINE	0060964-IN		<u>DIG FEES, JULY 2019 - WATER</u>	07/31/2019	280.42	.00	20-6065 DIG LINE EXPENSE	0	8/19		
25	DIGLINE	0060964-IN		<u>DIG FEES, JULY 2019 - SEWER</u>	07/31/2019	280.42	.00	21-6065 DIG LINE EXPENSE	0	8/19		
25	DIGLINE	0060964-IN		<u>DIG FEES, JULY 2019 - P.I.</u>	07/31/2019	106.83	.00	25-6065 DIG LINE EXPENSE	0	8/19		
Total 0060964-IN:						667.67	.00					
Total DIGLINE:						667.67	.00					
DMH ENTERPRISES												
1745	DMH ENTERPRISES	07312019DMH		<u>PLUMBING PERMITS, JUL '19</u>	07/31/2019	9,990.60	9,990.60	01-6202 PROFESSIONAL SERVICES	1003	8/19	08/07/2019	
Total 07312019DMH:						9,990.60	9,990.60					
Total DMH ENTERPRISES:						9,990.60	9,990.60					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-1870888	8879	<u>1 TOTE OF CHLORINE FUEL SURCHARGE, D. CROSSLEY, JULY '19</u>	08/09/2019	751.15	.00	20-6150 M & R - SYSTEM	0	8/19		
Total IN-1870888:						751.15	.00					
Total DUBOIS CHEMICALS INC:						751.15	.00					
ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	07312019ECI		<u>ELECTRICAL PERMITS, JUL '19</u>	07/31/2019	13,817.02	13,817.02	01-6202 PROFESSIONAL SERVICES	1003	8/19	08/07/2019	
Total 07312019ECI:						13,817.02	13,817.02					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						13,817.02	13,817.02					

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FASTENAL COMPANY												
1507	FASTENAL COMPANY	IDBOS229512	8426	9/16" FINISHED HEX NUT, 2 EA 3/4" - 10X3" STAINLESS STEEL HEX CAP SCREW, 2 EA 3/4" INSERT LOCK NUT, 3/4" FINISHED HEX NUT, 4 EA 3/4" FLAT WASHER, 4 EA 3/4" SPLIT LOCK WASHER, 2 EA 3/4" HEX CAP SCREW, WEST WELL REHAB (FARM), APR. '19	04/29/2019	31.64	31.64	21-6020 CAPITAL IMPROVEMENTS	1157	8/19	08/07/2019	
Total IDBOS229512:						31.64	31.64					
1507	FASTENAL COMPANY	IDBOS229694	8451	3 PKGS SAFETY GLOVES FOR SEWER DEPT, T.FLEMING, MAY'19	05/06/2019	135.54	135.54	21-6230 SAFETY TRAINING & EQUIPMENT	0	8/19	08/07/2019	
Total IDBOS229694:						135.54	135.54					
1507	FASTENAL COMPANY	IDBOS230612	8463	24:1 IR THERMOMETER, M.NADEAU, JUNE '19	06/07/2019	449.99	449.99	21-6175 SMALL TOOLS	0	8/19	08/07/2019	
Total IDBOS230612:						449.99	449.99					
1507	FASTENAL COMPANY	IDBOS230615	8618	2 EA 4.5X1/4X7/8 MASONRY GRINDING WHEEL, 4 EA 6" SUPER SLICER CUTTING WHEEL, DRILL SET, 2 EA SOCKET SETS, 5 EA METAL RECIPROCATING SAW BLADES, SEWER DEPARTMENT, T. FLEMING, JUNE '19	06/07/2019	313.55	313.55	21-6175 SMALL TOOLS	0	8/19	08/07/2019	
Total IDBOS230615:						313.55	313.55					
1507	FASTENAL COMPANY	IDBOS231677	8801	2 EA LED RECHARGEABLE SPOTLIGHTS, DEWALT ANGLE GRINDER, 6 EA GRINDER WHEELS, M.NADEAU, JUL. '19	07/19/2019	271.43	.00	21-6175 SMALL TOOLS	0	8/19		

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Total IDBOS231677:						271.43	.00					
Total FASTENAL COMPANY:						1,202.15	930.72					
FATBEAM LLC												
1831	FATBEAM LLC	9411		<u>INTERNET SERVICES FOR AUGUST 2019 - ADMIN</u>	08/01/2019	95.00	.00	<u>01-6052 CONTRACT SERVICES</u>	0	8/19		
1831	FATBEAM LLC	9411		<u>INTERNET SERVICES FOR AUGUST 2019 - WATER</u>	08/01/2019	65.00	.00	<u>20-6052 CONTRACT SERVICES</u>	0	8/19		
1831	FATBEAM LLC	9411		<u>INTERNET SERVICES FOR AUGUST 2019 - SEWER</u>	08/01/2019	65.00	.00	<u>21-6052 CONTRACT SERVICES</u>	0	8/19		
1831	FATBEAM LLC	9411		<u>INTERNET SERVICES FOR AUGUST 2019 - P.I.</u>	08/01/2019	25.00	.00	<u>25-6052 CONTRACT SERVICES</u>	0	8/19		
Total 9411:						250.00	.00					
Total FATBEAM LLC:						250.00	.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0719629	8812	<u>PARTS FOR INSTALLATION OF PI SERVICE AT 740 SCHOOL ST. C. DE YOUNG, JULY '19</u>	07/29/2019	1,037.59	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	8/19		
Total 0719629:						1,037.59	.00					
219	FERGUSON ENTERPRISES INC	0720168	8835	<u>6" PVC 45 BEND, 6" PVC 22-1/2 BEND, 2 EA 6" PVC COUPLER, 84 FT OF 6" SEWER PIPE, PARTS FOR A SEWER LINE BREAK, T.FLEMING, JUL. '19</u>	07/26/2019	330.17	.00	<u>21-6150 M & R - SYSTEM</u>	0	8/19		
Total 0720168:						330.17	.00					

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				REZONE & PRE PLAT REQUEST, T. BEHUNIN, AUG. '19	08/07/2019	54.58	.00	01-6125 LEGAL PUBLICATIONS	1003	8/19		
1802	IDAHO PRESS TRIBUNE, LLC	1175608	8862	AD #: 1930298, LEGAL NOTICE, FILE #: 19-04-ZC (REZONE) KUNA RURAL FIRE DISTRICT CLOVERDALE FIRE STATION, J. HELLMAN, AUG. '19	08/07/2019	52.36	.00	01-6125 LEGAL PUBLICATIONS	1003	8/19		
1802	IDAHO PRESS TRIBUNE, LLC	1175608	8860	AD #: 1930300, LEGAL NOTICE, CASE #S: 19-08-AN, 19-04-S: INDIAN CREEK @ CRIMSON POINT (ANNEXATION, & PRE PLAT), T. BEHUNIN, AUG. '19	08/07/2019	55.32	.00	01-6125 LEGAL PUBLICATIONS	1003	8/19		
Total 1175608:						162.26	.00					
Total IDAHO PRESS TRIBUNE, LLC:						216.84	.00					
IDAHO TRACTOR INC												
34	IDAHO TRACTOR INC	PI17232	8866	BELT FOR KUBOTA, M.MEADE, AUG.'19	08/01/2019	16.38	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/19		
Total PI17232:						16.38	.00					
Total IDAHO TRACTOR INC:						16.38	.00					
INTEGRINET SOLUTIONS, INC.												
1595	INTEGRINET SOLUTIONS, INC.	115503		CREATED NEW VPN ON CITY HALL SIDE FOR NEW IP ADDRESS FROM ORCHARD HOUSE 8/6/2019, CONFIGURED FIREWALL, SETTING UP NEW INTERNET PROVIDER AT PARKS ORCHARD OFFICE, 8/8/2019	08/11/2019	240.00	.00	40-6020 CAPITAL IMPROVEMENTS	1173	8/19		
1595	INTEGRINET SOLUTIONS, INC.	115503		ADDITIONAL MONITOR FOR D. HANSON, P&Z, 8/8/2019 - P&Z	08/11/2019	178.51	.00	01-6175 SMALL TOOLS	1003	8/19		
1595	INTEGRINET SOLUTIONS, INC.	115503		ADDITIONAL MONITOR FOR D. HANSON, P&Z, 8/8/2019 - WATER	08/11/2019	8.78	.00	20-6175 SMALL TOOLS	0	8/19		

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1595	INTEGRINET SOLUTIONS, INC.	115503		ADDITIONAL MONITOR FOR D. HANSON, P&Z, 8/8/2019 - SEWER	08/11/2019	8.78	.00	21-6175 SMALL TOOLS	0	8/19		
1595	INTEGRINET SOLUTIONS, INC.	115503		ADDITIONAL MONITOR FOR D. HANSON, P&Z, 8/8/2019 - P.I.	08/11/2019	2.93	.00	25-6175 SMALL TOOLS	0	8/19		
Total 115503:						439.00	.00					
Total INTEGRINET SOLUTIONS, INC.:						439.00	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482195000625		NATURAL GAS CONSUMPTION AT TREATMENT PLANT, 6/25/2019-7/29/2019, JULY '19 - WATER	07/30/2019	5.07	5.07	20-6290 UTILITIES EXPENSE	0	8/19	08/07/2019	
37	INTERMOUNTAIN GAS CO	482195000625		NATURAL GAS CONSUMPTION AT TREATMENT PLANT, 6/25/2019-7/29/2019, JULY '19 - SEWER	07/30/2019	5.07	5.07	21-6290 UTILITIES EXPENSE	0	8/19	08/07/2019	
37	INTERMOUNTAIN GAS CO	482195000625		NATURAL GAS CONSUMPTION AT TREATMENT PLANT, 6/25/2019-7/29/2019, JULY '19 - P.I.	07/30/2019	1.92	1.92	25-6290 UTILITIES EXPENSE	0	8/19	08/07/2019	
Total 4821950006251972919:						12.06	12.06					
Total INTERMOUNTAIN GAS CO:						12.06	12.06					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	07262019-080		SANITATION RECEIPT TRANSFER, 07/26/2019-08/01/2019	08/02/2019	15,896.29	15,896.29	26-7000 SOLID WASTE SERVICE FEES	0	8/19	08/02/2019	
230	J & M SANITATION, INC.	07262019-080		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 07/26/2019-08/01/2019	08/02/2019	-1,570.55	-1,570.55	01-4170 FRANCHISE FEES	0	8/19	08/02/2019	
Total 07262019-08012019:						14,325.74	14,325.74					

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230	J & M SANITATION, INC.	07312019JM-M		<u>JUNE 2019 25 YD CONTINUOUS DUMPSTER RENTAL - PARKS</u>	07/31/2019	15.00	.00	<u>01-6212 RENT- EQUIPMENT</u>	1004	8/19		
230	J & M SANITATION, INC.	07312019JM-M		<u>JUNE 2019 25 YD CONTINUOUS DUMPSTER RENTAL - WATER</u>	07/31/2019	6.00	.00	<u>20-6212 RENT - EQUIPMENT</u>	0	8/19		
230	J & M SANITATION, INC.	07312019JM-M		<u>JUNE 2019 25 YD CONTINUOUS DUMPSTER RENTAL - SEWER</u>	07/31/2019	6.00	.00	<u>21-6212 RENT- EQUIPMENT</u>	0	8/19		
230	J & M SANITATION, INC.	07312019JM-M		<u>JUNE 2019 25 YD CONTINUOUS DUMPSTER RENTAL - P.I.</u>	07/31/2019	3.00	.00	<u>25-6212 RENT - EQUIPMENT</u>	0	8/19		
Total 07312019JM-MY:						30.00	.00					
230	J & M SANITATION, INC.	07312019JM-S		<u>SLUDGE REPORT FOR JULY 2019</u>	07/31/2019	4,320.00	.00	<u>21-6153 M & R - SLUDGE DISPOSAL</u>	0	8/19		
Total 07312019JM-SR:						4,320.00	.00					
230	J & M SANITATION, INC.	08022019-080		<u>SANITATION RECEIPT TRANSFER, 08/02/2019- 08/08/2019</u>	08/09/2019	54,489.44	54,489.44	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	8/19	08/09/2019	
230	J & M SANITATION, INC.	08022019-080		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 08/02/2019-08/08/2019</u>	08/09/2019	-5,383.56	-5,383.56	<u>01-4170 FRANCHISE FEES</u>	0	8/19	08/09/2019	
Total 08022019-08082019:						49,105.88	49,105.88					
Total J & M SANITATION, INC.:						67,781.62	63,431.62					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	3196918		<u>BANK FEES, AUGUST 2019 - ADMIN</u>	08/01/2019	32.91	.00	<u>01-6505 BANK FEES</u>	0	8/19		
1328	JACK HENRY & ASSOCIATES, INC.	3196918		<u>BANK FEES, AUGUST 2019 - WATER</u>	08/01/2019	30.56	.00	<u>20-6505 BANK FEES</u>	0	8/19		
1328	JACK HENRY & ASSOCIATES, INC.	3196918		<u>BANK FEES, AUGUST 2019 - SEWER</u>	08/01/2019	30.56	.00	<u>21-6505 BANK FEES</u>	0	8/19		

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1328	JACK HENRY & ASSOCIATES, INC.	3196918		<u>BANK FEES, AUGUST 2019 - P.I</u>	08/01/2019	11.75	.00	25-6505 BANK FEES	0	8/19		
1328	JACK HENRY & ASSOCIATES, INC.	3196918		<u>BANK FEES, AUGUST 2019 - P&Z</u>	08/01/2019	11.75	.00	01-6505 BANK FEES	1003	8/19		
Total 3196918:						117.53	.00					
Total JACK HENRY & ASSOCIATES, INC.:						117.53	.00					
JONATHAN STRICKLAND												
1976	JONATHAN STRICKLAND	199		<u>JANITORIAL SERVICES FOR AUGUST 2019 - TREATMENT PLANT - WATER</u>	08/09/2019	50.40	.00	20-6025 JANITORIAL	0	8/19		
1976	JONATHAN STRICKLAND	199		<u>JANITORIAL SERVICES FOR AUGUST 2019 - TREATMENT PLANT - SEWER</u>	08/09/2019	50.40	.00	21-6025 JANITORIAL	0	8/19		
1976	JONATHAN STRICKLAND	199		<u>JANITORIAL SERVICES FOR AUGUST 2019 - TREATMENT PLANT - P.I</u>	08/09/2019	19.20	.00	25-6025 JANITORIAL	0	8/19		
Total 199:						120.00	.00					
1976	JONATHAN STRICKLAND	200		<u>JANITORIAL SERVICES FOR AUGUST 2019 - SENIOR CENTER</u>	08/09/2019	446.00	.00	01-6025 JANITORIAL	1001	8/19		
Total 200:						446.00	.00					
1976	JONATHAN STRICKLAND	201		<u>JANITORIAL SERVICES FOR AUGUST 2019 - CITY HALL - ADMIN</u>	08/09/2019	156.80	.00	01-6025 JANITORIAL	0	8/19		
1976	JONATHAN STRICKLAND	201		<u>JANITORIAL SERVICES FOR AUGUST 2019 - CITY HALL - P & Z</u>	08/09/2019	56.00	.00	01-6025 JANITORIAL	1003	8/19		
1976	JONATHAN STRICKLAND	201		<u>JANITORIAL SERVICES FOR AUGUST 2019 - CITY HALL - WATER</u>	08/09/2019	145.60	.00	20-6025 JANITORIAL	0	8/19		

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1976	JONATHAN STRICKLAND	201		<u>JANITORIAL SERVICES FOR AUGUST 2019 - CITY HALL - SEWER</u>	08/09/2019	145.60	.00	<u>21-6025 JANITORIAL</u>	0	8/19		
1976	JONATHAN STRICKLAND	201		<u>JANITORIAL SERVICES FOR AUGUST 2019 - CITY HALL - P.I</u>	08/09/2019	56.00	.00	<u>25-6025 JANITORIAL</u>	0	8/19		
Total 201:						560.00	.00					
Total JONATHAN STRICKLAND:						1,126.00	.00					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0127054		<u>PROFESSIONAL SERVICES FROM 6/2/2019-6/29/2019, KUNA DT REVITALIZATION PHASE IIA & IIB, JUNE '19 - ADMIN</u>	07/25/2019	2,448.50	.00	<u>01-6045 CONTINGENCY</u>	1119	8/19		
1236	J-U-B ENGINEERS, INC.	0127054		<u>PROFESSIONAL SERVICES FROM 6/2/2019-6/29/2019, KUNA DT REVITALIZATION PHASE IIA & IIB, JUNE '19 - WATER</u>	07/25/2019	1,469.10	.00	<u>20-6045 CONTINGENCY</u>	1119	8/19		
1236	J-U-B ENGINEERS, INC.	0127054		<u>PROFESSIONAL SERVICES FROM 6/2/2019-6/29/2019, KUNA DT REVITALIZATION PHASE IIA & IIB, JUNE '19 - SEWER</u>	07/25/2019	1,469.10	.00	<u>21-6045 CONTINGENCY</u>	1119	8/19		
1236	J-U-B ENGINEERS, INC.	0127054		<u>PROFESSIONAL SERVICES FROM 6/2/2019-6/29/2019, KUNA DT REVITALIZATION PHASE IIA & IIB, JUNE '19 - P.I.+</u>	07/25/2019	734.54	.00	<u>25-6045 CONTINGENCY FUND</u>	1119	8/19		
Total 0127054:						6,121.24	.00					
Total J-U-B ENGINEERS, INC.:						6,121.24	.00					
K & L VENTURES												
1949	K & L VENTURES	006	8807	<u>2.5 HRS X 2 STAFF (BARTENDER PLUS 1 STAFF) X \$10 PER HOUR, CATERING PERMIT, FOR KUNA DAYS - CITY OF KUNA CONCERT AND FIREWORK VIEWING, AUGUST 3RD 8:00 PM-10:30 PM. A. WELKER, AUG. '19</u>	07/22/2019	70.00	.00	<u>01-6070 DONATIONS EXPENSE</u>	0	8/19		

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Total 006:						70.00	.00					
1949	K & L VENTURES	007	8636	<u>2.5 HRS X 2 STAFF (BARTENDER PLUS 1 STAFF) X \$10 PER HOUR, CATERING PERMIT, SECOND SATURDAY SUMMER CONCERT SERIES, AUG 10TH 2019 6:30 PM - 9:00PM, JUNE '19</u>	08/06/2019	70.00	.00	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	8/19		
Total 007:						70.00	.00					
Total K & L VENTURES:						140.00	.00					
KENDALL FORD OF MERIDIAN LLC												
1616	KENDALL FORD OF MERIDIAN LLC	R1CS281610	8804	<u>REPLACING BRAKE MASTER CYLINDER, SEWER F550, JUL.'19 - SEWER</u>	07/19/2019	1,714.66	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/19		
Total R1CS281610:						1,714.66	.00					
Total KENDALL FORD OF MERIDIAN LLC:						1,714.66	.00					
KUNA LUMBER												
499	KUNA LUMBER	A109122	8851	<u>YELLOW MARKING PAINT FOR SPLASH PAD PARKING LOT, M.MEADE, JUL.'19</u>	07/31/2019	11.68	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	8/19		
Total A109122:						11.68	.00					
499	KUNA LUMBER	B128160	8857	<u>KWIKSET KEY, 2 EA 6" CUTOFF WHEEL, LIGHT SWITCH/POWER OUTLET COMBINATION WALL PLATE, 50 FT OF CABLE LAMP CORD, 3 EA WIRE INSIDE ELBOW, 2 EA HIT LOCK BOX CONNECTOR, WIRE ACCESSORY KIT, 6 EA 5' CHANNEL WIRE, 3 EA FLAT ELBOW, OUTLET BOX, PARKS, JULY '19</u>	07/31/2019	114.82	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	8/19		

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499	KUNA LUMBER	B128160	8857	1/2" LOCK WASHER FOR CRIMSON BRIDGE. 2 EA 3/4" TRIGGER SNAP FOR BALL FIELD FLAGS, LED RECESSED LIGHT KIT FOR BERNIE FISHER PARK. CONCRETE 80# BAG AND 4 CANS OF BLACK SPRAY PAINT FOR PARKS FENCE AT BERNIE FISHER, PARKS, JULY '19	07/31/2019	49.83	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/19		
499	KUNA LUMBER	B128160	8857	3/4" PARTICLEBOARD. 20 FT OF 1X2 KNOTTY ALDER S4S, WOOD FILLER, PAINT ROLLER, WOOD STAIN, CONTACT CEMENT, 2 PC ULTRA LIGHT MDF 1X4 16', SANDING SPONGE, LACQUER THINNER, 2X4-8' BOARD, 2X6-8' BOARD, ULTRA LIGHT MDF 1X6 16', 4" SQUARE STEEL COVER...	07/31/2019	.00	.00	01-6140 MAINT. & REPAIR BUILDING	1005	8/19		
499	KUNA LUMBER	B128160		SURGE PROTECTOR FOR N. STAUFFER'S NEW OFFICE, JULY '19 - ADMIN	07/31/2019	4.50	.00	01-6165 OFFICE SUPPLIES	0	8/19		
499	KUNA LUMBER	B128160		SURGE PROTECTOR FOR CITY HALL, JULY '19 - WATER	07/31/2019	4.68	.00	20-6165 OFFICE SUPPLIES	0	8/19		
499	KUNA LUMBER	B128160		SURGE PROTECTOR FOR CITY HALL, JULY '19 - SEWER	07/31/2019	4.68	.00	21-6165 OFFICE SUPPLIES	0	8/19		
499	KUNA LUMBER	B128160		SURGE PROTECTOR FOR CITY HALL, JULY '19 - ADMIN	07/31/2019	5.03	.00	01-6165 OFFICE SUPPLIES	0	8/19		
499	KUNA LUMBER	B128160		SURGE PROTECTOR FOR N. STAUFFER'S NEW OFFICE, JULY '19 - WATER	07/31/2019	5.94	.00	20-6165 OFFICE SUPPLIES	0	8/19		
499	KUNA LUMBER	B128160		SURGE PROTECTOR FOR N. STAUFFER'S NEW OFFICE, JULY '19 - SEWER	07/31/2019	5.94	.00	21-6165 OFFICE SUPPLIES	0	8/19		
499	KUNA LUMBER	B128160		SURGE PROTECTOR FOR N. STAUFFER'S NEW OFFICE, JULY '19 - P.I.	07/31/2019	1.61	.00	25-6165 OFFICE SUPPLIES	0	8/19		
499	KUNA LUMBER	B128160		SURGE PROTECTOR FOR CITY HALL, JULY '19 - P.I.	07/31/2019	1.80	.00	25-6165 OFFICE SUPPLIES	0	8/19		

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				SOCKET ADAPTER, PLANT, M. NADEAU, JULY '19	08/06/2019	22.16	.00	21-6175 SMALL TOOLS	0	8/19		
Total B129571:						22.16	.00					
499	KUNA LUMBER	B129663	8889	2 CANS OF WASP AND HORNET KILLER. M. DAVILA. AUG. '19 - WATER	08/08/2019	4.59	.00	20-6150 M & R - SYSTEM	0	8/19		
499	KUNA LUMBER	B129663	8889	2 CANS OF WASP AND HORNET KILLER. M. DAVILA. AUG. '19 - P.I.	08/08/2019	1.15	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	8/19		
Total B129663:						5.74	.00					
499	KUNA LUMBER	B129817	8899	CASE OF WASP SPRAY. C. DE YOUNG. AUG. '19	08/12/2019	38.28	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	8/19		
Total B129817:						38.28	.00					
499	KUNA LUMBER	B129865	8909	REPLACEMENT BATTERY FOR FLASH LIGHT. J. COULTER. AUG. '19	08/13/2019	5.84	.00	01-6165 OFFICE SUPPLIES	1005	8/19		
Total B129865:						5.84	.00					
Total KUNA LUMBER:						676.57	.00					
KUNA RURAL FIRE DISTRICT (IMPACT)												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	07312019KRF		KRFD IMPACT FEES. JUL.'19	07/31/2019	14,721.00	14,721.00	01-2511 KRFD IMPACT FEE TRANSFER	0	8/19	08/07/2019	
Total 07312019KRFDI:						14,721.00	14,721.00					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						14,721.00	14,721.00					

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				JUL.'19	07/31/2019	6,467.50	6,467.50	21-2530_DUE TO KEYBANK 2006-1 LID	0	8/19	08/02/2019	
Total 07312019BC:						6,467.50	6,467.50					
1849	MISCELLANEOUS VENDORS 2	07312019BH		PHOTOGRAPHY FOR EVENTS, POPSICLES WITH THE MAYOR, JUL.'19	07/31/2019	60.00	60.00	01-6155 MEETINGS/COMMITTEES	1031	8/19	08/02/2019	
1849	MISCELLANEOUS VENDORS 2	07312019BH		PHOTOGRAPHY FOR EVENTS, MUSIC ON THE GREENBELT, JUN.'19	07/31/2019	112.50	112.50	01-6155 MEETINGS/COMMITTEES	1032	8/19	08/02/2019	
1849	MISCELLANEOUS VENDORS 2	07312019BH		PHOTOGRAPHY FOR EVENTS, MUSIC ON THE GREENBELT, JUN.'19	07/31/2019	5.00	5.00	20-6155 MEETINGS/COMMITTEES	1032	8/19	08/02/2019	
1849	MISCELLANEOUS VENDORS 2	07312019BH		PHOTOGRAPHY FOR EVENTS, MUSIC ON THE GREENBELT, JUN.'19	07/31/2019	5.00	5.00	21-6155 MEETINGS/COMMITTEES	1032	8/19	08/02/2019	
1849	MISCELLANEOUS VENDORS 2	07312019BH		PHOTOGRAPHY FOR EVENTS, MUSIC ON THE GREENBELT, JUN.'19	07/31/2019	2.50	2.50	25-6155 MEETING/COMMITTEES	1032	8/19	08/02/2019	
Total 07312019BH:						185.00	185.00					
1849	MISCELLANEOUS VENDORS 2	07312019PFH		KEY BANK LID REFUND, BUILDING PERMIT #19720 & #19721, CAZADOR SUB NO 01, JUL.'19	07/31/2019	6,467.50	6,467.50	21-2530_DUE TO KEYBANK 2006-1 LID	0	8/19	08/02/2019	
Total 07312019PFH:						6,467.50	6,467.50					
1849	MISCELLANEOUS VENDORS 2	08022019LH		REIMBURSEMENT FOR MILEAGE AND MEALS, BOISE MEETINGS IN 6/06-7/31/19 - ECONOMIC DEVELOPMENT	08/02/2019	473.79	.00	01-6155 MEETINGS/COMMITTEES	4000	8/19		
Total 08022019LH:						473.79	.00					

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1849	MISCELLANEOUS VENDORS 2	08072019W		<u>2ND SATURDAY SUMMER CONCERT SERIES, WILLIE AND THE SINGLE WIDES, A. WELKER, AUG. '19</u>	08/06/2019	300.00	300.00	01-6070 <u>DONATIONS EXPENSE</u>	0	8/19	08/07/2019	
Total 08072019W:						300.00	300.00					
1849	MISCELLANEOUS VENDORS 2	08092019RH		<u>BOOT REIMBURSEMENT, R.HERRERA, AUG.'19</u>	08/09/2019	200.00	.00	21-6230 <u>SAFETY TRAINING & EQUIPMENT</u>	0	8/19		
Total 08092019RH:						200.00	.00					
1849	MISCELLANEOUS VENDORS 2	08132019BB		<u>WATER EXAM REIMBURSEMENT, B.BURR, AUG.'19</u>	08/13/2019	20.00	.00	20-6265 <u>TRAINING & SCHOOLING EXPENSE</u>	0	8/19		
1849	MISCELLANEOUS VENDORS 2	08132019BB		<u>WATER EXAM REIMBURSEMENT, B.BURR, AUG.'19</u>	08/13/2019	5.00	.00	25-6265 <u>TRAINING & SCHOOLING EXPENSE</u>	0	8/19		
Total 08132019BB:						25.00	.00					
1849	MISCELLANEOUS VENDORS 2	08132019RD		<u>REIMBURSEMENT, OIT, R.DAVILA</u>	08/13/2019	25.00	.00	21-6265 <u>TRAINING & SCHOOLING EXPENSE</u>	0	8/19		
Total 08132019RD:						25.00	.00					
1849	MISCELLANEOUS VENDORS 2	08152019ICCU		<u>OPENING DEPOSIT, CERTIFICATE OF DEPOSIT - CITY OF KUNA, AUG.'19</u>	08/15/2019	15,000,000.00	15,000,000.	99-1045 <u>CERTIFICATE OF DEPOSIT ICCU</u>	0	8/19	08/15/2019	
Total 08152019ICCU:						15,000,000.00	15,000,000.					
Total MISCELLANEOUS VENDORS 2:						15,014,143.79	15,013,420.					
PARTS, INC.												
470	PARTS, INC.	193438	8724	<u>POWER STEERING FLUID FOR TRUCK 23, J. PEREZ, JULY '19</u>	07/02/2019	18.99	.00	21-6305 <u>VEHICLE MAINTENANCE & REPAIRS</u>	0	8/19		

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				HOWELL, JULY '19 - SEWER	07/31/2019	4.87	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/19		
470	PARTS, INC.	195270	8850	1 EA TRAILER WIRING CONNECTOR PLUG FOR AIR COMPRESSOR TRAILER, S. HOWELL, JULY '19 - PI	07/31/2019	1.85	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/19		
470	PARTS, INC.	195270	8850	1 BOX OF 30 CT HOSE CLAMPS FOR SHOP SUPPLY, S. HOWELL, JULY '19 - ADMIN	07/31/2019	10.52	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	8/19		
470	PARTS, INC.	195270	8850	1 BOX OF 30 CT HOSE CLAMPS FOR SHOP SUPPLY, S. HOWELL, JULY '19 - WATER	07/31/2019	4.21	.00	20-6150 M & R - SYSTEM	0	8/19		
470	PARTS, INC.	195270	8850	1 BOX OF 30 CT HOSE CLAMPS FOR SHOP SUPPLY, S. HOWELL, JULY '19 - SEWER	07/31/2019	4.21	.00	21-6150 M & R - SYSTEM	0	8/19		
470	PARTS, INC.	195270	8850	1 BOX OF 30 CT HOSE CLAMPS FOR SHOP SUPPLY, S. HOWELL, JULY '19 - PI	07/31/2019	2.11	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	8/19		
Total 195270:						32.64	.00					
470	PARTS, INC.	195405	8865	1 EA BELT FOR ROTOTILLER, PARKS, S. HOWELL, JULY '19	08/02/2019	23.27	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/19		
Total 195405:						23.27	.00					
470	PARTS, INC.	195563	8875	1 EA 5/16 FUEL LINE, 1 EA DIESEL 911, T. FLEMING, AUG '19 - WATER	08/05/2019	11.32	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	8/19		
470	PARTS, INC.	195563	8875	1 EA 5/16 FUEL LINE, 1 EA DIESEL 911, T. FLEMING, AUG '19 - SEWER	08/05/2019	11.32	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/19		
470	PARTS, INC.	195563	8875	1 EA 5/16 FUEL LINE, 1 EA DIESEL 911, T. FLEMING, AUG '19 - PI	08/05/2019	4.32	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/19		

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Total 195563:						26.96	.00					
470	PARTS, INC.	195592	8878	<u>1 EA 6" WATER PUMP BATTERY, CORE DEPOSIT AND RETURN, S.HOWELL, AUG.'19 - WATER</u>	08/06/2019	54.82	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	8/19		
470	PARTS, INC.	195592	8878	<u>1 EA 6" WATER PUMP BATTERY, CORE DEPOSIT AND RETURN, S.HOWELL, AUG.'19 - SEWER</u>	08/06/2019	54.82	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	8/19		
470	PARTS, INC.	195592	8878	<u>1 EA 6" WATER PUMP BATTERY, CORE DEPOSIT AND RETURN, S.HOWELL, AUG.'19 - PI</u>	08/06/2019	20.88	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	8/19		
Total 195592:						130.52	.00					
470	PARTS, INC.	195793	8892	<u>1 EA BATTERY FOR HONDA 4 WHEELER AT LAGOON, S. HOWELL, AUG. '19</u>	08/08/2019	93.14	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	8/19		
Total 195793:						93.14	.00					
470	PARTS, INC.	195831	8894	<u>6 EA WIRE FOR THE AIR COMPRESSOR TRAILER, S.HOWELL, AUG.'19 - ADMIN</u>	08/09/2019	5.07	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	8/19		
470	PARTS, INC.	195831	8894	<u>6 EA WIRE FOR THE AIR COMPRESSOR TRAILER, S.HOWELL, AUG.'19 - WATER</u>	08/09/2019	2.03	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	8/19		
470	PARTS, INC.	195831	8894	<u>6 EA WIRE FOR THE AIR COMPRESSOR TRAILER, S.HOWELL, AUG.'19 - SEWER</u>	08/09/2019	2.03	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	8/19		
470	PARTS, INC.	195831	8894	<u>6 EA WIRE FOR THE AIR COMPRESSOR TRAILER, S.HOWELL, AUG.'19 - PI</u>	08/09/2019	1.01	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	8/19		
Total 195831:						10.14	.00					

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470	PARTS, INC.	195868	8896	<u>125 WIRE CONNECTORS, FLEET STOCK, B. GILLOGLY, AUG '19 - ADMIN</u>	08/09/2019	14.38	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	0	8/19		
470	PARTS, INC.	195868	8896	<u>125 WIRE CONNECTORS, FLEET STOCK, B. GILLOGLY, AUG '19 - WATER</u>	08/09/2019	5.75	.00	<u>20-6150 M & R - SYSTEM</u>	0	8/19		
470	PARTS, INC.	195868	8896	<u>125 WIRE CONNECTORS, FLEET STOCK, B. GILLOGLY, AUG '19- SEWER</u>	08/09/2019	5.75	.00	<u>21-6150 M & R - SYSTEM</u>	0	8/19		
470	PARTS, INC.	195868	8896	<u>125 WIRE CONNECTORS, FLEET STOCK, B. GILLOGLY, AUG '19- PI</u>	08/09/2019	2.87	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	8/19		
Total 195868:						28.75	.00					
Total PARTS, INC.:						442.43	.00					
REXEL USA, INC.												
1613	REXEL USA, INC.	V646889	8797	<u>3 EA FUSES FOR PROSPECTOR LIFT STATION, R. WARWICK, JULY '19</u>	07/19/2019	43.67	.00	<u>21-6150 M & R - SYSTEM</u>	0	8/19		
Total V646889:						43.67	.00					
1613	REXEL USA, INC.	V694427	8822	<u>6 EA ELECTRICAL OUTLETS, 4 EA ELECTRICAL OUTLET COVERS, FOR BERNIE FISHER PARK, M.MEADE, JUL '19</u>	07/25/2019	133.24	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	8/19		
Total V694427:						133.24	.00					
1613	REXEL USA, INC.	Y151316	8645	<u>2 EA STREET LIGHT GLOBE COVER, FOR GREENBELT AND STOCK, S. HOWELL, JUNE '19 - ADMIN</u>	07/30/2019	156.98	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	0	8/19		
1613	REXEL USA, INC.	Y151316	8645	<u>2 EA STREET LIGHT GLOBE COVER, FOR GREENBELT AND STOCK, S. HOWELL, JUNE '19 - WATER</u>	07/30/2019	62.79	.00	<u>20-6150 M & R - SYSTEM</u>	0	8/19		

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				HOSE, 1 EA FUEL PUMP, 1 EA KEY SWITCH 3-PO, 1 EA 40V BELT, 1 EA BALL JOINT, FREIGHT IN, LABOR, FOR JACOBSON MOWER, JUL '19	07/26/2019	3,000.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/19		
Total W02371:						3,000.00	.00					
Total ROCKY MOUNTAIN TURF & INDUSTRI:						12,895.00	.00					
RODDA PAINT CO.												
1723	RODDA PAINT CO.	76053041	8854	PAINTING THE LINES AT PARKING LOT BY CHAMBER OF COMMERCE, J. MORFIN, JULY '19	07/31/2019	81.31	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/19		
Total 76053041:						81.31	.00					
Total RODDA PAINT CO.:						81.31	.00					
SHARP ELECTRONICS CORP -LEASE												
1734	SHARP ELECTRONICS CORP - LEASE	5006752977		COPIER LEASE, MODEL #MX2615N, 8/1-8/31/19 - TREATMENT PLANT- WATER	08/07/2019	40.43	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	8/19		
1734	SHARP ELECTRONICS CORP - LEASE	5006752977		COPIER LEASE, MODEL #MX2615N, 8/1-8/31/19 - TREATMENT PLANT - SEWER	08/07/2019	40.43	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/19		
1734	SHARP ELECTRONICS CORP - LEASE	5006752977		COPIER LEASE, MODEL #MX2615N, 8/1-8/31/19 - TREATMENT PLANT - P.I	08/07/2019	15.40	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/19		
Total 5006752977:						96.26	.00					
Total SHARP ELECTRONICS CORP -LEASE:						96.26	.00					
SHARP ELECTRONICS CORP-METERED												
1806	SHARP ELECTRONICS CORP- METERED	12000829		EXCESS COPIES, MODEL # MX2615N, SERIAL #55096581, TREATMENT PLANT, METER READING 6/1-30/19 - WATER	07/31/2019	23.70	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	8/19		

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1806	SHARP ELECTRONICS CORP-METERED	12000829		EXCESS COPIES, MODEL #MX2615N, SERIAL #55096581, TREATMENT PLANT, METER READING 6/1-30/19 - SEWER	07/31/2019	23.70	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/19		
1806	SHARP ELECTRONICS CORP-METERED	12000829		EXCESS COPIES, MODEL #MC2615N, SERIAL #55096581, TREATMENT PLANT, METER READING 6/1-30/19 - P.I	07/31/2019	9.03	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/19		
Total 12000829:						56.43	.00					
Total SHARP ELECTRONICS CORP-METERED:						56.43	.00					
SOUTHWEST IDAHO OPERATORS SECTION												
1439	SOUTHWEST IDAHO OPERATORS SECTION	08142019SWI		SWIOS MEMBERSHIP DUES, R.HERRERA, AUG.'19	08/14/2019	15.00	.00	21-6075 DUES & MEMBERSHIPS	0	8/19		
1439	SOUTHWEST IDAHO OPERATORS SECTION	08142019SWI		SWIOS MEMBERSHIP DUES, M.SMITH, AUG.'19	08/14/2019	12.00	.00	20-6075 DUES & MEMBERSHIPS	0	8/19		
1439	SOUTHWEST IDAHO OPERATORS SECTION	08142019SWI		SWIOS MEMBERSHIP DUES, M.SMITH, AUG.'19	08/14/2019	3.00	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	8/19		
Total 08142019SWIOS:						30.00	.00					
Total SOUTHWEST IDAHO OPERATORS SECTION:						30.00	.00					
SWANK MOTION PICTURES INC												
1877	SWANK MOTION PICTURES INC	DB 2720977		LICENSE AGREEMENT FOR MOVIE IN THE SUMMER FOR PARKS, SPIDER-MAN INTO THE SPIDER-VERSE, 08/09/19	08/01/2019	360.00	.00	03-6375 EXPENDITURE- MOVIES IN THE PAR	0	8/19		
Total DB 2720977:						360.00	.00					
1877	SWANK MOTION PICTURES INC	DB 2726685		LICENSE AGREEMENT FOR MOVIE IN THE SUMMER FOR PARKS, DVD HOW TO TRAIN YOUR DRAGON HIDDEN WORLD, 8/16/19	08/08/2019	360.00	.00	03-6375 EXPENDITURE- MOVIES IN THE PAR	0	8/19		

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Total DB 2726685:						360.00	.00					
Total SWANK MOTION PICTURES INC:						720.00	.00					
TAYLOR CORPORATION												
1435	TAYLOR CORPORATION	191522938	8627	<u>1 BOX BUSINESS CARDS FOR D.STEPHENS, PLUS LATE PAYMENT FEE, JUN.'19 - P & Z</u>	06/12/2019	37.61	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	8/19		
1435	TAYLOR CORPORATION	191522938	8627	<u>1 BOX BUSINESS CARDS FOR D.STEPHENS, PLUS LATE PAYMENT FEE, JUN.'19 - WATER</u>	06/12/2019	1.85	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	8/19		
1435	TAYLOR CORPORATION	191522938	8627	<u>1 BOX BUSINESS CARDS FOR D.STEPHENS, PLUS LATE PAYMENT FEE, JUN.'19 - SEWER</u>	06/12/2019	1.85	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	8/19		
1435	TAYLOR CORPORATION	191522938	8627	<u>1 BOX BUSINESS CARDS FOR D.STEPHENS, PLUS LATE PAYMENT FEE, JUN.'19 - P.I</u>	06/12/2019	.61	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	8/19		
Total 191522938:						41.92	.00					
1435	TAYLOR CORPORATION	191600578	8677	<u>4 BOXES 2000 COUNT OF WINDOW ENVELOPES FOR CITY HALL, JUNE '19 - WATER</u>	06/21/2019	24.62	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	8/19		
1435	TAYLOR CORPORATION	191600578	8677	<u>4 BOXES 2000 COUNT OF WINDOW ENVELOPES FOR CITY HALL, JUNE '19 - P&Z</u>	06/21/2019	8.79	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	8/19		
1435	TAYLOR CORPORATION	191600578	8677	<u>4 BOXES 2000 COUNT OF WINDOW ENVELOPES FOR CITY HALL, JUNE '19 - WATER</u>	06/21/2019	22.85	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	8/19		
1435	TAYLOR CORPORATION	191600578	8677	<u>4 BOXES 2000 COUNT OF WINDOW ENVELOPES FOR CITY HALL, JUNE '19 - SEWER</u>	06/21/2019	22.85	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	8/19		
1435	TAYLOR CORPORATION	191600578	8677	<u>4 BOXES 2000 COUNT OF WINDOW ENVELOPES FOR CITY HALL, JUNE '19 - P.I</u>	06/21/2019	8.79	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	8/19		

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Total 191600578:						87.90	.00					
1435	TAYLOR CORPORATION	191702982	8727	<u>1 BOX OF BUSINESS CARDS FOR DOUG HANSON, JULY '19 - P&Z</u>	07/08/2019	35.89	.00	01-6165 OFFICE SUPPLIES	1003	8/19		
1435	TAYLOR CORPORATION	191702982	8727	<u>1 BOX OF BUSINESS CARDS FOR DOUG HANSON, JULY '19 - WATER</u>	07/08/2019	1.76	.00	20-6165 OFFICE SUPPLIES	0	8/19		
1435	TAYLOR CORPORATION	191702982	8727	<u>1 BOX OF BUSINESS CARDS FOR DOUG HANSON, JULY '19 - SEWER</u>	07/08/2019	1.76	.00	21-6165 OFFICE SUPPLIES	0	8/19		
1435	TAYLOR CORPORATION	191702982	8727	<u>1 BOX OF BUSINESS CARDS FOR DOUG HANSON, JULY '19 - PI</u>	07/08/2019	.59	.00	25-6165 OFFICE SUPPLIES	0	8/19		
Total 191702982:						40.00	.00					
Total TAYLOR CORPORATION:						169.82	.00					
TECHNOLOGY SOLUTIONS LLC												
1823	TECHNOLOGY SOLUTIONS LLC	3781		<u>CAMERAS AND CAMERA EQUIPMENT FOR SPLASH PAD, B. WITHROW, AUG '19</u>	08/05/2019	4,445.35	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/19		
Total 3781:						4,445.35	.00					
Total TECHNOLOGY SOLUTIONS LLC:						4,445.35	.00					
THE JORDEL COMPANY												
1523	THE JORDEL COMPANY	00000003207	8728	<u>INSPECTION STICKERS, CUTTING, J. COULTER, JULY '19</u>	07/05/2019	235.00	.00	01-6165 OFFICE SUPPLIES	1005	8/19		
Total 00000003207:						235.00	.00					
1523	THE JORDEL COMPANY	00000003251	8777	<u>INSPECTING LABELS FOR BUILDING DEPARTMENT, J.COULTER, JUL.'19</u>	07/15/2019	79.00	.00	01-6165 OFFICE SUPPLIES	1005	8/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 00000003251:						79.00	.00					
1523	THE JORDEL COMPANY	00000003331	8830	<u>FINAL PLUMBING INSPECTION STICKERS, D. STEPHENS, JULY '19</u>	07/25/2019	150.00	.00	01-6165 OFFICE SUPPLIES	1005	8/19		
Total 00000003331:						150.00	.00					
1523	THE JORDEL COMPANY	00000003332	8830	<u>LABEL CUTTING FOR ROUGH PLUMBING INSPECTION STICKERS FOR INVOICE #: 00000003331, D. STEPHENS, JULY '19</u>	07/25/2019	10.00	.00	01-6165 OFFICE SUPPLIES	1005	8/19		
Total 00000003332:						10.00	.00					
Total THE JORDEL COMPANY:						474.00	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:06198895	8764	<u>6 EA 5-GALLON WATER BOTTLES, 1 CASE OF COFFEE, JULY '19 - WATER</u>	07/11/2019	40.32	.00	20-6165 OFFICE SUPPLIES	0	8/19		
992	TREASURE VALLEY COFFEE	2160:06198895	8764	<u>6 EA 5-GALLON WATER BOTTLES, 1 CASE OF COFFEE, JULY '19 - SEWER</u>	07/11/2019	40.32	.00	21-6165 OFFICE SUPPLIES	0	8/19		
992	TREASURE VALLEY COFFEE	2160:06198895		<u>6 EA 5-GALLON WATER BOTTLES, 1 CASE OF COFFEE, JULY '19 - PI</u>	07/11/2019	15.36	.00	25-6165 OFFICE SUPPLIES	0	8/19		
Total 2160:06198895:						96.00	.00					
992	TREASURE VALLEY COFFEE	2160:06230065	8869	<u>6 EA 5-GALLON WATER BOTTLES, 329 W MAIN ST, PARKS, AUG. '19</u>	08/02/2019	34.20	.00	01-6165 OFFICE SUPPLIES	1004	8/19		
Total 2160:06230065:						34.20	.00					

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992	TREASURE VALLEY COFFEE	2160:06230113	8869	<u>5 EA 5-GALLON WATER BOTTLES, CITY HALL, AUG. '19</u>	08/02/2019	28.50	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	8/19		
Total 2160:06230113:						28.50	.00					
992	TREASURE VALLEY COFFEE	2160:06230127	8869	<u>2 EA 5-GALLON WATER BOTTLE, PARKS, AUG. '19</u>	08/02/2019	11.40	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	8/19		
Total 2160:06230127:						11.40	.00					
992	TREASURE VALLEY COFFEE	2160:06240254	8887	<u>10 EA 5-GALLON WATER BOTTLES, 3 SLEEVES OF 16OZ CUPS, 1 BOX OF COFFEE, 1 20OZ CANISTER OF SUGAR, D. CROSSLEY, TREATMENT PLANT, AUG. '19 - WATER</u>	08/08/2019	53.59	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	8/19		
992	TREASURE VALLEY COFFEE	2160:06240254	8887	<u>10 EA 5-GALLON WATER BOTTLES, 3 SLEEVES OF 16OZ CUPS, 1 BOX OF COFFEE, 1 20OZ CANISTER OF SUGAR, D. CROSSLEY, TREATMENT PLANT, AUG. '19 - SEWER</u>	08/08/2019	53.59	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	8/19		
992	TREASURE VALLEY COFFEE	2160:06240254	8887	<u>10 EA 5-GALLON WATER BOTTLES, 3 SLEEVES OF 16OZ CUPS, 1 BOX OF COFFEE, 1 20OZ CANISTER OF SUGAR, D. CROSSLEY, TREATMENT PLANT, AUG. '19 - PI</u>	08/08/2019	20.42	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	8/19		
Total 2160:06240254:						127.60	.00					
Total TREASURE VALLEY COFFEE:						297.70	.00					
U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	263891914000	8747	<u>WALMART, 2 DOOR LOCKS FOR THE PARKS OFFICE BUILDING, J.LORENTZ, JUL.'19</u>	07/09/2019	21.97	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	8/19		
1444	U.S. BANK (VISA)	263891914000	8747	<u>WALMART, TOILET PAPER AND PAPER TOWELS FOR THE PARKS OFFICE BUILDING, J.LORENTZ, JUL.'19</u>	07/09/2019	35.94	.00	<u>01-6025 JANITORIAL</u>	1004	8/19		

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				WATER	06/27/2019	7.98	.00	20-6150 M & R - SYSTEM	0	8/19		
Total 31069179975012970101:						7.98	.00					
1444	U.S. BANK (VISA)	310691849750	8723	ALBERTSON'S, SUGAR FREE POPSICLES FOR POPSICLES WITH THE MAYOR, A. WELKER, JULY '19	07/02/2019	14.95	.00	01-6155 MEETINGS/COMMI TTEES	1031	8/19		
Total 31069184975013020560:						14.95	.00					
1444	U.S. BANK (VISA)	310691950837		AMAZON, PAPER CUTTER, DESK ORGANIZER, HOLE PUNCH FOR PARKS OFFICE BUILDING, J.LORENTZ, AUG.'19	07/14/2019	62.62	.00	01-6165 OFFICE SUPPLIES	1004	8/19		
Total 31069195083740474338:						62.62	.00					
1444	U.S. BANK (VISA)	374691950012	8771	TRACTOR SUPPLY, HAMMER DRILL, M.MEADE, JUL.'19	07/12/2019	94.98	.00	01-6175 SMALL TOOLS	1004	8/19		
Total 37469195001293580813:						94.98	.00					
1444	U.S. BANK (VISA)	450092064001	8825	WALMART, CANDY AND PRIZES FOR THE KUNA PARADE, FOR THE RANGER PROGRAM, J.LORENTZ, JUL.'19	07/24/2019	407.64	.00	01-6265 TRAINING & SCHOOLING	1086	8/19		
Total 45009206400138613607:						407.64	.00					
1444	U.S. BANK (VISA)	554292051620	8816	IDEQ, REGISTRATION FOR WASTEWATER LAND APP EXAM PREP AND REVIEW, R.DAVILA, OCT.'19	07/24/2019	75.00	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	8/19		
Total 55429205162051799772:						75.00	.00					

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1444	U.S. BANK (VISA)	554292051620	8816	<u>REGISTRATION FOR WASTEWATER LAND APP EXAM PREP AND REVIEW, R.WARWICK, OCT.'19</u>	07/24/2019	75.00	.00	<u>21-6265 TRAINING & SCH00LING EXPENSE</u>	0	8/19		
Total 55429205162051799798:						75.00	.00					
1444	U.S. BANK (VISA)	710591916271	8744	<u>IDAHO RURAL WATER ASSOCIATION, CLASS REGISTRATION FOR J.PEREZ & R.DAVILA, CERT MATH BASICS IN BOISE, JUL.'19</u>	07/10/2019	240.00	.00	<u>21-6265 TRAINING & SCH00LING EXPENSE</u>	0	8/19		
Total 71059191627116314351:						240.00	.00					
1444	U.S. BANK (VISA)	710592056271	8817	<u>IRWA, REGISTRATION FOR CERTIFICATION MATH BASICS, M.DAVILA, SEPT.'19</u>	07/24/2019	96.00	.00	<u>20-6265 TRAINING & SCH00LING EXPENSE</u>	0	8/19		
1444	U.S. BANK (VISA)	710592056271	8817	<u>IRWA, REGISTRATION FOR CERTIFICATION MATH BASICS, M.DAVILA, SEPT.'19</u>	07/24/2019	24.00	.00	<u>25-6265 TRAINING & SCH00LING EXPENSE</u>	0	8/19		
Total 71059205627127491853:						120.00	.00					
1444	U.S. BANK (VISA)	753991919000	8753	<u>ROCKY MOUNTAIN STEEL, WASHERS FOR THE FOOT BRIDGE AT CRIMSON POINT BRIDGE, JULY '19</u>	07/10/2019	38.70	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	8/19		
Total 75399191900011000126:						38.70	.00					
1444	U.S. BANK (VISA)	921691791000	8703	<u>BROOKHOLLOW, CHRISTMAS CARDS, A. WELKER, JUNE '19</u>	06/28/2019	305.00	.00	<u>01-6155 MEETINGS/COMMI TTEES</u>	1031	8/19		
Total 92169179100042698380:						305.00	.00					
1444	U.S. BANK (VISA)	921691911000	8755	<u>CARIBBEAN A3 CATERING, ECONOMIC DEVELOPMENT MEETING LUNCHEON, L.HOLLAND, JUL.'19</u>	07/10/2019	110.70	.00	<u>01-6155 MEETINGS/COMMI TTEES</u>	4000	8/19		

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				JULY '19 - SEWER	07/23/2019	11.55	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	8/19		
1444	U.S. BANK (VISA)	921692041002	8819	ACT/STATE OF IDAHO CONTROLLER, PAYROLL SEMINAR FOR N. STAUFFER, JULY '19 - P.I	07/23/2019	3.15	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	8/19		
Total 92169204100217397973:						35.00	.00					
1444	U.S. BANK (VISA)	921692051008	8818	AMAZON, DESK FOR B.WITHROW'S OFFICE IN THE PARKS BUILDING, J.LORENTZ, JUL.'19	07/24/2019	183.99	.00	01-6165 OFFICE SUPPLIES	1004	8/19		
Total 92169205100816312588:						183.99	.00					
1444	U.S. BANK (VISA)	921692051008	8825	LOWES, DOOR LOCKS FOR THE PARKS OFFICE, J.LORENTZ, JUL.'19	07/24/2019	244.92	.00	01-6140 MAINT. & REPAIR BUILDING	1004	8/19		
Total 92169205100831960627:						244.92	.00					
Total U.S. BANK (VISA):						2,801.03	.00					
UNIVAR USA, INC.												
1410	UNIVAR USA, INC.	NA370533		CREDIT FOR 2 EA 330 GALLON POLY PURCHASED ON INV#NA606089, T. SHAFFER, JULY '19	07/29/2019	-1,400.00	.00	21-6151 M & R - PROCESS CHEMICALS	0	8/19		
Total NA370533:						-1,400.00	.00					
1410	UNIVAR USA, INC.	NA606089	8813	2 EA SOD HYPO 12.5% LIQUICHLOR, 2 EA RETURNABLE 330 GALLON POLY DEPOSIT, TRANSPORTATION, T. SHAFFER, JULY '19	07/26/2019	3,011.40	.00	21-6151 M & R - PROCESS CHEMICALS	0	8/19		

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Total NA606089:						3,011.40	.00					
1410	UNIVAR USA, INC.	NA606364	8813	<u>5400 LBS OF CITRIC ACID, T. SHAFFER, AUG '19</u>	08/02/2019	4,728.24	.00	21-6151 M & R - PROCESS CHEMICALS	0	8/19		
Total NA606364:						4,728.24	.00					
1410	UNIVAR USA, INC.	NA606365	8813	<u>2 EA SOD BISULFITE 38%, 55 GALLONS OF 1H/Y1.8/100 POLY, T. SHAFFER, AUG '19</u>	08/02/2019	330.60	.00	21-6151 M & R - PROCESS CHEMICALS	0	8/19		
Total NA606365:						330.60	.00					
1410	UNIVAR USA, INC.	NA606382	8814	<u>44560 LBS OF ALUMINUM SULFATE, T. SHAFFER, AUG '19</u>	08/05/2019	6,015.60	.00	21-6151 M & R - PROCESS CHEMICALS	0	8/19		
Total NA606382:						6,015.60	.00					
1410	UNIVAR USA, INC.	NA606464	8864	<u>72 BUCKETS OF CALCIUM HYPOCHLORITE TABS, T. SHAFFER, JULY '19</u>	08/07/2019	9,106.62	.00	21-6151 M & R - PROCESS CHEMICALS	0	8/19		
Total NA606464:						9,106.62	.00					
1410	UNIVAR USA, INC.	NA606466	8841	<u>1 CASE OF HYDROCHLORIC ACID, T. SHAFFER, JULY '19</u>	08/07/2019	29.85	.00	21-6150 M & R - SYSTEM	0	8/19		
Total NA606466:						29.85	.00					
Total UNIVAR USA, INC.:						21,822.31	.00					
USA BLUE BOOK												
265	USA BLUE BOOK	958621		<u>3 EA 10' INDUSTRIAL FILTER HOUSING FOR TEN MILE LIFTSTATION, FREIGHT, B. BAUCHMAN, JULY '19</u>	07/23/2019	122.80	.00	21-6150 M & R - SYSTEM	0	8/19		

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Total 958621:						122.80	.00					
Total USA BLUE BOOK:						122.80	.00					
UTILITY REFUND #7												
1987	UTILITY REFUND #7	121140.01A		<u>DALE T RIPPY, 1865 W TOPANGA DR, UTILITY REFUND</u>	08/08/2019	25.00	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 121140.01A:						25.00	.00					
1987	UTILITY REFUND #7	140440.01		<u>JAMES D VINCENT, 903 E RESORT LN, UTILITY REFUND</u>	08/07/2019	1.94	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	140440.01		<u>JAMES D VINCENT, 903 E RESORT LN, UTILITY REFUND</u>	08/07/2019	3.83	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	140440.01		<u>JAMES D VINCENT, 903 E RESORT LN, UTILITY REFUND</u>	08/07/2019	3.92	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	140440.01		<u>JAMES D VINCENT, 903 E RESORT LN, UTILITY REFUND</u>	08/07/2019	1.08	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/19		
Total 140440.01:						10.77	.00					
1987	UTILITY REFUND #7	160270.02		<u>GILBERT L WILCKEN, 266 W FARMALL WAY, UTILITY REFUND</u>	08/02/2019	55.93	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	160270.02		<u>GILBERT L WILCKEN, 266 W FARMALL WAY, UTILITY REFUND</u>	08/02/2019	59.83	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	160270.02		<u>GILBERT L WILCKEN, 266 W FARMALL WAY, UTILITY REFUND</u>	08/02/2019	46.15	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	160270.02		<u>GILBERT L WILCKEN, 266 W FARMALL WAY, UTILITY REFUND</u>	08/02/2019	18.98	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/19		

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Total 160270.02:						180.89	.00					
1987	UTILITY REFUND #7	160975.02		<u>MARTIN VAN HORN, 399 W WHITE WAY, UTILITY REFUND</u>	08/02/2019	42.99	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	160975.02		<u>MARTIN VAN HORN, 399 W WHITE WAY, UTILITY REFUND</u>	08/02/2019	55.84	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	160975.02		<u>MARTIN VAN HORN, 399 W WHITE WAY, UTILITY REFUND</u>	08/02/2019	43.17	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	160975.02		<u>MARTIN VAN HORN, 399 W WHITE WAY, UTILITY REFUND</u>	08/02/2019	16.13	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/19		
Total 160975.02:						158.13	.00					
1987	UTILITY REFUND #7	174118.01A		<u>CBH HOMES, 834 S STIBNITE PL, UTILITY REFUND</u>	08/08/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 174118.01A:						58.76	.00					
1987	UTILITY REFUND #7	183140.03		<u>JOSHUA HAMBY, 1375 W KESLER DR, UTILITY REFUND</u>	08/02/2019	2.60	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	183140.03		<u>JOSHUA HAMBY, 1375 W KESLER DR, UTILITY REFUND</u>	08/02/2019	3.36	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	183140.03		<u>JOSHUA HAMBY, 1375 W KESLER DR, UTILITY REFUND</u>	08/02/2019	2.68	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	183140.03		<u>JOSHUA HAMBY, 1375 W KESLER DR, UTILITY REFUND</u>	08/02/2019	1.07	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/19		
Total 183140.03:						9.71	.00					
1987	UTILITY REFUND #7	191110.01		<u>JACKSONS FOOD STORES INC, 150 W DEER FLAT RD, UTILITY REFUND</u>	08/05/2019	27.73	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		

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				REFUND	08/02/2019	3.22	.00	26-4975 SOLID WASTE USER FEES	0	8/19		
1987	UTILITY REFUND #7	221170.02		JORDAN C FULLER, 1053 S THREAVE AVE. UTILITY REFUND	08/02/2019	1.18	.00	25-4700 PRESS. IRRIGATION USER FEES	0	8/19		
	Total 221170.02:					11.77	.00					
1987	UTILITY REFUND #7	251085.01A		JOSEPH GOEBEL, 359 W LIL ROBERT CT, UTILITY REFUND	08/08/2019	81.07	.00	20-4500 METERED WATER SALES	0	8/19		
	Total 251085.01A:					81.07	.00					
1987	UTILITY REFUND #7	264020.02		PEDRO LUIS SANTIAGO JR, 2270 W GAINSBORO DR, UTILITY REFUND	08/07/2019	-28	.00	20-4500 METERED WATER SALES	0	8/19		
1987	UTILITY REFUND #7	264020.02		PEDRO LUIS SANTIAGO JR, 2270 W GAINSBORO DR, UTILITY REFUND	08/07/2019	3.77	.00	21-4600 SEWER USER FEES	0	8/19		
1987	UTILITY REFUND #7	264020.02		PEDRO LUIS SANTIAGO JR, 2270 W GAINSBORO DR, UTILITY REFUND	08/07/2019	3.64	.00	26-4975 SOLID WASTE USER FEES	0	8/19		
1987	UTILITY REFUND #7	264020.02		PEDRO LUIS SANTIAGO JR, 2270 W GAINSBORO DR, UTILITY REFUND	08/07/2019	.21	.00	20-4510 SERVICE RECONNECT FEES	0	8/19		
1987	UTILITY REFUND #7	264020.02		PEDRO LUIS SANTIAGO JR, 2270 W GAINSBORO DR, UTILITY REFUND	08/07/2019	1.25	.00	25-4700 PRESS. IRRIGATION USER FEES	0	8/19		
	Total 264020.02:					8.59	.00					
1987	UTILITY REFUND #7	264340.02		BERNICE V DAUGHTERY- ROWELL, 1734 N ROSEDUST DR, UTILITY REFUND	08/14/2019	73.83	.00	20-4500 METERED WATER SALES	0	8/19		
1987	UTILITY REFUND #7	264340.02		BERNICE V DAUGHTERY- ROWELL, 1734 N ROSEDUST DR, UTILITY REFUND	08/14/2019	73.63	.00	21-4600 SEWER USER FEES	0	8/19		

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1987	UTILITY REFUND #7	264340.02		<u>BERNICE V DAUGHTERY- ROWELL, 1734 N ROSEDUST DR. UTILITY REFUND</u>	08/14/2019	59.20	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/19		
Total 264340.02:						206.66	.00					
1987	UTILITY REFUND #7	264495.02A		<u>ANDREA SCHNEIDER, 1930 W MELON DR. UTILITY REFUND</u>	08/08/2019	13.67	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 264495.02A:						13.67	.00					
1987	UTILITY REFUND #7	268111.01A		<u>CBH HOMES, 2602 W MIDNIGHT DR. UTILITY REFUND</u>	08/08/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 268111.01A:						58.76	.00					
1987	UTILITY REFUND #7	268112.01		<u>CBH HOMES, 2580 W MIDNIGHT DR. UTILITY REFUND</u>	08/14/2019	20.57	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	268112.01		<u>CBH HOMES, 2580 W MIDNIGHT DR. UTILITY REFUND</u>	08/14/2019	28.50	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	268112.01		<u>CBH HOMES, 2580 W MIDNIGHT DR. UTILITY REFUND</u>	08/14/2019	18.51	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/19		
Total 268112.01:						67.58	.00					
1987	UTILITY REFUND #7	268113.01A		<u>CBH HOMES, 2558 W MIDNIGHT DR. UTILITY REFUND</u>	08/08/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 268113.01A:						58.76	.00					
1987	UTILITY REFUND #7	274460.03A		<u>MELISSA FLECK, 2837 N KELSAN AVE. UTILITY REFUND</u>	08/08/2019	71.98	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		

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Total 274460.03A:						71.98	.00					
1987	UTILITY REFUND #7	274925.02		<u>MATTHEW CRUISE, 3011 W GINGER GOLD DR, UTILITY REFUND</u>	08/07/2019	17.03	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	274925.02		<u>MATTHEW CRUISE, 3011 W GINGER GOLD DR, UTILITY REFUND</u>	08/07/2019	22.11	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	274925.02		<u>MATTHEW CRUISE, 3011 W GINGER GOLD DR, UTILITY REFUND</u>	08/07/2019	10.98	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/19		
Total 274925.02:						50.12	.00					
1987	UTILITY REFUND #7	277118.01A		<u>CBH HOMES, 2510 N KENNETH AVE, UTILITY REFUND</u>	08/08/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 277118.01A:						58.76	.00					
1987	UTILITY REFUND #7	277404.01A		<u>CBH HOMES, 209 W SNOWY OWL ST, UTILITY REFUND</u>	08/08/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 277404.01A:						58.76	.00					
1987	UTILITY REFUND #7	277406.01		<u>CBH HOMES, 226 W SNOWY OWL ST, UTILITY REFUND</u>	08/02/2019	58.19	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	277406.01		<u>CBH HOMES, 226 W SNOWY OWL ST, UTILITY REFUND</u>	08/02/2019	75.57	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	277406.01		<u>CBH HOMES, 226 W SNOWY OWL ST, UTILITY REFUND</u>	08/02/2019	73.51	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/19		
Total 277406.01:						207.27	.00					
1987	UTILITY REFUND #7	277430.01A		<u>CBH HOMES, 2227 N MOUNTAIN ASH AVE, UTILITY REFUND</u>	08/08/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		

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Total 277430.01A:						58.76	.00					
1987	UTILITY REFUND #7	278115.02		<u>MUNHUI HARRIS, 8890 S RED DELICIOUS WAY, UTILITY REFUND</u>	08/13/2019	23.38	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	278115.02		<u>MUNHUI HARRIS, 8890 S RED DELICIOUS WAY, UTILITY REFUND</u>	08/13/2019	30.36	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	278115.02		<u>MUNHUI HARRIS, 8890 S RED DELICIOUS WAY, UTILITY REFUND</u>	08/13/2019	25.78	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	278115.02		<u>MUNHUI HARRIS, 8890 S RED DELICIOUS WAY, UTILITY REFUND</u>	08/13/2019	8.05	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/19		
Total 278115.02:						87.57	.00					
1987	UTILITY REFUND #7	280075.02		<u>DAVID C POULTON, 975 W TANZANITE DR, UTILITY REFUND</u>	08/14/2019	40.25	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	280075.02		<u>DAVID C POULTON, 975 W TANZANITE DR, UTILITY REFUND</u>	08/14/2019	35.50	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	280075.02		<u>DAVID C POULTON, 975 W TANZANITE DR, UTILITY REFUND</u>	08/14/2019	30.30	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/19		
Total 280075.02:						106.05	.00					
1987	UTILITY REFUND #7	290255.01		<u>JULIE M CALLEY, 8624 S DANSKIN LN, UTILITY REFUND</u>	08/07/2019	24.54	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	290255.01		<u>JULIE M CALLEY, 8624 S DANSKIN LN, UTILITY REFUND</u>	08/07/2019	14.19	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	290255.01		<u>JULIE M CALLEY, 8624 S DANSKIN LN, UTILITY REFUND</u>	08/07/2019	7.55	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/19		

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Total 290255.01:						46.28	.00					
1987	UTILITY REFUND #7	291056.00		<u>CBH HOMES, 3501 W DEVOTION DR, UTILITY REFUND</u>	08/13/2019	17.67	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	291056.00		<u>CBH HOMES, 3501 W DEVOTION DR, UTILITY REFUND</u>	08/13/2019	22.93	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	291056.00		<u>CBH HOMES, 3501 W DEVOTION DR, UTILITY REFUND</u>	08/13/2019	29.48	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/19		
Total 291056.00:						70.08	.00					
1987	UTILITY REFUND #7	291068.00A		<u>CBH HOMES, 6864 S MEMORY WAY, UTILITY REFUND</u>	08/08/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 291068.00A:						58.76	.00					
1987	UTILITY REFUND #7	291070.00A		<u>CBH HOMES, 6945 S ALLEGIANCE AVE, UTILITY REFUND</u>	08/08/2019	59.07	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 291070.00A:						59.07	.00					
1987	UTILITY REFUND #7	291073.00A		<u>CBH HOMES, 6855 S ALLEGIANCE AVE, UTILITY REFUND</u>	08/08/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 291073.00A:						58.76	.00					
1987	UTILITY REFUND #7	291076.00		<u>CBH HOMES, 6773 S ALLEGIANCE AVE, UTILITY REFUND</u>	08/02/2019	19.14	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	291076.00		<u>CBH HOMES, 6773 S ALLEGIANCE AVE, UTILITY REFUND</u>	08/02/2019	24.86	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		

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1987	UTILITY REFUND #7	291076.00		<u>CBH HOMES, 6773 S ALLEGIANCE AVE. UTILITY REFUND</u>	08/02/2019	15.13	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/19		
Total 291076.00:						59.13	.00					
1987	UTILITY REFUND #7	291077.00		<u>CBH HOMES, 6755 S ALLEGIANCE AVE. UTILITY REFUND</u>	08/02/2019	19.32	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	291077.00		<u>CBH HOMES, 6755 S ALLEGIANCE AVE. UTILITY REFUND</u>	08/02/2019	25.09	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	291077.00		<u>CBH HOMES, 6755 S ALLEGIANCE AVE. UTILITY REFUND</u>	08/02/2019	22.53	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/19		
Total 291077.00:						66.94	.00					
1987	UTILITY REFUND #7	292024.00A		<u>CBH HOMES, 8761 S BARATHEON AVE. UTILITY REFUND</u>	08/08/2019	48.32	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 292024.00A:						48.32	.00					
1987	UTILITY REFUND #7	292028.00A		<u>CBH HOMES, 8673 S BARATHEON AVE. UTILITY REFUND</u>	08/08/2019	48.32	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 292028.00A:						48.32	.00					
1987	UTILITY REFUND #7	292029.00		<u>CBH HOMES, 8651 S BARATHEON AVE. UTILITY REFUND</u>	08/02/2019	16.43	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	292029.00		<u>CBH HOMES, 8651 S BARATHEON AVE. UTILITY REFUND</u>	08/02/2019	21.34	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		

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Total 292029.00:						37.77	.00					
1987	UTILITY REFUND #7	292030.00		<u>CBH HOMES, 8629 S BARATHEON AVE, UTILITY REFUND</u>	08/02/2019	21.18	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	292030.00		<u>CBH HOMES, 8629 S BARATHEON AVE, UTILITY REFUND</u>	08/02/2019	27.51	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
Total 292030.00:						48.69	.00					
1987	UTILITY REFUND #7	292039.00A		<u>CBH HOMES, 2737 W RICKON ST, UTILITY REFUND</u>	08/08/2019	48.32	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 292039.00A:						48.32	.00					
1987	UTILITY REFUND #7	300480.03		<u>JIMMY D WEBSTER, 2656 N DESTINY AVE, UTILITY REFUND</u>	08/07/2019	18.50	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	300480.03		<u>JIMMY D WEBSTER, 2656 N DESTINY AVE, UTILITY REFUND</u>	08/07/2019	26.35	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	300480.03		<u>JIMMY D WEBSTER, 2656 N DESTINY AVE, UTILITY REFUND</u>	08/07/2019	21.45	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	300480.03		<u>JIMMY D WEBSTER, 2656 N DESTINY AVE, UTILITY REFUND</u>	08/07/2019	7.91	.00	<u>25-4700 PRESS, IRRIGATION USER FEES</u>	0	8/19		
Total 300480.03:						74.21	.00					
1987	UTILITY REFUND #7	30130.01		<u>JOHN D HAINES, 1067 W OWYHEE ST, UTILITY REFUND</u>	08/06/2019	2.82	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	30130.01		<u>JOHN D HAINES, 1067 W OWYHEE ST, UTILITY REFUND</u>	08/06/2019	3.57	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		

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1987	UTILITY REFUND #7	30130.01		<u>JOHN D HAINES, 1067 W QWYHEE ST, UTILITY REFUND</u>	08/06/2019	2.75	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	30130.01		<u>JOHN D HAINES, 1067 W QWYHEE ST, UTILITY REFUND</u>	08/06/2019	.38	.00	<u>25-4177 GRAVITY IRRIGATION USER FEES</u>	0	8/19		
Total 30130.01:						9.52	.00					
1987	UTILITY REFUND #7	302048.01		<u>RIVERWOOD HOMES, 601 E MERINO ST, UTILITY REFUND</u>	08/13/2019	9.31	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 302048.01:						9.31	.00					
1987	UTILITY REFUND #7	302149.01		<u>BALT LLC, 822 E ANDES DR, UTILITY REFUND</u>	08/07/2019	1.53	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	302149.01		<u>BALT LLC, 822 E ANDES DR, UTILITY REFUND</u>	08/07/2019	2.67	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	302149.01		<u>BALT LLC, 822 E ANDES DR, UTILITY REFUND</u>	08/07/2019	3.46	.00	<u>25-4700 PRESS, IRRIGATION USER FEES</u>	0	8/19		
Total 302149.01:						7.66	.00					
1987	UTILITY REFUND #7	302209.00A		<u>RIVERWOOD HOMES, 9317 S PALENA PL, UTILITY REFUND</u>	08/08/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 302209.00A:						58.76	.00					
1987	UTILITY REFUND #7	302222.00		<u>RIVERWOOD HOMES, 482 E FOX BAY ST, UTILITY REFUND</u>	08/02/2019	19.15	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	302222.00		<u>RIVERWOOD HOMES, 482 E FOX BAY ST, UTILITY REFUND</u>	08/02/2019	24.88	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	302222.00		<u>RIVERWOOD HOMES, 482 E FOX BAY ST, UTILITY REFUND</u>	08/02/2019	13.54	.00	<u>25-4700 PRESS, IRRIGATION USER FEES</u>	0	8/19		

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Total 302222.00:						57.57	.00					
1987	UTILITY REFUND #7	302231.00		<u>RIVERWOOD HOMES, 449 E ANDES DR, UTILITY REFUND</u>	08/07/2019	20.23	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	302231.00		<u>RIVERWOOD HOMES, 449 E ANDES DR, UTILITY REFUND</u>	08/07/2019	26.83	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	302231.00		<u>RIVERWOOD HOMES, 449 E ANDES DR, UTILITY REFUND</u>	08/07/2019	19.46	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/19		
Total 302231.00:						66.52	.00					
1987	UTILITY REFUND #7	303256.00		<u>HUBBLE HOMES, 2406 N DESTINY AVE, UTILITY REFUND</u>	08/07/2019	3.54	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	303256.00		<u>HUBBLE HOMES, 2406 N DESTINY AVE, UTILITY REFUND</u>	08/07/2019	10.36	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	303256.00		<u>HUBBLE HOMES, 2406 N DESTINY AVE, UTILITY REFUND</u>	08/07/2019	9.75	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/19		
Total 303256.00:						23.65	.00					
1987	UTILITY REFUND #7	303258.00		<u>HUBBLE HOMES, 2390 N DESTINY AVE, UTILITY REFUND</u>	08/06/2019	19.53	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	303258.00		<u>HUBBLE HOMES, 2390 N DESTINY AVE, UTILITY REFUND</u>	08/06/2019	25.37	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	303258.00		<u>HUBBLE HOMES, 2390 N DESTINY AVE, UTILITY REFUND</u>	08/06/2019	11.11	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/19		
Total 303258.00:						56.01	.00					

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1987	UTILITY REFUND #7	303271.00		HUBBLE HOMES, 1036 E BRUSH CREEK ST, UTILITY REFUND	08/13/2019	18.42	.00	20-4500_METERED WATER SALES	0	8/19		
1987	UTILITY REFUND #7	303271.00		HUBBLE HOMES, 1036 E BRUSH CREEK ST, UTILITY REFUND	08/13/2019	23.92	.00	21-4600_SEWER USER FEES	0	8/19		
1987	UTILITY REFUND #7	303271.00		HUBBLE HOMES, 1036 E BRUSH CREEK ST, UTILITY REFUND	08/13/2019	29.30	.00	25-4700_PRESS. IRRIGATION USER FEES	0	8/19		
Total 303271.00:						71.64	.00					
1987	UTILITY REFUND #7	303290.00		HUBBLE HOMES, 983 E BRUSH CREEK ST, UTILITY REFUND	08/07/2019	7.50	.00	20-4500_METERED WATER SALES	0	8/19		
1987	UTILITY REFUND #7	303290.00		HUBBLE HOMES, 983 E BRUSH CREEK ST, UTILITY REFUND	08/07/2019	9.74	.00	21-4600_SEWER USER FEES	0	8/19		
1987	UTILITY REFUND #7	303290.00		HUBBLE HOMES, 983 E BRUSH CREEK ST, UTILITY REFUND	08/07/2019	11.21	.00	25-4700_PRESS. IRRIGATION USER FEES	0	8/19		
Total 303290.00:						28.45	.00					
1987	UTILITY REFUND #7	303296.00		HUBBLE HOMES, 875 E BRUSH CREEK ST, UTILITY REFUND	08/06/2019	19.77	.00	20-4500_METERED WATER SALES	0	8/19		
1987	UTILITY REFUND #7	303296.00		HUBBLE HOMES, 875 E BRUSH CREEK ST, UTILITY REFUND	08/06/2019	25.68	.00	21-4600_SEWER USER FEES	0	8/19		
1987	UTILITY REFUND #7	303296.00		HUBBLE HOMES, 875 E BRUSH CREEK ST, UTILITY REFUND	08/06/2019	23.05	.00	25-4700_PRESS. IRRIGATION USER FEES	0	8/19		
Total 303296.00:						68.50	.00					
1987	UTILITY REFUND #7	303297.00		HUBBLE HOMES, 2101 N GREENVILLE AVE, UTILITY REFUND	08/14/2019	-14.65	.00	20-4500_METERED WATER SALES	0	8/19		

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1987	UTILITY REFUND #7	303297.00		<u>HUBBLE HOMES, 2101 N GREENVILLE AVE, UTILITY REFUND</u>	08/14/2019	6.78	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	303297.00		<u>HUBBLE HOMES, 2101 N GREENVILLE AVE, UTILITY REFUND</u>	08/14/2019	11.74	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/19		
Total 303297.00:						3.87	.00					
1987	UTILITY REFUND #7	303299.00		<u>HUBBLE HOMES, 2117 N GREENVILLE AVE, UTILITY REFUND</u>	08/07/2019	2.24	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	303299.00		<u>HUBBLE HOMES, 2117 N GREENVILLE AVE, UTILITY REFUND</u>	08/07/2019	2.93	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	303299.00		<u>HUBBLE HOMES, 2117 N GREENVILLE AVE, UTILITY REFUND</u>	08/07/2019	4.57	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/19		
Total 303299.00:						9.74	.00					
1987	UTILITY REFUND #7	30356.02		<u>TREV HANSEN, 1571 W PARK AVE, UTILITY REFUND</u>	08/14/2019	42.82	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	30356.02		<u>TREV HANSEN, 1571 W PARK AVE, UTILITY REFUND</u>	08/14/2019	91.43	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	30356.02		<u>TREV HANSEN, 1571 W PARK AVE, UTILITY REFUND</u>	08/14/2019	70.73	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	30356.02		<u>TREV HANSEN, 1571 W PARK AVE, UTILITY REFUND</u>	08/14/2019	3.57	.00	<u>20-4510 SERVICE RECONNECT FEES</u>	0	8/19		
Total 30356.02:						208.55	.00					
1987	UTILITY REFUND #7	310018.01		<u>TOLL BROS INC, 1047 W SOLDOTNA ST, UTILITY REFUND</u>	08/06/2019	48.74	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		

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1987	UTILITY REFUND #7	310018.01		<u>TOLL BROS INC. 1047 W SOLDOTNA ST. UTILITY REFUND</u>	08/06/2019	3.97	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/19		
Total 310018.01:						52.71	.00					
1987	UTILITY REFUND #7	310020.01		<u>COLEMAN HOMES. 9500 S SARATOV WAY. UTILITY REFUND</u>	08/06/2019	43.75	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	310020.01		<u>COLEMAN HOMES. 9500 S SARATOV WAY. UTILITY REFUND</u>	08/06/2019	.53	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
Total 310020.01:						44.28	.00					
1987	UTILITY REFUND #7	310021.01		<u>COLEMAN HOMES. 9484 S SARATOV WAY. UTILITY REFUND</u>	08/06/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 310021.01:						58.76	.00					
1987	UTILITY REFUND #7	310023.01		<u>TOLL BROS INC. 9432 S SARATOV WAY. UTILITY REFUND</u>	08/06/2019	59.45	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 310023.01:						59.45	.00					
1987	UTILITY REFUND #7	310024.01		<u>TOLL BROS INC. 1080 W SAGWON DR. UTILITY REFUND</u>	08/06/2019	3.27	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 310024.01:						3.27	.00					
1987	UTILITY REFUND #7	310026.01		<u>TIMBERMIST LLC. 9324 S KOTLAS WAY. UTILITY REFUND</u>	08/13/2019	23.50	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 310026.01:						23.50	.00					

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1987	UTILITY REFUND #7	310125.01		<u>TOLL BROS INC, 9444 S ROCK CLIFFS WAY, UTILITY REFUND</u>	08/13/2019	59.49	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 310125.01:						59.49	.00					
1987	UTILITY REFUND #7	310202.01		<u>TOLL BROS INC, 9473 S ROCK CLIFFS WAY, UTILITY REFUND</u>	08/06/2019	101.21	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 310202.01:						101.21	.00					
1987	UTILITY REFUND #7	310204.01		<u>TOLL BROS INC, 1410 W SOLDOTNA DR, UTILITY REFUND</u>	08/06/2019	37.18	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 310204.01:						37.18	.00					
1987	UTILITY REFUND #7	310205.01		<u>TOLL BROS INC, 1432 W SOLDOTNA DR, UTILITY REFUND</u>	08/06/2019	40.72	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 310205.01:						40.72	.00					
1987	UTILITY REFUND #7	310206.01		<u>TOLL BROS INC, 1448 W SOLDOTNA DR, UTILITY REFUND</u>	08/13/2019	21.94	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 310206.01:						21.94	.00					
1987	UTILITY REFUND #7	310207.01		<u>TOLL BROS INC, 1464 W SOLDOTNA DR, UTILITY REFUND</u>	08/06/2019	47.01	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 310207.01:						47.01	.00					
1987	UTILITY REFUND #7	310210.01		<u>TOLL BROS INC, 1520 W SOLDOTNA DR, UTILITY REFUND</u>	08/06/2019	48.32	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		

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Total 310210.01:						48.32	.00					
1987	UTILITY REFUND #7	310227.01		<u>TOLL BROS INC, 1477 W SOLDOTNA DR, UTILITY REFUND</u>	08/06/2019	42.78	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 310227.01:						42.78	.00					
1987	UTILITY REFUND #7	310238.01		<u>TOLL BROS INC, 9571 S ROCK CLIFFS PL, UTILITY REFUND</u>	08/13/2019	59.49	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 310238.01:						59.49	.00					
1987	UTILITY REFUND #7	310245.01		<u>TOLL BROS INC, 9486 S ROCK CLIFFS PL, UTILITY REFUND</u>	08/13/2019	31.30	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 310245.01:						31.30	.00					
1987	UTILITY REFUND #7	310246.01		<u>TOLL BROS INC, 9472 S ROCK CLIFFS WAY, UTILITY REFUND</u>	08/06/2019	44.98	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 310246.01:						44.98	.00					
1987	UTILITY REFUND #7	310301.01		<u>TOLL BROS INC, 1049 W SAGWON DR, UTILITY REFUND</u>	08/06/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 310301.01:						58.76	.00					
1987	UTILITY REFUND #7	310304.01		<u>TOLL BROS INC, 971 W SAGWON DR, UTILITY REFUND</u>	08/06/2019	92.15	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 310304.01:						92.15	.00					
1987	UTILITY REFUND #7	310310.01		<u>TOLL BROS INC, 815 W SAGWON DR, UTILITY REFUND</u>	08/06/2019	48.32	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		

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Total 310310.01:						48.32	.00					
1987	UTILITY REFUND #7	310315.01		<u>TOLL BROS INC, 9280 S FIDALGO AVE, UTILITY REFUND</u>	08/06/2019	59.49	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 310315.01:						59.49	.00					
1987	UTILITY REFUND #7	310322.01		<u>TOLL BROS INC, 966 W SELDOVIA DR, UTILITY REFUND</u>	08/06/2019	108.32	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 310322.01:						108.32	.00					
1987	UTILITY REFUND #7	310325.01		<u>TOLL BROS INC, 1062 W SELDOVIA DR, UTILITY REFUND</u>	08/06/2019	59.49	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 310325.01:						59.49	.00					
1987	UTILITY REFUND #7	310326.01		<u>TOLL BROS INC, 1086 W SELDOVIA DR, UTILITY REFUND</u>	08/06/2019	48.32	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 310326.01:						48.32	.00					
1987	UTILITY REFUND #7	310329.01		<u>TOLL BROS INC, 9323 S ORENBURG AVE, UTILITY REFUND</u>	08/06/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 310329.01:						58.76	.00					
1987	UTILITY REFUND #7	310330.01		<u>TOLL BROS INC, 9347 S ORENBURG AVE, UTILITY REFUND</u>	08/06/2019	59.49	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 310330.01:						59.49	.00					

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1987	UTILITY REFUND #7	310335.01		<u>TOLL BROS INC, 9298 S OERNBURG AVE, UTILITY REFUND</u>	08/06/2019	13.13	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 310335.01:						13.13	.00					
1987	UTILITY REFUND #7	312001.01		<u>TIMBERMIST LLC, 9360 S LINDER RD, UTILITY REFUND</u>	08/06/2019	166.73	.00	<u>25-4177 GRAVITY IRRIGATION USER FEES</u>	0	8/19		
Total 312001.01:						166.73	.00					
1987	UTILITY REFUND #7	312002.01		<u>TIMBERMIST LLC, W HUBBARD -TIMBERMIST 3, UTILITY REFUND</u>	08/06/2019	.11	.00	<u>20-4775 LATE PAYMENT FEE</u>	0	8/19		
Total 312002.01:						.11	.00					
1987	UTILITY REFUND #7	318357.00		<u>SIMPLICITY HOMES, 1152 E ODYSSEY ST, UTILITY REFUND</u>	08/02/2019	3.56	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	318357.00		<u>SIMPLICITY HOMES, 1152 E ODYSSEY ST, UTILITY REFUND</u>	08/02/2019	4.62	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
Total 318357.00:						8.18	.00					
1987	UTILITY REFUND #7	320035.00A		<u>HAYDEN HOMES, 1354 N WARM RIVER AVE, UTILITY REFUND</u>	08/08/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 320035.00A:						58.76	.00					
1987	UTILITY REFUND #7	330015.00		<u>TOLL BROS INC, 943 E BUCK DR, UTILITY REFUND</u>	08/07/2019	23.21	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	330015.00		<u>TOLL BROS INC, 943 E BUCK DR, UTILITY REFUND</u>	08/07/2019	30.18	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	330015.00		<u>TOLL BROS INC, 943 E BUCK DR, UTILITY REFUND</u>	08/07/2019	13.53	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/19		

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Total 330015.00:						66.92	.00					
1987	UTILITY REFUND #7	330024.00		<u>TOLL BROS INC, 1052 E BUCK DR, UTILITY REFUND</u>	08/07/2019	2.97	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	330024.00		<u>TOLL BROS INC, 1052 E BUCK DR, UTILITY REFUND</u>	08/07/2019	4.58	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	330024.00		<u>TOLL BROS INC, 1052 E BUCK DR, UTILITY REFUND</u>	08/07/2019	3.19	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/19		
Total 330024.00:						10.74	.00					
1987	UTILITY REFUND #7	330055.00A		<u>TOLL BROS INC, 1264 E TROPHY ST, UTILITY REFUND</u>	08/08/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 330055.00A:						58.76	.00					
1987	UTILITY REFUND #7	330056.00A		<u>TOLL BROS INC, 1852 N SNOWFIELD PL, UTILITY REFUND</u>	08/08/2019	58.86	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
Total 330056.00A:						58.86	.00					
1987	UTILITY REFUND #7	330058.00		<u>TOLL BROS INC, 1816 N SNOWFIELD PL, UTILITY REFUND</u>	08/14/2019	6.60	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	330058.00		<u>TOLL BROS INC, 1816 N SNOWFIELD PL, UTILITY REFUND</u>	08/14/2019	9.45	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	330058.00		<u>TOLL BROS INC, 1816 N SNOWFIELD PL, UTILITY REFUND</u>	08/14/2019	8.64	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/19		
Total 330058.00:						24.69	.00					

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1987	UTILITY REFUND #7	330061.00		<u>TOLL BROS INC. 1762 N SNOWFIELD PL. UTILITY REFUND</u>	08/02/2019	21.19	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	330061.00		<u>TOLL BROS INC. 1762 N SNOWFIELD PL. UTILITY REFUND</u>	08/02/2019	27.51	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	330061.00		<u>TOLL BROS INC. 1762 N SNOWFIELD PL. UTILITY REFUND</u>	08/02/2019	16.68	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/19		
Total 330061.00:						65.38	.00					
1987	UTILITY REFUND #7	330064.00		<u>TOLL BROS INC. 1708 N SNOWFIELD PL. UTILITY REFUND</u>	08/02/2019	19.67	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	330064.00		<u>TOLL BROS INC. 1708 N SNOWFIELD PL. UTILITY REFUND</u>	08/02/2019	25.56	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	330064.00		<u>TOLL BROS INC. 1708 N SNOWFIELD PL. UTILITY REFUND</u>	08/02/2019	13.90	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/19		
Total 330064.00:						59.13	.00					
1987	UTILITY REFUND #7	340051.01		<u>CBH HOMES. 6706 S BIRCH CREEK AVE. UTILITY REFUND</u>	08/02/2019	25.87	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	340051.01		<u>CBH HOMES. 6706 S BIRCH CREEK AVE. UTILITY REFUND</u>	08/02/2019	33.60	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	340051.01		<u>CBH HOMES. 6706 S BIRCH CREEK AVE. UTILITY REFUND</u>	08/02/2019	21.52	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/19		
Total 340051.01:						80.99	.00					
1987	UTILITY REFUND #7	80120.03		<u>DOUGLAS TINER. 1327 W 4TH ST. UTILITY REFUND</u>	08/14/2019	100.00	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		

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Total 80120.03:						100.00	.00					
1987	UTILITY REFUND #7	80180.01		<u>DUVEY SNELL, 1501 W 4TH ST, UTILITY REFUND</u>	08/13/2019	44.95	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	80180.01		<u>DUVEY SNELL, 1501 W 4TH ST, UTILITY REFUND</u>	08/13/2019	-20.11	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	80180.01		<u>DUVEY SNELL, 1501 W 4TH ST, UTILITY REFUND</u>	08/13/2019	-19.70	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	80180.01		<u>DUVEY SNELL, 1501 W 4TH ST, UTILITY REFUND</u>	08/13/2019	3.90	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/19		
Total 80180.01:						9.04	.00					
1987	UTILITY REFUND #7	91780.01		<u>HOLLY J WEEKS, 1215 N PYRITE AVE, UTILITY REFUND</u>	08/07/2019	16.76	.00	<u>20-4500 METERED WATER SALES</u>	0	8/19		
1987	UTILITY REFUND #7	91780.01		<u>HOLLY J WEEKS, 1215 N PYRITE AVE, UTILITY REFUND</u>	08/07/2019	30.44	.00	<u>21-4600 SEWER USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	91780.01		<u>HOLLY J WEEKS, 1215 N PYRITE AVE, UTILITY REFUND</u>	08/07/2019	45.13	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/19		
1987	UTILITY REFUND #7	91780.01		<u>HOLLY J WEEKS, 1215 N PYRITE AVE, UTILITY REFUND</u>	08/07/2019	12.61	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/19		
Total 91780.01:						104.94	.00					
Total UTILITY REFUND #7:						5,525.49	.00					
UTILITY TRAILER SALES OF IDAHO, INC.												
1641	UTILITY TRAILER SALES OF IDAHO, INC.	44054PB	8863	<u>55 GALLON DRUM OF ANTI FREEZE, FLEET STOCK, S. HOWELL, AUG '19 - ADMIN</u>	08/06/2019	211.07	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	0	8/19		

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1641	UTILITY TRAILER SALES OF IDAHO, INC.	44054PB	8863	55 GALLON DRUM OF ANTI FREEZE, FLEET STOCK, S. HOWELL, AUG '19 - WATER	08/06/2019	84.43	.00	20-6150 M & R - SYSTEM	0	8/19		
1641	UTILITY TRAILER SALES OF IDAHO, INC.	44054PB	8863	55 GALLON DRUM OF ANTI FREEZE, FLEET STOCK, S. HOWELL, AUG '19 - SEWER	08/06/2019	84.43	.00	21-6150 M & R - SYSTEM	0	8/19		
1641	UTILITY TRAILER SALES OF IDAHO, INC.	44054PB	8863	55 GALLON DRUM OF ANTI FREEZE, FLEET STOCK, S. HOWELL, AUG '19 - PI	08/06/2019	42.21	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	8/19		
Total 44054PB:						422.14	.00					
Total UTILITY TRAILER SALES OF IDAHO, INC.:						422.14	.00					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	54188		POSTAGE, ESTATEMENTS, AND IMAGING FOR JUL.'19 - ADMIN	07/31/2019	995.28	.00	01-6190 POSTAGE & BILLING	0	8/19		
857	VALLI INFORMATION SYSTEMS, INC	54188		POSTAGE, ESTATEMENTS, AND IMAGING FOR JUL.'19 - WATER	07/31/2019	1,564.01	.00	20-6190 POSTAGE & BILLING	0	8/19		
857	VALLI INFORMATION SYSTEMS, INC	54188		POSTAGE, ESTATEMENTS, AND IMAGING FOR JUL.'19 - SEWER	07/31/2019	1,564.01	.00	21-6190 POSTAGE & BILLING	0	8/19		
857	VALLI INFORMATION SYSTEMS, INC	54188		POSTAGE, ESTATEMENTS, AND IMAGING FOR JUL.'19 - P.I	07/31/2019	616.11	.00	25-6190 POSTAGE & BILLING	0	8/19		
Total 54188:						4,739.41	.00					
857	VALLI INFORMATION SYSTEMS, INC	54189		LOCKBOX TRANSACTIONS FOR JUL.'19 - ADMIN	07/31/2019	39.45	.00	01-6505 BANK FEES	0	8/19		
857	VALLI INFORMATION SYSTEMS, INC	54189		LOCKBOX TRANSACTIONS FOR JUL.'19 - WATER	07/31/2019	61.99	.00	20-6505 BANK FEES	0	8/19		
857	VALLI INFORMATION SYSTEMS, INC	54189		LOCKBOX TRANSACTIONS FOR JUL.'19 - SEWER	07/31/2019	61.99	.00	21-6505 BANK FEES	0	8/19		

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857	VALLI INFORMATION SYSTEMS, INC	54189		<u>LOCKBOX TRANSACTIONS FOR JUL.'19 - P.I</u>	07/31/2019	24.42	.00	<u>25-6505 BANK FEES</u>	0	8/19		
Total 54189:						187.85	.00					
Total VALLI INFORMATION SYSTEMS, INC:						4,927.26	.00					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9835040278		<u>CELL PHONE SERVICE, 6/29-7/28/19 - ADMIN</u>	07/28/2019	141.49	.00	<u>01-6255 TELEPHONE</u>	0	8/19		
1575	VERIZON WIRELESS	9835040278		<u>CELL PHONE SERVICE, 6/29-7/28/19 - P & Z</u>	07/28/2019	53.74	.00	<u>01-6255 TELEPHONE</u>	1003	8/19		
1575	VERIZON WIRELESS	9835040278		<u>CELL PHONE SERVICE, 6/29-7/28/19 - PARKS</u>	07/28/2019	477.87	.00	<u>01-6255 TELEPHONE</u>	1004	8/19		
1575	VERIZON WIRELESS	9835040278		<u>CELL PHONE SERVICE, 6/29-7/28/19 - BUILDING INSPECTION</u>	07/28/2019	95.59	.00	<u>01-6255 TELEPHONE</u>	1005	8/19		
1575	VERIZON WIRELESS	9835040278		<u>CELL PHONE SERVICE, 6/29-7/28/19 - WATER</u>	07/28/2019	469.80	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	8/19		
1575	VERIZON WIRELESS	9835040278		<u>CELL PHONE SERVICE, 6/29-7/28/19 - SEWER</u>	07/28/2019	554.13	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	8/19		
1575	VERIZON WIRELESS	9835040278		<u>CELL PHONE SERVICE, 6/29-7/28/19 - P.I</u>	07/28/2019	128.25	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	8/19		
1575	VERIZON WIRELESS	9835040278		<u>CELL PHONE SERVICE, 6/29-7/28/19 - ECONOMIC DEVELOPMENT</u>	07/28/2019	46.85	.00	<u>01-6255 TELEPHONE</u>	4000	8/19		
Total 9835040278:						1,967.72	.00					
1575	VERIZON WIRELESS	9835162808		<u>TABLET SERVICE, 7/2-8/1/19 - ADMIN</u>	08/01/2019	3.68	.00	<u>01-6255 TELEPHONE</u>	0	8/19		
1575	VERIZON WIRELESS	9835162808		<u>TABLET SERVICE, 7/2-8/1/19 - PARKS</u>	08/01/2019	8.09	.00	<u>01-6255 TELEPHONE</u>	1004	8/19		

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1575	VERIZON WIRELESS	9835162808		<u>TABLET SERVICE, 7/2-8/1/19 - BUILDING INSPECTION</u>	08/01/2019	30.87	.00	01-6255 <u>TELEPHONE</u>	1005	8/19		
1575	VERIZON WIRELESS	9835162808		<u>TABLET SERVICE, 7/2-8/1/19 - WATER</u>	08/01/2019	42.04	.00	20-6255 <u>TELEPHONE EXPENSE</u>	0	8/19		
1575	VERIZON WIRELESS	9835162808		<u>TABLET SERVICE, 7/2-8/1/19 - SEWER</u>	08/01/2019	50.86	.00	21-6255 <u>TELEPHONE EXPENSE</u>	0	8/19		
1575	VERIZON WIRELESS	9835162808		<u>TABLET SERVICE, 7/2-8/1/19 - P.I</u>	08/01/2019	11.46	.00	25-6255 <u>TELEPHONE EXPENSE</u>	0	8/19		
Total 9835162808:						147.00	.00					
1575	VERIZON WIRELESS	9835162809		<u>IPAD SERVICE, 7/2-8/1/19 - ADMIN</u>	08/01/2019	5.01	.00	01-6255 <u>TELEPHONE</u>	0	8/19		
1575	VERIZON WIRELESS	9835162809		<u>IPAD SERVICE, 7/2-8/1/19 - PARKS</u>	08/01/2019	20.02	.00	01-6255 <u>TELEPHONE</u>	1004	8/19		
1575	VERIZON WIRELESS	9835162809		<u>IPAD SERVICE, 7/2-8/1/19 - WATER</u>	08/01/2019	6.61	.00	20-6255 <u>TELEPHONE EXPENSE</u>	0	8/19		
1575	VERIZON WIRELESS	9835162809		<u>IPAD SERVICE, 7/2-8/1/19 - SEWER</u>	08/01/2019	6.61	.00	21-6255 <u>TELEPHONE EXPENSE</u>	0	8/19		
1575	VERIZON WIRELESS	9835162809		<u>IPAD SERVICE, 7/2-8/1/19 - P.I</u>	08/01/2019	1.79	.00	25-6255 <u>TELEPHONE EXPENSE</u>	0	8/19		
Total 9835162809:						40.04	.00					
Total VERIZON WIRELESS:						2,154.76	.00					
WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0449746		<u>RECORDS DESTRUCTION, 7/1-31/19 - ADMIN</u>	08/01/2019	7.00	.00	01-6052 <u>CONTRACT SERVICES</u>	0	8/19		

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
1633	WESTERN RECORDS DESTRUCTION, INC.	0449746		<u>RECORDS DESTRUCTION, 7/1- 31/19 - P & Z</u>	08/01/2019	2.25	.00	<u>01-6052 CONTRACT SERVICES</u>	1003	8/19		
1633	WESTERN RECORDS DESTRUCTION, INC.	0449746		<u>RECORDS DESTRUCTION, 7/1- 31/19 - WATER</u>	08/01/2019	6.63	.00	<u>20-6052 CONTRACT SERVICES</u>	0	8/19		
1633	WESTERN RECORDS DESTRUCTION, INC.	0449746		<u>RECORDS DESTRUCTION, 7/1- 31/19 - SEWER</u>	08/01/2019	6.63	.00	<u>21-6052 CONTRACT SERVICES</u>	0	8/19		
1633	WESTERN RECORDS DESTRUCTION, INC.	0449746		<u>RECORDS DESTRUCTION, 7/1- 31/19 - P.I</u>	08/01/2019	2.49	.00	<u>25-6052 CONTRACT SERVICES</u>	0	8/19		
Total 0449746:						25.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						25.00	.00					
WESTERN STATES EQUIPMENT CO.												
98	WESTERN STATES EQUIPMENT CO.	IN001038062		<u>TROUBLESHOOTING ON TEN MILE GENERATOR, B. BACHMAN, JULY '19</u>	07/22/2019	224.03	.00	<u>21-6150 M & R - SYSTEM</u>	0	8/19		
Total IN001038062:						224.03	.00					
Total WESTERN STATES EQUIPMENT CO.:						224.03	.00					
WEX BANK												
1234	WEX BANK	60481631		<u>FUEL, JUL.'19 - PARKS</u>	07/31/2019	362.65	.00	<u>01-6300 FUEL</u>	1004	8/19		
1234	WEX BANK	60481631		<u>FUEL, JUL.'19 - BUILDING INSPECTION</u>	07/31/2019	401.77	.00	<u>01-6300 FUEL</u>	1005	8/19		
1234	WEX BANK	60481631		<u>NON-FUEL PURCHASE, CAR WASH, BUILDING INSPECTION</u>	07/31/2019	6.00	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1005	8/19		
1234	WEX BANK	60481631		<u>FUEL, JUL.'19 - WATER</u>	07/31/2019	195.29	.00	<u>20-6300 FUEL</u>	0	8/19		
1234	WEX BANK	60481631		<u>NON-FUEL PURCHASE, CAR WASH, WATER</u>	07/31/2019	4.20	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/19		

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
1234	WEX BANK	60481631		<u>FUEL, JUL.'19 - SEWER</u>	07/31/2019	108.31	.00	21-6300 FUEL	0	8/19		
1234	WEX BANK	60481631		<u>NON-FUEL PURCHASE, CAR WASH, SEWER</u>	07/31/2019	4.20	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	8/19		
1234	WEX BANK	60481631		<u>FUEL, JUL.'19 - P.I</u>	07/31/2019	51.88	.00	25-6300 FUEL	0	8/19		
1234	WEX BANK	60481631		<u>NON-FUEL PURCHASE, CAR WASH, P.I</u>	07/31/2019	1.59	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	8/19		
1234	WEX BANK	60481631		<u>FUEL, JUL.'19 - FARM</u>	07/31/2019	34.29	.00	21-6090 FARM EXPENDITURES	0	8/19		
Total 60481631:						1,170.18	.00					
Total WEX BANK:						1,170.18	.00					
WHITE, PETERSON, GIGRAY, & NICHOLS P.A.												
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	07312019WPG		<u>LEGAL FEES AND EXPENSES, JUL.'19 - ADMIN</u>	07/31/2019	2,755.00	.00	01-6202 PROFESSIONAL SERVICES	0	8/19		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	07312019WPG		<u>LEGAL FEES AND EXPENSES, JUL.'19 - P & Z</u>	07/31/2019	349.50	.00	01-6202 PROFESSIONAL SERVICES	1003	8/19		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	07312019WPG		<u>LEGAL FEES AND EXPENSES, JUL.'19 - SEWER</u>	07/31/2019	484.50	.00	21-6202 PROFESSIONAL SERVICES	0	8/19		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	07312019WPG		<u>LEGAL FEES AND EXPENSES, JUL.'19 - P.I</u>	07/31/2019	90.00	.00	25-6202 PROFESSIONAL SERVICES	0	8/19		
Total 07312019WPGN:						3,679.00	.00					
Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.:						3,679.00	.00					
XYLEM WATER SOLUTIONS U.S.A., INC.												

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
1623	XYLEM WATER SOLUTIONS U.S.A., INC.	3556A80070	8686	1 EA WIPER ASSEMBLY, 1 EA COUPLING, SHIPPING, M.NADEAU, AUG '19	08/01/2019	3,231.00	.00	21-6150 M & R - SYSTEM	0	8/19		
Total 3556A80070:						3,231.00	.00					
Total XYLEM WATER SOLUTIONS U.S.A., INC.:						3,231.00	.00					
Grand Totals:						15,502,107.92	15,179,770.					

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

Report Criteria:

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

**RESOLUTION NO. R57-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL ID I, LLC FOR THE WINFIELD SPRINGS SUBDIVISION NO. 4 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING, STREET LIGHTING AND FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS Winfield Springs Subdivision No. 4 exists as part of an approved preliminary plat; and

WHEREAS construction plans for Winfield Springs Subdivision No. 4 were approved by the Kuna City Engineer on December 13, 2018; and

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

WHEREAS the street lighting, fencing and landscaping have not been completed for Winfield Springs Subdivision No. 4 according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS the landscaping completion has been estimated at forty-two thousand three hundred ten dollars and forty-eight cents (\$42,310.48) adding 25% for a total of fifty-two thousand eight hundred eighty-eight dollars and ten cents (\$52,888.10); and

WHEREAS the street lighting completion has been estimated at sixteen thousand eight hundred eighty dollars and zero cents (\$16,880.00) adding 25% for a total of twenty-one thousand one hundred dollars and zero cents (\$21,100.00); and

WHEREAS the fencing completion has been estimated at sixty-eight thousand six hundred fifty-nine dollars and five cents (\$68,659.05) adding 25% for a total of eighty-five thousand eight hundred twenty-three dollars and eighty-one cents (\$85,823.81); and

WHEREAS developer desires to record the final plat for Winfield Springs Subdivision No. 4 prior to completion of construction; and

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

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept an irrevocable standby Letter of Credit or bond check in lieu of construction for Winfield Springs Subdivision No. 4 under the following terms and conditions:

1. All bids amounts submitted for unfinished construction are valid for the life of the Letter of Credit;

2. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;
3. The face amount of the Letter of Credit or bond checkis at least one hundred fifty-nine thousand eight hundred eleven dollars and ninety-one cents (\$159,811.91);
4. No more than fifty percent of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the Letter of Credit, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 20th day of August, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of August, 2019.

Joe L. Stear, *Mayor*

ATTEST:

Chris Engels, *City Clerk*

CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between TOLL ID I, LLC, (hereinafter “Developer”); whose address is 3301 W. Sheryl Dr., Suite 100, Meridian, ID 83642, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter “City”); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for the phase four of the development known as Winfield Springs, (“Development”) located in the City of Kuna; and

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

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the following:
 - a. Approved Landscape Plan for Winfield Springs No. 4 and the associated Bid for Landscaping by Idaho Site works, LLC; and
 - b. Approved Street Light Plan for Winfield Springs No. 4 and the associated Bid for street lighting by Southern Idaho Electric Inc.; and
 - c. Approved Fence Plan for Winfield Springs No. 4 and the associated Bid for fencing by Butte Fence Co.

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

2. Cash Deposit. Developer has executed and delivered to City cash, cashier’s check or wired funds (City to provide financial institution information upon execution of agreement) to the City’s trust account in the aggregate amount of one hundred fifty-nine thousand eight hundred eleven dollars and ninety one cents (\$159,811.91), for deposit with City in its accounts (the “Cash Deposit”), which includes:
 - a. The initial City Engineer or Public Works Director’s estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider’s contractors in an amount, plus twenty-five (25) percent, for an amount of one hundred twenty-five (125) percent;
 - b. To that total, the following additional sums may be added upon the following considerations:

- i. Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for the City's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the City Engineer or Public Works Director.
3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.
4. If construction of all financially pledged improvements are not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall be issued by the City until final completion of all improvements has occurred and the City has inspected and approved them. However, if the remaining improvements are not completed within the one hundred twenty-day period, through no fault of the Developer, the City Engineer or Public Works Director may grant a one-time, one hundred twenty-day (120) time extension. The determination of what may be considered a "no fault circumstance" shall be determined by the City Engineer or Public Works Director.
5. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 6, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.
6. Preliminary Release. At the time herein provided, but no later than at the time of final inspection and acceptance of all Improvements by City, City will authorize release of all funds comprising Cash Deposit. The release provided for in this paragraph shall occur when City certifies that Improvements are complete, which shall be when Improvements have been installed as required and fully inspected and approved by City, and after as-built drawings have been supplied as required.
7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Cash Deposit as herein provided, and any withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from

Cash Deposit shall not affect any rights and remedies of City against Developer for breach of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

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

On this 13 day of August, 2019, before me Thomas Coleman, personally appeared Thomas Coleman known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as Division President and on behalf of the TOLL ID I, LLC.

S
E
A
L



Greta Skorupski
Notary Public for Ada County
My commission expires on 12-12-24

Project: Winfield Springs
Phase 4

Idaho Site Works, LLC
1123 12th Ave Rd #408
Nampa, ID 83686
Phone: 208-412-0173
Fax: 888-302-7705

5/6/2019
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PROJECT Proposal FOR: Winfield Springs
Phase 4

Base	QTY	UNITS	COST
DESCRIPTION			
Irrigation	1	LS	\$ 11,560.00
Trees			\$ 7140.60
Plants			\$ 7624.56
Rock, grading, sod, seed		yds	\$ 8496.32
1 st year maintenance		sqft	\$ 7489.00
TOTAL			\$ 42,310.48

Proposal expires 30 days from date listed above

Inclusions:

Landscape Irrigation –any mainline piping or valving, sleeving, sprinkler heads, controller - plants, trees, mulch, sod, gabion walls.

Exclusion: Any protection or repair or existing landscape, overtime, alternation or changes to existing irrigation system or PI system outside of construction limits, irrigation, excavation of water meter, power for pump station, power for sprinkler controller, any concrete work or curbing, repair or construction outside of limits as indicated on landscape plans, top soil import or placement, grading.

Landscape Planting

- All plant material is subject to availability and sizes (caliper and height) from Idaho Site Works choice of landscape nursery(s). If a specific plant or size is not available Architect/Owner to select from available substitutes.

Misc.

- Two (1) mobilization(s) for landscaping & one for sleeving has been included within the bid. Add \$1500 for each additional mobilization necessary.
- Installations by Idaho Site Works must commence on the entire site a minimum of 30 sequential workable days (excluding weekends & holidays) prior to time of completion. If the site is not made available as noted above, Idaho Site Works cannot guarantee nor be liable for completion of the work by stated completion date.
- All contract provision references to "payment when paid" or "payment if paid" are deleted. It is further agreed that all past-due amounts (in excess of 45 days) are due from the signers of this agreement., and are subject to a 1.5% per month (18% per year) Service Charge plus all costs of collections including attorney's fees, if incurred.

Confidential Acknowledgement: By reception of this document, said recipient, recipient agent, employee guarantee to not redistribute, verbally or written, neither details, parts or any contents of this document to any other party, agent, owner, without express written permission of Idaho Site Works, LLC.

Project: Winfield Springs
Phase 4

Idaho Site Works, LLC
1123 12th Ave Rd #408
Nampa, ID 83686
Phone: 208-412-0173
Fax: 888-302-7705

5/6/2019
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- Idaho Site Works reserves the right to void all warranties expressed in the specifications due to abuse and/or neglect by the owner including, but not limited to: improper maintenance, improper site use, vandalism, acts of nature, inclement weather, etc.
- If necessary, add performance/payment bonds at 5% of completed contract amount.

Thank you for allowing Idaho Site Works, LLC to bid this project. Please feel free to contact us with any questions in these regards.

Respectfully,

Jordan Koyle
President

I _____ do hereby authorize Idaho Site Works, LLC to perform the work as outlined herein. I do likewise verify that I am an owner/agent for/of the above said project and do enter into this contract with Idaho Site Works, LLC as outlined above.

Sign here and return: _____

Date: _____

PROPOSAL

SOUTHERN IDAHO ELECTRIC INC.
P.O. Box 182
Melba ID 83641
Ph- 208.495.2773
Fax-208.495.2780

Lee Van Schoiack
ID Electrical Contractor
Public Works Electrical Contractor

208.941.5750
27456
#15206-C-4(16000)

Proposal Submitted To: COLEMAN HOMES		Phone#	Date: 2/5/2019
Street		Job Name: WINFIELD SPRINGS #4	
City	State	Zip	Job Location: KUNA, ID
Architect		Contact Phone:	

We here by submit specification and estimates for : _____

ELECTRICAL FOR STREET LIGHTS PER STREET PLAN

ITEM	AMT	QTY	TOTAL
SERVICE J-BOX	\$ 290.00	6	\$ 1,740.00
J-BOX (KUNA)	\$ 210.00	4	\$ 840.00
TRENCH	\$ 3.50	400	\$ 1,400.00
CONDUIT & WIRE	\$ 3.00	400	\$ 1,200.00
POLE BASE	\$ 550.00	6	\$ 3,300.00
POLE & FIXTURE (KUNA)	\$ 1,400.00	6	\$ 8,400.00

We propose hereby to furnish material and labor-complete in accordance with above specification, for:

\$16,880.00 (\$) dollars

Payments to be made as follows: _____ DRAWS _____

All material is guaranteed to be specified. All work is to be completed in a workman like manner according to standar practices. Any alteration or deviation form above specifications will be executed only upon written orders, and will become an extra charge over and above the estimated. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance

Authorized Signature _____ LEE VAN SCHOIACK _____

NOTE: This proposal may withdrawn by us if not accepted with in 30 days.

ACCEPTANCE OF PROPOSAL:

The above prices, specification and conditions are satisfactory are hereby accepted. You authorized to do the work as specified. Payments will be made as outlined.

Signature _____

Signature _____

Date of Acceptance _____

Quote



Butte Fence, Inc.

2049 E. Wilson Lane
Meridian, Idaho 83642
(p) 208-884-0203
(f) 208-884-8929

Order Number: 0073898
Order Date: 3/29/2019

Salesperson: 0001 Jared Bell
Customer Number: 10-COLEMAN

Sold To:
Coleman Communities, Inc.
3103 W Sheryl Drive, Ste. 100
Meridian, ID 83642

Ship To:
Coleman Communities, Inc.
3103 W Sheryl Drive, Ste. 100
Meridian, ID 83642

Phone:(208) 424-0020

Customer P.O.	Ship VIA	F.O.B.	Terms
Winfield 4			COLEMAN

Item Code	Unit	Ordered	Shipped	Price	Amount
Winfield 4					
PFVF6TGS	6' SAND T&G VINYL FENCE PER FOOT	EACH	2,871.00	0.00 20.95	60,147.45
LBAG	PREMIX CONCRETE BAG 80LB	EA	488.07	0.00 COMPONENT	
VFC5S-SQ	5 SAND FLAT POST CAP	EA	488.07	0.00 COMPONENT	
VFK6S6-TG	6' SAND T/G PRIV 6'OC 7/8 X 6 T/G	EACH	430.65	0.00 COMPONENT	
VFK6S8-TG	6' SAND T/G 8'OC 7/8 X 6 T/G	EACH	57.42	0.00 COMPONENT	
VFP5.8S	5 X 5 X 8 SAND POST	EACH	488.07	0.00 COMPONENT	
PFVF4TGS	4' SAND T&G VINYL FENCE PER FOOT	EACH	120.00	0.00 17.50	2,100.00
LBAG	PREMIX CONCRETE BAG 80LB	EA	20.40	0.00 COMPONENT	
VFC5S-SQ	5 SAND FLAT POST CAP	EA	20.40	0.00 COMPONENT	
VFK4S6-TG	4' SAND T/G 6'OC 7/8 X 6 T/G	EACH	18.00	0.00 COMPONENT	
VFK4S8-TG	4' SAND T/G 8'OC 7/8 X 6 T/G	EACH	2.40	0.00 COMPONENT	
VFP5.6S	5 X 5 X 6 SAND POST	EA	20.40	0.00 COMPONENT	
PFIF5WEST-3RAIL	5' WESTERN 3-RAIL PER FOOT	EACH	312.00	0.00 20.55	6,411.60
IFA2B-BRKT-END-RG	2" ROYAL GUARD END BRACKET	EA	53.04	0.00 COMPONENT	
IFA2B-BRKT-LINE-RG	2" ROYAL GUARD LINE BRACKET	EA	118.56	0.00 COMPONENT	

Continued

Quote



Butte Fence, Inc.

2049 E. Wilson Lane
Meridian, Idaho 83642
(p) 208-884-0203
(f) 208-884-8929

Order Number: 0073898
Order Date: 3/29/2019

Salesperson: 0001 Jared Bell
Customer Number: 10-COLEMAN

Sold To:
Coleman Communities, Inc.
3103 W Sheryl Drive, Ste. 100
Meridian, ID 83642

Ship To:
Coleman Communities, Inc.
3103 W Sheryl Drive, Ste. 100
Meridian, ID 83642

Phone:(208) 424-0020

Customer P.O.	Ship VIA	F.O.B.	Terms			
Winfield 4			COLEMAN			
Item Code		Unit	Ordered	Shipped	Price	Amount
IFA2B-CAP	2" BLACK FLAT POST CAP	EA	40.56	0.00	COMPONENT	
IFP2.7B	2 X 7 BLACK POST ORNAMENTAL IRON	EA	40.56	0.00	COMPONENT	
IFP5B8-WEST-3RL-RG	5' WESTERN 3 RAIL 8' OC RACKABLE PANEL	EA	40.56	0.00	COMPONENT	
LBAG	PREMIX CONCRETE BAG 80LB	EA	40.56	0.00	COMPONENT	

Net Order:	68,659.05
Less Discount:	0.00
Freight:	0.00
Sales Tax:	0.00
Order Total:	68,659.05

**RESOLUTION NO. R58-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A NEW FEE SCHEDULE FOR TRASH COLLECTION SERVICES THAT REFLECTS A RATE INCREASE OF 2.90% FOR EACH SERVICE RELATED TO THE CITY'S COLLECTION, HAULING AND REMOVAL OF SOLID WASTE WITH ITS CONTRACTOR J&M SANITATION, WITH AN EFFECTIVE DATE OF OCTOBER 1, 2019.

WHEREAS, Pursuant to Kuna Ordinance No. 679, the city has an exclusive franchise agreement with J&M Sanitation to provide for a system for the collection, hauling and removal of solid waste within the City and establishing fees on the collection thereof and the Franchise Agreement, as amended; and

WHEREAS, The Ordinance and Agreement provides for the ability to raise the collection rates; and

WHEREAS, J&M Sanitation has requested a rate increase of 2.90% to commence with the October 1, 2019 billing.

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

The fee schedule, reflecting the new trash collection rates for trash collection services within the City of Kuna, Idaho is hereby approved with an effective date of October 1, 2019. The Fee Schedule is attached hereto as **EXHIBIT A**.

PASSED BY THE COUNCIL of Kuna, Idaho this 20th day of August, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of August, 2019.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

J&M Sanitation Fee Schedule

RESIDENTIAL

	Current Rate/Month	Increase Request	Requested Rate/Month
Regular 1 - 95 gal trash cart	\$21.35	2.90%	\$21.97
Regular 2 - 95 gal trash carts	\$23.66	2.90%	\$24.35
Regular 3 - 95 gal trash carts	\$25.95	2.90%	\$26.70
Regular 4 - 95 gal trash carts	\$28.29	2.90%	\$29.11
Regular 5 - 95 gal trash carts	\$30.09	2.90%	\$30.96
Regular 6 - 95 gal trash carts	\$32.40	2.90%	\$33.34
Senior Citizen 1 - 95 gal trash cart	\$16.23	2.90%	\$16.70
Senior Citizen 2 - 95 gal trash carts	\$18.59	2.90%	\$19.13
Senior Citizen 3 - 95 gal trash carts	\$20.83	2.90%	\$21.43
Carry Out/Drive-In 1 - 95 gal trash cart	\$27.35	2.90%	\$28.14
Carry Out/Drive-In 2 - 95 gal trash cart	\$29.67	2.90%	\$30.53
Carry Out/Drive-In 3 - 95 gal trash cart	\$31.93	2.90%	\$32.86

COMMERCIAL

	Current Rate/Month	Increase Request	Requested Rate/Month
Commercial 1 - 95 gal trash cart	\$27.65	2.90%	\$28.45
Commercial 2 - 95 gal trash carts	\$30.01	2.90%	\$30.88
Commercial 3 - 95 gal trash carts	\$32.24	2.90%	\$33.17
Commercial 4 - 95 gal trash carts	\$34.09	2.90%	\$35.08
Dumpster (permanent) 1x/wk			
3 Yard	\$106.79	2.90%	\$109.89
6 Yard	\$167.23	2.90%	\$172.08
8 Yard	\$230.66	2.90%	\$237.35
Dumpster (permanent) 2x/wk			
3 Yard	\$167.23	2.90%	\$172.08
6 Yard	\$334.24	2.90%	\$343.93
8 Yard	\$397.88	2.90%	\$409.42
Dumpster (permanent) 3x/wk			
3 Yard	\$230.66	2.90%	\$237.35
6 Yard	\$461.31	2.90%	\$474.69
8 Yard	\$524.31	2.90%	\$539.51
Dumpster (permanent) 4x/wk			
8 Yard	\$656.74	2.90%	\$675.79
Dumpster (temporary)			
Delivery Fee	\$41.64	2.90%	\$42.85
Monthly Rental	\$25.51	2.90%	\$26.25
Pickup Fee	\$44.19	2.90%	\$45.47
Compactor 1x/week			
4 Yard	\$437.67	2.90%	\$450.36
6 Yard	\$624.94	2.90%	\$643.06
Compactor 2x/week			

4 Yard	\$870.37	2.90%	\$895.61
6 Yard	\$1,244.19	2.90%	\$1,280.27
Other Commercial			
Commercial 2 -95 gal trash carts 2x/wk	\$59.13	2.90%	\$60.84
KSD school dumpsters	\$6,241.65	2.90%	\$6,422.66
Commercial 3 yard every other week	\$84.17	2.90%	\$86.61
Commercial dump 2 ea. 3 yrd 3x week (9) owners(White Barn)	\$50.50	2.90%	\$51.96
Commercial 3 yrd split 1x week (2) owners	\$52.61	2.90%	\$54.14
Commercial 3 yrd 2x week (2) owners	\$81.02	2.90%	\$83.37
Commercial 8 yrd 1x week (6) owners (Art Ct)	\$37.87	2.90%	\$38.97
Commercial 6 yrd 2x week (2) owners	\$54.92	2.90%	\$56.51

MISCELLANEOUS

	Current Rate/Month	Increase Request	Requested Rate/Month
Excess pickup (general household)	Varies by amount		
Temporary dumpster delivery	\$41.03	2.90%	\$42.22
Temporary dumpster rent	\$25.51	2.90%	\$26.25
Temporary dumpster pickup	\$44.19	2.90%	\$45.47
Large Freon (annual clean-up event only)	\$10.52	2.90%	\$10.83
Large non-Freon (large item or refrigerator w/no Freon)	\$11.57	2.90%	\$11.91
Lid lock installation (one-time fee)	\$52.61	2.90%	\$54.14

**RESOLUTION NO. R59-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT WITH THE ADA COUNTY PROSECUTING ATTORNEY TO PROVIDE PROSECUTORIAL SERVICES FOR CITY MISDEMEANORS FOR THE FISCAL YEAR 2019-2020.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the Mayor of the City is hereby authorized to execute the contract with the Ada County Prosecuting Attorney to provide prosecutorial services in the city of Kuna for the fiscal year commencing October 1, 2019 and ending September 30, 2020 pursuant to the terms of said contract.

PASSED BY THE COUNCIL of Kuna, Idaho this 20th day of August, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of August, 2019.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

AGREEMENT NO. _____

**JOINT POWERS AGREEMENT BETWEEN ADA COUNTY,
THE ADA COUNTY PROSECUTING ATTORNEY’S OFFICE,
AND THE CITY OF KUNA
RELATING TO PROSECUTION SERVICES FY 2020**

THIS JOINT POWERS AGREEMENT (“Agreement”) made and entered into this _____ day of _____, 2019, by and between Ada County, a duly formed and existing county pursuant to the laws and Constitution of the State of Idaho, the Ada County Prosecuting Attorney, (“PA”) and the City of Kuna, Idaho, a municipal corporation of the State of Idaho (“City”).

WITNESSETH

WHEREAS, the City desires to contract with the PA for the performance of the hereinafter described prosecutorial services within its boundaries by the PA; and

WHEREAS, the PA desires to provide prosecutorial services to City.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, it is mutually agreed as follows:

1. Prosecution Services.

1.1 The PA agrees to prosecute such City code or state code violations as may be investigated and/or charged by Ada County Sheriff’s Office (“ACSO”) subject to the PA’s absolute discretion in such matters as set forth in Section 1.2.

1.2 Services provided pursuant to this Agreement shall encompass duties and functions of the type directly related or incidental to the jurisdiction of, and customarily rendered by, the PA under the statutes of the State of Idaho or the code of the City. The PA shall have and retain absolute discretion on all matters included in this Agreement, such as, but not limited to,

decisions on charging, case strategy, and dismissal. In cases where the City is the victim, the PA shall afford the City all of the rights outlined in Idaho Code § 19-5306. Services rendered in accordance with this subsection are understood to include defending the constitutionality of City's ordinances in a criminal case when the PA has determined to charge pursuant to City code.

1.3 The PA agrees to provide to the City written quarterly reports detailing the number of citations and formal complaints filed for misdemeanor cases, a summary of all charges filed, the number of court appearances for each case, if there is a victim or victims in each case, the final disposition of the case, including if the charges were amended or reduced, and the term of any jail sentence imposed.

1.4 In consideration for duties, services, and functions heretofore described in Section 1, the City shall pay to the PA the sum of Fifty-Four Thousand and 00/100 Dollars (**\$54,000.00**) for the term of this Agreement. The sum shall be paid in installments of Four Thousand Five Hundred Dollars (\$4,500.00). Payments shall be due on the tenth of the month, commencing on October Tenth.

1.5. Personnel and Equipment. The PA is acting hereunder as independent contractor so that:

a. Control of Personnel. Control of personnel, standards of performance, discipline and all other aspects of performance shall be governed entirely by the PA.

b. Status of Employees. All persons rendering service hereunder shall be for all purposes employees of the PA.

c. Liabilities. All liabilities for salaries, wages, any other compensation, injury, or sickness arising from performance of the prosecution services by the PA hereunder shall be that of the PA.

d. Provision of Personnel. The PA shall furnish all personnel and such resources and material deemed by the PA, in its sole discretion, as necessary to provide the level of prosecution service herein described. Ownership of equipment purchased by the PA to perform its duties under this agreement is retained by the PA.

1.6. Duration. This Agreement is effective upon authorization and signature by all parties, except that services and charges shall commence on October 1, 2019, and unless otherwise terminated, shall continue in effect until September 30, 2020. This Agreement may be renewed upon the mutual written consent of the parties.

1.7. Termination Process. Each party may initiate a process to terminate this Agreement as follows:

a. Notice of Termination. In the event either party hereto desires to terminate the Agreement prior to the expiration date, such party may do so by giving (60) days written notice to other parties.

b. Transition. Within 30 days of the receipt of such written termination notice, the parties shall work together to provide for an orderly transition of responsibilities from the PA to the City. The overarching goal of the transition will be to ensure there is no disruption in service to the City. Each party shall bear its respective costs, if any, in the transition process.

c. Termination. In the event the City fails to make a monthly payment within 60 days of billing, the PA may terminate this Agreement without further notice.

1.8. Indemnification and Insurance.

a. City To Hold County Harmless. The County, its officers, agents, and employees, shall not be deemed to have assumed any liability for the acts of said City or any officers, agents or employees thereof, and the City hereby covenants and agrees to hold and save the County and all of its officers, agents, and employees harmless from all claims whatsoever that might arise against the County, its officers, agents, or employees, by reasons of any acts or failures to act on the part of the City, its officers, agents or employees.

b. County to Hold City Harmless. The County hereby covenants to hold and save the City and all its officers, agents, and employees, harmless from all claims whatsoever that might arise against the City, its officers, agents, or employees by reason of any acts or failures to act on the part of the County, its officers, agents, or employees in the performance of the duties required by the terms of this Agreement.

c. Liability Related to City Ordinances, Policies, Rules and Regulations. In executing this Agreement, the PA does not assume liability or responsibility for or in any way release the City from any liability or responsibility which arises in whole or in part from the existence or effect of City ordinances, policies, rules or regulations. If any cause, claim, suit, action or administrative proceeding is commenced in which the enforceability and/or validity of any such City ordinance, policy, rule or regulation is at issue, the City shall defend the same at its sole expense and, if judgment is entered or damages are awarded against the City, the PA, or both, the City shall satisfy the same, including all chargeable costs and reasonable attorney's fees.

d. Insurance. Each party shall procure and maintain insurance as required by applicable federal and state law and as may be appropriate and reasonable to cover its staff, equipment, vehicles, and property, including but not limited to liability insurance, workers' compensation, automobile liability, and property damage. Each party has the right to self-insure all or part of the insurance requirements set forth in this paragraph.

1.9. Amendments. This Agreement may be amended at any time by mutual written agreement of the City and the PA.

1.10. Agreement Administration.

a. Agreement Administrators. The City Mayor or his/her designee and the elected Ada County Prosecuting Attorney or his/her designee shall serve as agreement administrators to review performance and resolve operational problems.

1.11 Entire Agreement/Waiver of Default. The parties agree that this Agreement is the complete expression of the terms hereto and any oral or written representations or understandings not incorporated herein are excluded. Both parties recognize that time is of the essence in the performance of the provisions of this Agreement. Waiver of any default shall not be deemed to be a waiver of any subsequent default. Waiver or breach of any provision of the Agreement shall not be deemed to be waiver of any other or subsequent breach and shall not be construed to be a modification of the terms of the Agreement unless stated to be such through written approval by the County, which shall be attached to the original Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement.

CITY OF KUNA

By: _____
Joe Stear, Mayor

ATTEST:

Chris Engels, Kuna City Clerk

Board of Ada County Commissioners

By: _____
Kendra Kenyon, Commissioner

By: _____
Diana Lachiondo, Commissioner

By: _____
Rick Visser, Commissioner

ATTEST:

Phil McGrane, Ada County Clerk



City of Kuna

Staff Memo

City Council

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

To: **Kuna City Council**

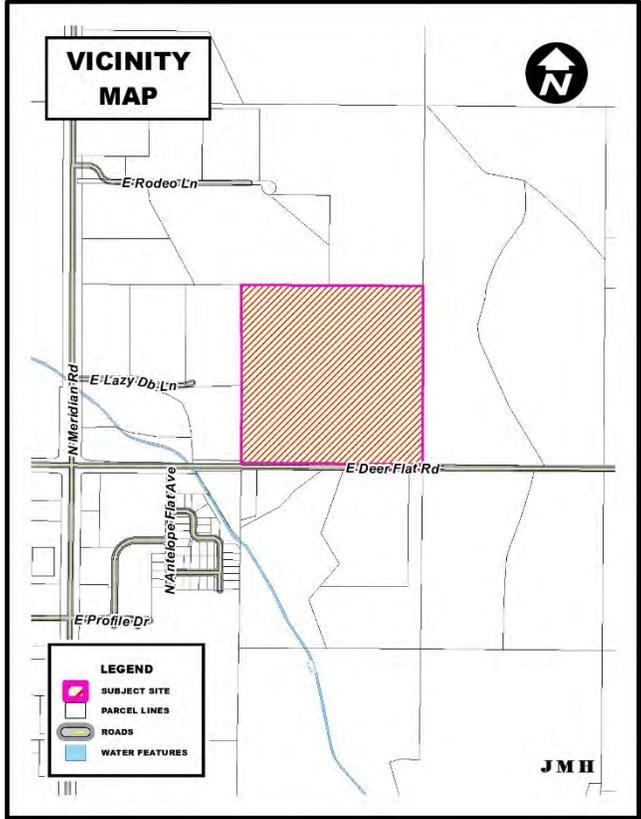
Case Number: 19-01-FP (Final Plat) –
Lugarno Terra Subdivision

Location: E. Deer Flat Road, Kuna, ID 83634

Planner: Jace Hellman, Planner II

Meeting Date: August 20, 2019

Applicant: Billy Edwards
Select Development & Contracting
PO Box 1030
Meridian, ID 83680
208-288-0700
wedwards@selectdev.com



A. General Project Facts:

1. Select Development & Contracting, LLC is requesting final plat approval for Lugarno Terra Subdivision which has 114 residential building lots and 18 common lots on a total of approximately 40 acres (Ada County Assessor Parcel No. S1418346600).

B. Staff Analysis:

1. In accordance with Kuna City Code (KCC) Title 6 Subdivision Regulations, this application seeks final plat approval for Lugarno Terra Subdivision.
2. Staff has determined that the proposed final plat for Lugarno Terra Subdivision is in conformance with the approved preliminary plat.

C. Applicable Standards:

1. Kuna City Code Title 6 Subdivision Regulations.
2. City of Kuna Comprehensive Plan and Future Land Use Map.
3. Idaho Code, Title 50, Chapter 13, Plats and Vacations.

D. Conditions of Approval:

1. Applicant shall correct any technical items and make any requested changes on the final plat as recommended by Kuna Public Works Staff.
2. If any revisions are made, the applicant shall provide Planning and Zoning Staff with a revised copy of the final plat.
3. Applicant shall secure all signatures on the final plat check-off list prior to requesting Kuna City Engineer's signature on the final plat Mylar.



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

Final Plat Checklist

A final plat application does not require a public hearing. It will be placed on the City Council agenda as a regular agenda item.

Project name: <u>LUGARNO TERRA SUBDIVISION</u> Applicant: <u>SELECT DEVELOPMENT</u> <u>BILLY EDWARDS</u>
--

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

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	
✓	All pages of the proposed Final Plat.	
✓	Approved final engineering construction drawings for streets, water, sewer, sidewalks, pressure irrigation and other public improvements.	
✓	Approved Findings of Fact, Conclusions of Law for Preliminary Plat	
✓	Proof of current ownership of the real property included in the proposed final plat and written consent of the record owners of the final plat (Affidavit of Legal Interest) for all interested parties involved.	
<u>N/A</u>	Such other information as deemed necessary to establish whether or not all proper parties have signed and/or approved said final plat.	
✓	A statement of conformance with the following information: ◇ The approved preliminary plat and meeting all requirements or conditions. ◇ The acceptable engineering practices and local standards.	
✓	Any proposed restrictive covenants and/or deed restrictions, and homeowners' association documents.	
✓	The final plat shall include and be in compliance with all items required under title 50, chapter 13 of the Idaho Code.	

Note: Only one copy of the above items need to be submitted when applying for multiple applications.

This application shall not be considered complete (nor will a meeting date be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.



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-FP
Project name	Lugarno Terra
Date Received	2/7/19
Date Accepted/ Complete	2/21/19
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	4/16/19

Contact/Applicant Information

Owners of Record: <u>Select Development & Contracting, LLC.</u>	Phone Number: <u>208-288-0700</u>
Address: <u>P.O. Box 1030</u>	E-Mail: <u>randy@selectmanagement.com</u>
City, State, Zip: <u>Meridian, Idaho 83680</u>	Fax #: <u>208-898-9527</u>
Applicant (Developer): <u>Select Development & Contracting</u>	Phone Number: <u>208-288-0700</u>
Address: <u>P.O. Box 1030</u>	E-Mail: <u>randy@selectmanagement.com</u>
City, State, Zip: <u>Meridian, Idaho 83680</u>	Fax #: <u>208-898-9527</u>
Engineer/Representative: <u>Billy Edwards, Project Manager</u>	Phone Number: <u>208-288-0700</u>
Address: <u>P.O. Box 1030</u>	E-Mail: <u>wedwards@selectdev.com</u>
City, State, Zip: <u>Meridian, Idaho 83680</u>	Fax #: <u>208-898-9527</u>

Subject Property Information

Site Address: <u>Parcel 40 Acres Farmland (No Address Given)</u>
Site Location (Cross Streets): <u>North Meridian Road and East Deer Flat Road</u>
Parcel Number (s): <u>S1418346600 (40 Acres)</u>
Section, Township, Range: <u>2N1E19</u>
Property size : <u>40 Acres</u>
Current land use: <u>Farmland</u> Proposed land use: <u>Single Family Subdivision</u>
Current zoning district: <u>RUT</u> Proposed zoning district: <u>R-4</u>



Project Description

Project / subdivision name: <u>Bennett Property(40 acres) - Single Family Subdivision</u>
General description of proposed project / request: <u>Bennett Property to be single family subdivision</u>
Type of use proposed (check all that apply):
<input checked="" type="checkbox"/> Residential <u>R-4 Medium Density Residential</u>
<input type="checkbox"/> Commercial _____
<input type="checkbox"/> Office _____
<input type="checkbox"/> Industrial _____
<input type="checkbox"/> Other _____
Amenities provided with this development (if applicable): <u>R-4 Development to have Community Center and Features</u>

Residential Project Summary (if applicable)

Are there existing buildings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Please describe the existing buildings: _____
Any existing buildings to remain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Number of residential units: <u>114</u> Number of building lots: <u>115</u>
Number of common and/or other lots: <u>18</u>
Type of dwellings proposed:
<input checked="" type="checkbox"/> Single-Family <u>Bennett Property - Single family Residential</u>
<input type="checkbox"/> Townhouses _____
<input type="checkbox"/> Duplexes _____
<input type="checkbox"/> Multi-Family _____
<input type="checkbox"/> Other _____
Minimum Square footage of structure (s): <u>TBD</u>
Gross density (DU/acre-total property): <u>2.83 Acres</u> Net density (DU/acre-excluding roads): <u>4.66 Acres</u>
Percentage of open space provided: <u>11.3%</u> Acreage of open space: <u>4.55 Acres</u>
Type of open space provided (i.e. landscaping, public, common, etc.): <u>Landscape and Common Open Space</u>

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: William T. Edwards Date: 02.07.2019



Billy Edwards
P.O. Box 1030
Meridian, ID 83680
208-288-0700

Jace Hellman, Planner II
City of Kuna, Planning Department
751 West 4th Street
Kuna, ID 83634
208-922-5274

07 February 2019

RE: Lugarno Terra Subdivision
Statement of Conformance

Dear Jace Hellman,

On behalf of Select Development & Contracting, LLC (Applicant) please accept this statement of conformance for Case Numbers; 18-04-AN (Annexation) and 18-03-S (Preliminary Plat) regarding Lugarno Terra Subdivision located on East Deer Flat Road.

We certify that all Final Plat documentation complies with the approved Preliminary Plat and City Council Findings of Fact/Conclusion of Law document dated December 04, 2018. We have complied with all acceptable engineering practices and local standards.

Thank you in advance for consideration of our application. Please feel free to contact me if you have any questions. I can be reached at (208) 288-0700 or at wedwards@selectdev.com.

Sincerely,
William Edwards, Project Manager
Select Development & Contracting, LLC.

Dated this 7th day of FEBRUARY 2019

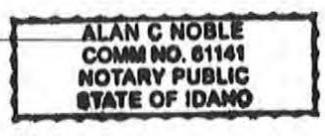
Signature William T. Edwards

Subscribed and sworn to before me the day and year first above written

Notary Public for Idaho Alan C. Noble

Residing at: MERIDIAN, IDAHO

My Commission Expires: 2/21/19



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

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov



City of Kuna AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, SELECT DEVELOPMENT AND CONTRACTING, LLC
Name Address

PO BOX 1030, MERIDIAN, ID 83680
City State Zip Code

BY: RANDY FULLMER, MANAGER

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my

Permission to _____ Name Address
to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 25th day of JUNE, 2018

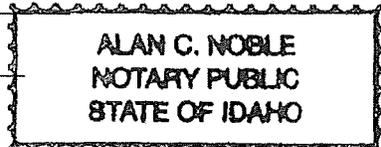
[Signature]
Signature

Subscribed and sworn to before me the day and year first above written.

[Signature]
Notary Public for Idaho

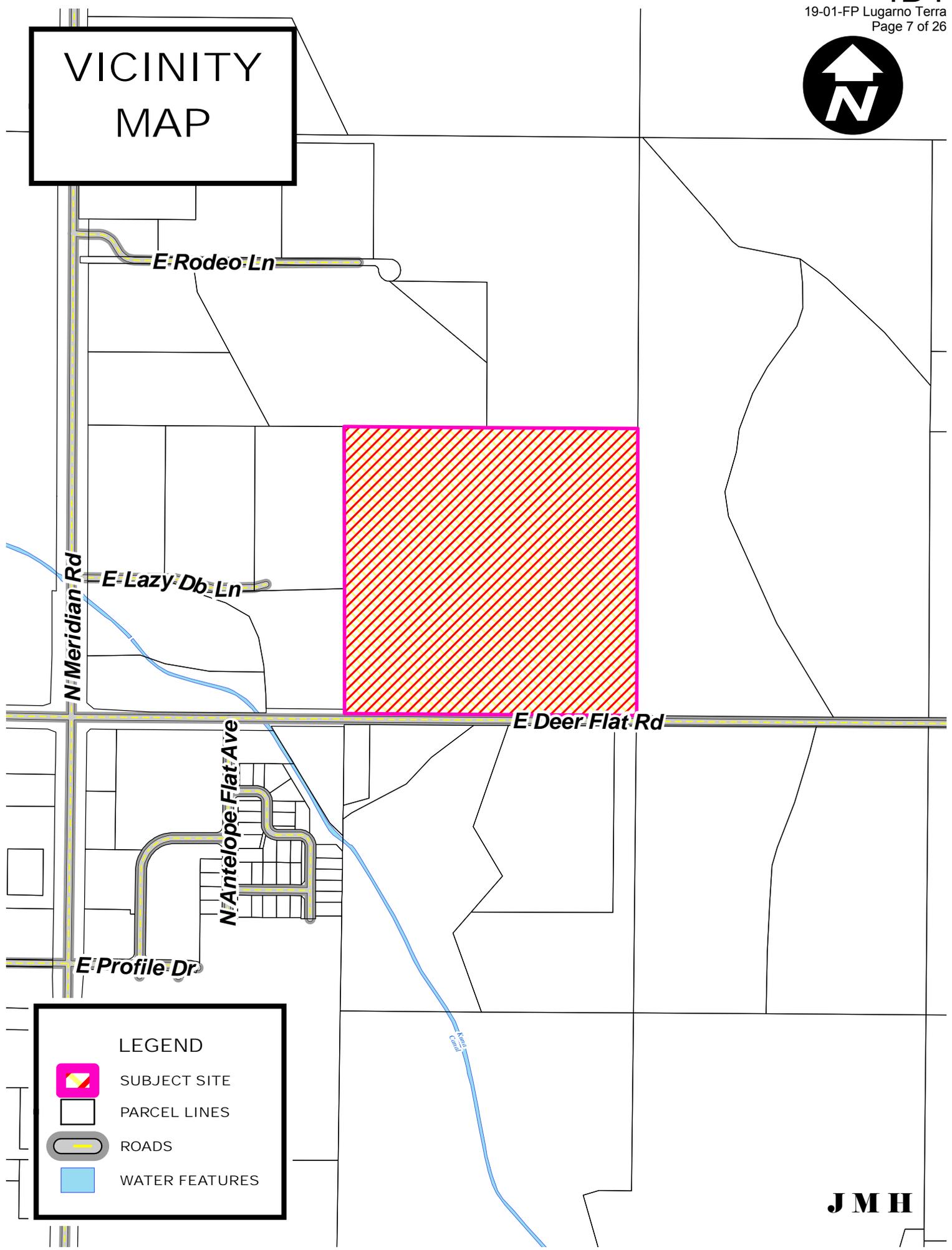
Residing at: MERIDIAN, ID

My commission expires: 2/21/19





VICINITY MAP



LEGEND

-  SUBJECT SITE
-  PARCEL LINES
-  ROADS
-  WATER FEATURES



City of Kuna

City Council

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

Findings of Fact and Conclusions of Law

To: City Council

Case Numbers: 18-04-AN (Annexation) & 18-03-S (Preliminary Plat) **Lugarno Terra Subdivision**

Site Location: 1919 E. Deer Flat Road & E. Deer Flat Road, Kuna, ID 83634

Planner: Jace Hellman, Planner II

Hearing Date: November 20, 2018
Findings: December 4, 2018

Owner/Applicant: **Select Development & Contracting, LLC.**
PO Box 1030
Meridian, ID 83680
208.288.0700
randy@selectmanagement.com

Representative: Billy Edwards
P.O. Box 1030
Meridian, ID 83680
208-288-0700
wedwards@selectdev.com

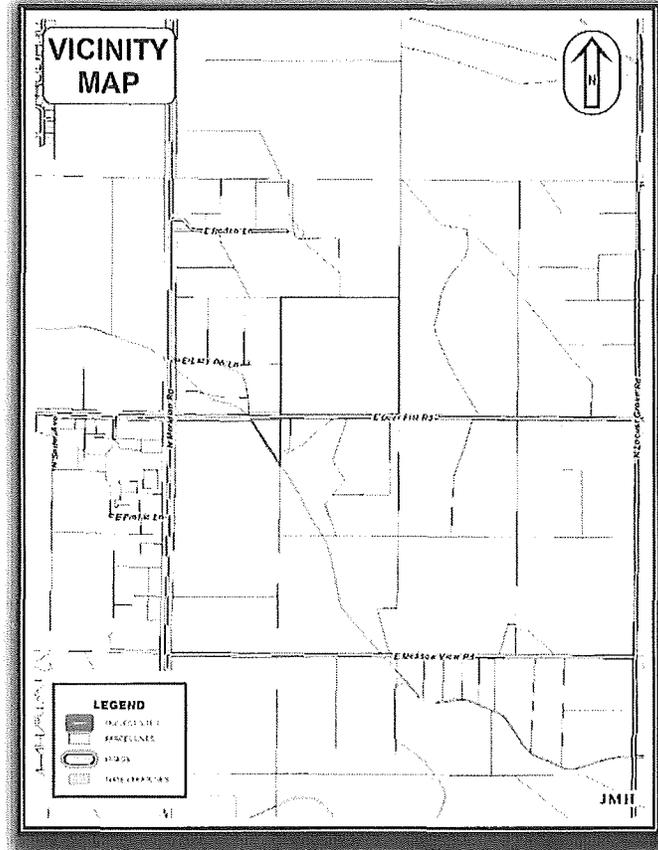


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- A. Process and Noticing
- B. Applicants Request
- C. Exhibit Maps
- D. Site History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Factual Summary
- I. Findings of Fact
- J. Comprehensive Plan Analysis
- K. Kuna City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

A. Process and Noticing:

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

a. Notifications

- i. Neighborhood Meeting May 30, 2018 (9 people attended)
- ii. Agency Comment Request August 17, 2018
- iii. 400' Property Owners Notice October 31, 2018

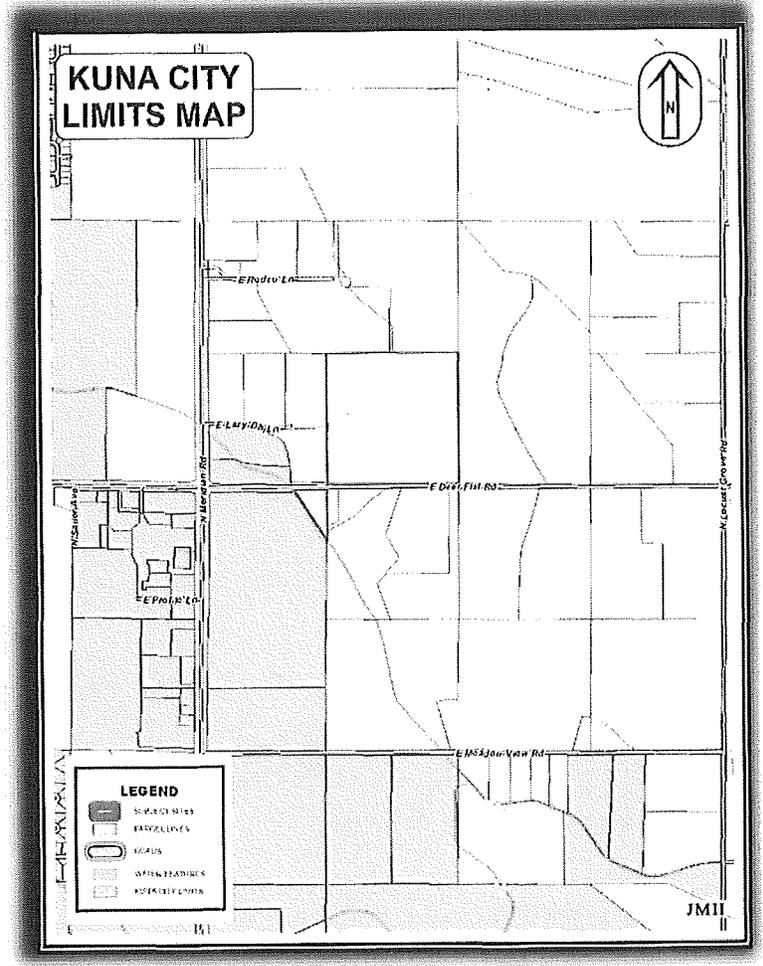
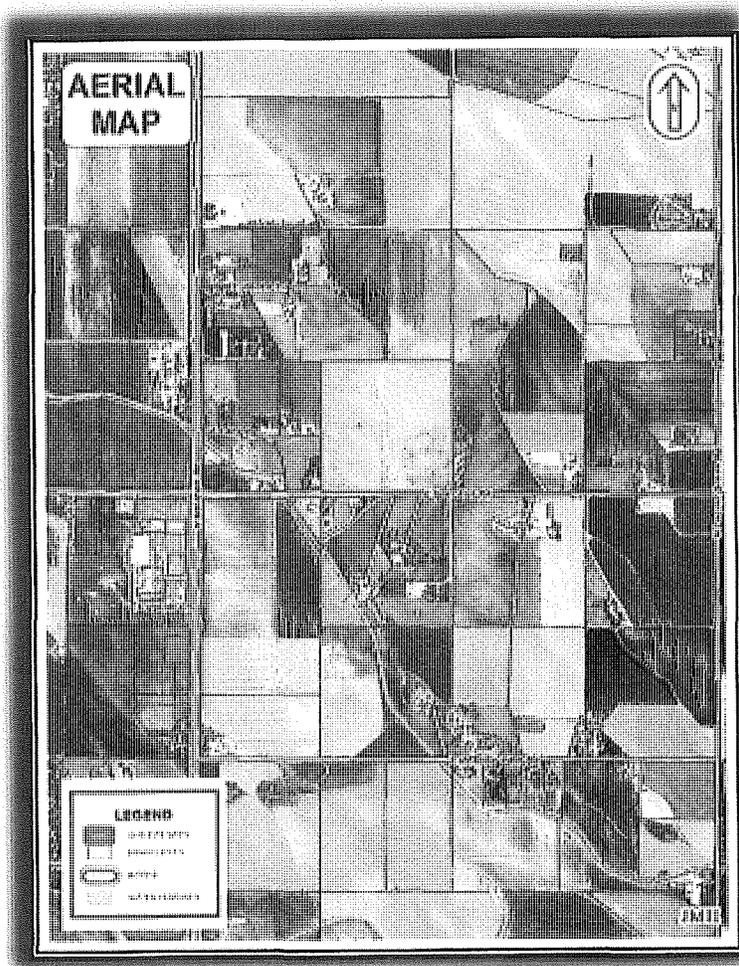
- iv. Kuna Melba Newspaper
- v. Site Posted

October 31, 2018
October 31, 2018

B. Applicant's Request:

Billy Edwards, with Select Development and Contracting, LLC., requests to annex a 40-acre parcel on East Deer Flat Road into Kuna City Limits with an R-4 zoning designation and to subdivide the 40-acres into 134 total lots, consisting of 114 single family buildable lots, and 20 Common lots. The subject site is located at East Deer Flat Road, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN# S1418346600). Additionally, the applicant also requests to annex a 1.725-acre parcel into Kuna City Limits with an R-6 zoning designation. The subject site is located at 1919 East Deer Flat Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APN# S1419223000).

C. Exhibit Maps:

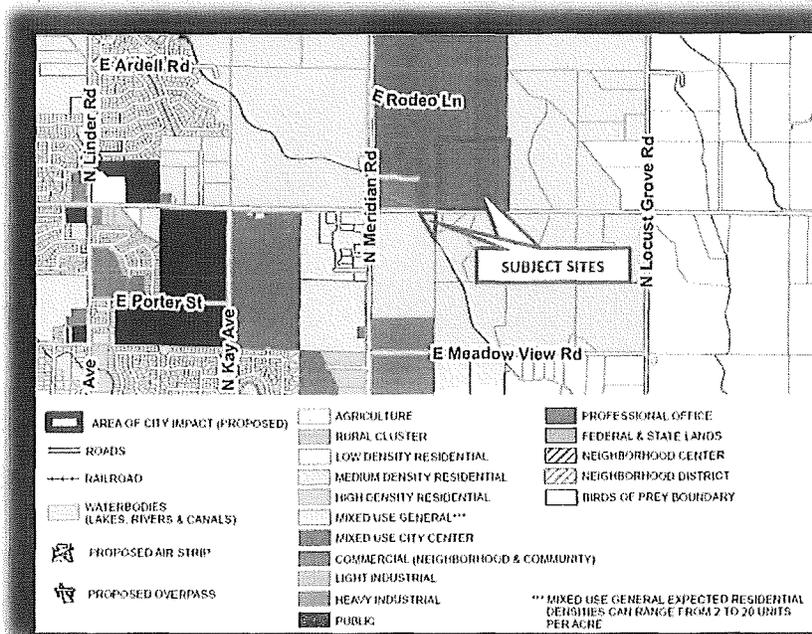


D. Site History:

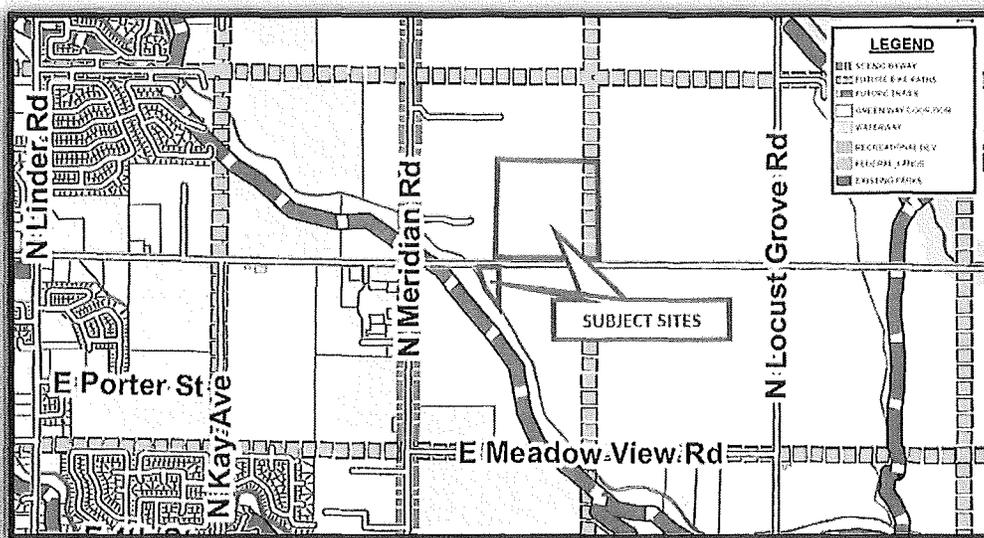
These parcels are currently within Ada County. The approximately 1.725-acre property has served as residential property and the approximately 40-acre parcel has historically been considered agricultural land.

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 40-acre site as professional office and the 1.725-acre site as medium density residential.



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



3. **Surrounding Land Uses:**

North	RUT RR	Rural Urban Transition – Ada County Rural Residential – Ada County
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County
West	RUT R-6	Rural Urban Transition – Ada County Medium Density Residential – Kuna City

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

Property Owner	Parcel Size	Current Zone:	Parcel Number
Select Development & Contracting, LLC	40.00 acres	RR, Ada County	S1418346600
Select Development & Contracting, LLC	1.725 acres	RUT, Ada County	S1419223000
Total Acres 41.725			

5. **Services:**

- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Pressurized Irrigation – City of Kuna (KMID)
- Fire Protection – Meridian 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 1.725-acre parcel contains one manufactured home and several outbuildings. The front of the site contains landscaping typically associated with a residential lot (i.e. grass, trees and shrubs). The 40-acre parcel historically has been farmed and contains features associated with agricultural land. A Boise Project Board of Control irrigation access easements divides the subject site. The site is relatively flat with an estimated average slope of 0% to 2% towards the Mason Creek Feeder. Bedrock depth is estimated to be between twenty and forty inches according to the USDA Soil Survey for Ada County.

7. **Transportation / Connectivity:**

The applicant has proposed connections to public streets in two locations, including a new section of the mid mile collector Stroebel Road. All proposed access points will need to follow design standards according to City and ACHD (Ada County Highway Dist.) codes. Internal pathways and sidewalks have been proposed for pedestrian connectivity.

8. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

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

- Kuna School District Exhibit C-2
- Kuna City Engineer Exhibit C-3
- Idaho Transportation Department (ITD) Exhibit C-4
- Department of Environmental Equality (DEQ) Exhibit C-5
- Central District Health Department (CDHD) Exhibit C-6
- Community Planning Association of Southwest Idaho (Compass) Exhibit C-7
- Nampa & Meridian Irrigation District Exhibit C-8
- Ada County Highway District (ACHD) Exhibit C-9

- Boise Project Board of Control Exhibit C-11

F. Staff Analysis:

The applicant requests to annex an approximately 40-acre site into Kuna City limits with an R-4 (Medium Density Residential) zoning designation. The applicant proposes to subdivide the 40-acre site into 134 total lots, consisting of 114 single family buildable lots, and 20 Common lots. Density per acre for the site is proposed to be approximately 2.8 residential units per acre with lot sizes ranging from approximately 8,100 square feet to 13, 100 square feet.

This project is adjacent to Deer Flat Road. All major public utilities are located approximately within 300 feet of the subject site within East Deer Flat Road. 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. Full build out is estimated to be built out by 2025 and may require up to two (2) phases.

Applicant is constructing a new section of Stroebel Road along the east property line. Stroebel Road is listed as a north-south collector according to the City of Kuna's Street Circulation Map. Staff would recommend the applicant work with Staff and Ada County Highway District to ensure the new collector street is constructed to each agency's standards. Several stub streets have been provided as a part of this project, two (2) to the west and two (2) the north, including the stub of future collector Stroebel Road. The applicant will be required to install a sign at the terminus of each of the roads stating these roads will continue in the future. Staff will defer the applicant to comments provided by ACHD for preferred language.

Kuna's Comprehensive Plan (Comp Plan), encourages a variety of housing types for all income levels numerous times throughout the document. Pertinent sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City attempts to balance all housing types within the City. Staff has reviewed the proposed preliminary plat for technical compliance with Kuna City Code (KCC), and finds the pre plat and landscape plan is in compliance with applicable codes. Staff would recommend that the applicant work with Kuna's staff, ACHD, and Kuna Rural Fire District (KRFD) to conform to each agency's requirements.

The Recreation and Pathways Master Plan Map does not indicate a future trail through either site. However, a future bike path is shown along the future extension of Stroebel Road. 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. Internal pathways and sidewalks have been proposed throughout the project site in order to provide a pedestrian connectivity component to the project.

Additionally, the applicant proposes to annex an approximately 1.725-acre parcel into Kuna City limits with an R-6 zoning designation. This parcel will serve as a path of annexation for the overall proposed project. City limits are contiguous to the western property line. No development is proposed for this parcel at this time.

Staff has determined the annexations and the preliminary plat comply with the goals and policies for Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No's 18-04-AN (Annexation) and 18-03-S (Preliminary Plat) subject to any conditions of approval outlined by Kuna's Planning and Zoning Commission and City Council.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Subdivision Ordinance Title 6.
3. City of Kuna Public Ways and Property Ordinance Title 7.
4. City of Kuna Comprehensive Plan.

5. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Factual Summary:

These parcels on Deer Flat Road just east of Meridian Road. The project consists annexation of two parcels into Kuna City limits and to subdivide one of the two parcels. The first parcel is 1.725 acres and proposed to be zoned R-6. No development is proposed at this time. The purpose of annexing this parcel is to create a path of annexation. The second parcel is approximately 40.00 acres and proposed. The applicant requests preliminary plat approval on the 40.00-acre lot for 114 single family residential lots and 20 common lots. Density per acre for the site is proposed to be approximately 2.8 residential units per acre with lot sizes ranging from approximately 8,100 square feet to 13,100 square feet.

I. Findings of Fact:

Based upon the record contained in Case No's 18-04-AN and 18-03-S including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the 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's 18-04-AN and 18-03-S, a request for annexation & preliminary plat approval by the applicant:

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

Comment: *The Kuna City Council held a public hearing on the subject applications on November 20, 2018. The decision by the Council was based on the application, staff report and public testimony, both oral and written.*

2. *Based on the evidence contained in Case Nos. 18-04-AN and 18-03-S, this proposal does generally comply with the Comprehensive Plan and City Code.*

Comment: *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic group in Kuna.*

3. *The Kuna City Council has the authority to approve or deny case nos. 18-04-AN and 18-03-S.*

Comment: *On November 20, 2018, the Council voted to approve Case Nos. 18-04-AN and 18-03-S.*

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

Comment: *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on November 20, 2018.*

J. Comprehensive Plan Analysis:

The Kuna City Council may accept or reject the Comprehensive Plan components, and has determined the proposed combination preliminary and final plat request for the site *is* consistent with the following Comprehensive Plan components as described below:

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.*

6.0 – Land Use

Policy: Provide a variety of housing densities and types to accommodate various lifestyles, ages and economic groups.

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

Goal 3: Protect the quality of existing residential neighborhoods and ensure new residential development is sustainable. Provide a variety of housing opportunities to meet the needs of all Kuna residents.

Objective 3.1: Encourage and plan for the development of cohesive neighborhood units that incorporate a variety of housing densities and styles.

9.0 – Transportation

Goal 1: Promote and encourage bicycling and walking as transportation modes.

10.0 – Recreation

Goal 2: Integrate trails, pathways, bike lanes and greenway corridor systems into community life and development patterns.

Objective 2.1: Ensure that neighborhoods have easy access to open green space, pathways, trails and bike lanes.

12.0 – Housing

Goal 1: Provide a wide-range of housing to meet the needs of the current and future population. Ensure that housing is available throughout the community for people of all income levels and for those with special needs.

Objective 1.1: Encourage the construction of housing that is safe, affordable and designed to accommodate a range of income levels and lifestyles.

Policy: encourage the development community to provide a variety of lot sizes, dwelling types, densities and price points.

Goal 3: Encourage high-quality residential development.

K. Kuna City Code Analysis:

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

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

2. The City Council feels the site is physically suitable for the proposed development.

Comment: *The 40.00-acre (approximate) site does appear to be suitable for the proposed development.*

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

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

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

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

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

Comment: *The preliminary plat request considers the location of the property and adjacent uses. The adjacent uses are residential and agricultural.*

6. The existing and proposed street and utility services in proximity to the site are suitable or adequate for single family homes.

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for this project.*

L. Conclusions of Law:

1. Based on the evidence contained in Case Nos. 18-04-AN and 18-03-S, Council finds Case Nos. 18-04-AN and 18-03-S *does* adequately comply with Kuna City Code.
2. Based on the evidence contained in Case Nos. 18-04-AN and 18-03-S, Council finds Case Nos. 18-04-AN and 18-03-S generally *does* comply with Kuna City Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

M. Commission's Recommendation:

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, recommended approval of Case No. 18-04-AN (Annexation) & 18-03-S (Preliminary Plat) to the City Council subject to the conditions of approval listed in section O of this staff report on October 9, 2018.

N. Council's Order of Decision:

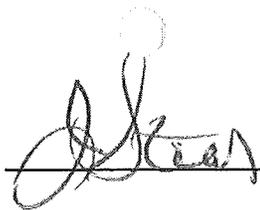
Based on the facts outlined in staff's report and public testimony as presented, the City Council of Kuna, Idaho, hereby *approves* Case Nos. 18-04-AN (Annexation) & 18-03-S (Preliminary Plat) subject to the conditions of approval listed in section O of this staff report:

O. 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 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.
 - 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 (KMID).
 5. Curb, gutter and sidewalk shall be installed throughout the proposed project site and along the site's frontages on Deer Flat Road and Stroebel Road.
 6. 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.
 7. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
 8. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
 9. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
 10. All signage within/for the project shall comply with Kuna City Code and shall be approved through the design review process.
 11. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
 12. All proposed amenities shall comply with Kuna City Code and shall be approved through the design review process prior to receiving building permits.
 13. If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.
 14. 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.
 15. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
 16. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This 4th day of December, 2018.



Joe Stear, Mayor
Kuna City

ATTEST:



Chris Engels
Kuna City Clerk



FINAL PLAT FOR LUGARNO TERRA SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 18,
T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO
2019

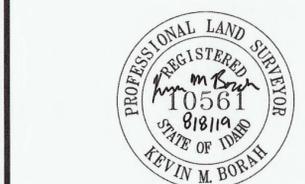
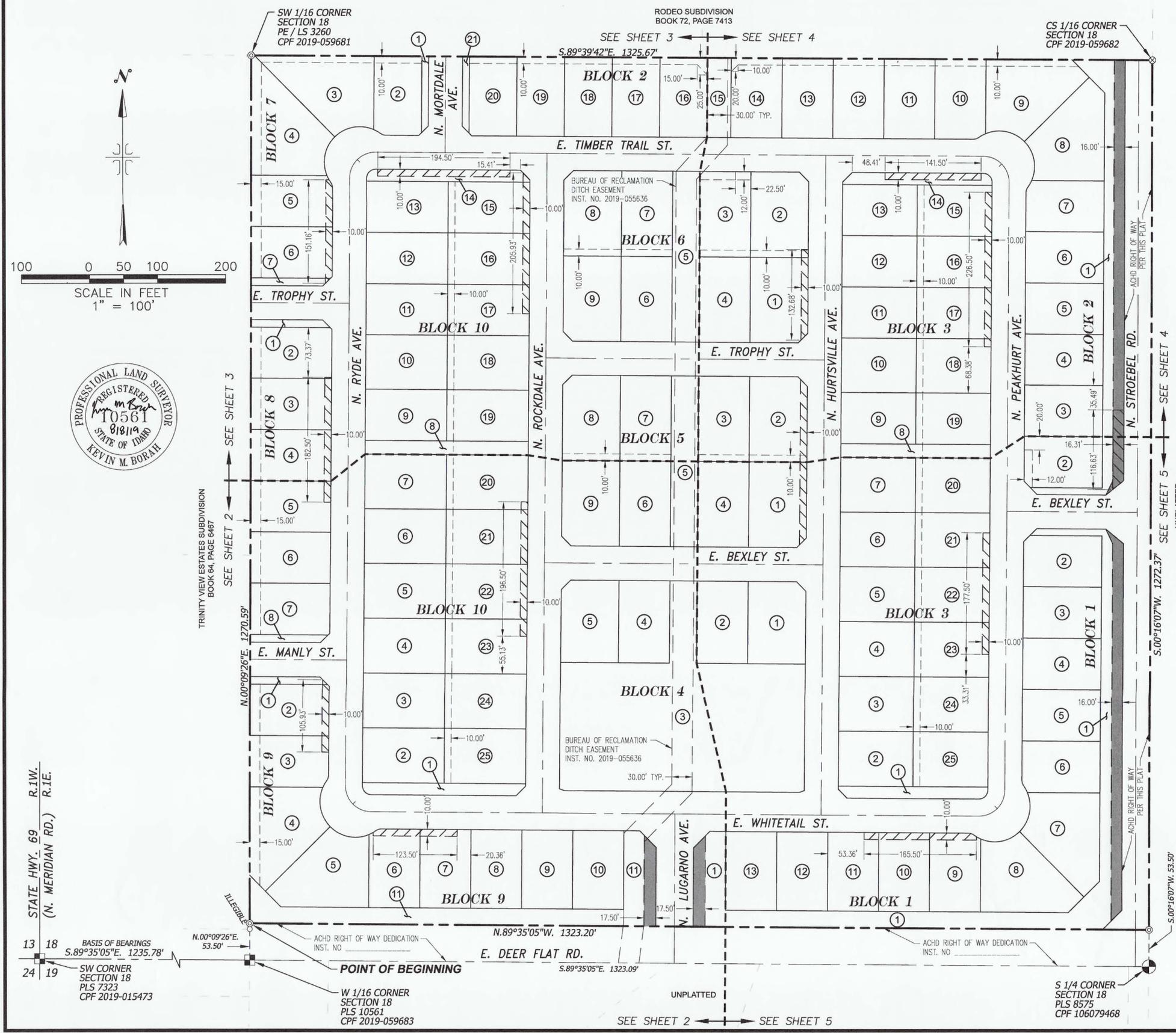
LEGEND

- BOUNDARY LINE
- LOT LINE
- - - - - PRESSURE IRRIGATION EASEMENT
- - - - - EASEMENT AS NOTED
- - - - - SECTION LINE
- - - - - EXISTING PROPERTY LINE
- ① LOT NUMBER
- BLOCK 1 BLOCK NUMBER
- BRASS CAP
- ALUMINUM CAP
- ⊗ FOUND IRON PIPE
- ⊙ FOUND 5/8" REBAR AS NOTED
- ⊙ FOUND 1/2" REBAR AS NOTED
- ⊙ SET 5/8" REBAR, PLS 10561
- ⊙ SET 1/2" REBAR, PLS 10561
- ▨ PERMANENT STORM DRAIN EASEMENT
SEE NOTE 10
- ▨ ACHD SIDEWALK EASEMENT
SEE NOTE 12

SEE SHEET 2 FOR LINE & CURVE TABLES

NOTES

1. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. IRRIGATION WATER WILL BE PROVIDED BY CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF KUNA.
4. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
5. A PERMANENT PUBLIC UTILITIES EASEMENT IS HEREBY DESIGNATED, AS FOLLOWS (UNLESS OTHERWISE DIMENSIONED):
 - 10' WIDE ALONG ALL PUBLIC RIGHT-OF-WAY LINES UNLESS OTHERWISE NOTED
 - 5' WIDE EACH SIDE ALONG INTERIOR SIDE LOT LINES UNLESS OTHERWISE NOTED
 - 10' WIDE ALONG SUBDIVISION BOUNDARY AND REAR LOT LINES UNLESS OTHERWISE NOTED
6. ALL LOTS IN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL EXCEPT FOR LOT 1, BLOCK 1; LOTS 1, 15 & 21, BLOCK 2; LOTS 1, 8 & 14, BLOCK 3; LOT 3, BLOCK 4; LOT 5, BLOCK 5; BLOCK 6; LOTS 1 & 7, BLOCK 7; LOTS 1 & 8, BLOCK 8; LOTS 1 & 11, BLOCK 9; AND LOTS 1, 8 & 14, BLOCK 10, WHICH ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE LUGARNO TERRA SUBDIVISION HOMEOWNERS ASSOCIATION. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES.
7. DIRECT LOT ACCESS TO N. STROEBEL ROAD, E. DEER FLAT ROAD, THE EASTERN LEG OF E. BEXLEY STREET, N. MORTDALE AVENUE, THE WESTERN LEG OF E. TROPHY STREET, E. MANLY STREET, & N. LUGARNO AVENUE IS PROHIBITED.
8. MAINTENANCE OF ANY IRRIGATION, DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
9. THIS SUBDIVISION IS SUBJECT TO THE MASTER RECORDED CC&R'S IN PLACE FOR THIS SUBDIVISION RECORDED AS INSTRUMENT NO. _____ ADA COUNTY RECORDS, AND IS ALSO SUBJECT TO AN ADA COUNTY HIGHWAY DISTRICT LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____
10. PORTIONS OF LOTS 9-11, BLOCK 1; LOT 1, BLOCK 2; LOTS 14-18 & 21-23, BLOCK 3; LOTS 1-2, BLOCK 5; LOTS 1-2, BLOCK 6; LOTS 5-7, BLOCK 7; LOTS 2-5, BLOCK 8; LOTS 1-3 & 6-7, BLOCK 9; AND LOTS 14-17 & 20-23, BLOCK 10 ARE SERVED TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCLUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL ("THE MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
11. PORTIONS OF LOT 1, BLOCK 1; LOT 1, BLOCK 2; AND LOT 11, BLOCK 9 ARE SERVED TO AND CONTAIN AN ACHD SIDEWALK EASEMENT, RECORDED AS INSTRUMENT NO. 2019-069621.



STATE HWY. 69 R.1W. R.1E.
(N. MERIDIAN RD.) R.1E.

13 18 BASIS OF BEARINGS
24 19 S.89°35'05"E. 1235.78'
SW CORNER SECTION 18
PLS 7323
CPF 2019-015473

N.00°09'26"E. 1270.59'
N.00°09'26"E. 1270.59'

ACHD RIGHT OF WAY DEDICATION
INST. NO.

POINT OF BEGINNING
S.89°35'05"E. 1323.09'

W 1/16 CORNER SECTION 18
PLS 10561
CPF 2019-059683

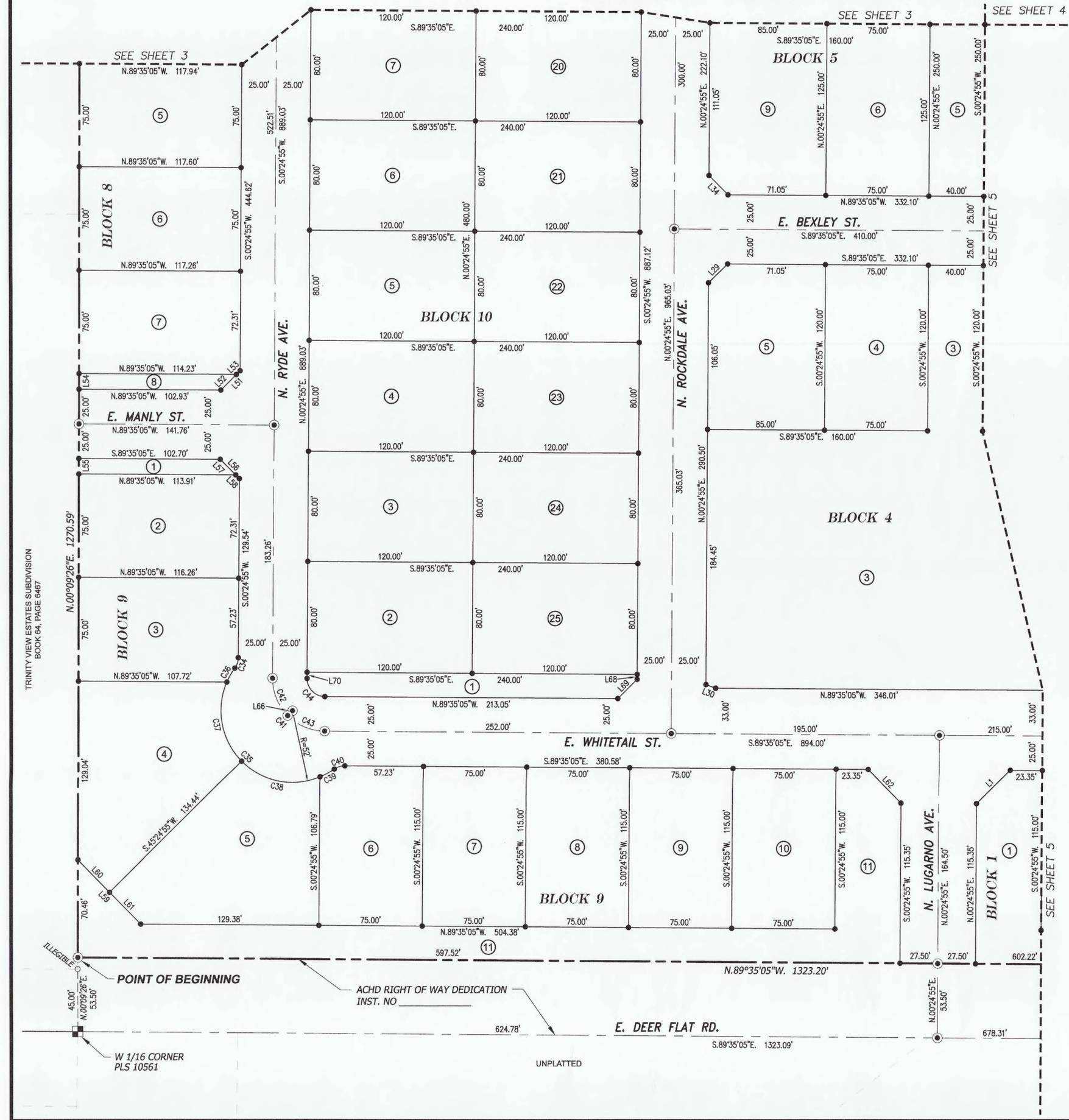
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

SAWTOOTH
Land Surveying, LLC
EMMETT, IDAHO

WWW.SAWTOOTHLS.COM

SHEET: 1 OF 7	DATE: 08/7/2019	DRAWN BY: JF	CHECKED BY: CP	JOB#: 18050	DWG#: 18050-FP
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FINAL PLAT FOR LUGARNO TERRA SUBDIVISION



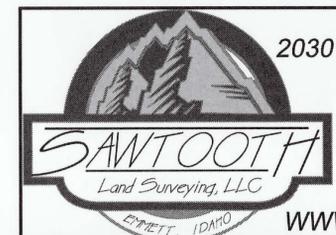
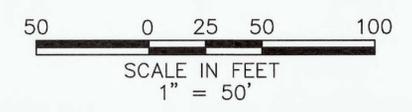
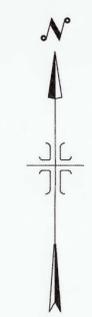
LINE TABLE

LINE	BEARING	DISTANCE
L1	N.45°24'55\"E.	34.15'
L2	N.45°24'55\"E.	27.06'
L3	N.45°24'55\"E.	12.92'
L4	N.45°24'55\"E.	14.14'
L5	S.50°46'14\"E.	33.49'
L6	S.45°23'31\"W.	40.16'
L7	S.45°24'55\"W.	65.00'
L8	S.45°24'55\"W.	32.50'
L9	S.45°24'55\"W.	32.50'
L10	S.44°35'05\"E.	27.10'
L11	S.44°35'05\"E.	12.92'
L12	S.44°35'05\"E.	14.18'
L13	N.51°22'29\"E.	33.61'
L14	N.44°35'05\"W.	68.73'
L15	N.44°35'05\"W.	32.47'
L16	N.44°35'05\"W.	36.26'
L17	N.44°35'05\"W.	19.73'
L18	N.44°35'05\"W.	5.59'
L19	N.44°35'05\"W.	14.14'
L20	S.89°39'42\"E.	10.00'
L21	S.00°24'55\"W.	4.51'
L22	S.44°35'05\"E.	18.38'
L23	N.00°24'55\"E.	4.51'
L24	N.00°24'55\"E.	4.51'
L25	S.45°24'55\"W.	19.73'
L26	N.00°24'55\"E.	3.56'
L27	S.70°12'18\"W.	7.45'
L28	S.44°35'05\"E.	19.73'
L29	N.45°24'55\"E.	19.73'
L30	N.69°22'29\"W.	7.45'
L31	N.45°24'55\"E.	19.73'
L32	S.44°35'05\"E.	19.73'
L33	N.45°24'55\"E.	19.73'
L34	N.44°35'05\"W.	19.73'
L35	N.45°24'55\"E.	19.73'
L36	S.44°35'05\"E.	19.73'
L37	N.45°24'55\"E.	19.73'
L38	N.44°35'05\"W.	19.73'
L39	S.89°39'42\"E.	10.00'
L40	N.45°24'55\"E.	19.73'
L41	N.45°24'55\"E.	5.59'
L42	N.45°24'55\"E.	14.14'
L43	N.45°24'55\"E.	19.73'
L44	N.45°24'55\"E.	15.92'
L45	N.45°24'55\"E.	3.81'
L46	N.00°09'26\"E.	11.26'
L47	N.00°09'26\"E.	11.26'
L48	S.44°35'05\"E.	19.73'
L49	S.44°35'05\"E.	15.92'
L50	S.44°35'05\"E.	3.81'
L51	N.45°24'55\"E.	19.73'
L52	N.45°24'55\"E.	15.92'
L53	N.45°24'55\"E.	3.81'
L54	N.00°09'26\"E.	11.26'
L55	N.00°09'26\"E.	11.26'
L56	S.44°35'05\"E.	19.73'
L57	S.44°35'05\"E.	15.92'
L58	S.44°35'05\"E.	3.81'
L59	S.44°35'05\"E.	65.00'
L60	S.44°35'05\"E.	32.74'
L61	S.44°35'05\"E.	32.26'
L62	S.44°35'05\"E.	34.15'
L63	N.44°35'05\"W.	4.97'
L64	S.45°24'55\"W.	4.97'
L65	S.44°35'05\"E.	4.97'
L66	N.45°24'55\"E.	4.97'
L67	S.89°39'42\"E.	4.69'
L68	S.00°24'55\"W.	3.56'
L69	S.45°24'55\"W.	19.73'
L70	N.00°24'55\"E.	4.51'
L71	N.00°24'55\"E.	4.51'
L72	S.44°35'05\"E.	19.73'
L73	S.00°24'55\"W.	3.56'

CURVE TABLE

CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	8.15'	035°54'44\"	13.00'	S.71°37'44\"E.	8.02'
C2	146.87'	161°49'27\"	52.00'	N.45°24'55\"E.	102.69'
C3	11.68'	012°52'03\"	52.00'	S.60°06'23\"E.	11.65'
C4	61.76'	068°02'41\"	52.00'	N.79°26'15\"E.	58.19'
C5	61.76'	068°02'41\"	52.00'	N.11°23'34\"E.	58.19'
C6	11.68'	012°52'03\"	52.00'	N.29°03'48\"W.	11.65'
C7	8.15'	035°54'44\"	13.00'	N.17°32'27\"W.	8.02'
C8	59.69'	090°00'00\"	38.00'	N.45°24'55\"E.	53.74'
C9	29.85'	045°00'00\"	38.00'	S.67°54'55\"W.	29.08'
C10	29.85'	045°00'00\"	38.00'	N.22°54'55\"E.	29.08'
C11	20.42'	090°00'00\"	13.00'	S.45°24'55\"W.	18.38'
C12	8.15'	035°54'44\"	13.00'	N.18°22'16\"E.	8.02'
C13	146.87'	161°49'27\"	52.00'	N.44°35'05\"W.	102.69'
C14	11.68'	012°52'03\"	52.00'	N.29°53'37\"E.	11.65'
C15	61.76'	068°02'41\"	52.00'	N.10°33'45\"W.	58.19'
C16	61.76'	068°02'41\"	52.00'	N.78°36'26\"W.	58.19'
C17	11.68'	012°52'03\"	52.00'	N.60°56'12\"E.	11.65'
C18	8.15'	035°54'44\"	13.00'	S.72°27'33\"W.	8.02'
C19	59.69'	090°00'00\"	38.00'	N.44°35'05\"W.	53.74'
C20	29.85'	045°00'00\"	38.00'	N.22°05'05\"W.	29.08'
C21	29.85'	045°00'00\"	38.00'	N.67°05'05\"W.	29.08'
C22	20.42'	090°00'00\"	13.00'	N.44°35'05\"W.	18.38'
C23	8.15'	035°54'44\"	13.00'	N.71°37'44\"W.	8.02'
C24	146.87'	161°49'27\"	52.00'	S.45°24'55\"W.	102.69'
C25	11.68'	012°52'03\"	52.00'	N.60°06'23\"W.	11.65'
C26	61.76'	068°02'41\"	52.00'	S.79°26'15\"W.	58.19'
C27	61.76'	068°02'41\"	52.00'	S.11°23'34\"W.	58.19'
C28	11.68'	012°52'03\"	52.00'	S.29°03'48\"E.	11.65'
C29	8.15'	035°54'44\"	13.00'	S.17°32'27\"E.	8.02'
C30	59.69'	090°00'00\"	38.00'	S.45°24'55\"W.	53.74'
C31	29.85'	045°00'00\"	38.00'	S.67°54'55\"W.	29.08'
C32	29.85'	045°00'00\"	38.00'	S.22°54'55\"W.	29.08'
C33	20.42'	090°00'00\"	13.00'	S.45°24'55\"W.	18.38'
C34	8.15'	035°54'44\"	13.00'	S.18°22'16\"W.	8.02'
C35	146.87'	161°49'27\"	52.00'	S.44°35'05\"E.	102.69'
C36	11.68'	012°52'03\"	52.00'	S.29°53'37\"W.	11.65'
C37	61.76'	068°02'41\"	52.00'	S.10°33'45\"E.	58.19'
C38	61.76'	068°02'41\"	52.00'	S.78°36'26\"E.	58.19'
C39	11.68'	012°52'03\"	52.00'	N.60°56'12\"E.	11.65'
C40	8.15'	035°54'44\"	13.00'	N.72°27'33\"E.	8.02'
C41	59.69'	090°00'00\"	38.00'	S.44°35'05\"E.	53.74'
C42	29.85'	045°00'00\"	38.00'	S.22°05'05\"E.	29.08'
C43	29.85'	045°00'00\"	38.00'	S.67°05'05\"E.	29.08'
C44	20.42'	090°00'00\"	13.00'	S.44°35'05\"E.	18.38'

SEE SHEET 1 FOR LEGEND & NOTES



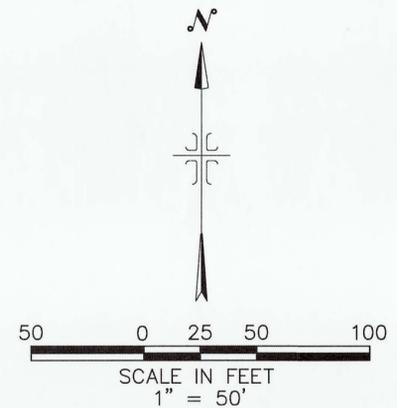
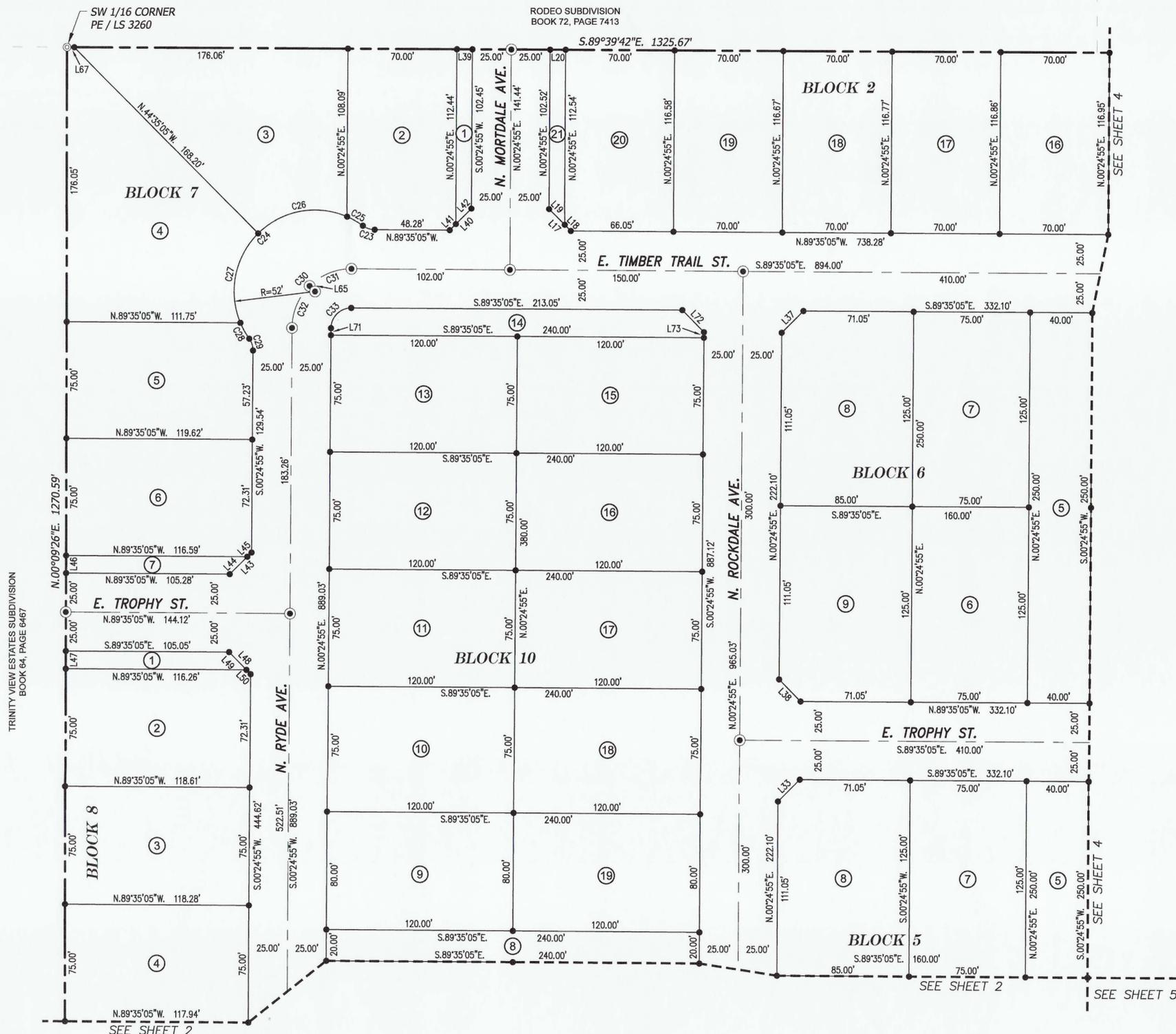
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

WWW.SAWTOOTHLS.COM

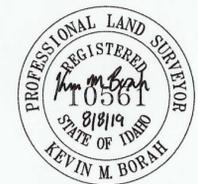
SHEET: 2 OF 7	DATE: 08/7/2019	DRAWN BY: JF	CHECKED BY: CP	JOB#: 18050	DWG#: 18050-FP
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FINAL PLAT FOR LUGARNO TERRA SUBDIVISION

BOOK _____, PAGE _____



SEE SHEET 1 FOR LEGEND & NOTES
SEE SHEET 2 FOR LINE & CURVE TABLES



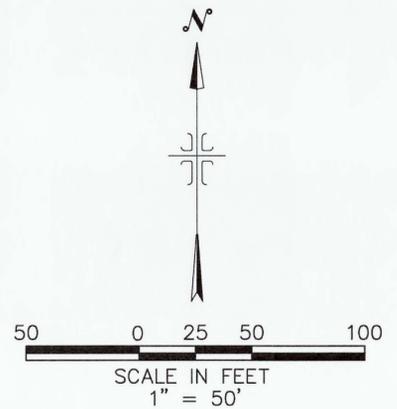
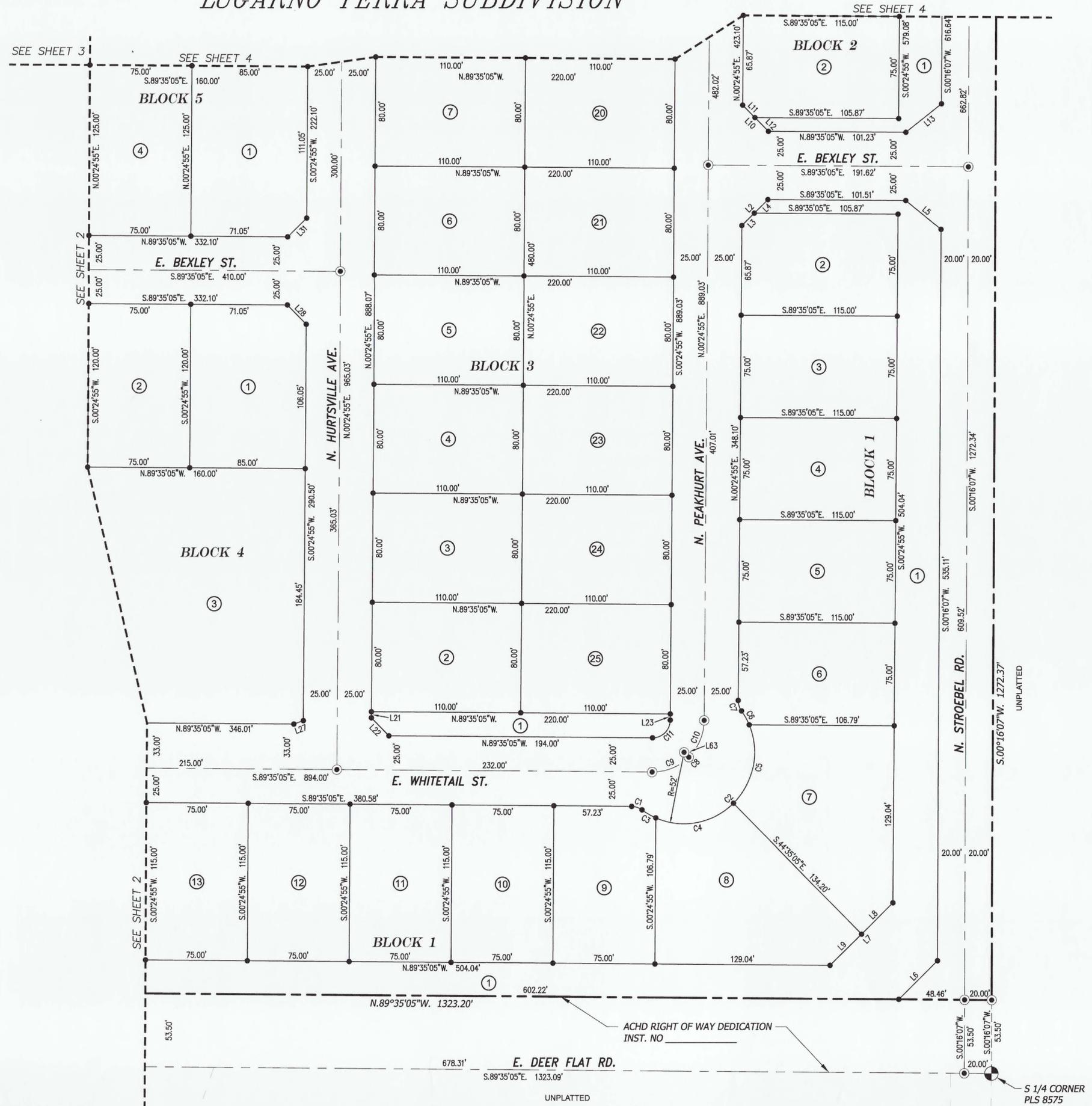
2030 S. WASHINGTON AVE.
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(208) 398-8104
FAX (208) 398-8105

SAWTOOTH
Land Surveying, LLC
EMMETT, IDAHO

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SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
3 OF 7	08/6/2019	JF	CP	18050	18050-FP

FINAL PLAT FOR LUGARNO TERRA SUBDIVISION



SEE SHEET 1 FOR LEGEND & NOTES
SEE SHEET 2 FOR LINE & CURVE TABLES



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5 OF 7	08/7/2019	JF	CP	18050	18050-FP

S 1/4 CORNER
PLS 8575

UNPLATTED

ACHD RIGHT OF WAY DEDICATION
INST. NO _____

FINAL PLAT FOR LUGARNO TERRA SUBDIVISION

BOOK _____, PAGE _____

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS:

THAT WE THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS OUR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF KUNA. THE CITY OF KUNA HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION

THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, HOWEVER THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

THE PUBLIC STREETS, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE PUBLIC.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SE1/4 SW1/4 OF SECTION 18, T. 2 N., R. 1 E., B.M., ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, MARKED BY AN ALUMINUM CAP/PLS 7323, FROM WHICH THE S1/4 CORNER OF SAID SECTION 18, MARKED BY A BRASS CAP/PLS 8575, BEARS SOUTH 89°35'05" EAST, 2558.87 FEET;

THENCE SOUTH 89°35'05" EAST, COINCIDENT WITH THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 18, A DISTANCE OF 1235.78 FEET TO THE W1/16 CORNER OF SAID SECTION 18, MARKED BY AN ALUMINUM CAP/ PLS 10561;

THENCE NORTH 00°09'26" EAST, COINCIDENT WITH THE WEST LINE OF SAID SE1/4 SW1/4 OF SECTION 18, A DISTANCE OF 53.50 FEET TO A 5/8" REBAR/CAP PLS 10561 AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°09'26" EAST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 1270.59 FEET TO THE SW1/16 CORNER OF SAID SECTION 18, MARKED BY A 5/8" REBAR/CAP PLS 3260;

THENCE SOUTH 89°39'42" EAST, COINCIDENT WITH THE NORTH LINE OF SAID SE1/4 SW1/4 OF SECTION 18, A DISTANCE OF 1325.67 FEET TO THE CS1/16 CORNER OF SAID SECTION 18, MARKED BY AN IRON PIPE;

THENCE SOUTH 00°16'07" WEST, COINCIDENT WITH THE EAST LINE OF SAID SE1/4 SW1/4 OF SECTION 18, A DISTANCE OF 1272.37 FEET TO A 5/8" REBAR/CAP PLS 10561;

THENCE NORTH 89°35'05" WEST, PARALLEL WITH AND OFFSET 53.50 FEET NORTH OF THE SOUTH LINE OF SAID SE1/4 SW1/4 OF SECTION 18, A DISTANCE OF 1323.20 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 38.66 ACRES, MORE OR LESS.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 89°35'05" EAST BETWEEN THE SW CORNER OF SECTION 18 AND THE SOUTH 1/4 CORNER OF SECTION 18, T. 2 N., R. 1 E., B.M., ADA COUNTY, IDAHO.

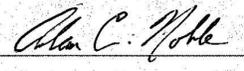

SELECT DEVELOPMENT AND CONTRACTING, LLC
RANDY L. FULLMER, MANAGER

ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF ADA } SS

ON THIS 8 DAY OF August, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RANDY L FULLMER, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF SELECT DEVELOPMENT AND CONTRACTING LLC, THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

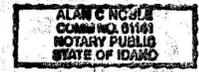
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



NOTARY PUBLIC FOR IDAHO

RESIDING AT Merion, ID

MY COMMISSION EXPIRES 2/21/25



CERTIFICATE OF SURVEYOR

I, KEVIN M. BORAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

KEVIN M. BORAH



P.L.S. 10561

 2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
6 OF 7	08/7/2019	JF	CP	18050	18050-FP

FINAL PLAT FOR LUGARNO TERRA SUBDIVISION

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Roni Padig, REHS
DISTRICT HEALTH DEPARTMENT, EHS



7.3.19
DATE

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DAY OF _____, _____.

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

CITY ENGINEER

DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 20____ THIS PLAT WAS DULY ACCEPTED AND APPROVED.

KUNA CITY CLERK

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.

ADA COUNTY SURVEYOR

DATE

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER

DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
COUNTY OF ADA } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC. AT _____ MINUTES PAST _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____, 20____, IN BOOK _____ OF PLATS, AT PAGES _____ THROUGH _____, INSTRUMENT NO. _____.

DEPUTY

EX-OFFICIO RECORDER

FEE: _____



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
7 OF 7	05/13/2019	JF	CP	18050	18050-FP



MAIN OFFICE • 707 N. ARMSTRONG PL. • BOISE, ID 83704-0825
PHONE (208) 375-5211 • FAX (208) 327-8500 • cdhd.idaho.gov

"Healthy People in Healthy Communities"

19-0558

July 3, 2019

Ada County Recorder
Attn: Phil McGrane
200 West Front Street
Boise, ID 83702

RECEIVED
JUL 05 2019
CITY OF KUNA

RE: Lugarno Terra Subdivision

Dear Mr. McGrane:

Central District Health Department has reviewed and does approve the final plat for this subdivision for central water and central sewer facilities. Final approval was given July 3, 2019.

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Kuna and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

If you have any questions, please call 208-327-8517.

Sincerely,

Lori Badigian, R.E.H.S.
Senior Environmental Health Specialist

cc: Select Development and Contracting, LLC
Rock Solid Civil
City of Kuna

LB:bk

SERVING ADA, BOISE, ELMORE AND VALLEY COUNTIES

Exhibit
B3



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov
(208) 287-1727

Paul A. Stevens, P.E.
Kuna City Engineer

FINAL PLAT MEMORANDUM

To: Wendy Howell – Director of Planning and Zoning
From: Paul Stevens – City Engineer
RE: Final Plat – Lugarno Terra Subdivision– Kuna, ID
Date: 28 February 2019

A qualified licensed professional engineer (QLPE) letter was issued for Lugarno Terra Subdivision on 28 January 2019. A preconstruction meeting is pending.

In regards to the final plat, we recommend proceeding with approval of the final plat with the understanding that any issues and conditions raised in association with the following comments be addressed during final plat & plan review.

- 1. Record Drawings**
This projects Record Drawings (As-builts) have not been submitted to the City of Kuna Engineering Department for review because work has not yet begun on and the Record Drawings are not complete. A complete set of Record Drawings must be received before final approval can be provided.
- 2. Final Plat**
The Final Plat provided with the Construction Drawings appears to have appropriate easements, rights-of-way, easement language and similar items common to final plats.
- 3. Public Works Inspection Fees and Plan Review Fees**
The inspection fees and plan review fees have been paid in full.

The Final Plat will be signed by the City Engineer upon completion of the project and verification of the integrity of the final plat.



City of Kuna

City Council

Findings of Fact and Conclusions of Law

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

To: City Council

Case Numbers: 19-04-AN (Annexation)
Washburn Annexation

Site Location: 7015 S. Ten Mile Road
Meridian, ID 83642

Planner: Jace Hellman, Planner II

Hearing Date: August 6, 2019
Findings: **August 20, 2019**

Owner: Jefferson Washburn
7015 S. Ten Mile Rd.
Meridian, ID 83642
208.860.8836
Jefe722@gmail.com

Applicant: Dave Washburn
512 Seasons Ct.
Nampa, ID 83686
208.573.5511
Kellywashburn@hotmail.com

Representative: Intermountain Engineering
208.941.1245

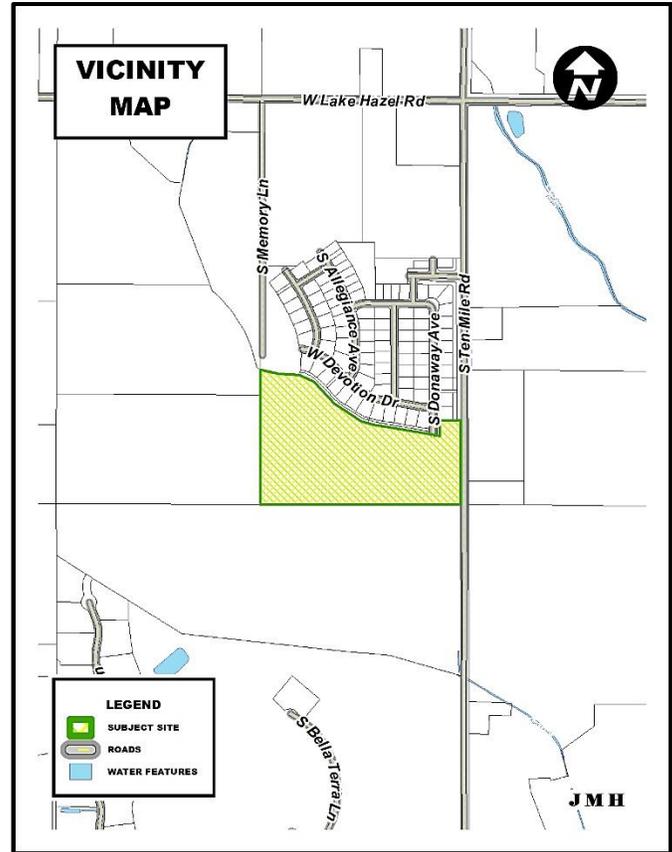


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| A. Process and Noticing | F. Applicable Standards |
| B. Applicants Request | G. Comprehensive Plan Analysis |
| C. Site History | H. Kuna City Code Analysis |
| D. General Project Facts | I. Commission’s Recommendation |
| E. Staff Analysis | J. Council’s Order of Decision |

A. Process and Noticing:

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

a. Notifications

- | | |
|----------------------------------|------------------------------------|
| i. Neighborhood Meeting | April 15, 2019 (2 people attended) |
| ii. Agency Comment Request | April 24, 2019 |
| iii. 400’ Property Owners Notice | July 16, 2019 |
| iv. Kuna Melba Newspaper | July 17, 2019 |
| v. Site Posted | July 24, 2019 |

B. Applicant’s Request:

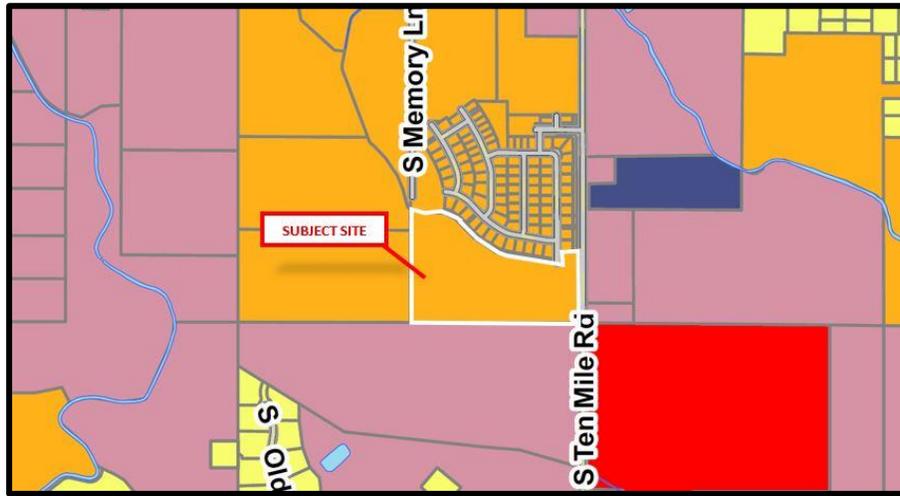
On behalf of Jefferson Washburn (Owner), Dave Washburn is requesting to annex an approximately nineteen (19) acre parcel in Kuna City Limits with an R-8 (medium density residential) zoning designation. The subject site is located at 7015 S. Ten Mile Road, Meridian, ID 83642, within Section 3, Township 2 North, Range 1 West; (APN S1303141900).

C. Site History:

The parcel is currently zoned Rural Residential (RR) within unincorporated Ada County. Historically this parcel has been considered farmland.

D. 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 Future Land Use Map indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the subject site as having a Medium Density Residential designation.



2. Surrounding Land Uses:

North	R-6	Medium Density Residential – Kuna City
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County
	A	Agriculture – Kuna City
West	R-6	Medium Density – Kuna City

3. Parcel Sizes, Current Zoning, Parcel Numbers:

Property Owner	Parcel Size	Current Zone:	Parcel Numbers
Jefferson Washburn	19.41 acres	RR (Rural Residential)	S1303141900

4. Services:

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

5. Existing Structures, Vegetation and Natural Features:

The subject site contains one single family dwelling and multiple outbuildings associated with agricultural practices. Vegetation on-site is consistent with that of a single-family lot and crop fields. The site is relatively flat with an estimated average slope of 0% to 6%. Bedrock depth is estimated to be between twenty (20) and forty (40) inches according to the USDA Soil Survey for Ada County.

6. Transportation / Connectivity:

The site is currently accessed via an existing driveway onto Ten Mile Road. No development is proposed with this application at this time.

7. Environmental Issues:

The subject sites are within the nitrate priority area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

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

- Boise Project Board of Control Exhibit B-2
- Kuna City Engineer Exhibit B-3
- Nampa & Meridian Irrigation District Exhibit B-4
- Idaho Transportation Department Exhibit B-5
- The Community Planning Association of Southwest Idaho (COMPASS) Exhibit B-6
- Ada County Highway District (ACHD) Exhibit B-7

E. Staff Analysis:

On April 5, 2019, the applicant and his representatives met with Kuna Planning and Zoning Staff to review their annexation application. The applicant is proposing an R-8 designation for his 19.41-acre parcel, which under Kuna City Code is classified as medium-density residential. The applicant’s intention is to have this parcel serve as a transition piece from R-6 to north (Memory Ranch) and a parcel to the south that the Envision Kuna, Comprehensive Plan identifies as “Mixed Use” (see section D.1 in this staff report), however there were no development plans included in the application. A neighborhood meeting was held by the applicant for residents within the vicinity of the proposed project on April 15, 2019. A recap of the neighborhood meeting minutes can be found within the applicant’s “Neighborhood Meeting Certification”.

Staff has determined that the property is eligible for annexation into Kuna City limits. The property owner is consenting to the annexation and the property is contiguous, or has its touch, with Kuna City limits situated to the north, east and west of the subject site.

The City of Kuna Street Circulation Map identifies a proposed major collector running along the subject site’s southern property line. Staff notes, at the time of future development, the applicant will be responsible to construct a portion of the newly proposed road. Standard right-of-way for collector streets is typically 50 to 70-feet.

Staff has determined the applicant’s annexation request is in compliance with Kuna City Code, Title Five; Idaho Statutes § 50-222 and § 67-65 and the goals and policies set in Kuna’s Comprehensive Plan. On June 11, 2019, the Planning and Zoning Commission voted 2-1 to recommend approval of case no. 19-04-AN to City Council subject to the conditions of approval listed in section “J” of this report. The Planning and Zoning Commission made its findings at a special meeting on July 1, 2019.

F. 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.
4. Idaho Code, Title 50, Chapter 2 – General Provisions – Government – Territory.

G. Comprehensive Plan Analysis:

The Kuna City Council has accepted the Comprehensive Plan components, and has determined the proposed annexation *is* consistent with the following Comprehensive Plan components as described below:

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.

6.0 – Land Use

Policy: Provide a variety of housing densities and types to accommodate various lifestyles, ages and economic groups.

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

Goal 3: Protect the quality of existing residential neighborhoods and ensure new residential development is sustainable. Provide a variety of housing opportunities to meet the needs of all Kuna residents.

Objective 3.1: Encourage and plan for the development of cohesive neighborhood units that incorporate a variety of housing densities and styles.

H. Kuna City Code Analysis:

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

Comment: *The proposed applications adhere to the applicable requirements of KCC Title 5.*

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

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

3. This application is *not* likely to cause adverse public health problems.

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

I. Commission’s Recommendation:

Based on the facts outlined in staff’s report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, voted 2-1 on June 11, 2019 to recommend *approval* of Case No. 19-04-AN (*Annexation*); a request from Dave Washburn to annex approximately 19-acres into Kuna City limits with an R-8 zoning designation, subject to the conditions of approval listed in section “J” of this report.

J. Council's Order of Decision:

Based on the facts outlined in staff's report and public testimony as presented, the City Council of Kuna, Idaho, hereby *approves* Case No. 19-04-AN (*Annexation*); a request from Dave Washburn to annex approximately 19-acres into Kuna City limits with an R-8 zoning designation, subject to 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 construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve 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.
 - 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 construction 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 to the Kuna Municipal Pressure Irrigation system of the City (KMID).
5. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. All City services shall be brought to and through the subject property. The applicant shall conform to all corresponding Master Plans.
6. 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.
7. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
8. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 20th day of August, 2019.



City of Kuna

City Council

Findings of Fact and Conclusions of Law

Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

Based upon the record contained in Case No. 19-04-AN (annexation) 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 for Case No. 19-04-AN, a request a request from Dave Washburn to annex approximately 19-acres into Kuna City limits with an R-8 zoning designation.

1. *Based on the evidence contained in Case No. 19-04-AN, this proposal does generally comply with the City Code.*

Finding: *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with Kuna City Code Title 5.*

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

Finding: *Neighborhood notices were mailed to residents within 400-ft of the proposed project site on July 16, 2019 and a legal notice was published in the Kuna Melba Newspaper on July 17, 2019. The applicant posted a sign on the property on July 24, 2019.*

3. *Based on the evidence contained in Case No. 19-04-AN, this proposal does generally comply with the Comprehensive Plan.*

Finding: *The Comprehensive Plan has listed numerous goals for providing a variety of housing densities that will accommodate various lifestyles, ages and economic group in Kuna. The proposed zoning designation is R-8 (Medium Density Residential). The Comprehensive Plan Map designates this property as medium density.*

4. All private landowners have consented to annexation.

Finding: *An affidavit of legal interest was signed by Jefferson Washburn allowing Dave Washburn to act on his behalf for this project, therefore consenting to the annexation of the proposed project site.*

5. The proposed project lands *are* contiguous or adjacent to property within Kuna City Limits.

Finding: *The parcel is contiguous with City limits to the north, east and west.*

DATED this 20th day of August, 2019.

Joe Stear, Mayor
Kuna City

ATTEST:

Chris Engels
Kuna City Clerk



City of Kuna

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

Council Findings of Fact & Conclusions of Law

To: City Council

Case Numbers: 19-02-AN (Annex), 19-01-ZC (Rezoning), 19-01-S (Subdivision): Greyhawk West Subdivision

Location: Southwest Corner (SEC) of Hubbard and Kay Ave. Roads, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: July 16, 2019
Tabled Until: August 6, 2019
Findings of Fact: August 20, 2019

Representative: **Kent Brown**
 3161 E. Springwood Dr.
 Meridian, Idaho 83642
 208.871.6842
Kentlkb@gmail.com

Owner: **Providence Properties, LLC**
 701 S Allen St. STE 104
 Meridian, ID 83642
 208.695.2000
Marmuth@hubblehomes.com

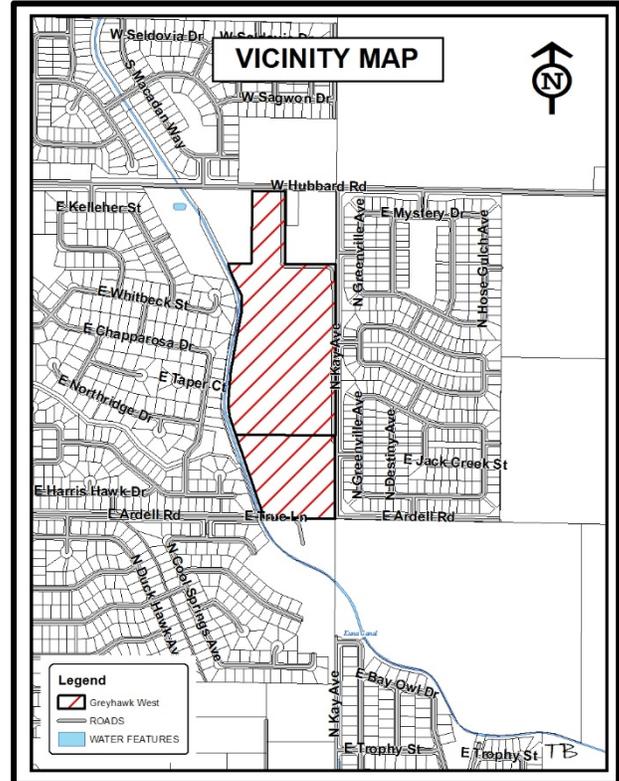


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| E. General Project Facts | L. Order of Decision by Council. |
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| G. Applicable Standards | |

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body; and that annexations, rezones and subdivision applications are designated as *public hearings*, with the Planning and Zoning Commission as the recommending body, and the City Council as the decision-making body.
2. These land use applications were given proper public notice and have followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

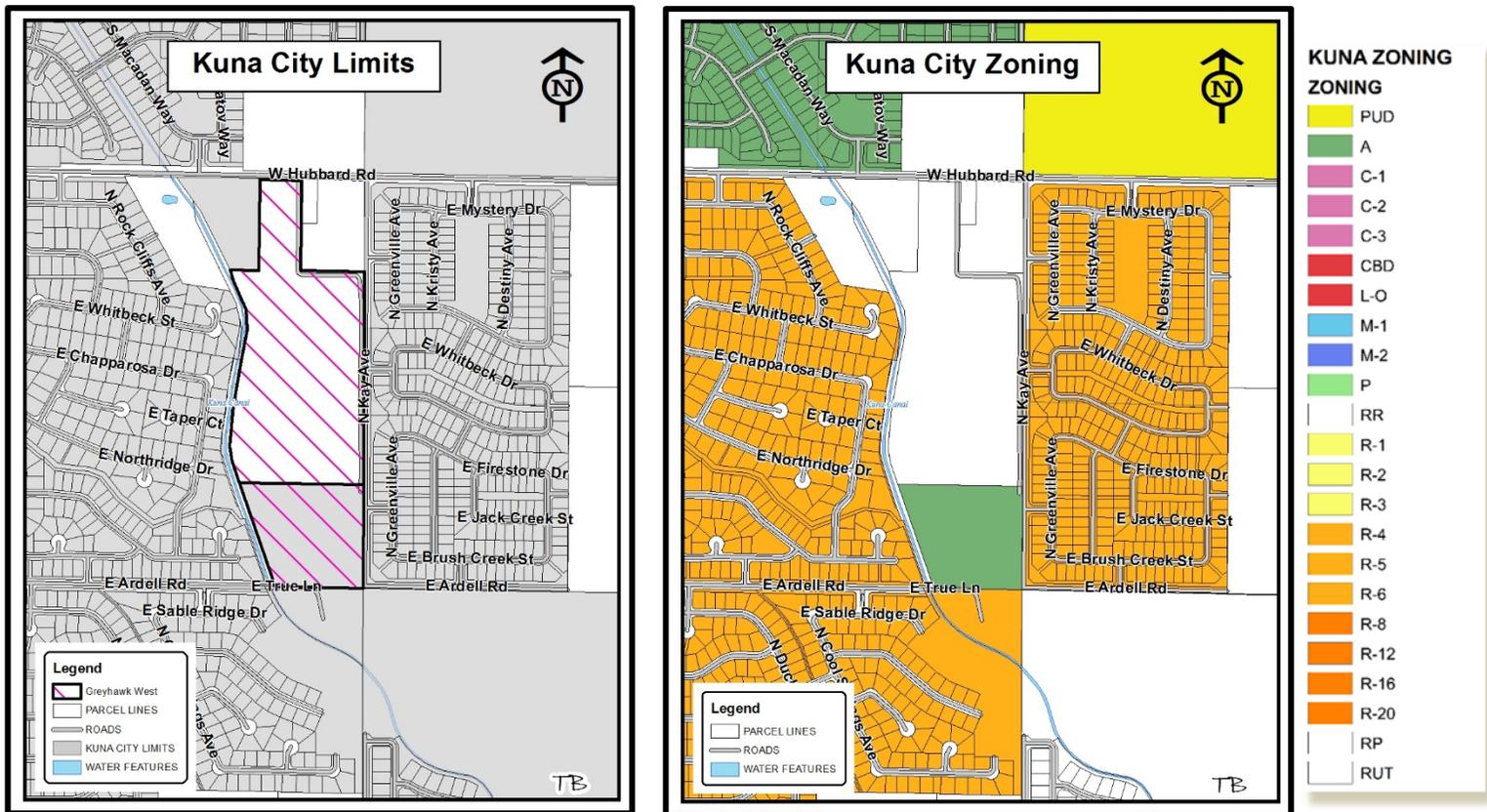
a. Notifications

- | | |
|---------------------------|---|
| i. Neighborhood Meeting | February 6, 2019 (Ten persons attended) |
| ii. Agencies | April 1, 2019 |
| iii. 400' Property Owners | May 17, 2019 (<i>Courtesy Letters sent 7.30.19</i>) |
| iv. Kuna, Melba Newspaper | May 1, 2019 |
| v. Site Re-Posted | July 17, 2019 |

B. Applicant Request:

1. The applicant, Providence Properties, LLC, requests to annex approximately 29.15 acres into Kuna City with an R-6, (Medium Density Residential [**MDR**]) zone, and to rezone approx. 10.45 acres currently in Kuna City limits from Ag to R-6 (MDR) and to subdivide the approx. 39.33 acres into 174 total lots and have reserved the name *Greyhawk West Subdivision*. A Design Review application for the common areas and buffer landscaping accompanies this application. The site is near the Southwest Corner of Hubbard and Kay Ave., Kuna, Idaho; In Section 13, T 2N, R 1W, APN #'s: S1313212470 & S1313244650.

C. Exhibit Maps:



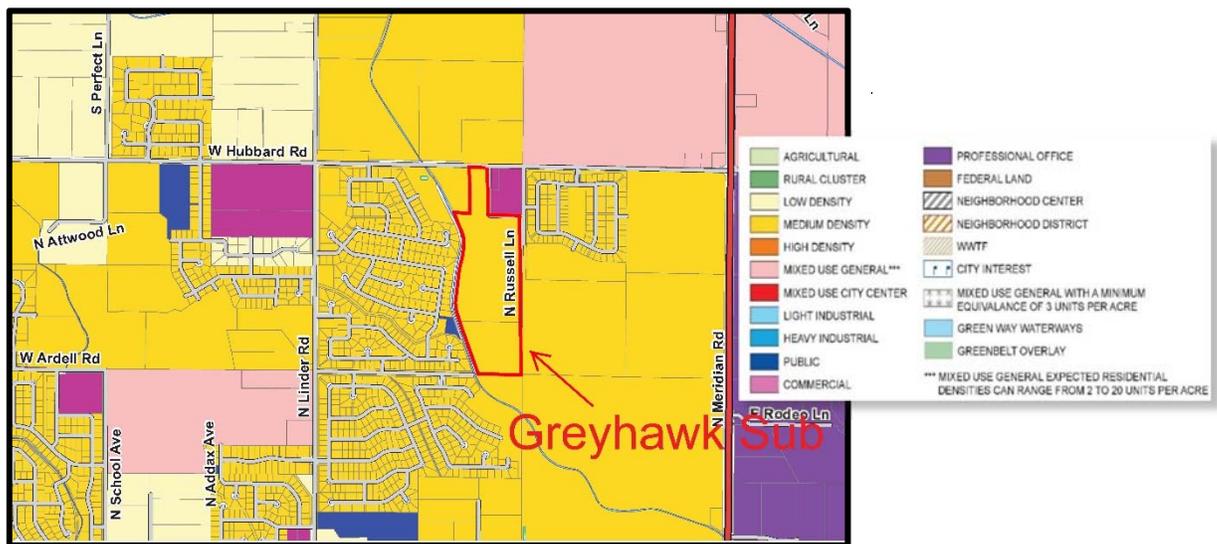


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D. History: The subject site is comprised of two parcels; parcel one is approximately 29.15 acres, parcel 2 is approximately 10.45 acres. Parcel one is currently in Ada County and zoned Rural Residential (RR), however, it is contiguous to Kuna City limits on four sides, and has historically been used for a single family residence and for Agricultural purposes. Parcel two has also historically been used for Ag purposes, without a residence, and is already in Kuna City limits, zoned Agriculture.

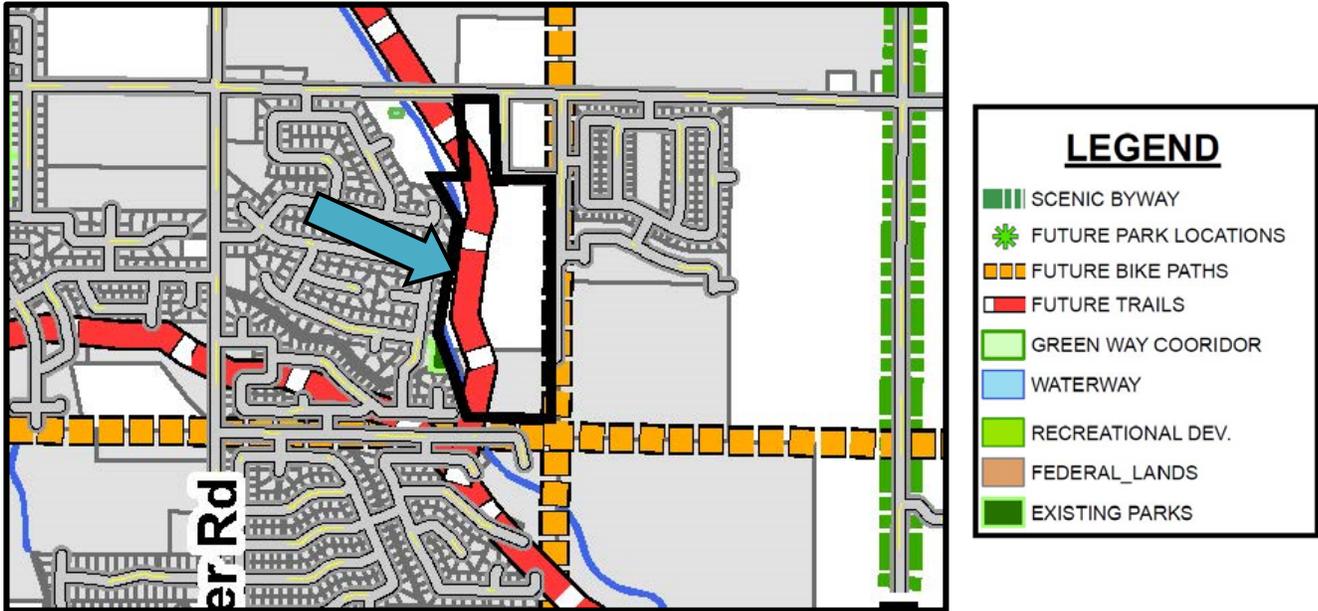
E. General Projects Facts:

- 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. 39.33-acre site as Medium Density Residential (4-8 DUA).



2. **Kuna Recreation and Pathways Master Plan Map:**

The Kuna Recreation and Master Pathways Plan map identifies a future bike and walking trail on the west side of the project.



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

North	RR, R-6	Rural Residential – Ada County AND Med. Den. Resident. - KUNA CITY
South	R-6	Medium Density Residential - KUNA CITY
East	R-6	Medium Density Residential - KUNA CITY
West	R-4, R-5, R-6	Medium Density Residential – KUNA CITY

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

Property Owner	Parcel Size	Current Zone	Parcel Number
Bradford Waters	Approx. 29.15 ac.	RR - County	S1313212470
Cortland Walker	Approx. 10.46 ac.	Ag. - Kuna	S1313244650

5. **Services:**

- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Irrigation District – Boise-Kuna Irrigation District
- Pressurized Irrigation–Kuna Municipal Irr. System (KMIS)
- Fire Protection – Kuna Rural Fire District
- Police Protection – Kuna City Police (A.C.S.O.)
- Sanitation Services – J & M Sanitation

6. **Existing Structures, Vegetation and Natural Features:** Currently there is a residence on the Waters’ parcel, with approximately four out-buildings, with agriculture uses on site. The Walker parcel is an agriculture field with no structures currently. This parcels are generally flat and on-site vegetation is consistent with typical residence and agricultural fields.

Transportation / Connectivity: The site has limited frontage along Hubbard Road. Applicant shall connect to existing Kay Avenue and the developing Saranda Subdivision (north and west of the site) to serve the

connection/traffic needs of the site. Applicant shall satisfy Kuna City and ACHD’s requirements for roadway improvements, including road widening and vertical/ rolled curb, gutter and sidewalks appropriately.

There is an existing stub connection in Saranda Subdivision and staff recommends conditioning the developer to connect to it, as shown on their proposed preliminary plat (dated 5.21.19). ACHD has also provided a condition requiring this connection (*Site Specific Condition No. 10*).

7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.
8. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:
 - City Engineer (Paul Stevens) - Exhibit B 1
 - Ada County Highway District (ACHD) - Exhibit B 2
 - Boise Project Board of Control – Exhibit B 3
 - Central District Health Department (CDHD) – Exhibit B 4
 - COMPASS - Exhibit B 5
 - Department of Environmental Quality (DEQ) – Exhibit B 6
 - Idaho Transportation Department (ITD) – Exhibit B 7
 - Kuna Rural Fire District (KRFD) - Exhibit B 8
 - Kuna School District No. 3 (KSD 3) - Exhibit B 9

F. Staff Analysis:

Applicant requests approval to annex approximately 29.15 acres *into* Kuna City limits with an R-6 (Medium Density Residential [MDR]) zone. Currently parcel one is zoned Rural Residential (RR) in Ada County. Applicant also proposes rezoning parcel two (approx. 10.45 acres) from Agriculture *TO* R-6, MDR. Applicant proposes to subdivide these combined (approx.) 39.33 acres in order to create a 174 lot, subdivision known as *Greyhawk West Subdivision*.

The applicant proposes annexation applying the category “A” method, and as it touches current City limits on all sides of the project, the site is eligible for annexation. Applicant is proposing at least three (3) phases of development which will largely be driven by the consumer market.

The applicant proposes to rezone approximately 10.45 acres from Agriculture to R-6 MDR. Parcel one under consideration was a participant in the Local Improvement District (LID), which anticipated residential uses (at least as earlier as 2007). The *recently approved* Comp Plan Map for Kuna identifies both parcels as Medium Density Residential uses, or four (4) to eight (8) dwellings per acre (DUA). This preliminary plat proposes a gross density of 3.97 DUA and net density at 5.04 DUA.

Public utilities will be provided at the developers cost, by extending existing City/Utility facilities. Applicant proposes 174 total lots over Approx. 39.33 acres in an R-6 zone (Med. Density) and as such, staff views this proposal compliant with the Comp Plan Map. Staff recommends the applicant be conditioned to provide street lights throughout the Sub that comply with KCC for distance, style and wattage, including street lights at all intersections and hydrants.

A Homeowners Association (HOA) will be established for the care and maintenance for the common lots and landscape buffers. The Parks and Rec. Dept. (Bobby Withrow) and applicant have discussed the creation of a pathway/greenbelt along the entire west side of the property by the developer and then dedicating it to the City, and if approved, the City would take ownership and maintenance responsibility. Applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to signature on the final plat. It is also noted that any changes to the landscape or

street light plans must receive staff approval *prior* to changes being made. At the time of inspections, if field conditions are different than the approved plans, changes will be required until field conditions are compliant, and will be made at developers' expense.

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's 19-02-AN, 19-01-ZC and 19-01-S, to the Council 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 Subdivision Ordinance Title 6.
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Procedural Background:

On August 6, 2019, the Council considered the Greyhawk West subdivision project, Case No's 19-02-AN, 19-01-ZC & 19-01-S, including the applications, agency comments, staff's report and public testimony presented or given.

I. Comprehensive Plan Analysis:

The Kuna City Council may accept or reject the Comprehensive Plan components, and has determined the proposed preliminary plat request for the site *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 a mix of lot sizes, sidewalks, pathways and open spaces throughout to meet this goal.

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; landscape buffers, a pathway/greenbelt, sidewalks, varied housing densities and types and promotes desirable, cohesive community character and a possibility for 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 development and the authority to annex the requested lands into the City. This application will expand the City's sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion and adds a new segment of recreational pathway on the west side*

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 extending and improving full-width public rights-of-way on north for Kay Avenue and internal roads to create additional transportation connections.*

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 174 total lots which will possibly contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development connects to existing subdivisions, creating a pleasant neighborhood environment.*

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 landscape features to buffer different uses to create a sense of place for the community to 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 area standards in 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. 39.33 acre subdivision has sufficient size to include a mix of lot sizes, community landscape buffer(s).*

3. The annexation, rezone and subdivision uses 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. Roads, homes and open spaces are planned for construction according the City requirements and best practices. Staff is not aware of any environmental damage or loss of habitat associated with the proposed development.
4. The annexation and subdivision 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 medium density zone requires connection to public sewer and 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, rezone and subdivision design did consider the location of the property, classified roadways (Hubbard & Kay Avenue) and the system. The subject property can be connected to the City's public sewer, water and pressure irrigation facilities. The adjacent uses are complimentary uses (Kuna) as proposed in the Kuna Comprehensive Plan Future Land Use Map.
6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.

K. Recommendation of the Commission to Council:

Based upon the record contained in Case No's 19-02-AN, 19-01-ZC, 19-01-S and 19-08-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby recommends approval of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 19-02-AN, 19-01-ZC and 19-01-S a request for annexation, rezone and preliminary plat approval by Providence Properties, LLC.:

- Applicant shall follow the conditions as outlined in the staff report;
- Applicant shall work with the City to provide an updated landscape plan;
- Applicant shall work with the City to provide bus stops the school district had recommended.

L. Order of Decision by the Council:

Based on the facts outlined in staff's report and public testimony during the public hearing the City Council of Kuna, Idaho, hereby *approves* Case No's 19-02-AN (Annexation), 19-01-ZC (Rezone) and 19-01-S; (Preliminary Plat) a subdivision request from Providence Properties, LLC to annex 29.15 acres, rezone 10.45 acres and subdivide the approximately 39.33 acres into 174 total lots subject to the following conditions of approval listed in section "M" of this staff report.

- Applicant shall follow the conditions as outlined in the staff memo;

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 the sewer hook-ups.
 - b. The City Engineer shall approve drainage and grading plans.

- 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. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - e. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - f. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
 - g. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
 - h. Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.
 - i. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District,
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. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P & Z approval in concert with the prepared construction drawings for the project.
 5. Parking within the site shall comply with KCC 5-9-3.
 6. Fencing within and around the site shall comply with Kuna City standards – KCC 5-5-5- A-J and KCC 6-4-2-E.
 7. A sign permit is required prior to subdivision entrance sign construction and shall comply with KCC 5-10-4. *Monument signs will require a separate design review.*
 8. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits as required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
 9. Submit a petition to the City consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID) prior to requesting final plat signature from the City Engineer.
 10. 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.
 11. The applicant's proposed preliminary plat (dated 05/21/19) shall be considered a binding site plan, or as modified and approved through the public hearing process.
 12. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
 13. Compliance with all local, state and federal laws is required.



City of Kuna
Planning and Zoning Commission
Findings of Fact and Conclusions of Law

P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
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Based upon the record contained in Case No's 19-02-AN, 19-01-ZC and 19-01-S, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the 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's 19-02-AN, 19-01-ZC and 19-01-S, a request for annexation, rezone, preliminary plat from Providence Properties, LLC:

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

Comment: *The Kuna City Council held a public hearing on the subject applications on August 6, 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's 19-02-AN, 19-01-ZC and 19-01-S, this proposal generally complies with the Comprehensive Plan and City Code.*

Comment: *The Comp Plan has listed numerous goals for promoting and supporting a diverse and sustainable economy that will allow more Kuna residents to work in their community and encouraging a balance of land uses to ensure that Kuna remains desirable, stable and a self-sufficient community.*

- 3. *Based on the evidence contained in Case No's 19-02-AN, 19-01-ZC and 19-01-S, this proposal generally complies with the Kuna City Code.*

Comment: *The applicant has submitted a complete application, and following staff 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 City Council has the authority to approve Case No's 19-02-AN, 19-01-ZC and 19-01-S.*

Comment: *On August 6, 2019, the Council voted to approve Case No's 19-02-AN, 19-01-ZC and 19-01-S.*

- 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 May 17, AND July 30, 2019, and a legal notice was published in the Kuna Melba Newspaper on May 1, 2019. The applicant placed a sign on the property on July 17, 2019.*

DATED: this 20th day of August, 2019.

Joe Stear, Mayor
Kuna City

ATTEST:

Chris Engels
Kuna City Clerk



City of Kuna

City Council
Staff Memo

P.O. Box 13
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To: City Council

Case Numbers: 19-05-AN
Hansen Annexation

Site Locations: 1863/2075 East Rodeo Lane
& 2400 North Meridian Road
Kuna, ID 83634

Planner: Sam Weiger, Planner I

Hearing Date: August 20, 2019

Owners: Go For It, LLC
Select Development &
Contracting, LLC
Jane Golden
Sandstone Farms

Applicant: Larry Hansen
3440 West Davis Lane
Meridian, ID 83642
208.866.0346
larryh@lhrealtors.com

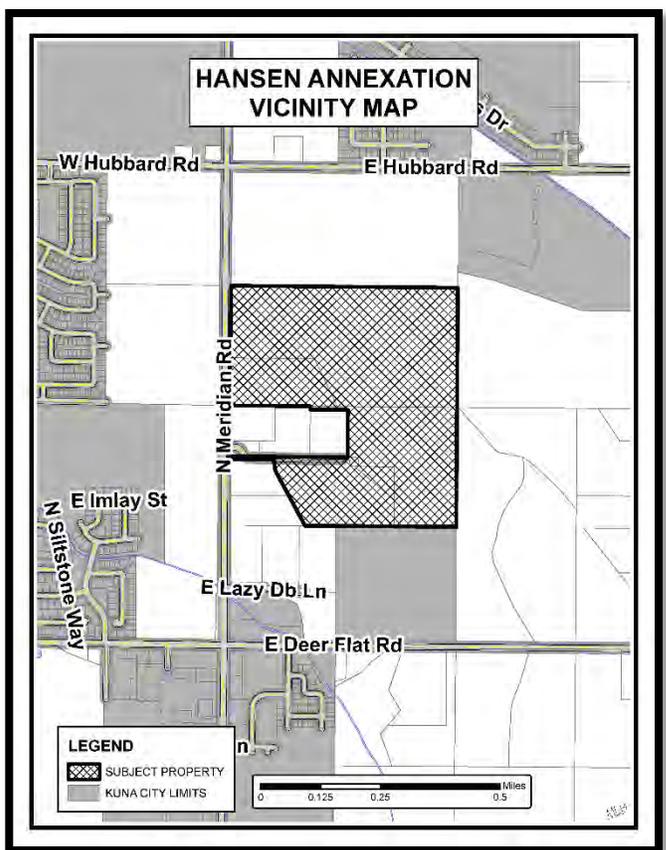


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| D. Staff Analysis | I. Council's Proposed Order of Decision |
| E. Applicable Standards | |

A. Process and Noticing:

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

a. Notifications

- | | |
|--------------------------------|------------------------------------|
| b. Neighborhood Meeting | April 8, 2019 (13 people attended) |
| c. Agency Comment Request | June 10, 2019 |
| d. Kuna, Melba Newspaper | July 31, 2019 |
| e. 400' Property Owners Notice | July 31, 2019 |
| f. Site Posted | August 6, 2019 |

B. Applicant’s Request:

The applicant, Larry Hansen, requests to annex six contiguous parcels on East Rodeo Lane and North Meridian Road into Kuna City Limits with C-1 and R-4 zoning districts. The subject sites are located at 1863 East Rodeo Lane, 2075 East Rodeo Lane and 2400 North Meridian Road; (APNs S141823400, S1418233650, R7534260155, R7534260400, R7534260218, & R7534260350).

C. General Projects Facts:

- 1. Comprehensive Plan Map:** The Future Land Use Map is intended to serve as a *guide* for the decision-making body for the City. The Future Land Use Map indicates land use designations, it is not the actual zone. The Future Land Use Map identifies the 63.26-acre parcel, 12.74-acre parcel, 1.13-acre parcel and western portion of the 17.13-acre parcel as mixed-use, as shown below. The 28.69-acre parcel, 1.86-acre parcel and eastern portion of the 17.13-acre parcel are identified as medium density residential, as shown below.



2. Surrounding Land Uses:

North	RR	Rural Residential – Ada County
South	R-4	Medium Density Residential – Kuna City
	RUT	Rural-Urban Transition – Ada County
East	RR	Rural Residential – Ada County
West	RUT	Rural-Urban Transition – Ada County
	RR	Rural Residential – Ada County

3. Parcel Sizes, Current Zoning, Parcel Numbers:

Property Owner	Parcel Size	Current Zone:	Parcel Number
Go For It, LLC	63.26 acres	RR, Ada County	S1418233650
Go For it, LLC	12.74 acres	RR, Ada County	S1418234000
Select Development & Contracting, LLC	28.69 acres	RR, Ada County	R7534260350
Select Development & Contracting, LLC	1.86 acres	RR, Ada County	R7534260218
Sandstone Farms, LLC	1.13 acres	RUT, Ada County	R7534260400
Jane Golden	17.13 acres	RUT, Ada County	R7534260155
Total acres: 124.81 acres			

4. **Services:**

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

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

The 63.26-acre parcel contains one agricultural building and historically has been farmed. The 12.74-acre parcel and 17.13-acre parcel contain features associated with a residential lot, ag buildings, and farm land. The 28.69-acre parcel and 1.86-acre parcel historically have been farmed and contain features associated with agricultural land. The 1.13-acre parcel contains a private, gravel road and cul-de-sac. The sites are flat with an estimated bedrock depth between 20 and 40 inches and greater than 60 inches, according to the USDA Soil Survey for Ada County.

6. **Transportation/Connectivity:**

The 17.13-acre site, 1.86-acre site, 1.13-acre site and 28.69-acre site are currently accessed via East Rodeo Lane. The 12.74-acre site and 63.26-acre site are currently accessed via North Meridian Road.

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 City Engineer - Exhibit B-1
- Ada County Development Services - Exhibit B-2
- Community Planning Association of Southwest Idaho - Exhibit B-3
- Ada County Highway District – Exhibit B-4

D. Staff Analysis:

A pre-application meeting was held on March 13, 2019. The applicant and Planning and Zoning staff were in attendance to discuss the proposed project. A neighborhood meeting was held by the applicant for residents within the vicinity of the proposed project on April 8, 2019. A recap of the neighborhood meeting can be found within the applicant’s neighborhood meeting certification (Exhibit A2h).

The applicant proposes to annex three parcels, totaling approximately 48 total acres, into Kuna City limits with an R-4 (Medium Density Residential) zoning district. The applicant also proposes to annex three parcels, totaling approximately 77 total acres, into city limits with a C-1 (Neighborhood Commercial) zoning district. City limits are contiguous to the southern property line of the 17.13 and 28.69-acre parcels. The applicant stated in the letter of intent that, “The reason for annexation is to plan for future development.” In the future, when development is desired, the project will be required to submit applications pertaining to the specific type of development.

At the Planning and Zoning Commission Meeting on July 9, 2019, the applicant stated that his intent for the 48 acres is to provide a pathway for Select Development to extend the Lugarno Terra Subdivision. Additionally, the applicant indicated that the two subject properties north of the future extension of Ardell Road are open for future negotiations with the City regarding the land use for those properties. The public expressed concerns about the future of the private road named Rodeo Lane (1.13-acre parcel) and the potential of “forced annexation”. The applicant confirmed at the public hearing that Rodeo Lane will remain private if the annexation gets approved.

If the annexation is approved, any future reconfiguration of the subject properties shall go through a replat process or a lot line adjustment as applicable to comply with KCC Title 5, Chapter 16, Special Developments. The meeting minutes from Ada County Development Services (Exhibit B2) indicate that the applicant expressed interest in a vacation within Rodeo Subdivision. Any vacation within the Rodeo Subdivision following annexation into the City will be required to comply with Kuna City Code Title 6, Chapter 6, Vacations, Dedications and Variances.

All public utilities are located within approximately 300 feet of the subject sites. Development of these parcels will require connection to city services and associated connection fees are required at time of building permit.

Staff would like to note that the ACHD Roadways to Bikeways Master Plan and Kuna's Pathways Master Plan identify the future extensions of East Ardell Road and South Stroebel Road as future bike paths, which may be required at the time of development.

Staff has determined the annexation complies with the goals and policies for Kuna City, Title 5 and Title 6 of Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan; and forwards a recommendation of approval.

E. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Subdivision Ordinance Title 6.
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 50.

F. 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 sites (*is/is not*) consistent with the following Comprehensive Plan components as described below:

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.

6.0 – Land Use

Policy: Provide a variety of housing densities and types to accommodate various lifestyles, ages and economic groups.

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

Goal 3: Protect the quality of existing residential neighborhoods and ensure new residential development is sustainable. Provide a variety of housing opportunities to meet the needs of all Kuna residents.

Objective 3.1: Encourage and plan for the development of cohesive neighborhood units that incorporate a variety of housing densities and styles.

H. Proposed Kuna City Code Analysis:

1. This request appears to *(be/not be)* consistent and in compliance with all Kuna City Code (KCC).

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

2. The annexation request *(is/is not)* likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The annexation request will not cause environmental damage or loss of habitat.*

3. The application *(is/is not)* likely to cause adverse public health problems.

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

I. Commission's Recommendation:

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, voted 4-0 on July 9, 2019 to recommend *approval* of Case No. 19-05-AN (*Annexation*); a request from Larry Hansen to annex approximately 125 acres into Kuna City limits with C-1 and R-4 zoning districts, subject to the conditions of approval listed in section "J" of the Planning and Zoning Commission staff report.

J. Proposed Decision and Order by the City Council:

Note: This motion is for the approval, conditional approval or denial of the annexation application. However, if the City Council wishes to change specific parts of this request as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the City Council of Kuna, Idaho, hereby *(approves/conditionally approves/denies)* Case No. 19-05-AN (*Annexation*), a request from Larry Hansen, on behalf of Go For It, LLC, Select Development & Contracting, Jane Golden and Sandstone Farms, LLC, to annex approximately 124.81 acres into Kuna City limits with C-1 and R-4 zoning districts, subject to 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. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan from the City Engineer.
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 - d. The Kuna Fire District shall approve fire flow requirements and/or construction plans. Installation of fire protection facilities as required by Kuna Fire District are required.
 - e. The Kuna Municipal Irrigation System 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 Pressurized Irrigation system of the City (KMIS).
5. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. All City services shall be brought to and through the subject property. The applicant shall conform to all corresponding Master Plans.
6. Any and all vacations within the Rodeo Subdivision following annexation into the City shall comply with Kuna City Code Title 6, Chapter 6.
7. Any future reconfiguration of the subject properties shall go through a replat process or a lot line adjustment as applicable.
8. If a subsequent application to the City includes a modification of Rodeo Lane, the applicant shall obtain written consent from all landowners that utilize Rodeo Lane.
9. Applicant shall work with ACHD and City staff to comply with ACHD Roadways to Bikeways Master Plan and Kuna's Pathways Master Plan.
10. 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.
11. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
12. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This 20th day of August, 2019.



City of Kuna

City Council

Proposed Findings of Fact and Conclusions of Law

P.O. Box 13
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Based upon the record contained in Case No. 19-05-AN (annexation) including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, exhibits, and the testimony during the public hearing, the Kuna City Council (*approves/conditionally approves/denies*) the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 19-05-AN, a request from Larry Hansen to annex approximately 125 acres into Kuna City limits with C-1 and R-4 zoning districts.

1. *Based on the evidence contained in Case No. 19-05-AN, this proposal does generally comply with the City Code.*

Staff Finding: *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with Kuna City Code Title 5.*

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

Staff Finding: *Neighborhood notices were mailed to residents within 400-ft of the proposed project site on July 31, 2019 and a legal notice was published in the Kuna Melba Newspaper on July 31, 2019. The applicant posted a sign on the property on August 6, 2019.*

3. *Based on the evidence contained in Case No. 19-05-AN, this proposal does generally comply with the Comprehensive Plan.*

Staff Finding: *The Comprehensive Plan has listed numerous goals for providing a variety of housing densities that will accommodate various lifestyles, ages and economic groups in Kuna. The proposed zoning districts are C-1 (Commercial) and R-4 (Medium Density Residential). The Comprehensive Plan Map designates these properties as medium density residential and mixed-use.*

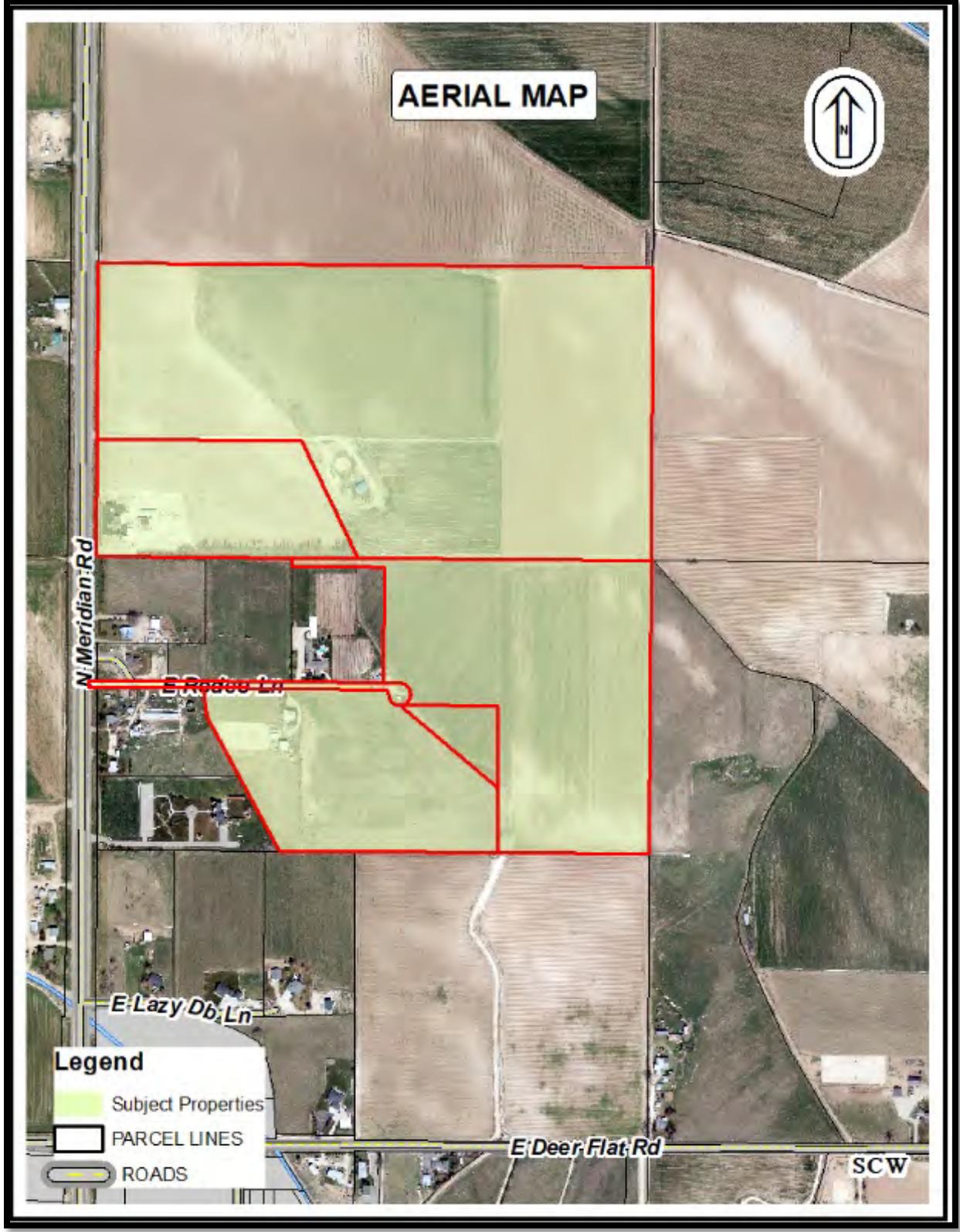
4. All private landowners have consented to annexation.

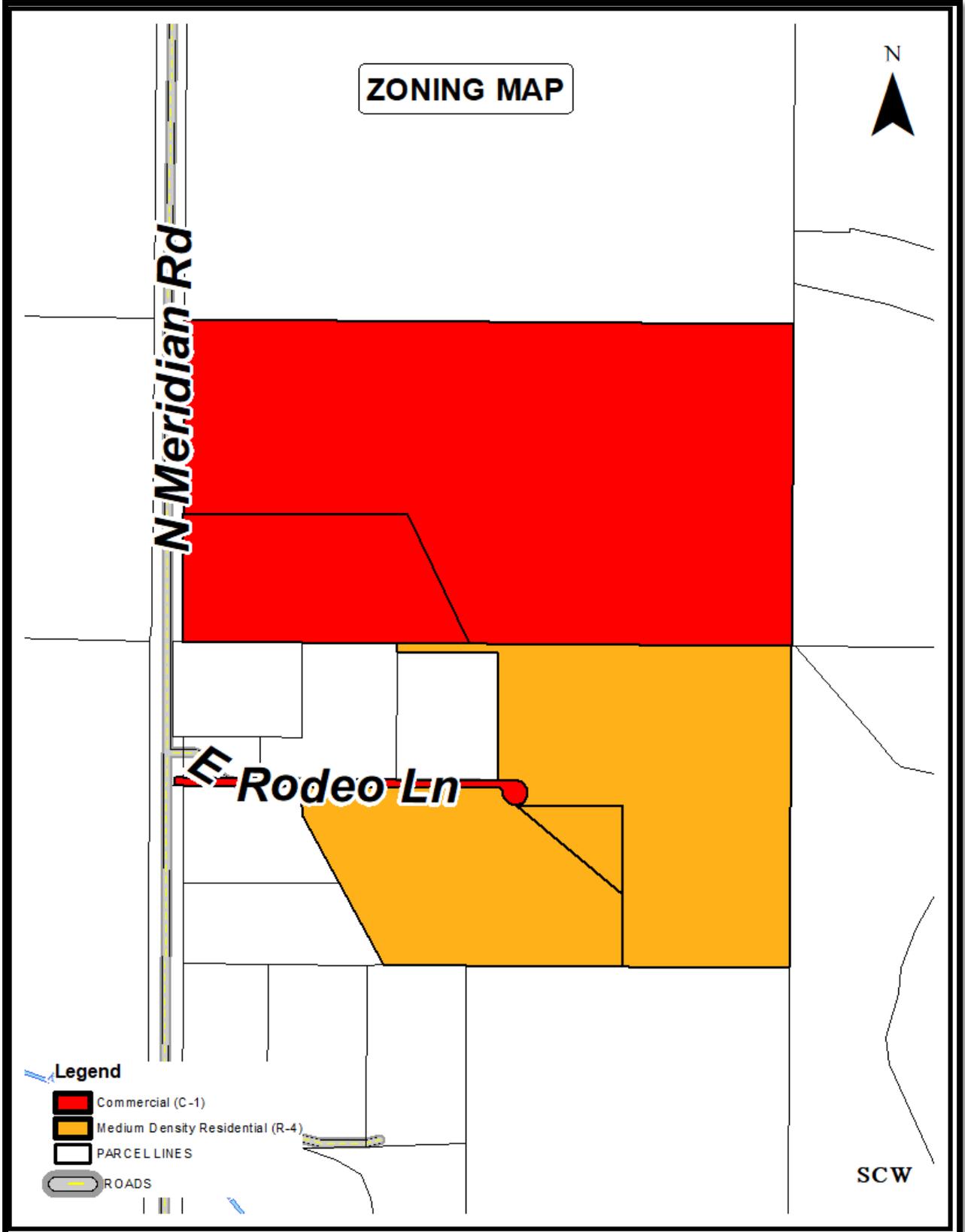
Staff Finding: *Affidavits of legal interest were signed by Jane Golden, Select Development, LLC, Sandstone Farms, LLC, and Russell Hunemiller, allowing Larry Hansen to act on their behalf for this project, therefore consenting to the annexation of the proposed project site.*

5. The proposed project lands are contiguous or adjacent to property within Kuna City Limits.

Staff Finding: *The 17-acre (approximate) and 29-acre (approximate) parcels are contiguous with City limits to the south.*

DATED this 20th day of August, 2019.





CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, July 9, 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	N/A
Commissioner Stephen Damron	X	Sam Weiger, Planner I	X
Commissioner John Laraway	X		

6:00 pm – COMMISSION MEETING

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

Call to Order and Roll Call

1. CONSENT AGENDA

Meeting Minutes for July 1, 2019.

Findings of Fact and Conclusions of Law For 19-13-DR (Design Review) – Shortline Park No. 2 Flex Space

Findings of Fact and Conclusions of Law For 19-20-DR (Design Review) Modification – Snerk’s Drive Thru + Retail Building

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

2. NEW BUSINESS

19-17-DR (Design Review) & 19-07-SN (Sign) – PISTEM Academy Sign; The PISTEM Academy request sign and design review approval for an approximately 18 square foot, double-sided monument sign. The subject site is located 2275 W. Hubbard Road, Kuna, ID 83634 (APN# S1314120891).

Troy Behunin: Troy Behunin, 751 West Fourth Street, Kuna Planning and Zoning Department. Staff has nothing further to add. Theresa Fleming just indicated there is something she needs to address. **Theresa Fleming:** Theresa Fleming, 299 Stewart Road. I did speak with Troy last week, and they let us know what the options were so that could take that to the board of directors for the school. The first option is to move forward and submit as we submitted and pay the fees. The second option noted was to move forward as normal, and then after paid, ask for reimbursement or a waiver on those fees. That couldn’t happen until after the fact. The third option would be to just do a wall sign and paint the name of the school on the wall for a lower fee. I took those options to the board of directors. Without some sort of guarantee that those fees would be waived, we have decided to withdraw the request and just paint the name on the school.

19-06-SN (Sign) & 19-16-DR (Design Review) – Anchor Baptist Church Monument Sign; On behalf of Anchor Baptist Church, Superior Signs requests design review approval for an 11-ft multi-tenant commercial monument sign. The subject site is located 7910 S. Meridian Road, Kuna, ID 83634.

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 for design review consideration for a multitenant monument sign for Anchor Church Sign located at 7910 South Meridian Road. The proposed sign stands approximately 11 ft high and nine ft across at its widest point. The proposed sign also includes a 32 square foot reader board and 30 square foot sign

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, July 9, 2019

copy that features space for three tenants: Anchor Baptist Church, Anchor Academy Daycare and Idaho Baptist College. Staff has determined the design review application complies with Kuna City Code, Title 5, and would recommend that if the proposed project is approved, the applicant be subject to the conditions of approval listed in the staff report and any additional conditions requested by the Planning and Zoning Commission. **C/Young:** It sounds like there is a stone look to the base, which is consistent with everything else that is out there in terms of colors. **C/Gealy:** I have no questions or concerns.

Commissioner Hennis motions to approve Case No. 19-06-SN & 19-16-DR with the conditions as outlined in the staff report; Commissioner Damron seconds, all aye and motion carried 4-0.

3. PUBLIC HEARING

19-05-AN (Annexation) – Hansen Annexation; The applicant, Larry Hansen, on behalf of Sandstone Farms, LLC, Go For It, LLC, and Jane Golden and Select Development & Contracting requests to annex six parcels comprising of approximately 125 acres at 1863/2075 East Rodeo Lane and 2400 North Meridian Road into Kuna City Limits with C-1 and R-4 zoning districts; (APNs S141823400, S1418233650, R7534260155, R7534260400, R7534260218, & R7534260350).

Sam Weiger: Chairman, Commissioners, for the record, Sam Weiger, Kuna Planning and Zoning Staff 751 W. 4th St. The application before you this evening is for an annexation approval at 1863 and 2075 East Rodeo Lane and 2400 North Meridian Road. The applicant requests to annex six sites, approximately 125 acres, into Kuna City limits. Approximately 77 acres will come in with a C-1 (neighborhood commercial) zoning district and 48 acres will come in with an R-4 (medium density residential) zoning district. Because the applicant has proposed a combination of uses, the application complies with the Future Land Use Map. Staff would like to note that the City of Kuna does not force annex any lots into Kuna City limits. Staff has determined the annexation complies with the goals and policies for Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Code; and the Comprehensive Plan; and forwards a recommendation for a recommendation of approval for Case No's 19-05-AN (Annexation) subject to the conditions of approval. I will stand for any questions. **C/Gealy:** I have no questions. **C/Young:** This may be a question for the applicant, but I know there is a commercial component and a residential component. Is it the intent that when the preliminary plat comes in, that the commercial property is all frontage on Meridian Road? **Sam Weiger:** Chairman Young, there was no intent given in this application given that it was just for the annexation. The applicant might have additional comment on that. **C/Hennis:** Since we're bringing these parcels in under a C-1 and an R-4, how do we designate what's being designated as each? In the future land use map, we have mixed-use as the zoning, and that's probably something that you noticed. Initially, Mr. Hansen was going to bring everything in exactly how the future land use map was shown. That would have meant that they would come in with a mixed-use zoning district. However, that district does not yet exist, because the comprehensive plan was tabled. It will be going back July 16, so that zoning district does not exist. Therefore, he had to come in a different zoning and we worked on that together. With Wendy's approval, we worked out the C-1 zoning to replace the mixed-use. In addition, there was one parcel, the 17-acre parcel that had a split of R-4 and mixed-use on the future land use map. That one needed to come in with one district, because a parcel can't come in with two different zones. That one will be coming in with R-4. **Larry Hansen:** Larry Hansen, 3440 West Davis Lane, Meridian. I'm really representing six clients here. It's a combination of properties. The intent is that the 48-acres that was spoken of is actually an extension of the Lugarno Terra Subdivision. Select Development is doing that. The larger parcel is owned by Go For It, or Russ Hunemiller. That is kind of just up for future negotiations with the commission and planners as far as what to do with that parcel. When we first started on it, the understanding was to come in with mixed-use. Then, Council didn't approve the mixed-use. As I understand it in the future, we would probably end up with more like a development agreement, because bringing it all in under C-1 probably doesn't make a lot of sense. Certainly, a good portion of this would go in as C-1. That piece would still be something for discussion. Staff suggested to bring it in under C-1. **C/Gealy:** I'm a little confused about the six different parcels. **Larry Hansen:** The

**CITY OF KUNA
PLANNING & ZONING COMMISSION****MEETING MINUTES
Tuesday, July 9, 2019**

larger rectangular piece, which comprises of two parcels, previously known as the Huff property, is approximately 78 acres. That's the piece that we were going to bring in as mixed-use, but now C-1 per staff's request. C-1, correct me if I'm wrong, would allow us to come in and do various uses within that C-1. It wouldn't exceed what is required in C-1. All of that piece, both parcels, was sold by Huff Farm to an investor. Now, it is actually being reassembled for future development. Before we start doing any planning, it needs to be annexed so we know where all the services are coming from. All of the rest of it is the assemblage that will go to Select Development, LLC. That will all be an extension of Lugarno Subdivision. With the exception of eight acres, this is all now one parcel, owned by Jane Golden. Select wants to buy an approximate amount, but because it needs to be split, staff and the county prefer that this was annexed into the City, before we do that split. The split can be done as part of the platting for Lugarno Phase 2. **C/Gealy:** Is it your intention to apply for the southern part of this as R-4, and the 78 acres up top will be the C-1? **Larry Hansen:** Correct, everything south of the half-section line, which would be an extension of Ardell, would be R-4. Everything north of it would be C-1. **C/Gealy:** If we look at the six parcels that you were talking about, with the different acreages, what makes up that 78 acres? **Larry Hansen:** The 63 acres and the 12 acres, which puts the Huff property back into its original rectangular configuration. **Sam Weiger:** We initially had the 17-acre parcel in the comp plan split with two different uses, but because we can't annex it with two different districts, it's coming in with an R-4 zoning. Can you please readdress the concern? **C/Gealy:** In the staff report, 63 acres is coming in as an R-4. From what Mr. Hansen is saying, the 63 acres is coming in as a C-1. **C/Hennis:** The total acreage in those zones is not what the applicant is reflecting. **Sam Weiger:** Commissioner, that is correct, there was a mix-up with the numbers. **Sam Weiger:** The 63 acres should be coming in with a C-1 zoning, and the 12 acres. **C/Gealy:** There are two parcels that come in as C-1 and four parcels that come in with R-4, correct? **Sam Weiger:** Commissioner, the road, Rodeo Lane was supposed to come in as mixed-use. That one is a 1.13-acre parcel and should be coming in C-1. There should be three and three. The road and two parcels furthest north are C-1, and the three parcels on Rodeo Lane should be coming in with R-4. **Larry Hansen:** With regard to the road parcel, I don't care what that comes in as. That's a designated private road that will remain private forever. The only reason we're annexing it in, is because we're doing a road modification that eliminates the cul-de-sac that was never built. Staff as well as county determined that it would be much easier to handle that on the City level as we're platting, rather than as a separate application. **C/Young:** We'll go ahead and open up the public testimony at 6:25. **Marcia Smith:** Marcia Smith, 2284 North Meridian Road. We own the two parcels on Meridian Road in the back. One of our five-acre parcels has ingress and egress, according to Ada County for Rodeo Lane. Rodeo Lane was not in the contract, and so we have a little difficulty making sure that our ingress and egress goes well. I just wanted to say that if this property is being sold, that we still have ingress and egress to Meridian Road. **Rich Hersey:** Rich Hersey, 2202 N Meridian Road. On the map there, I can see the lot that I have. When I first bought it, it was a S-curve road that belonged to the county. It came through the one bed south of the corner. I talked with Mike and I see he's not here. he showed me a map that it somehow reappeared in 2016. Sometime between 2010 and 2013, the County came back and said that I owned the land. I told him at that time, the S curve road that goes into Rodeo Lane. This would mean that I could not go through this drive being in my front yard. He said yes, and then come back later, because I own the land. That means I needed to go to the County and sign off, which I did. I signed off, and then I received a piece of paper. I've been to an engineering firm in Emmett, and they agreed with me that the land all the way to where Rodeo Lane ends now. My property line on the south side on that show 1.13 acres. A piece of paper with the same map showed up, with somebody else's handwriting on it that asked if I was giving 20 feet off mine. The answer is no. It needed to be signed off, if it happened, before April 30. This paper verifies that it happened, whoever did it a number of months later. When they did it, I got a second copy of the map. I have the first one and then the second one. The second one makes it like I am giving away 20 feet, but I am not. What Rodeo Lane is now, which is 30 feet, is all that is going to be on my property. I can verify that there are one of two others that are on the same property that are not giving away theirs. I want that fully understood. You have the paperwork, and I was told by Pioneer Title that somebody wrote a letter to them saying how bad they were. My daughter happens to be one of the head employees there. It was done, Rodeo Lane is not to be changed on my property. **C/Young:** When you say "your property" and "twenty feet", is there an easement that is listed on

**CITY OF KUNA
PLANNING & ZONING COMMISSION****MEETING MINUTES
Tuesday, July 9, 2019**

your parcel that you're referring to? **Rich Hersey:** Somebody took a pencil and made a little dotted line down through it. **C/Young:** This is on a recorded document? **Rich Hersey:** I tried to make it a recorded document. This was in 2016, but I brought the property in 2013. It's deeded. I am not giving it up. **C/Damron:** There's no easement on your title, correct? **Rich Hersey:** Absolutely not. There was this S-curve that came in it and created part of that 20 feet and beyond. That when I went into the County and signed off. They said they could not have it, and they signed it off that way and it's in big and bold print. The County signed off, I signed off and my wife signed off on the same night. I have this other piece of paper that shows the same aerial view. My name is on it, my wife's as well. It was dated back in April or May of 2013. I went into the County and did it myself. **C/Damron:** You went into the County, and signed that off saying that this is not an easement within this property. **Rich Hersey:** That's right, it's been out there. Engineering has come out from that same company and redone some stuff, like the stakes in front of my property. In the west and southeast corner, there's fence. The Smith's ingress and egress into the property should be on the same tract. **C/Damron:** They didn't place any markers to show anything? **Rich Hersey:** No. **C/Damron:** That's what I needed, thank you. **Larry Hansen:** There was a lot of turmoil around the one-acre road parcel. It's all been fixed, long ago. There is no claim to anything other than the 30-foot Rodeo Lane when is an actual platted parcel. There are three people who have easements to it. Fifteen years later, we found out that there was an easement there. That has nothing to do with this application, though. It has nothing to do with Rodeo Lane, I don't dispute anything. I have a 30-foot wide strip of road there. **C/Young:** In response to Ms. Smith, the lane is going to stay a private lane, correct? Additionally, the access won't change for anybody, correct? **Larry Hansen:** That's correct, through some occupation of the cul-de-sac, but to the lane itself, it will stay at 30 feet. It doesn't change. **Rich Hersey:** Does this application mean that we can be forced into the City? **C/Young:** No. **C/Young:** We'll close the public testimony at 6:36. That initiates Commission discussion. **C/Hennis:** Seems pretty much right, altogether. The easements are taken care of. We'll know later on about what they're going to do with the land. It doesn't sound like there's much planned right other than to provide for future use. I think it seems like it's laid out pretty well. **C/Young:** The zone request complies and it's consistent with our comprehensive plan and what we see in the direction going north. I agree as far as everything else, it all looks good as far as the annexation goes. Anybody that's not a part of what's indicated here will not be pulled into the City at any point. If you want to come in, that's an application you would make, rather than anyone else on your behalf. **C/Gealy:** I was a lot happier when I thought that 63 acres was going to be R-4. I have to rethink how I feel about 78 acres coming in as C-1. Sorry we don't have mixed-use yet. **Troy Behunin:** Commission, just to clarify, there's no way that an applicant or staff can split a parcel with two different zones. The intention is not to bring in all of that as C-1. With the future development that doesn't fit that zone, they'd have to come back through for a rezone on something that doesn't match that zone. The intention is not to have that entire 63-acre parcel as commercial. It's only a portion of it. **C/Gealy:** In the future, they can split the use, correct? **Troy Behunin:** Correct, with a future rezone application and a preliminary plat, yes. **C/Gealy:** Not in the annexation process, correct? **Troy Behunin:** No. **C/Gealy:** It has to come in under one zone, because it's one parcel, but they can split it in the future when they come back with a pre-plat, correct? **Troy Behunin:** Correct. With a pre-plat or something that's defined that states this is how much commercial we want, and this is how much non-commercial we want. It would then go through the pre-plat and rezone for whatever's not commercial at that time. They can't do that now, because they don't have a pre-plat, they don't have a defined plan for that entire thing, and the only reason that they are coming in now is to set the stage for future development. **C/Gealy:** They could have easily annexed as R-4 and then changed it, correct? **Sam Weiger:** Commissioner Gealy, the R-4 though would not have complied with the future land use map like the C-1 does. The R-4 doesn't have the flexibility that the C-1 does. **C/Laraway:** Going back to what we've talked about before with the I-69 corridor, that's what this is all about. We knew it was coming. **C/Gealy:** We just don't know how deep it could go, but this is all we can do at this point. **Troy Behunin:** It might be a good idea for the Commission to direct staff to make the correction in the staff report for the findings of fact. **C/Gealy:** I just wanted to add that I'm excited about the R-4, because we haven't seen a lot of the R-4. Now it's less, though. That's all. **C/Laraway:** They could come back later from C-1, and come back with R-4 or multifamily. **Troy Behunin:** C-1 doesn't allow for multifamily anymore. They would have to rezone. **C/Gealy:** Has that been approved? **Troy**

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, July 9, 2019**

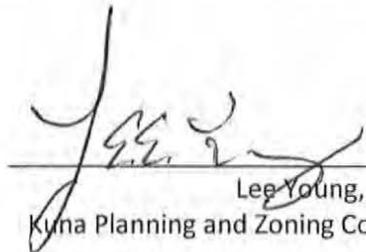
Behunin: Yes. **C/Gealy:** The mixed-use has not been approved, correct? **Troy Behunin:** Correct, but multifamily is no longer available in a C-1 zone. It's been that since February of this year. **C/Gealy:** Good to know, so that was not part of the Comprehensive Plan? **Troy Behunin:** Correct. That was an ordinance change ahead of the Comp Plan, but the mixed-use is part of the Comp Plan that is going to Council on July 16th, because it was tabled at its last hearing.

Commissioner Hennis motions to recommend approval of Case No. 19-05-AN with the conditions as outlined in the staff report; With an additional condition that staff make the corrections in Section "E" of the staff report with regards to the zoning and acreage totals that are going into each zone. Commissioner Damron seconds, all aye and motion carried 4-0.

4. COMMISSION REPORTS

5. ADJOURNMENT

Commissioner Hennis motions to adjourn; Commissioner Gealy 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



City of Kuna
Planning & Zoning
Department
P.O. Box 13
Kuna, Idaho 83834
208.922.5274
Fax: 208.922.5989
Website: www.cityofkuna.com

Annexation Checklist

Annexation requires public hearings with both the Planning & Zoning Commission and City Council. Public hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.

Project name:	Applicant:
Hansen Annexation	Larry Hansen

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

Applicant ()	Description	Staff ()
✓	Completed and signed Commission & Council Review Application.	✓
✓	Letter of Intent indicating reasons for proposed annexation and the availability of public services. If reason for annexation is development, also submit a conceptual plan.	✓
✓	Vicinity map drawn to scale, showing the location of the subject property. Map shall contain the following information: Shaded area showing the annexation property, Street names and names of surrounding subdivisions.	✓
✓	Legal description of the annexation area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
✓	Recorded warranty deed for the property.	✓
✓	Proof of ownership—A copy of your deed <u>and</u> Affidavit of Legal Interest (All parties involved)	✓
	Development Agreement & Development Agreement Checklist	N/A
✓	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓
✓	Commitment of Property Posting form signed by the applicant/agent.	✓

Note: Only one copy of the above items need to be submitted when applying for multiple applications.

This application shall not be considered complete (nor will a Public Hearing be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.



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)	19-05 AN
Project name	Hansen Annex
Date Received	6/10/19
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Mult: pa/</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: <u>on record</u>	Fax #: _____
Applicant (Developer): <u>Larry Hansen</u>	Phone Number: _____
Address: <u>3440 W. Ballis Ln Meridian</u>	E-Mail: _____
City, State, Zip: <u>Id. 83642</u>	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	F-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>Rodeo Lane</u>	
Site Location (Cross Streets): <u>Meridian</u>	
Parcel Number (s): <u>5141823400, 51418233650, R7534260, R7534260400, R7534260218</u>	
Section, Township, Range: <u>R7534260350</u>	
Property size: <u>12.5 Acres</u>	
Current land use: <u>Aq</u>	Proposed land use: <u>C-1 + R-4</u>
Current zoning district: <u>RUT</u>	Proposed zoning district: <u>C-1 + R4</u>



Project Description

Project / subdivision name: _____

General description of proposed project / request: Request Annexation for Future Development

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: _____

Any existing buildings to remain? Yes No

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

Number of common and/or other lots: _____

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): _____

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

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

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

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____

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

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

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

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

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

Proposed Parking:

a. Handicapped spaces: _____ Dimensions: _____

b. Total Parking spaces: _____ Dimensions: _____

c. Width of driveway aisle: _____

Proposed Lighting: _____

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

Applicant's Signature: [Signature] Date: 6-10-19

Larry Hansen Co. Inc.
3440 W. Davis Lane
Meridian, Id. 83642

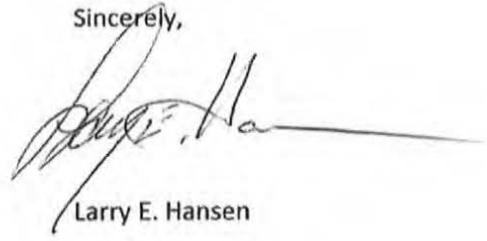
Kuna Planning and Zoning Department
PO Box 13
Kuna, Idaho 983634
Via: sweiger@kunaid.gov

Letter of Intent to annex

Approximately 125 acres in Section 18 comprising 6 parcels

The intent of this application is to plan for future development. This application is requesting a combination R-4 and C-1 zoning district. Approximately 4 acres will be added to the Lagarno subdivision and the balance for future development.

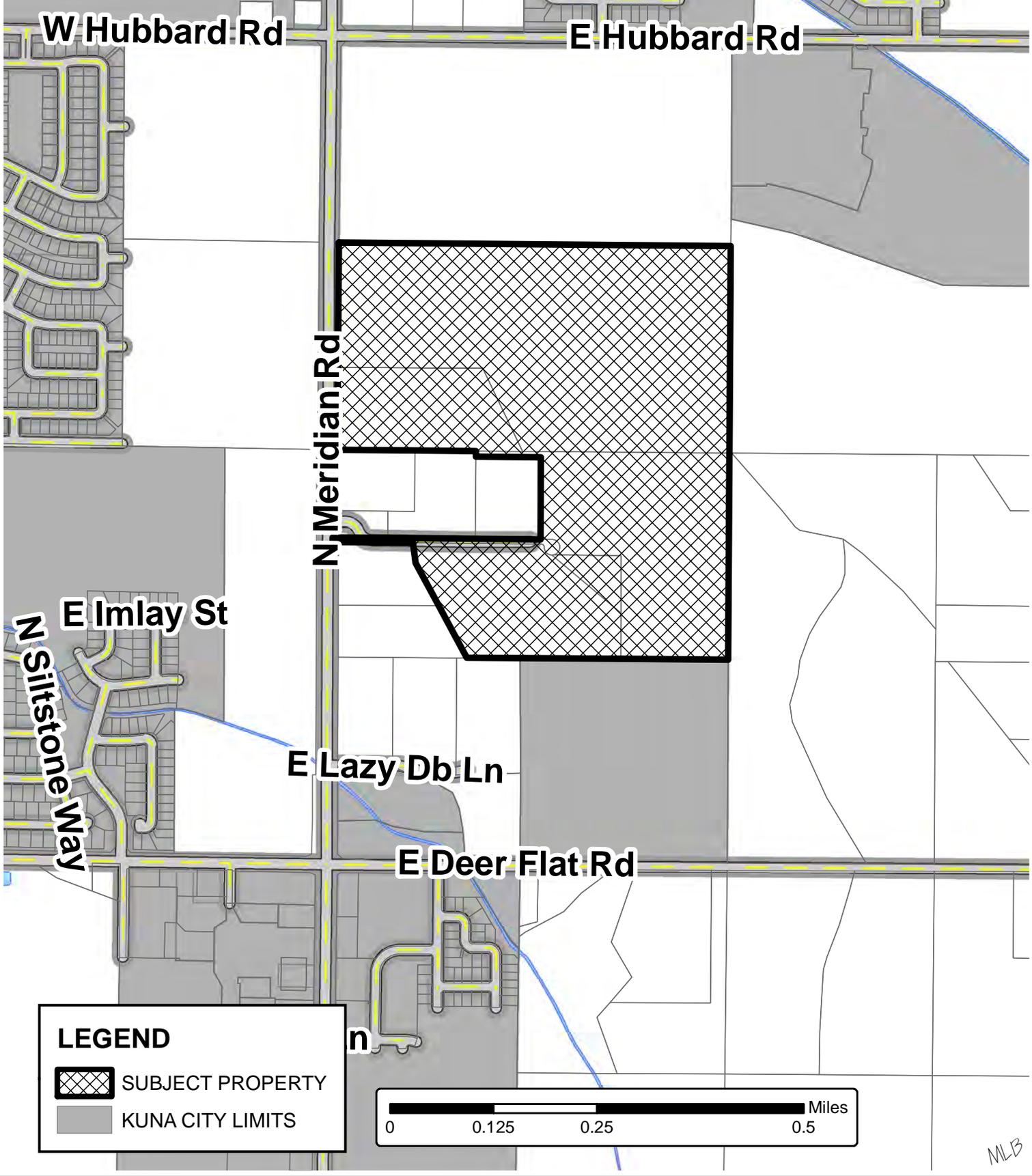
Sincerely,



Larry E. Hansen

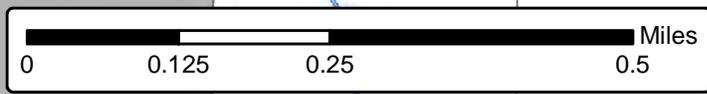
Exhibit
A2b

HANSEN ANNEXATION VICINITY MAP

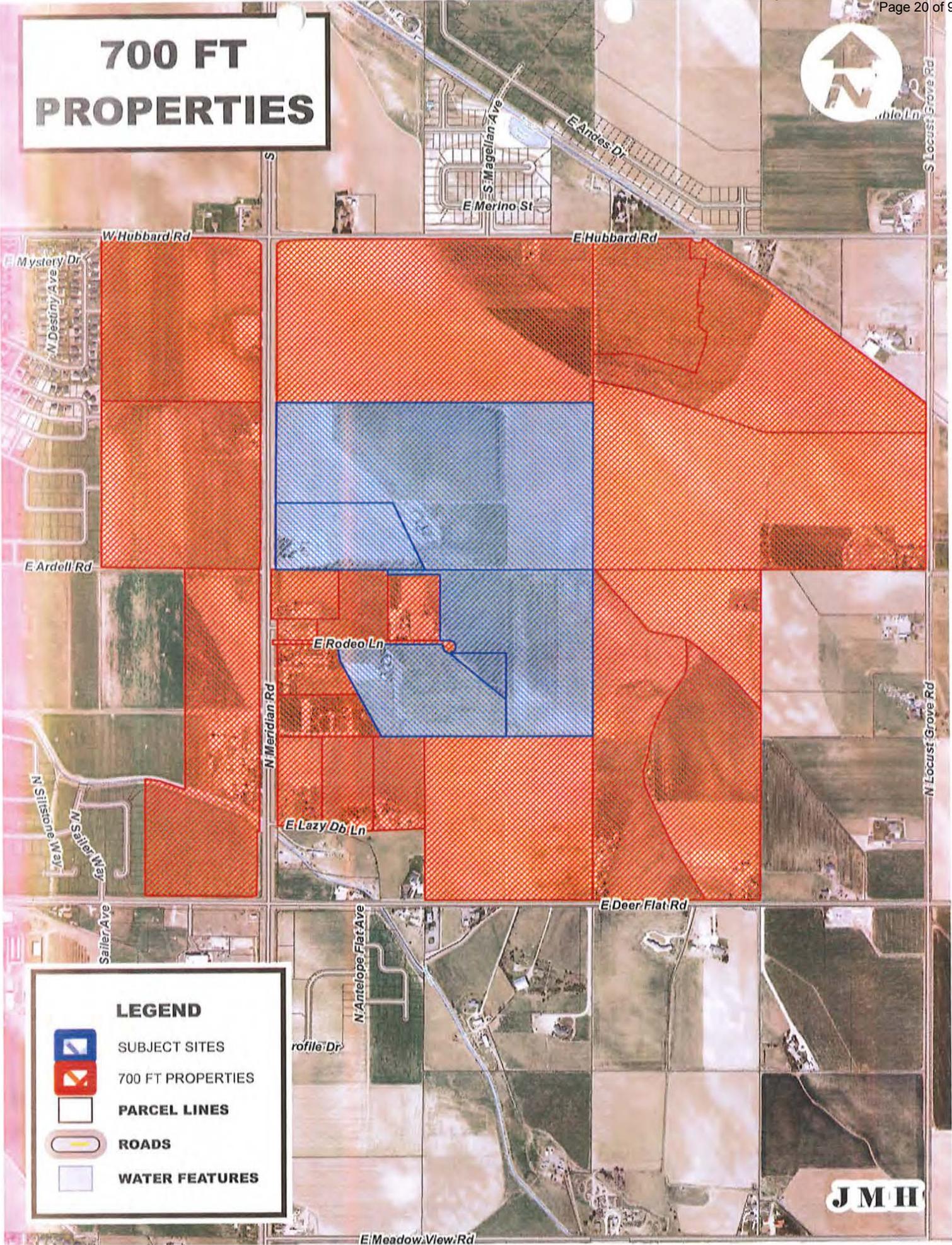


LEGEND

-  SUBJECT PROPERTY
-  KUNA CITY LIMITS



700 FT PROPERTIES

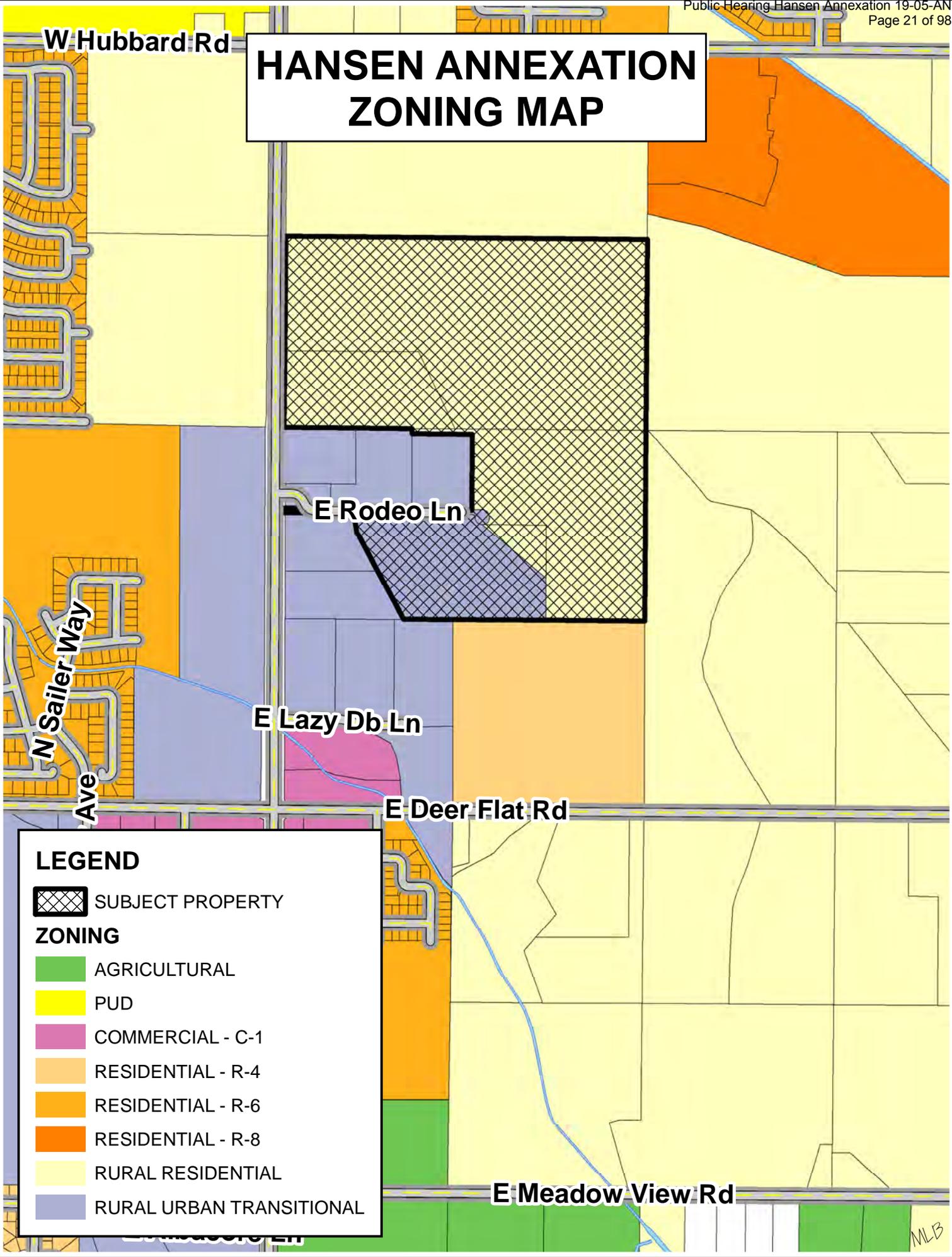


LEGEND

-  SUBJECT SITES
-  700 FT PROPERTIES
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

JMH

HANSEN ANNEXATION ZONING MAP



LEGEND

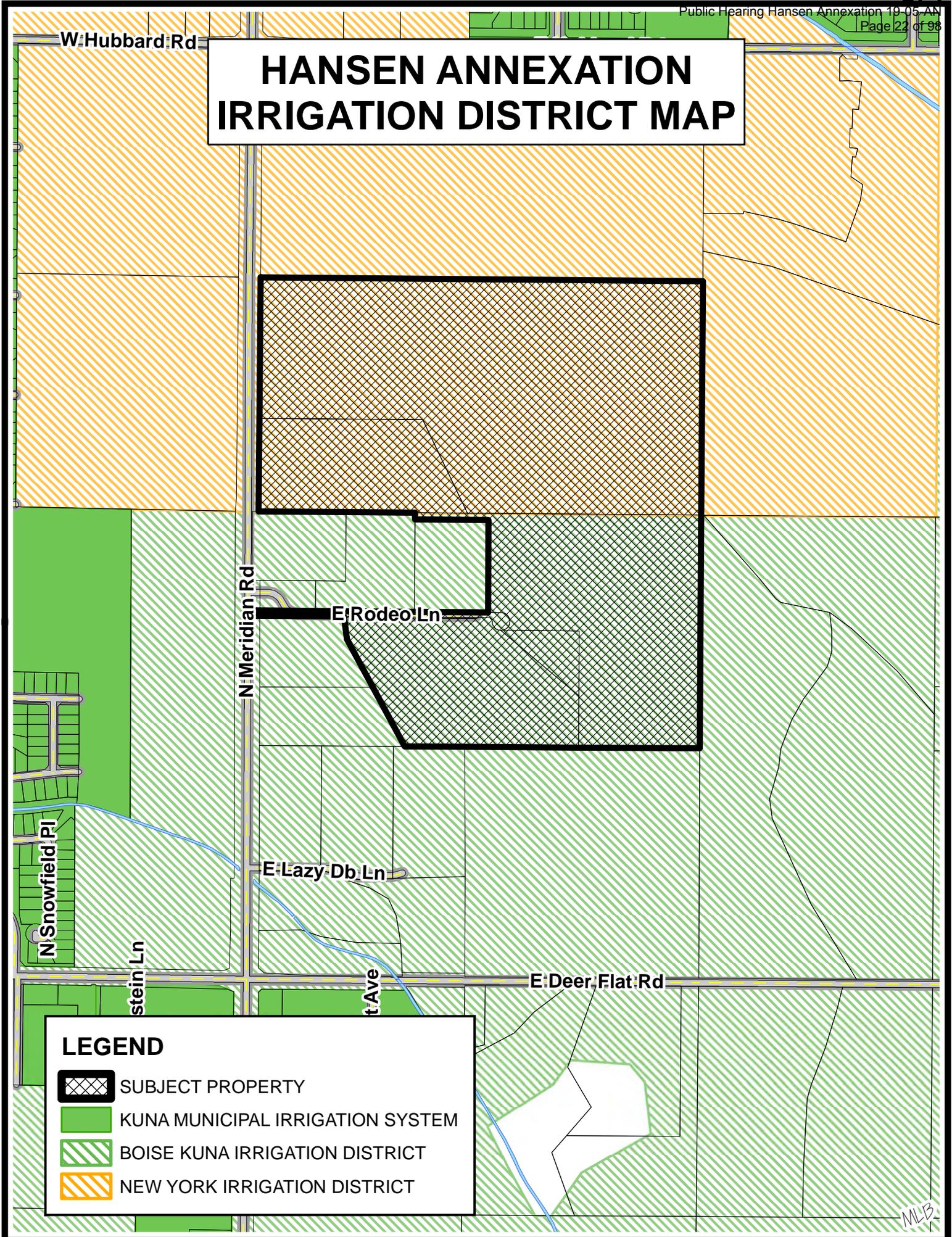
 SUBJECT PROPERTY

ZONING

-  AGRICULTURAL
-  PUD
-  COMMERCIAL - C-1
-  RESIDENTIAL - R-4
-  RESIDENTIAL - R-6
-  RESIDENTIAL - R-8
-  RURAL RESIDENTIAL
-  RURAL URBAN TRANSITIONAL

MLB

HANSEN ANNEXATION IRRIGATION DISTRICT MAP



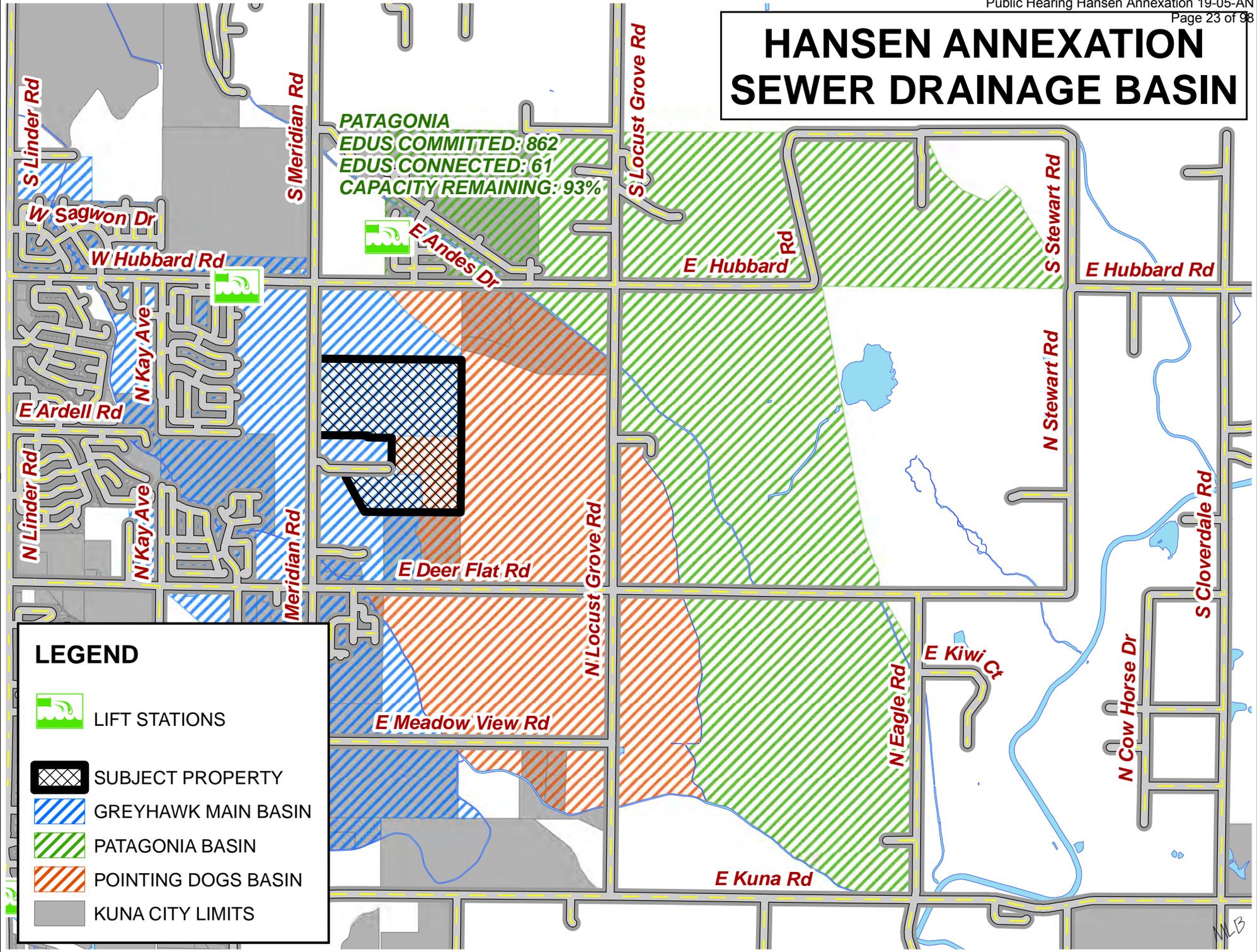
LEGEND

-  SUBJECT PROPERTY
-  KUNA MUNICIPAL IRRIGATION SYSTEM
-  BOISE KUNA IRRIGATION DISTRICT
-  NEW YORK IRRIGATION DISTRICT

MLB

HANSEN ANNEXATION SEWER DRAINAGE BASIN

PATAGONIA
EDUS COMMITTED: 862
EDUS CONNECTED: 61
CAPACITY REMAINING: 93%



LEGEND

-  LIFT STATIONS
-  SUBJECT PROPERTY
-  GREYHAWK MAIN BASIN
-  PATAGONIA BASIN
-  POINTING DOGS BASIN
-  KUNA CITY LIMITS

MLB

HANSEN ANNEXATION PATHWAYS MASTER PLAN

E Andes Dr

W Hubbard Rd

N Snowfield Ave

E Rodeo Ln

E Lazy Db Ln

E Deer Flat Rd

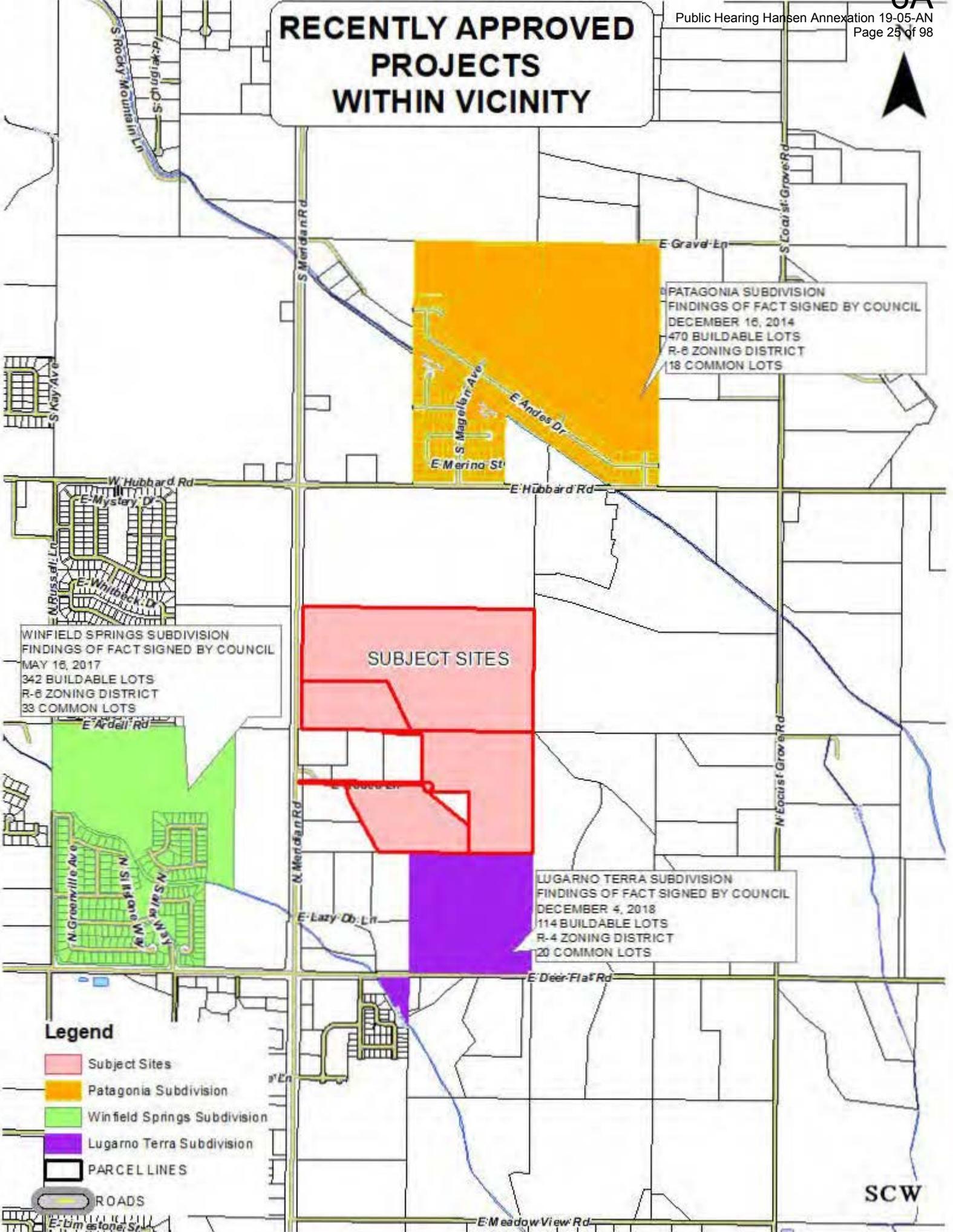
E Promie Ln

Legend

-  FUTURE TRAILS
-  BIKE ROUTES
-  SCENIC_BYWAY
-  BIRDS OF PREY
-  GREEN BELT OVERLAY
-  SUBJECT PROPERTY
-  KUNA PARKS

MLB

RECENTLY APPROVED PROJECTS WITHIN VICINITY



PATAGONIA SUBDIVISION
FINDINGS OF FACT SIGNED BY COUNCIL
DECEMBER 16, 2014
470 BUILDABLE LOTS
R-6 ZONING DISTRICT
18 COMMON LOTS

WINFIELD SPRINGS SUBDIVISION
FINDINGS OF FACT SIGNED BY COUNCIL
MAY 16, 2017
342 BUILDABLE LOTS
R-6 ZONING DISTRICT
33 COMMON LOTS

SUBJECT SITES

LUGARNO TERRA SUBDIVISION
FINDINGS OF FACT SIGNED BY COUNCIL
DECEMBER 4, 2018
114 BUILDABLE LOTS
R-4 ZONING DISTRICT
20 COMMON LOTS

Legend

- Subject Sites
- Patagonia Subdivision
- Winfield Springs Subdivision
- Lugarno Terra Subdivision
- PARCEL LINES
- ROADS

SCW

PLAT SHOWING

RODEO SUBDIVISION

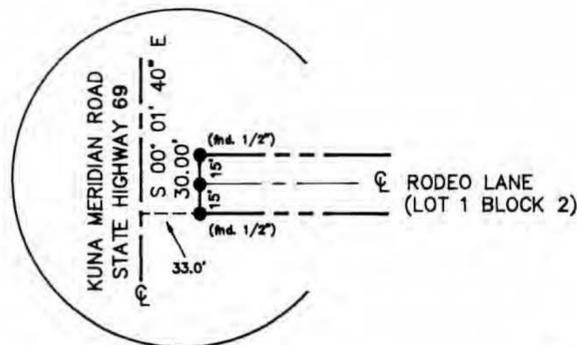
LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4
 SECTION 18, T2N R1E BM ADA COUNTY IDAHO

NOTES

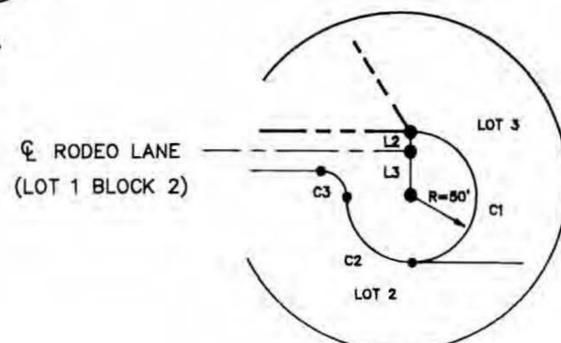
1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
2. DEVELOPER SHALL COMPLY WITH IDAHO CODE SECTION 31-3805 RELATING TO IRRIGATION RIGHTS, TRANSFER AND DISCLOSURE.
3. A TWELVE (12) FOOT WIDE EASEMENT IS RESERVED ADJACENT TO ALL LOT LINES COMMON TO A ROAD RIGHT-OF-WAY AND ADJACENT TO THE SUBDIVISION BOUNDARY FOR PUBLIC AND PRIVATE UTILITIES, IRRIGATION OR DRAINAGE UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACE DRIVEWAYS AND WALKWAYS TO EACH LOT.
4. A SIX (6) FOOT WIDE EASEMENT IS RESERVED ADJACENT TO ALL INTERIOR LINES FOR PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EXCEPT AS OTHERWISE SHOWN.
5. BUILDING SETBACK AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF ADA COUNTY.
6. RESPONSIBILITY FOR DRAINAGE AND IRRIGATION FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY IS HELD WITH THE LOT OWNERS ON WHOSE LAND SAID DRAINAGE AND IRRIGATION FACILITIES ARE LOCATED.
7. DIRECT LOT ACCESS TO KUNA MERIDIAN ROAD IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE ADA COUNTY HIGHWAY DISTRICT.
8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
9. LOT 1 BLOCK 2 IS A PRIVATE ROAD RIGHT-OF-WAY AND EASEMENT TO BE USED FOR ACCESS, DRAINAGE AND UTILITY PURPOSES BY ALL OF THE LOTS IN THE RODEO SUBDIVISION.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	50.00'	157.08'	N/A	100.00'	S 00° 18' 18" W	180° 00' 00"
2	50.00'	78.84'	50.00'	70.71'	N 44° 41' 42" W	90° 00' 00"
3	20.00'	31.42'	20.00'	28.28'	N 44° 41' 42" W	90° 00' 00"

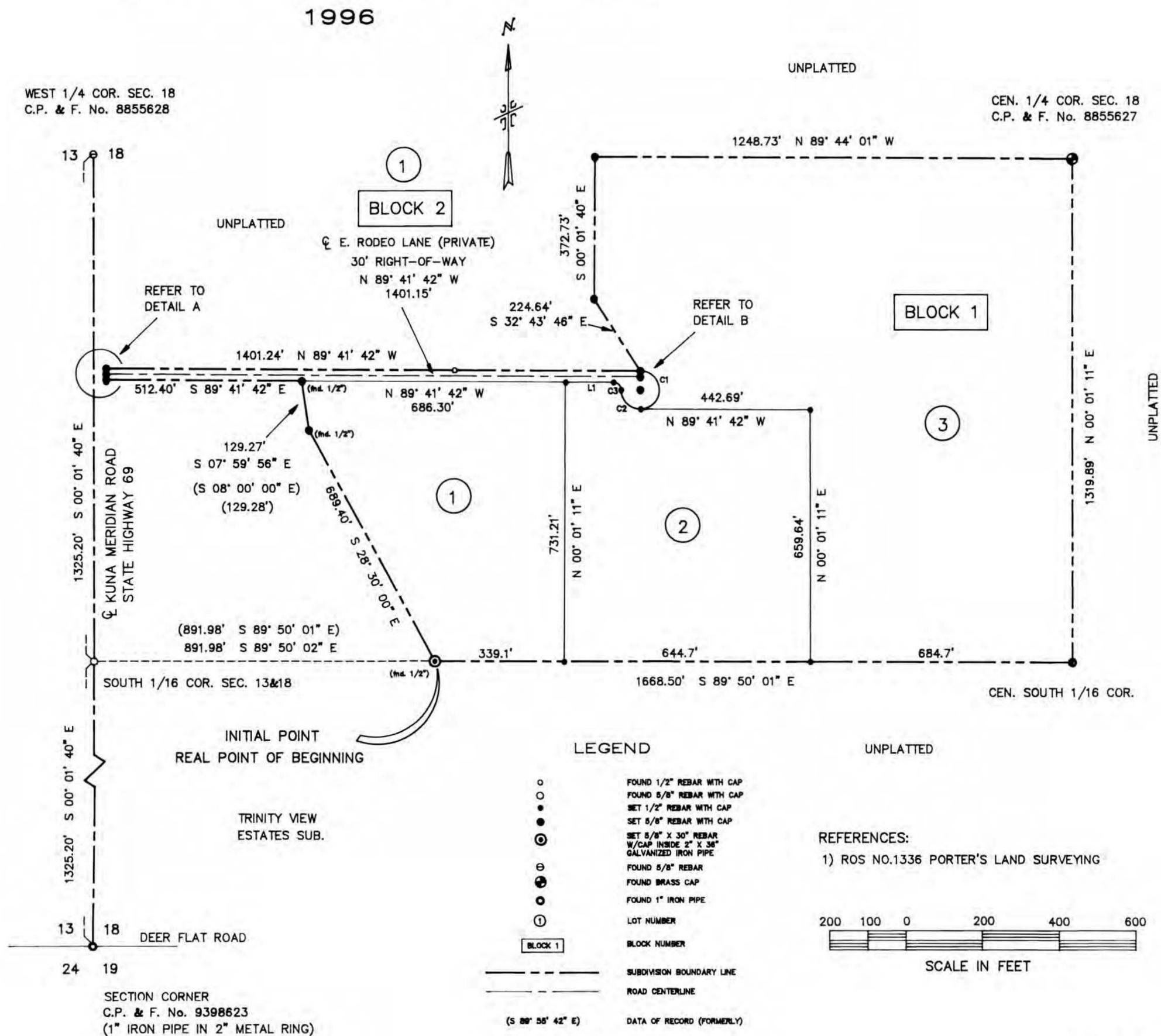
LINE	BEARING	DISTANCE
L-1	S 89° 41' 42" E	132.38'
L-2	N 0° 18' 18" E	15.00'
L-3	N 0° 18' 18" E	35.00'



DETAIL A
N.T.S.



DETAIL B
N.T.S.



WEST 1/4 COR. SEC. 18
 C.P. & F. No. 8855628

CEN. 1/4 COR. SEC. 18
 C.P. & F. No. 8855627

SECTION CORNER
 C.P. & F. No. 9398623
 (1" IRON PIPE IN 2" METAL RING)

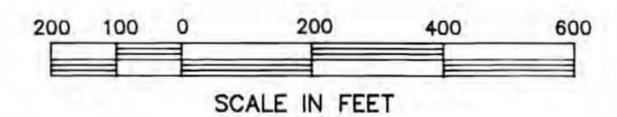


LEGEND

- FOUND 1/2" REBAR WITH CAP
- FOUND 5/8" REBAR WITH CAP
- ⊙ SET 1/2" REBAR WITH CAP
- ⊙ SET 5/8" REBAR WITH CAP
- ⊙ SET 5/8" X 30" REBAR W/CAP INSIDE 2" X 36" GALVANIZED IRON PIPE
- ⊙ FOUND 5/8" REBAR
- ⊙ FOUND BRASS CAP
- ⊙ FOUND 1" IRON PIPE
- ① LOT NUMBER
- BLOCK NUMBER
- SUBDIVISION BOUNDARY LINE
- ROAD CENTERLINE
- (S 89° 55' 42" E) DATA OF RECORD (FORMERLY)
- LOT LINE

REFERENCES:

- 1) ROS NO.1336 PORTER'S LAND SURVEYING



SCALE IN FEET

RODEO SUBDIVISION

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 18, T2N R1E BM ADA COUNTY IDAHO

1996

CERTIFICATE OF OWNERS

KNOWN ALL MEN BY THESE PRESENTS: That THE UNDERSIGNED are the owners of the real property hereafter described.

A portion of the north half of the Southwest Quarter of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the West Quarter Corner of Section 18, Township 2 North, Range 1 East, Boise Meridian, said Corner being on the Boise Meridian and common to the East Quarter Corner of Section 13, Township 2 North, Range 1 West, Boise Meridian; thence South 00° 01' 40" East a distance of 1325.20 feet; thence South 89° 50' 02" East a distance of 891.98 feet to the REAL POINT OF BEGINNING;

- Thence S 89° 50' 01" E a distance of 1668.50 feet to a point,
Thence N 00° 01' 11" E a distance of 1319.89 feet to a point,
Thence N 89° 44' 01" W a distance of 1248.73 feet to a point,
Thence S 00° 01' 40" E a distance of 372.73 feet to a point,
Thence S 32° 43' 46" E a distance of 224.64 feet to a point,
Thence N 89° 41' 42" W a distance of 1401.24 feet to a point on the Easterly Right-of-Way of the Kuna-Meridian Rd.
Thence along said Right-of-Way S 00° 01' 40" E a distance of 30.00 feet to a point,
Thence leaving said Right-of-Way S 89° 41' 42" E a distance of 512.40 feet to a point,
Thence S 07° 59' 56" E a distance of 129.27 feet to a point,
Thence S 28° 30' 00" E a distance of 689.40 feet to THE REAL POINT OF BEGINNING.

The above described tract of land contains 48.81 Acres, more or less, subject to all shown easements and rights-of-way. That it is the intention of the undersigned to and they do hereby include said land in this plat. That the undersigned by these presents dedicate to the public for public use all public streets as shown on this plat. The easements and road right-of-way indicated on said plat are not dedicated to the public, but the right to use said easements is hereby perpetually reserved for public utilities and for such other uses as designated hereon, and no structure other than for such utility purposes is to be erected within the limits of said easements. The individual lots described in this plat will not be served by any water system common to one (1) or more of the lots, but will be served by individual wells.

OWNER Kathleen A. Howerton

ACKNOWLEDGEMENT

STATE OF Idaho) ss
COUNTY OF Ada
On this 30th day of August, 1996, before me, the undersigned Notary Public in and for said State, personally appeared Kathleen A. Howerton known or identified to me to be the person whose name is subscribed to the above instrument and acknowledged to me that such individual executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year in this certificate set above written.
Carla E. Barber, Notary Public for the State of Idaho, Residing at Boise, My commission expires 2-16-2000

APPROVAL OF ADA COUNTY COMMISSIONERS

Accepted and approved this 25th day of SEPT. A.D. 1996, the Commissioners of Ada County, Idaho in a regular meeting.

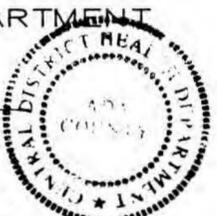
Shannon L. Bisterfeldt, Chairman

CERTIFICATE OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions of this plat are hereby removed according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval.

Date 2/30/96

Thomas E. Adams, Health Officer



CERTIFICATE OF SURVEYOR

I, STEVEN S. STODDARD, do hereby certify that I am a Registered Professional Land Surveyor, licensed by the State of Idaho, and that this plat of "RODEO SUBDIVISION" as described in the "CERTIFICATE OF OWNERS" was drawn from an actual survey made on the ground under my supervision and that this plat accurately represents the points thereon and is in conformity with the State of Idaho Code relating to Plats and Surveys.

STEVEN S. STODDARD P.L.S. 6111



CERTIFICATE OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the board of Ada County Highway District Commissioners on the 15th day of MAY, 1996.

ADA COUNTY HIGHWAY DISTRICT, Murray R. Miller, Chairman

CERTIFICATE OF ADA COUNTY SURVEYOR

I, the undersigned, County Surveyor for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to Plats and Surveys.

Ada County Surveyor



CERTIFICATE OF COUNTY TREASURER

This is to certify that the undersigned, per the requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this plat have been paid in full. This certification is valid for the next thirty (30) days only.

Date 9-26-96

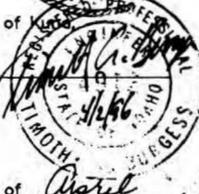
Barbara Brunner, Ada County Treasurer



CERTIFICATE OF KUNA CITY ENGINEER

Accepted and approved this 2nd day of April, 1996 by the City Engineer of the City of Kuna, Ada County, Idaho.

Kuna City Engineer



CERTIFICATE OF KUNA CITY CLERK

This is to certify that at a regular meeting of the Garden City Council held on the 2nd day of April, 1996, this plat was duly accepted and approved.

Barbara Bell, Kuna City Clerk

CERTIFICATE OF ADA COUNTY RECORDER

INSTRUMENT NUMBER 96080431

I hereby certify that this instrument was filed at the request of Larry Hansen at 12 minutes past 2 o'clock P.M. this 26 day of SEPT. 1996, in my office and was duly recorded in Book 72 of Plats at Pages 7413 and 7414.

J. Wallace, Deputy Recorder, Fee: 400

J. David Navarro, Ex-officio Recorder



City of Kuna AFFIDAVIT OF LEGAL INTEREST

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

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

State of Idaho)
) ss.
County of Ada)

I, Jane C. Golden , 18 1863 E. Rodeo Lane
Name Address
Kuna , ID 83634
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to _____ Address _____ to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

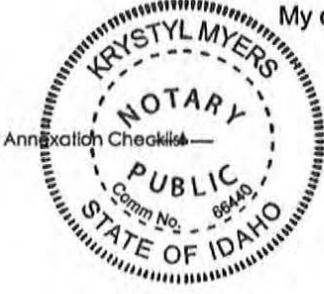
C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s),

Dated this 4/10/2019 day of April, 2019

Jane C. Golden
Signature

Subscribed and sworn to before me the day and year first above written.

[Signature]
Notary Public for Idaho
Residing at: Kuna, ID
My commission expires: 10-6-21



Being re-recorded to add notary acknowledgement.

File #52963

QUITCLAIM DEED

For Value Received Jane C. Golden, personal representative of Charles R. Golden, deceased, probate case no. SPIE 9700587M, and Jane Cyndi Golden, a single person

do hereby convey, release, remise and forever quit claim unto

Jane C. Golden, a single person

whose current address is 1863 E. Rodeo Lane, Kuna, Idaho 83634

the following described premises, to-wit:

See Attached Exhibit A

ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE, IDAHO
1999 FE 16 PM 4:11

RECORDED-REQUEST OF
FEE 1.00 DEPUTY Shipt
99015340

AMERICAN LAND TITLE CO.

AMERICAN LAND

ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE, IDAHO
1999 FE 22 PM 4:07

RECORDED-REQUEST OF
FEE 6.00 DEPUTY William
99017224

together with their appurtenances.

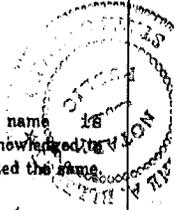
Dated: February 10, 1999

Jane C. Golden personal representative Jane Cyndi Golden
Jane C. Golden, Personal Representative Jane Cyndi Golden

Furnished to

STATE OF IDAHO, COUNTY OF Ada
On this 10th day of February 19 99
before me, a notary public in and for said State, personally
appeared
Jane C. Golden

known to me to be the person who's name is
subscribed to the within instrument, and acknowledged to me that
she executed the same
Christine A. Elledge
Christine A. Elledge Notary Public
Residing at Boise, Idaho
Comm. Expires 3/4/2000



STATE OF IDAHO
County of Ada
On this 10th day of February in the year
1999 before me, a Notary Public,
personally appeared Jane C. Golden
Jane C. Golden, known or identified
to me to be the person whose name is
subscribed to the within instrument, and acknowledged to me that
she is the personal representative of Charles R. Golden, deceased and acknowledged to me that she
executed the same as such personal
representative.
Christine A. Elledge
Notary Public
Residing in: Boise
Commission Expires: 3/4/2000

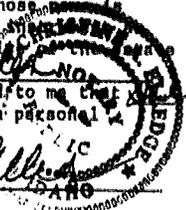


EXHIBIT A

PARCEL I:

LOT 1 IN BLOCK 1 OF RODEO SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 72 OF PLATS AT PAGES 7413 AND 7414, OFFICIAL RECORDS OF ADA COUNTY, IDAHO.

PARCEL II:

A TRACT OF LAND BEING A PORTION OF LOT 2 AND A PORTION OF LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, A RECORDED SUBDIVISION OF ADA COUNTY, INSTRUMENT NO. 96080431, RECORDS OF ADA COUNTY, SITUATED IN THE NORTH-HALF OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR WITH CAP MONUMENTING THE SOUTHWEST CORNER OF SAID LOT 2, SAID SOUTHWEST CORNER BEING THE POINT OF BEGINNING, THENCE ALONG THE WESTERLY LINE OF SAID LOT 2
N 00°01'11" E, A DISTANCE OF 731.21 FEET TO A FOUND 1/2" REBAR WITH CAP MONUMENTING THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2
S 89°41'42" E, A DISTANCE OF 132.36 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, A DISTANCE OF 31.42 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS S 44°41'42" E, A DISTANCE OF 28.20 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, A DISTANCE OF 78.54 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS S 44°41'42" E, A DISTANCE OF 70.71 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE LEAVING SAID NORTHERLY LINE
S 50°10'48" E, A DISTANCE OF 576.20 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID LOT 3; THENCE LEAVING SAID WESTERLY LINE AND SAID EASTERLY LINE
S 50°10'48" E, A DISTANCE OF 32.93 FEET TO A POINT; THENCE
S 00°01'11" W, A DISTANCE OF 272.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 3; THENCE ALONG SAID SOUTHERLY LINE
N 89°50'01" W, A DISTANCE OF 25.30 FEET TO A FOUND 1/2" REBAR WITH CAP, MONUMENTING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2
N 89°50'01" W, A DISTANCE OF 644.70 FEET TO THE POINT OF BEGINNING.

ADA COUNTY RECORDER J. D. NAVARRO AMOUNT 3.00 1
BOISE IDAHO 03/01/10 01:44 PM
DEPUTY Vicki Allen
RECORDED - REQUEST OF
Fidelity
110018227

THIS INSTRUMENT FILED FOR RECORD BY TRANSNATION TITLE & ESCROW, INC. AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS AFFECT UPON THE TITLE.

QUITCLAIM DEED

FOR VALUE RECEIVED

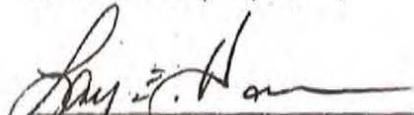
Larry E. Hansen and Kathleen A. Hansen, husband and wife

do(es) hereby convey, release and forever quitclaim unto: **Sandstone Farms, LLC, an Idaho Limited Liability Company**

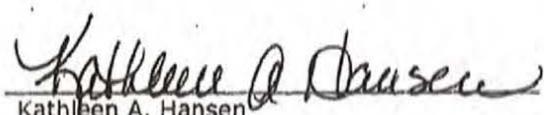
whose current address is: **1888 E. Rodeo Ln, Kuna ID 83634**
the following described premises, to-wit:

Lot 1, Block 2 of Rodeo Subdivision, according to the official plat thereof, filed in Book 72 of Plats at Page(s) 7413 through 7414, records of Ada County, Idaho.

Date: February 19, 2010



Larry E. Hansen



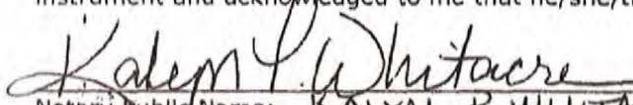
Kathleen A. Hansen

Date: 2-22-10

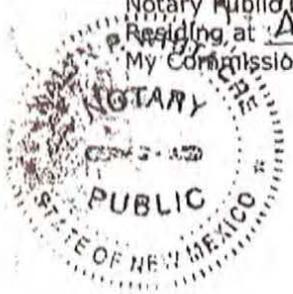
Date: 2-22-10

State of ~~Idaho~~ New Mexico
County of Colfax

On this 22nd day of February, 2010, before me the undersigned, a Notary Public in and for said state, personally appeared Larry E. Hansen and Kathleen A. Hansen known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.



Notary Public Name: KALYN P. WHITACRE
Residing at: ANGEL FIRE, NEW MEXICO
My Commission Expires: MAY 5, 2010





City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

State of Idaho)
) ss.
County of Ada)

I, Russell D. Hunemiller, 16130 N. Elderst
Name Address
Meridian Nampa, ID, 83687
City State Zip Code

being first duly sworn upon oath, depose and say:
(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to Harry Hansen 3440 W. Davison Ln Meridian ID, 83642
Name Address
to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

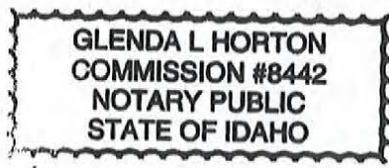
C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 15th day of April, 2019

Russell D. Hunemiller
Signature

Subscribed and sworn to before me the day and year first above written.

Glenda L Horton
Notary Public for Idaho
Residing at: Nampa Idaho
My commission expires: 05/12/19



ADA COUNTY RECORDER Christopher D. Rich 2018-076863
BOISE IDAHO Pgs=4 VICTORIA BAILEY 08/14/2018 03:16 PM
TITLEONE BOISE \$15.00



TitleOne
a title & escrow co.
Order Number: 10317728

Warranty Deed

For value received,

Danny M. Cafferty, a married man, as his sole and separate property and Donald George Pica and Bonnie Lee Pica, Trustees of The Restated Donald and Bonnie Pica Trust, U/T/A dated September 16, 2010 and Derek A. Pica and Vicki J. Pica, husband and wife

the grantor, does hereby grant, bargain, sell, and convey unto

Russell D. Hunemiller and Karen Hunemiller, husband and wife

whose current address is 16130 N. Elder St. Nampa, ID 83687

the grantees, the following described premises, in Ada County, Idaho, to wit:

A parcel of land lying in the Northwest quarter of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of Section 18, Township 2 North, Range 1 East, Boise Meridian; thence South 00°15'24" West 2,849.60 feet to the Southwest corner of Government Lot 2 (the West quarter corner) of Section 18; thence South 89°41'42" East 60.00 feet along the South line of Government Lot 2 to a point on the Easterly right-of-way line of State Highway 69; thence North 00°15'24" East 527.18 feet along said Easterly right-of-way line to the Real Point of Beginning of this description; thence North 00°15'24" East 797.57 feet along said Easterly right-of-way line to a point on the North line of Government Lot 2; thence South 89°41'47" East 2,499.46 feet to the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 18; thence South 00°10'26" West 1,323.90 feet to the Southeast corner of the Southeast quarter of the Northwest quarter (center quarter corner) of said Section 18; thence North 89°44'04" West 1,315.76 feet along the South line of the Southeast quarter of the Northwest quarter to a point on the centerline of a concrete irrigation ditch; thence North 21°05'18" West 35.20 feet along said centerline to a point; thence North 28°21'40" West 102.73 feet along said centerline to a point; thence North 25°53'44" West 450.56 feet along said centerline to a point; thence North 89°41'42" West 925.01 feet to the Real Point of Beginning.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: August 13, 2018

Danny M. Cafferty

The Restated Donald and Bonnie Pica Trust

By: [Signature]
Donald George Pica, Trustee

By: [Signature]
Bonnie Lee Pica, Trustee

**SIGNED IN
COUNTERPART**

**SIGNED IN
COUNTERPART**

~~_____
Derek A. Pica

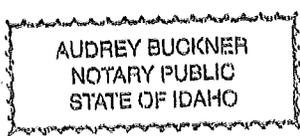
Vicki J. Pica~~

**SIGNED IN
COUNTERPART**

State of Idaho
County of Twin Falls, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a notary public in and for said state personally appeared Donald George Pica and Bonnie Lee Pica, known or identified to me to be the persons whose names are subscribed to the within instrument, as trustees of The Related Donald and Bonnie Pica Trust and acknowledged to me that they executed the same as trustees.

~~_____
Notary Public
Residing In: Jerome, ID
My Commission Expires: 2-5-24
(seal)~~



State of Idaho
County of Ada, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Derek A. Pica and Vicki J. Pica known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

~~_____
Notary Public
Residing In:
My Commission Expires:
(seal)~~

State of Idaho
County of Ada, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Danny M. Cafferty known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

~~_____
Notary Public
Residing In:
My Commission Expires:
(seal)~~



TitleOne
a title & escrow co

Order Number: 18317728

Warranty Deed

For value received,

Danny M. Cafferty, a married man, as his sole and separate property and Donald George Pica and Bonnie Lee Pica, Trustees of The Restated Donald and Bonnie Pica Trust, U/T/A dated September 16, 2010 and Derek A. Pica and Vicki J. Pica, husband and wife

the grantor, does hereby grant, bargain, sell, and convey unto

Russell D. Hunemiller and Karen Hunemiller, husband and wife

whose current address is 16130 N. Elder St. Nampa, ID 83687

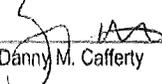
the grantee, the following described premises, in Ada County, Idaho, to wit:

A parcel of land lying in the Northwest quarter of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

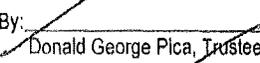
Commencing at the Northwest corner of Section 18, Township 2 North, Range 1 East, Boise Meridian; thence South 00°15'24" West 2,849.50 feet to the Southwest corner of Government Lot 2 (the West quarter corner) of Section 18; thence South 89°41'42" East 60.00 feet along the South line of Government Lot 2 to a point on the Easterly right-of-way line of State Highway 69; thence North 00°15'24" East 527.18 feet along said Easterly right-of-way line to the Real Point of Beginning of this description; thence North 00°15'24" East 797.57 feet along said Easterly right-of-way line to a point on the North line of Government Lot 2; thence South 89°41'47" East 2,499.46 feet to the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 18; thence South 00°10'25" West 1,323.90 feet to the Southeast corner of the Southeast quarter of the Northwest quarter (center quarter corner) of said Section 18; thence North 89°44'04" West 1,315.76 feet along the South line of the Southeast quarter of the Northwest quarter to a point on the centerline of a concrete irrigation ditch; thence North 21°05'16" West 35.20 feet along said centerline to a point; thence North 28°21'40" West 102.73 feet along said centerline to a point; thence North 25°53'44" West 450.56 feet along said centerline to a point; thence North 89°41'42" West 925.01 feet to the Real Point of Beginning.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

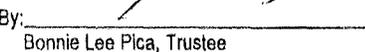
Dated: August 13, 2018



Danny M. Cafferty
The Restated Donald and Bonnie Pica Trust

By: 

Donald George Pica, Trustee

By: 

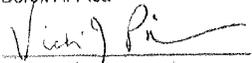
Bonnie Lee Pica, Trustee

**SIGNED IN
COUNTERPART**

Handwritten initials
DGP
VJP



Derek A. Pica



Vicki J. Pica

**SIGNED IN
COUNTERPART**

State of Idaho
County of _____, ss.

On this _____ day of August in the year of 2018, before me, the undersigned, a notary public in and for said state personally appeared Donald George Pica and Bonnie Lee Pica, known or identified to me to be the persons whose names are subscribed to the within instrument, as trustees of The Restated Donald and Bonnie Pica Trust and acknowledged to me that they executed the same as trustees.

Notary Public
Residing In:
My Commission Expires:
(seal)

State of Idaho
County of Ada, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Derek A. Pica and Vicki J. Pica known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

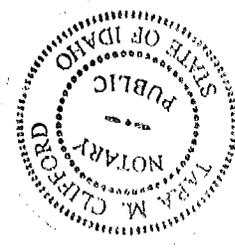
Notary Public
Residing In:
My Commission Expires:
(seal) **Residing: Eagle, Idaho
Commission Expires: 6/18/2022**



State of Idaho
County of Ada, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Danny M. Cafferty known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Notary Public
Residing In:
My Commission Expires: **Residing: Eagle, Idaho
Commission Expires: 6/18/2022**
(seal)



ADA COUNTY RECORDER Christopher D. Rich 2018-076828
BOISE IDAHO Pgs=2 BONNIE OBERDILLIG 08/14/2018 01:57 PM
TITLEONE BOISE \$15.00



Warranty Deed

For value received,

Robert Huff and Betty Huff, as Co-Trustees of the Robert and Betty Huff Trust under Trust Agreement dated April 6, 2000, who acquired title as Robert I. Huff and Betty J. Huff, husband and wife as community property

the grantor, does hereby grant, bargain, sell, and convey unto

GO FOR IT, LLC, an Idaho limited liability company

whose current address is 16130 N. Elder St. Nampa, ID 83687

the grantee, the following described premises, in Ada County, Idaho, to wit:

Parcel 1 of Record of Survey No. 3493 recorded April 2, 1996 as Instrument No. 96027526.

Except that portion conveyed to the State of Idaho Transportation Department on June 21, 1996 as Instrument No. 96052315.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: August 13, 2018

The Robert and Betty Huff Trust

By: Robert Huff, Co-Trustee
Robert Huff, Co-Trustee

By: Betty Huff, Co-Trustee
Betty Huff, Co-Trustee

Robert I. Huff
Robert I. Huff

Betty J. Huff
Betty J. Huff

State of Idaho
County of Ada, ss.

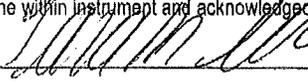
On this 14th day of August in the year of 2018, before me, the undersigned, a notary public in and for said state personally appeared Robert Huff and Betty Huff, known or identified to me to be the persons whose names are subscribed to the within instrument, as co-trustees of The Robert and Betty Huff Trust and acknowledged to me that they executed the same as co-trustees.

[Signature]
Notary Public
Residing in:
My Commission Expires: Residing: Eagle, Idaho
(seal) Commission Expires: 6/18/2022



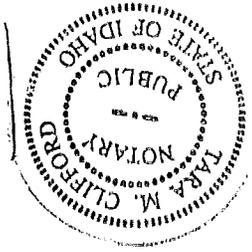
State of Idaho
County of Ada, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert I. Huff and Betty J. Huff known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.



Notary Public
Residing In:
My Commission Expires:
(seal)

Residing. Eagle, Idaho
Commission Expires: 6/18/2022





City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

State of Idaho)
) ss.
County of Ada)

SELECT DEVELOPMENT AND CONTRACTING, LLC, BY:
I, RANDY FULLMER, 2501 EAST STATE AVE, SUITE 210
Name Address
MERIDIAN IDAHO 83642
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my
permission to LARRY HANSEN 1808 EAST RODEO LANE
Name Address KUNA, ID 83634
to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any
claim or liability resulting from any dispute as to the statements contained herein or as to
the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose
of site inspections related to processing said application(s),

Dated this 18th day of APRIL, 2019

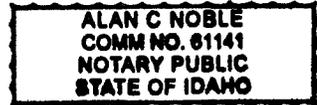
[Signature]
Signature

Subscribed and sworn to before me the day and year first above written.

[Signature]
Notary Public for Idaho

Residing at: MERIDIAN, ID

My commission expires: 2/21/25



ADA COUNTY RECORDER Phil McGrane	2019-017405
BOISE IDAHO Pgs=4 LISA BATT	03/05/2019 03:57 PM
FIRST AMERICAN TITLE INSURANCE COMPANY	\$15.00

AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC
PO Box 1030
Meridian, ID 83680

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: **4103-3093476 (DS)**

Date: **March 05, 2019**

For Value Received, **Sandstone Farms LLC, an Idaho limited liability company**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Select Development & Contracting, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **PO Box 1030, Meridian, ID 83680**, the following described premises, situated in **Ada County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

PARCEL I:

LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION FILED AT BOOK 72 AT PAGES 7413-7414, ACCORDING TO THE PLAT OF RECORD IN ADA COUNTY EXCEPT THAT PORTION DEEDED TO JANE CYNDI GOLDEN BY QUITCLAIM DEED RECORDED FEBRUARY 22, 1999 AS INSTRUMENT NO. 99017224 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF LOT 2 AND A PORTION OF LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, A RECORDED SUBDIVISION OF ADA COUNTY, INSTRUMENT NO. 96080431, RECORDS OF ADA COUNTY, SITUATED IN THE NORTH-HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR WITH CAP MONUMENTING THE SOUTHWEST CORNER OF SAID LOT 2, SAID SOUTHWEST CORNER BEING THE POINT OF BEGINNING, THENCE ALONG THE WESTERLY LINE OF SAID LOT 2 NORTH 00°01'11" EAST, A DISTANCE OF 731.21 FEET TO A FOUND 1/2" REBAR WITH CAP MONUMENTING THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2 SOUTH 89°41'42" EAST, A DISTANCE OF 132.36 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, A DISTANCE OF 31.42 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS SOUTH 44°41'42" EAST, A DISTANCE OF 28.28 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, A

APN: R7534260218;
R7534260350

Warranty Deed
- continued

File No.: 4103-3093476 (DS)
Date: 03/05/2019

DISTANCE OF 78.54 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS SOUTH 44°41'42" EAST, A DISTANCE OF 70.71 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE LEAVING SAID NORTHERLY LINE SOUTH 50°10'48" EAST, A DISTANCE OF 576.20 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID LOT 3; THENCE LEAVING SAID WESTERLY LINE AND SAID EASTERLY LINE SOUTH 50°10'48" EAST, A DISTANCE OF 32.93 FEET TO A POINT; THENCE SOUTH 00°01'11" WEST, A DISTANCE OF 272.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 3; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°50'01" WEST, A DISTANCE OF 25.30 FEET TO A FOUND 1/2" REBAR WITH CAP, MONUMENTING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 NORTH 89°50'01" WEST, A DISTANCE OF 644.70 FEET TO THE POINT OF BEGINNING.

PARCEL II:

BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°41'50," EAST BETWEEN AN ALUMINUM CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 18 AND A 1" DIAMETER IRON PIPE MARKING THE CW 1/16 CORNER OF SECTION 18, BOTH IN TOWNSHIP 2 NORTH, 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO.

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST QUARTER, OF SECTION 18, AND LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, AS SHOWN ON FILE IN BOOK 72 OF PLATS AT PAGE 7413 RECORDS OF ADA COUNTY, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A BRASS CAP MARKING THE C QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 0°01'25" WEST, COINCIDENT WITH THE EASTERLY BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, ALSO BEING THE EASTERLY BOUNDARY OF LOT 3 IN BLOCK 1, OF SAID RODEO SUBDIVISION, 1320.00 FEET TO A 1" DIAMETER IRON PIPE MARKING THE CS 1/16 CORNER OF SAID SECTION 18; THENCE NORTH 89°49'40" WEST, COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, ALSO BEING THE SOUTHERLY BOUNDARY OF SAID LOT 3 IN BLOCK 1, OF SAID RODEO SUBDIVISION, 684.72 FEET TO A 1/2 REBAR PLS 14221; THENCE NORTH 0°01'22" EAST, COINCIDENT WITH THE COMMON BOUNDARY OF LOT 2 AND LOT 3 IN BLOCK 1, OF SAID RODEO SUBDIVISION, 659.76 FEET TO A 1/2" REBAR NO CAP; THENCE NORTH 89°41'55" WEST, COINCIDENT WITH SAID COMMON BOUNDARY OF LOT 2 AND LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, 442.80 FEET TO AT 1/2" REBAR NO CAP AND THE BEGINNING OF A NON-TANGENT CURVE, ALSO BEING THE EASTERLY BOUNDARY OF EAST RODEO LANE; THENCE 157.08 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 180°00'00", A RADIUS OF 50.00 FEET, SUBTENDED, BY A CHORD BEARING NORTH 0°25'40" EAST, 100.00 FEET TO A 5/8" REBAR NO CAP; THENCE NORTH 89°40'44" WEST, COINCIDENT WITH THE NORTHERLY RIGHT OF WAY OF SAID EAST RODEO LANE, 73.40 FEET TO A 1/2" REBAR PLS 14221; THENCE NORTH 0°01'07" WEST, 523.73 FEET TO A 1 /2" REBAR PLS 14221; THENCE NORTH 89°43'27" WEST, PARALLEL

APN: R7534260218;
R7534260350

Warranty Deed
- continued

File No.: 4103-3093476 (DS)
Date: 03/05/2019

WITH THE NORTHERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 125.06 FEET TO A 1/2" REBAR PLS 14221; THENCE NORTH 89°41'50" WEST, PARALLEL WITH THE NORTHERLY BOUNDARY OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 290.91 FEET TO A 1 /2" REBAR PLS 14221; THENCE NORTH 0°01'07" WEST, 37.50 FEET TO A 1/2" REBAR ILLEGIBLE CAP ON THE NORTHERLY BOUNDARY OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE SOUTH 89°41'50" EAST, COINCIDENT WITH SAID NORTHERLY BOUNDARY OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, A DISTANCE OF 291.11 FEET TO A 1" IRON PIPE MARKING THE CW 1/16 CORNER OF SAID SECTION 18; THENCE SOUTH 89°43'27" EAST, COINCIDENT WITH SAID NORTHERLY BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, ALSO BEING THE NORTHERLY BOUNDARY OF LOT 3 IN BLOCK 1 OF SAID RODEO SUBDIVISION, 1325.49 FEET TO THE POINT OF BEGINNING.

APN: R7534260218; R7534260350

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

APN: R7534260218;
R7534260350

Warranty Deed
- continued

File No.: 4103-3093476 (DS)
Date: 03/05/2019

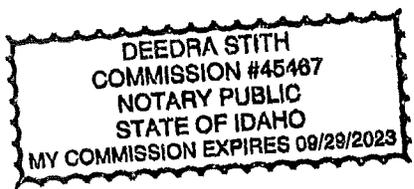
Sandstone Farms LLC, an Idaho limited liability
company

By: *Kathleen Hansen*
Name: Kathleen Hansen
Title: Member

By: *Larry Hansen*
Name: Larry Hansen
Title: Member

STATE OF Idaho)
) ss.
COUNTY OF Ada)

This record was acknowledged before me on 3/5/19 by Kathleen Hansen ^{and Larry} and Larry Hansen as Members of Sandstone Farms LLC, an Idaho limited liability company.



Deedra Stith
Signature of Notary Public
My Commission Expires: 09/29/23

ADA COUNTY RECORDER Phil McGrane	2019-017405
BOISE IDAHO Pgs=4 LISA BATT	03/05/2019 03:57 PM
FIRST AMERICAN TITLE INSURANCE COMPANY	\$15.00

AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC
PO Box 1030
Meridian, ID 83680

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
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WARRANTY DEED

File No.: **4103-3093476 (DS)**

Date: **March 05, 2019**

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APN: R7534260218;
R7534260350

Warranty Deed

File No.: 4103-3093476 (DS)

- continued

Date: 03/05/2019

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R7534260350

Warranty Deed

File No.: 4103-3093476 (DS)

- continued

Date: 03/05/2019

WITH THE NORTHERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 125.06 FEET TO A 1/2" REBAR PLS 14221; THENCE NORTH 89°41'50" WEST, PARALLEL WITH THE NORTHERLY BOUNDARY OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 290.91 FEET TO A 1 /2" REBAR PLS 14221; THENCE NORTH 0°01'07" WEST, 37.50 FEET TO A 1/2" REBAR ILLEGIBLE CAP ON THE NORTHERLY BOUNDARY OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE SOUTH 89°41'50" EAST, COINCIDENT WITH SAID NORTHERLY BOUNDARY OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, A DISTANCE OF 291.11 FEET TO A 1" IRON PIPE MARKING THE CW 1/16 CORNER OF SAID SECTION 18; THENCE SOUTH 89°43'27" EAST, COINCIDENT WITH SAID NORTHERLY BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, ALSO BEING THE NORTHERLY BOUNDARY OF LOT 3 IN BLOCK 1 OF SAID RODEO SUBDIVISION, 1325.49 FEET TO THE POINT OF BEGINNING.

APN: R7534260218; R7534260350

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

QUITCLAIM DEED

FOR VALUE RECEIVED

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pge=3 DAN RYALLS
SANDSTONE FARMS LLC

2017-111300
11/20/2017 04:03 PM
AMOUNT \$15.00

Jane C Golden



do(es) hereby convey, release and forever quitclaim unto:

Sandstone Farms LLC

whose current address is: **1888 E. Rodeo Lane, Kuna, Id 83634**
the following described premises, to-wit:

BASIS OF BEARING for this description is South 89°41'50" East between an aluminum cap monument marking the W 1/4 corner of Section 18 and a 1" diameter iron pipe marking the CW 1/16 corner of Section 18, both in T. 2 N., R. 1 E., B.M., Ada County, Idaho.

A parcel of land located in the N1/2 of the SW 1/4, of Section 18, and Lot 3, Block 1, Rodeo Subdivision, as shown on file in Book 72 of Plats, at Page 7413, Records of Ada County, T. 2 N., R. 1 E., B.M., Ada County, Idaho more particularly described as follows:

COMMENCING at a brass cap marking the C 1/4 corner of said Section 18;

Thence South 0°01'25" West, coincident with the easterly boundary of the NE 1/4 of the SW 1/4 of said Section 18, also being the easterly boundary of Lot 3, Block 1, of said Rodeo Subdivision, 1320.00 feet to a 1" diameter iron pipe marking the CS 1/16 corner of said Section 18;

Thence North 89°49'40" West, coincident with the southerly boundary of said NE 1/4 of the SW 1/4 of Section 18, also being the southerly boundary of said Lot 3, Block 1, of said Rodeo Subdivision, 659.42 feet to the **POINT OF BEGINNING**;

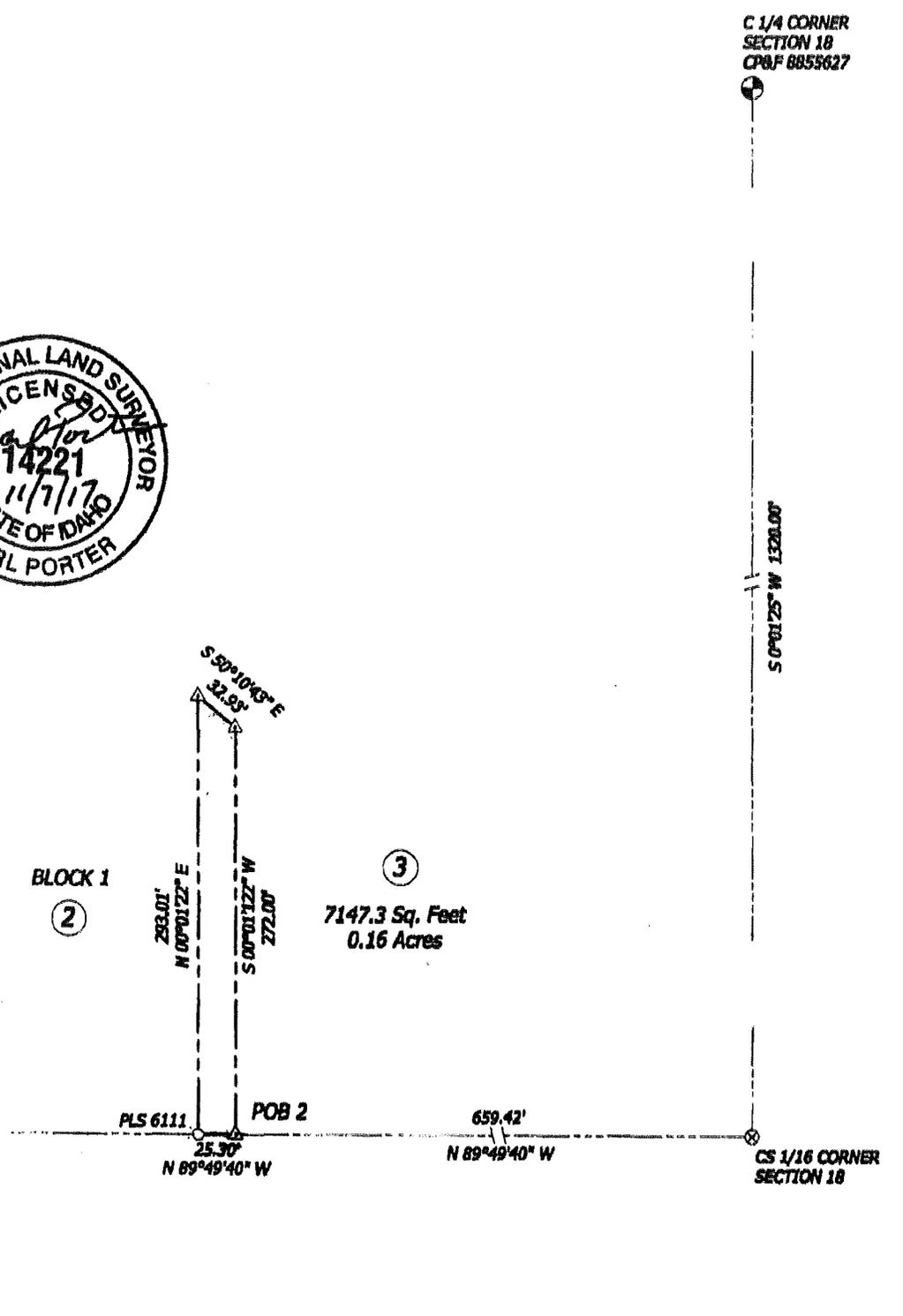
Thence North 89°49'40" West, coincident with said southerly boundary of the NE 1/4 of the SW 1/4 of Section 18, also being the southerly boundary of said Lot 3, Block 1, of said Rodeo Subdivision, 25.30 feet to a 1/2" rebar PLS 6111;

Thence North 0°01'22" East, coincident with the common boundary of Lot 2 and Lot 3, Block 1, of said Rodeo Subdivision, 293.01 feet;

Thence South 50°10'43" East, 32.93 feet;

Thence South 0°01'22" West, 272.00 feet to the **POINT OF BEGINNING**.

The above described parcel contains 0.16 acres more or less.

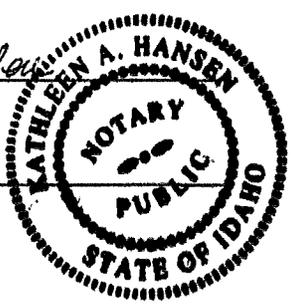


<p>PROJECT: EXHIBIT LOCATED IN LOT 3, BLOCK 1, RODEO SUBDIVISION, BOOK 72, PAGE 7413 THE NE 1/4 OF THE SW 1/4 SECTION 18, T.2N., R.1E., B.M., ADA COUNTY, IDAHO</p>	<p>OWNER/DEVELOPER: LARRY HANSEN DATE: 11/7/2017</p>	 <p>2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM</p>	<p>DWG # 17237 PROJECT # 17237 PBA SHEET 1 OF 1</p>
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**Quit Claim Deed
continued**

Date: **November 9, 2017**

Jane C. Golden
Jane C Golden



State of Idaho

Ada County, ss.

On this 19th day of November, in the year of 2017, before me the undersigned Notary Public in and for said State, personally appeared Jane Golden, known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Kathleen A. Hansen

Residing at: Kuna Idaho
My Commission Expires: 10/22/2018

RECORD OF SURVEY - PROPERTY LINE ADJUSTMENT FOR JANE GOLDEN
A PARCEL OF LAND BEING LOT 1 AND A PORTION OF LOT 2, BLOCK 1, RODEO SUBDIVISION
LOCATED IN THE N1/2 SW1/4 OF SECTION 18, T. 2 N., R. 1 E., B.M.,
ADA COUNTY, IDAHO
2019

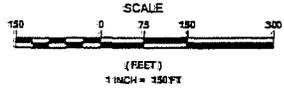
CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. _____
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED AT
THE REQUEST OF SAWTOOTH LAND SURVEYING, AT _____ MINUTES
PAST _____ O'CLOCK _____ M., THIS _____ DAY OF _____ IN
THE YEAR _____.

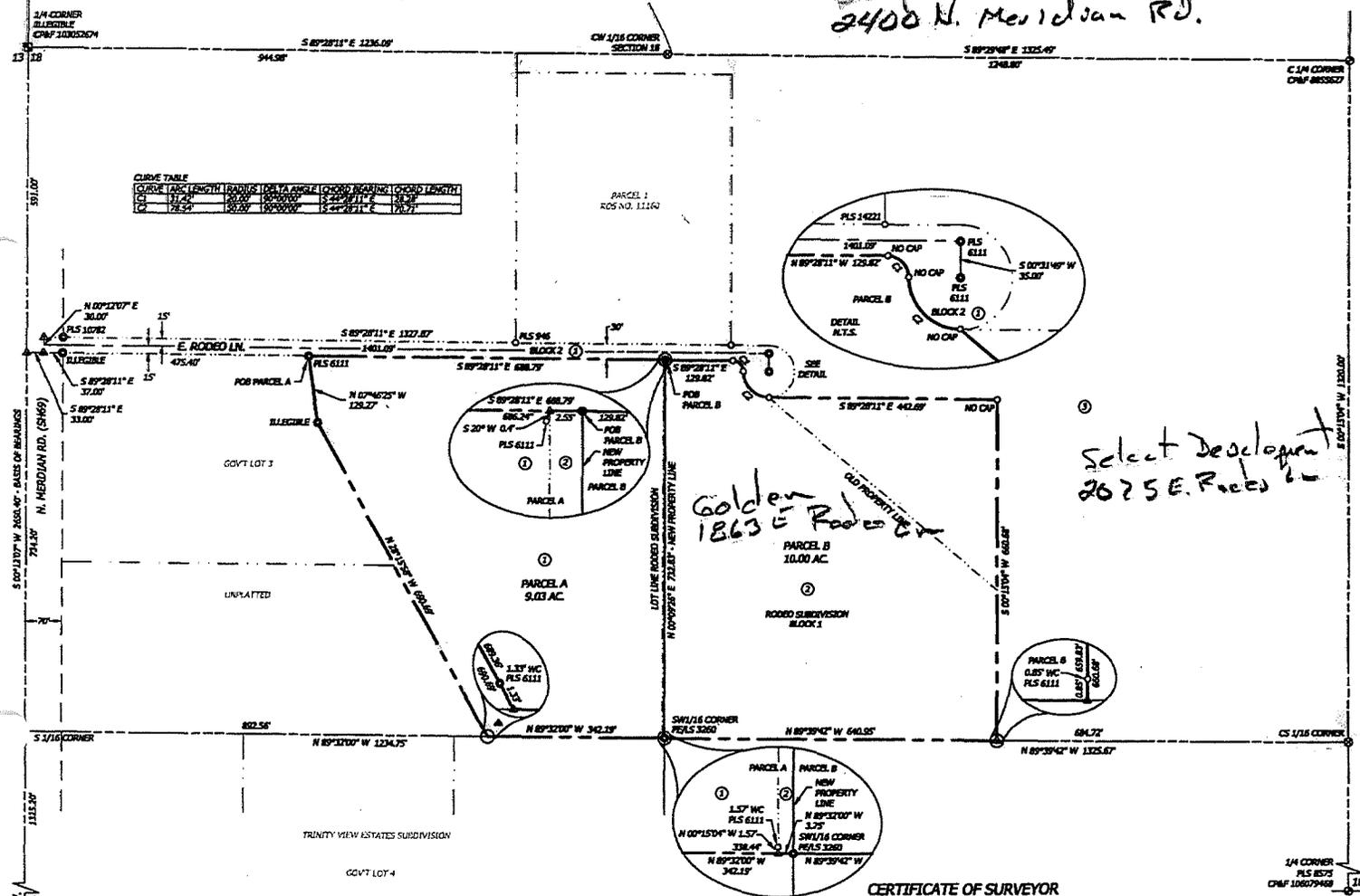
DEPUTY _____ EX-OFFICIO RECORDER

FEES \$ _____

*Go Far It LLC / Kase Hummiller
2400 N. Meridian Rd.*



BASIS OF BEARINGS IS SOUTH 00°12'07" WEST
BETWEEN THE W1/4 CORNER AND SOUTHWEST CORNER OF
SECTION 18, T. 2 N., R. 1 E., B.M.



CURVE	ARC LENGTH	RADIUS	CHORD	ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.24	100.00	16.99	180.0000	S 22°21'11" E	16.99
C2	12.52	100.00	12.52	180.0000	S 22°21'11" E	12.52

- LEGEND**
- LINE SURVEYED
 - - - - EXISTING DEED OR LOT LINE
 - NEW PROPERTY LINE
 - CENTERLINE
 - RIGHT OF WAY
 - SECTIONAL LINE
 - ⊙ FOUND ALUMINUM CAP MONUMENT
 - ⊙ FOUND BRASS CAP MONUMENT
 - ⊙ FOUND 3/4" REBAR AS NOTED
 - ⊙ FOUND 1/2" REBAR AS NOTED
 - ⊙ FOUND PE NAIL/PAG NAIL
 - ⊙ FOUND 1" IRON PIPE
 - ⊙ SET 5/8" REBAR/CAP PLS 3280
 - ▲ CALCULATED POINT
 - WC POINT OF BEGINNING
 - WC WITNESS CORNER
 - ① LOT NUMBER ADDED SUBDIVISION

- REFERENCES:**
- R1) RODEO SUBDIVISION, BOOK 72, PAGE 7413
 - R2) TRINITY VIEW ESTATES SUBDIVISION, BOOK 64, PAGE 6467
 - R3) RECORD OF SURVEY 228 INST. NO. 8718205
 - R4) RECORD OF SURVEY 1336 INST. NO. 8855922
 - R5) RECORD OF SURVEY 7118 INST. NO. 105167394
 - R6) RECORD OF SURVEY 7453 INST. NO. 106105410
 - R7) RECORD OF SURVEY 11160 INST. NO. 2017116829

SURVEYOR'S NARRATIVE:
THIS RECORD OF SURVEY-PROPERTY LINE ADJUSTMENT WAS PERFORMED AT THE REQUEST OF LARRY HANSEN. IN THE COURSE OF PERFORMING THIS SURVEY, A GAP WAS FOUND TO EXIST ALONG THE SOUTH LINE OF THE N1/2 SW1/4 OF SAID SECTION 18. THE PLAT OF THE RODEO SUBDIVISION (R1) AND RECORD OF SURVEY 1336 (R4) AND RECORD OF SURVEY 11160 (R7) HELD AN IRON PIPE AS THE CS1/16 CORNER. THE PLAT OF THE TRINITY VIEW ESTATES SUBDIVISION (R2), LOCATED IN GOV'T LOT 4 OF SAID SECTION 18, HELD A CALCULATED POSITION FOR SAID CS1/16 CORNER, BEING THE MIDPOINT BETWEEN THE C1/4 CORNER AND THE S1/4 CORNER. THE CALCULATED POSITION OF THE CS1/16 CORNER IS ± 2.5' SOUTH OF THE IRON PIPE. THE TRINITY VIEW ESTATES SUBDIVISION ESTABLISHED THE NE CORNER OF SAID GOV'T LOT 4 (SW1/16 CORNER) ON LINE BETWEEN SAID CALCULATED POSITION FOR THE CS1/16 CORNER AND THE NW CORNER OF SAID GOV'T LOT 4 (SW1/16 CORNER) COMMON TO SECTIONS 13 AND 18). THIS RESULTS IN SAID GAP THAT IS 0.00 FEET AT SAID S1/16 CORNER TO ± 2.9 FEET AT SAID CS1/16 CORNER. TO ELIMINATE THE GAP, I HELD THE FOUND IRON PIPE AS THE CS1/16 CORNER AND THE FOUND 5/8" REBAR/PLASTIC CAP PLS 3280 AS THE SW1/16 CORNER, THUS CREATING AN ANGLE POINT ON THE SOUTH LINE OF SAID N1/2 SW1/4. IN DOING SO, THE DISTANCES FOR THE LOTS AND PARCELS FOR THE RODEO SUBDIVISION AND RECORD OF SURVEY 11160 WERE EXTENDED SOUTHERLY TO INTERSECT THIS LINE. AN ANGLE WAS ALSO CREATED BY HOLDING SAID IRON PIPE ALONG THE EAST LINE OF THE SW1/4 OF SECTION 18.

CERTIFICATE OF SURVEYOR
I, KEVIN M. BORAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS MAPPED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE.

KEVIN M. BORAH, P.L.S. 10561



SURVEY INDEX NO. 211-18-3-0-0-00-00

SAWTOOTH
Land Surveying, LLC
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHLS.COM

SHEET: 1 OF 1	DATE: 3/2019	DRAWN BY: KB	CHECKED BY: CP	JOB#: 19033
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DWG#: 19033-PR003



Neighborhood Meeting Certification

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

GENERAL INFORMATION:

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

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

SITE INFORMATION

Parcel #s 5141823400 51418233659 R7534260155 R7534260400
R7534260218 R7534260350

CURRENT PROPERTY OWNER: ^{all} Select Development LLC, Sandstone Farms LLC
Tamie Golden, Russ Huacmillor, BuyRite LLC

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

Larry Hansen 3440 W. Davis Ln Meridian, ID. 83642
208-866-0346 larry@hkrealtors.com

PROPOSED USE:

Application Type

Brief Description

Annexation

APPLICANT:

Larry Hansen
3440 W. Davis Ln.
Meridian, ID 83642

Neighborhood Meeting
Monday Evening April 8, 2019
6:00 PM

Pursuant to the Kuna Planning and Zoning requirements you and or your representative are invited to attend a Neighborhood meeting to discuss Annexation into the City of Kuna for the properties identified in blue.

Please join us at Sandstone Vineyards event center, 1888 E. Rodeo Lane Kuna, 83634 at 6 PM for a short description of the upcoming annexation request.

If you have any questions please contact me, Larry Hansen at 208-866-346 or larryh@lhrealtors.com.

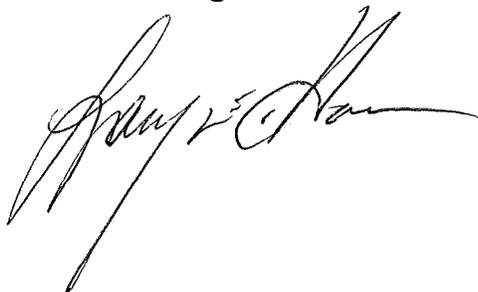


Kuna Neighborhood Meeting

3/8/2019

A neighborhood meeting was called on March 8, 2019 at 6 PM by Larry Hansen. The location was 1888 E. Rodeo Lane in the Sandstone Vineyards Event Center. Thirteen neighbors and representatives were in attendance, a list of which is attached. A list of properties under consideration was described including the attached colored map provided by the City of Kuna.

The topics discussed was an approximate time line, and proposed zoning probabilities. Most attendees were primarily concerned about an increase in taxes and whether their properties would be forced to annex. Most were resolved that development was headed their way. Only one participant was belligerent. Richard Hersey, He was convinced his property would be annexed even though I attempted to convince him that his property was not a part of the proposed annexation request. All in all most of the rest of the attendees seemed happy with receiving the information.



PRIMOWNER

/ BALL BERNIE C
 / DAY ROBERT S & DOROTHY E TRUST
 / DOLL FAMILY REVOCABLE TRUST DATED 12/8/11
 / GO FOR IT LLC
 / GOLDEN JANE C
 / GROTHAUS DANIEL LEE &
 / HERSEY RICHARD S
 / HILL MARGARET M FAMILY LP
 / HUNEMILLER RUSSELL D
 / JOHNSON T J
 / JONES THOMAS
 / JRL PROPERTIES LLC
 / JRL PROPERTIES LP
 / KOUDELKA J J JR
 / LEE JACK & RITA FAMILY TRUST 4/22/98
 / LEE'S FOREST PRODUCTS INC
 / MANNING AUSTIN
 / MILLS KIM RENEE
 / SANDSTONE FARMS LLC
 / SELECT DEVELOPMENT & CONTRACTING LLC
 / SMITH RAYMOND
 / TRUAX ROBERT

SECOWNER

BALL RITA A CHADEZ
 DAY ROBERT S TRUSTEE
 DOLL DEBRA A TRUSTEE

 GROTHAUS SHIRLEY LOUISE
 HERSEY LOUISE E

 HUNEMILLER KAREN
 JOHNSON G ELAINE
 JONES TONI

 KOUDELKA MADGE H
 LEE MONROE M TRUSTEE

 MANNING ROSIE

 SMITH MARCIA

ADDCONCAT

1804 E LAZY DB LN
 2096 N MERIDIAN RD
 PO BOX 56
 16130 N ELDER ST
 1863 E RODEO LN
 2404 DEER FLAT
 2202 N MERIDIAN RD
 1556 E LOCUST VIEW LN
 16130 N ELDER ST
 2425 N LOCUST GROVE RD
 PO BOX 231
 9839 W CABLE CAR ST STE 101
 9839 W CABLE CAR ST STE 101
 PO BOX 1564
 4357 S TINKER AVE
 4357 S TINKER AVE
 2800 E DEER FLAT RD
 1698 E LAZY DB LN
 1888 E RODEO LN
 PO BOX 1030
 2284 N MERIDIAN RD
 1888 E RODEO LN

STATCONCAT

KUNA, ID 83634-1338
 KUNA, ID 83634-0000
 KUNA, ID 83634-0000
 NAMPA, ID 83687-0000
 KUNA, ID 83634-0000
 KUNA, ID 83634-0000
 KUNA, ID 83634-0000
 MERIDIAN, ID 83642-0000
 NAMPA, ID 83687-0000
 KUNA, ID 83634-1313
 KUNA, ID 83634-0231
 BOISE, ID 83709-0000
 BOISE, ID 83709-0000
 NAMPA, ID 83653-1564
 BOISE, ID 83709-0000
 BOISE, ID 83709-0000
 KUNA, ID 83634-0000
 KUNA, ID 83634-0000
 KUNA, ID 83634-0000
 MERIDIAN, ID 83680-0000
 KUNA, ID 83634-0000
 KUNA, ID 83634-0000

SIGN IN SHEET

PROJECT NAME: Section 18

Date: 4-8-19

1	Larry Hansen	3440 W. Davis Ln	Meridian	208-866-0346
2	Robert Ruox	1888 E. Rodeo Lane	Kuna	890 0311
3	Lib Trump	2142 KIPIDE	Mudlee	890 9022
4	BILLY EDWARDS	P.O. Box 311	MERIDIAN	208.288.0700
5	DAVID SHIRLEY GEORGEAS	2404 E. DEER FLAT	KUNA	208-890-2234
6	Austin Manning	2800 E. Deer Flat	Kuna	208-421-1377
7	Janice Moller	1863 E. Rodeo Lane	Kuna	208-860-1417
8	Ruth Ann Hersey	2202 Meridian Rd	Kuna	208-697-6771
9	Louise Hersey	2202 Meridian - RD	Kuna	208 697-6772
10	Marcia Smith	2284 N. Meridian	Kuna	208 922-4883
11	Raymond Smith			
12	Debbie Noel	1920 E Lazy D Bln	Kuna	406 799 5058
13	Kim Mills	1698 E. Lazy D Bln	Kuna	208 484-3960
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City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

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

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application (s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign (s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign (s) shall be removed no later than three (3) days after the end of the public hearing for which the sign (s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8



Applicant/agent signature

4-16-19
Date



City of Kuna PROOF OF PROPERTY POSTING

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

This notice shall confirm that the Public Hearing Notice for Rodeo Ln.
(NAME OF SUBDIVISION OR ADDRESS) was posted as required per Kuna City Ordinance
5-1A-8. Sign posted Aug 6, 2019 (DAY OF THE WEEK, MONTH,
DATE AND YEAR). This form is required to be returned three (3) calendar days
subsequent to posting and signs are to be removed from the site three (3) calendar
days after the hearing.

DATED this 7th day of August, 2019

Signature,

Owner/Developer

STATE OF IDAHO)
County of Ada) : ss

On this 7th day of August, 2019 before me the
undersigned, a Notary Public in and for said State, personally appeared before me
(Owner, Developer).

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

Notary Public
Residing at Muridian
Commission Expires 1/29/2022



CITY OF KUNA PUBLIC HEARING NOTICE

KUNA CITY COUNCIL

THE CITY OF KUNA will hold a Public Hearing AUGUST 20 2019
6PM at the Kuna City Hall 751W 4th Street 208-922-5274

PURPOSE: Application for Annexation of approximately 125 Acres
with R-4 and C-1

CASE # 19-05-AN

LOCATION: parcel numbers S141823400, S1418233650, R75342
R7534260400, R7534260218, R7534260350

APPLICATION BY: Larry Hansen Co. Inc.

CITY OF KUNA PUBLIC HEARING NOTICE

KUNA CITY COUNCIL

THE CITY OF KUNA will hold a Public Hearing **AUGUST 20 2019**
6PM at the Kuna City Hall 751W 4th Street 208-922-5274

PURPOSE: Application for Annexation of approximately 125 Acres
with R-4 and C-1

CASE # 19-05-AN

LOCATION: parcel numbers S141823400, S1418233650, R7534260155,
R7534260400, R7534260218, R7534260350

APPLICATION BY: Larry Hansen Co. Inc.

DSTONE
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CITY OF KUNA PUBLIC HEARING NOTICE

KUNA CITY COUNCIL

THE CITY OF KUNA will hold a **Public Hearing** AUGUST 20 **2019**
6PM at the Kuna City Hall 751W 4th Street 208-922-5274

PURPOSE: Application for Annexation of approximately 125 Acres
with R-4 and C-1

CASE # 19-05-AN

LOCATION: parcel numbers S141823400, S1418233650, R7534260155,
R7534260400, R7534260218, R7534260350

APPLICATION BY: Larry Hansen Co. Inc.

CITY OF KUNA PUBLIC HEARING NOTICE

KUNA CITY COUNCIL

THE CITY OF KUNA will hold a Public Hearing AUGUST 20 2019
6PM at the Kuna City Hall 751W 4th Street 208-922-5274

PURPOSE: Application for Annexation of approximately 125 Acres
with R-4 and C-1

CASE # 19-05-AN

LOCATION: parcel numbers: S11823400, S418233050, R7534260155,
R7534260400, R7534260218, R7534260350

APPLICATION BY: [partially obscured]

Public Hearing Hansen Annexation 19-05-AN
Page 66 of 98
6A

CITY OF KUNA PUBLIC HEARING NOTICE

KUNA CITY COUNCIL

THE CITY OF KUNA will hold a Public Hearing **AUGUST 20 2019**
6PM at the Kuna City Hall 751W 4th Street 208-922-5274

PURPOSE: Application for Annexation of approximately 125 Acres
with R-4 and C-1

CASE # 19-05-AN

LOCATION: parcel numbers S141823400, S1418233650, R7534260155,
R7534260400, R7534260218, R7534260350

APPLICATION BY: Larry Hansen Co. Inc.



City of Kuna PROOF OF PROPERTY POSTING

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

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

This notice shall confirm that the Public Hearing Notice for Section 18 was
(NAME OF SUBDIVISION)

posted as required per Kuna City Ordinance 5-1-5B. Sign posted May 25, 2019
(DAY OF THE WEEK,

May 2019
MONTH, DATE AND YEAR)

DATED this 30th day of May, 2019

Signature,

Owner/Developer

STATE OF IDAHO)

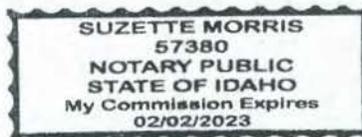
County of Ada)

): ss

On this 31 day of May, 2019, before me the
undersigned, a Notary Public in and for said State, personally appeared before me
(Owner, Developer).

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

Notary Public
Residing at Boise Idaho
Commission Expires 2-2-2023



CITY OF KUNA PUBLIC HEARING NOTICE

KUNA PLANNING AND ZONING COMMISSION

THE CITY OF KUNA will hold a Public Hearing July 9 2019
6PM at the Kuna City Hall 751W 4th Street 208-922-5274

PURPOSE: Application for Annexation of approximately 125 Acres
with R-4 and C-1

CASE # 19-05-AN

LOCATION: parcel numbers S141823400, S1418233650, R7534260155,
R7534260400, R7534260218, R7534260350

APPLICATION BY: Larry Hansen Co. Inc.

CITY OF KUNA PUBLIC HEARING NOTICE

KUNA PLANNING AND ZONING COMMISSION

THE CITY OF KUNA will hold a Public Hearing July 9 2019
6PM at the Kuna City Hall 751W 4th Street 208-922-5274

PURPOSE: Application for Annexation of approximately 125 Acres
with R-4 and C-1
CASE # 19-05-AN

LOCATION: parcel numbers S141823400, S1418233650, R7534260155,
R7534260400, R7534260218, R7534260350

APPLICATION BY: Larry Hansen Co. Inc.





**CITY OF KUNA
PUBLIC HEARING
NOTICE**
KUNA PLANNING AND ZONING COMMISSION
TO: ALL OF THE CITY OF KUNA
DATE: 8-14-19
TIME: 6:00 PM
LOCATION: KUNA COMMUNITY CENTER
1000 W. 10TH ST., KUNA, ID 83642

CITY OF KUNA PUBLIC HEARING NOTICE

KUNA PLANNING AND ZONING COMMISSION

THE CITY OF KUNA will hold a Public Hearing July 6, 2019
8PM at the Kuna City Hall 751W 43d Street 208-822-5234

PROPOSE: Application for Annexation of approximately 125 Acres
with R-4 and C-1

LOCATION: parcel numbers 2462040, 2462041, 2462042, 2462043,
2462044, 2462045, 2462046

APPLICATION BY: Larry Hansen Co., Inc.



E RODEO LN
PRIVATE LANE

STOP

**CITY OF KUNA
PUBLIC HEARING
NOTICE**

KUNA PLANNING AND ZONING COMMISSION

THE CITY OF KUNA will hold a Public Hearing July 9 2019
6PM at the Kuna City Hall 751W 4th Street 208-922-5274

PURPOSE: Application for Annexation of approximately 125 Acres
with R-4 and C-1

CASE # 19-05-AN

LOCATION: parcel numbers S141823400, S1418233650, R75342
R7534260400, R7534260218, R7534260350

APPLICATION BY: Larry Hansen Co. Inc.



RECEIVED
AUG 07 2019
CITY OF KUNA

345222 1927875

I KUNA, CITY OF

P.O. BOX 13
KUNA ID 83634

AFFIDAVIT OF PUBLICATION
STATE OF IDAHO

County of Ada)
)SS.

Sharon Jessen
of Nampa, Canyon County, Idaho, being
first duly sworn, deposes and says:

1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Kuna Melba News, a weekly newspaper published in the City of Kuna, in the County of Ada, State of Idaho; that the said newspaper is in general circulation in the said County of Ada, and in the vicinity of Kuna and Melba, and has been uninterruptedly published in said County during a period of seventy-eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper 1 time(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement.

That said notice was published the following:
07/31/2019

Sharon Jessen
STATE OF IDAHO

County of Canyon)
On this 31st day of July in the year of 2019 before me a Notary Public, personally appeared Sharon Jessen, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same.

Colleen R. Nielsen
Notary Public for Idaho
Residing at Canyon County
My Commission expires 06/28/2023



LEGAL NOTICE

File #'s 19-05-AN
Hansen Annexation

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, Tuesday, August 20, 2019 at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with an Annexation (AN) request from Larry Hansen, to annex six parcels comprising of approximately 125 acres at 1863/2075 East Rodeo Lane and 2400 North Meridian Road into Kuna City Limits. Approximately 77 acres are proposed to annex into the City with a C-1 zoning, and approximately 48 acres are proposed to annex into the City with an R-4 zoning; (APNs S141823400, S1418233650, R7534260155, R7534260400, R7534260218, & R7534260350).

The public is invited to present written or oral comments. Written testimony received by the close of business on August 14 will be included in the packets distributed to the governing body. Late submissions (must include six (8) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

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

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning
Department

July 31, 2019 1927875



**CITY OF KUNA
PLANNING & ZONING DEPARTMENT**

PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634
Phone (208) 922-5274 • Fax: (208) 922-5989
www.kunacity.id.gov

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Kuna **City Council** is scheduled to hold a public hearing on **August 20, 2019** beginning at **6:00 pm** on the following case:

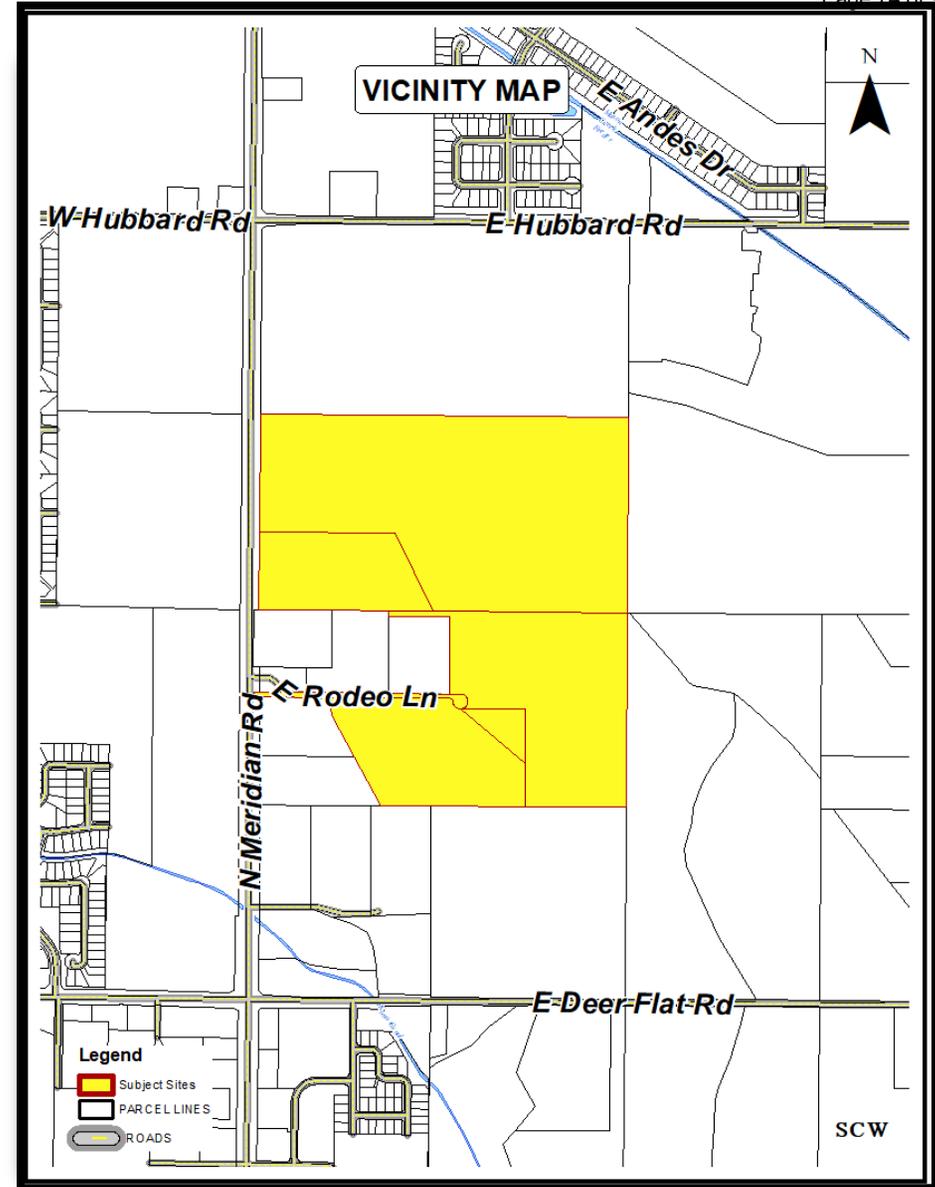
An **Annexation (AN)** request from Larry Hansen, on behalf of Go For It, LLC, Jane Golden, Select Development & Contracting and Sandstone Farms, LLC, to annex six parcels comprising of approximately 125 acres at 1863/2075 East Rodeo Lane and 2400 North Meridian Road into Kuna City Limits. Approximately 77 acres are proposed to annex into the City with a C-1 zoning district, and approximately 48 acres are proposed to annex into the City with an R-4 zoning district; (APNs S141823400, S1418233650, R7534260155, R7534260400, R7534260218, & R7534260350).

The hearing will be held at **6:00 PM in the Council Chambers at City Hall located at 751 W. 4th Street, Kuna, Idaho.**

You are invited to provide oral or written comments at the hearing. Written testimony received by the close of business on **August 14** will be included in the packets that is distributed to the governing body prior to the hearing. Late submissions (must submit six (8) copies) will be presented to the governing body at time of the hearing. Please note oral comments made during the public hearing will be restricted to three (3) minutes per person. Mail written comments to PO Box 13, Kuna, ID 83634 or drop them off at City Hall, 751 West 4th Street, Kuna, ID.

If you have questions or need special assistance, please contact the Planning and Zoning Division at (208) 922-5274.

In all correspondence concerning this case, please refer to the case name: **19-05-AN (Annexation)**



MAILED 7/31/19

Suggestions For Testifying at the Public Hearing:

Be informed . . .

Review the proposal, the staff report, applicable provisions of the ordinance and comprehensive plan.

All items pertaining to the application can be found the Friday prior to the hearing at <http://kunacity.id.gov/index.aspx?nid=240>.

Be on time . . .

Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

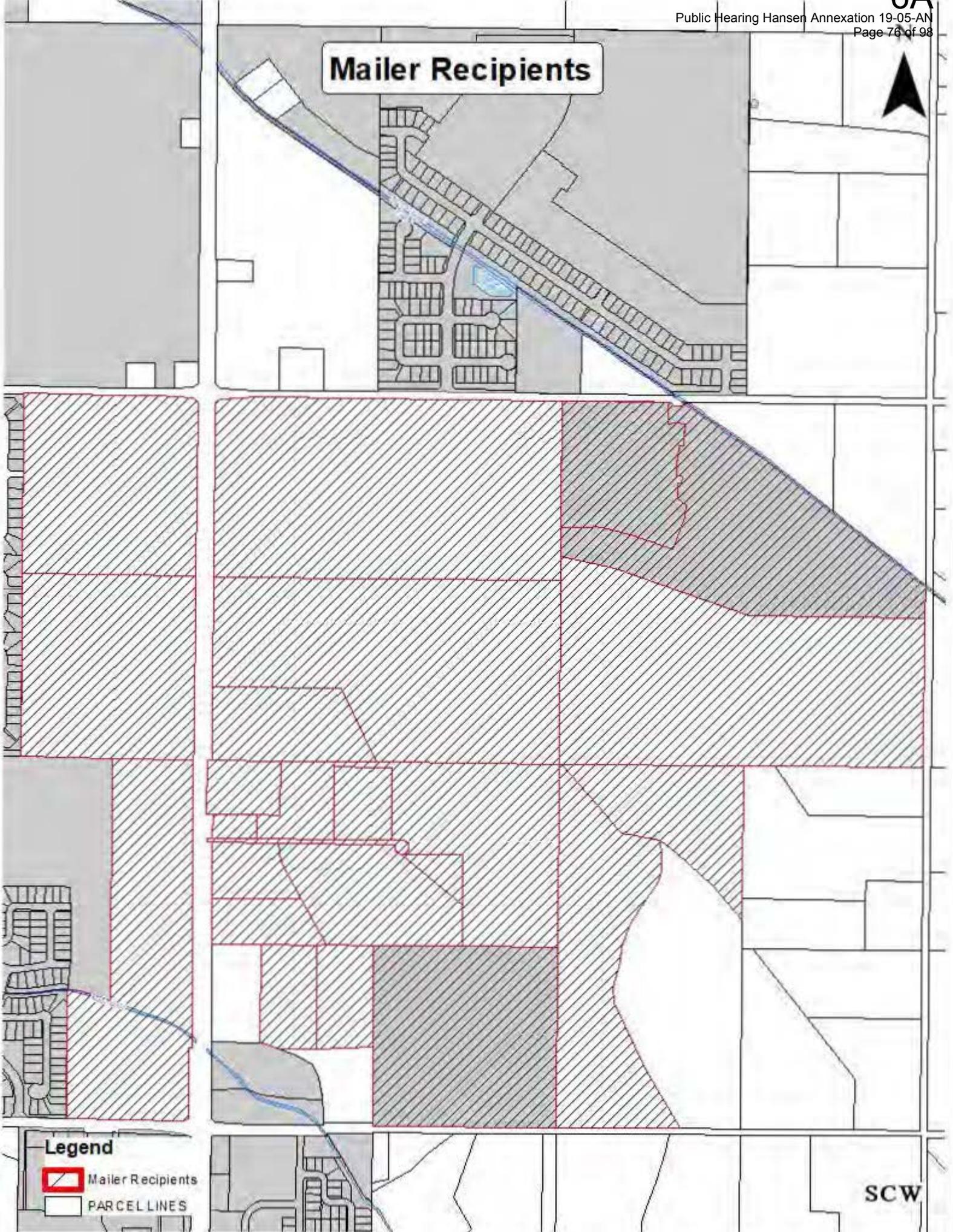
Speak to the point . . .

The governing body appreciates pertinent, well organized, factual and concise comments. Redundant testimony is prohibited. **The developer or their representative is given 20 minutes to present their project. Others wishing to testify is given three (3) minutes to comment. The developer or their representative is given additional time for rebuttal or discuss issues raised by opposition at the end of all testimony.** Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group -- "opposition representative," will receive 10 minutes to make comments.

If you don't wish to speak, write . . .

At most hearings, previously submitted written testimony may be reviewed by the governing body before the meeting. It is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision. All written comments or documents should be submitted to the City of Kuna at least one (1) week **prior** to the hearing.

Mailer Recipients



Legend

-  Mailer Recipients
-  PARCEL LINES

SCW

Jane Golden
1863 E Rodeo Ln
Kuna, ID 83634

Sandstone Farms, LLC
3440 W Davis Ln
Meridian, ID 83642

**Select Development & Contracting,
LLC**
PO Box 1030
Meridian, ID 83680

Bernie Ball
1804 E Lazy DB Ln
Kuna, ID 83634

Debra Doll
PO Box 56
Kuna, ID 83634

JRL Properties LP
9839 W Cable Car St, Ste. 101
Boise, ID 83709

Elaine Johnson
2425 N Locust Grove Rd
Kuna, ID 83634

Russell Hunemiller
16130 N Elder St
Nampa, ID 83687

Raymond Smith
2284 N Meridian Rd
Kuna, ID 83634

Daniel Grothaus
2404 E Deer Flat Rd
Kuna, ID 83634

Robert Truax
1888 E Rodeo Ln
Kuna, ID 83634

Richard Hersey
2202 N Meridian Rd
Kuna, ID 83634

JJ Koudelka
PO Box 1564
Nampa, ID 83653

Thomas Jones
PO Box 231
Kuna, ID 83634

Lee's Forest Products, Inc.
4357 S Tinker Ave
Boise, ID 83709

Margaret Hill
1556 E Locust View Ln
Meridian, ID 83642



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: 29 April 2019
From: Paul A. Stevens, P.E.
To: Wendy Howell, Planning and Zoning Director
RE: Hansen Annexation 19-05-AN

The Hunemiller, Select, Golden, Hansen (Hansen Annexation) dated 18 April 2019 has been reviewed. The following narrative is limited to the annexation request. No zoning request was submitted with this application.

1. General

- a. With the addition of this property into the corporate limits of Kuna and its potential connection to pressurized irrigation, sewer, and potable water utilities, this property will be placing demand on constructed facilities and on water rights provided by others.
- b. 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.
- c. A plan approval letter will be required if this project affects any local irrigation districts or its facilities.
- d. 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.
- e. No zoning information was provided. Zoning and subsequent densities at time of development determine the full impact of additional demand on City infrastructure.

2. Property Description

- a. The applicant provided three quitclaim deeds and five warranty deeds with associated metes and bounds property description (legal description) of the subject parcels. The legal descriptions pertain to the gross area and the property boundaries of the described lands.

3. Pressurized Irrigation

- a. When available the subject property shall connect to the City of Kuna pressurized irrigation system.
- b. Portions of the pressurized irrigation system are nearing capacity.
- c. The developer may be asked to participate with pressurized irrigation master plan model updates to verify capacity.

Exhibit
B1

4. Sewer

- a. Sewer lift stations that will serve this area upon development are approaching capacity.
- b. Developers may be asked to participate with sewer master plan model updates to verify capacity.
- c. Upsizing sewer infrastructure (pipes and force mains) may be necessary.
- d. The listed properties shall be connected to the City of Kuna Sewer System when development commences and sewer service becomes available.

5. Water

- a. Upon development, the properties shall connect to City Potable Water.
- b. The developer may be asked to participate with a water master plan model update to show the needed supporting infrastructure improvements needed to service the project.



**ADA COUNTY
DEVELOPMENT SERVICES**

200 W. FRONT STREET
BOISE, IDAHO 83702-7300
PHONE (208) 287-7900

PREAPPLICATION CONFERENCE NOTES

The applicant is required to post the public hearing sign on the property at least 10 days before the public hearing. A sign certification form is required to be submitted at least 7 days before the public hearing. See Subsection 8-7A-5F of the Ada County Code for information on Sign Posting.

CODE REFERENCES:

- Section 8-6-6: Vacation
- Idaho Code Section 50-1306A
- Idaho Code Section 50-1324
- Subsection 8-7A-5F ~ Sign Posting Requirements

CURRENT APPLICATION FEES:

Vacation - \$350

MEETING NOTES:

The applicant is seeking to remove the cul-de-sac at the end of Rodeo Lane in order to annex that portion into the City of Kuna. The applicant is also seeking to relocate the turnaround further to the west.

The relocation of the turnaround cannot occur through the County prior to the annexation because it would remove frontage and access to a parcel, which would not meet Ada County Code.

The applicant would need to go through the rezone with the City of Kuna (and include the cul-de-sac) in the legal description first.

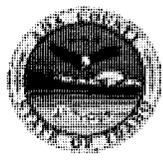
After the property has been rezoned into the City, the applicant would need to come back to the County and do modification to the private road to relocate the cul-de-sac and provide an easement for the turnaround. The applicant at the time of the private road modification application, could also request to vacate the remaining portion of the private roadway.

Additional Preap Conference: Not Recommended

Neighborhood Meeting Required? No

Cross References:





**ADA COUNTY
DEVELOPMENT SERVICES**

200 W. FRONT STREET
BOISE, IDAHO 83702-7300
PHONE (208) 287-7900

PREAPPLICATION CONFERENCE NOTES

Preapplication Number: 201900016 - PREAP - A

Status: Active Date Received: 2/26/2019 Date Closed:

Meeting Date: 2/27/2019 Date Assigned: 2/26/2019 Project Description:
Applicant's Name: Vacation of the cul-de-sac of Rodeo Lane in Rodeo
HANSEN LARRY Subdivision
No. of Lots/Units: 0 Total Acres: 29.815

Development Services Staff Assigned To Meeting:

Staff Name:	Attended Meeting?
BRENT DANIELSON	<input checked="" type="checkbox"/>
JASON BOAL	<input checked="" type="checkbox"/>
JERRY HASTINGS	<input checked="" type="checkbox"/>
KRISTY INSELMAN	<input checked="" type="checkbox"/>
ZACH KIRK	<input checked="" type="checkbox"/>

Unique Features:
Sewer/Septic:
Water/Well:
General Property Location:

Parcel Info:

Parcel Num:	Street Address:	City/State/Zip:
R7534260350	2075 E RODEO LN	Kuna, ID 83634-0000
R7534260400	E RODEO LN	Kuna, ID 83634-0000

Zone Info:

Zone Type:	Zone:
Existing Zone	RR

TwN / Rng / Sec Info:

TwN:	Rng:	Sec:	Qtr:
2N	1E	18	

Overlay Areas Info:

Overlay Area:	Overlay Value:	Code Ref:	Comments:
Impact Area	Kuna Area of Impact		
Impact Area	Kuna Area of Impact		

Comp Plan:

Agencies To Contact:

Agency Name:	Contact Person:
ADA COUNTY HIGHWAY DISTRICT/ PLANNING DEPT - (208)-387-6170	LITTLE CHRISTY
Comments: CENTRAL DISTRICT HEALTH DEPARTMENT - (208)-327-8517	BADIGIAN LORI
Comments: IDAHO POWER COMPANY - (208)-388-2699	MURRAY ALLISON
Comments:	

Proposed Allowed Uses:



**ADA COUNTY
DEVELOPMENT SERVICES**

200 W. FRONT STREET
BOISE, IDAHO 83702-7300
PHONE (208) 287-7900

PREAPPLICATION CONFERENCE NOTES

PRIVATE ROAD

Required Applications:

App Type:	Descriptive Name:
VAC	VACATION

Notes:

See Section 8-6-6 of the Ada County Code for information on vacations. An applicant or owner may petition the Board for a total or partial vacation of a recorded subdivision plat, including easements. Vacation shall be processed in accord with the regulations set forth in Idaho Code Section 50-1306A and recorded in accord with the regulations set forth in Idaho Code Section 50-1324.

- Idaho Code Section 50-1306A ~ Procedure. (1) Any person, persons, firm, association, corporation or other legally recognized form of business desiring to vacate a plat or any part thereof must petition the city council if it is located within the boundaries of a city, or the county commissioners if it is located within the unincorporated area of the county. Such petition shall set forth particular circumstances of the requests to vacate; contain a legal description of the platted area or property to be vacated; the names of the persons affected thereby, and said petition shall be filed with the city clerk.
- (2) Written notice of public hearing on said petition shall be given, by certified mail with return receipt, at least ten (10) days prior to the date of public hearing to all property owners within three hundred (300) feet of the boundaries of the area described in the petition. Such notice of public hearing shall also be published once a week for two (2) successive weeks in the official newspaper of the city, the last of which shall be not less than seven (7) days prior to the date of said hearing; provided, however, that in a proceeding as to the vacation of all or a portion of a cemetery plat where there has been no interment, or in the case of a cemetery being within three hundred (300) feet of another plat for which a vacation is sought, publication of the notice of hearing shall be the only required notice as to the property owners in the cemetery.
- (3) When the procedures set forth herein have been fulfilled, the city council may grant the request to vacate with such restrictions as they deem necessary in the public interest.
- (4) If a petition to vacate is brought before county commissioners, and the plat or part thereof which is the subject of the petition is located within one (1) mile of the boundaries of any city, the county commissioners shall cause written notice of the public hearing on the petition to be given to the mayor or chief administrative officer of the city by regular mail at least thirty (30) days prior to the date of public hearing.
- (5) In the case of easements granted for gas, sewer, water, telephone, cable television, power, drainage, and slope purposes, public notice of intent to vacate is not required. Vacation of these easements shall occur upon the recording of the new or amended plat, provided that all affected easement holders have been notified by certified mail, return receipt requested, of the proposed vacation and have agreed to the same in writing.
- (6) When public streets or public rights-of-way are located within the boundary of a highway district, the highway district commissioners shall assume the authority to vacate said public streets and public rights-of-way as provided in section 40-203, Idaho Code.
- (7) All publication costs shall be at the expense of the petitioner.
- (8) Public highway agencies acquiring real property within a platted subdivision for highway right-of-way purposes shall be exempt from the provisions of this section.
- (9) Land exclusive of public right-of-way that has been subdivided and platted in accordance with this chapter need not be vacated in order to be replatted.

Idaho Code Section 50-1324 ~ Recording vacations. (1) Before a vacation of a plat can be recorded, the county treasurer must certify that all taxes due are paid and such certification is recorded as part of the records of the vacation. The treasurer shall withhold the certification only when property taxes are due, but not paid.

(2) Upon payment of the appropriate fee therefor, the county recorder of each county shall index and record, in the same manner as other instruments affecting the title to real property, a certified copy of each ordinance, resolution or order by which any lot, tract, public street, public right of way, private road, easement, common, plat or any part thereof has been vacated. Such certification shall be by the officer having custody of the original document and shall certify that the copy is a full, true and correct copy of the original.

Communities in Motion 2040 2.0 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040 2.0* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 2.0 goals.

Development Name: Hansen Rezone

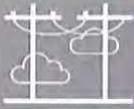
Agency: Kuna

CIM Vision Category: Future Neighborhoods

New households: TBD

New jobs: TBD

Exceeds CIM forecast: TBD

	<p>CIM Corridor: N/A Pedestrian level of stress: R-Highway 69 Bicycle level of stress: R-Highway 69</p>	<p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with G or PG ratings better support bicyclists and pedestrians of all ages and comfort levels.</p>
	<p>Housing within 1 mile: 980 Jobs within 1 mile: 600 Jobs/Housing Ratio: 0.6</p>	<p>A good jobs/housing balance – a ratio between 1 and 1.5 – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: 2.8 miles Nearest fire station: 2 miles</p>	<p>Developments within 1.5 miles of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.</p>
	<p>Farmland consumed: Yes Farmland within 1 mile: 1,227 acres</p>	<p>Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.</p>
	<p>Nearest bus stop: >4 miles Nearest public school: 1.1 miles Nearest public park: 1.5 miles Nearest grocery store: 0.7 miles</p>	<p>Residents who live or work less than 1/2 mile from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.</p>

Recommendations

The proposal is on the fringe of urban development in an area removed from employment centers and existing public transportation. Nearby services, such as schools, parks, public emergency facilities, and grocery stores are likely accessed only by vehicle and there are no plans for public transportation to this location. A site plan was not provided however, consider minimizing access to Highway 69. The proposal is a mix of residential and retail, which can reduce congestion by decreasing the amount of single occupancy vehicle trips generated on the transportation network and encourage non-motorized travel.

The site is not currently served by public transportation. ValleyConnect 2.0 proposes bus service along Linder Road from downtown Kuna to the Boise Research Center with 20-minute frequencies. The closest bus stop would be approximately 1 mile west when that route is operational.

More information about COMPASS and *Communities in Motion 2040 2.0*:

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

<http://www.compassidaho.org/dashboard/devreview.htm>



Rebecca W. Arnold, President
Mary May, 1st Vice-President
Sara M. Baker, 2nd Vice-President
Jim D. Hansen, Commissioner
Kent Goldthorpe, Commissioner

May 16, 2019

To: Larry Hansen & Co., via email
3440 W. Davis Lane
Meridian, ID 83642

Subject: KUNA19-0007/ 19-05-AN
Rodeo Lane & Meridian Road
Annexation

The applicant is requesting annexation of six contiguous parcels into the City of Kuna that total 125 acres.

A. Findings of Fact

This application is for annexation only. Listed below are some findings that the District may identify when it reviews a future development application. The District may add additional findings when it reviews a specific redevelopment application.

B. State Highway SH-69/ Meridian Road

SH-69/Meridian Road is under the jurisdiction of the Idaho Transportation Department (ITD). The applicant, City of Kuna, and ITD should work together to determine if additional right-of-way or improvements are necessary on SH-69/ Meridian Road.

1. North-South Mid-Mile Collector (Stroebele Road)

a. **Existing Conditions:** There are no mid-mile collector roadways adjacent to or within this site.

b. **Policy**

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

Exhibit
B4

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Half Street Policy: District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should abut the site's east property line stubbing to the north and south. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 69-feet of right-of-way.

- c. **Staff Comments/Recommendations:** As part of a future development application, the applicant should be required to construct the new collector street abutting the site's east property line, Stroebel Road, as ½ of a 36-foot street section with vertical curb, gutter and 5-foot wide detached sidewalk or 7-foot wide attached sidewalk, plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

See vicinity map with collector road location depicted on page 12.

If the sidewalk is attached, then the right-of-way should extend a minimum of 2-feet behind the back edge of sidewalk.

If the sidewalks are detached, then the right-of-way may extend from the borrow ditch to 2-feet behind the back of curb on the west side of the roadway. Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.

2. East-West Mid-Mile Collector (Ardell Road)

a. **Existing Conditions:** There are no mid-mile collector roadways adjacent to or within this site.

b. **Policy**

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Half Street Policy: District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and

concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should align with Ardell Road, which will be constructed as part of the Winfield Subdivision 2016 approval, on the west side of SH-69/Meridian Road and continue through the property stubbing to the east. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section.

- c. **Staff Comments/Recommendations:** As part of a future development application, the applicant should be required to construct the new collector street, abutting the site’s north property line, Ardell Road, as ½ of a 36-foot street section with vertical curb, gutter and 5-foot wide detached sidewalk or 7-foot wide attached sidewalk, plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

See vicinity map with collector road location depicted on page 12.

If the sidewalk is attached, then the right-of-way should extend a minimum of 2-feet behind the back edge of sidewalk.

If the sidewalks are detached, then the right-of-way may extend from the borrow ditch to 2-feet behind the back of curb on the south side of the roadway. Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.

3. Internal Local Street

- a. **Policy:**

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way. For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District’s Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 45-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

Landscape Medians Policy: District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District’s requirements of the developer including, but not limited to, a “hold harmless” clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.

- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

Commercial Roadway Policy: District Policy 7208.2.1 states that the developer is responsible for improving all commercial street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7208.5 states that right-of-way widths for new commercial streets shall typically be 50 and 70-foot wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 36-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and on-street parking.
- A 40-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane..
- A 46-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane and bike lanes.

Sidewalk Policy: District Policy 7208.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all commercial streets. If a separated sidewalk is proposed, a parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District’s planter width policy if trees are to be placed within the parkway strip.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.).

Half Street Policy: District Policy 7208.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

Cul-de-sac Streets Policy: District policy 7208.5.7 states that the minimum radius permitted for a turnaround is 55-feet to back-of-curb.

Landscape Medians Policy: District policy 7208.5.15 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.

- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
 - The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
 - Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.
- b. **Staff Comments/Recommendations:** As part of a future development application, the applicant should be required to design and construct the internal local streets to meet ACHD District policies listed above.

4. Roadway Offsets

- a. **Existing Conditions:** There are no roadways internal to the site.

b. **Policy:**

Collector Offset Policy: District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting principal arterials is one half-mile.

District policy 7206.4.2 states that the preferred spacing for new collectors intersecting existing collectors is ¼ mile to allow for adequate signal spacing and alignment.

Local Offset Policy: District policy 7206.4.5, requires local roadways to align or offset a minimum of 330-feet from a collector roadway (measured centerline to centerline).

District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

District policy 7208.4.2, requires commercial roadways intersecting other local streets (residential, industrial or commercial) to provide a minimum offset of 125-feet from any other roadway or intersection (measured centerline to centerline).

District policy 7209.4.2, requires industrial roadways intersecting other local streets (residential, industrial or commercial) to provide a minimum offset of 125-feet from any other roadway or intersection (measured centerline to centerline).

- c. **Staff Comments/Recommendations:** As part of a future development application, the applicant should be required to design and construct the roadway intersections to meet ACHD District policies listed above.

5. Stub Streets

- a. **Existing Conditions:** There are no stub streets to or from the site.

b. **Policy:**

Stub Street Policy: District policy 7206.2.4 and 7207.2.4 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7206.2.5.4 and 7207.2.5.4, except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." or "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

Temporary Dead End Streets Policy: District policy 7206.2.4 and 7207.2.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

- c. **Staff Comments/Recommendations:** As part of a future development application stub streets should be constructed to adjacent parcels north and south of the site to provide for future connectivity and must be designed and constructed to meet ACHD District policies listed above.

6. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

7. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

8. Other Access

The future collector roadways Stroebel Road and Ardell Road are classified as collector roadways. Direct lot access is prohibited to these roadways and should be noted on the final plat with a future development application.

C. Site Specific Conditions of Approval

This application is for annexation only. Site specific conditions of approval will be established as part of the future development application.

1. Comply with the Standard Conditions of Approval as noted below.

D. Traffic Information

Trip Generation: Below is a list of vehicle trip generation rates based on potential land uses at this site, based on the Institute of Transportations Engineers Trip Generation Manual, 10th edition.

Land Use	Average Daily Trips (ADT)	PM Peak Hour (VPH)
Single Family Detached (per unit)	9.44	1.00
Multifamily Housing (low-rise)	7.32	0.56
Nursery (Garden Center) (1,000 sf)	68.10	6.94
Tractor Supply Store	-	1.40
Variety Store	63.47	6.84
Shopping Center (1,000 sf GLA)	37.75	3.81

Condition of Area Roadways: *Traffic Count is based on Vehicles per hour (VPH)*

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count
**State Highway 69 Meridian Road	1360-feet	Principal Arterial	1,110

** ACHD does not set level of service thresholds for State Highways.

Average Daily Traffic Count (VDT): *Average daily traffic counts are based on ACHD's most current traffic counts*

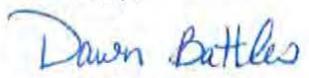
- The average daily traffic count for SH-69/Meridian Road south of Hubbard Road was 19,726 on March 15, 2018.

E. Attachments

1. Vicinity Map
2. Standard Conditions of Approval
3. Appeal Guidelines

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

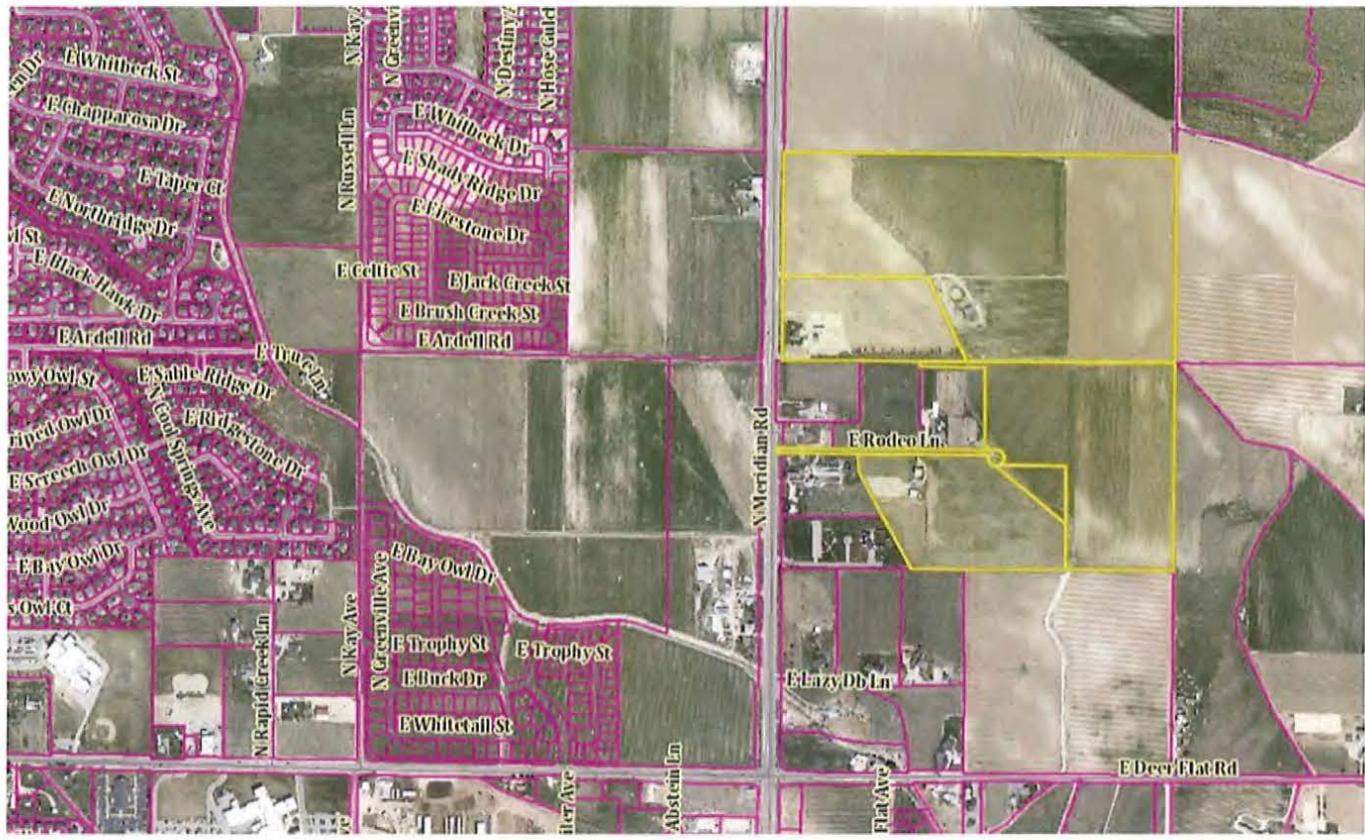
Sincerely,



Dawn Battles
Planner
Development Services

cc: City of Kuna, via email

VICINITY MAP



VICINITY MAP with Collector Streets

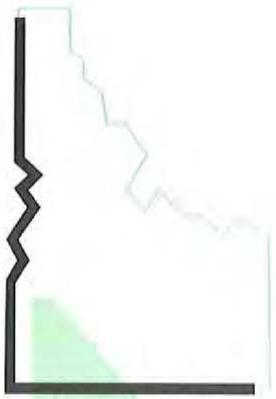


Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.



ORGANIZED 1911

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

June 17, 2019

Sam Weiger, Planner I
City of Kuna
751 W. 4th Street
Kuna, ID 83634

RE: 19-05-AN/ 1863 & 2075 E. Rodeo Lane

Dear Sam:

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ gnf

Cc:

Office/ file
T. Ritthaler, Board of Control

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

Exhibit
B5



City of Kuna

CITY COUNCIL STAFF MEMO

751 W 4th St
Kuna, ID 83634
Phone (208) 922-5274
Fax: (208) 922-5989
Kunacity.id.gov

To: City Council

Case Number: 19-01-LS (Lot Split)

Location: 7015 S. Ten Mile Rd.
Meridian, ID 83642

Planner: Jace Hellman, Planner II

Meeting Date: August 20, 2019

Owner: Jefferson Washburn
7015 S. Ten Mile Rd.
Meridian, ID 83642
208-860-8836
Jefe722@gmail.com

Applicant: Dave Washburn
512 Seasons Ct.
Nampa, ID 83686
208-573-5511
kellywashburn@hotmail.com

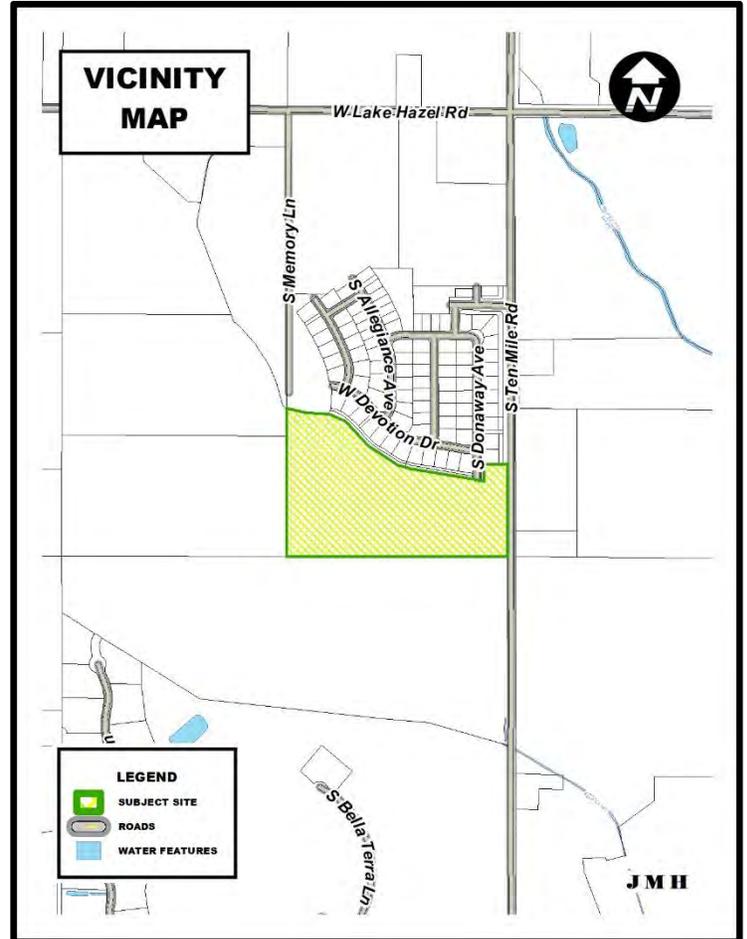


Table of Contents:

- A. Course Proceedings
- B. Applicant Request
- C. History
- D. Aerial Map
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Council's Order of Decision

A. Course of Proceedings:

1. A Lot Split (LS) is designated in Kuna City Code (KCC) 1-14-3, as a public meeting, with City Council as the decision-making body. As a public meeting, this application does not require public notice as set forth in Idaho Code, Chapter 65; Idaho Local Land Use Planning Act. The guidelines for decision making by the City Council is outlined in KCC 1-14-3 and have been adhered to.

B. Applicants Request:

1. On behalf of Jefferson Washburn (owner), Dave Washburn (applicant) is requesting to split approximately 0.44-acres off a 19.06-acre parcel. The property is located at 7015 S. Ten Mile Road, Meridian, ID 83642 (APN: S1303141900).

C. History:

Kuna's City Council approved the annexation of the subject property into Kuna City limits on August 6, 2019. Historically, the parcel has been farmed.

D. Aerial Map:



E. General Project Facts:

1. **Comprehensive Plan Designation:** The subject parcel has recently been annexed into Kuna City Limits with an R-8 (Medium-Density Residential) zoning district. The current comp plan identifies this parcel as Medium-Density Residential.

2. **Surrounding Land Uses:**

North	R-6	Medium Density Residential – Kuna City
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County
	A	Agriculture – Kuna City
West	R-6	Medium Density Residential – Kuna City

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

Property Owner	Parcel Size	Current Zone	Parcel Number
Jefferson Washburn	19.06 acres	R-8 (Medium Density Residential)	S1303141900

4. **Services:**

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

5. **Existing Structures, Vegetation and Natural Features:** The subject site contains one single family dwelling and multiple outbuildings associated with agricultural practices. Vegetation on-site is consistent with that of a single-family lot and crop fields. The site is relatively flat with an estimated average slope of 0% to 6%. Bedrock depth is estimated to be between twenty (20) and forty (40) inches according to the USDA Soil Survey for Ada County.

6. **Transportation / Connectivity:** The site is currently accessed via an existing driveway onto Ten Mile Road. Apart from splitting the existing single-family home away from the remaining acreage, no plans for development have been submitted at this time.

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.

F. Staff Analysis:

The applicant has requested to split approximately 0.44 acres from an approximately 19.06-acre parcel. The newly created parcel will contain the applicant’s home, while the remaining parcel will be developed in the future. Staff has determined that the 19.06-acre parcel has one split available and therefore qualifies for the requested lot split. Staff views this proposed Lot Split Application to be consistent with Kuna City Code. If the Lot Split is approved, as there are no requested changes to the current zoning designation at this time, there will be a newly created parcel that will retain an R-8 (medium-density residential) zoning designation.

City services are within 300 feet of the subject site; however, the subject site contains an existing single-family dwelling which is served by an existing functioning well and septic system. Staff will require the applicant to enter into a Memorandum of Understanding (MOU), which will contain language requiring the applicant to connect to all city services at the time of current system failure, or if the private system needs to be expanded. This MOU will be recorded with the Ada County Recorder.

Staff has determined that this lot split is consistent with city code, and forwards a recommendation of approval for Case No. 19-01-LS to City Council.

G. Applicable Standards:

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

H. Council’s Order of Decision:

Note: This proposed motion is for (approval or denial) of this request. However, if the Council wishes to approve or deny specific parts of the request as detailed in the staff report, those changes must be specified.

Based on the facts outlined in staff’s report, documentation contained in the case file and any discussion at the public meeting, the City Council of Kuna, Idaho, hereby (approves/denies) Case No. 19-01-LS, a request from Dave Washburn to split approximately 0.44 acres from a 19.06-acre parcel; subject to the following conditions of approval:

1. Upon approval of the application by the City Council and subject to the conditions of approval and applicable city ordinances, the owner shall have **one (1) year** to complete the following tasks:
 - a. Cause the property to be surveyed and a record of survey recorded;
 - b. Execute and record the necessary deeds to accomplish the property split as approved;
 - c. Obtain new tax parcel numbers from the Ada County Assessor’s Office; and
 - d. Provide copies of the **recorded record of survey, recorded deeds, and the new tax parcel numbers** to the Planning and Zoning Department.
2. Applicant shall convey proper easements on the record of survey for all utilities in sufficient widths approved by the City engineer and the Planning and Zoning Department. All easement line work shall be shown on the record of survey.
3. Any future development or improvements to the existing parcel or the newly created parcels must follow all codes in place at the time of the original Lot Split (LS) approval by City Council. No building permits will be issued until the applicant and/or property owner can demonstrate compliance with all Kuna City Codes.
4. The landowner shall enter into a *Memorandum of Understanding* with the City that will provide the landowner the right to maintain use of the existing private well and septic system until such time that the current private well and septic system fail, or needs to be expanded. At such time, the landowner

shall connect to all City services. The *Memorandum of Understanding* will be recorded with the Ada County Recorder.

5. Applicant shall follow all procedures, staff recommendations, Kuna Fire Department and all ACHD standards.
6. The applicant shall adhere to all agencies and staff requirements and recommendations.
7. Applicant shall comply with all federal, state and local laws.

DATED this 20th day of August, 2019.

received
4-17-19



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

Lot Split Checklist

A Lot Split request does not require a public hearing, and will be scheduled for a regular City Council meeting as a regular agenda item.

Project name: Washburn
19-01-LS
Applicant: Jefferson Washburn

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

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	✓
✓	Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide.	✓
✓	Legal description of the property: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
✓	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties).	✓
✓	Documentation the parcel is the original parcel of land held in one ownership and of record at the effective date of 12/7/77.	✓
✓	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	✓
✓	A sketch showing the proposed lot split. The sketch shall include the following information: <ul style="list-style-type: none"> ◇ Current lot size including dimensions, square-footage and street frontage. ◇ Proposed lot split including the new lot lines and new dimensions, square-footages and street frontages. ◇ Streets, surrounding land uses, etc. ◇ Existing and proposed public improvements including sidewalk, streets, lighting, landscaping, natural features, etc. 	✓

Note: Only one copy of the above items need to be submitted when applying for multiple applications.

This application shall not be considered complete (nor will a hearing date be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.

Exhibit
BO



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):

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

For Office Use Only	
File Number (s)	19-04-LS
Project name	Washburn Lot Split
Date Received	4.17.19
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Jefferson Washburn</u>	Phone Number: <u>208-860-8836</u>
Address: <u>7015 S Ten Mile Rd</u>	E-Mail: <u>jeff722@gmail.com</u>
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: _____
Applicant (Developer): <u>Dan Washburn</u>	Phone Number: <u>208-573-5511</u>
Address: <u>512 Seasons Ct.</u>	E-Mail: <u>kellywashburn@hotmail.com</u>
City, State, Zip: <u>DANNA, SD 83684</u>	Fax #: _____
Engineer/Representative: <u>Intermountain Eng.</u>	Phone Number: <u>208 941-1245</u>
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>7015 S. Ten Mile Rd. Meridian, ID 83642</u>	
Site Location (Cross Streets): <u>Lake Hazel and Ten Mile</u>	
Parcel Number (s): <u>51303141900</u>	
Section, Township, Range: <u>3, 2 N., 1 W.</u>	
Property size: <u>19.06 acres</u>	
Current land use: <u>Farm</u>	Proposed land use: <u>Medium Den. Residential</u>
Current zoning district: <u>RR</u>	Proposed zoning district: <u>R8</u>

Project Description

Project / subdivision name: Washburn

General description of proposed project / request: Annex 19.06 acres into Kuna and zone R8. Lot split

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: House, Barn

Any existing buildings to remain? Yes No

Number of residential units: 1 Number of building lots: _____

Number of common and/or other lots: _____

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): _____

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

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

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

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____

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

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

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

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

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

Proposed Parking:

a. Handicapped spaces: _____ Dimensions: _____

b. Total Parking spaces: _____ Dimensions: _____

c. Width of driveway aisle: _____

Proposed Lighting: _____

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

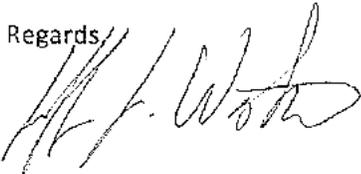
Applicant's Signature: [Signature] Date: _____

August 13, 2019

To whom it may concern:

The purpose of this letter is to notify intent on the lot split request at 7015 S Ten Mile Rd. Meridian, Idaho. The land was annexed into Kuna on Aug. 6th, 2019 and rezoned to medium density residential. Our future intent is to develop approximately 19 acres into single family homes. Currently, there is a single-family home on the far northeast corner of the parcel that we like to split off as an individual parcel (.44 acres).

Regards,

A handwritten signature in black ink, appearing to read "Jefferson Washburn". The signature is written in a cursive style with a large, sweeping initial "J".

Jefferson Washburn



5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

*Certified to be a true and
correct copy of the original.*

File No. 539049

WARRANTY DEED

For Value Received

Jay Washburn and Lorraine Washburn, husband and wife

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Jefferson Washburn a married man as his sole and separate property

hereinafter referred to as Grantee, whose current address is 7015 South Ten Mile Road Meridian, ID 83642

The following described premises, to-wit:

That portion of the Southeast quarter of the Northeast quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the Southeast corner of the Southeast quarter of the Northeast quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian; and running thence
North 0°05' East along the Easterly boundary line of the aforesaid Southeast quarter, 569.00 feet; thence
South 89°54' West, 161.0 feet; thence
South 0°05' West, 100.00 feet to a point on the center line of the Harris Canal; thence
North 80°45' West, along the centerline of the Harris Canal, 485.0 feet; thence
North 56°45' West, along the centerline of the Harris Canal, 222.0 feet; thence
North 44°06' West, along the centerline of the Harris Canal, 256.8 feet; thence
North 84°26' West, along the centerline of the Harris Canal, 314.0 feet to the intersection of the West line of the Southeast quarter of the Northeast quarter of the aforementioned Section 3; thence
South 0°06' West, 880.0 feet to the South line of the aforementioned Southeast quarter; thence
North 89°52' East, 1324.0 feet to the Point of Beginning.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: October 29, 2013

Jay R. Washburn
Jay Washburn
Lorraine B. Washburn
Lorraine Washburn

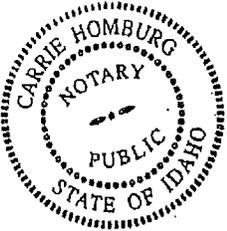
Exhibit
A2e

State of IDAHO, County of CANYON

On this 30 day of Oct in the year of 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Jay Washburn and Lorraine Washburn known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

[Signature]
Residing at: _____

Commission Expires: _____
Residing at: Melba, ID
Commission Expires: 3/10/15



received
4.17.19



City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

State of Idaho)
) ss.
County of Ada)

I, Jefferson Washburn , 7015 S Ten Mile Rd
Name Address
Meridian , ID 83642
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to _____ Address _____
Name

to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 5 day of April, 2019

[Signature]
Signature

Subscribed and sworn to before me the day and year first above written.

Dilan Christensen
Notary Public
State of Idaho
Commission No. 2018-0668

[Signature]
Notary Public for Idaho
Residing at: KUNA IDAHO
My commission expires: April 16, 2024

Exhibit
A2f

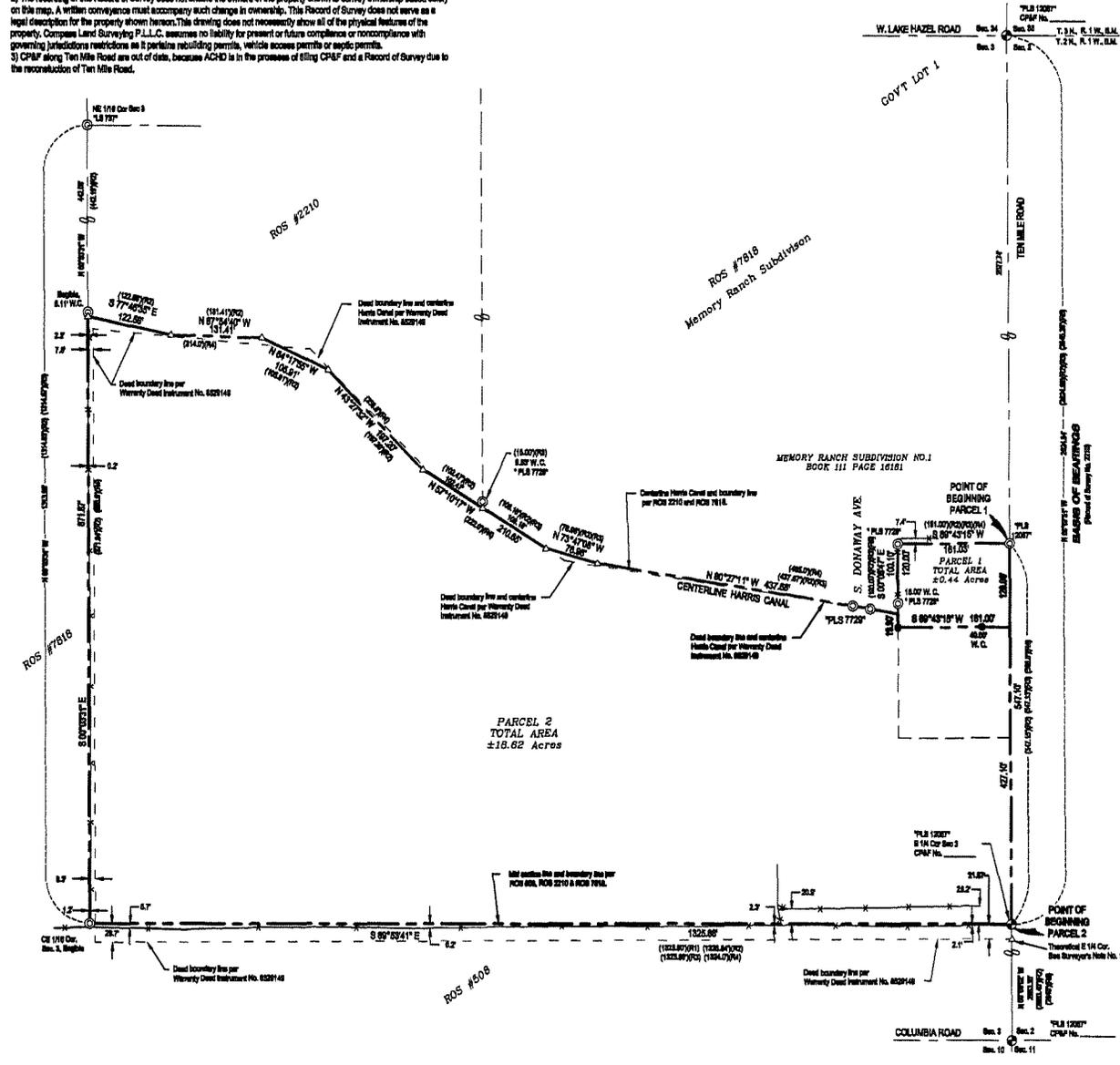
SURVEYOR'S NOTE:

- 1) Theoretical E 1/4 Cor. Sec. 3 computed by single proportion method. The location of the calculated position fits the calls to the Harris Canal per Warranty Deed Instrument No. 822148, dated Jan. 8, 1938 and within reasonable tolerance of the original 1878 G.L.O. survey. No evidence or record of theoretical E 1/4 Cor. monument being set with the exception of the original G.L.O. survey, CP&F No. 7548482 describes a found 1/2 inch rebar found in Dec. 1978. CP&F No. 8444840 describes a found 1/2 inch I.P. found and an aluminum cap set Sept. 1984. The position of the aluminum cap has been used and accepted as the E 1/4 corner per record data since 1978.
- 2) The recording of this Record of Survey does not enable the owners of the property shown to convey ownership based solely on this map. A written conveyance must accompany such change in ownership. This Record of Survey does not serve as a legal description for the property shown hereon. This drawing does not necessarily show all of the physical features of the property. Compass Land Surveying P.L.L.C. assumes no liability for present or future compliance or non-compliance with governing jurisdictional restrictions as it pertains rebuilding permits, vehicle access permits or septic permits.
- 3) CP&F along Ten Mile Road are out of date, because ACHD is in the process of filing CP&F and a Record of Survey due to the reconstruction of Ten Mile Road.

LOT LINE ADJUSTMENT

LOCATED IN THE SE1/4 NE1/4 OF SECTION 3,
T. 2 N., R. 1 W., B.M., ADA COUNTY, IDAHO
2019

RECORD OF SURVEY NO. _____



State of Idaho } ss
County of Ada }

Filed for record at the request of _____
_____ Min. past _____ o'clock _____ M. this _____ day of _____ 20____
Christopher D. Rich, Recorder

By _____ Deputy

Instrument Number _____

Fee \$ _____



Scale: 1" = 100'

- LEGEND**
- △ Calculated point
 - ⊙ Found Brass cap monument
 - ⊙ Found 5/8 inch dia. iron pin
 - ⊙ Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7722"
 - W.C. Set witness corner as noted
 - () Record data
 - Boundary line
 - - - Section line
 - - - Fence line barbed wire
 - - - Warranty Deed No. 822148 boundary line
 - - - Property line according to Record Of Survey Inst. No. 8152

REFERENCE DATA

- R1 - Record of Survey Inst. No. 508
- R2 - Record of Survey Inst. No. 2210
- R3 - Record of Survey Inst. No. 7818
- R4 - Warranty Deed Inst. No. 822148
- R5 - Warranty Deed Inst. No. 10704370
- R6 - Original 1878 G.L.O. Plat
- R7 - Record of Survey Inst. No. 8152
- R8 - Record of Survey Inst. No. 8152
- R9 - Memory Ranch Subdivision No. 1, Book 111, Pg18181-18183

CERTIFICATE OF SURVEYOR

I, Richard A. Gray do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision and that this map is an accurate representation of said survey and that it is in conformity with the Corner Perpetuation and filing act, Idaho Code 55-1801 through 55-1812.



Richard A. Gray

P.L.S. License No. 7732

INDEX NO. 214-02-1-2-0-00-0000		RECORD OF SURVEY FOR: JEFFERSON WASHBURN	
		COMPASS LAND SURVEYING, PLLC 823 11th Avenue South Nampa, ID 83851 Office: (208) 442-0115 Fax: (208) 327-2108	
		SHEET NO. 1 OF 1 JOB NO. 8518 DWS/NO SCALE 1"=100' DRAWN BY: RAG DATE: 01/31/19 REV:	

Sam Weiger

From: Paul Stevens
Sent: Monday, August 12, 2019 10:21 AM
To: Jace Hellman
Subject: Washburn Lot Split

Jace:

Per our conversation, the Washburn Lot Split and associated request to continue using their septic system is acceptable with the provision that they must connect to City Sewer when available (within 300') and the septic system fails.

Paul A. Stevens, PE

CITY OF KUNA - ENGINEER
PHONE 208-287-1727



751 W 4TH ST
PO BOX 13
KUNA, ID 83634

Property Master

June 19, 2018



2018 - S1303141900

Property Information

Status: **Active** Code Area: **87**
Property Type: **Real**

Owner Information

Name: **WASHBURN JEFFERSON**
Mailing Address: **7015 S TEN MILE RD
MERIDIAN ID 83642-0000**

Property Location

Address: **7015 S TEN MILE RD
MERIDIAN ID 83642-0000**

Group Type: **SECT**
Group #: **1303**
Group Description: **2N 1W 03**
Zoning: **RR**
Township/Range/Section: **2N 1W 03**
Property Description: **SE4NE4 S OF DITCH
SEC 3 2N 1W
#8913402**

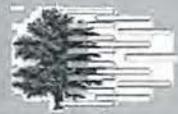
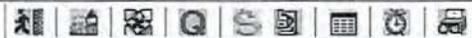
Appraiser Information

Name: **Ed R Humphries** Phone: **(208) 287-7215**
Email: **ehumphries@adaweb.net**

Property Values

Status	State Category Code	Acres	Assessed Value	Assessment Roll	Property Occupancy	Valuation Method
Active	10	16.240	28,000	Property Roll	Non-Occupancy	INCOME
Active	100	2.000	110,800	Property Roll	Non-Occupancy	MARKET
Active	190	1.170	0	Property Roll	Non-Occupancy	INCOME
Active	310		114,800	Property Roll	Non-Occupancy	COST
Active	320		17,400	Property Roll	Non-Occupancy	COST
			271,000			
			(100,000)	Less Homeowners Exemption		

171,000



Search by:

- Parcel #
- Instrument #
- Transaction Date
- Recorded Date
- All

*EQ *Range

Sort by:

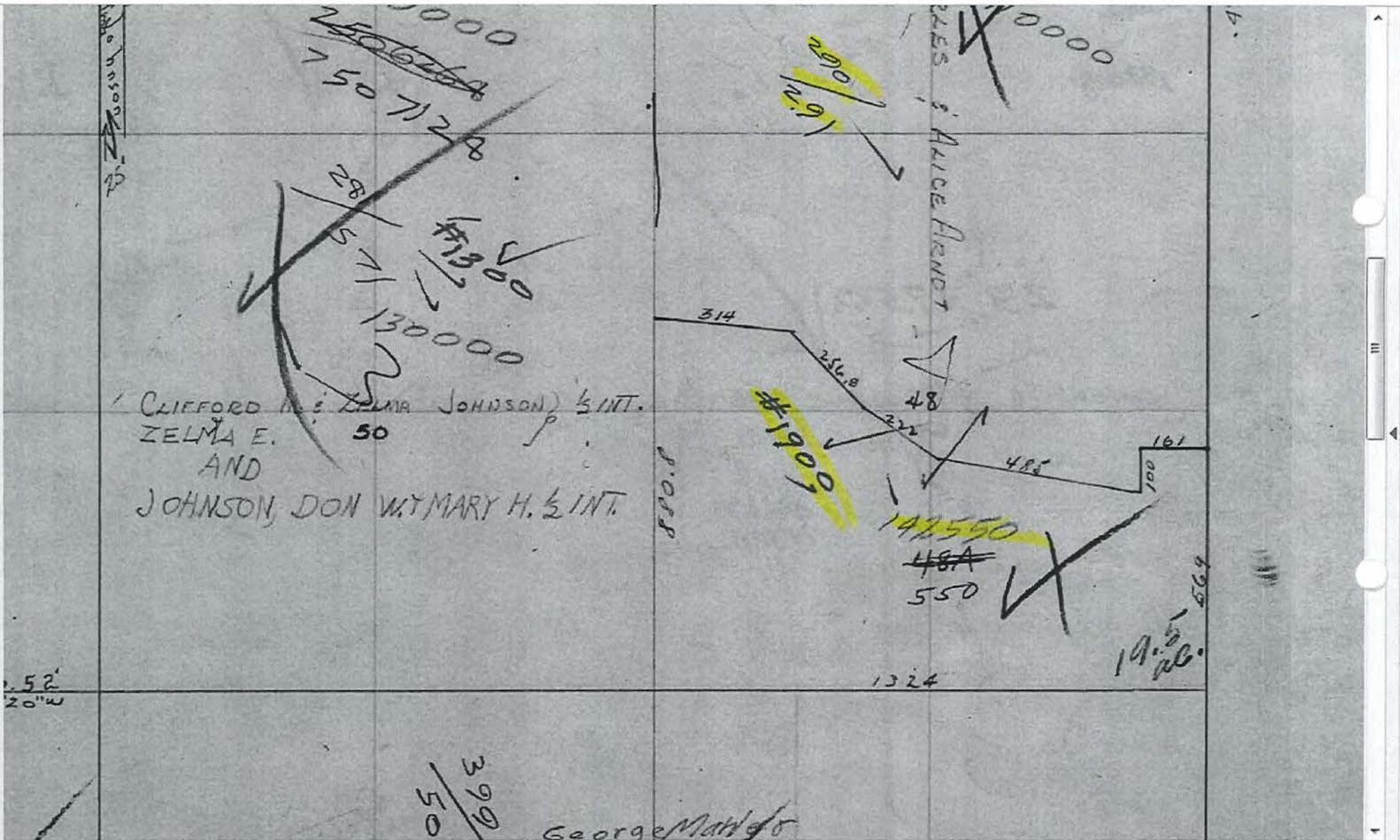
- Parcel #
- Instrument#

Instrument #	Code	Parcel #	Grantor	Grantee	Action Type	Action Code	Transaction Date	Recorded Date	Effective Year
113122341	101	S1303141900	WASHBURN TESS	WASHBURN JEFFERS	No Action	No Action	11/7/2013	11/5/2013	2013
113122340	101	S1303141900	WASHBURN JAY	WASHBURN JEFFERS	Ownership	Owner Ch	11/7/2013	11/5/2013	2013
113083035	101	S1303141900	WASHBURN JAY	WASHBURN JAY	Ownership	Owner Ch	8/13/2013	7/23/2013	2013
113077215	101	S1303141900	US BANK	WASHBURN JAY	Ownership	Owner Ch	7/30/2013	7/11/2013	2013
113020894	105	S1303141900	PIONEER TITLE ETAL	US BANK	Ownership	Owner Ch	3/1/2013	2/26/2013	2013
113018975	105	S1303141900	PIONEER TITLE ETAL	US BANK	No Action	No Action	2/25/2013	2/20/2013	2013
113017507	105	S1303141900	PIONEER TITLE ETAL	US BANK	Ownership	Owner Ch	2/21/2013	2/15/2013	2013
107050639	101	S1303141900	SMITH JERRY	SMITH JERRY ETUX	Ownership	Owner Ch	4/20/2007	4/10/2007	2007
107043570	101	S1303141900	FITZGERALD MELANIE S ET	SMITH JERRY	Ownership	Owner Ch	4/5/2007	3/28/2007	2007
107032123	101	S1303141900	FITZGERALD MELANIE S ET	SMITH JERRY	No Action	No Action	4/5/2007	3/6/2007	2007
105166767	101	S1303141900	FITZGERALD MELANIE S	FITZGERALD JOHN T	No Action	No Action	3/27/2007	11/3/2005	2007
105095081	101	S1303141900	FITZGERALD JOHN T	FITZGERALD MELANI	No Action	No Action	9/7/2005	7/14/2005	2005
105028587	101	S1303141900	MCGRIFF ROBERT E JR ET	FITZGERALD MELANI	Ownership	Owner Ch	3/31/2005	3/9/2005	2005
105028586	101	S1303141900	MCGRIFF ROBERT E JR	MCGRIFF ROBERT E	Ownership	Owner Ch	3/31/2005	3/9/2005	2005
105026760	101	S1303141900	MCGRIFF ROBERT E JR ET	FITZGERALD MELANI	No Action	No Action	3/31/2005	3/4/2005	2005
103115375	101	S1303141900	MCGRIFF ROBERT E JR	MCGRIFF ROBERT E	No Action	No Action	3/31/2005	7/11/2003	2005
103079392	101	S1303141900	MCGRIFF TERYL A	MCGRIFF ROBERT JR	No Action	No Action	3/31/2005	5/13/2003	2005
103043739	101	S1303141900	MCGRIFF ROBERT E JR	MCGRIFF ROBERT E	No Action	No Action	3/31/2005	3/18/2003	2005
103036815	101	S1303141900	MCGRIFF TERYL A	MCGRIFF ROBERT JR	No Action	No Action	3/31/2005	3/6/2003	2005
103036814	101	S1303141900	CLARKE TRAVIS R ETUX	MCGRIFF ROBERT JR	No Action	No Action	4/1/2003	3/6/2003	2003
103036813	101	S1303141900	JOHNSON DAVID	MCGRIFF ROBERT JR	Ownership	Owner Ch	4/1/2003	3/6/2003	2003
102094604	103	S1303141900	JOHNSON DAVID	CLARKE TRAVIS	Ownership	Owner Ch	9/9/2002	8/21/2002	2002
102071001	101	S1303141900	CLARKE TRAVIS ETAL	JOHNSON DAVID TR	Ownership	Owner Ch	7/3/2002	6/24/2002	2002
101113880	101	S1303141900	GUIDO JOSEPH J ETUX	CLARKE TRAVIS R E	Ownership	Owner Ch	11/16/2001	10/31/2001	2001
105120759	101	S1303212500	JOHNSON GREGORY T ETU	DENTON GWEN S	Ownership	Owner Ch	9/29/2005	8/24/2005	2005
100038156	401	S1303212615	SADDLE RIDGE ESTATES S	SIGMONT WALTER T	Plat	Source	6/1/2000	5/18/2000	2001
100038156	401	S1303212620	SADDLE RIDGE ESTATES S	SIGMONT WALTER T	Plat	Target	6/1/2000	5/18/2000	2001

Fetch limit reached.

AUOLSONK | YOBSYTC | NUM

REMARKS	GRANTOR	GRANTEE	PARCEL NO.	DATE			DOC. INST.	INST. NO.	N/E	N/W	S/W	S/E
				MO.	DAY	YR.						
	ELLIS, DEAN L. + MARY J	MINTONMERY, THOMAS R. + SANDRA	5130324860	11	7	74	QCD	905079				P
	CLAY, IRENE V.	"	5130324860	11	7	74	WD	905078				P
913462	PARDS' INC.	"	5130324860	4	22	75	WD	7507719				P
	JOHNSON, CLIFFORD M. ETUX	JOHNSON, DON W. ETUX 1/2 INT	51302130000	4	22	75	WD	7507128	✓	✓		
30233500	Nickson A.G. + Flossie	Highland Star Group No. 429	51302228100	9	2	50	WD	252/52				P
308944850	Schappacher Guertel Paula A.	Clay, Irene V.	51302228100	7	5	72	WD	81221				P
10221090	Fields, Eugene E. + Rosalie G.	Deat Robert T + Grace H.	51302228100	2	27	38	WD	422/422				P
144160	Purdy Inc.	Montgomery, Thomas R. + Sandra L.	51302228100	2	21	75	WD	7507212				P
211250	Amato, Peter + Sara	Schappacher, Guertel Paula A.	51302215000	7	5	72	WD	8122120				P P P
300000	Randall, Mary Ann Susan	Nickson Andrew G. + Flossie	51302228100	1	2	35	WD	258/277				P P P
410000	Mahler, George + Leona G.	Grawford, Wm M. + Roberta	51302147350	3	7	55	WD	778/205				L
510000	Pethel, George + Frances B.	Pethel, D. G.	51302223700	3	12	78	WD	279/27				P
510000	Pethel, George + Frances B.	Pethel, D. G.	51302223700	2	8	91	WD	244/2				P
71 24 79 110	Fields, John W. + Mable M.	Head, Hannah H. + Delores S.	51302223300	1	27	54	WD	496/581				P P
110000	Goold, Jim + Fern	Johnson, Donald W. + Mary H.	51302215000	10	22	62	WD	438/209				P
131000	Cook, Marcus A. + Leona	Albers, John L. + Elsie M.	51302142300	2	11	49	WD	458/155				P
140000	Mattis, Lowell M. + Mabel Orlean	Johnson, Clifford M. + Zelma E.	51302161100	2	1	45	D	18/51				P P
120000	Johnson, Clifford M. + Zelma E.	Johnson, Clifford M. + Zelma E.	51302160750	4	21	75	WD	7507128				P
170000	"	"	51302131300	"	"	"	"	"				"
110000	Proctor, Gen R. + Jessie B.	Arndt, Charles + Alice	5130211040	2	25	46	WD	274/21				P
142500	"	"	51302141300	"	"	"	"	"				P
	Amato, Peter + Sara	Schappacher, Guertel Paula A.	51302215000	1	7	71	WD	759766				P
	JOHNSON, CLIFFORD M. + ZELMA E.	JOHNSON, DON W. + MARY H. 59 70	51302120750	1	3	77	GD	7700081				P
	"	"	51302131300	1	3	77	GD	7700081				✓
	"	"	51302120750	1	9	77	GD	7700910				P
	"	"	51302131300	1	7	77	GD	7700910				✓
	Clay, Irene	Montgomery, Thomas R.	51302228100	7	12	77	1/4 INT	7730552				P
	Mintomery, Thomas R. + Sandra L.	"	51302228100	2	12	77	1/4 INT	113022				P
	ARNDT, CHARLES E.	ARNDT, ALICE R.	51302141300	2	14	78	EST	7807411				P
7807811	ARNDT, CHARLES E. + ALICE R.	JONES, LLOYD L. + DOROTHY I.	51302110110	2	8	59	WD	8527499				P
	DENT ROBERT T. + GRACE H.	VOGEL, LESTER C. + BETTY L.	51302223100	6	27	78	CONT					P
	JOHNSON, CLIFFORD M. + ZELMA E.	JOHNSON, DON W. + MARY H. 68 70	51302121110	1	2	79	D/H G	7900058				P
	"	"	51302120750	1	2	79	D/H G	7900058				T
	"	"	51302131300	1	2	79	D/H G	7900058				L
thru 1822	"	"	51302121110	1	2	79	D/H G	7900058				P
	"	"	51302120750	1	2	79	D/H G	7900058				P
	"	"	51302131300	1	2	79	D/H G	7900058				L
	VOGEL, LESTER C. + BETTY L.	BLACK, RICHIE C. + ROLA JEAN	51302223100	8	31	79	WD	7948552				P
	DENT, ROBERT T. + GRACE H.	VOGEL, LESTER C. + BETTY L.	51302223100	9	11	79	WD	7950107				P
31-7045	JOHNSON, CLIFFORD M.	JOHNSON, ZELMA E.	120800	7	1	80	ESTATE	8030688				U L
	HEIKKENEN, EDWIN A. DEC'D.	HEIKKENEN, SUSAN	110110	10	28	80	DEED	8051150				✓ P
	HJORT, GEORGE V. + CAROLYN S.	LEAVITT, MELVIN H. + MYRTLE	417350	11	17	80	COIT					L L
	ARNDT, ALICE R.	NEWMAN, DAVID + CAROL	51302141900	5	18	84	WD	8426797				P
	HEIKKENEN, SUSAN M.	SPRIET, FRANK + M. JEAN	51302110110	6	4	85	WD	8529591				✓ P
	LEAVITT, MELVIN H. + MYRTLE	LEAVITT, DEAN S. + ANN B.	51302147350	11	17	82	WD	8247643				U L
817350	LEAVITT, DEAN S. + ANN B.	MOORE, WALTER E. + DARLENA	51302147868	11	17	82	WD	8247644				P P
83	"	"	51302147354	"	"	"	"	"				P P
83	MOORE, WALTER E.	MOORE, DARLENA J.	51302147868	11	17	82	QCD	8247644				P P
83	MOORE, DARLENA J.	GILBERT, DALE A. + FERN J.	51302147868	11	17	82	WD	8247645				P P



7807811

364 - 682

WEEKS, YOST, WHITE & AHRENS, P.A.
ATTORNEYS AND COUNSELORS AT LAW
112 8TH AVENUE SOUTH
P. O. BOX 247
NAMPA, IDAHO 83651
(208) 466-9272

COPY
NO. _____ FILED
A.M. _____ P.M. _____
FEB 11 1978
CLARENCE A. PLANTING, Clerk
By DEBORAH WALKER
Deputy

Petitioner
Attorneys for

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF ADA
MAGISTRATE DIVISION

In the Matter of the Estate of)
CHARLES F. ARNDT,) File No. 3P - 5356
Deceased.) DECREE VESTING ESTATE
IN SURVIVING SPOUSE

The Petition of Alice R. Arndt for a Decree vesting an estate in her as a surviving spouse having come before the Court for hearing, and the Court having heard the evidence and being fully advised in the premises, the Court makes the following findings:

I.

Charles F. Arndt died on July 30, 1977, at Boise, Idaho.

II.

Decedent died testate, having executed a Will on May 28, 1976, which has heretofore been filed in this Court on January 10, 1978.

III.

The decedent was survived by the following heirs:

<u>NAME</u>	<u>RELATIONSHIP</u>	<u>ADDRESS</u>
Alice R. Arndt	Surviving Spouse	7015 So. Ten Mile Meridian, ID 83642

COPY

361 685

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EXHIBIT "A"

REAL PROPERTY:

That portion of the SE1/4 of the NE1/4 of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, which is described as follows:

BEGINNING at the SE corner of the SE1/4 of the NE1/4 of Sec 3, Twp 2 North, Range 1 W.B.M., and running North 0°05' East along the Easterly boundary line of the aforesaid SE1/4 569.0 feet, thence South 89°54' West 161.0 feet; thence South 0°05' West 100.0 feet to a point on the center line of the Harris canal; thence North 80°45' West along the center line of the Harris Canal 485.0 feet; thence North 56°45' West along the center line of the Harris canal 222.0 feet; thence North 44°06' West along the center line of the Harris Canal 256.8 feet; thence North 84°26' West along the center line of the Harris Canal 314.0 feet to the intersection of the West line of the SE1/4 of the NE1/4 of the aforementioned Sec 3; thence South 0°06' West 880.8 feet to the South line of the aforementioned SE1/4; thence North 89°52' East 1324.0 feet to the point of beginning.

PERSONAL PROPERTY:

- Checking Account #06-06126-5, The Idaho First National Bank, Main Office, Nampa, Idaho;
- Savings Accounts, #1-41237-1, #2-20376-0, #2-21544-8, Provident Federal Savings and Loan Association;
- Savings Account, #18396, Home Federal Savings & Loan Association, Nampa, Idaho;
- Certificate #6007010, Home Federal Savings & Loan Association, Nampa, Idaho;
- Shares in the Ada County Grange Federal Credit Union;
- Escrow contract dated January 8, 1959, Charles Arndt and Alice Arndt, husband and wife, Sellers, Lloyd L. Jones and Dorothy I. Jones, husband and wife, Buyers, held in escrow at The Idaho First National Bank, Main Branch, Nampa, Idaho, and covering the following described real property:

All of Lot 1 and the SE1/4 of the NE1/4 of Sec 3, Twp 2 North, Range 1 W.B.M., with the EXCEPTION of the following: BEGINNING at the SE corner of the SE1/4 of the NE1/4 of Sec 3, Twp 2 North, Range 1 W.B.M., and running North 0°05' East along the Easterly boundary line of the aforesaid SE1/4 569.0 feet, thence South 89°54' West 161.0 feet; thence South 0°05' West 100.0 feet to a point on the center line of the Harris canal; thence North 80°45' West along the center line of the Harris Canal 485.0 feet; thence North 56°45' West along the center line of the Harris canal 222.0 feet; thence North 44°06' West along the center line of the Harris Canal 256.8 feet; thence North 84°26' West along the center line of the Harris Canal 314.0 feet to the intersection of the West line of the SE1/4 of the NE1/4 of

EXHIBIT "A"

364 - 686

1 the aforementioned Sec 3; thence South 0°06' West 880.8 feet
2 to the South line of the aforementioned SE1/4; thence North
3 89°52' East 1324.0 feet to the point of beginning.
Exclusive of rights of ways for roads, ditches, utilities,
etc. Containing 19.5 acres, more or less.

4 1965 Ford pickup;

5 Miscellaneous household furniture and fixtures.

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Ada County, Idaho, ss
Request of *Weeks, Yost*
Braun et al
TIME *9:15 AM*
DATE *2-14-78*
CLARENCE A. PLANTING
RECORDER
By *R. E. Nichols*
Deputy
Just 5⁰⁰

City of Kuna
 Budget Update as of June 2019

Fund Name	Fund	Account	Description	Type	Actual	Budget	Annual %
General	1	4000	STATE LIQUOR DISTRIBUTION	Revenue	155,326.00	177,760.00	87.38%
General	1	4001	SALES TAX REVENUE SHARE-STATE	Revenue	608,183.72	703,633.37	86.43%
General	1	4100	PROPERTY TAX REVENUE	Revenue	2,750,887.08	2,653,922.00	103.65%
General	1	4110	PROPERTY TAX INTEREST & PENALT	Revenue	2,872.39	2,832.35	101.41%
General	1	4120	SALES TAX REVENUE SHARE-COUNTY	Revenue	211,910.13	249,205.65	85.03%
General	1	4130	COUNTY FINE DISTRIBUTION	Revenue	7,539.17	9,037.40	83.42%
General	1	4155	ADMINISTRATION SERVICES	Revenue	211,076.03	132,639.28	159.14%
General	1	4170	FRANCHISE FEES	Revenue	262,945.82	317,560.35	82.80%
General	1	4173	INTEREST REVENUE	Revenue	50,403.18	3,904.00	1291.07%
General	1	4180	LICENSES / BUSINESS	Revenue	3,134.00	3,410.67	91.89%
General	1	4181	LICENSES / LIQUOR	Revenue	5,625.00	6,343.75	88.67%
General	1	4182	LICENSES / BEER	Revenue	3,000.00	2,489.73	120.49%
General	1	4183	LICENSES / WINE	Revenue	2,250.00	2,078.13	108.27%
General	1	4184	LICENSES / DOGS	Revenue	9,984.75	7,373.41	135.42%
General	1	4185	MISCELLANEOUS INCOME	Revenue	2,712.79	1,300.00	208.68%
General	1	4190	PERMITS / CATERING	Revenue	310.00	240.00	129.17%
General	1	4193	PERMITS / VENDORS	Revenue	810.00	1,443.21	56.12%
General	1	4195	RENTAL INCOME	Revenue	12,841.85	11,045.75	116.26%
General	1	4197	RV DUMP REVENUE	Revenue	2,137.41	1,684.99	126.85%
General	1	4358	DEVELOPMENT SUPPORT SERVICES	Revenue	29,330.00	4,476.00	655.27%
General	1	4360	BUILDING PERMITS	Revenue	807,622.53	640,890.28	126.02%
General	1	4361	PLUMBING PERMITS	Revenue	155,444.20	130,626.73	119.00%
General	1	4362	ELECTRICAL PERMITS	Revenue	167,701.20	141,452.89	118.56%
General	1	4391	IRES CHECK FEES	Revenue	14,300.00	9,832.50	145.44%
General	1	4392	MECHANICAL PERMITS	Revenue	93,227.40	81,861.80	113.88%
General	1	4950	CARRY OVER	Revenue	0.00	1,968,027.71	0.00%
General	1	5000	SAL. & WAGES-ELECTED OFFICIALS	Expense	66,099.84	92,925.00	71.13%
General	1	5005	SALARIES & WAGES - STAFF	Expense	834,128.37	1,214,574.30	68.68%
General	1	5009	SALARIES & WAGES - SEASONAL	Expense	38,284.76	57,120.96	67.02%
General	1	5800	OASDI - EMPLOYER	Expense	56,715.13	84,606.46	67.03%
General	1	5810	MEDICARE - EMPLOYER	Expense	13,264.22	19,786.99	67.04%
General	1	5820	GROUP MEDICAL INSURANCE	Expense	130,009.80	163,145.35	79.69%
General	1	5830	GROUP LIFE INSURANCE	Expense	655.64	926.43	70.77%
General	1	5840	PERSI EMPLOYER 401(a)	Expense	104,487.34	151,713.09	68.87%
General	1	5850	WORKERS' COMPENSATION INS.	Expense	13,080.16	23,029.76	56.80%
General	1	5860	GROUP DENTAL/VISION INSURANCE	Expense	13,042.11	15,183.15	85.90%
General	1	6000	LAW ENFORCEMENT SERVICES	Expense	1,654,612.02	2,206,149.35	75.00%
General	1	6005	ANIMAL CONTROL SERVICES	Expense	52,778.07	70,250.00	75.13%
General	1	6025	JANITORIAL	Expense	11,341.62	10,851.76	104.51%
General	1	6027	CODE ABATEMENT EXPENSE	Expense	0.00	750.00	0.00%
General	1	6045	CONTINGENCY	Expense	116,115.29	1,678,242.71	6.92%
General	1	6052	CONTRACT SERVICES	Expense	21,041.58	24,590.93	85.57%
General	1	6070	DONATIONS EXPENSE	Expense	17,300.27	25,848.00	66.93%
General	1	6075	DUES & MEMBERSHIPS	Expense	40,030.12	49,644.12	80.63%
General	1	6085	ELECTION EXPENSES	Expense	0.00	750.00	0.00%
General	1	6125	LEGAL PUBLICATIONS	Expense	7,681.28	12,600.00	60.96%
General	1	6130	LIABILITY & PROPERTY INSURANCE	Expense	30,357.58	30,357.59	100.00%
General	1	6140	MAINT. & REPAIR BUILDING	Expense	4,007.89	25,399.73	15.78%
General	1	6142	MAINT. & REPAIR - EQUIPMENT	Expense	17,405.18	27,882.15	62.42%
General	1	6150	MAINTENANCE & REPAIRS - SYSTEM	Expense	33,527.56	61,700.00	54.34%

City of Kuna
Budget Update as of June 2019

Fund Name	Fund	Account	Description	Type	Actual	Budget	Annual %
General	1	6155	MEETINGS/COMMITTEES	Expense	7,846.12	17,750.29	44.20%
General	1	6160	MISCELLANEOUS EXPENSES	Expense	100.91	-	100.00%
General	1	6165	OFFICE SUPPLIES	Expense	10,697.21	16,914.00	63.24%
General	1	6175	SMALL TOOLS	Expense	13,758.61	23,594.60	58.31%
General	1	6188	SIGNAGE	Expense	0.00	3,450.00	0.00%
General	1	6190	POSTAGE & BILLING	Expense	10,707.56	12,750.91	83.97%
General	1	6202	PROFESSIONAL SERVICES	Expense	282,456.28	200,845.27	140.63%
General	1	6203	PROSECUTORIAL SERVICES	Expense	41,677.51	55,570.00	75.00%
General	1	6211	RENT-BUILDINGS & LAND	Expense	1,636.50	2,082.00	78.60%
General	1	6212	RENT-EQUIPMENT	Expense	18,317.04	8,510.00	215.24%
General	1	6230	SAFETY TRAINING & EQUIPMENT	Expense	1,121.15	2,800.00	40.04%
General	1	6255	TELEPHONE	Expense	12,547.56	16,108.01	77.90%
General	1	6265	TRAINING & SCHOOLING	Expense	11,727.34	19,176.60	61.15%
General	1	6270	TRAVEL	Expense	3,428.55	5,245.00	65.37%
General	1	6280	UNEMPLOYMENT EXPENSES	Expense	6,375.60	6,086.37	104.75%
General	1	6285	UNIFORMS	Expense	1,755.92	2,250.00	78.04%
General	1	6290	UTILITIES	Expense	79,947.20	136,869.50	58.41%
General	1	6300	FUEL	Expense	8,934.96	19,115.00	46.74%
General	1	6305	VEHICLE MAINTENANCE & REPAIRS	Expense	3,813.13	6,350.00	60.05%
General	1	6310	PARKS DEPT./ VEHICLE PURCHASE	Expense	0.00	-	100.00%
General	1	6400	TRANSFERS OUT	Expense	636,500.00	631,500.00	100.79%
General	1	6401	LOANS TO OTHER FUNDS	Expense	0.00	-	100.00%
General	1	6500	CASH OVER/SHORT	Expense	-16.53	12,788.27	-0.13%
General	1	6505	BANK FEES	Expense	22,291.21	17,288.30	128.94%
Grant	3	4173	INTEREST REVENUE	Revenue	83.99	-	100.00%
Grant	3	4200	GRANT REVENUE	Revenue	20,636.21	1,100,000.00	1.88%
Grant	3	4950	CARRY OVER BALANCE	Revenue	0.00	114,216.00	0.00%
Grant	3	6354	GRANT EXPENDITURES	Expense	13,860.49	1,214,216.00	1.14%
Late Comers	5	4173	INTEREST REVENUE	Revenue	30,595.42	400.00	7648.86%
Late Comers	5	4504	WATER MAIN CAPACITY FEE	Revenue	795,890.43	350,000.00	227.40%
Late Comers	5	4604	SEWER MAIN CAPACITY FEE	Revenue	552,114.00	250,000.00	220.85%
Late Comers	5	4704	PRESSURE IRRIG CAPACITY FEE	Revenue	377,640.40	205,000.00	184.21%
Late Comers	5	6305	WATER MAIN CAPACITY REIMBURSE	Expense	0.00	350,000.00	0.00%
Late Comers	5	6306	SEWER MAIN CAPACITY REIMBURSE	Expense	0.00	250,000.00	0.00%
Late Comers	5	6307	PR IRR MAIN CAPACITY REIMBURSE	Expense	0.00	205,400.00	0.00%
Water	20	4173	INTEREST REVENUE	Revenue	120,393.47	4,719.00	2551.25%
Water	20	4185	MISCELLANEOUS INCOME	Revenue	6,110.80	99,907.00	6.12%
Water	20	4358	DEVELOPMENT SUPPORT SERVICES	Revenue	1,276.00	4,000.00	31.90%
Water	20	4500	METERED WATER SALES	Revenue	1,495,319.23	1,849,903.00	80.83%
Water	20	4503	NEW METER	Revenue	204,562.00	127,346.00	160.63%
Water	20	4505	NEW SERVICE CONNECTION	Revenue	724,237.50	440,023.50	164.59%
Water	20	4507	WATER TOKEN SALES - BULK WATER	Revenue	22,797.02	21,024.00	108.43%
Water	20	4510	SERVICE RECONNECT FEES	Revenue	12,386.78	22,500.00	55.05%
Water	20	4550	INSPECTIONS REVENUE	Revenue	43,875.20	20,000.00	219.38%
Water	20	4775	LATE PAYMENT FEE	Revenue	26,523.40	34,000.00	78.01%
Water	20	4900	TRANSFERS IN	Revenue	0.00	14,000.00	0.00%
Water	20	4950	CARRY OVER BALANCE	Revenue	0.00	5,407,215.00	0.00%
Water	20	5000	SAL. & WAGES-ELECTED OFFICIALS	Expense	2,993.16	4,130.00	72.47%
Water	20	5005	SALARIES & WAGES - STAFF	Expense	392,396.05	583,745.32	67.22%
Water	20	5009	SALARIES & WAGES - SEASONAL	Expense	5,328.75	-	100.00%

City of Kuna
Budget Update as of June 2019

Fund Name	Fund	Account	Description	Type	Actual	Budget	Annual %
Water	20	5795	OVERTIME SALARIES & WAGES	Expense	9,098.07	-	100.00%
Water	20	5800	OASDI - EMPLOYER	Expense	24,971.23	36,447.95	68.51%
Water	20	5810	MEDICARE - EMPLOYER	Expense	5,840.15	8,524.19	68.51%
Water	20	5820	GROUP MEDICAL INSURANCE	Expense	58,601.43	82,363.30	71.15%
Water	20	5830	GROUP LIFE INSURANCE	Expense	293.34	392.96	74.65%
Water	20	5840	PERSI EMPLOYER 401(a)	Expense	46,606.26	68,024.30	68.51%
Water	20	5850	WORKERS' COMPENSATION INS.	Expense	11,206.25	22,134.51	50.63%
Water	20	5860	GROUP DENTAL/VISION INSURANCE	Expense	5,546.42	7,804.67	71.07%
Water	20	6020	CAPITAL IMPROVEMENTS	Expense	282,171.86	2,500,000.00	11.29%
Water	20	6025	JANITORIAL	Expense	2,705.68	3,000.00	90.19%
Water	20	6045	CONTINGENCY	Expense	26,980.44	3,838,542.30	0.70%
Water	20	6050	CONTRACT LABOR	Expense	0.00	2,500.00	0.00%
Water	20	6052	CONTRACT SERVICES	Expense	9,187.39	19,828.00	46.34%
Water	20	6060	DEQ ASSESSMENT FEES	Expense	21,498.00	20,447.00	105.14%
Water	20	6065	DIG LINE EXPENSE	Expense	2,227.58	2,000.00	111.38%
Water	20	6075	DUES & MEMBERSHIPS	Expense	892.00	2,793.00	31.94%
Water	20	6095	BAD DEBT EXPENSE	Expense	105.00	4,000.00	2.63%
Water	20	6125	LEGAL PUBLICATIONS	Expense	71.66	1,000.00	7.17%
Water	20	6130	LIABILITY & PROPERTY INSURANCE	Expense	17,598.60	17,700.00	99.43%
Water	20	6140	MAINT. & REPAIR BUILDING	Expense	8,056.77	14,950.00	53.89%
Water	20	6142	MAINT. & REPAIRS- EQUIPMENT	Expense	7,278.45	11,000.00	66.17%
Water	20	6150	M & R - SYSTEM	Expense	37,259.40	133,000.00	28.01%
Water	20	6151	M & R - PROCESS CHEMICALS	Expense	11,629.91	15,000.00	77.53%
Water	20	6152	M & R - LABORATORY COSTS	Expense	1,800.97	9,100.00	19.79%
Water	20	6155	MEETINGS/COMMITTEES	Expense	1.02	1,050.00	0.10%
Water	20	6160	MISCELLANEOUS EXPENSES	Expense	50.45	4,313.00	1.17%
Water	20	6165	OFFICE SUPPLIES	Expense	3,256.99	2,625.00	124.08%
Water	20	6166	PP&E PURCHASES OPERATIONS	Expense	16,256.78	359,604.00	4.52%
Water	20	6175	SMALL TOOLS	Expense	5,299.47	15,000.00	35.33%
Water	20	6190	POSTAGE & BILLING	Expense	15,526.24	21,700.00	71.55%
Water	20	6202	PROFESSIONAL SERVICES	Expense	28,182.94	14,000.00	201.31%
Water	20	6211	RENT-BUILDINGS & LAND	Expense	1,260.00	1,512.00	83.33%
Water	20	6212	RENT - EQUIPMENT	Expense	1,682.10	1,500.00	112.14%
Water	20	6230	SAFETY TRAINING & EQUIPMENT	Expense	214.34	2,750.00	7.79%
Water	20	6255	TELEPHONE EXPENSE	Expense	8,151.95	13,406.00	60.81%
Water	20	6265	TRAINING & SCHOOLING EXPENSE	Expense	2,228.93	6,500.00	34.29%
Water	20	6270	TRAVEL EXPENSES	Expense	0.00	1,200.00	0.00%
Water	20	6285	UNIFORMS EXPENSE	Expense	1,911.46	4,000.00	47.79%
Water	20	6290	UTILITIES EXPENSE	Expense	74,677.64	150,000.00	49.79%
Water	20	6300	FUEL	Expense	6,512.45	14,500.00	44.91%
Water	20	6305	VEHICLE MAINTENANCE & REPAIRS	Expense	3,044.71	6,500.00	46.84%
Water	20	6505	BANK FEES	Expense	18,468.81	16,050.00	115.07%
Sewer	21	4173	INTEREST REVENUE	Revenue	73,110.08	5,900.00	1239.15%
Sewer	21	4185	MISCELLANEOUS INCOME	Revenue	5,543.19	138,450.00	4.00%
Sewer	21	4358	DEVELOPMENT SUPPORT SERVICES	Revenue	1,192.00	4,000.00	29.80%
Sewer	21	4505	NEW SERVICE CONNECTION	Revenue	1,072.95	-	100.00%
Sewer	21	4510	SERVICE RECONNECT FEES	Revenue	15,950.42	13,000.00	122.70%
Sewer	21	4550	INSPECTIONS REVENUE	Revenue	35,541.04	9,000.00	394.90%
Sewer	21	4600	SEWER USER FEES	Revenue	1,931,815.20	2,227,403.00	86.73%
Sewer	21	4606	LID REDUCED SEWER CONNECTION	Revenue	695,217.13	474,978.00	146.37%

City of Kuna
Budget Update as of June 2019

Fund Name	Fund	Account	Description	Type	Actual	Budget	Annual %
Sewer	21	4640	FARM REVENUE	Revenue	70,295.35	139,570.00	50.37%
Sewer	21	4775	LATE PAYMENT FEE	Revenue	34,157.36	23,000.00	148.51%
Sewer	21	4950	CARRY OVER BALANCE	Revenue	0.00	4,695,559.67	0.00%
Sewer	21	5000	SAL. & WAGES-ELECTED OFFICIALS	Expense	3,083.07	4,130.00	74.65%
Sewer	21	5005	SALARIES & WAGES - STAFF	Expense	472,830.85	683,133.56	69.21%
Sewer	21	5009	SALARIES & WAGES - SEASONAL	Expense	434.81	-	100.00%
Sewer	21	5520	SALARIES / MAINT. WORKERS	Expense	150.00	-	100.00%
Sewer	21	5795	OVERTIME SALARIES & WAGES	Expense	4,528.16	-	100.00%
Sewer	21	5800	OASDI - EMPLOYER	Expense	29,292.95	42,610.34	68.75%
Sewer	21	5810	MEDICARE - EMPLOYER	Expense	6,851.00	9,965.64	68.75%
Sewer	21	5820	GROUP MEDICAL INSURANCE	Expense	68,006.05	74,150.75	91.71%
Sewer	21	5830	GROUP LIFE INSURANCE	Expense	346.12	387.24	89.38%
Sewer	21	5840	PERSI EMPLOYER 401(a)	Expense	54,566.74	79,521.23	68.62%
Sewer	21	5850	WORKERS' COMPENSATION INS.	Expense	8,704.72	18,277.64	47.62%
Sewer	21	5860	GROUP DENTAL/VISION INSURANCE	Expense	5,522.23	6,637.90	83.19%
Sewer	21	6020	CAPITAL IMPROVEMENTS	Expense	1,256,523.23	1,861,482.00	67.50%
Sewer	21	6025	JANITORIAL	Expense	2,705.67	3,000.00	90.19%
Sewer	21	6045	CONTINGENCY	Expense	455,063.94	3,411,205.37	13.34%
Sewer	21	6050	CONTRACT LABOR	Expense	0.00	2,500.00	0.00%
Sewer	21	6052	CONTRACT SERVICES	Expense	9,182.41	15,500.00	59.24%
Sewer	21	6065	DIG LINE EXPENSE	Expense	2,227.58	2,000.00	111.38%
Sewer	21	6075	DUES & MEMBERSHIPS	Expense	1,280.40	3,632.00	35.25%
Sewer	21	6090	FARM EXPENDITURES	Expense	36,956.52	116,000.00	31.86%
Sewer	21	6095	BAD DEBT EXPENSE	Expense	0.00	4,000.00	0.00%
Sewer	21	6097	DEPOSITS ON ACCOUNT	Expense	-2,090.00	-	100.00%
Sewer	21	6125	LEGAL PUBLICATIONS EXPENSE	Expense	266.86	1,300.00	20.53%
Sewer	21	6130	LIABILITY & PROPERTY INSURANCE	Expense	36,077.14	36,077.00	100.00%
Sewer	21	6140	MAINT & REPAIR BUILDING	Expense	16,308.23	23,900.00	68.24%
Sewer	21	6142	MAINT. & REPAIRS - EQUIPMENT	Expense	16,517.54	51,000.00	32.39%
Sewer	21	6150	M & R - SYSTEM	Expense	94,350.26	141,100.00	66.87%
Sewer	21	6151	M & R - PROCESS CHEMICALS	Expense	54,263.23	108,570.00	49.98%
Sewer	21	6152	M & R - LABORATORY COSTS	Expense	17,268.85	23,575.00	73.25%
Sewer	21	6153	M & R - SLUDGE DISPOSAL	Expense	24,510.00	34,650.00	70.74%
Sewer	21	6155	MEETINGS/COMMITTEES	Expense	1.02	1,450.00	0.07%
Sewer	21	6160	MISCELLANEOUS EXPENSES	Expense	-199.59	242,473.00	-0.08%
Sewer	21	6165	OFFICE SUPPLIES	Expense	4,164.14	4,000.00	104.10%
Sewer	21	6166	PP&E PURCHASES - OPERATIONS	Expense	153,058.75	309,350.00	49.48%
Sewer	21	6175	SMALL TOOLS	Expense	7,709.68	15,000.00	51.40%
Sewer	21	6190	POSTAGE & BILLING	Expense	15,671.08	17,955.00	87.28%
Sewer	21	6202	PROFESSIONAL SERVICES	Expense	15,614.97	23,557.00	66.29%
Sewer	21	6211	RENT - BUILDINGS & LAND	Expense	1,093.50	2,400.00	45.56%
Sewer	21	6212	RENT- EQUIPMENT	Expense	1,802.63	2,000.00	90.13%
Sewer	21	6230	SAFETY TRAINING & EQUIPMENT	Expense	2,114.23	2,400.00	88.09%
Sewer	21	6255	TELEPHONE EXPENSE	Expense	9,144.50	14,500.00	63.07%
Sewer	21	6265	TRAINING & SCHOOLING EXPENSE	Expense	1,541.83	2,500.00	61.67%
Sewer	21	6270	TRAVEL EXPENSES	Expense	0.00	750.00	0.00%
Sewer	21	6285	UNIFORMS EXPENSE	Expense	2,531.99	4,000.00	63.30%
Sewer	21	6290	UTILITIES EXPENSE	Expense	183,052.00	280,000.00	65.38%
Sewer	21	6300	FUEL	Expense	10,152.66	15,000.00	67.68%
Sewer	21	6305	VEHICLE MAINTENANCE & REPAIRS	Expense	11,514.54	12,320.00	93.46%

City of Kuna
 Budget Update as of June 2019

Fund Name	Fund	Account	Description	Type	Actual	Budget	Annual %
Sewer	21	6400	TRANSFERS OUT	Expense	0.00	6,000.00	0.00%
Sewer	21	6505	BANK FEES	Expense	18,468.81	16,900.00	109.28%
Irrigation	25	4173	INTEREST REVENUE	Revenue	49,332.44	2,500.21	1973.13%
Irrigation	25	4177	GRAVITY IRRIGATION USER FEES	Revenue	18,159.68	26,210.00	69.29%
Irrigation	25	4185	MISCELLANEOUS INCOME	Revenue	0.00	109,003.00	0.00%
Irrigation	25	4358	DEVELOPMENT SUPPORT SERVICES	Revenue	416.00	1,200.00	34.67%
Irrigation	25	4503	NEW METER	Revenue	351.33	500.00	70.27%
Irrigation	25	4505	NEW SERVICE CONNECTION	Revenue	565,863.60	315,557.00	179.32%
Irrigation	25	4510	SERVICE RECONNECT FEES	Revenue	5,420.56	4,000.00	135.51%
Irrigation	25	4550	INSPECTION REVENUE	Revenue	42,028.90	20,000.00	210.14%
Irrigation	25	4700	PRESS. IRRIGATION USER FEES	Revenue	656,385.10	592,377.00	110.81%
Irrigation	25	4775	LATE PAYMENT FEE	Revenue	11,664.53	8,500.00	137.23%
Irrigation	25	4900	TRANSFERS IN	Revenue	0.00	100.00	0.00%
Irrigation	25	4950	CARRY OVER BALANCE	Revenue	0.00	2,215,412.83	0.00%
Irrigation	25	5000	SAL. & WAGES-ELECTED OFFICIALS	Expense	1,485.33	2,065.00	71.93%
Irrigation	25	5005	SALARIES & WAGES - STAFF	Expense	105,259.50	156,112.56	67.43%
Irrigation	25	5009	SALARIES & WAGES - SEASONAL	Expense	1,440.88	-	100.00%
Irrigation	25	5795	OVERTIME WAGES EXPENSE	Expense	2,274.50	-	100.00%
Irrigation	25	5800	OASDI - EMPLOYER	Expense	6,733.15	9,807.01	68.66%
Irrigation	25	5810	MEDICARE - EMPLOYER	Expense	1,574.33	2,293.57	68.64%
Irrigation	25	5820	GROUP MEDICAL INSURANCE	Expense	15,937.33	22,049.24	72.28%
Irrigation	25	5830	GROUP LIFE INSURANCE	Expense	80.24	107.77	74.45%
Irrigation	25	5840	PERSI EMPLOYER (401a)	Expense	12,539.99	18,307.84	68.50%
Irrigation	25	5850	WORKERS' COMPENSATION INS.	Expense	2,910.59	5,834.51	49.89%
Irrigation	25	5860	GROUP DENTAL/VISION INSURANCE	Expense	1,490.04	2,097.71	71.03%
Irrigation	25	6020	CAPITAL IMPROVEMENTS	Expense	32,772.00	496,620.00	6.60%
Irrigation	25	6025	JANITORIAL	Expense	1,037.35	900.00	115.26%
Irrigation	25	6045	CONTINGENCY FUND	Expense	19,696.94	2,073,500.83	0.95%
Irrigation	25	6050	CONTRACT LABOR	Expense	0.00	1,000.00	0.00%
Irrigation	25	6052	CONTRACT SERVICES	Expense	3,662.72	6,400.00	57.23%
Irrigation	25	6065	DIG LINE EXPENSE	Expense	848.61	600.00	141.44%
Irrigation	25	6075	DUES & MEMBERSHIPS EXPENSE	Expense	280.36	479.00	58.53%
Irrigation	25	6095	BAD DEBT EXPENSE	Expense	11.53	-	100.00%
Irrigation	25	6115	MAINT & REPAIR-SYSTEM-GRAVITY	Expense	391.52	1,500.00	26.10%
Irrigation	25	6116	IRRIGATION / WATER COSTS	Expense	118,010.49	125,454.00	94.07%
Irrigation	25	6125	LEGAL PUBLICATIONS	Expense	1,596.65	1,900.00	84.03%
Irrigation	25	6130	LIABILITY & PROPERTY INSURANCE	Expense	3,959.68	5,701.00	69.46%
Irrigation	25	6131	INSURANCE CLAIMS PAID	Expense	0.00	100.00	0.00%
Irrigation	25	6140	MAINT & REPAIR BUILDING	Expense	1,412.71	3,300.00	42.81%
Irrigation	25	6142	MAINT. & REPAIRS - EQUIPMENT	Expense	2,765.52	8,800.00	31.43%
Irrigation	25	6150	MAINT. & REPAIRS - SYSTEM (PI)	Expense	23,101.28	50,000.00	46.20%
Irrigation	25	6155	MEETING/COMMITTEES	Expense	0.51	650.00	0.08%
Irrigation	25	6160	MISCELLANEOUS EXPENSES	Expense	3,399.34	69,293.00	4.91%
Irrigation	25	6165	OFFICE SUPPLIES	Expense	1,101.14	969.00	113.64%
Irrigation	25	6166	PP&E PURCHASES - OPERATIONS	Expense	19,764.40	82,467.00	23.97%
Irrigation	25	6175	SMALL TOOLS	Expense	1,637.35	6,725.00	24.35%
Irrigation	25	6190	POSTAGE & BILLING	Expense	5,946.96	7,125.00	83.47%
Irrigation	25	6202	PROFESSIONAL SERVICES	Expense	6,637.07	6,435.00	103.14%
Irrigation	25	6211	RENT - BUILDINGS & LAND	Expense	486.00	950.00	51.16%
Irrigation	25	6212	RENT - EQUIPMENT	Expense	726.60	800.00	90.83%

City of Kuna
Budget Update as of June 2019

Fund Name	Fund	Account	Description	Type	Actual	Budget	Annual %
Irrigation	25	6230	SAFETY TRAINING & EQUIPMENT	Expense	69.28	900.00	7.70%
Irrigation	25	6255	TELEPHONE EXPENSE	Expense	2,685.20	4,520.00	59.41%
Irrigation	25	6265	TRAINING & SCHOOLING EXPENSE	Expense	644.65	620.00	103.98%
Irrigation	25	6270	TRAVEL EXPENSES	Expense	0.00	200.00	0.00%
Irrigation	25	6285	UNIFORMS EXPENSE	Expense	662.64	750.00	88.35%
Irrigation	25	6290	UTILITIES EXPENSE	Expense	50,019.18	106,384.00	47.02%
Irrigation	25	6300	FUEL	Expense	1,685.31	4,000.00	42.13%
Irrigation	25	6305	VEHICLE MAINTENANCE & REPAIR	Expense	897.26	1,250.00	71.78%
Irrigation	25	6400	TRANSFERS OUT	Expense	0.00	100.00	0.00%
Irrigation	25	6505	BANK FEES	Expense	7,272.65	6,292.00	115.59%
Solid Waste	26	4173	INTEREST INCOME	Revenue	1,601.81	-	100.00%
Solid Waste	26	4975	SOLID WASTE USER FEES	Revenue	1,617,439.01	2,029,335.00	79.70%
Solid Waste	26	7000	SOLID WASTE SERVICE FEES	Expense	1,614,931.54	2,029,335.00	79.58%
Capital Projects	40	4900	TRANSFERS IN	Revenue	631,500.00	631,500.00	100.00%
Capital Projects	40	4950	CARRY OVER	Revenue	0.00	100,000.00	0.00%
Capital Projects	40	6020	CAPITAL IMPROVEMENTS	Expense	62,907.22	378,900.00	16.60%
Capital Projects	40	6045	CONTINGENCY	Expense	0.00	100,000.00	0.00%
Capital Projects	40	6166	PP&E PURCHASES OPERATIONS	Expense	134,946.12	252,600.00	53.42%
Park Impact	50	4173	INTEREST INCOME	Revenue	6,770.23	-	100.00%
Park Impact	50	4650	PARK IMPACT FEE REVENUE	Revenue	590,631.00	413,279.00	142.91%
Park Impact	50	4950	CARRY OVER	Revenue	0.00	438,007.00	0.00%
Park Impact	50	6045	CONTINGENCY	Expense	447,435.61	851,286.00	52.56%
Police Impact	51	4650	POLICE IMPACT FEE REVENUE	Revenue	450.00	-	100.00%

CITY OF KUNA
COMBINED CASH INVESTMENT
JUNE 30, 2019

COMBINED CASH ACCOUNTS

99-1002	CASH IN BANK /BOT CASCADES	.00
99-1004	CASH-US BANK	.00
99-1010	CASH CLEARING	.00
99-1020	CASH-BOTC-STATE POOL MMKT 2021	.00
99-1021	CASH-BOTC-LID MMKT 2048	.00
99-1030	CASH-LGIP ACCOUNT	21,280,446.66
99-1040	CASH - US BANK GENERAL CKNG	1,008,730.33
99-1041	CASH - US BANK PAYROLL CKNG	(33,891.68)
99-1042	CASH - LGIP PARK IMPACT FEES	842,608.00
99-1043	CASH - XPRESS DEPOSIT ACCOUNT	31,787.68
99-1044	CASH-LGIP AGENCY FUND	1,456,050.65
99-1070	RETURNED CHECK CLEARING	.00
99-1075	UTILITY CASH CLEARING	.00
TOTAL COMBINED CASH		24,585,731.64
99-2000	ACCOUNTS PAYABLE	.00
99-1000	CASH ALLOCATED TO OTHER FUNDS	(24,585,731.64)
TOTAL UNALLOCATED CASH		.00

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO GENERAL FUND	2,685,999.55
3	ALLOCATION TO GRANT FUND	7,611.71
5	ALLOCATION TO LATE COMERS FEE FUND	2,669,561.45
6	ALLOCATION TO JUVENILE JUSTICE FUND	.00
19	ALLOCATION TO WELL MITIGATION FUND	.00
20	ALLOCATION TO WATER FUND	7,854,237.65
21	ALLOCATION TO SEWER FUND	4,692,786.96
22	ALLOCATION TO LID #2006-1 WWTP FUND	.00
25	ALLOCATION TO PRESSURE IRRIGATION FUND	3,301,439.41
26	ALLOCATION TO SOLID WASTE FUND	93,484.67
30	ALLOCATION TO AGENCY FUND	1,650,234.10
40	ALLOCATION TO GOVERNMENTAL CAP. PROJ. FUND	644,473.86
50	ALLOCATION TO PARK IMPACT FEE/CAP PROJ FUND	985,458.89
51	ALLOCATION TO POLICE IMPACT FEE FUND	450.00
TOTAL ALLOCATIONS TO OTHER FUNDS		24,585,738.25
ALLOCATION FROM COMBINED CASH FUND - 99-1000		(24,585,731.64)
ZERO PROOF IF ALLOCATIONS BALANCE		6.61

**ORDINANCE NO. 2019-22
CITY OF KUNA**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO

- **AMENDING SECTIONS 1, 2, 3 and 4 OF CHAPTER 3 OF TITLE 3 KUNA CITY CODE MAKING TECHNICAL CHANGES TO PURPOSE, LICENSE REQUIREMENTS, LICENSE APPLICATIONS AND ADDING TERMS TO DEFINITIONS TO SOLICITORS AND PEDDLERS LICENSURE REQUIREMENT; AND**
- **AMENDING CHAPTER 3 OF TITLE 3 KUNA CITY CODE BY THE ADDITION OF A NEW SECTION 11 PROVIDING FOR A LICENSE EXEMPTION; 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 1 to 4 of Chapter 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:**

3-3-1: - PURPOSE:

The purpose of this chapter is to minimize the unwelcome disturbance of the quiet enjoyment of residents and property owners within this city ~~is citizens and the disruption of privacy~~ and to otherwise protect their health, safety and welfare ~~of residents of the city~~ by regulating, controlling and licensing door-to-door solicitors and peddlers.

This chapter is not intended to prohibit or hamper speech which is protected by the First Amendment, but merely to regulate specific activities which are commercial in nature.

3-3-2: - DEFINITIONS: The following terms, for purposes of this Chapter, shall have the definitions as herein this section provided:

APPLICANT: Means and refers to a person and or an agent of an entity who files an application for a peddling and soliciting license pursuant to this chapter.

CHARITABLE: Is defined as, and includes, the words philanthropic, benevolent, education, civic, cultural, religious or fraternal.

ENTITY: Means and refers to any legal entity, which is not a normal person, which is recognized under Federal or State Law.

PEDDLER: Any person who goes upon the premises of any private residential unit or group home setting in the City of Kuna, not having been invited by the occupant thereof, who sells or offers to sell any commodity, article or subscription of any nature. This definition includes, but is not limited to, any person who solicits orders and makes deliveries to residential purchasers but does not include persons engaged in the delivery of pre-purchased goods for that purpose only.

PEDDLING: All activities ordinarily performed by a peddler as indicated under the definition of "peddler" in this section.

SOLICITATION: Includes all activities ordinarily performed by a solicitor as described in the definition of "solicitor" in this section.

SOLICITOR: Any person who goes upon the premises of any private residential unit or group home in the City of Kuna, not having been invited by the occupant thereof, for the purpose of taking orders for, or offering to take orders for, goods, wares or merchandise, or any article for future delivery, or for services to be performed in the future, or for making, manufacturing or repairing of any article or thing whatsoever for future delivery.

3-3-3: - LICENSE REQUIREMENTS ~~AND EXEMPTIONS:~~

A. It shall be unlawful for any person to engage in peddling or ~~solicitation~~ ~~soliciting~~ within the City of Kuna without first securing a peddling and soliciting license issued by the city clerk, and in compliance with this chapter. All ~~vendors-~~ peddlers 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 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.~~

3-3-4: - LICENSE APPLICATION:

- A. An applicant ~~The applicant for a license under this chapter~~ shall file with the city clerk, an application on the form available through the city clerk's office, which application shall contain the following information:
1. Name, address (both legal and local), email and phone number of the applicant, and if the applicant is ~~associated with an agent of an entity a company~~, the name, address, email and telephone number of the entity company, and the ~~agent's supervisor's~~ name and telephone number;
 2. The name or names of all persons who will be soliciting or peddling pursuant to the license ~~with the applicant and/or on behalf of any company~~. Each person shall be required to obtain a license and comply with all provisions of this chapter;
 3. A description of the business or activity the applicant intends to conduct and the goods or services to be sold;
 4. The times of day and location where the activity will be conducted, the duration for which the proposed solicitation or peddling is to occur, and if a motor vehicle will be used, the make, model, and license plate of the vehicle and proof of insurance;
 5. The place where the goods or property proposed to be sold was manufactured or produced, where such goods or products are located at the time said application is filed, and the proposed method of delivery;
 6. When the applicant proposes to peddle any prepared food product for human consumption, a certification from the Central District Health Department or other agencies of the City of Kuna shall be required prior to issuance of the license and during its duration;
 7. If an employee or agent of an entity ~~the company~~, the name and address thereof, with written documentation establishing the authority of the employee or agent;
 8. Social Security or valid driver's license numbers, full legal name and date of birth of any applicant or the entity applicant's agent and any other information necessary to conduct a criminal background check on the applicant. An applicant as outlined by this section shall be fingerprinted by an appropriate agency designated by the city clerk. The cost to process the fingerprints shall be borne by the applicant. The city clerk's office is authorized to request criminal history checks on any applicant, including a national background check by the Federal Bureau of Investigation and charge the applicant for these investigations. In accordance with IC § 67-3008, the city clerk or designee may forward an applicant's fingerprints through the Idaho Department of Law Enforcement to the Federal Bureau of Investigation Identification Division for a national background check. The criminal history records shall be kept confidential;

9. A list of all the criminal charges and and/or convictions, withheld judgments or pleas of nolo contendere, whether a felony, misdemeanor for violation of an ordinance (other than traffic offenses), the nature of the offense or violation, the date and place of the criminal or other related proceedings for each applicant and employee; and
10. Two (2) color photographs of the applicant and each employee, measuring two inches by two inches (2" × 2"), showing the head and shoulders in a clear, distinguishable manner.

Section 2: That Sections 11, 12, 13, 14, 15, 16 and 17 of Chapter 3 of Title 3 of the Kuna City Code be amended to read as follows:

3-3-11:- LICENSE EXEMPTION

A. Non-profit entities that are charitable and/or educational and which are administered and whose administrative address is in the city may apply to the city clerk for an exemption of application fees, license bond requirement and/or extension of the license period beyond six months. The city clerk shall grant such exemption in the event the applicant has:

1. Provided all the application information relevant to their request for a license; and
2. Provided proof that they are a charitable and/or educational non-profit entity and that the licensed peddling and solicitation is in accordance with their charitable and/or educational purposes; and

B. The applicant may also request an exemption from the license expiration for a specified period not greater than five (5) years subject to the applicant verifying that the applicant:

1. will be repeating the same licensed peddling and solicitations for a stated period beyond six (6) months; and
2. agrees to provide notice to the city clerk each time the applicant will conduct the licensed peddling and solicitation; and
3. will also provide the city clerk with information of any changes in the information provided in the application.

3-3-~~11~~2: - RESTRICTIONS:

A. The following restrictions shall apply to peddling and soliciting in the incorporated areas of the City of Kuna:

1. *Restriction:* Peddlers and solicitors shall only engage in their activities between the hours of 9:00 a.m. and 7:00 p.m.

2. *Holidays:* There shall be no peddling or soliciting on the following holidays: New Year's Day, Washington's/Presidents Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day and Christmas Day.
3. *Prohibited areas:* The city council, may, by resolution, from time to time, prohibit the activities allowed under this chapter if it determines such prohibitions are necessary to protect the public health, safety and welfare of the citizens of Kuna.
4. *Child labor restrictions:* Restrictions relating to minimum age as set forth in the child labor provisions of the Fair Labor Standards Act, 29 USC § 201 et seq. (1938), as amended, and the Child Labor Law of Idaho, IC § 44-1301 et seq., as amended, are hereby adopted and constitute restrictions under this chapter.
5. *Premises restrictions:* Peddlers and solicitors shall not enter upon any premise when the same is posted with a sign stating "NO PEDDLERS ALLOWED" or "NO SOLICITATION ALLOW" or other words to that effect. A violation of this section shall result in immediate revocation of the license and the potential for trespassing charges to be filed against the person(s).

3-3-~~12~~13: - RIGHT TO CANCEL:

The buyer of any goods solicited or peddled shall have the right to cancel the door-to-door sale within three (3) business days of the transaction. A business day is any calendar day except Sunday, or the following holidays: New Year's Day, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day and Christmas Day.

3-3-~~13~~14: - LICENSE DENIAL; REVOCATION:

- A. Any application made for or license issued pursuant to this chapter may be denied or revoked by the city clerk and the city council on any of the following grounds:
1. Fraud, misrepresentation or false statement in the application;
 2. Fraud, misrepresentation or false statement made by the licensee in the course of conducting solicitation or peddling activities;
 3. Conducting peddling or solicitation activities contrary to the provisions of this chapter;
 4. Conducting peddling or soliciting activities in such a manner as to create a public nuisance constitute a breach of the peace or endanger the health, safety or general welfare of the general public. This includes the situation where a peddler or solicitor has been asked to leave the premises by the residential occupant and they have failed to immediately do so.

3-3-~~14~~15: - NOTICE AND HEARING ON REVOCATION:

- A. If a license is revoked, a notice of a hearing for revocation of a license issued pursuant to this chapter shall be provided in writing and shall set forth specifically the grounds for the revocation and the date, time and place for hearing. Notice shall be hand delivered to the licensee and/or mailed to the licensee at the address shown on the license application or last known address.
- B. If the licensee requests a hearing, the hearing shall be before the city council at the next regularly scheduled meeting and the council shall take evidence with regard to the grounds for a revocation.

3-3-~~15~~16: - APPEALS:

- 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.

3-3-~~16~~17: - VIOLATIONS AND PENALTY:

A violation of the provisions of this chapter shall be punishable as a misdemeanor as provided for in title 1, chapter 4 Kuna City Code and IC § 18-113, as amended. Each day or violation of any provision of this chapter shall be considered a separate offense, punishable as described herein.

Section 3: 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 4: 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 6th day of August, 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 SECTIONS 1, 2, 3 and 4 OF CHAPTER 3 OF TITLE 3 KUNA CITY CODE MAKING TECHNICAL CHANGES TO PURPOSE, LICENSE REQUIREMENTS, LICENSE APPLICATIONS AND ADDING TERMS TO DEFINITIONS TO SOLICITORS AND PEDDLERS LICENSURE REQUIREMENT; AND**
- **AMENDING CHAPTER 3 OF TITLE 3 KUNA CITY CODE BY THE ADDITION OF A NEW SECTION 11 PROVIDING FOR A LICENSE EXEMPTION; 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 1 to 4 of Chapter 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:**

3-3-1: - PURPOSE:

The purpose of this chapter is to minimize the unwelcome disturbance of the quiet enjoyment of residents and property owners within this city and to otherwise protect their health, safety and welfare by regulating, controlling and licensing door-to-door solicitors and peddlers.

This chapter is not intended to prohibit or hamper speech which is protected by the First Amendment, but merely to regulate specific activities which are commercial in nature.

3-3-2: - DEFINITIONS: The following terms, for purposes of this Chapter, shall have the definitions as herein this section provided:

APPLICANT: Means and refers to a person and or an agent of an entity who files an application for a peddling and soliciting license pursuant to this chapter.

CHARITABLE: Is defined as, and includes, the words philanthropic, benevolent, education, civic, cultural, religious or fraternal.

ENTITY: Means and refers to any legal entity, which is not a normal person, which is recognized under Federal or State Law.

PEDDLER: Any person who goes upon the premises of any private residential unit or group home setting in the City of Kuna, not having been invited by the occupant thereof, who sells or offers to sell any commodity, article or subscription of any nature. This definition includes, but is not limited to, any person who solicits orders and makes deliveries to residential purchasers but does not include persons engaged in the delivery of pre-purchased goods for that purpose only.

PEDDLING: All activities ordinarily performed by a peddler as indicated under the definition of "peddler" in this section.

SOLICITATION: Includes all activities ordinarily performed by a solicitor as described in the definition of "solicitor" in this section.

SOLICITOR: Any person who goes upon the premises of any private residential unit or group home in the City of Kuna, not having been invited by the occupant thereof, for the purpose of taking orders for, or offering to take orders for, goods, wares or merchandise, or any article for future delivery, or for services to be performed in the future, or for making, manufacturing or repairing of any article or thing whatsoever for future delivery.

3-3-3: - LICENSE REQUIREMENTS:

A. It shall be unlawful for any person to engage in peddling or solicitation within the City of Kuna without first securing a peddling and soliciting license issued by the city clerk, and in compliance with this chapter. All peddlers and solicitors must meet all applicable city, state, including Central District Health Department regulations and requirements, and federal law.

3-3-4: - LICENSE APPLICATION:

- A. An applicant shall file with the city clerk, an application on the form available through the city clerk's office, which application shall contain the following information:
1. Name, address (both legal and local), email and phone number of the applicant, and if the applicant is an agent of an entity, the name, address, email and telephone number of the entity, and the agent's name and telephone number;
 2. The name or names of all persons who will be soliciting or peddling pursuant to the license. Each person shall be required to obtain a license and comply with all provisions of this chapter;
 3. A description of the business or activity the applicant intends to conduct and the goods or services to be sold;

4. The times of day and location where the activity will be conducted, the duration for which the proposed solicitation or peddling is to occur, and if a motor vehicle will be used, the make, model, and license plate of the vehicle and proof of insurance;
5. The place where the goods or property proposed to be sold was manufactured or produced, where such goods or products are located at the time said application is filed, and the proposed method of delivery;
6. When the applicant proposes to peddle any prepared food product for human consumption, a certification from the Central District Health Department or other agencies of the City of Kuna shall be required prior to issuance of the license and during its duration;
7. If an employee or agent of an entity, the name and address thereof, with written documentation establishing the authority of the employee or agent;
8. Social Security or valid driver's license numbers, full legal name and date of birth of any applicant or the entity applicant's agent and any other information necessary to conduct a criminal background check on the applicant. An applicant as outlined by this section shall be fingerprinted by an appropriate agency designated by the city clerk. The cost to process the fingerprints shall be borne by the applicant. The city clerk's office is authorized to request criminal history checks on any applicant, including a national background check by the Federal Bureau of Investigation and charge the applicant for these investigations. In accordance with IC § 67-3008, the city clerk or designee may forward an applicant's fingerprints through the Idaho Department of Law Enforcement to the Federal Bureau of Investigation Identification Division for a national background check. The criminal history records shall be kept confidential;
9. A list of all the criminal charges and and/or convictions, withheld judgments or pleas of nolo contendere, whether a felony, misdemeanor for violation of an ordinance (other than traffic offenses), the nature of the offense or violation, the date and place of the criminal or other related proceedings for each applicant and employee; and
10. Two (2) color photographs of the applicant and each employee, measuring two inches by two inches (2" × 2"), showing the head and shoulders in a clear, distinguishable manner.

Section 2: That Sections 11, 12, 13, 14, 15, 16 and 17 of Chapter 3 of Title 3 of the Kuna City Code be amended to read as follows:

3-3-11:- LICENSE EXEMPTION

- A. Non-profit entities that are charitable and/or educational and which are administered and whose administrative address is in the city may apply to the city clerk for an exemption of

application fees, license bond requirement and/or extension of the license period beyond six months. The city clerk shall grant such exemption in the event the applicant has:

1. Provided all the application information relevant to their request for a license; and
 2. Provided proof that they are a charitable and/or educational non-profit entity and that the licensed peddling and solicitation is in accordance with their charitable and/or educational purposes; and
- B. The applicant may also request an exemption from the license expiration for a specified period not greater than five (5) years subject to the applicant verifying that the applicant:
1. will be repeating the same licensed peddling and solicitations for a stated period beyond six (6) months; and
 2. agrees to provide notice to the city clerk each time the applicant will conduct the licensed peddling and solicitation; and
 3. will also provide the city clerk with information of any changes in the information provided in the application.

3-3-12: - RESTRICTIONS:

- A. The following restrictions shall apply to peddling and soliciting in the incorporated areas of the City of Kuna:
1. *Restriction:* Peddlers and solicitors shall only engage in their activities between the hours of 9:00 a.m. and 7:00 p.m.
 2. *Holidays:* There shall be no peddling or soliciting on the following holidays: New Year's Day, Washington's/Presidents Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day and Christmas Day.
 3. *Prohibited areas:* The city council, may, by resolution, from time to time, prohibit the activities allowed under this chapter if it determines such prohibitions are necessary to protect the public health, safety and welfare of the citizens of Kuna.
 4. *Child labor restrictions:* Restrictions relating to minimum age as set forth in the child labor provisions of the Fair Labor Standards Act, 29 USC § 201 et seq. (1938), as amended, and the Child Labor Law of Idaho, IC § 44-1301 et seq., as amended, are hereby adopted and constitute restrictions under this chapter.
 5. *Premises restrictions:* Peddlers and solicitors shall not enter upon any premise when the same is posted with a sign stating "NO PEDDLERS ALLOWED" or "NO SOLICITATION ALLOW" or other words to that effect. A violation of this section shall

result in immediate revocation of the license and the potential for trespassing charges to be filed against the person(s).

3-3-13: - RIGHT TO CANCEL:

The buyer of any goods solicited or peddled shall have the right to cancel the door-to-door sale within three (3) business days of the transaction. A business day is any calendar day except Sunday, or the following holidays: New Year's Day, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day and Christmas Day.

3-3-14: - LICENSE DENIAL; REVOCATION:

- A. Any application made for or license issued pursuant to this chapter may be denied or revoked by the city clerk and the city council on any of the following grounds:
1. Fraud, misrepresentation or false statement in the application;
 2. Fraud, misrepresentation or false statement made by the licensee in the course of conducting solicitation or peddling activities;
 3. Conducting peddling or solicitation activities contrary to the provisions of this chapter;
 4. Conducting peddling or soliciting activities in such a manner as to create a public nuisance constitute a breach of the peace or endanger the health, safety or general welfare of the general public. This includes the situation where a peddler or solicitor has been asked to leave the premises by the residential occupant and they have failed to immediately do so.

3-3-15: - NOTICE AND HEARING ON REVOCATION:

- A. If a license is revoked, a notice of a hearing for revocation of a license issued pursuant to this chapter shall be provided in writing and shall set forth specifically the grounds for the revocation and the date, time and place for hearing. Notice shall be hand delivered to the licensee and/or mailed to the licensee at the address shown on the license application or last known address.
- B. If the licensee requests a hearing, the hearing shall be before the city council at the next regularly scheduled meeting and the council shall take evidence with regard to the grounds for a revocation.

3-3-16: - APPEALS:

- 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.

3-3-17: - VIOLATIONS AND PENALTY:

A violation of the provisions of this chapter shall be punishable as a misdemeanor as provided for in title 1, chapter 4 Kuna City Code and IC § 18-113, as amended. Each day or violation of any provision of this chapter shall be considered a separate offense, punishable as described herein.

Section 3: 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 4: 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 ____ day of _____, 2019

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

(Space above reserved for recording)

**ORDINANCE 2019-28
CITY OF KUNA, IDAHO**

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM
[PATAGONIA DEVELOPMENT LLC. real property]**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- **MAKING CERTAIN FINDINGS; and**
- **ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR’S PATAGONIA DEVELOPMENT LLC.; AND**
- **DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and**
- **DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and**
- **DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE NEW YORK IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and**
- **PROVIDING AN EFFECTIVE DATE.**

The City Council findings: The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

- 1.1 The City of Kuna has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the “KMIS”); and
- 1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and

- 1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor's office as PATAGONIA DEVELOPMENT LLC. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the "SUBJECT REAL PROPERTIES") within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and
- 1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

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

Section 1: The boundaries of the Kuna Municipal Irrigation System are enlarged by the inclusion of the SUBJECT REAL PROPERTIES and the boundaries thereof are adjusted accordingly, said SUBJECT REAL PROPERTY being described as follows in **Exhibit A** attached hereto this Ordinance.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to New York Irrigation District, the owner of the SUBJECT REAL PROPERTIES and to update the official City map of the exterior boundaries of KMIS.

Section 5: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

DATED this 20th day of August 2019.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A

**LEGAL DESCRIPTION FOR WATER RIGHTS ON
PATAGONIA DEVELOPMENT LLC.**

A parcel located in the NE ¼ of the SW ¼ of Section 7, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the northwest corner of the SW ¼ of said Section 7, from which an Aluminum Cap monument marking the northeast corner of the SW ¼ of said Section 7 bears S 89°19'20" E a distance of 2561.82 feet;

Thence S 89°19'20" E along the northerly boundary of said SW ¼ a distance of 1227.13 feet to a Brass cap monument marking the northwest corner of the NE ¼ of said SW ¼; also being the Initial Point of Rice Ridge Subdivision, as shown in Book 68 of Plats on Pages 6919 thru 6920, records of Ada County, Idaho, and the **POINT OF BEGINNING**;

Thence continuing along said northerly boundary S 89°19'20" E a distance of 689.69 feet to a 5/8 inch diameter rebar marking the northwesterly corner of the future Patagonia Subdivision No. 4;

Thence along the westerly boundary of said future Patagonia Subdivision No. 4 the following courses and distances:

Thence S 0°28'13" W a distance of 352.32 feet to a 5/8 inch diameter rebar;

Thence S 38°27'29" W a distance of 423.96 feet to a 5/8 inch diameter rebar;

Thence N 55°26'08" W along said westerly boundary, and along the northerly boundary of Patagonia Subdivision No. 3, as shown in Book 115 of Plats on Pages 17107 thru 17111, records of Ada County, Idaho, a distance of 157.98 feet to a 5/8 inch diameter rebar;

Thence continuing along said northerly boundary N 89°38'46" W a distance of 296.69 feet to a 5/8 inch diameter rebar marking the northwesterly corner of said Patagonia Subdivision No. 3, said point being on the easterly boundary of said Rice Ridge Subdivision and the westerly boundary of said NE ¼ of the SW ¼;

Thence along said boundary N 0°21'14" E a distance of 601.00 feet to the **POINT OF BEGINNING**.

This parcel contains 9.14 acres.

