



CITY OF KUNA

**P. O. BOX 13
KUNA, ID 83634**

Telephone (208) 922-5546 Fax (208) 922-5989
www.kunacity.id.gov

November 19, 2013

7:00 P.M. REGULAR CITY COUNCIL MEETING

**KUNA CITY COUNCIL CHAMBER
763 W. AVALON ST.
KUNA, IDAHO**

CITY OFFICIALS

**W. Greg Nelson, Mayor
Richard Cardoza, Council President
Briana Buban-Vonder Haar, Council Member
Doug Hoiland, Council Member
Joe Stear, Council Member**

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 to make inquiry concerning the nature of the item described on the agenda.

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.

CITY OF KUNA
REGULAR CITY COUNCIL MEETING
AGENDA
TUESDAY, NOVEMBER 19, 2013
Kuna City Hall Council Chamber, 763 W. Avalon Street, Kuna, Idaho

7:00 P.M. REGULAR CITY COUNCIL

Call to Order and Roll Call

Invocation: Randy Maxwell, Seventh-day Adventist Church

Pledge of Allegiance: Mayor Nelson

1. Consent Agenda:

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

A. City Council Meeting Minutes:

1. Minutes of November 6, 2013 Regular Meeting

B. Accounts Payable Dated November 19, 2013 in the Amount of \$121,928.09

C. Alcohol Licenses:

D. Resolutions:

1. Resolution No. R48-2013 Applewood Subdivision Landscaping Installation Agreement

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE LANDSCAPING INSTALLATION AGREEMENT BETWEEN THE CITY OF KUNA, IDAHO AND DBTV APPLEWOOD FARM, LLC WHEREIN DBTV APPLEWOOD FARM, LLC WILL LANDSCAPE THE COMMON LOT KNOWN AS BLOCK 4, LOT 1 OF APPLEWOOD SUBDIVISION NO.1

2. Resolution No. R50-2013 Lease Agreement – Snake River Young Marines

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE
MAYOR TO EXECUTE THE REAL ESTATE LEASE AGREEMENT BETWEEN
THE CITY OF KUNA, IDAHO AND THE SNAKE RIVER YOUNG MARINES

E. Findings of Facts and Conclusions of Law:

1. 13-01-AN, 13-01-DA, and 13-01-S; Merlin Point Subdivision
Annexation, a Development Agreement and Preliminary Plat for approx. 52 acres over
2 parcels, into the City of Kuna, from Steve Arnold (A Team Consultants), requesting
C-1 Zoning for commercial and residential uses on site. The site is located at 1380 E.
Kuna Road, Kuna, ID. (APN#'s: R0645254601 & S1324449005).

2. Citizen's Reports or Requests:

- A. 2014 Kuna Days Firework Donation – Jack Graham, Lions Club

3. Old Business:

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

5. New Business:

- A. Chief of Police Report and Introduction of Kuna's Three School Resource Officers –
Justin Dusseau, Chief of Police
- B. 13-02-FP: Merrell Family Center Subdivision No. 1 (Ridley's) – Troy Behunin, Senior
Planner
Applicant is requesting Final Plat approval for the Merrell Family Center Subdivision
No.1. The final plat for Merrell Family Center Subdivision No.1 requests two
construction phases. Phase 1 proposes 9 commercial lots and phase two includes a single
lot (lot 10, block 1).
- C. Consideration to Accept the Canvassed Election Results of the 2013 Kuna City Municipal
Election Held on November 5, 2013
- D. Resolution R49-2013 East King Road Property (Oxnam Property) – Richard Roats, City
Attorney
A RESOLUTION DECLARING THAT A SINGLE CITY-OWNED PARCEL OF REAL
PROPERTY CONSISTING OF APPROXIMATELY 19.84 ACRES AND LOCATED
ON E. KING ROAD, EAST OF S. MERIDIAN ROAD, KUNA, IDAHO, IS SURPLUS
AS THE PROPERTY IS UNDERUTILIZED, OR NOT USED FOR PUBLIC
PURPOSES; DECLARING THE INTENT OF THE CITY OF KUNA TO SELL THE
PROPERTY AT PUBLIC AUCTION TO THE HIGHEST BIDDER; DECLARING THE
MINIMUM PRICE FOR THE PROPERTY; INSTRUCTING THE CITY CLERK TO
PUBLISH A SUMMARY OF THE ACTION TAKEN BY THIS RESOLUTION AND
ESTABLISH AND PUBLISH NOTICE OF THE HEARING DATE TO REVIEW THE
PROPOSED CONVEYANCE, EXCHANGE OR SALE AND TO PUBLISH NOTICE

OF THE PUBLIC AUCTION HEARING TO SELL THE PROPERTY TO THE HIGHEST BIDDER AT AN AMOUNT NOT LESS THAN THE MINIMUM SET BY THE CITY COUNCIL; APPROVING A SUMMARY OF THE ACTION TAKEN BY THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE

- E. Resolution No. 51-2013 S. Swan Falls Road (Falco Catena) Richard Roats, City Attorney

A RESOLUTION DECLARING THAT TWO ADJACENT CITY-OWNED PARCELS OF REAL PROPERTY CONSISTING OF APPROXIMATELY 52.12 ACRES AND 107.43 ACRES AND LOCATED ON S. SWAN FALLS ROAD, SOUTH OF E. KING ROAD, KUNA, IDAHO, ARE SURPLUS AS THE PROPERTIES ARE UNDERUTILIZED, OR NOT USED FOR PUBLIC PURPOSES; DECLARING THE INTENT OF THE CITY OF KUNA TO SELL THE PROPERTIES AT PUBLIC AUCTION TO THE HIGHEST BIDDER; DECLARING THE MINIMUM PRICE FOR THE PROPERTIES; INSTRUCTING THE CITY CLERK TO PUBLISH A SUMMARY OF THE ACTION TAKEN BY THIS RESOLUTION AND ESTABLISH AND PUBLISH NOTICE OF THE HEARING DATE TO REVIEW THE PROPOSED CONVEYANCE, EXCHANGE OR SALE AND TO PUBLISH NOTICE OF THE PUBLIC AUCTION HEARING TO SELL THE PROPERTIES TO THE HIGHEST BIDDER AT AN AMOUNT NOT LESS THAN THE MINIMUM SET BY THE CITY COUNCIL; APPROVING A SUMMARY OF THE ACTION TAKEN BY THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

- F. Review Comprehensive Plan Amended Section 5.0 Economic Development and Section 16.0 Public Safety and Emergency Preparedness – Wendy Howell, P&Z Director

6. Ordinances:

7. Mayor/Council Discussion Items:

8. Announcements:

9. Executive Session:

- A. Adjourn to Executive Session Pursuant to Idaho Code 67-2345(b) for the Purpose of Discussing Personnel

10. Adjournment:

CITY OF KUNA
REGULAR CITY COUNCIL MEETING
MINUTES
WEDNESDAY, NOVEMBER 6, 2013
Kuna City Hall Council Chamber, 763 W. Avalon Street, Kuna, Idaho

7:00 P.M. REGULAR CITY COUNCIL

COUNCIL MEMBERS PRESENT: Mayor W. Greg Nelson
Council President Richard Cardoza
Council Member Briana Buban-Vonder Haar
Council Member Joe Stear

EXCUSED ABSENCE: Council Member Doug Hoiland

CITY STAFF PRESENT: Richard Roats, City Attorney
Gordon Law, City Engineer
John Marsh, City Treasurer
Wendy Howell, Planning & Zoning Director
Brenda Bingham, City Clerk

Call to Order and Roll Call

Mayor Nelson called the meeting to order at 7:00 p.m. Roll call reflected Council President Cardoza and Council Members Buban-Vonder Haar and Stear present at the meeting. Council Member Hoiland was unable to attend due to work responsibilities.

Invocation: Karen Hernandez, United Methodist Church

Pledge of Allegiance: Mayor Nelson

1. Consent Agenda: (Timestamp 00:01:47)

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 Old Business or as instructed by the City Council.

A. City Council Meeting Minutes:

1. Minutes of October 10, 2013 Special Meeting
2. Minutes of October 15, 2013 Regular Council Meeting

B. Accounts Payable Dated October 15, 2013 in the Amount of \$28,867.36

C. Alcohol Licenses:

D. Resolutions:

1. **Resolution No. R46-2013 Idaho Non-Criminal Justice Agency Access Agreement**
A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE
MAYOR TO EXECUTE THE AGREEMENT- IDAHO NON-CRIMINAL JUSTICE
AGENCY ACCESS AGREEMENT
2. **Resolution No. R47-2013 Water Main Break Settlement Agreement**
A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE
MAYOR TO EXECUTE THE RELEASE OF CLAIMS AND SETTLEMENT
AGREEMENT REGARDING THE WATER MAIN BREAK ON OCTOBER 4, 2012
AT THE LOCATION OF 4th STREET AND LINDER, KUNA, IDAHO.

E. Findings of Facts and Conclusions of Law:

Council Member Stear moved to approve the Consent Agenda as presented. Seconded by Council Member Buban-Vonder Haar, all voting aye. Motion carried 3-0.

2. **Citizen's Reports or Requests:** (*Timestamp 00:02:19*)

A. Fee Waiver Request for Use of the Senior Center on Tuesday Evenings by the Snake River Young Marines – Cynthia Jones

Council Member Buban-Vonder Haar moved to approve the fee waiver request for use of the Senior Center on Tuesday evenings by the Snake River Young Marines for a period of 6 months and then a report will be given back to the Council on what the membership is looking like. Seconded by Council Member Stear.

Attorney Roats will make contact with the group to obtain a lease and insurance.

All voted aye. Motion carried 3-0.

3. **Old Business:**

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

A. **13-02-AN, 13-01-DA, 13-01-ZC and 13-01-S; Merlin Point Subdivision** – Troy Behunin, Sr. Planner (*Timestamp 00:07:28*)

Requests for Annexation, a Zone Change, Development Agreement and Preliminary Plat for approx. 52 acres over 2 parcels, into the City of Kuna, from Steve Arnold (A Team Consultants), requesting C-1 Zoning for commercial and residential uses on site. The site is located at 1380 E. Kuna Road, Kuna, ID. (APN#'s: R0645254601 & S1324449005)

1 Troy Behunin, Senior Planner, explained the applications 13-01-AN (Annexation), 13-01-
2 DA (Development Agreement) and 13-01-S (Subdivision) is for the Merlin Point
3 Residential and Commercial Subdivision and Annexation. The site is located at
4 approximately 1380 East Kuna Road. The applicant is TFI, LP which is Tom Nicholson
5 enterprises and his representative is Steve Arnold, A-Team Land Consultants.
6

7 Applicants Requests:

- 8
- 9 • Annexation approval of two parcels with 52 total acres;
 - 10 • Approval of a Development Agreement to guide future development;
 - 11 • Approval of a preliminary plat to include 56 residential connected-townhome lots;
 - 12 • Approval of a preliminary plat to include 20 commercial lots;
 - 13 • Change the current zone from Rural Urban Transition in the County to C-1
(Neighborhood Commercial District);
 - 14 • Approval of internal public and private driveways for site traffic circulation;
 - 15 • Approval of a 30-foot landscape buffer between non-compatible uses, and along road
16 frontages;
 - 17 • Access to State Highway 69 and Kuna Roads in four places. Three are public streets;
18 including a right-in/right-out driveway, one access is proposed as a private driveway.
19

20 P&Z staff has had discussions with Ada County Highway District (ACHD) and the Idaho
21 Transportation Department (ITD) about the access points. Based on the uses that are
22 proposed for the site, staff recommends South Sailer Place and East Ensolorado Street be
23 given full access and that the right-in/right-out not be approved nor the full access on the
24 curb be approved.
25

26 The Planning Commission decision is to allow full access at East Ensolorado, Sailer Place
27 and the curve on SH 69.
28

29 Troy Behunin explained a letter was received today from ACHD with a request that it be
30 read into the record at this meeting. Copies were distributed and Mr. Behunin read the
31 following letter:
32
33



Sara M. Baker, President
John S. Franden, Vice President
Rebecca W. Arnold, Commissioner
Mitchell A. Jaurena, Commissioner
Jim D. Hansen, Commissioner

November 6, 2013

Via E-Mail

Mayor Nelson
City of Kuna
763 W. Avalon
Kuna, Idaho 83634

RE: Merlin Pointe Subdivision

Honorable Mayor Nelson and Council Members:

ACHD appreciates the opportunity to comment on this development application, and requests that this letter be read into the record for the City Council consideration of Merlin Pointe Subdivision. The proposed Merlin Pointe Subdivision is requesting a driveway on the inside of the curve of SH 69. As stated in the ACHD staff report dated August 14, 2013, ACHD has concerns related to this driveway.

- Kuna Road, an ACHD facility, intersects SH 69 at this location.
- The Traffic Impact Study submitted by the applicant demonstrates that the site will function well without the proposed driveway on the inside of the curve.
- The site will be served by two full access public street connections and one right-in/right-out driveway to SH 69; as well as two local street connections and a stub street to the north, giving the site 6 access points without the driveway on the inside of the curve.
- The future southerly extension of Meridian Road is shown in the Long Range Transportation Plan adopted by COMPASS, of which ACHD, the City of Kuna and ITD are all members.
- The future development of the City of Kuna to the south of Kuna Road will dictate when Meridian Road is extended. That extension will necessitate the rebuilding and realignment of the SH 69/Kuna Road intersection. A driveway at this location will complicate or prohibit the design and construction of that intersection in the future. An arterial Road intersection with a private driveway as a 5th leg to the intersection will not function as safely or efficiently as a 4 leg intersection of the two arterial roads.
- Locating an access point on the inside of a curve creates challenges, such as proper sight distance, and is not recommended when better access locations are available.

The ACHD staff report has more information and details on the ACHD recommendations and requirements for this development application. We thank you for your consideration of this information, and appreciate the good working relationship we have with the City of Kuna, and your excellent staff.

Sincerely,

Gary Inselman
Development Services Manager

Mayor Nelson opened the public hearing at 7:20 p.m.

SUPPORT

None

NEUTRAL

(Timestamp 00:20:34)

Nola Miller, 262 N. Sunbird Avenue, signed up for both Neutral and In Opposition because she wasn't sure what plans were for access roads. Concern was expressed on the narrow streets and heavy traffic that may occur. She asked for Steve Arnold to explain the project before making any further comments.

(Timestamp 00:21:38)

Steve Arnold, A-Team Land Consultants, 1785 Whisper Cove, Boise, explained the biggest issue is the access points for the site. Their application was submitted in March of 2013 and a staff report from ACHD was received in July. Mr. Arnold has discussed the sewer analysis with Gordon Law and need to decide how to serve the various corners of the property. Other than access, Mr. Arnold is in agreement with the staff report.

The developer owns all four corners of the property. Mr. Nicholson has the northeast, south and west corner and worked with ITD when they designed the bend coming into the City. At that time, the parcels right-of-way negotiation was deeded the four access points.

Mr. Arnold explained Mr. Nicholson's desire to work with the City to help "kick start" an Urban Renewal District to assist with improvements. Interest in installing a marquis on a portion of right-of-way owned by ITD at the southwest corner of Kuna Road and Meridian Road was expressed. They plan to create a significant amount of landscaping on each side of the entrance into the City.

Their long range plan is to have a building theme for the project that can be used on all four corners.

More lots on the commercial side have been plotted than is anticipated but they most likely will have one large anchor with other uses coming in around it. They have visited with another larger commercial tenant on the west side of Sailer that they hope to bring in to add as a complement to the City.

A central park is planned within the residential portion which at this time is planning to be townhomes but if the market should shift in the future, there is an idea of possibly zoning a portion of it to allow for a single family detached. The zoning they are requesting now is strictly attached housing for townhouses and four-plex units. They are also proposing multiple paths with the central park that would help support approximately 11 acres of the residential subdivision.

The key to successful commercial developments is access as well as safe ingress and egress. (The commercial development at Milwaukee and Franklin in Boise was used as an example.)

Mr. Arnold referred to a letter from him and Mr. Nicholson that supports Meridian Road crossing at that location. They are in favor of it and would support a traffic signal there and would eliminate the driveway. They are not proposing a five-legged intersection.

1
2 Mr. Arnold requested the record to reflect that if that road crosses, it is nothing but
3 betterment to the commercial on the other side. They are in full agreement and will not
4 propose a five-legged intersection. They will not ask for the driveway at that time if it is
5 decided.
6

7 Mr. Arnold was at ACHD when they first started studying it in 1995 or 1996, they would
8 like it to happen for their site but they do not think it will happen. This is the main reason
9 they are asking for the driveway. ITD has plans to signalize the intersection. Their traffic
10 engineer looked at the site circulation of Ensolorado and Sailer without that intersection it
11 showed that the two public streets functioned at a lower level of service. Meaning, having
12 that driveway service this development only was betterment to those two public streets.
13 They can make the findings that his traffic engineer did that showed that. They
14 demonstrated it to ACHD and understand they want to leave their options open should
15 that become a southerly crossing. Mr. Arnold stated they are in agreement that if it does,
16 they will pull it and will not try to fight that intersection whatsoever.
17

18 Discussions have taken place on the traffic and the Urban Renewal District and there is
19 existing sewer and water. Their plan may include pressure irrigation or to create their
20 own system. They will work with the City Engineer on it.
21

22 The developers will be connecting to the stub streets and will be extending them through
23 their development as 36' street sections where it is residential. Where it is not, they will
24 be doing 41' sections with detached sidewalks and landscaping.
25

26 The traffic study has shown the amount of traffic that went back through the subdivision
27 was minimal compared to what was coming from the subdivision out to and through their
28 development. Perception is, there is traffic on their now and there may be some added but
29 it is well within ACHD's limits and thresholds for a local street. Their traffic study
30 included looking at the internal sites and streets where they found nothing was operating
31 at excessive levels of service.
32

33 The Teed Lateral runs through the site and they are fully in favor of pathways and inner-
34 connectivity within the subdivision. This is the best amenity that can be placed inside a
35 subdivision and it is well documented that they are well used. There is a lateral that goes
36 to the north that is proposed for a pathway connection and recommends the City carry this
37 as development occurs to the north up to Deer Flat. Portions of the Teed Lateral will be
38 piped with a 54" reinforced concrete pipe. They will probably eliminate some of the lots
39 which will become open space due to the pipe.
40

41 In summary, Mr. Arnold requested the record to reflect that he and Tom Nicholson are not
42 here to create a situation that is unsafe. They have done the site distance studies for the
43 driveway at 55, 45 and 35 mph. At 45 and 35 mph, they know it will work. At 55 mph, it
44 would take some grading issues on the site to create a good site distance. They are not
45 here to create something that is not safe. This project will probably be a ten year build
46 out.
47

1
2 (Timestamp 00:37:54)

3 **David Szplett**, Development Services Manager, ITD, stated he signed up as Neutral
4 because ITD does not have a position on whether the project should be approved. He
5 came because he does not understand the controversy over the project.
6

7 Mr. Szplett explained State Highway 69 (SH-69) extends from Orchard Street and East
8 Avalon, past Paul's Market and around the curve to I-84.
9

10 The SH-69 roadway carries less than 9,000 vehicles per day at this site. It can carry more
11 than 30,000 per day so they have no issues with capacity.
12

13 There is 140' of raw right-of-way so there is plenty of room if the roadway has to be
14 widened to six lanes.
15

16 ITD widened the Kuna curve in 2000. They purchased land from the Nicholson's in 1997
17 and deeded four access points to the Nicholson property. Three of the four proposed
18 access points meet ITD separation policies. Only the western approach by Sunbird
19 Village is too close to Sunbird Avenue and needs to be 250' away.
20

21 The proposed main site access aligns with Kuna Road and ITD plans a future traffic
22 signal there. The speed will probably drop to 35 MPH.
23

24 ITD has no plans to extend SH-69 to the south. If ACHD wants to extend the road to the
25 south, then ACHD will need to align their extension with the existing intersection on the
26 curve or take over SH-69.
27

28 (Timestamp 01:01:16)

29 **Nola Miller**, asked about the location of the townhouses noting concern on having two-
30 story houses.
31

32 (Timestamp 01:03:26)

33 **Donna Young**, 399 N. Meridian Road, Kuna, requested that North Merlin Avenue be
34 moved 80' to the west. Their home sits on the northeast corner and if the 80' is removed
35 then it makes the 1.86 acres smaller. If Kokanee Lane is made then additional acreage is
36 removed. If SH-69 is increased to six lanes then the property shrinks even more.
37

38 **Steve Arnold** replied that the plans reflect it to be moved 300' to the west.
39

40 (Timestamp 01:05:31)

41 **Roberta Sailer**, 1185 E. Kuna Road, Kuna, explained she lives directly across the street
42 from this project and pleased with the planning taking place on the development. She
43 participated in the Comprehensive Plans meetings for years and wanted to make sure the
44 recommendations were followed as far as colors, designs and Birds of Prey theme so
45 consistency is carried through on the Plan.
46

Ms. Sailer encouraged drought tolerant plants be used in the landscaping to conserve water.

She has lived in the house for 39 years and knows what the bend in the road has gone through since 1974 and stated it is working well right now. She pointed out ITD put the access points where they thought they were needed for development.

Troy Behunin showed the proposed access points to Ms. Sailer on the map. He explained the pavement areas are only approaches for the current use and will not be used. He showed her on the map the full accesses being proposed.

Ms. Sailer asked how many years out before the light on the plan would be installed. At P&Z, they talked about building an entrance at the curve but not making it accessible until there was a light there.

Mayor Nelson mentioned the time frame could change if the crossing of the railroad tracks as an extension of SH-69 takes place.

Ms. Sailer recommended that if the extension on SH-69 takes place then the entrance could be built but it should not be accessible until the light is installed.

OPPOSE (Timestamp 01:05:31)

Bob Sterling, 921 E. Jackpot St, Kuna, stated Nola expressed his concerns.

Bill Dohrmann, 186 N. Sunbird Avenue, replied that his concerns were already addressed.

Mayor Nelson closed the Public Hearing at 8:12 p.m.

(Timestamp 01:12:48)

Steve Arnold explained he has a rough sketch of the development if SH-69 crossed the tracks at the location. They would add landscaping along the lots at the bend near the intersection and possibly pick up another lot in the corner. They hope to get one of the larger tenants in the developed area to warrant the installation of the traffic signal sooner than later.

Proper permits will be obtained, they do not want to create an unsafe situation. They have worked with ITD in creating the radius on all four corners. More explanation on the access points took place.

They hope the City and ACHD will agree to take SH-69 straight across. It will help their other three parcels but they don't think it will happen. They are planning their site as if it doesn't happen but if it does, they will modify their site and will definitely not create a five-legged unsafe access point.

More discussion followed with various questions from the Council. (Timestamp 01:17:59)

(Timestamp 01:23:11)

Jeff Lowe, ACHD, reported they submitted the letter and reiterates in the staff report their concerns about the entrance to the curve. There are requirements that will need to be complied with on the internal roadways to meet with ACHD standards for public roads.

Troy Behunin cleared up confusion with the wording on the agenda clarifying there will be a zone change but only because it is going from county to city but it is not a city zone change so the 13-01-ZC should be omitted.

More discussion on the access points and traffic signals took place. (Timestamp 01:26:24)

(Timestamp 01:40:56)

Council Member Buban-vonder Haar stated that based on the facts outlined in the staff report and public testimony, moved to approve Case Numbers 13-01-AN, 13-01-DA and 13-01-S an annexation, development agreement and preliminary plat request with the conditions of approval as listed with the exception of number 18 which would be changed to read, applicant shall change the proposed right-in/right-out on East Kuna Road to meet ITD requirements or it will be eliminated; the curb access East Ensolorado and North Sailer Avenue shall be full access should Meridian Road be extended; in the future the applicant agrees to eliminate the curve access to ensure a squared four-way intersection.

Seconded by Council Member Stear. Discussion on the motion regarding the squared intersection and the traffic signal took place.

Council Member Buban-vonder Haar amended her motion to include that on Number 18, when a signal is warranted it is required. **Seconded by Council Member Stear**, all voting aye. Motion carried 3-0.

5. New Business:

- A. Review Comprehensive Plan Amended Section 3.0 Population and History and Section 4.0 School Facilities – Wendy Howell, P&Z Director (Timestamp 01:45:05)

Wendy Howell explained sections of the Comprehensive Plan will be presented for Council review over the next few months. At the conclusion of the reviews, corrections will be made with one more review taking place prior to the public hearing. By request of the Ada County's Board of Commissioners, the public hearing will be a joint meeting between Kuna City Council and Ada County's Board of Commissioners.

An issue regarding a decision of the City of Meridian pertaining to their impact area verses what they can and are willing to serve. Meridian wanted their impacted area to extend to Amity Road but there is a portion of the southwestern area that cannot be served. A meeting with the Mayor of Meridian was held but before a decision can be made a meeting with Tim Eck will take place.

1 The second issue was the industrial designation approval in 2009 where several
2 community members were not aware of the designation.
3 Electronic versions of both the regular format and the track changes will be provided.
4

5 B. Project Status Report – Information Only, No Action Required
6

7 **6. Ordinances:** *(Timestamp 01:53:07)*
8

9 **A. First Reading of Ordinance No. 2013-23 Background Check for Applicants for City
10 Employment and Certain Licensees**

11 *Consideration to dispense with full reading and three consecutive readings.*

12 *Consideration to approve ordinance.*

13 *Consideration to approve a summary publication of the ordinance.*

14 AN ORDINANCE CREATING A NEW CHAPTER IN TITLE 1 (ADMINISTRATION)
15 OF THE CITY OF KUNA CODE: CHAPTER 16 REGARDING CRIMINAL
16 BACKGROUND CHECKS FOR FINAL APPLICANTS SEEKING EMPLOYMENT
17 WITH THE CITY OF KUNA, OR CERTAIN APPLICANTS SEEKING A CITY
18 LICENSE AS REQUIRED BY SEPARATE ORDINANCE; PROVIDING FOR A
19 SEVERANCE CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

20 **Council Member Stear moved to dispense with the full reading and three consecutive**
21 **readings of Ordinance No. 2013-23. Seconded by Council Member Buban-vonder**
22 **Haar, all voting aye. Motion carried 3-0.**
23

24 **Council Member Stear moved to approve Ordinance No. 2013-23. Seconded by**
25 **Council Member Buban-vonder Haar with the following roll call vote:**

26 **Voting Aye: Council Members Cardoza, Buban-Vonder Haar and Stear**

27 **Voting No: None**

28 **Absent: Council Member Hoiland**

29 **Motion carried 3-0.**
30

31 **Council Member Stear moved to approve a summary publication of Ordinance No.**
32 **2013-23. Seconded by Council Member Buban-vonder Haar, all voting aye.**

33 **Motion carried 3-0.**

34 **7. Mayor/Council Discussion Items:** *(Timestamp 01:55:14)*
35

36 Congratulations were expressed to Pat Jones and Richard Cardoza on their newly elected
37 council positions.
38

39 Gordon Law expressed appreciation from Mr. Cobb to the Mayor and Council for their
40 support on the water tower painting project.
41

42 The Chamber of Commerce meeting was announced for the third Thursday of each month.
43

1 Appreciation was expressed to the Mayor for the many hours of service he provides.
2 Changing the mayor from a part-time position to a full-time position was discussed. The
3 Mayor will prepare a salary recommendation for a full-time mayor based on Kuna's
4 population so it can be considered in FYE 2015 for the newly elected officials. Salaries for
5 the council will also be considered at that time.
6

7 Laptops for use during council meetings and for council packets were discussed and will be
8 looked into to see if funding is available for purchasing.
9

10 **8. Announcements:**

11
12 **9. Executive Session:**

13
14 **10. Adjournment:**

15
16 Council Member Stear moved to adjourn the meeting at 9:10 p.m.
17

18
19 _____
20 W. Greg Nelson, Mayor
21

22 ATTEST:

23
24
25 _____
26 Brenda S. Bingham, City Clerk
27

28
29 *Minutes prepared by Brenda Bingham*
30 *Date Approved: CCM11/19/13*
31
32

Payment Approval Report - City Council Approval
Report dates: 11/14/2013-11/14/2013

City of Kuna

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only 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
ACCEM												
839 ACCEM		60114		<u>Q1 MEMBERSHIP DUES FYE 14</u>	10/01/2013	1,316.75	.00	01-6075 DUES & MEMBERSHIPS	0	11/13		
Total ACCEM:						1,316.75	.00					
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5 ADA COUNTY HIGHWAY DISTRICT (IMPACT)		10/2013		<u>ACHD IMPACT FEE TRANSFER OCT. 2013</u>	10/31/2013	26,424.00	.00	01-2510 ACHD IMPACT FEE TRANSFER	0	11/13		
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						26,424.00	.00					
ANALYTICAL LABORATORIES												
1 ANALYTICAL LABORATORIES		24786		<u>BACTERIA TEST, OCTOBER '13 - WATER</u>	10/31/2013	774.20	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	11/13		
1 ANALYTICAL LABORATORIES		24787		<u>BACTERIA TEST, OCTOBER '13 - SEWER</u>	10/31/2013	1,005.30	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	11/13		
Total ANALYTICAL LABORATORIES:						1,779.50	.00					
AUTOZONE, INC.												
1606 AUTOZONE, INC.		4126360207	1087	<u>NEW 5-YR BATTERY FOR TRK #18, WATER, OCT '13 - C. DEYOUNG</u>	10/23/2013	86.40	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/13		
1606 AUTOZONE, INC.		4126360391	1091	<u>WINDOW SQUEEZE, ACCESSORY RELAY FOR FANS, HEADLIGHT KIT FOR VEH #70, BLDG INSP, OCT '13 - B. BACHMAN</u>	10/23/2013	42.37	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1005	11/13		

City of Kuna
Payment Approval Report - City Council Approval
Report dates: 11/14/2013-11/14/2013

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 AUTOZONE, INC.:												
						128.77	.00					
BOISE RIGGING SUPPLY												
246	BOISE RIGGING SUPPLY	R42768	1065	EXOFIT VEST-STYLE 3 POINT HARNESS TO WORK OFF-GROUND, PARKS, OCT '13 - C. KNIGHTE	10/16/2013	239.00	.00	01-6175 SMALL TOOLS	1004	11/13		
Total BOISE RIGGING SUPPLY:												
						239.00	.00					
BRADY INDUSTRIES OF IDAHO LLC												
1240	BRADY INDUSTRIES OF IDAHO LLC	4300509	1072	TWO CASES ROLL TOWELS - NWWTP - K. RICE - WATER	10/21/2013	34.72	.00	20-6025 JANITORIAL	0	11/13		
1240	BRADY INDUSTRIES OF IDAHO LLC	4300509	1072	TWO CASES ROLL TOWELS - NWWTP - K. RICE - WATER	10/21/2013	36.96	.00	21-6025 JANITORIAL	0	11/13		
1240	BRADY INDUSTRIES OF IDAHO LLC	4300509	1072	TWO CASES ROLL TOWELS - NWWTP - K. RICE - WATER	10/21/2013	40.32	.00	21-6025 JANITORIAL	0	11/13		
Total BRADY INDUSTRIES OF IDAHO LLC:												
						112.00	.00					
CANYON HONDA												
844	CANYON HONDA	1015237	1037	PURCHASE 2014 HONDA PIONEER UTV, SEWER, OCT '13 - B. BACHMAN	01/11/2013	13,949.00	.00	21-6020 CAPITAL IMPROVEMENTS	0	11/13		
Total CANYON HONDA:												
						13,949.00	.00					
CASELLE INC												
1239	CASELLE INC	53454		PROGRAMMER TIME TO MERGE THE KRID ACCOUNT STRUCTURE/HISTORY WITH THE UTILITY BILLING STRUCTURE TO OBTAIN SINGLE BILL STATUS - 14 HRS. @ \$145/hr.	11/01/2013	2,030.00	.00	25-6202 PROFESSIONAL SERVICES	0	11/13		
Total CASELLE INC:												
						2,030.00	.00					

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 11/14/2013-11/14/2013

Page: 3

Nov 15, 2013 06:29AM

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
CENTURYLINK												
62	CENTURYLINK	208922113658		<u>DEDICATED LAND LINE</u> <u>NWWTP - OCT. 2013</u>	10/25/2013	44.55	.00	<u>21-6255 TELEPHONE</u> <u>EXPENSE</u>	0	11/13		
62	CENTURYLINK	2089222339708		<u>WATER/IRRIGATION</u> <u>DEDICATED LAND LINE - OCT.</u> <u>2013</u>	10/25/2013	74.08	.00	<u>20-6255 TELEPHONE</u> <u>EXPENSE</u>	0	11/13		
62	CENTURYLINK	2089222339708		<u>WATER/IRRIGATION</u> <u>DEDICATED LAND LINE - OCT.</u> <u>2013</u>	10/25/2013	18.52	.00	<u>25-6255 TELEPHONE</u> <u>EXPENSE</u>	0	11/13		
62	CENTURYLINK	208922971483		<u>LAND LINE - SR. CENTER -</u> <u>OCT. 2013</u>	10/25/2013	49.25	.00	<u>01-6255 TELEPHONE</u>	1001	11/13		
Total CENTURYLINK:						186.40	.00					
CORWIN AUTO IDAHO LLC												
442	CORWIN AUTO IDAHO LLC	3282	1095	<u>7.5 GALLONS DIESEL EXHAUST</u> <u>FLUID AND FILL NOZZLE FOR</u> <u>TRUCK #23. SEWER SERVICE</u> <u>TRUCK (B. BACHMAN)</u>	10/24/2013	39.64	.00	<u>21-6305 VEHICLE</u> <u>MAINTENANCE &</u> <u>REPAIRS</u>	0	11/13		
Total CORWIN AUTO IDAHO LLC:						39.64	.00					
D & B SUPPLY												
75	D & B SUPPLY	26483	1081	<u>2 PRS STEEL TOE SAFETY</u> <u>BOOTS, 2 EA CARHART</u> <u>JACKETS/COVERALLS, RAIN</u> <u>GEAR FOR NEW HIRES, OCT</u> <u>'13 - T. FLEMING</u>	10/22/2013	791.89	.00	<u>21-6230 SAFETY</u> <u>TRAINING &</u> <u>EQUIPMENT</u>	0	11/13		
75	D & B SUPPLY	67792	1039	<u>3/8" LOG CHAIN X 14' LONG, 2</u> <u>EA 3/8" CHAIN BINDER, 1 EA</u> <u>5/16" CHAIN BINDER, PARKS,</u> <u>OCT '13 - B. WITHROW</u>	01/02/2013	128.96	.00	<u>01-6175 SMALL</u> <u>TOOLS</u>	1004	11/13		
75	D & B SUPPLY	67792	1039	<u>1 EA LARGE HEAVY HOOD</u> <u>PULLOVER-BLACK, 1 EA, LT</u> <u>CHAPMAN JACKET-BLACK,</u> <u>PARKS, OCT '13 - B. WITHROW</u>	01/02/2013	172.98	.00	<u>01-6285 UNIFORMS</u>	1004	11/13		
75	D & B SUPPLY	69884	1080	<u>1 PR RUBBER HIP BOOTS FOR</u> <u>NEW HIRE, OCT '13 - T.</u> <u>SHAFFER</u>	10/22/2013	75.99	.00	<u>21-6230 SAFETY</u> <u>TRAINING &</u> <u>EQUIPMENT</u>	0	11/13		

Accounts Payable

Page 3 of 16

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 D & B SUPPLY:												
1,169.82 .00												
ESRI												
807	ESRI	92720844	1051	ARC GIS LICENSE UPGRADE, 3 SOFTWARE LICENSES, P&Z, OCT '13 - M. BORZICK	10/17/2013	4,050.00	.00	01-6166 PP&E PURCHASES - OPERATIONS	1003	11/13		
807	ESRI	92720844	1051	ARC GIS LICENSE UPGRADE FOR GIS MAPPING, WATER, OCT '13 - M. BORZICK	10/17/2013	567.00	.00	20-6166 PP&E PURCHASES - OPERATIONS	0	11/13		
807	ESRI	92720844	1051	ARC GIS LICENSE UPGRADE FOR GIS MAPPING, SEWER, OCT '13 - M. BORZICK	10/17/2013	567.00	.00	21-6166 PP&E PURCHASES - OPERATIONS	0	11/13		
807	ESRI	92720844	1051	ARC GIS LICENSE UPGRADE FOR GIS MAPPING, P.I., OCT '13 - M. BORZICK	10/17/2013	216.00	.00	25-6166 PP&E PURCHASES - OPERATIONS	0	11/13		
Total ESRI:												
5,400.00 .00												
FASTENAL COMPANY												
1507	FASTENAL COMPANY	IDBOS178101	1100	HOLE SAW KIT, 1/2" DRIVE DEEP WELL SOCKET SET, NUT DRIVER SET	10/30/2013	302.54	.00	20-6175 SMALL TOOLS	0	11/13		
Total FASTENAL COMPANY:												
302.54 .00												
FERGUSON WATERWORKS #1701												
219	FERGUSON WATERWORKS #1701	0582999	1004	16" GASKET FOR REPAIR TO 10-MILE FORCE MAIN, SEPT '13 - T. FLEMING	09/20/2013	14.06	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	11/13		
219	FERGUSON WATERWORKS #1701	0583130	1007	SEWER LINE BACK-UP PARTS FOR 10-MILE PROJECT, SEPT '13 - C. KNIGHT	09/23/2013	604.90	.00	21-6166 PP&E PURCHASES - OPERATIONS	0	11/13		
Total FERGUSON WATERWORKS #1701:												
618.96 .00												

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 11/14/2013-11/14/2013

Page: 5
Nov 15, 2013 06:29AM

Accounts Payable
Page 5 of 16

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
FILTRATION TECHNOLOGY												
108	FILTRATION TECHNOLOGY	S6526/6556	1067	10 - 30 GAL BARRELS OF AQUA MAG TO CLEAN SYSTEM FITTINGS, WELLS #6 & #10, MAY '13 - J. YERTON	10/21/2013	2,547.88	.00	20-6150 MAINT. & REPAIRS- SYSTEM	0	11/13		
Total FILTRATION TECHNOLOGY:						2,547.88	.00					
HD SUPPLY WATERWORKS LTD												
63	HD SUPPLY WATERWORKS LTD	B436189	1078	10 EA 1-1/2 METER GASKETS; 10 EA 2" METER GASKETS, 1-2" METER SPACER KIT, WATER, OCT '13 - C. DEYOUNG	10/21/2013	232.41	.00	20-6150 MAINT. & REPAIRS- SYSTEM	0	11/13		
63	HD SUPPLY WATERWORKS LTD	B616555		IRRIGATION PARTS (VARIOUS) FOR INSTALLATION IN THE GREENBELT EXTENSION - SWAN FALLS RD. EAST (B. WITHROW)	10/21/2013	9,167.14	.00	25-6020 CAPITAL IMPROVEMENTS	0	11/13		
63	HD SUPPLY WATERWORKS LTD	B646397	1079	6 EA SERVICE BOXES, 12 EA CLEANOUTS, 520 FT OF 6" PIPE, BRASS 90'S FOR BUTLER PROJECT, P.I., OCT '13 - C. DEYOUNG	10/21/2013	2,856.09	.00	25-6020 CAPITAL IMPROVEMENTS	0	11/13		
Total HD SUPPLY WATERWORKS LTD:						12,255.64	.00					
HOME DEPOT CREDIT SERVICES												
29	HOME DEPOT CREDIT SERVICES	7087216	1011	PAINT GUN TIPS FOR WATER TOWER PAINTING PROJECT, SEPT '13 - B. BACHMAN	09/24/2013	61.19	.00	01-6150 MAINTENANCE & REPAIRS- SYSTEM	1004	11/13		
29	HOME DEPOT CREDIT SERVICES	8023373	1092	WORK GLOVES; 2 PAIRS OF SHOCK RESISTANT WORK GLOVES FOR WORKING ON STREET LIGHT REPLACEMENTS; 2 PAIRS STANDARD LEATHER WORK GLOVES (B. BACHMAN)	10/23/2013	85.46	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	11/13		
Total HOME DEPOT CREDIT SERVICES:						146.65	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
38	IDAHO POWER CO	101413BAND		<u>POWER - PARKS BAND SHELL</u>	10/14/2013	14.41	.00	01-6290 UTILITIES	1004	11/13		
38	IDAHO POWER CO	101513BIRDS		<u>BIRDS OF PREY LIFT STATION</u>	10/15/2013	290.03	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101513SEA		<u>540 SEA HOLLY IRRIGATION PUMP</u>	10/15/2013	100.66	.00	25-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101513STREE		<u>STREET LIGHTS</u>	10/15/2013	5,908.64	.00	01-6290 UTILITIES	1002	11/13		
38	IDAHO POWER CO	101613DANSK		<u>DANSKIN WELL</u>	10/16/2013	247.96	.00	20-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101613GREYH		<u>GREYHAWK LIFT STATION</u>	10/16/2013	45.08	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101613SNOW		<u>SNOW HAWK AVE. WELL</u>	10/16/2013	2,190.44	.00	20-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101713100CRI		<u>100 WATT CRIMSON PT. STREET LIGHTS</u>	10/17/2013	104.61	.00	01-6290 UTILITIES	1002	11/13		
38	IDAHO POWER CO	101713100WIL		<u>100 WATT WILLOW GLENN STREET LIGHTS</u>	10/17/2013	5.84	.00	01-6290 UTILITIES	1002	11/13		
38	IDAHO POWER CO	101713ACHD		<u>ACHD SHOP</u>	10/17/2013	1.86	.00	01-6290 UTILITIES	1004	11/13		
38	IDAHO POWER CO	101713ACHD		<u>ACHD SHOP</u>	10/17/2013	1.86	.00	20-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101713ACHD		<u>ACHD SHOP</u>	10/17/2013	1.91	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101713BUTLE		<u>BUTLER WELL</u>	10/17/2013	242.49	.00	20-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101713CEDAR		<u>CEDAR WELL</u>	10/17/2013	1,031.44	.00	20-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101713CITYH		<u>CITY HALL</u>	10/17/2013	91.93	.00	01-6290 UTILITIES	0	11/13		
38	IDAHO POWER CO	101713CITYH		<u>CITY HALL</u>	10/17/2013	24.50	.00	01-6290 UTILITIES	1003	11/13		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
38	IDAHO POWER CO	101713CITYH		<u>CITY HALL</u>	10/17/2013	71.41	.00	20-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101713CITYH		<u>CITY HALL</u>	10/17/2013	93.23	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101713CITYH		<u>CITY HALL</u>	10/17/2013	30.23	.00	25-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101713DEERH		<u>DEERHORN LIFT STATION</u>	10/17/2013	203.66	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101713HISTO		<u>HISTORY CENTER</u>	10/17/2013	15.55	.00	01-6290 UTILITIES	0	11/13		
38	IDAHO POWER CO	101713HUBBA		<u>HUBBARD LIFT STATION</u>	10/17/2013	101.81	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101713INDIAN		<u>INDIAN CREEK LIFT STATION</u>	10/17/2013	25.14	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101713NWWT		<u>NORTH WASTEWATER TREATMENT PLANT</u>	10/17/2013	11,389.98	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101713ORCHA		<u>ORCHARD LIFT STATION</u>	10/17/2013	73.16	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101713PARK		<u>PARK METER</u>	10/17/2013	184.91	.00	01-6290 UTILITIES	1004	11/13		
38	IDAHO POWER CO	101713PARKS		<u>CITY PARKS - EAST</u>	10/17/2013	5.52	.00	01-6290 UTILITIES	1004	11/13		
38	IDAHO POWER CO	101713PARKS		<u>PARK SHOP</u>	10/17/2013	42.85	.00	01-6290 UTILITIES	1004	11/13		
38	IDAHO POWER CO	101713PARKS		<u>PARK SHOP</u>	10/17/2013	42.85	.00	20-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101713PARKS		<u>PARK SHOP</u>	10/17/2013	42.85	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101713PARKS		<u>PARK SHOP</u>	10/17/2013	42.86	.00	25-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101713PARKS		<u>CITY PARKS - WEST</u>	10/17/2013	6.16	.00	01-6290 UTILITIES	1004	11/13		
38	IDAHO POWER CO	101713PROSP		<u>PROSPECTOR LIFT STATION</u>	10/17/2013	69.55	.00	21-6290 UTILITIES EXPENSE	0	11/13		

City of Kuna
Payment Approval Report - City Council Approval
Report dates: 11/14/2013-11/14/2013

Page: 8
Nov 15, 2013 06:29AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
38	IDAHO POWER CO	101713SEGO		<u>SEGO PRAIRIE IRR. POND</u>	10/17/2013	212.58	.00	25-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101713SENO		<u>KUNA SENIOR CENTER</u>	10/17/2013	317.07	.00	01-6290 UTILITIES	1001	11/13		
38	IDAHO POWER CO	101713SKATE		<u>SKATE PARK LIGHTS</u>	10/17/2013	5.20	.00	01-6290 UTILITIES	1004	11/13		
38	IDAHO POWER CO	101713WATER		<u>WATER SHOP</u>	10/17/2013	40.20	.00	20-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101713WATER		<u>WATER SHOP</u>	10/17/2013	10.05	.00	25-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101713WELL		<u>WELL/KUNA</u>	10/17/2013	187.53	.00	20-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101713WELL6		<u>WELL #6</u>	10/17/2013	4,359.23	.00	20-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101813CHAPP		<u>CHAPPAROSA PUMP</u>	10/18/2013	145.73	.00	25-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101813CRIMS		<u>CRIMSON PT. LIFT STATION</u>	10/18/2013	515.03	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101813DANSK		<u>DANSKIN LIFT STATION</u>	10/18/2013	236.28	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101813DISCO		<u>DISCOVERY LIFT STATION</u>	10/18/2013	42.26	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101813LAGOO		<u>SEWER LAGOONS - BLOWER, PROCESS WELL, EAST BOOSTER, OFFICE</u>	10/18/2013	743.79	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101813LAGOO		<u>SEWER LAGOON SHOP</u>	10/18/2013	25.86	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101813LAGOO		<u>SEWER LAGOONS - WEST WELL</u>	10/18/2013	2,443.16	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101813PARKR		<u>PARKS-GREENBELT RESTROOM</u>	10/18/2013	36.30	.00	01-6290 UTILITIES	1004	11/13		
38	IDAHO POWER CO	101813POND7		<u>LAGOONS - POND 7 BLOWERS</u>	10/18/2013	4,433.94	.00	21-6290 UTILITIES EXPENSE	0	11/13		

City of Kuna		Payment Approval Report - City Council Approval Report dates: 11/14/2013-11/14/2013					Page: 9 Nov 15, 2013 06:29AM					
Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
38	IDAHO POWER CO	101813SWAN		<u>LAGOONS - WEST BOOSTER EFFLUENT PUMP</u>	10/18/2013	39.65	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101813TENMI		<u>TEN MILE LIFT STATION</u>	10/18/2013	1,475.10	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	101813WELL5		<u>WELL #5</u>	10/18/2013	249.54	.00	20-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	102113CRIMS		<u>CRIMSON PT. IRR. PUMP</u>	10/21/2013	48.08	.00	25-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	102113SADIE		<u>SADIE CR. IRR. PUMP</u>	10/21/2013	152.64	.00	25-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	102113SUTTE		<u>SUTTERS MILL IRRIGATION PUMP</u>	10/21/2013	34.68	.00	25-6290 UTILITIES EXPENSE	0	11/13		
Total IDAHO POWER CO:							38,499.28	.00				
INTEGRA TELECOM												
1411	INTEGRA TELECOM	11419431		<u>T1 DATA/PHONE LINE SERVICE 11/13</u>	11/01/2013	363.84	.00	01-6255 TELEPHONE	0	11/13		
1411	INTEGRA TELECOM	11419431		<u>T1 DATA/PHONE LINE SERVICE 11/13</u>	11/01/2013	121.32	.00	01-6255 TELEPHONE	1003	11/13		
1411	INTEGRA TELECOM	11419431		<u>T1 DATA/PHONE LINE SERVICE 11/13</u>	11/01/2013	297.66	.00	20-6255 TELEPHONE EXPENSE	0	11/13		
1411	INTEGRA TELECOM	11419431		<u>T1 DATA/PHONE LINE SERVICE 11/13</u>	11/01/2013	388.62	.00	21-6255 TELEPHONE EXPENSE	0	11/13		
1411	INTEGRA TELECOM	11419431		<u>T1 DATA/PHONE LINE SERVICE 11/13</u>	11/01/2013	126.12	.00	25-6255 TELEPHONE EXPENSE	0	11/13		
Total INTEGRA TELECOM:							1,297.56	.00				
INTEGRINET SOLUTIONS, INC.												
1595	INTEGRINET SOLUTIONS, INC.	63845		<u>MONTHLY CONTRACT NETWORK SERVER MONITORING AND SUPPORT</u>	10/15/2013	73.18	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	11/13		

Accounts Payable

Page 9 of 16

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1595	INTEGRINET SOLUTIONS, INC.	63845		MONTHLY CONTRACT NETWORK SERVER MONITORING AND SUPPORT	10/15/2013	24.40	.00	01-6142 MAINT. & REPAIR- EQUIPMENT	1003	11/13		
1595	INTEGRINET SOLUTIONS, INC.	63845		MONTHLY CONTRACT NETWORK SERVER MONITORING AND SUPPORT	10/15/2013	59.87	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	11/13		
1595	INTEGRINET SOLUTIONS, INC.	63845		MONTHLY CONTRACT NETWORK SERVER MONITORING AND SUPPORT	10/15/2013	78.17	.00	21-6142 MAINT. & REPAIRS- EQUIPMENT	0	11/13		
1595	INTEGRINET SOLUTIONS, INC.	63845		MONTHLY CONTRACT NETWORK SERVER MONITORING AND SUPPORT	10/15/2013	25.38	.00	25-6142 MAINT. & REPAIRS- EQUIPMENT	0	11/13		
1595	INTEGRINET SOLUTIONS, INC.	63964		NETWORK ADMIN. WORK TO REPAIR SHARED DRIVES DUE TO VIRUS	10/13/2013	79.58	.00	01-6142 MAINT. & REPAIR- EQUIPMENT	1003	11/13		
1595	INTEGRINET SOLUTIONS, INC.	63964		NETWORK ADMIN. WORK TO REPAIR SHARED DRIVES DUE TO VIRUS	10/13/2013	26.54	.00	01-6142 MAINT. & REPAIR- EQUIPMENT	1003	11/13		
1595	INTEGRINET SOLUTIONS, INC.	63964		NETWORK ADMIN. WORK TO REPAIR SHARED DRIVES DUE TO VIRUS	10/13/2013	65.10	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	11/13		
1595	INTEGRINET SOLUTIONS, INC.	63964		NETWORK ADMIN. WORK TO REPAIR SHARED DRIVES DUE TO VIRUS	10/13/2013	84.99	.00	21-6142 MAINT. & REPAIRS- EQUIPMENT	0	11/13		
1595	INTEGRINET SOLUTIONS, INC.	63964		NETWORK ADMIN. WORK TO REPAIR SHARED DRIVES DUE TO VIRUS	10/13/2013	27.59	.00	25-6142 MAINT. & REPAIRS- EQUIPMENT	0	11/13		
1595	INTEGRINET SOLUTIONS, INC.	64184		NETWORK ADMIN. WORK TO SET UP TWO NEW SEWER EMPLOYEES ON NETWORK	10/27/2013	43.00	.00	21-6142 MAINT. & REPAIRS- EQUIPMENT	0	11/13		
1595	INTEGRINET SOLUTIONS, INC.	64184		NETWORK ADMIN. WORK TO SOLVE SHARED DRIVE SYNC ISSUES	10/27/2013	43.41	.00	01-6142 MAINT. & REPAIR- EQUIPMENT	1003	11/13		
1595	INTEGRINET SOLUTIONS, INC.	64184		NETWORK ADMIN. WORK TO SOLVE SHARED DRIVE SYNC ISSUES	10/27/2013	14.47	.00	01-6142 MAINT. & REPAIR- EQUIPMENT	1003	11/13		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voiced
1595	INTEGRINET SOLUTIONS, INC.	64184		NETWORK ADMIN. WORK TO SOLVE SHARED DRIVE SYNC ISSUES	10/27/2013	35.51	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	11/13		
1595	INTEGRINET SOLUTIONS, INC.	64184		NETWORK ADMIN. WORK TO SOLVE SHARED DRIVE SYNC ISSUES	10/27/2013	46.36	.00	21-6142 MAINT. & REPAIRS- EQUIPMENT	0	11/13		
1595	INTEGRINET SOLUTIONS, INC.	64184		NETWORK ADMIN. WORK TO SOLVE SHARED DRIVE SYNC ISSUES	10/27/2013	15.05	.00	25-6142 MAINT. & REPAIRS- EQUIPMENT	0	11/13		
Total INTEGRINET SOLUTIONS, INC.:						742.60	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	110413		NATURAL GAS CONSUMPTION NWWTP 9/26-10/29	11/04/2013	179.20	.00	21-6290 UTILITIES EXPENSE	0	11/13		
Total INTERMOUNTAIN GAS CO:						179.20	.00					
INTERSTATE ALL BATTERY CENTER												
434	INTERSTATE ALL BATTERY CENTER	190210100423	1096	6 BATTERIES FOR WATER DEPARTMENT LOCATORS (B.BACHMAN)	10/24/2013	17.40	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	11/13		
Total INTERSTATE ALL BATTERY CENTER:						17.40	.00					
KUNA LUMBER												
499	KUNA LUMBER	A61779	1109	(3) 80LB BAGS OF CONCRETE FOR WEST WELL PROJECT, CAREY KNIGHT	10/31/2013	11.37	.00	20-6150 MAINT. & REPAIRS- SYSTEM	0	11/13		
499	KUNA LUMBER	B47045	1005	1 - 80LB BAG CONCRETE FOR BUTLER PROJECT, SEPT '13 - P.I.	09/20/2013	3.79	.00	25-6150 MAINT. & REPAIRS- SYSTEM (PI)	0	11/13		
499	KUNA LUMBER	B47265	1019	REPLACE 3/4" STAINLESS STEEL WASHER FOR BAND SCREENING, SEPT '13 - M. NADEAU	09/26/2013	1.13	.00	21-6142 MAINT. & REPAIRS- EQUIPMENT	0	11/13		
499	KUNA LUMBER	B47738	1061	PAINT, BRUSHES TO PAINT WATER TOWER "K", OCT '13- B. WITHROW	10/16/2013	72.05	.00	01-6020 CAPITAL IMPROVEMENTS	1004	11/13		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
499	KUNA LUMBER	B47971	1062	2 EA MUD RAKES FOR ALL PARKS, OCT '13 - B. WITTHROW	10/16/2013	61.18	.00	01-6175 SMALL TOOLS	1004	11/13		
Total KUNA LUMBER:												
						149.52	.00					
KUNA MACHINE SHOP												
44	KUNA MACHINE SHOP	9032	665	6EA PIECES OF 2.5" SCH. 40 PIPE + 2 EA. 6"X6" SQUARE TUBING FOR TRAILER REPAIRS	10/08/2013	59.88	.00	01-6150 MAINTENANCE & REPAIRS- SYSTEM	1004	11/13		
44	KUNA MACHINE SHOP	9049	1073	ADD CHAIN RACK TO TRAILERS FOR ALL DEPTS., PARKS, OCT '13 - B. BACHMAN	10/21/2013	11.31	.00	01-6142 MAINT. & REPAIR- EQUIPMENT	1004	11/13		
44	KUNA MACHINE SHOP	9049	1073	ADD CHAIN RACK TO TRAILERS FOR ALL DEPTS., WATER, OCT '13 - B. BACHMAN	10/21/2013	11.31	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	11/13		
44	KUNA MACHINE SHOP	9049	1073	ADD CHAIN RACK TO TRAILERS FOR ALL DEPTS., SEWER, OCT '13 - B. BACHMAN	10/21/2013	11.32	.00	21-6142 MAINT. & REPAIRS- EQUIPMENT	0	11/13		
44	KUNA MACHINE SHOP	9049	1073	ADD CHAIN RACK TO TRAILERS FOR ALL DEPTS., P.I., OCT '13 - B. BACHMAN	10/21/2013	11.31	.00	25-6142 MAINT. & REPAIRS- EQUIPMENT	0	11/13		
Total KUNA MACHINE SHOP:												
						105.13	.00					
KUNA TRUE VALUE HARDWARE												
43	KUNA TRUE VALUE HARDWARE	111751		MISC. PVC AND NUTS/BOLTS FOR REPAIRS TO VARIOUS SEWER LOCATIONS	09/30/2013	41.36	.00	21-6150 MAINT. & REPAIRS- SYSTEM	0	11/13		
43	KUNA TRUE VALUE HARDWARE	112143		VARIOUS SPRINKLER RAPAIR PARTS	09/10/2013	38.49	.00	01-6150 MAINTENANCE & REPAIRS- SYSTEM	1004	11/13		
43	KUNA TRUE VALUE HARDWARE	113286	1024	3/8 DRILL ADAPTER FOR DEWALT, SEWER, SEPT '13 - C. KNIGHT	09/30/2013	4.59	.00	21-6175 SMALL TOOLS	0	11/13		

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
43	KUNA TRUE VALUE HARDWARE	113286	1024	RESTOCK LOCK NUTS, BOLTS, FUSES, SEWER, SEPT '13 - C. KNIGHT	09/30/2013	39.24	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	11/13		
43	KUNA TRUE VALUE HARDWARE	113286	1024	1 PR GLOVES, SEWER, SEPT '13 - C. KNIGHT	09/30/2013	3.99	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	11/13		
43	KUNA TRUE VALUE HARDWARE	113286	1024	ADJUSTABLE WRENCH, FARM, SEPT '13 - C. KNIGHT	09/30/2013	20.99	.00	21-6090 FARM EXPENDITURES	0	11/13		
43	KUNA TRUE VALUE HARDWARE	113287	1025	FLY STRIPS, LOCK NUTS, N.WWTP, SEPT '13 - C. KNIGHT	09/30/2013	18.44	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	11/13		
43	KUNA TRUE VALUE HARDWARE	113316	1026	REPLACE TAPE MEASURE, 100 PSI GAUGE, 1/2" IMPACT ADAPTER, WATER, SEPT '13 - R. FORD	09/30/2013	25.97	.00	20-6175 SMALL TOOLS	0	11/13		
43	KUNA TRUE VALUE HARDWARE	113316	1026	RESTOCK HOSE ADAPTER, BUSHING, TEFLON TAPE, 4" BOLTS, WATER, SEPT '13 - R. FORD	09/30/2013	24.03	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	11/13		
43	KUNA TRUE VALUE HARDWARE	113317	1027	1 EA 100 PSI PRESSURE GAUGE, P.I., SEPT '13 - R. FORD	09/30/2013	10.99	.00	25-6175 SMALL TOOLS	0	11/13		
43	KUNA TRUE VALUE HARDWARE	113317	1027	RESTOCK FOR BARRICADES: 24 NUTS & BOLTS, 2 NIPPLES, GALVANIZED ELBOWS, P.I., SEPT '13 - R. FORD	09/30/2013	55.55	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	11/13		
Total KUNA TRUE VALUE HARDWARE:							283.64	.00				
KUNA WELDING												
46	KUNA WELDING	1213	1094	TOOL BASKET FOR SEWER VAC. TRUCK BUILT (T. FLEMING)	10/22/2013	268.50	.00	21-6175 SMALL TOOLS	0	11/13		
46	KUNA WELDING	1227	1093	4 MANHOLE HOOKS BUILT (T. FLEMING)	10/23/2013	60.68	.00	21-6175 SMALL TOOLS	0	11/13		
46	KUNA WELDING	1236	1111	SHELVES BUILT IN SERVICE TRUCK (#23), ROBBY FORD	10/31/2013	321.05	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/13		
P												

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 KUNA WELDING:												
						650.23	.00					
METROQUIP, INC.												
196	METROQUIP, INC.	21485		6 GALLONS OF JET BUGS FOR SEWER LINES	10/07/2013	309.80	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	11/13		
196	METROQUIP, INC.	21572	1064	BUSHING CLAMPS, NIPPLE, CAMLOCK FOR 10-MILE PROJECT. SEWER. OCT '13 - C. KNIGHT	10/16/2013	92.85	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	11/13		
196	METROQUIP, INC.	21573	1047	1" X 12" WIRE SKIDS FOR SEWER VAC. TRUCK (2 EA.) (T. FLEMING)	10/16/2013	98.00	.00	21-6175 SMALL TOOLS	0	11/13		
196	METROQUIP, INC.	21573	1047	1" X 10" WIRE SKIDS FOR SEWER VAC. TRUCK (2 EA.) (T. FLEMING)	10/16/2013	127.00	.00	21-6175 SMALL TOOLS	0	11/13		
196	METROQUIP, INC.	21573	1047	10" CATCH BASKET FOR SEWER VAC. TRUCK (2 EA.) (T. FLEMING)	10/16/2013	330.00	.00	21-6175 SMALL TOOLS	0	11/13		
196	METROQUIP, INC.	21573	1047	12" CATCH BASKET FOR SEWER VAC. TRUCK (2 EA.) (T. FLEMING)	10/16/2013	350.00	.00	21-6175 SMALL TOOLS	0	11/13		
Total METROQUIP, INC.:												
						1,307.65	.00					
NATHANIEL R. DAVIS dba												
1528	NATHANIEL R. DAVIS dba	102613	985	2600' OF BARBED WIRE FENCING DEMO. AND REINSTALL - INSTALLED H BRACES AND CORNER BRACES - SWAN FALLS FENCE PROJECT-(T. FLEMING)	10/26/2013	6,775.00	.00	21-6020 CAPITAL IMPROVEMENTS	0	11/13		
Total NATHANIEL R. DAVIS dba:												
						6,775.00	.00					
NORCO, INC.												
222	NORCO, INC.	12239862	1082	WELDER AND PLASMA CUTTER W/ TIPS AND WIRE. PARKS. OCT '13 - B. WITHROW	10/08/2013	2,745.37	.00	01-6175 SMALL TOOLS	1004	11/13		

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 NORCO, INC.:												
						2,745.37	.00					
PLATT ELECTRIC SUPPLY, INC.												
1613	PLATT ELECTRIC SUPPLY, INC.	5921072	1050	PHOTO CELL, 4 FUSES, STREET LIGHT REPAIR, OCT '13 - B. BACHMAN	10/15/2013	23.97	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1002	11/13		
Total PLATT ELECTRIC SUPPLY, INC.:												
						23.97	.00					
RENTAL CONNECTION												
893	RENTAL CONNECTION	33196		ARGON CYLINDER RENTAL	10/15/2013	51.29	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	11/13		
Total RENTAL CONNECTION:												
						51.29	.00					
ROCKY MOUNTAIN TURF & INDUSTRI												
478	ROCKY MOUNTAIN TURF & INDUSTRI	560201	1097	PARTS TO REBUILD THE DECK OF THE PARKS DEPARTMENT SWEEPER(B.BACHMAN)	10/16/2013	453.70	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	11/13		
Total ROCKY MOUNTAIN TURF & INDUSTRI:												
						453.70	.00					
Grand Totals:						121,928.09	.00					

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 11/14/2013-11/14/2013

Page: 16

Nov 15, 2013 06:29AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Dated: _____ Mayor: _____ City Council: _____ _____ _____ _____ _____ _____ _____ City Treasurer: _____												
Report Criteria: Detail report. Invoices with totals above \$0.00 included. Only unpaid invoices included.												

Accounts Payable

Page 16 of 16

RESOLUTION NO. R48-2013

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE LANDSCAPING INSTALLATION AGREEMENT BETWEEN THE CITY OF KUNA, IDAHO AND DBTV APPLEWOOD FARM, LLC WHEREIN DBTV APPLEWOOD FARM, LLC WILL LANDSCAPE THE COMMON LOT KNOWN AS BLOCK 4, LOT 1 OF APPLEWOOD SUBDIVISION NO.1.

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 Landscaping Installation Agreement between the City of Kuna, Idaho and DBTV Applewood Farm, LLC wherein DBTV Applewood Farm, LLC will landscape the common lot known as Block 4, Lot 1 of Applewood Subdivision No.1 pursuant to the terms of the agreement.

PASSED BY THE COUNCIL of Kuna, Idaho this 19th day of November 2013.

APPROVED BY THE MAYOR of Kuna, Idaho this 19th day of November 2013.

W. Greg Nelson, Mayor

ATTEST:

Brenda S. Bingham, City Clerk

LANDSCAPING INSTALLATION AGREEMENT

AGREEMENT RELATING TO THE COMPLETION OF LANDSCAPING IMPROVEMENTS UPON BLOCK 4, LOT 1 OF THE APPLEWOOD SUBDIVISION DEVELOPMENT.

THIS AGREEMENT, entered into as of this 19th day of November, 2013, by and between the CITY OF KUNA, IDAHO (hereinafter called CITY) and DBTV Applewood Farm, LLC (hereinafter called Owner).

WHEREAS;

1. The Applewood Subdivision Master Plan was approved by the CITY on or about August 1, 2006; and
2. Part of the approval required the developer (Stetson L.P.) to go through the Design Review process for the landscaping and buffer on Ten Mile Road; and
3. On August 4, 2006, Stetson, L.P. sold its interest to Applewood Development, LLC.; and
4. The developer (Applewood Development LLC) did go through the Design Review process, and a landscaping plan was approved by the CITY; and
5. The developer platted phase one of the Applewood Subdivision Master Plan as Applewood Subdivision No. 1., and it contained the buffer lot on Ten Mile Road as a common and designated as Block 4, Lot 1; and
6. On November 13, 2007, the CITY approved the landscape plan for Block 4, Lot 1, which proposed that developer complete the landscaping on only that portion of Block 4, Lot 1, that is directly adjacent to the nine (9) lots in Applewood Subdivision No. 1, leaving two (2) sections of Block 4, Lot 1 that would not be landscaped until future phases of Applewood Subdivision (See Exhibit A, attached hereto); and
7. Developer deeded Block 4, Lot 1 to the Applewood Subdivision Homeowners Association; and
8. On December 16, 2011, Developer sold its interest in the remaining phases to DBTV, LLC and on November 11, 2012 DBTV, LLC conveyed its interest to Owner, including the property adjacent to the two (2) sections of Block 4, Lot 1 that have not been landscaped (hereinafter called the Property) (See, Exhibit A & B, attached hereto, depicting the Block 4, Lot 1 and the area to be landscaped); and

9. Owner desires to complete the entitlement of the Property now known as Silver Trail Subdivision, and formerly known as, and a part of the Applewood Subdivision Master Plan; and
10. The CITY specifically recognizes that Owner is not the owner of Block 4, Lot 1 of Applewood Subdivision No. 1, and Owner has no legal obligation to complete the landscaping of said sections of Block 4, Lot 1; and
11. Owner has agreed to encumber the Property with the commitment to complete the landscaping of said section of Block 4, Lot 1 as a good neighbor to the Applewood Subdivision No. 1 property owners and recognizing the landscaping will enhance the neighborhood.

NOW THEREFORE, the parties hereto do mutually agree as follows:

1. Owner will encumber the Property with the commitment to complete the landscaping on the two (2) sections of Block 4, Lot 1 of Applewood Subdivision No. 1 under the following conditions:
 - a. The landscaping improvements will be constructed to substantially comply with the landscaping plans previously submitted to the CITY (a copy is attached hereto as Exhibit B), or as amended by agreement between the CITY and the owner of record at the time the Property, or portion thereof is developed; and.
 - b. The landscaping improvements will be installed by the owner of record at the time the Property, or portion thereof is being developed and shall include only the portions of Block 4, Lot 1 that are contiguous to the portion of the Property that is being developed.
2. All construction shall be performed in a good and workmanlike manner, in accordance with the agreed standards.
3. Within five (5) business days after receipt of the above notice of completion, the CITY shall inspect the landscaping improvements to which notice of completion applies, and within five (5) business days after receipt, give (entity) either written notice of approval or denial and corrective action required. Upon completion of any required corrective action, notice, inspection and approval or denial shall be required in like manner as cited above.

IN WITNESS WHEREOF, the parties hereto have executed this AGREEMENT in duplicate, each of which is deemed an original, as of the date first above written.

DBTV Applewood Farm, LLC, an Idaho limited liability company

Timothy W. Eck, Manager of EAMI LLC, a Delaware limited liability company,
its Manager

STATE OF _____)
) ss.
County of _____)

On this ____ day of _____, before me,
_____, a Notary Public in and for said State, personally
appeared Timothy W. Eck, known or identified to me (or proved to me on the oath of
_____) to be the person whose name is subscribed as Manager of EAMI,
LLC, a Delaware limited liability company and to the within instrument, and
acknowledged to me that he executed the same as such.

S
E
A
L

Notary Public for _____
My commission expires on _____

City of Kuna, Idaho

W. Greg Nelson
Mayor, City of Kuna, Idaho

STATE OF IDAHO)
) ss.
County of Ada)

On this ____ day of _____, before me,
_____, a Notary Public in and for said State, personally
appeared W. Greg Nelson, known or identified to me (or proved to me on the oath of
_____) to be the person whose name is subscribed as Mayor of the City of
Kuna, Idaho, and to the within instrument, and acknowledged to me that he executed the
same as such.

S
E
A
L

Notary Public for _____
My commission expires on _____





RESOLUTION NO. R50-2013

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE LEASE AGREEMENT BETWEEN THE CITY OF KUNA, IDAHO AND THE SNAKE RIVER YOUNG MARINES.

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 Real Estate Lease Agreement between the City of Kuna, Idaho and Snake River Young Marines, pursuant to the terms of the agreement.

PASSED BY THE COUNCIL of Kuna, Idaho this 19th day of November 2013.

APPROVED BY THE MAYOR of Kuna, Idaho this 19th day of November 2013.

W. Greg Nelson, Mayor

ATTEST:

Brenda S. Bingham, City Clerk

REAL ESTATE LEASE AGREEMENT

THIS AGREEMENT is between the City of Kuna, Idaho (herein referred to as "*LESSOR*") and Snake River Young Marines (herein referred to as "*LESSEE*").

WHEREAS *LESSOR* agrees to lease to *LESSEE*, and *LESSEE* agrees to lease from *LESSOR*, the premises known as the City of Kuna Senior Center on Tuesday of each week, from 6:00 PM to 9:00 PM.

WHEREAS the *LESSEE* agrees to fully comply with the terms and conditions of said lease.

The term of this lease is for a period of six (6) months commencing on December 1, 2013 and terminating on May 31, 2014 under the following terms and conditions:

1. **RENT:** *LESSEE* agrees to pay *LESSOR* rent for the premises in monthly installments of \$____0____ per month.
2. **INSURANCE/INDEMNIFICATION:** *LESSEE* agrees to provide property and casualty insurance for the property leased herein; and provide to the City Clerk's Office with a Certificate of Insurance. The *LESSEE* shall have insurance coverage in the amount of not less than one hundred thousand dollars (\$100,000.00). Further *LESSEE* agrees to indemnify, defend, and hold harmless and its officers, agents and employees, from and against any and all claims, losses, actions, or judgments for damages or injury to persons or property arising out of or in connection with the acts and/or any performances or activities of *LESSEE*, *LESSEE*'s agents, employees, representatives or guests under this Agreement.
3. **ALTERATIONS AND IMPROVEMENTS:** No alteration, additions or improvements shall be made, nor any sign placed upon the leased premises by *LESSEE* without first obtaining the written consent of *LESSOR*. All alterations, additions or improvements made by *LESSEE* shall be the property of *LESSOR* and surrendered with the premises at termination of this lease.
4. **ENTRY BY LESSOR:** *LESSOR* shall have the right to enter the leased premises at any reasonable time to examine the same and determine the maintenance and state of repair.
5. **FIRE OR OTHER LOSS:** If any structure shall be damaged by fire, the elements or other causes, that are determined to be caused by the acts or negligence of *LESSEE* or its employees, *LESSEE* shall promptly restore and repair the premises.
6. **HAZARDOUS WASTE:** *LESSEE* agrees not to store, generate, or otherwise use or bring upon the property any hazardous waste as defined by federal, state or local laws or regulations.

7. **TIME OF ESSENCE AND DEFAULT:** Time is of the essence of this agreement. If *LESSEE* defaults in any of the terms of this agreement for a period of ten (10) days after written notice of default has been sent by *LESSOR*, then *LESSOR*, at its option and in addition to all other legal and equitable remedies, may declare this lease forfeited and terminated and re-enter and repossess the leased premises. Upon such forfeiture and termination, all rights of *LESSEE* under this agreement shall immediately terminate. Provided, however, that nothing herein shall be considered an election of remedies or limitation of damages.
8. **NEW LEASE UPON END OF TERM:** *LESSEE* shall have the right to request a new lease agreement for additional one (1) year terms, by requesting a hearing before City Council, at least sixty (60) days before the expiration of this lease agreement. The City of Kuna reserves the right to add conditions and/or charge rent for the premises, as it deems appropriate.
9. **ASSIGNMENT OR SUBLETTING PROHIBITED:** *LESSEE* shall not assign this lease nor sublet the whole or any part thereof without the written consent of *LESSOR*.
10. **USE OF PROPERTY:** *LESSEE* will use the property for the purpose of conducting drills with young Marines, and shall at all times comply with all laws, regulations and ordinances. The *LESSEE'S* use of the property shall not be changed without the consent of *LESSOR*.
11. **ENTIRE AGREEMENT:** This is the entire agreement of the parties and can only be modified or amended in writing by the parties.
12. **ATTORNEY FEES:** If action is brought to enforce the terms or provisions of this lease, or to enforce forfeiture for default, or to collect damages for breach, the prevailing party in such action shall be entitled to recover from the losing party reasonable attorney fees together with costs authorized by law.
13. **SERVICE OF NOTICES:** Any notice may be served upon *LESSOR* by certified mail to *LESSOR* at:

City of Kuna
Post Office Box 13
Kuna, Idaho 83634

and any notice may be served upon *LESSEE* by certified mail to *LESSEE* at:

Snake River Young Marines
c/o BRYANT LYNDAKER
435 E 16TH N
MOUNTAIN HOME, ID 83647

Service of a notice by certified mail shall be deemed complete upon the date of the postmark by certified mail. Either party may change the address for services of notice by written notice to the other party.

DATED this _____ day of _____, 20____.

LESSOR:

LESSEE:

City of Kuna

By_____

By_____

Its_____

Its _____

ATTEST:

WITNESS:

City Clerk

(Signature of Witness or Notary Public)

Form and content approved by _____ as attorney for the City of Kuna.



City of Kuna

Findings of Fact & Conclusions of Law

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

To: Kuna City Council

File Numbers: 13-01-AN (Annexation)
13-01-DA (Development Agreement)
13-01-S (Subdivision) - Merlin Pointe Residential and Commercial Subdivision and Annexation

Location: 1380 East Kuna Road, Kuna, Idaho

Planner: Troy Behunin, Senior Planner

Hearing date: November 6, 2013

Findings of Fact: November 19, 2013

Applicant: TFI, LP
PO Box 690
Meridian, ID 83680
208.888.1624
Lbootstfi@gmail.com

Representative: A-Team Land Consultants
Steve Arnold
1785 Whisper Cove Avenue
Boise, ID 83709
208.321.0525
Steve@ateamboise.com

Table of Contents:

- A. Course Proceedings
- B. Applicants Request
- C. Vicinity & Aerial maps
- D. History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Findings of Fact
- J. Conclusions of Law
- K. Recommendation to Council by the Planning and Zoning Commission
- L. Order

A. Course of Proceedings:

1. A rezone and a development agreement is designated in Kuna City Code 1-14-3 (KCC), as a public hearing, with the City Council as the decision making body. This land use was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

- | | |
|---------------------------|---|
| i. Neighborhood Meeting | January 10, 2013 (four people attended) |
| ii. Agencies | April 8, 2013 |
| iii. 300' Property Owners | September 27, 2013 |
| iv. Kuna, Melba Newspaper | October 2, 2013 |
| v. Site Posted | October 21, 2013 |

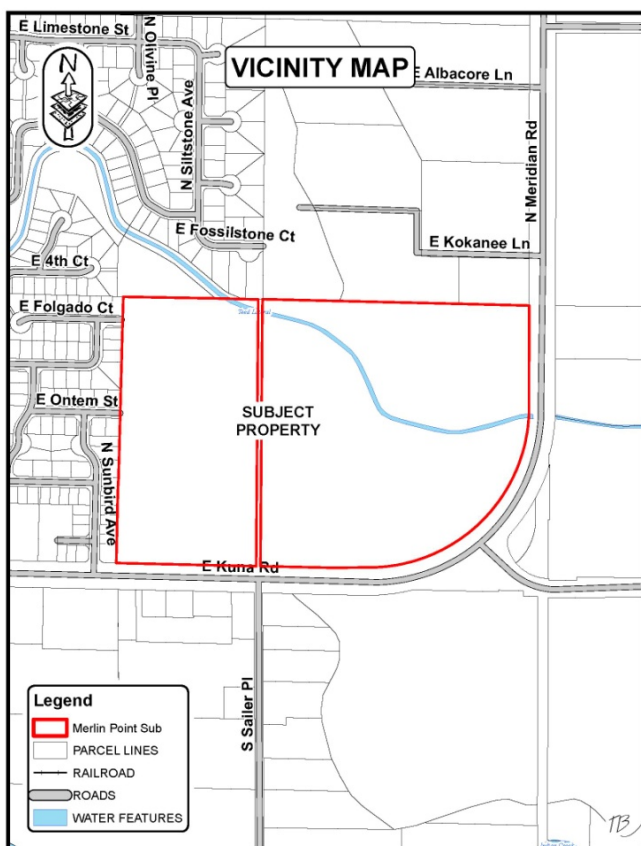
2. The applicant is relying on the category "A" annexation process as noted in Idaho Statute §50-222. The category "A" annexation is available for annexations where all private landowners, subject to annexation, raise no objection to the annexation process.

B. Applicants Request:

1. Request:

1. Annexation approval of two parcels with 52 total acres,
2. Approval of a Development Agreement to guide future development,
3. Approval of a preliminary plat to include 56 residential connected-townhome lots,
4. Approval of a preliminary plat to include 20 commercial lots,
5. Change the current zone from RUT (Rural Urban Transition) in the County, to C-1 (Neighborhood Commercial District),
6. Approval of internal public and private driveways for site traffic circulation,
7. Approval of a 30-foot landscape buffer between non-compatible uses, and along road frontages,
8. Access to State Highway 69 (SH 69) and Kuna Roads in four places. Three are public streets; including a right-in/right-out (RIRO) driveway, one access is proposed a private driveway.

C. Vicinity and Aerial Maps:



D. History: The property is contiguous to City limits on the west, south and north sides which is required in order to annex in to the City. The land currently has an existing building previously used for agriculture on the property which will be removed at time of future development.

E. General Projects Facts:

1. **Legal Description:** A legal description was included with the submitted request (See Exhibit A-2d).
2. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies this site as Mixed Use City Center. Staff views this land use request to be consistent with the approved FLU map.

3. **Surrounding Land Uses:**

North	RUT, R-4	Rural Urban Transition – Ada County, Medium Density Res. – Kuna City
South	RUT, C-2	Rural Urban Transition – Ada County, Area Commercial - Kuna City
East	RUT, AG	Rural Urban Transition – Ada County, Agriculture – Kuna City
West	R-6, R-12	Medium Density and High Density Residential – Kuna City

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

18.75 Acres; Rural Urban Transition; R0615254601

32.58 Acres; Rural Urban Transition; S1324449005

5. **Services:**

Sanitary Sewer– City of Kuna

Potable Water – City of Kuna

Irrigation District – Boise-Kuna Irrigation District

Pressurized Irrigation – City of Kuna (KMID)

Fire Protection – Kuna Fire District

Police Protection – Kuna City Police (Ada County Sheriff's office)

Sanitation Services – K&M Sanitation

6. **Existing Structures, Vegetation and Natural Features:** The site has an existing accessory building which historically has been used for agricultural purposes. The building will be removed when development of the parcels begins.

7. **Transportation / Connectivity:** The site has frontage along Kuna Road on the south side of the parcels, and SH 69, on the east side of the parcel.

8. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. This site's topography is generally flat.

9. **Comprehensive Future Land Use Map:**

The site is identified as Mixed-Use City Center on Kuna's Future Land Use Map (FLU). The site is also within the City's Highway overlay district. Staff views this zone request to be in accordance with the adopted Comprehensive Plan Map.

10. **Agency Responses:** The following agencies returned comments: City Engineer (Gordon Law, P.E.), Boise Project Board of Control, Central District Health Department, the Idaho Transportation Department (ITD), Ada County Highway District (ACHD) and the Department of Environmental Quality. The responding agency comments are included as exhibits with this case file. The following agencies reported they had no comments, Kuna School District, Kuna Police Department, Ada County Planning and Zoning, Idaho Power, J&M Sanitation, and the Post Office.

F. Staff Analysis:

This site is within the Highway Overlay District. Those standards (Kuna City Code - KCC 5-2A-1) address development within this corridor. Among those standards is access management control; this requires a frontage road be placed at least 660' from the centerline of SH 69 (KCC 5-2A-5-E). Accordingly, North Merlin Avenue shall be moved westward in order to comply, approximately 330' west. Furthermore, North Merlin Avenue exceeds the allowed length of street (150' Max.), without an approved turn-around and the applicant will need to work with staff and Kuna Fire District (KFD) for a solution.

Considering the safety for on and off-site motorists, staff views four access points along Avalon and SH 69 to be excessive for the anticipated build-out traffic associated with this proposed development, and recommends two of the proposed access points be removed. Staff recommends the western most RIRO access be removed as there are two public streets directly adjacent to the lot. Staff recommends the proposed access on the inside of the curve be eliminated due to a number of concerns associated with this entrance; Including but not limited to: 1)It's not needed to serve the site (5 other accesses), 2) it may be removed to accommodate future reconstruction of SH 69, and 3) there are sight and stopping distance concerns. Staff recommends South Sailer Avenue and East Ensolorado Street be given full access. Staff supports the three proposed stub streets to/from adjacent properties.

This site is bisected by the Teed Lateral and is designated as a future trail along its borders. Staff recommends the applicant be conditioned to provide a trail adding to the overall trail make-up of the City, in accordance with City code. Staff notes the statement on the preliminary plat "Teed Lateral - portions to be piped"... Staff also recommends that a decision be made as to how this lateral will be handled, as it directly impacts at least six commercial lots and four residential lots. Whether the Teed is piped, or re-routed, and used as an amenity, it will be a significant undertaking, and staff recommends this sizeable effort be defined sooner rather than later. This decision potentially could impact the lot layout and street configuration among other design elements.

This site is in the precarious position of being within two sewer sheds of the City. There are several issues surrounding this property and the ability to serve it. Staff recommends a sewer study shall be conducted for this site, and to consider the other TFI LP properties in the area.

The City has adopted standard typologies for local residential streets which are 51' total width. The following streets need to be updated to reflect this width; East Ontem, East Folgado, East Jackpot and North Olivine. The rights-of-way for East Ensolorado, North Sailer and North Merlin Avenue shall be changed to 61' to follow the same City and ACHD standards.

At the time of development, this application will be subject to landscaping, parking lot, signage and building design reviews, among other land use applications as applicable.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case #'s 13-01-AN, 13-01-DA and 13-01-S, subject to the recommended conditions of approval.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230,
2. City of Kuna Subdivision Ordinance No. 2010-15, title 6 Subdivision Regulations,
3. City of Kuna Development Agreement Ordinance No. 525,
4. City of Kuna Comprehensive Plan,
5. City of Kuna Overlay District Ordinance, Title 5-2A,
6. Idaho Code, Title 50, Chapter 222, Annexation by Cities,

7. Idaho Code, Title 67, Chapter 6511(A), Development Agreement,
8. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. Comprehensive Plan Analysis:

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

1. The proposed annexation and zone change for the site is consistent with the following Comprehensive Plan components:

GOALS AND POLICIES – Property Rights

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

Policy 1: As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s six criterion established to determine the potential for property taking.

GOALS AND POLICIES – Economic Development

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

Policy 1.3: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

GOALS AND POLICIES – Land Use

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

Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.

Policy 2.3: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

I. Proposed Findings of Fact:

1. The preliminary plat use is consistent with Kuna City Code.
2. The preliminary plat use appears to meet the general objectives of Kuna’s Comprehensive Plan.
3. The site is physically suitable for a preliminary plat use.
4. The preliminary plat use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The residential preliminary plat is not likely to cause adverse public health problems.
6. The residential preliminary plat appears to be in compliance with all ordinances and laws of the City.
7. The residential preliminary plat appears to not be detrimental 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.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
9. The Kuna City Council accepts the facts as outlined in the staff report, any public testimony and the supporting evidence list as presented.

10. Based on evidence contained in **Case No. 13-01-AN, 13-01-DA and 13-01-S**, this proposal appears to comply with KCC Title 6.
11. Based on the evidence contained in **Case No. 13-01-AN, 13-01-DA and 13-01-S**, this proposal appears to comply with Section 6.0 of the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
12. The City Council has the authority to approve or deny this preliminary plat application.
13. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Conclusions of Law:

1. Based on the evidence contained in **Case No. 13-01-AN, 13-01-DA and 13-01-S**, Kuna City Council finds **Case No. 13-01-AN, 13-01-DA and 13-01-S**, comply with Kuna City Code.
2. Based on the evidence contained in **Case No. 13-01-AN, 13-01-DA and 13-01-S**, Kuna City Council finds **Case No. 13-01-AN, 13-01-DA and 13-01-S**, are consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Recommendation by the Planning and Zoning Commission:

On August 27, 2013, the Kuna Planning and Zoning Commission voted 4-0, recommending **approval** for **Case No.s 13-01-AN and 13-01-DA and 13-01-S**. Based on the Findings of Fact and Conclusions of Law, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends approval for **Case No.s 13-01-AN and 13-01-DA and 13-01-S**, an annexation, development agreement and preliminary plat request from TFI LP (Tom Nicholson), with the following conditions of approval:

- Follow all conditions as outlined in the staff report.
- Change note # 18 to read as follows:
 18- *Applicant shall remove the proposed RIRO on East Kuna Road (south west part of the site). Allow the entrance from SH 69 on the curve. East Ensolorado & North Sailer Avenue and the SH 69 curve shall be full accesses, for a total of three (3) accesses from SH 69.*

L. Order:

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 this report, they must be specified.

On November 6, 2013, the City Council voted 3-0, to approve case No.s **13-01-AN, 13-01-DA and 13-01-S** based on the facts outlined in staff's report and the public testimony at the public hearing. The City Council of Kuna, Idaho, hereby **approves** Case No.s **13-01-AN, 13-01-DA and 13-01-S** – an annexation, development agreement and preliminary plat request from TFI LP (Tom Nicholson), (with or without) the following conditions of approval:

Conditions of Approval:

- *Applicant shall follow all conditions of approval as listed below, except condition number 18, which shall read as follows – “Applicant change the proposed RIRO to meet the ITD requirements or it will be eliminated. The accesses at East Ensolorado St. and North Sailer Ave. shall be full accesses. Should Meridian Road be extended in the future, applicant agrees to eliminate the curve access to ensure a squared, 4-way intersection.*
 - *When a signal is warranted it is required at that time.*
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.

- b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The Boise-Kuna Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of a building permit.
- 2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1 – Dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
 - 2.2 - The following streets need rights-of-way to be dedicated at 51'; East Ontem, East Folgado, East Jackpot and North Olivine.
 - 2.3 The following streets need rights-of-way to be dedicated at 61'; East Ensolorado, North Sailer and North Merlin Avenue.
- 3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
- 4. A sewer study shall be conducted for this site, with consideration to the other TFI, LP properties in the area.
- 5. 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.
- 6. Lighting within the site shall comply with Kuna City Code.
- 7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
- 8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise).
- 9. Signage within the site shall comply with Kuna City Code (A sign permit is required prior to sign construction).
- 10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
- 11. At time of development, the applicant shall comply with the designated Comprehensive Plan, use or submit for a Comprehensive Plan Map amendment.
- 12. Submit a petition before final platting 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.
- 13. 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.
- 14. Applicant shall follow the Highway Overlay District standards within Kuna City Code (KCC 5-2A-1).
 - 14.1 - A frontage road shall be placed at least 660' from the centerline of SH 69. See KCC5-2A-5-E. This requires the proposed North Merlin Avenue to be moved westward.
 - 14.2 This requires a thirty-foot (30') commercial landscape buffer and a ten-foot (10') sidewalk adjacent the SH 69 frontage, among other requirements listed in KCC 5-2A – 1 thru 8.
- 15. Applicant shall follow the zoning (KCC Title 5) and subdivision (KCC Title 6) regulations as listed in City code.

16. The applicant's preliminary plat (date stamped 2.26.2013) and landscape and lighting plan, (date stamped 2.26.2013) shall be considered binding site plans, or as modified by Council.
17. All stub streets shall follow City and KFD standards for maximum street lengths without an approved turn-around (150' Max).
18. Applicant shall remove the proposed RIRO on East Kuna Road (south west part of the site), and the access on the inside of the SH 69 curve. East Ensolorado & North Sailer Avenue shall be full access, for a total of two (2) accesses from SH 69.
19. This development will be subject to landscaping and building design reviews, among other land use applications as applicable, at time of development.
20. Applicant shall indicate their intentions for either, piping and/or re-routing and using the Teed Lateral as an amenity, and show the new location of the lateral if being re-routed.
21. Applicant shall add a trail to at least one side of the Teed Lateral through the site if it is not piped / titled, in conformance with the approved trails map, and City code (KCC 5-17-14).
22. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
23. Developer shall comply with all local, state and federal laws.

DATED: this ____ day of _____, 2013.

W. Greg Nelson, Kuna Mayor

ATTEST:

Brenda Bingham
Kuna City Clerk



City of Kuna

Staff Report

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

To: Kuna City Council

Case Number: 13-02-FP – Final Plat; Merrell Family Center (Commercial) Subdivision No.1

Location: 1151 N. Meridian Road – (Ridley's)
Kuna, Idaho 83634

Planner: Troy Behunin, Senior Planner

Meeting Date: November 19, 2013

Applicants: **CJM LLLP, Mark Ridley**
621 Washington St. South
Twin Falls, ID, 83301
208.324.4633
Mark@shopridleys.com

Representative: **Fox Land Surveys, Inc., Thomas Judge; PLS**
1515 South Shoshone St.
Boise, ID 83705
208.342.7437
tjudge@foxlandsurveys.com

A. General Project Facts, Staff Analysis:

1. The applicant is requesting Final Plat approval for the Merrell Family Center Subdivision No.1. The final plat for Merrell Family Center Subdivision No.1 requests two construction phases. Phase 1 proposes 9 commercial lots and phase two includes a single commercial lot (lot 10, block 1).
2. In accordance with Kuna City Code Title 6 Subdivision Regulations, this proposed final plat is in substantial conformance with the approved Profile Ridge preliminary plat.

B. Staff Analysis:

1. After staffs review, this proposed final plat appears to be in substantial conformance with the approved preliminary plat for the Profile Ridge commercial subdivision. Applicant shall secure all signatures on the final plat check-off list prior to requesting City engineers signatures on the final plat Mylar sheets.
2. Staff notes the City engineer has provided revisions to the final plat in his memo dated October 8, 2013, planning and zoning has no additions to his comments.
3. It is Staff's opinion there are a few cosmetic items on the plat which should be corrected prior to recordation and are listed below.
 - In the Title, page one, there is a space between "Fox Land Surveys, Inc. ____2013"
 - Note number 7 has two periods.
 - Line 5 on page one appears to be an over-write, please adjust the leader arrow.
 - The west boundary callout for Lot 10 appears to be an over-write, please adjust.
 - Detail "B" needs to read "DEER **FLAT**", rather than "DEER **PLAT**".

CSHQA

C.W. Moore Plaza

250 S. 5th Street

Boise, ID 83702

208.343.4635

Fax: 208.343.1858

April 22, 2013

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

Re: Ridley's Development/Profile Ridge No. 2 - Final Plat
Kuna, Idaho
Project No. 12148.000

To Whom It May Concern:

Please accept this letter as a statement of conformance to acceptable engineering practices and local standards for the purpose of submittal and approval of the Final Plat for Profile Ridge No. 2.

Sincerely,

CSHQA

Jeff Ward

JW:aj





**City of Kuna
Planning & Zoning
Department**

P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website: www.cityofkuna.com

Only For Office Use Only	
File Number (s)	
Project name	
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

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

Contact/Applicant Information

Owners of Record: <u>CJM LLLP</u>	Phone Number: <u>(208) 324-4633</u>
Address: <u>621 WASHINGTON STREET SOUTH</u>	E-Mail: <u>mark@shopridleys.com</u>
City, State, Zip: <u>TWIN FALLS, ID 83301</u>	Fax #: _____
Applicant (Developer): <u>SAME</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>FOX LAND SURVEYS, INC.</u>	Phone Number: <u>(208) 342-7957</u>
Address: <u>1515 SOUTH SHOSHONE STREET</u>	E-Mail: <u>tjudge@foxlandsurveys.com</u>
City, State, Zip: <u>BOISE, ID 83705</u>	Fax #: <u>(208) 342-7437</u>

Subject Property Information

Site Address: <u>1151 NORTH MERIDIAN ROAD KUNA, ID 83634</u>	
Site Location (Cross Streets): <u>EAST DEER FLAT AND NORTH MERIDIAN ROADS</u>	
Parcel Number (s): <u>S1324110085 & S1324110150</u>	
Section, Township, Range: <u>NE 1/4 SECTION 24, T.3 N., R.1 W., B.M.</u>	
Property size : <u>13.384 ACRES</u>	
Current land use: <u>VACANT LAND</u>	Proposed land use: <u>COMMERCIAL SUBDIVISION</u>
Current zoning district: <u>C-1/R-6</u>	Proposed zoning district: <u>SAME</u>

Project Description

Project / subdivision name: <u>PROFILE RIDGE SUBDIVISION NO. 2</u>	
General description of proposed project / request: <u>10 LOT (8 BUILDABLE) COMMERCIAL SUBDIVISION WITH A RIDLEY'S MARKET AS ANCHOR.</u>	
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)

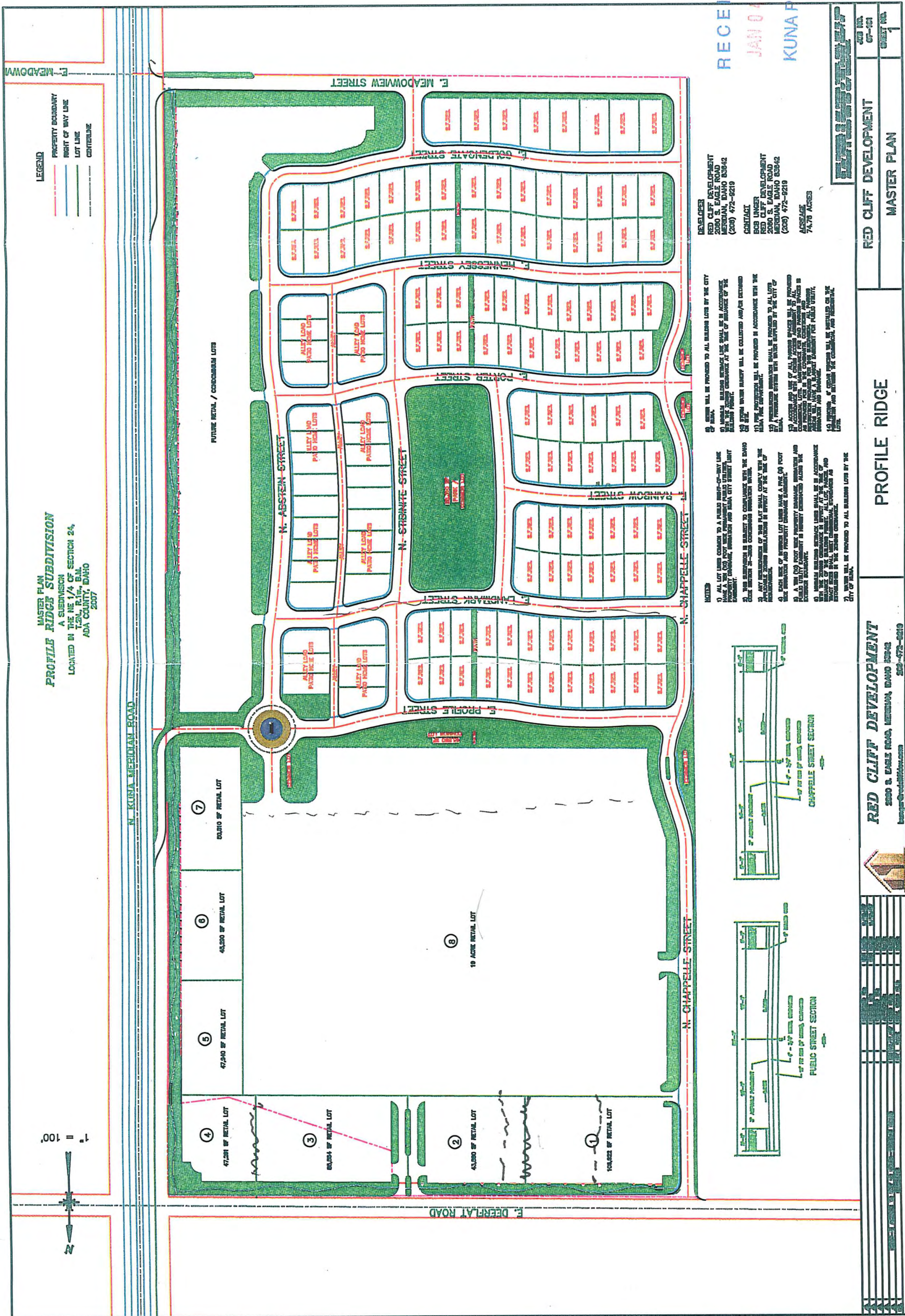
Number of building lots: <u>8</u>	Other lots: <u>2 (PRIVATE STREETS)</u>
Gross floor area square footage: <u>85,296 SQ. FT.</u>	Existing (if applicable):
Hours of operation (days & hours): <u>7 AM TO 11 PM (7 DAYS)</u>	Building height: <u>32 FEET</u>
Total number of employees: <u>125</u>	Max. number of employees at one time: <u>200</u>
Number and ages of students/children: <u>N/A</u>	Seating capacity:
Fencing type, size & location (proposed or existing to remain):	
Proposed Parking:	a. Handicapped spaces: <u>19</u> Dimensions: <u>10 x 20</u> b. Total Parking spaces: <u>512</u> Dimensions: <u>10 x 20</u> c. Width of driveway aisle: <u>22' MIN</u>
Proposed Lighting:	
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): <u>BERM WITH LANDSCAPING IN COMMON AREA</u>	

Applicant's Signature: Date: 4/29/13

RECEIVED

2023

KUNAP & Z



PLAT SHOWING
MERRELL FAMILY CENTER SUBDIVISION NO. 1
A PORTION OF THE NORTHEAST 1/4 OF SECTION 24,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO
FOX LAND SURVEYS, INC. 2013

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - SECONDARY BOUNDARY LINE
 - SECTION LINE
 - 1/4 SECTION LINE
 - 1/16 SECTION LINE
 - UNDERLYING BOUNDARY LINE, NOT A LOT LINE
 - HIGHWAY CENTER LINE
 - PUBLIC UTILITY EASEMENT (SEE NOTE 8)
 - EASEMENT LINE
 - RIGHT-OF-WAY LINE
 - 30' LANDSCAPE BUFFER (SEE NOTE 11)
 - TIE/DETAIL LINE
 - FOUND BRASS CAP MONUMENT
 - FOUND ALUMINUM CAP MONUMENT
 - FOUND HIGHWAY MONUMENT
 - FOUND 5/8" REBAR W/ NO CAP, UNLESS OTHERWISE NOTED
 - FOUND 1/2" REBAR W/ NO CAP, UNLESS OTHERWISE NOTED
 - SET 5/8" REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 13934"
 - SET 1/2" REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 13934"
 - COPPER DISK AND MAGNET SET, STAMPED "FLSI PLS 13934"
 - CALCULATION POINT, NOTHING FOUND, NOTHING SET
 - CENTERLINE
 - POINT OF CURVATURE
 - POC
 - WC
 - WITNESS CORNER (DISTANCE ALONG PROPERTY LINE NOTED)
 - BLOCK NUMBER
 - LOT NUMBER

SEE SHEET 2 FOR RECORD DATA

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH. BEARING
C1	266.50'	57285.78'	000°17'11"	143.25'	N00°37'36"E
C2	216.99'	57965.78'	000°13'00"	108.50'	N00°39'42"E

- NOTES**
- DEVELOPMENT IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
 - DIRECT LOT ACCESS TO DEER FLAT AND MERIDIAN ROADS IS PROHIBITED OTHER THAN FROM THE PRIVATE STREETS SHOWN HEREON.
 - ANY RESUBDIVISION OF THIS PLAT OR PORTIONS THEREOF SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
 - LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF ANY IRRIGATION/ DRAINAGE PIPE OR DITCH THAT CROSSES THEIR LOT UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/ DRAINAGE DISTRICT.
 - THIS DEVELOPMENT RECOGNIZES SECTION 22.4503 IDAHO CODE (THE RIGHT TO FARM ACT) WHICH STATES IN PART "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 AN APPURTENANCE TO IT."
 - SEE SHEET 2 FOR RECORD DATA.
 - ALL LOTS IN THIS SUBDIVISION BENEFIT FROM AND ARE SUBJECT TO CROSS-ACCESS AGREEMENTS AS RECORDED IN INSTRUMENT NUMBERS _____ OR ANY RECORDED AMENDMENTS THERETO.
 - THIS PUBLIC UTILITY EASEMENT IS RECORDED AS INSTRUMENT NUMBER _____
 - LOTS 1 AND 9, BLOCK 1 ARE PRIVATE STREETS. THE OWNERSHIP AND MAINTENANCE OF SAID LOTS AND STREETS IS GOVERNED BY THE AGREEMENT RECORDED AS INSTRUMENT NUMBER _____ AND ANY RECORDED AMENDMENTS THERETO.
 - CROSS-ACCESS AGREEMENTS; COVENANTS, CONDITIONS AND RESTRICTIONS; OR PUBLIC UTILITY EASEMENTS MAY NOT BE RESCINDED, VACATED OR AMENDED WITHOUT THE CONSENT OF THE CITY OF KUNA.
 - THE 30' WIDE LANDSCAPE BUFFER SHOWN HEREON IS FOR THE BENEFIT OF THE CITY OF KUNA AND IS TO BE MAINTAINED BY THE OWNERS ASSOCIATION.
 - IN ADDITION TO THE EASEMENTS SHOWN GRAPHICALLY HEREON, THERE IS A TEN (10.00) FOOT WIDE PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES.
 - THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NUMBER _____ & AMENDED BY _____



PREPARED BY
FOX LAND SURVEYS, INC.

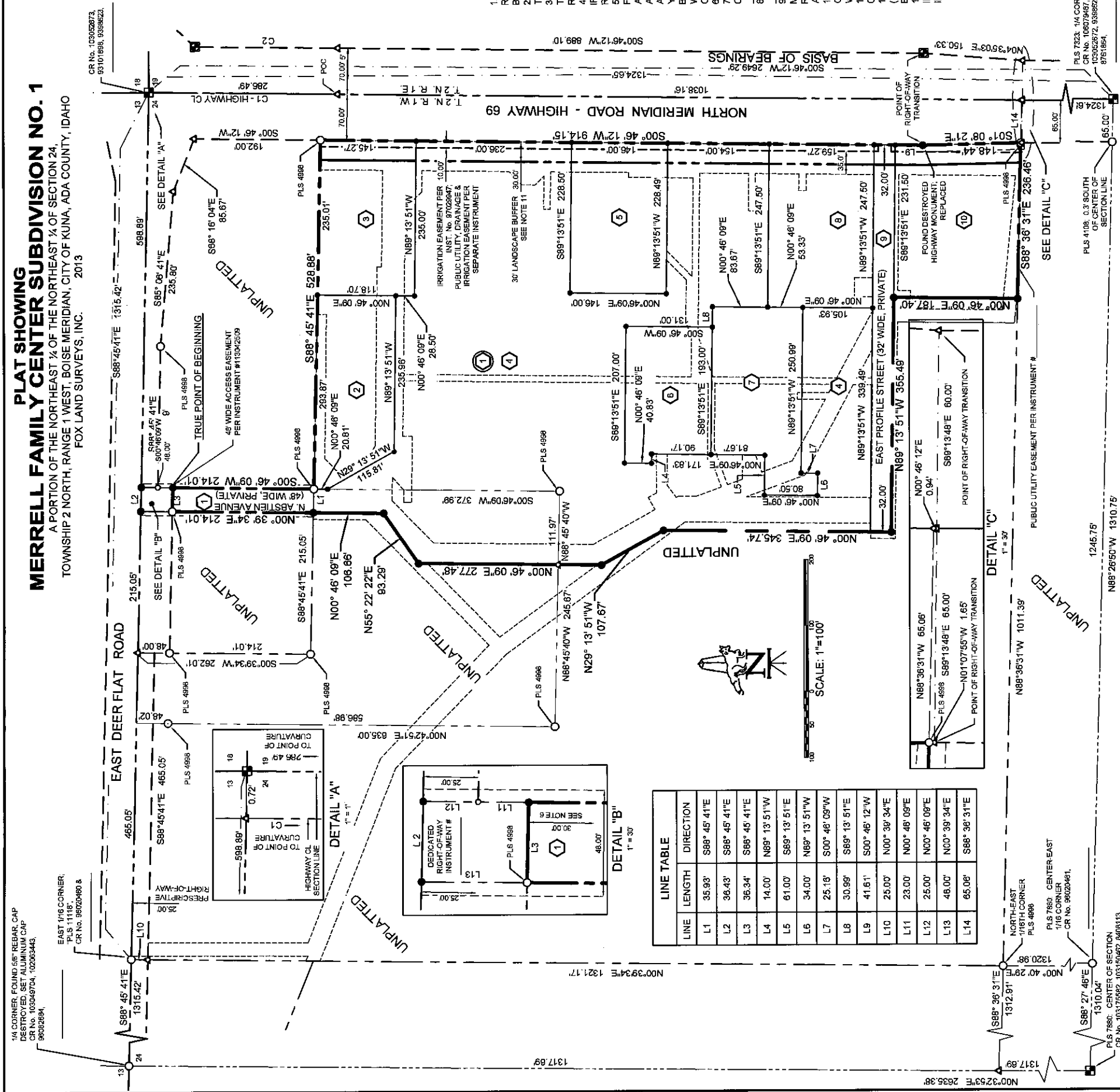
1515 SOUTH SHOSHONE STREET BOISE ID 83705

208-342-7957 - FAX 208-342-7437

INDEX# 214-24-1-1-0-00-00

ACAD DWG. FILE 1256MS.dwg

SHEET 1 OF 3



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	35.93'	S88°45'41"E
L2	36.43'	S88°45'41"E
L3	36.34'	S88°45'41"E
L4	14.00'	N89°13'51"W
L5	61.00'	S89°13'51"E
L6	34.00'	N89°13'51"W
L7	25.16'	S00°48'09"W
L8	30.99'	S89°13'51"E
L9	41.61'	S00°48'12"W
L10	23.00'	N00°39'34"E
L11	23.00'	N00°48'09"E
L12	25.00'	N00°48'09"E
L13	48.00'	N00°39'34"E
L14	65.06'	S88°36'31"E

NORTH-EAST
1/16TH CORNER
PLS 4998

PLS 7880 CENTER EAST
1/16 CORNER
CR No. 96020461

PLS 7880 CENTER OF SECTION
CR No. 10317562, 10315042, 8408113

N88°26'50"W 1310.75'

1245.75'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

1324.81'

PLAT SHOWING

MERRELL FAMILY CENTER SUBDIVISION NO. 1

A PORTION OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 24,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO
FOX LAND SURVEYS, INC., 2013

ADA COUNTY HIGHWAY DISTRICT COMMISSIONER'S ACCEPTANCE

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

ADA COUNTY HIGHWAY DISTRICT

CHAIRMAN

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR IN AND 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.

BY: _____

DATE: _____

APPROVAL OF CITY ENGINEER

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

CITY ENGINEER _____ DATE _____

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 THIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT, REHS _____

DATE: _____

RECORD DATA:

- D1 WARRANTY DEED INST. #627419; COVEY TO FARMER, 12-85
- D2 WARRANTY DEED INST. #878716; FARMER TO ENDECOTT, 3-74
- D3 WARRANTY DEED INST. #96050506; ENDECOTT TO CARPER, 5-98
- D4 WARRANTY DEED INST. #103210895; CARPER TO COMBS, 12-03
- D5 WARRANTY DEED INST. #105105164; COMBS TO BARTELS, 7-05
- D6 WARRANTY DEED INST. #106170814; BARTELS TO ACHD, 10-06
- D7 WARRANTY DEED INST. #108075008; FOLIO INC. TO ICCU, 6-08
- D8 WARRANTY DEED INST. #110377807; BIGHORN, LLC TO BIGHORN, LLC
- D9 WARRANTY DEED INST. #110122714; PIONEER TITLE TO IDAHO MUTUAL TRUST, 12-10
- D10 SPECIAL WARRANTY DEED INST. #112084498; SYRINGA BANK TO C.J.M LLLP, 8-12
- R1 RECORD OF SURVEY 3229 FOR TAMARA JENSEN; 6-95
- R2 RECORD OF SURVEY 3468 FOR ELMER JENSEN; 3-96
- R3 RECORD OF SURVEY 5721 FOR NICOLE BROWN; 2-02
- R4 RECORD OF SURVEY 8346 FOR PROFILE RIDGE; 6-08
- R5 RECORD OF SURVEY 9002 FOR ADA COUNTY HIGHWAY DISTRICT; 7-11
- R6 RECORD OF SURVEY 9006 FOR ADA COUNTY HIGHWAY DISTRICT; 7-11
- R7 RECORD OF SURVEY 8158 FOR SYRINGA BANK AND BIGHORN, LLC; 3-12
- FAP FEDERAL AID PROJECT STP-37821(101)
- S-1 PLAT OF TOMORROW SUBDIVISION NO. 1; BOOK 67, PAGE 6810; 2003
- S-2 PLAT OF TOMORROW SUBDIVISION NO. 2; BOOK 61, PAGE 10745; 2005
- S-3 PLAT OF PROFILE RIDGE SUBDIVISION NO. 1; BOOK , PAGE , 20

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR ADA COUNTY, 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 _____

DEPUTY _____

DATE: _____

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
COUNTY OF ADA) SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ AT _____ MINUTES PAST
O'CLOCK _____ M., ON THIS _____ DAY OF _____, 2013, IN BOOK _____ OF PLATS AT PAGES _____ THRU _____ AS
INSTRUMENT _____

DEPUTY _____ FEE _____

EX-OFFICIO RECORDER _____

APPROVAL OF CITY COUNCIL

I, _____, 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.

CITY CLERK _____ DATE _____

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, THOMAS A. JUDGE, A PROFESSIONAL LAND SURVEYOR, SUPERVISED THE SURVEY OF LAND AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, DESIGNATED HEREIN AS "MERRELL FAMILY CENTER SUBDIVISION NO. 1", AND THAT IT WAS COMPLETED IN ACCORDANCE WITH THE CURRENT LAWS OF THE STATE OF IDAHO RELATING TO PLATS AND SURVEYS AND WITH THE CORNER PERPETUATION AND FILING LAW.

CERTIFICATE NOTE

CERTIFICATION AND CERTIFY AS USED HEREIN MEAN TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FACTS OR FINDINGS, WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.



PREPARED BY
FOX LAND SURVEYS, INC.
1515 SOUTH SHOSHONE STREET BOISE ID 83705
208-342-7857 - FAX 208-342-7437

INDEX# 214-24-1-1-0-00-00

ACAD DWG. FILE 1256MS.dwg

SHEET 2 OF 3

PLAT SHOWING

MERRELL FAMILY CENTER SUBDIVISION NO. 1

A PORTION OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 24,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO
FOX LAND SURVEYS, INC., 2013

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS,
THAT CJM LIMITED LIABILITY PARTNERSHIP IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:
A PORTION OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

- A. COMMENCING AT THE FOUND ALUMINUM CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 24, FROM WHICH THE FOUND ALUMINUM CAP MONUMENT MARKING THE EAST ¼ CORNER THEREOF BEARS SOUTH 00°46'12" WEST, A DISTANCE OF 2,649.29 FEET,
- B. THENCE ALONG THE NORTHERLY BOUNDARY OF SECTION 24, NORTH 88°45'41" WEST, A DISTANCE OF 598.89 FEET TO THE EASTERLY BOUNDARY OF PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED INSTRUMENT NUMBER 112084498;
- C. THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 00°46'09" WEST, A DISTANCE OF 48.00 FEET TO A SET 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 13934" MARKING ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF DEER FLAT ROAD AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;
- D. THENCE CONTINUING SOUTH 00°46'09" WEST, A DISTANCE OF 214.01 FEET TO A FOUND 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "SCI PLS 4998";
- E. THENCE SOUTH 88°45'41" EAST, A DISTANCE OF 528.88 FEET TO A FOUND 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "STANLEY PLS 4998" ON THE WESTERLY RIGHT-OF-WAY OF MERIDIAN ROAD;
- F. THENCE ALONG SAID RIGHT-OF-WAY SOUTH 00°46'12" WEST, A DISTANCE OF 914.15 FEET TO A FOUND DISTURBED HIGHWAY MONUMENT, REPLACED WITH A 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 13934";
- G. THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY OF MERIDIAN ROAD, SOUTH 01°08'21" EAST, A DISTANCE OF 148.44 FEET TO A FOUND 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "SCI PLS 4998" MARKING ITS INTERSECTION WITH THE NORTH 1/16TH LINE OF SECTION 24,
- H. THENCE ALONG SAID 1/16TH LINE, NORTH 88°36'31" WEST, A DISTANCE OF 238.46 FEET TO A SET 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 13934", FROM WHICH A FOUND 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "SCI PLS 4998" MARKING THE NORTHEAST 1/16TH CORNER OF SECTION 24 BEARS NORTH 88°36'31" WEST, A DISTANCE OF 1011.39 FEET,
- I. THENCE NORTH 00°46'09" EAST, A DISTANCE OF 187.40 FEET TO A SET 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 13934",
- J. THENCE NORTH 89°13'51" WEST, A DISTANCE OF 355.49 FEET TO A SET 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 13934";
- K. THENCE NORTH 00°46'09" EAST, A DISTANCE OF 345.74 FEET TO A SET 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 13934",
- L. THENCE NORTH 28°13'51" WEST, A DISTANCE OF 107.67 FEET TO A SET 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 13934",
- M. THENCE NORTH 00°46'09" EAST, A DISTANCE OF 277.48 FEET TO A SET 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 13934";
- N. THENCE NORTH 55°22'22" EAST, A DISTANCE OF 93.29 FEET TO A SET 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 13934";
- O. THENCE NORTH 00°46'09" EAST, A DISTANCE OF 106.66 FEET TO A SET 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 13934" MARKING THE SOUTHEAST CORNER OF PROPERTY EXCEPTED FROM THE DESCRIPTION IN SPECIAL WARRANTY DEED INSTRUMENT NUMBER 112084498,
- P. THENCE ALONG THE EASTERLY BOUNDARY OF SAID PROPERTY, NORTH 00°39'34" EAST, A DISTANCE OF 214.01 FEET TO A SET 5/8 INCH REBAR MARKING ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF DEER FLAT ROAD;
- Q. THENCE ALONG SAID RIGHT-OF-WAY SOUTH 88°45'41" EAST, A DISTANCE OF 36.43 FEET TO THE TRUE POINT OF BEGINNING,
- CONTAINING 661,293 SQUARE FEET (13.344 ACRES) MORE OR LESS

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT THE EASEMENTS AND PRIVATE STREETS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS AND PRIVATE STREETS IS PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. NO PERMANENT STRUCTURES OTHER THAN FOR SUCH PURPOSES ARE TO BE ERECTED WITHIN THE LIMITS OF THE EASEMENTS SHOWN HEREON EXCEPT AS NOTED. ALL OF THE LOTS IN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF KUNA, AND THE CITY OF KUNA HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION

By 
DONALD MARK RIDLEY
AS A MANAGING AGENT FOR
CJM LIMITED LIABILITY PARTNERSHIP

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF ADA) ss

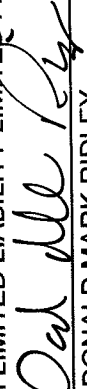
ON THIS 22ND DAY OF AUGUST, A.D. 2013 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED DONALD MARK RIDLEY, KNOWN OR IDENTIFIED TO ME TO BE A MANAGING AGENT FOR CJM LIMITED LIABILITY PARTNERSHIP, THE OWNER THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

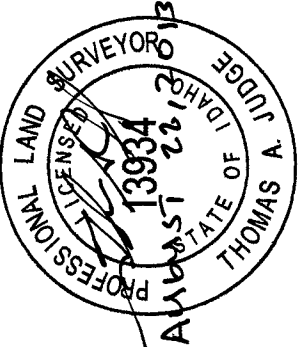

NOTARY PUBLIC OF IDAHO
RESIDING AT ADA COUNTY, ID
MY COMMISSION EXPIRES: 1/22/2019

THOMAS A. JUDGE
NOTARY PUBLIC
STATE OF IDAHO

IRRIGATION CERTIFICATE

CJM LIMITED LIABILITY PARTNERSHIP, THE OWNERS OF THE PROPERTY PLATTED HEREON, DO HEREBY STATE THAT THE IRRIGATION WATER RIGHTS APPURTENANT TO AND THE ASSESSMENT OBLIGATION OF THE LANDS IN THIS PLAT HAVE NOT BEEN TRANSFERRED FROM SAID LANDS. LOTS WITHIN THE SUBDIVISION ARE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE BOISE KUNA IRRIGATION DISTRICT (ADMINISTERED BY THE KUNA MUNICIPAL IRRIGATION DISTRICT). IRRIGATION WATER HAS BEEN PROVIDED IN ACCORDANCE WITH IDAHO CODE 31-3805(b), AND IS PROVIDED BY THE KUNA MUNICIPAL IRRIGATION DISTRICT

CJM LIMITED LIABILITY PARTNERSHIP
BY 
DONALD MARK RIDLEY
DATE: 8-22-13



PREPARED BY
FOX LAND SURVEYS, INC.
1515 SOUTH SHOSHONE STREET BOISE ID 83705
208-342-7957 - FAX 208-342-7437
INDEX# 214-24-1-1-0-00-00

FOX Land Surveys, Inc.

1515 South Shoshone St. Δ Boise Idaho Δ 83705 Δ 208-342-7957 Δ 208-342-7437 FAX

PARCEL DESCRIPTION

**A PORTION OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 24,
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
CITY OF KUNA, ADA COUNTY, IDAHO**

A Portion of The Northeast ¼ of the Northeast ¼ of Section 24, Township 3 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows;

- A. **COMMENCING** at the found Aluminum Cap Monument marking the Northeast Corner of Section 24, from which the found Aluminum Cap Monument marking the East ¼ Corner thereof bears South 00°46'12" West, a distance of 2,649.29 feet;
- B. thence along the northerly boundary of Section 24, North 88°45'41" West, a distance of 598.89 feet to the easterly boundary of property described in Special Warranty Deed Instrument Number 112084498;
- C. thence along said easterly boundary, South 00°46'09" West, a distance of 48.00 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 13934" marking its intersection with the southerly Right-of-Way of Deer Flat Road and the **TRUE POINT OF BEGINNING** of the parcel herein described;
- D. thence continuing South 00°46'09" West, a distance of 214.01 feet to a found 5/8 inch rebar with plastic cap stamped "SCI PLS 4998";
- E. thence South 88°45'41" East, a distance of 528.88 feet to a found 5/8 inch rebar with plastic cap stamped "STANLEY PLS 4998" on the westerly Right-of-Way of Meridian Road;
- F. thence along said Right-of-Way South 00°46'12" West, a distance of 914.15 feet to a found disturbed highway monument, replaced with a 5/8 inch rebar with plastic cap stamped "FLSI PLS 13934";
- G. thence continuing along the westerly Right-of-Way of Meridian Road, South 01°08'21" East, a distance of 148.44 feet to a found 5/8 inch rebar with plastic cap stamped "SCI PLS 4998" marking its intersection with the north 1/16th line of Section 24;
- H. thence along said 1/16th line, North 88°36'31" West, a distance of 236.46 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 13934", from which a found 5/8 inch rebar with plastic cap stamped "SCI PLS 4998" marking the North-East

1/16th Corner of Section 24 bears North 88°36'31" West, a distance of 1011.39 feet;

- I. thence North 00°46'09" East, a distance of 187.40 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 13934";
- J. thence North 89°13'51" West, a distance of 355.49 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 13934";
- K. thence North 00°46'09" East, a distance of 345.74 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 13934";
- L. thence North 29°13'51" West, a distance of 107.67 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 13934";
- M. thence North 00°46'09" East, a distance of 277.48 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 13934";
- N. thence North 55°22'22" East, a distance of 93.29 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 13934";
- O. thence North 00°46'09" East, a distance of 106.66 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 13934" marking the southeast corner of property excepted from the Description in Special Warranty Deed Instrument Number 112084498;
- P. thence along the easterly boundary of said property, North 00°39' 34" East, a distance of 214.01 feet to a set 5/8 inch rebar marking its intersection with the southerly Right-of-Way of Deer Flat Road;
- Q. thence along said Right-of-Way South 88°45'41" East, a distance of 36.43 feet to the **TRUE POINT OF BEGINNING**;

Containing 581.293 square feet (13.344 acres) more or less.

Subject to easements of record and not of record.

Any modification of this description shall render it void.

Fox Land Surveys, Inc.

Thomas A. Judge, Survey Manager, PLS 13934



END OF DESCRIPTION

TAJ:taj

W:\PROJECTS\2012\12-056-RIDLEYS-KUNAPROFILERIDGE.PRJ\PROJECT\FLSI DOCS\DESCRIPTIONS\1256PLATDESC07-24-13.DOC



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.cityofkuna.com

Telephone (208) 287-1727; Fax (208) 287-1731

Email: gordon@cityofkuna.com

MEMORANDUM

TO: Thomas A. Judge, PLS
 Fox Land Survey, Inc.

FROM: Gordon N. Law
 Kuna City Engineer

RE: Ridley's Development / Merrell Family Center
 Final Plat Review
 3rd Submittal

DATE: October 28, 2013

The City Engineer has reviewed the third submittal of the proposed final plat related to the referenced subdivision. The following comments are provided to summarize the redline markups prepared in connection with this submittal:

SHEET 1 OF 3

1. The corner description for the East 1/16th corner includes a superfluous ampersand.
2. In Detail "B" the description for dedicated right-of-way is modified to read "DEDICATED RIGHT-OF-WAY FOR EAST DEER FLAT ROAD". The reference to Note 6 looks like it should be Note 11 instead.
3. The ICCU property is now platted and should be referred to as PROFILE RIDGE SUBDIVISION NO. 1. The northerly portion is dedicated right-of-way for East Deer Flat Road and it is incorrect to designate a private easement within the right-of-way.
4. Abstien Avenue is labeled as "48' WIDE PRIVATE". It is the City's opinion the label leaves the wrong impression. It is suggested the width be designated as "36' (NOMINAL WIDTH) PRIVATE". The callout for the access easement can then read "48' (NOMINAL WIDTH) ACCESS EASEMENT PER INSTRUMENT # 113042509". It is suggested the leader is re-directed as indicated on the red-lines.
5. Please edit the two references to "PUBLIC UTILITY ... EASEMENT ..." with the addition of a directive to "(SEE NOTE 8)". Also, the easement description does not close by 33 feet and suspect the error may be in callout #19.

RECEIVED
 10/28/13
 [Signature]

6. Multiple instrument numbers are missing in the Notes.

SHEET 2 OF 3

1. The last reference in the record data is incomplete.

SHEET 3 OF 3

1. The plat description does not close by almost five feet.
2. The owner's dedication clause for East Deer Flat Road is missing at the end of the description.
3. In the Irrigation Certificate the proper reference in Idaho Code is **31-3805(1)(b)**.

The above items do not include comments from Kuna Planning and Zoning, which may be provided by separate letter. Please return the attached redlined document with your next submittal to facilitate back-check.

Attachment (Red Lines)

Cc: Jeff Ward (CHSQA)
Troy Behunin (Kuna P&Z)
Wendy Howell (Kuna P&Z)



1515 S. Shoshone St., Boise, ID 83705
Office (208)342-7957 Fax (208)342-7437

October 12, 2013

City of Kuna
ATTN: Gordon Law

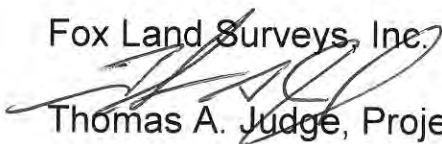
RE: Amended submittals, Merrill Family Center Subdivision No. 1
Project No: 1256

The re-submittal package for this Subdivision does not contain new copies of the owners affidavit, deeds, etc. I have included recent copies of the parcel detail reports showing no ownership change. There is also a copy of the document authorizing Mark Ridley to sign on behalf of CJM.

Please let us know if this is sufficient. Additional documents will be provided if needed.

Respectfully Submitted,

Fox Land Surveys, Inc.



Thomas A. Judge, Project Manager, PLS

**CONFIRMATION OF EXPRESS AUTHORITY TO ACT ON BEHALF
OF CJM LIMITED LIABILITY LIMITED PARTNERSHIP**

WHEREAS, CJM LIMITED LIABILITY LIMITED PARTNERSHIP ("CJM") is
an Idaho limited partnership; and

WHEREAS, CJM desires to memorialize Donald Mark Ridley's express power and
authority to act for and on behalf of CJM; and

WHEREAS, it is the purpose of this instrument to memorialize and confirm,
expressly, Donald Mark Ridley's full and unconditional power and authority to act for and
on behalf of CJM.

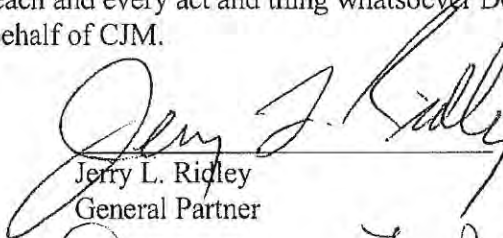
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENCES:

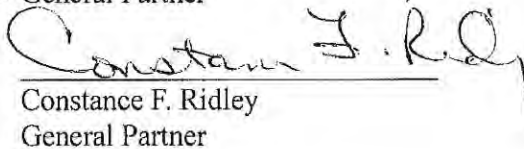
1. Donald Mark Ridley is authorized to and does, by these presences,
possess all, full and complete power and authority to do and perform all, each and every act
and thing whatsoever requisite and necessary to be done for and on behalf of CJM; and

2. CJM hereby ratifies all, each and every act and thing whatsoever
Donald Mark Ridley has done, and all, each and every act and thing whatsoever Donald
Mark Ridley hereafter does for and on behalf of CJM.

Dated: 2/8/13

Dated: 2/8/13

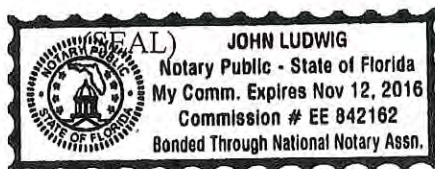

Jerry L. Ridley
General Partner


Constance F. Ridley
General Partner

STATE OF FL)
) ss.
 County of Monroe)

On this 8th day Feb, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Jerry L. Ridley, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as General Partner of CJM Limited Liability Limited Partnership, an Idaho limited partnership.

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

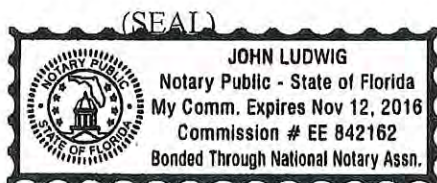


[Signature]
 Notary Public
 Residence: 415 St. 3941
 My commission expires: 11-12-16

STATE OF FL)
) ss.
 County of Monroe)

On this 8th day Feb, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Constance F. Ridley, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same as General Partner of CJM Limited Liability Limited Partnership, an Idaho limited partnership.

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



[Signature]
 Notary Public
 Residence: 415 St. 3941
 My commission expires: 11-12-16

INGRESS – EGRESS / CROSS ACCESS EASEMENT

THIS INGRESS – EGRESS / CROSS ACCESS EASEMENT (“Easement”) is made and reserved by CJM Limited Liability Limited Partnership, an Idaho limited partnership (“CJM”), whose address is 621 Washington Street South, Twin Falls, Idaho 83301, the owner of all right, title and interest in and to the real property situated in Ada County, state of Idaho, more particularly described as Merrell Family Center Subdivision, according to the official plat thereof recorded as Instrument No. _____, records of Ada County, state of Idaho (the “Subdivision”).

Pursuant to and in accordance with the following terms and provisions of this Easement, CJM does hereby make, grant and reserve a non-exclusive and perpetual easement and right-of-way for the benefit of each owner of lots of the Subdivision, their successors and assigns, tenants, occupants, employees, agents, contractors, customers, invitees and licensees, together with any other or additional lots hereafter created by the re-subdivision or re-platting of any existing lot of the Subdivision, lots created by the inclusion of additional phases of the Subdivision as may be recorded by CJM, its successors and assigns, in the future, and lots created by the inclusion of other real property adjacent and contiguous to the Subdivision that CJM, its successors and assigns, may hereafter develop to become and be a part of the Subdivision, on, over, under, across and through Lot 1, Block 1 and Lot 9, Block 1 of the Subdivision, and on, over, under, across and through those particular areas of Lot 2, Block 1; Lot 3, Block 1; Lot 4, Block 1; Lot 5, Block 1; Lot 6, Block 1; Lot 7, Block 1; Lot 8, Block 1; and Lot 10, Block 1 of the Subdivision now and hereafter designated, developed and improved for ingress and egress by vehicular and pedestrian traffic, all for the benefit of the Subdivision, all lots situated therein and the owners thereof. Lot 1, Block 1 and Lot 9, Block 1 of the Subdivision and said particular areas of Lot 2, Block 1; Lot 3, Block 1; Lot 4, Block 1; Lot 5, Block 1; Lot 6, Block 1; Lot 7, Block 1; Lot 8, Block 1; and Lot 10, Block 1 of the Subdivision now and hereafter designated, developed and improved for ingress and egress by vehicular and pedestrian traffic are herein after referred to as the “Easement Area”.

CJM does hereby reserve unto itself, and its successors and assigns, the right, privilege and authority to make, through another instrument and without the necessity of consent or approval of, or joinder in such other instrument by, any owner of lot(s) of the Subdivision, this Easement applicable to any phase or phases within the Subdivision, and other real property

adjacent and contiguous to the Subdivision hereafter owned, developed or otherwise improved by CJM, thereby annexing and placing such phase or phases within the Subdivision, and other real property adjacent and contiguous to the Subdivision under and within the purview of this Easement, and imposing and extending to all such phase or phases within the Subdivision, other real property adjacent and contiguous to the Subdivision, all lots situated therein and the owners thereof, the obligations and benefits of this Easement.

TERMS AND PROVISIONS:

1. Ingress – Egress / Cross Access Easement. For the benefit of the Subdivision, all lots situated therein and the owners thereof, and their successors and assigns, tenants, occupants, employees, agents, contractors, customers, invitees and licensees, together with any other or additional lots hereafter created by the re-subdivision or re-platting of any existing lot of the Subdivision, lots created by the inclusion of additional phases of the Subdivision as may be recorded by CJM, its successors and assigns, in the future, and lots created by the inclusion of other real property adjacent and contiguous to the Subdivision that CJM, its successors and assigns, may hereafter develop to become and be a part of the Subdivision, a non-exclusive and perpetual easement and right-of-way on, over, under, across and through the Easement Area.

2. Maintenance of Easement Area.

- (a) **Performance of Routine Maintenance.** Upon the completion of the construction of the improvements within the Easement Area, CJM, its successors or assigns of Lot 4, Block 1 of the Subdivision, shall perform or cause to be performed all routine maintenance of the improvements located within the Easement Area (“Routine Maintenance”) as set forth herein and shall bill the other owners of lots within the Subdivision for their respective share of the Routine Maintenance in conformance with this Section 2. Routine Maintenance shall include the following items, without limitation:
- (1) Removal from the Easement Area all snow, papers, rubbish, debris, filth, refuse and other hazards to those using the Easement Area as set forth herein and thoroughly sweeping the area to the extent reasonably necessary to keep the area in a clean and orderly condition;
 - (2) Maintenance of pavement and pavement markings, entrance, exit, and directional signs and markers and lights on the Easement Area;
 - (3) Painting and repainting of traffic lines, if any, to maintain the Easement Area in a reasonable condition and provide for safe traffic flow; and
 - (4) Application of sealants, slurry coating, and other treatments routinely applied to parking lots and drive aisles to preserve and extend the life of the paved surfaces and maintain them in a reasonable condition.

- (b) **Performance of Extraordinary Maintenance.** Upon the completion of the construction of the improvements within the Easement Area, CJM, its successors or assigns of Lot 4, Block 1 of the Subdivision, shall perform or cause to be performed the extraordinary maintenance of the Easement Area ("Extraordinary Maintenance") as set forth herein. Extraordinary Maintenance shall include the restoration, repair and replacement of the pavement of the Easement Area, including curbs and gutters if any, at the time of restoration, repair or replacement; and the maintenance, repair and replacement of the surface and subsurface of the Easement Area, as necessary, to maintain the Easement Area in a level, smooth and evenly covered condition with the types of materials and at the same grade and elevation as exist on the date of original construction, except that CJM shall be permitted to use such substitute materials as will in all respects be equal to or better than the materials originally used with respect to quality, appearance and durability.
- (c) **Cost Allocation for Routine Maintenance and Cost Allocation for Extraordinary Maintenance.** The cost of Routine Maintenance for the Easement Area ("Routine Maintenance Cost") and the cost of Extraordinary Maintenance for the Easement Area ("Extraordinary Maintenance Cost") shall be shared and paid by and between CJM and the other owners of lots within the Subdivision, except and excluding Lot 1, Block 1 and Lot 9, Block 1 of the Subdivision, on a pro-rata basis; the calculation of such pro-rata share of each owner of a lot shall be based upon the respective total square footage of the lot(s) of the Subdivision, excluding Lot 1, Block 1 and Lot 9, Block 1 of the Subdivision.
- (d) **Billing.** Upon receipt of an invoice for the performance of any maintenance as set forth in this Section 2, CJM shall submit the same to the other owners of lot(s) of the Subdivision. The respective portion of the bill of the other owners of lots of the Subdivision shall be due and payable within thirty (30) days after receipt thereof. Interest shall accrue from the date said bill was due and payable to and including the date said bill is paid at a rate equal to the lesser of: (i) the highest rate allowed by law or (ii) eighteen percent (18%). The other owners of lot(s) of the Subdivision shall pay their respective portions of the Routine Maintenance Cost and the Extraordinary Maintenance Cost as set forth herein, and no such owner shall be entitled to offset any amount it owes or may owe to CJM, its successors and assigns of Lot 4, Block 1 of the Subdivision, pursuant to the terms of this Easement, to any amounts CJM, its successors and assigns of Lot 4, Block 1 of the Subdivision, owes or may owe to such owner under the terms of any other agreement between such parties.
- (e) **Enforcement of Maintenance Obligations.** In the event an owner of lot(s) of the Subdivision defaults in the payment of its share of the payment for the performance of the maintenance as set forth herein, CJM, its successors and assigns of Lot 4, Block 1 of the Subdivision, may

institute legal action against such defaulting owner of lot(s) of the Subdivision for payment of or performance of such maintenance (including any interest accrued thereon).

3. Obstructions. No improvement or structure, including but not limited to, a fence, gate, hedge, wall, barrier or other impediment, which would materially impair or impede access of pedestrians or vehicles to and from, over and across the Easement Area shall be permitted. Notwithstanding the foregoing, temporary obstructions resulting from maintenance, repair or replacement to the Easement Area shall be allowed; provided, however, that access to the Easement Area is not totally impeded by such obstructions. CJM, its successors and assigns of Lot 4, Block 1 of the Subdivision, and other owners of lot(s) of the Subdivision shall share equally the costs of posting appropriate "no parking" signs along the drive aisles and elsewhere in the Easement Area, as necessary from time to time. In the event any vehicle of any type is parked on the drive aisles of the Easement Area, either CJM or other owners of lots of the Subdivision shall have the right to tow such violating vehicle at the violating vehicle owner's cost and expense.

4. Not a Public Dedication Future Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Easement Area to the general public or for the general public or for any public purpose whatsoever, it being the intention of CJM that this Agreement shall be strictly limited to and for the purposes herein expressed.

5. Appurtenant; Binding. Each term and provision contained herein regarding the Easement Area, and the easements herein created, granted and reserved, shall be a burden on the real property of the Subdivision; shall be appurtenant to and for the benefit of the real property of the Subdivision; and each part thereof, shall run with the land, and are binding upon and inure to the benefit of owners of real property of the Subdivision.

6. Delegation of Maintenance of Easement Area. CJM, its successors or assigns of Lot 4, Block 1 of the Subdivision, may, in its sole and absolute discretion, delegate the maintenance of the Easement Area to an incorporated association of property owners within the Subdivision or to a property management company.

IN WITNESS WHEREOF, CJM hereby executes this Easement.

"CJM"

CJM Limited Liability Limited Partnership, an Idaho limited partnership

By: _____

Its: _____

STATE OF IDAHO)
) ss.
 County of _____)

On this ____ day of _____, 2013, before me, _____, a
 Notary Public in and for the state of Idaho, personally appeared _____,
 known or identified to me to be the _____ of CJM Limited Liability
 Limited Partnership, an Idaho limited partnership, the limited partnership that executed the
 within instrument or the person who executed the within instrument on behalf of said limited
 partnership, and acknowledged to me that such limited partnership executed the same.

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

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

PUBLIC UTILITY EASEMENT

THIS PUBLIC UTILITY EASEMENT ("Easement") is made and reserved by CJM Limited Liability Limited Partnership, an Idaho limited partnership ("CJM"), whose address is 621 Washington Street South, Twin Falls, Idaho 83301, the owner of all right, title and interest in and to the real property situated in Ada County, state of Idaho, more particularly described at Exhibit 'B' attached hereto (the "Real Property").

CJM is developing a portion of the Real Property into a commercial subdivision (the "Subdivision").

Pursuant to and in accordance with the following terms and provisions of this Easement, CJM does hereby make, grant and reserve a public utility easement on, over, under, across and through the portions of the Real Property described and depicted at Exhibit 'A' attached and incorporated herein by reference. Those portions of the Real Property described and depicted at said Exhibit 'A' are herein after referred to as the "Easement Area".

Further, CJM does hereby reserve unto itself, and its successors and assigns, the right, privilege and authority to make (through another instrument and without the necessity of consent or approval of, or joinder in such other instrument by, any owner of lot(s) of the Subdivision or otherwise the Real Property) this Easement applicable to any phase or phases within the Subdivision and the Real Property, and other real property adjacent and contiguous to the Real Property hereafter owned, developed or otherwise improved by CJM; thereby annexing and placing such phase or phases within the Subdivision and the Real Property, and other real property adjacent and contiguous to the Subdivision and the Real Property under and within the purview of this Easement; and imposing and extending to all such phase or phases within the Subdivision and the Real Property, other real property adjacent and contiguous to the Real Property, all lots situated therein and the owners thereof, the obligations and benefits of this Easement.

TERMS AND PROVISIONS:

1. Utility Easement. For the benefit of the Real Property and other real property to which the obligations and/or benefits of this Easement may hereafter be imposed and extended; all lots situated in the Real Property and the owners thereof, and their successors and assigns, tenants, occupants, employees, agents, contractors, customers, invitees, licensees (collectively, the "Permittees"), CJM makes, grants and reserves a non-exclusive and perpetual easement and right-of-way on, over, under, across and through the Easement Area for the installation,

maintenance, operation, repair and replacement of water drainage systems or structures, water mains, pressurized irrigation mains, sewers, telephone lines, electrical conduits or systems, gas mains and other public or private utilities necessary for the orderly development and operation of the Real Property; provided that:

- (a) the rights granted pursuant to this Section 1 of this Easement shall at all times be exercised in consideration of not interfering materially with the normal operation of the Real Property, and the businesses conducted therein, and to restore the Easement Area to the same or better condition than existed prior to the exercise of such rights; and
- (b) the exact location of any utilities within the Easement Area shall be in accordance with all plans and specifications applicable to the particular utility; and
- (c) except in an emergency, or the performance of normal or routine maintenance, the right to enter upon the Easement Area for the exercise of any right pursuant to this Section 1 of this Easement shall be conditioned upon providing reasonable prior advance written notice to CJM, its successors and assigns of Lot 4, Block 1 of the Subdivision, as to the time and manner of entry; and
- (d) all such utility systems shall be installed and maintained below the ground level or surface of the Easement Area, excepting and excluding utility facilities normally or customarily above the ground level or surface of the Easement Area.

2. Maintenance of Easement Area.

- (a) **Maintenance of Utility Facilities Owned by Public Utility or Private Utility.** All utility facilities owned by a public utility and a private utility, to include, not necessary by limitation, a governmental entity, an electric company, a gas company and a telephone or communication company, shall be installed, maintained, operated, repaired and replaced by such public utility or private utility, at its sole cost and expense; and Sub-sections (a) through (e) of this Section 2 and Section 7, below, shall be inapplicable to each such public utility or private utility. Each such public utility and private utility shall restore the Easement Area to the same or better condition than existed prior to the exercise of its rights under this Easement.
- (b) **Performance of Maintenance.** Subject to Sub-section (a) of this Section 2, upon the completion of the construction of the improvements within the Easement Area, CJM, its successors or assigns of Lot 4, Block 1 of the Subdivision, shall perform or cause to be performed all routine maintenance of the improvements located within the Easement Area ("Routine Maintenance") and shall perform or cause to be performed the

extraordinary maintenance of the Easement Area ("Extraordinary Maintenance"), all as set forth herein and shall bill the other owners of lots within the Real Property for their respective share of the Routine Maintenance and Extraordinary Maintenance in conformance with this Section 2. Extraordinary Maintenance shall include the restoration, repair and replacement of the pavement of the Easement Area, including curbs and gutters if any, at the time of restoration, repair or replacement; and the maintenance, repair and replacement of the surface and subsurface of the Easement Area, as necessary, to maintain the Easement Area in a level, smooth and evenly covered condition with the types of materials and at the same grade and elevation as exist on the date of original construction, except that CJM shall be permitted to use such substitute materials as will in all respects be equal to or better than the materials originally used with respect to quality, appearance and durability. All other maintenance shall be Routine Maintenance.

- (c) **Cost Allocation for Routine Maintenance and Cost Allocation for Extraordinary Maintenance.** Subject to Sub-section (a) of this Section 2, the cost of Routine Maintenance for the Easement Area ("Routine Maintenance Cost") and the cost of Extraordinary Maintenance for the Easement Area ("Extraordinary Maintenance Cost") shall be shared and paid by and between CJM and the other owners of lots within the Subdivision, except and excluding Lot 1, Block 1 and Lot 9, Block 1 of the Subdivision, on a pro-rata basis; the calculation of such pro-rata share of each owner of a lot shall be based upon the respective total square footage of the lot(s) of the Subdivision, excluding Lot 1, Block 1 and Lot 9, Block 1 of the Subdivision.
- (d) **Billing.** Subject to Sub-section (a) of this Section 2, upon receipt of an invoice for the performance of any maintenance as set forth in this Section 2, CJM shall submit the same to the other owners of lot(s) of the Subdivision. The respective portion of the bill of the other owners of lots of the Subdivision shall be due and payable within thirty (30) days after receipt thereof. Interest shall accrue from the date said bill was due and payable to and including the date said bill is paid at a rate equal to the lesser of: (i) the highest rate allowed by law or (ii) eighteen percent (18%). The other owners of lot(s) of the Subdivision shall pay their respective portions of the Routine Maintenance Cost and the Extraordinary Maintenance Cost as set forth herein, and no such owner shall be entitled to offset any amount it owes or may owe to CJM, its successors and assigns of Lot 4, Block 1 of the Subdivision, pursuant to the terms of this Easement, to any amounts CJM, its successors and assigns of Lot 4, Block 1 of the Subdivision, owes or may owe to such owner under the terms of any other agreement between such parties.
- (e) **Enforcement of Maintenance Obligations.** In the event an owner of lot(s) of the Subdivision defaults in the payment of its share of the

payment for the performance of the maintenance as set forth herein, CJM, its successors and assigns of Lot 4, Block 1 of the Subdivision, may institute legal action against such defaulting owner of lot(s) of the Subdivision for payment of or performance of such maintenance (including any interest accrued thereon).

3. Obstructions. No improvement or structure, including but not limited to, a fence, gate, hedge, wall, barrier or other impediment, which would materially impair or impede access of pedestrians or vehicles to and from, over and across the Easement Area shall be permitted. Notwithstanding the foregoing, temporary obstructions resulting from maintenance, repair or replacement to the Easement Area shall be allowed; provided, however, that access to the Easement Area is not totally impeded by such obstructions. No parking shall be allowed at any time within the Easement Area, and CJM, its successors and assigns of Lot 4, Block 1 of the Subdivision, and other owners of lot(s) of the Subdivision shall share equally the costs of posting appropriate "no parking" signs along the drive aisles and elsewhere in the Easement Area, as necessary from time to time. In the event any vehicle of any type is parked in the Easement Area, either CJM or other owners of lots of the Subdivision shall have the right to tow such violating vehicle at the violating vehicle owner's cost and expense.

4. Relocation of Easement Area. Subject to applicable laws and ordinances, and securing necessary approvals of governmental entities having jurisdiction, CJM, for itself and its successors and assigns of Lot 4, Block 1 of the Subdivision, reserves the right, privilege and authority to modify the location of the Easement Area by amendment of this Easement, without the necessity of consent or approval of, or joinder in such amendment by, any owner of lot(s) of the Subdivision.

5. Not a Public Dedication Future Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Easement Area to the general public or for the general public or for any public purpose whatsoever, it being the intention of CJM that this Agreement shall be strictly limited to and for the purposes herein expressed.

6. Appurtenant; Binding. Each term and provision contained herein regarding the Easement Area, and the easements herein created, granted and reserved, shall be a burden on the Real Property; shall be appurtenant to and for the benefit of the Real Property; and each part thereof, shall run with the land, and are binding upon and inure to the benefit of owners of the Real Property.

7. Delegation of Maintenance of Easement Area. Subject to Sub-section (a) of Section 2 above, CJM, its successors or assigns of Lot 4, Block 1 of the Subdivision, may, in its sole and absolute discretion, delegate the maintenance of the Easement Area to an incorporated association of property owners within the Subdivision or to a property management company.

IN WITNESS WHEREOF, CJM hereby executes this Easement.

“CJM”

CJM Limited Liability Limited Partnership, an Idaho limited partnership

By: _____

Its: _____

STATE OF IDAHO)

) ss.

County of _____)

On this ____ day of _____, 2013, before me, _____, a Notary Public in and for the state of Idaho, personally appeared _____, known or identified to me to be the _____ of CJM Limited Liability Limited Partnership, an Idaho limited partnership, the limited partnership that executed the within instrument or the person who executed the within instrument on behalf of said limited partnership, and acknowledged to me that such limited partnership executed the same.

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

Notary Public for Idaho

Residing at: _____

My commission expires: _____

EXHIBIT 'A'

EXHIBIT 'A'***FOX Land Surveys, Inc.*****1515 South Shoshone St. Δ Boise Idaho Δ 83705 Δ 208-342-7957 Δ 208-342-7437 FAX****UTILITY EASEMENT FROM CJM, LLLP**

**A PORTION OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 24,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
CITY OF KUNA, ADA COUNTY, IDAHO**

A Portion of The Northeast ¼ of the Northeast ¼ of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows;

1. **COMMENCING** at the found Aluminum Cap Monument marking the Northeast Corner of Section 24, from which the found Brass Cap Monument marking the North ¼ Corner thereof bears North 88°45'41" West, a distance of 2,630.85 feet;
2. thence along the northerly boundary of Section 24, North 88°45'41" West, a distance of 1310.07 feet;
3. thence South 00°39'34" West, a distance of 25.00 feet to a point on the southerly Right-of-Way of Deer Flat Road, the **TRUE POINT OF BEGINNING**;
4. thence along said Right-of-Way, South 88°45'41" East, a distance of 20.00 feet;
5. thence South 00°10'37" West, a distance of 242.58 feet;
6. thence South 68°29'23" East, a distance of 298.91 feet;
7. thence South 46°06'57" East, a distance of 238.39 feet;
8. thence North 45°46'12" East, a distance of 267.15 feet;
9. thence North 00°46'09" East, a distance of 80.09 feet to the westerly extension of the southerly boundary of property described in Warranty Deed Instrument Number 110077807;
10. thence along said extension and boundary, South 88°46'34" East, a distance of 310.62 feet;
11. thence South 00°46'12" West, a distance of 13.92 feet;
12. thence North 89°13'48" West, a distance of 218.62 feet;

13. thence South 45°46'12" West, a distance of 25.53 feet;
14. thence South 00°46'12" West, a distance of 16.66 feet
15. thence South 29°13'48" East, a distance of 33.90 feet;
16. thence South 59°13'48" East, a distance of 24.29 feet;
17. thence South 89°13'48" East, a distance of 271.36 feet;
18. thence South 00°46'12" West, a distance of 6.78 feet;
19. thence South 89°13'48" East, a distance of 146.51 feet;
20. thence North 00°46'12" East, a distance of 95.12 feet;
21. thence South 88°45'41" East, a distance of 44.99 feet to a found 5/8 inch rebar with plastic cap stamped "PLS 4998" on the westerly Right-of-Way of Meridian Road;
22. thence along said Right-of-Way, South 00°46'12" West, a distance of 914.15 feet to a found disturbed highway monument, replaced with a 5/8 inch rebar with plastic cap stamped "FLSI PLS 13934";
23. thence continuing along the westerly Right-of-Way of Meridian Road, South 01°08'21" East, a distance of 148.43 feet to a found 5/8 inch rebar with plastic cap stamped "PLS 4998" marking its intersection with the North 1/16th Line of Section 24, also being the common boundary of properties described in Warranty Deed Instrument Number 110122714 and Special Warranty Deed Instrument Number 112084498;
24. thence along said line and boundary, North 88°36'31" West, a distance of 219.27 feet;
25. thence North 84°13'55" West, a distance of 54.49 feet;
26. thence North 00°46'04" East, a distance of 176.86 feet;
27. thence North 89°13'46" West, a distance of 328.39 feet;
28. thence North 00°46'09" East, a distance of 37.00 feet;
29. thence South 89°13'46" East, a distance of 22.99 feet;
30. thence North 00°46'12" East, a distance of 281.65 feet;
31. thence North 36°18'02" West, a distance of 336.56 feet;
32. thence North 45°43'12" West, a distance of 241.92 feet;

33. thence North 68°29'23" West, a distance of 312.77 feet to a point on the East 1/16th Line of Section 24, also being the common boundary of properties described in Warranty Deed Instrument Number 878718 and Special Warranty Deed Instrument Number 112084498;
34. thence along said boundary, North 00°39'34" East, a distance of 21.40 feet;
35. thence South 68°29'23" East, a distance of 8.14 feet;
36. thence North 00°10'37" East, a distance of 242.66 feet to the **TRUE POINT OF BEGINNING.**

Containing 588,526 (**Gross**) square feet, more or less

EXCEPTING THEREFROM THE FOLLOWING PARCELS:

PARCEL "A"

BEGINNING at a point from which the Northeast Corner of Section 24 bears North 57°21'43" East, a distance of 983.94 feet, also from which the North ¼ Corner of said Section bears North 71°56'18" West, a distance of 1895.05 feet;

37. thence North 45°46'12" East, a distance of 156.31 feet;
38. thence South 00°46'09" West, a distance of 256.83 feet;
39. thence North 36°18'02" West, a distance of 183.36 feet to the **POINT OF BEGINNING.**

Containing 14,193 square feet, more or less.

PARCEL "B"

BEGINNING at a point from which the Northeast Corner of Section 24 bears North 57°50'27" East, a distance of 809.36 feet, also from which the North ¼ Corner of said Section bears North 75°55'29" West, a distance of 2006.25 feet,

40. thence North 45°46'11" East, a distance of 90.20 feet;
41. thence South 89°13'48" East, a distance of 35.36 feet;
42. thence South 48°04'50" West, a distance of 25.71 feet;
43. thence North 89°13'48" West, a distance of 18.59 feet;
44. thence South 00°46'12" West, a distance of 12.06 feet;

45. thence South $89^{\circ}13'48''$ East, a distance of 99.97 feet;
46. thence North $00^{\circ}46'12''$ East, a distance of 14.50 feet;
47. thence South $89^{\circ}13'48''$ East, a distance of 83.72 feet;
48. thence South $00^{\circ}46'12''$ West, a distance of 462.67 feet;
49. thence North $89^{\circ}17'07''$ West, a distance of 127.61 feet;
50. thence South $00^{\circ}08'24''$ West, a distance of 10.28 feet;
51. thence South $70^{\circ}02'47''$ West, a distance of 31.17 feet;
52. thence North $19^{\circ}57'13''$ West, a distance of 40.54 feet;
53. thence North $00^{\circ}46'12''$ East, a distance of 26.36 feet;
54. thence North $29^{\circ}13'49''$ West, a distance of 4.42 feet;
55. thence North $53^{\circ}41'58''$ East, a distance of 23.13 feet;
56. thence South $89^{\circ}52'38''$ East, a distance of 47.26 feet;
57. thence North $00^{\circ}46'12''$ East, a distance of 16.54 feet;
58. thence North $89^{\circ}52'31''$ West, a distance of 59.16 feet;
59. thence North $29^{\circ}13'49''$ West, a distance of 14.06 feet;
60. thence South $60^{\circ}46'11''$ West, a distance of 20.86 feet;
61. thence North $29^{\circ}13'49''$ West, a distance of 107.18 feet;
62. thence North $00^{\circ}46'12''$ East, a distance of 242.30 feet to the **POINT OF BEGINNING.**

Containing 102,330 square feet, more or less.

PARCEL "C"

BEGINNING at a point from which the Northeast Corner of Section 24 bears North 48°04'30" East, a distance of 576.90 feet, also from which the North ¼ Corner of said Section bears North 78°38'13" West, a distance of 2245.01 feet,

63. thence South 89°13'48" East, a distance of 252.00 feet;
64. thence South 44°13'48" East, a distance of 35.35 feet;
65. thence South 89°13'48" East, a distance of 32.01 feet;
66. thence South 00°46'12" West, a distance of 131.82 feet;
67. thence South 45°46'12" West, a distance of 28.28 feet;
68. thence South 00°46'12" West, a distance of 19.95 feet;
69. thence South 44°13'48" East, a distance of 18.83 feet;
70. thence North 89°13'48" West, a distance of 49.89 feet;
71. thence South 00°46'12" West, a distance of 10.00 feet;
72. thence South 89°13'48" East, a distance of 56.57 feet;
73. thence South 00°46'12" West, a distance of 118.34 feet;
74. thence North 89°13'48" West, a distance of 7.06 feet;
75. thence South 00°46'12" West, a distance of 98.00 feet;
76. thence North 89°13'48" West, a distance of 149.92 feet;
77. thence North 45°46'05" East, a distance of 55.03 feet;
78. thence North 89°13'51" West, a distance of 14.14 feet;
79. thence South 45°46'05" West, a distance of 42.43 feet;
80. thence North 89°13'55" West, a distance of 63.76 feet;
81. thence South 70°04'34" West, a distance of 25.20 feet;
82. thence North 89°13'48" West, a distance of 59.46 feet;
83. thence North 00°46'12" East, a distance of 436.43 feet to the **POINT OF BEGINNING.**

Containing 130,533 square feet, more or less.

PARCEL "D"

BEGINNING at a point from which the Northeast Corner of Section 24 bears North 34°20'27" East, a distance of 1061.75 feet, also from which the North ¼ Corner of said Section bears North 65°19'02" West, a distance of 2235.54 feet;

- 84. thence North 70°02'47" East, a distance of 58.19 feet;
- 85. thence South 89°13'55" East, a distance of 98.68 feet;
- 86. thence South 00°46'12" West, a distance of 179.52 feet;
- 87. thence North 61°34'45" West, a distance of 14.12 feet;
- 88. thence North 00°46'12" East, a distance of 47.58 feet;
- 89. thence North 89°13'48" West, a distance of 10.00 feet;
- 90. thence South 00°46'12" West, a distance of 42.34 feet;
- 91. thence North 61°34'45" West, a distance of 105.52 feet;
- 92. thence North 19°57'13" West, a distance of 49.67 feet;
- 93. thence North 70°02'47" East, a distance of 27.85 feet;
- 94. thence North 00°46'12" East, a distance of 19.68 feet;
- 95. thence North 89°13'48" West, a distance of 37.23 feet;
- 96. thence North 19°57'13" West, a distance of 23.70 feet to the **POINT OF BEGINNING**.

Containing 18,068 square feet, more or less.

h
ar

IF

127. thence South 89°13'46" East, a distance of 175.71 feet;
128. thence South 00°46'12" West, a distance of 176.33 feet;
129. thence North 84°13'55" West, a distance of 204.38 feet;
130. thence North 00°46'04" East, a distance of 129.53 feet to the **POINT OF BEGINNING.**

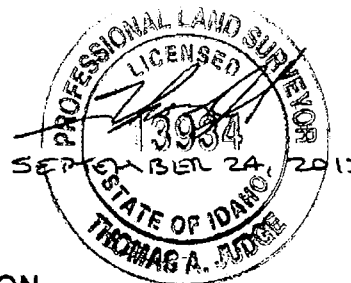
Containing 33,388 square feet, more or less.

Containing a net area of 199,229 square feet (4.573 acres) more or less.

Any modification of this description shall render it void.

Refer to the attached sketch titled "EXHIBIT 'B'".

Fox Land Surveys, Inc.
Thomas A. Judge, Survey Manager, PLS 13934



END OF DESCRIPTION

TAJ:taj

W:\PROJECTS\2012\12-056-RIDLEYS-KUNAPROFILERIDGE.PRJ\PROJECT\FLSI\DOCS\DESCRIPTIONS\1256-CJM-UTIL-ESMT-9-23-13.DOC

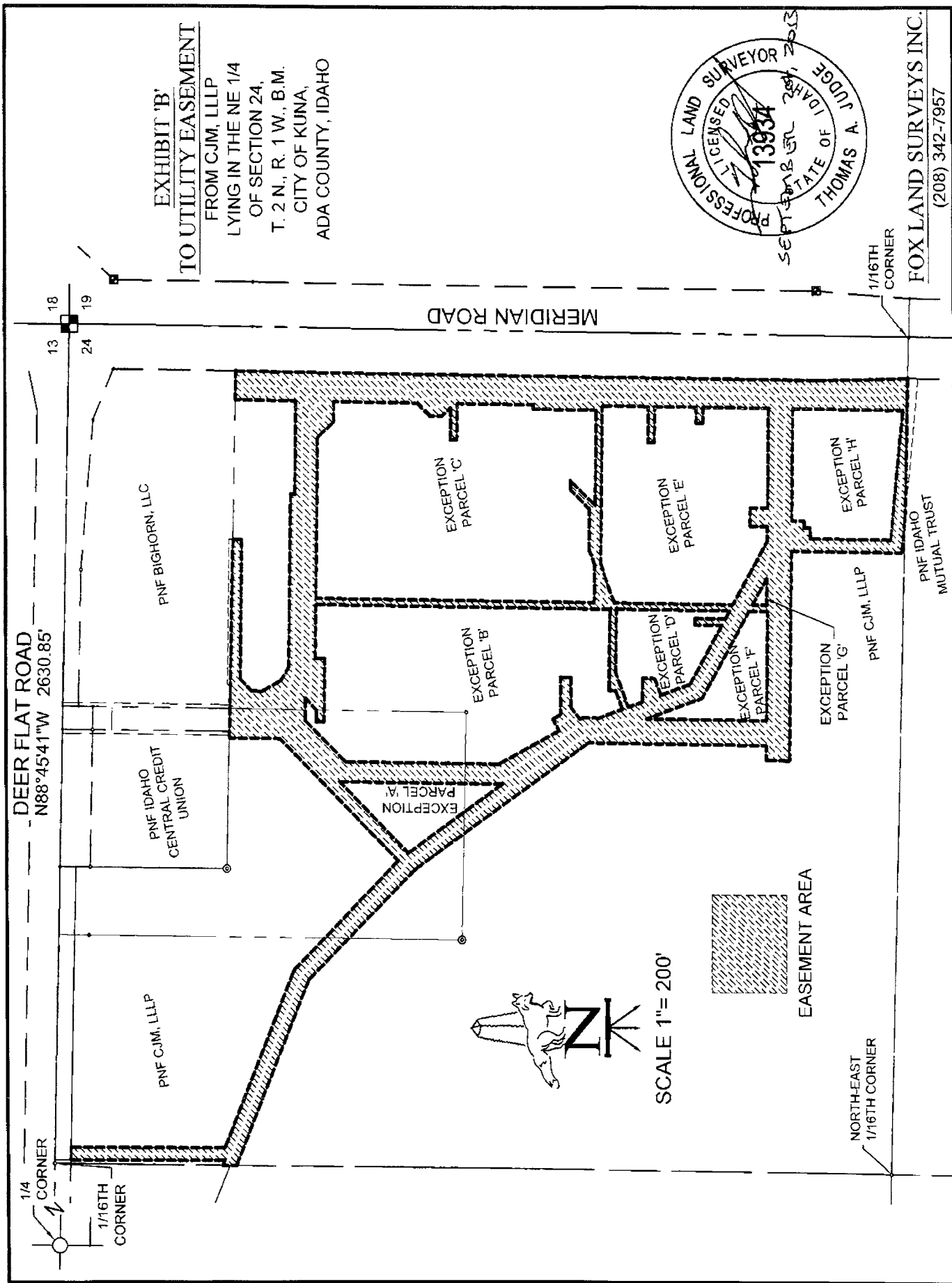


EXHIBIT 'B'

LEGAL DESCRIPTION

Parcel I:

A parcel of land located in the Northeast quarter of the Northeast quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho, as shown as "Adjusted Parcel 2" in Record of Survey 9158, recorded March 22, 2012, as Instrument No. 112025843, records of Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of Section 24, Township 2 North, Range 1 West, Boise Meridian;

thence North $88^{\circ}45'40''$ West, 598.89 feet along the north line of said Section 24 to a point;
thence South $00^{\circ}46'09''$ West, 262.01 feet to the REAL POINT OF BEGINNING of this description;

thence South $88^{\circ}45'40''$ East, 528.89 feet to a point on the west right of way of State Highway 69;

thence South $00^{\circ}46'09''$ West, 914.20 feet to an angle point in said right of way;

thence South $01^{\circ}08'24''$ East, 148.40 feet along said right of way to a point on the south line of the Northeast quarter of the Northeast quarter;

thence North $88^{\circ}36'28''$ West, 1247.83 feet to the southwest corner of the Northeast quarter of the Northeast quarter;

thence North $00^{\circ}39'34''$ East, 1321.16 feet to the northwest corner of the Northeast quarter of the Northeast quarter;

thence South $88^{\circ}45'40''$ East, 358.25 feet along the north line of the northeast quarter of the northeast quarter to a point;

thence South $00^{\circ}42'51''$ West, 635.00 feet to a point;

thence South $88^{\circ}45'40''$ East, 357.64 feet to a point;

thence North $00^{\circ}46'09''$ East, 372.99 feet to the REAL POINT OF BEGINNING of this description.

Parcel II:

A parcel of land being a portion of the East half of the Northeast quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of Section 24, Township 2 North, Range 1 West, Boise Meridian;

Thence North $88^{\circ}45'40''$ West, 598.89 feet (formerly North $89^{\circ}09'06''$ West, 598.69 feet) along the North line of said Section 24 to the REAL POINT OF BEGINNING of this description;

Thence South $00^{\circ}46'09''$ West (formerly South $00^{\circ}22'43''$ West), 635.00 feet to a point;

Thence North $88^{\circ}45'40''$ West (formerly North $89^{\circ}09'06''$ West), 357.64 feet to a point;

Thence North $00^{\circ}42'51''$ East (formerly North $00^{\circ}19'26''$ East), 635.00 feet to a point on the North line of said Section 24;

Thence South $88^{\circ}45'40''$ East (formerly South $89^{\circ}09'06''$ East), 358.25 feet to the REAL POINT OF BEGINNING of this description.

EXCEPT that portion described as follows:

A parcel of land located in the Northeast quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of Section 24, Township 2 North, Range 1 West, Boise Meridian;

Thence North $88^{\circ}45'40''$ West, 635.32 feet (formerly 635.12 feet) along the North line of said Section 24 to the REAL POINT OF BEGINNING of this description;

Thence South $00^{\circ}39'34''$ West, 262.01 feet to a point;

Thence North $88^{\circ}45'40''$ West, 215.05 feet to a point;

Thence North $00^{\circ}39'34''$ East, 262.01 feet to the North line of said Section 24, to a point;

Thence South $88^{\circ}45'40''$ East, 215.05 feet to the REAL POINT OF BEGINNING of this description.

STATE OF IDAHO }
County of Ada ss.

We, the commissioners of the county and state aforesaid, acting as a Board of Canvassers of Election, do hereby state that the attached is a true and complete abstract of all votes cast within this county at the KUNA CITY MUNICIPAL ELECTION, held November 5, 2013, as shown by the records now on file in the County Clerk's Office.

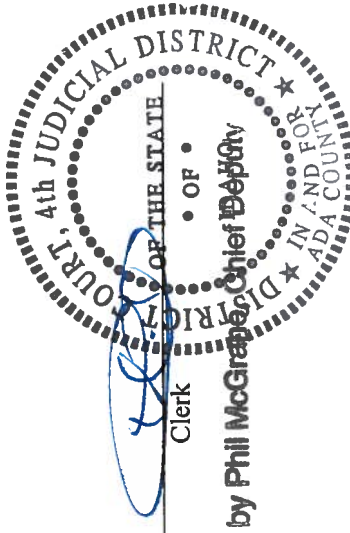


David L. Case (Chairman)


Jim Tibbs


Rick Yzquierre

County Board of Canvassers



ATTEST:

STATE OF IDAHO }
County of Ada ss.

I, Christopher D. Rich, County Clerk of said county and state, do hereby certify that the attached is a full, true and complete copy of the abstract of votes cast as shown by the record of the Board of Canvassers filed in my office this 13th day of November, 2013.



County Clerk
by Phil McGrane, Chief Deputy

ADA COUNTY ELECTIONS

400 N Benjamin Lane Suite #100, Boise ID 83704

Phone: (208) 287-6860

Fax: (208) 287-6939

E-mail: Elections @adaweb.net



STATE OF IDAHO

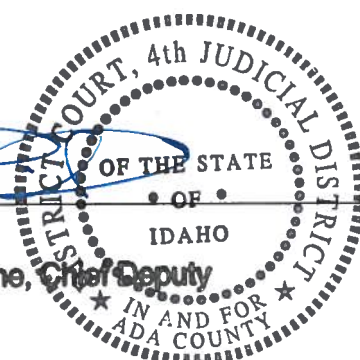
} ss.

County of Ada

I, Christopher D. Rich, County Clerk of said county and state, do hereby certify that the attached is a full, true and complete copy of the abstract of votes for the candidates therein named and/or the questions as they appeared on the election ballot on November 5, 2013 for the KUNA CITY MUNICIPAL ELECTION as shown by the record of the Board of Canvassers filed in my office this 13th day of November, 2013.



County Clerk
by Phil McGrane, Chief Deputy



KUNA CITY

ADA COUNTY IDAHO
 CONSOLIDATED ELECTION
 NOVEMBER 5, 2013

RUN DATE:11/13/13 04:00 PM

	TOTAL VOTES	%	ABSENTEE	ELECTION DAY
PRECINCTS COUNTED (OF 8)	8	100.00		
REGISTERED VOTERS - KUNA	6,516			
BALLOTS CAST - KUNA	713		27	686
VOTER TURNOUT - KUNA.		10.94		
KUNA CITY COUNCIL MEMBER				
Vote for 2				
Richard C. Cardoza	386	31.95	15	371
Warren Christensen	324	26.82	10	314
Pat Jones	379	31.37	11	368
K.C Maly.	119	9.85	3	116

RESOLUTION NO. R49-2013

A RESOLUTION DECLARING THAT A SINGLE CITY-OWNED PARCEL OF REAL PROPERTY CONSISTING OF APPROXIMATELY 19.84 ACRES AND LOCATED ON E. KING ROAD, EAST OF S. MERIDIAN ROAD, KUNA, IDAHO, IS SURPLUS AS THE PROPERTY IS UNDERUTILIZED, OR NOT USED FOR PUBLIC PURPOSES; DECLARING THE INTENT OF THE CITY OF KUNA TO SELL THE PROPERTY AT PUBLIC AUCTION TO THE HIGHEST BIDDER; DECLARING THE MINIMUM PRICE FOR THE PROPERTY; INSTRUCTING THE CITY CLERK TO PUBLISH A SUMMARY OF THE ACTION TAKEN BY THIS RESOLUTION AND ESTABLISH AND PUBLISH NOTICE OF THE HEARING DATE TO REVIEW THE PROPOSED CONVEYANCE, EXCHANGE OR SALE AND TO PUBLISH NOTICE OF THE PUBLIC AUCTION HEARING TO SELL THE PROPERTY TO THE HIGHEST BIDDER AT AN AMOUNT NOT LESS THAN THE MINIMUM SET BY THE CITY COUNCIL; APPROVING A SUMMARY OF THE ACTION TAKEN BY THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Idaho Code §50-1401 grants the City of Kuna the authority to sell, exchange or convey real property which is or not used for public purposes; and,

WHEREAS, The City of Kuna owns a parcel of real property, legally described by parcel number and its location on the map as per Exhibit A, and said property has been underutilized, or not used for public purposes, and therefore should be declared surplus and offered for sale at public auction in accordance with Idaho law; and

WHEREAS, The City of Kuna intends to sell, at public auction to the highest bidder, said surplus property; and,

WHEREAS, Idaho Code §50-1402 provides that whenever the City of Kuna proposes to sell, exchange or convey real property, the City Council shall declare the minimum value or price, if any, it intends to receive as a result of such sale, exchange or conveyance on the record at a public meeting; and

WHEREAS, the City of Kuna establishes the minimum price for the sale of the 19.84 acres at \$265,112.44, which includes the payoff of the LID Lien obligation for sixty (60) Equivalent Dwelling Units (EDUs) or single family sewer hook-ups; and

WHEREAS, Idaho Code §50-1402 requires notice and a public hearing prior to the conveyance or exchange of any real property by the City; and

WHEREAS, Idaho Code §50-1403 (1) provides that after the public hearing, the property can be sold at public auction to the highest bidder.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO:

Section 1. The real property as described by its parcel number and location as depicted on the map, as per Exhibit A, is declared to be underutilized, or not used for public purposes, and is therefore surplus property owned by the City of Kuna, Idaho.

Section 2. The minimum price for the sale of property is \$265,112.44.

Section 3. The City intends to sell, at public auction, the surplus property in accordance with Idaho law, Title 50, Chapter 14, to the highest bidder at or above the declared minimum price. If no bids are received, then the City reserves the right to proceed to sell the property as it deems in the best interest of the City.

Section 4. The City Clerk shall publish the notice of a public hearing setting the public hearing for Special City Council meeting on December 17, 2013 at 5:30 P.M. at the Kuna City Hall, 763 W. Avalon Street, Kuna, Idaho, concerning the proposed sale at public auction and a summary of the action taken by the Council concerning the proposed sale and conveyance of the property.

Section 5. The City Clerk shall publish the notice of a public auction setting the public auction on December 17, 2013 at 5:30 P.M. at the Kuna City Hall, 763 W. Avalon Street, Kuna, Idaho.

Section 6. The draft summary of this Resolution and the draft notice of public hearing, attached hereto as Exhibit B and the Public Hearing and Public Auction to be published, attached hereto as Exhibit C, are approved as to both form and content.

Section 7. This Resolution shall be in full force and effective immediately upon its adoption and approval.

PASSED BY THE COUNCIL of Kuna, Idaho this 19th day of November 2013.

APPROVED BY THE MAYOR of Kuna, Idaho this 19th day of November 2013.

W. Greg Nelson, Mayor

ATTEST:

Brenda S. Bingham, City Clerk



EXHIBIT "B"

Summary of City Council Action:

NOTICE IS HEREBY GIVEN that the City of Kuna, Idaho, adopted at its regular meeting on November 19, 2013, Resolution No. R2-2013, declaring that a single city-owned parcel of real property consisting of approximately 19.84 acres is surplus property. The property is generally located on E. King Road and east of S. Meridian Road, Kuna, Idaho. The resolution declares the intent of the City to sell the property at public auction to the highest bidder, and sets the minimum price of \$265,112.44. Finally, the resolution instructs the City Clerk to publish notice of the public hearing on December 17, 2013 at 5:30 PM, to review the proposed sale and authorize the sale at public auction to the highest bidder, and it also instructs the City Clerk to publish notice of the public auction on to be held on December 17, 2013 at 5:30 P.M. after the public hearing.

Notice of Hearing:

Sale of City Owned Surplus Property and Public Auction

Min. Price: \$265,112.44

Size: 19.84 acres

Location: E. King Road, east of S. Meridian Road, Kuna, Idaho. See location map, attached as Exhibit A.

EXHIBIT "C"

NOTICE IS HEREBY GIVEN that the Mayor and Council have set a public hearing on December 17, 2013 commencing at 5:30 P.M. at the Kuna City Hall, 763 W. Avalon Street, Kuna, Idaho. At the public hearing it shall be the time and place for interested parties and citizens alike to have an opportunity to be heard to discuss the sale of a single city-owned parcel of real property as surplus totaling approximately 19.84 acres. The property is generally located E. King Road, east of S. Meridian Road, Kuna, Idaho. Resolution R49-2013 declares the intent of the City to sell the property at public auction to the highest bidder, and sets the minimum price of \$265,211.44. At the conclusion of the public hearing on December 17, 2013 at 5:30 P.M. or soon thereafter, the City Council will conduct a public auction, where the City will proceed to offer for sale the real property in question at public auction to the highest bidder at an amount not less than the minimum price. If no bids are received, the City reserves the right to proceed to sell the property as it deems in the best interest of the City.

RESOLUTION NO. R51-2013

A RESOLUTION DECLARING THAT TWO ADJACENT CITY-OWNED PARCELS OF REAL PROPERTY CONSISTING OF APPROXIMATELY 52.12 ACRES AND 107.43 ACRES AND LOCATED ON S. SWAN FALLS ROAD, SOUTH OF E. KING ROAD, KUNA, IDAHO, ARE SURPLUS AS THE PROPERTIES ARE UNDERUTILIZED, OR NOT USED FOR PUBLIC PURPOSES; DECLARING THE INTENT OF THE CITY OF KUNA TO SELL THE PROPERTIES AT PUBLIC AUCTION TO THE HIGHEST BIDDER; DECLARING THE MINIMUM PRICE FOR THE PROPERTIES; INSTRUCTING THE CITY CLERK TO PUBLISH A SUMMARY OF THE ACTION TAKEN BY THIS RESOLUTION AND ESTABLISH AND PUBLISH NOTICE OF THE HEARING DATE TO REVIEW THE PROPOSED CONVEYANCE, EXCHANGE OR SALE AND TO PUBLISH NOTICE OF THE PUBLIC AUCTION HEARING TO SELL THE PROPERTIES TO THE HIGHEST BIDDER AT AN AMOUNT NOT LESS THAN THE MINIMUM SET BY THE CITY COUNCIL; APPROVING A SUMMARY OF THE ACTION TAKEN BY THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Idaho Code §50-1401 grants the City of Kuna the authority to sell, exchange or convey real property which is or not used for public purposes; and,

WHEREAS, The City of Kuna owns two (2) adjoining parcels of real property, legally described by parcel numbers and location on the map as per Exhibit A, and said properties have been underutilized, or not used for public purposes, and therefore should be declared surplus and offered for sale at public auction in accordance with Idaho law; and

WHEREAS, The City of Kuna intends to sell, at public auction to the highest bidder, said surplus properties; and,

WHEREAS, Idaho Code §50-1402 provides that whenever the City of Kuna proposes to sell, exchange or convey real properties, the City Council shall declare the minimum value or price, if any, it intends to receive as a result of such sale, exchange or conveyance on the record at a public meeting; and

WHEREAS, the City of Kuna establishes the minimum price for the sale of the parcel number S1336233700 consisting of approximately 51.12 acres at \$671,618.19 and parcel number S1336244200 consisting of approximately 107.43 acres at \$1,387,421.78, which includes the payoff of the LID Lien obligation for the 152 Equivalent Dwelling Units (EDUs) or single family sewer hook-ups for parcel number S1336233700 and 314 EDUs for parcel number S1336244200; and

WHEREAS, Idaho Code §50-1402 requires notice and a public hearing prior to the conveyance or exchange of any real properties by the City; and

WHEREAS, Idaho Code §50-1403 (1) provides that after the public hearing, the properties can be sold at public auction to the highest bidder.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO:

Section 1. The real properties as described by the parcel numbers and location as depicted on the map, as per Exhibit A, are declared to be underutilized, or not used for public purposes, and is therefore surplus properties owned by the City of Kuna, Idaho.

Section 2. The minimum price for the sale of properties is for parcel number S1336233700 consisting of approximately 51.12 acres- \$671,618.19, and for parcel number S1336244200 consisting of approximately 107.43 acres- \$1,387,421.78, which includes the payoff of the LID Lien obligation for the 152 Equivalent Dwelling Units (EDUs) or single family sewer hook-ups for parcel number S1336233700 and 314 EDUs for parcel number S1336244200.

Section 3. The City intends to sell, at public auction, the surplus properties in accordance with Idaho law, Title 50, Chapter 14, to the highest bidder at or above the declared minimum price. If no bids are received, then the City reserves the right to proceed to sell the properties as it deems in the best interest of the City.

Section 4. The City Clerk shall publish the notice of a public hearing setting the public hearing for Special City Council meeting on December 17, 2013 at 5:30 P.M. at the Kuna City Hall, 763 W. Avalon Street, Kuna, Idaho, concerning the proposed sale at public auction and a summary of the action taken by the Council concerning the proposed sale and conveyance of the properties.

Section 5. The City Clerk shall publish the notice of a public auction setting the public auction on December 17, 2013 at 5:30 P.M. at the Kuna City Hall, 763 W. Avalon Street, Kuna, Idaho.

Section 6. The draft summary of this Resolution and the draft notice of public hearing, attached hereto as Exhibit B and the Public Hearing and Public Auction to be published, attached hereto as Exhibit C, are approved as to both form and content.

Section 7. This Resolution shall be in full force and effective immediately upon its adoption and approval.

PASSED BY THE COUNCIL of Kuna, Idaho this 19th day of November 2013.

APPROVED BY THE MAYOR of Kuna, Idaho this 19th day of November 2013.

W. Greg Nelson, Mayor

ATTEST:

Brenda S. Bingham, City Clerk

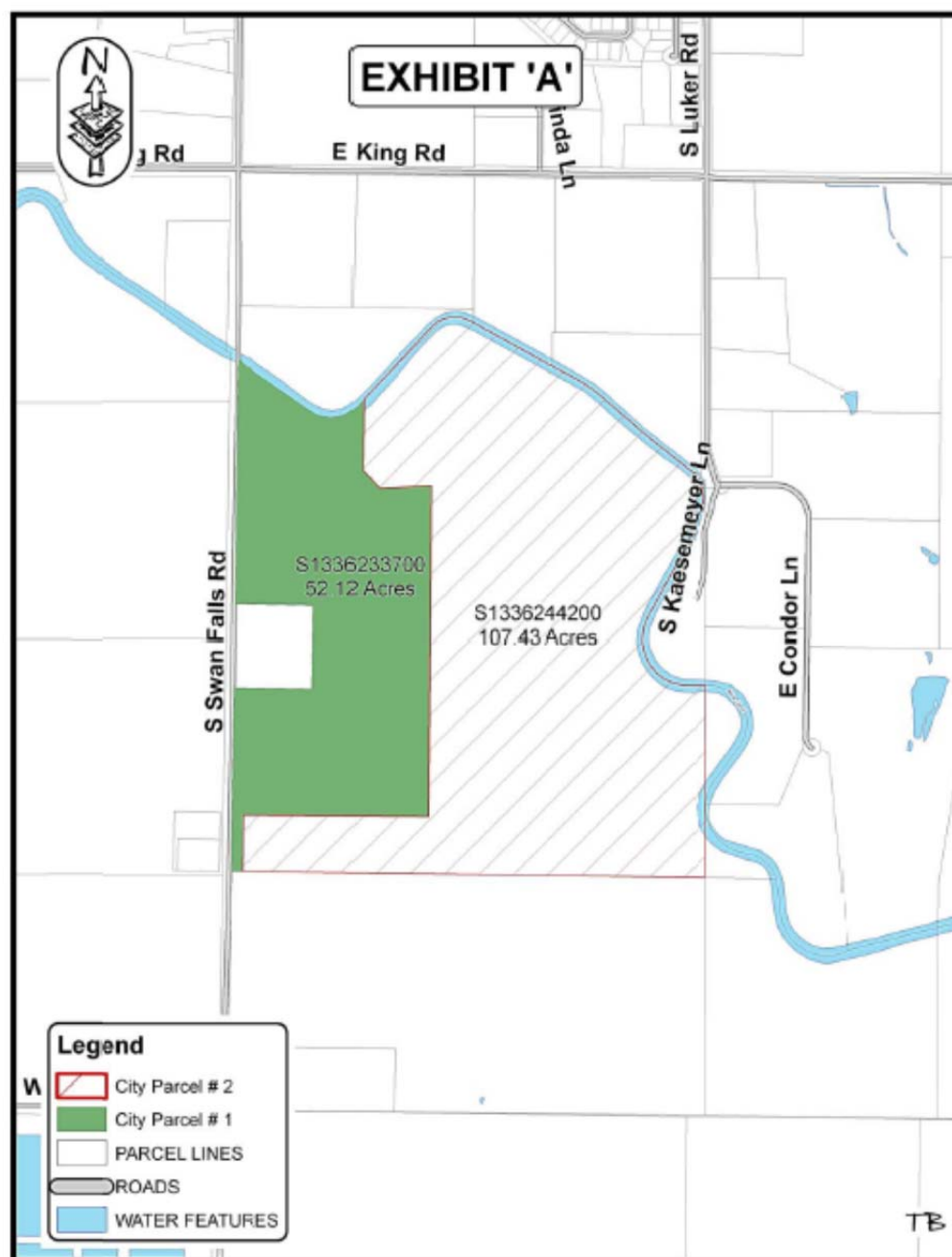


EXHIBIT "B"

Summary of City Council Action:

NOTICE IS HEREBY GIVEN that the City of Kuna, Idaho, adopted at its regular meeting on November 19, 2013, Resolution No. 51-2013, declaring that two (2) adjoining city owned parcels of real property- parcel number S1336233700 consisting of approximately 51.12 acres at \$671,618.19 and parcel number S1336244200 consisting of approximately 107.43 acres at \$1,387,421.78, which includes the payoff of the LID Lien obligation for the 152 Equivalent Dwelling Units (EDUs) or single family sewer hook-ups for parcel number S1336233700 and 314 EDUs for parcel number S1336244200, are surplus properties. The properties are generally located on S. Swan Falls Road, south of E. King Road, Kuna, Idaho. The resolution declares the intent of the City to sell the properties at public auction to the highest bidder, and sets the minimum price for parcel number S1336233700 consisting of approximately 51.12 acres at \$671,618.19 and parcel number S1336244200 consisting of approximately 107.43 acres at \$1,387,421.78, which includes the payoff of the LID Lien obligation for the 152 Equivalent Dwelling Units (EDUs) or single family sewer hook-ups for parcel number S1336233700 and 314 EDUs for parcel number S1336244200. Finally, the resolution instructs the City Clerk to publish notice of the public hearing on December 17, 2013 at 5:30 PM, to review the proposed sale and authorize the sale at public auction to the highest bidder, and it also instructs the City Clerk to publish notice of the public auction on to be held on December 17, 2013 at 5:30 P.M. after the public hearing.

Notice of Hearing:

Sale of City Owned Surplus Property and Public Auction

Min. Price and size and parcel number: Parcel number S1336233700 consisting of approximately 51.12 acres at \$671,618.19 and parcel number S1336244200 consisting of approximately 107.43 acres at \$1,387,421.78, which includes the payoff of the LID Lien obligation for the 152 Equivalent Dwelling Units (EDUs) or single family sewer hook-ups for parcel number S1336233700 and 314 EDUs for parcel number S1336244200.

Location: S. Swan Falls Road, south of E. King Road, Kuna, Idaho. See location map, attached as Exhibit A.

EXHIBIT "C"

NOTICE IS HEREBY GIVEN that the Mayor and Council have set a public hearing on December 17, 2013 commencing at 5:30 P.M. at the Kuna City Hall, 763 W. Avalon Street, Kuna, Idaho. At the public hearing it shall be the time and place for interested parties and citizens alike to have an opportunity to be heard to discuss the sale of two (2) adjoining city-owned parcels of real properties as surplus, for the sales price for parcel number S1336233700 consisting of approximately 51.12 acres at \$671,618.19 and parcel number S1336244200 consisting of approximately 107.43 acres at \$1,387,421.78, which includes the payoff of the LID Lien obligation for the 152 Equivalent Dwelling Units

(EDUs) or single family sewer hook-ups for parcel number S1336233700 and 314 EDUs for parcel number S1336244200. The property is generally located on Swan Falls Road, south of E. King Road, Kuna, Idaho. Resolution R51-2013 declares the intent of the City to sell the properties at public auction to the highest bidder, and sets the minimum price for the sale of parcel number S1336233700 consisting of approximately 51.12 acres at \$671,618.19 and parcel number S1336244200 consisting of approximately 107.43 acres at \$1,387,421.78, which includes the payoff of the LID Lien obligation for the 152 Equivalent Dwelling Units (EDUs) or single family sewer hook-ups for parcel number S1336233700 and 314 EDUs for parcel number S1336244200. At the conclusion of the public hearing on December 17, 2013 at 5:30 P.M. or soon thereafter, the City Council will conduct a public auction, where the City will proceed to offer for sale the real properties in question at public auction to the highest bidder at an amount not less than the minimum price. If no bids are received, the City reserves the right to proceed to sell the properties as it deems in the best interest of the City.

P.O. Box 13
763 W. Avalon
Kuna, ID 83634
Phone: (208) 922-5274
Fax: (208) 922-5989

City of Kuna

Memo

To: City Council
From: Wendy I. Howell, PCED
Date: November 14, 2013
Re: Amended Kuna Comprehensive Plan
Section 5.0 Economic Development
Section 16.0 Public Safety and Emergency Preparedness

The purpose of this amendment is to update the data to reflect the 2010 Census throughout the plan. In some cases more current information was utilized. Any context that was changed was due to incorrect or duplicated information elsewhere in the Plan.

If you have any questions, please feel free to contact me.

5.0 ECONOMIC DEVELOPMENT

5.1 Background and Introduction

Idaho has seen dynamic economic growth. The State has a strong technology and engineering base; and in 2007, was number one in the Nation in the number of patents issued per capita. It has one of the lowest energy costs in the Nation, relatively high wages (~~third-best high-tech wages v. private sector wages~~), and excellent quality of life (including low crime rates and great vacation values).

In April 2005, *Inc. Magazine* rated the Boise area second nationally on the list of "Best Cities to Do Business in America". One month later, *Forbes Magazine* ranked the Boise metropolitan area first nationwide for business and careers, after rating the area second in 2003 (the region ranked sixth in 2002). Kuna was a contender for CNN/Money's "Best Place to Live 2005" list.

~~Recently, t~~The Nation ~~has seen~~is emerging from an economic downturn, which ~~has~~ had considerable negative impact on building construction and financial investment in real estate. None the less, Kuna remains one of the fastest growing cities in the Treasure Valley. Kuna's population increased from 14,830 in 2007, to ~~15,900~~15,650 in ~~2008~~2012. This represents ~~approximately~~ 7.25.53 percent increase in population growth ~~from the prior year~~. This provides some perspective of just how strong Kuna's growth is even during times of economic ~~conflict~~uncertainty.

~~The total market value of Kuna is about \$800 million dollars, which is down about 13 percent from the previous year (2008). This decrease is in line with the rest of the County and is an indicator of the national economic downturn. The taxable value of Kuna, less exemptions, is \$534 million dollars; which is down by 15 percent from 2008.~~

~~There are a little over 6,000 residential parcels within the City, which is up by 5 percent from 2008. The market value of that residential property is \$722 million dollars, which is 15 percent lower than in 2008. Despite that decrease, the residential market value is at 90 percent of the total value of Kuna. This percentage is quite high when compared to the rest of the Nation. On average, 60 percent of market value of cities in the US is found in residential properties.~~

~~In Kuna, 88 percent of property is paid by residential parcels and 12 percent of property tax by commercial parcels.~~ Like many cities transitioning from a ~~more~~ rural community to a more complex suburban city, residential development in Kuna has outpaced commercial development. Commercial investors rely on rooftops as a measure of the buying power, and substantial residential growth occurs before many commercial developments are found in a community.



This off-balance ratio of residential to commercial tax base is not uncommon for the Treasure Valley, since the majority of commercial development is occurring along Interstate 84 and within Boise. However, it ~~will be~~ necessary for Kuna to expand its commercial acreage in order to achieve a more sustainable long-term tax base. ~~Identifying additional commercial areas within the City as part of this Plan is an important first step. Implementation of the Plan will be the next through establishment of new zoning districts, rezoning property, and the possible creation of an Urban Renewal District.~~ As the population in Kuna continues to expand there will be a greater demand for commercial property and more buying power to support it.

This section of the Plan outlines Kuna's goals, objectives, and policy decisions that will govern future economic growth and provide the framework for planning policy. These decisions reflect Kuna's goal of improving ~~the and~~ diversifying the local economy to ensure a sustainable economic tax base. The first section will provide a general background on Kuna's existing economic conditions outlining current and historic demographics, employment projections, important economic infrastructure and an analysis of Ada County's ~~driving major~~ industries.

Following this section, the Plan will address elements that influence retail and industrial development, suggesting how Kuna can capitalize on local and regional strengths to promote sustainable growth. This Plan will also discuss education as an economic tool and other incentive programs that Kuna can utilized as part of its economic policy.

5.2 Goals and Objectives

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

Objective 1.1: Identify and pursue strategically-targeted business and industry clusters with good-paying jobs.

Policy: The City will develop a policy to provide incentives and/or assistance for industries in targeted clusters, such as high-technology jobs, and jobs in environmentally-clean manufacturing sectors.

Policy: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

Policy: Identify a large tract of land (more than 640 acres) in proximity to the Union Pacific Railroad Line that is sufficient in size and scope to accommodate a variety of M-1 and M-2 zoned land uses that will also have adequate access to Highway 69. Designate this area on the Plan Map for that purpose. Assure the land has sufficient buffer widths to mitigate nearby incompatible uses.



Policy: Consider investment in a railroad spur south of Shortline, east of Luker, for the industrial area that would connect industrial uses with the Union Pacific Railroad Line.

Policy: Encourage the construction of a bridge over Indian Creek and an overpass over the Union Pacific Railroad Line along the Highway 69 roadway alignment.

Policy: Identify a large tract of land (more than 80 acres) located approximately a quarter to half-mile east of Highway 69 and as close to Interstate 84 as possible to accommodate light manufacturing M-1 zoned lands. Designate this area on the Plan Map for that purpose. Assure the land has sufficient buffer widths to mitigate possible adjoining incompatible uses.

Policy: Inventory and identify other key parcels for industrial development and poise them to be “shovel ready” for development, with access to the City’s public facilities, utilities and services.

Policy: Actively recruit new businesses by working with Idaho State agencies, pursue grant opportunities and private/public partnerships.

Policy: Develop and coordinate a marketing/recruitment plan aimed at new businesses relocating to Kuna.

Policy: Promote the expansion of home-based businesses in appropriately zoned areas.

~~Policy: Support existing community agricultural businesses.~~

~~Policy: Encourage the procurement of goods and services from local farmers, business and service providers.~~

~~Policy: Partner with the local agricultural community to ensure a place for agricultural businesses in Kuna.~~

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

Policy: Support existing community agricultural businesses.

Policy: Encourage the procurement of goods and services from local farmers, business and service providers.

Policy: Partner with the local agricultural community to ensure a place for agricultural businesses in Kuna.

Policy: Provide demographic and economic market information to interested parties in collaboration with the Kuna Chamber of Commerce and other business groups that will support existing businesses and aid in new business recruitment.



Policy: Work with the Economic Development Committee (EDC) to obtain technical assistance and or funding for the expansion or establishment of economic~~ally~~ viable development.

Objective 1.3: Improve tourism and outdoor recreation opportunities in the Kuna area.

Policy: Develop strategies to encourage tourism and recreation activities, beginning by capitalizing on the Birds of Prey National Conservation Area.

Objective 1.4: Improve the quality of the workforce in Kuna through the promotion of educational opportunities.

Policy: Encourage the Kuna School District and other educational concerns to offer vocational and technical education programs. Encourage the creation of an educational and research facility to locate~~along the Highway 69~~.

Policy: Adopt measures to attract entrepreneurs and businesses to Kuna and consider sponsoring a business incubation center.

Objective 1.5: Provide the capital and economic infrastructure that is necessary to attract top-quality employment.

Policy: Ensure an adequate supply of housing for all income levels.

Policy: Coordinate with institutions of higher education to initiate a satellite Kuna campus.

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

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

Objective 2.2: Promote the development of neighborhood retail centers throughout the City.

Goal 3: *Strengthen and expand the City Center area. (Also see goals for the City Center)*

Objective 3.1: Encourage specialty retail store clusters, which include eating establishments to enhance the appeal and draw of the downtown area.

Policy: Promote the concept of back-in, on-street parking to increase safety and convenience for downtown retail shoppers.

Policy: Facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement.

Objective 3.2: Improve the City Center's streetscape.

Policy: Provide façade renovation grants for businesses fronting on Main Street.

Policy: Improve signage through signage guidelines.

Policy: Review zoning regulations to assure they encourage downtown revitalization.

Policy: Encourage mixed-use and residential development in downtown, to foster a vibrant around-the-clock atmosphere.

Objective 3.3: Establish downtown as the heart of the community and the central gathering place.

Policy: Promote City-sponsored activities (i.e. parades, festivals, farmer's markets, open-air concerts, etcetera) in downtown Kuna.

Policy: Locate important community buildings like the Post Office and City Hall in the downtown area.

Goal 4: *Promote cooperation between businesses, City, Special Purpose Districts, County, State and Federal Government to strengthen Kuna's economy.*

Objective 4.1: Encourage communication between various stakeholders to establish public/private partnerships in community development matters.

Policy: Consider establishing an Urban Renewal District that can focus on downtown and Capital Facility Improvement matters.

Policy: Strengthen the relationship between the Kuna Chamber of Commerce and the City Council.

5.3 Existing Conditions

This section outlines the span of past, present and future projected demographics, employment and infrastructure that contribute to economic growth and stability in Kuna and in the Boise-Nampa Metropolitan Statistical Area (MSA).

Current employment

Kuna ~~is-had an~~ estimated ~~to have nearly 1,000~~1,922 jobs ~~by-in~~ in 2010, representing ~~merely 0.48~~0.97 percent (less than 1 percent) of the ~~more than total 202,000~~197,527 jobs county-wide. By comparison, ~~in 2002~~ Kuna's ~~2008 employment population of was~~ approximately ~~46,297~~1,405 ~~is-which represented~~ about ~~4-0.77~~ percent of Ada County's ~~total population-employment (estimated- 401,819)~~⁴. Kuna is characterized as a "bedroom" community, where the majority of residents seek employment outside of City boundaries.

⁴⁻¹ Source: COMPASS, Community Choice Forecast.

TOTAL EMPLOYMENT BY CITY IN ADA COUNTY

	<u>2005-2002</u> <u>ESTIMATE</u>	<u>2008-2010</u> <u>ESTIMATE</u>
Boise	<u>155,171 145,606</u>	<u>163,917 143,252</u>
Eagle	<u>2,703 3,164</u>	<u>3,177 4,737</u>
Garden City	<u>7,392 7,356</u>	<u>7,874 7,614</u>
Kuna	<u>768 1,405</u>	<u>988 1,922</u>
Star	<u>257 205</u>	<u>317 456</u>
Meridian	<u>19,498 18,604</u>	<u>22,796 27,834</u>
Rural	<u>3,141 6,188</u>	<u>3,238 11,712</u>
Ada County Total	<u>188,930 182,528</u>	<u>202,307 197,527</u>

Source: COMPASS; ~~Lewis-Young-Robertson & Berningham (LYRB)~~ Census Bureau, On The Map

Based on information provided by COMPASS regarding population, households and employment^{5,2}, Kuna has a ratio of jobs per person (~~0.060.13~~) which represents ~~one job for approximately 0.40 jobs per~~ households, (~~0.2 jobs per household~~). Ada County's employment base is ~~Boise City with a job ratio of 1.67 jobs per household and over 155,000 jobs.~~ The job ratio should increase as more commercial businesses invest in Kuna because of its population growth and the availability of public services.

JOBS PER PERSON, PER HOUSEHOLD 2005

	POPULATION	HOUSEHOLDS	JOBS	JOBS PER CAPITA	JOBS PER HH
Eagle	19,124	6,470	2,703	0.14	0.42
Garden City	10,763	4,233	7,392	0.69	1.75
Kuna	11,919	3,816	768	0.06	0.20
Star	3,336	1,188	257	0.08	0.22
Meridian	62,997	21,330	19,498	0.31	0.91
Boise	236,076	92,972	155,171	0.66	1.67
Rural	12,803	4,357	3,141	0.25	0.72
TOTAL County	357,018	134,366	188,930	0.53	1.41

Source: COMPASS; ~~Lewis-Young-Robertson & Burningham (LYRB)~~

JOBS PER PERSON, PER HOUSEHOLD 2010

	POPULATION	HOUSEHOLDS	JOBS	JOBS PER CAPITA	JOBS PER HH
<u>Boise</u>	<u>205,671</u>	<u>85,704</u>	<u>143,252</u>	<u>0.70</u>	<u>1.67</u>
<u>Eagle</u>	<u>19,908</u>	<u>7,069</u>	<u>4,737</u>	<u>0.24</u>	<u>0.67</u>
<u>Garden City</u>	<u>10,972</u>	<u>4,878</u>	<u>7,614</u>	<u>0.69</u>	<u>1.56</u>
<u>Kuna</u>	<u>15,210</u>	<u>4,782</u>	<u>1,922</u>	<u>0.13</u>	<u>0.40</u>
<u>Meridian</u>	<u>75,092</u>	<u>25,302</u>	<u>27,834</u>	<u>0.37</u>	<u>1.10</u>
<u>Star</u>	<u>5,793</u>	<u>1,927</u>	<u>456</u>	<u>0.08</u>	<u>0.24</u>
<u>Rural</u>	<u>59,719</u>	<u>18,783</u>	<u>11,712</u>	<u>0.20</u>	<u>0.62</u>
<u>Ada County</u>	<u>392,365</u>	<u>148,445</u>	<u>197,527</u>	<u>0.50</u>	<u>1.33</u>

Source: COMPASS

^{5,2} COMPASS makes projections for 5-year intervals, of which ~~2005~~2010 is the most recent year for which data is available.

Based on the 2000–2010 Census, only 15–21.4 percent of the City's employed population worked in Kuna; with the remaining 85–78.6 percent commuting elsewhere to their place of employment. Again, this percentage of exported jobs should decrease as new commercial ventures, such as Les Schwab and Walgreens, invest in Kuna.

PLACE OF WORK – for Kuna, ID Residents	
Total	<u>2,624 6,138</u>
<u>Living in a place</u>	<u>2,624</u>
Worked <u>in place of residence at home</u>	<u>406 532</u>
Worked outside place of residence	<u>2,218 5,956</u>
Source: <u>United States Census 2000 2007–2011 American Community Survey 5-Year Estimates</u>	

Approximately, 19–24 percent of all Kuna's residents have a commute time to work of less than fifteen–twenty (1520) minutes; the remaining 81 76 percent have a commute time of fifteen–twenty (1520) minutes or longer. Sixty (60) percent of the City's residents have a commute time between twenty (20) and thirty-four (34) minutes. Many of Kuna's residents work at businesses located in Boise, Meridian or Nampa.

COMMUTE TIME TO WORK		
	NUMBER OF HOUSEHOLDS	PERCENT OF TOTAL
Total	<u>2,624</u>	
<u>Less than 5 minutes</u>	<u>141</u>	<u>5.4%</u>
<u>5 to 9 minutes</u>	<u>152</u>	<u>5.8%</u>
<u>10 to 14 minutes</u>	<u>97</u>	<u>3.7%</u>
<u>15 to 19 minutes</u>	<u>194</u>	<u>7.4%</u>
<u>20 to 24 minutes</u>	<u>543</u>	<u>20.7%</u>
<u>25 to 29 minutes</u>	<u>316</u>	<u>12.0%</u>
<u>30 to 34 minutes</u>	<u>719</u>	<u>27.4%</u>
<u>35 to 39 minutes</u>	<u>89</u>	<u>3.4%</u>
<u>40 to 44 minutes</u>	<u>106</u>	<u>4.0%</u>
<u>45 to 59 minutes</u>	<u>97</u>	<u>3.7%</u>
<u>60 to 89 minutes</u>	<u>32</u>	<u>1.2%</u>
<u>90 to more minutes</u>	<u>31</u>	<u>1.2%</u>
Worked at home	<u>107</u>	<u>4.1%</u>
Source : <u>United States Census 2000</u>		

COMMUTE TIME TO WORK		
	Workers 16 years and over who did not work at home	PERCENT OF TOTAL
Total	<u>5,956</u>	<u>100%</u>
<u>Less than 10 minutes</u>	<u>560</u>	<u>9.4%</u>
<u>10 to 14 minutes</u>	<u>310</u>	<u>5.2%</u>
<u>15 to 19 minutes</u>	<u>548</u>	<u>9.2%</u>
<u>20 to 24 minutes</u>	<u>1084</u>	<u>18.2%</u>
<u>25 to 29 minutes</u>	<u>953</u>	<u>16.0%</u>
<u>30 to 34 minutes</u>	<u>1817</u>	<u>30.5%</u>
<u>35 to 44 minutes</u>	<u>381</u>	<u>6.4%</u>
<u>45 to 59 minutes</u>	<u>214</u>	<u>3.6%</u>
<u>60 or more minutes</u>	<u>89</u>	<u>1.5%</u>

Historical Employment

Ada County has historically had a strong employment base. Employment growth in the County has been occurring at a consistent higher rate each year with the exception of 2009. The average 2012 annual rate of growth was 2.71.53 percent¹ per year since 1996. By contrast, employment growth statewide ~~has~~ occurred at ~~the a~~ slightly ~~slower~~ higher rate of 2.2 percent ~~per year~~.

~~For the past ten (10) years, unemployment in Ada County has been lower than unemployment rate experienced in statewide. Approximately, 26 percent of all employment statewide is located in Ada County; by comparison, Ada County represents only 13 percent of total State population.~~

Ada County, with Boise City serving as both the County seat and State Capital, is Idaho's primary employment center; attracting workers from surrounding counties and the state of Oregon. Ada County's strong economic base suggests that Kuna will continue to be an attractive place to house and employ many of these workers.

ADA COUNTY

Labor Force	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Civilian Labor Force	175,774	175,436	176,872	178,515	186,449	194,994	196,480	197,309	194,669	197,470	199,770
Unemployment	6,488	8,102	8,001	6,877	6,127	5,288	4,946	8,881	15,169	16,517	15,894
% of Labor Force											
Unemployment	3.7	4.6	4.5	3.9	3.3	2.7	2.5	4.5	7.8	8.4	8.0
Employment	169,286	167,334	168,872	171,639	180,323	189,706	191,535	188,429	179,500	180,953	183,876

Source: Idaho Department of Labor

STATE OF IDAHO

Labor Force	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Civilian Labor Force	677,855	683,184	689,090	703,851	727,463	749,244	748,710	756,320	749,660	763,498	775,300
Unemployment	33,039	37,042	36,397	33,105	28,997	25,623	22,618	37,207	60,104	66,983	67,077
% of Labor Force											
Unemployment	4.9	5.4	5.3	4.7	4.0	3.4	3.0	4.9	8.0	8.8	8.7
Employment	644,816	646,142	652,693	670,746	698,466	723,621	726,091	719,113	689,556	696,515	703,562

Source: Idaho Department of Labor

Employment by Industry Sector

With the exception of mining (which is not a significant industry sector in Ada County), average wages are higher in Ada County in all industry segments than average wages statewide in those respective industry sectors. Overall, wages in Ada County are 17-21 percent higher than wages statewide and this ~~benefits~~ Kuna.

~~Source: Idaho Department of Labor~~

ADA COUNTY

Source: Idaho Department of Labor

Ada County average wage per capita is higher than National and the State averages, reflecting the strong employment base in place in the County.

PER-CAPITAL INCOME COMPARISON										
Per-Capita Income	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Ada County	\$27,104	\$27,446	\$28,742	\$30,589	\$33,506	\$34,059	\$34,456	\$34,811	\$37,596	\$39,302
State of Idaho	\$20,248	\$20,648	\$21,789	\$22,786	\$24,073	\$25,014	\$25,180	\$25,461	\$27,414	\$28,478
United States	\$24,175	\$25,334	\$26,883	\$27,939	\$28,843	\$30,562	\$30,795	\$31,466	\$33,090	\$34,471
Source: Idaho Department of Labor										
PER CAPITAL INCOME COMPARISON										
Per Capita Income	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Ada County	\$34,059	\$34,456	\$34,811	\$37,596	\$39,302	\$42,516	\$42,262	\$41,234	\$37,703	\$38,718
State of Idaho	\$25,014	\$25,180	\$25,461	\$27,414	\$28,478	\$31,493	\$32,607	\$33,110	\$30,997	\$31,897
United States	\$30,562	\$30,795	\$31,466	\$33,090	\$34,471	\$37,725	\$39,506	\$40,947	\$38,846	\$39,937
Source: Idaho Department of Labor										

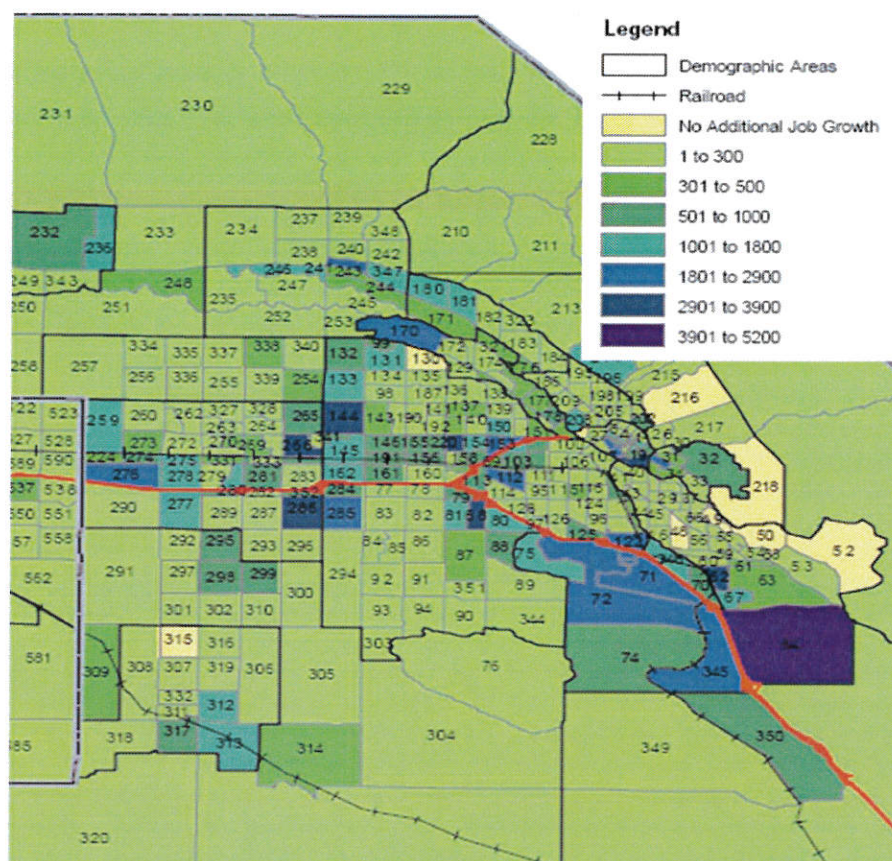
Employment Growth Projects

Kuna includes ~~twelve-twenty~~ (4220) transportation area zones (TAZ) as outlined on the employment growth projections map below. COMPASS, Ada County's regional transportation authority, has projected future employment growth by traffic area zones throughout Ada County. Based on that analysis, employment growth in Kuna will not be as rapid as the growth along major highways through Boise and Meridian or in the southwest portion of the County. However, the southern portion of Kuna, along the Railroad Line, should see relative rapid employment growth. Kuna's growth dynamic ~~should-is change-changing~~ with Ten Mile's connection into Interstate 84 and with the expansion and development of the Kuna Mora roadway.

Employment Growth Projections – 2005 to 20302035

COMPASS provides two (2) sets of ~~employment~~ forecasts; these being: ~~Trend and~~ Community Choices and ~~both forecasts use the same regional growth control totals~~ Preservation. Community Choices is based on the regional growth control total of 1.046 million population with a horizon year of 2035. Preservation forecast is a result of reviewing local land use plans to quantify a buildout population and jobs. For future population in the 2-county region (Ada and Canyon counties), the growth control established for the year 2030 was 825,000; this growth control was used to maintain some consistency when considering the two (2) forecasts.

EMPLOYMENT GROWTH PROJECTIONS MAP



Source: *Lewis Young Roberts & Berningham; COMPASS*

Trend Forecast

The goal of the Trend forecast, developed in 2002, was to allocate future growth based on prevailing residential patterns and densities. The primary factor in allocation was the amount of vacant and re-developable land; as acquired from the Ada and Canyon county assessors' files. Since the Trend approach is based on current development (everything built to date) and on-going development (approved and preliminary development proposals), this information is adjusted each year to reflect changing patterns.

Community Choices Forecast

In late 2005, a different demographic scenario was developed. Community Choices is a vision for the future with more growth concentrated within existing areas of impact and some transit level densities along key corridors such as the Union Pacific Railroad Line. This forecast provides for open space between communities.

In December of 2005, the COMPASS Board approved Community Choices as the preferred growth forecast to be used in Communities in Motion, the Regional Long range Transportation Plan. Community Choices does not reflect the way the region has been growing; instead it incorporates a vision for how residents would like to grow. ~~The Community Choices forecast projects somewhat smaller employment growth for Kuna than the Trend forecast does; however, the Community Choices forecast represents the desires of the entire County, rather than Kuna's assessment.~~

Kuna should work with COMPASS to ensure greater Kuna community input in future regional planning efforts and host specific input meetings.

"TREND" EMPLOYMENT PROJECTIONS						
	2005 Estimates	2010 Updated Trend	2015 Updated Trend	2020 Updated Trend	2025 Updated Trend	2030 Updated Trend
	Jobs*	Jobs*	Jobs*	Jobs*	Jobs*	Jobs*
Boise	155,171	175,148	196,490	217,820	241,186	267,481
Eagle	2,703	3,312	4,514	5,753	7,322	8,582
Garden City	7,392	8,167	9,136	10,444	11,669	13,239
Kuna	768	1,479	2,266	3,229	4,467	5,559
	257	417	584	1,011	1,328	1,974
Meridian	19,498	23,112	27,373	32,730	38,498	46,506
Rural	3,141	3,678	4,750	6,339	7,583	8,929
Ada County Total	188,930	215,313	245,113	277,326	312,053	352,270
<i>Source: COMPASS</i>						

~~A comparison of the Trend projections and the Community Choice projections indicate historical job growth rates are higher than those recommended by the Ada community.~~

"COMMUNITY CHOICE" EMPLOYMENT PROJECTIONS							
	2005 Estimates	Projections					
		2010	2015	2020	2025	2030	
Boise	155,171	170,020	183,050	197,621	212,614	235,027	
Eagle	2,703	3,539	4,349	5,589	6,679	7,373	
Garden City	7,392	8,213	9,175	10,502	12,551	13,758	
Kuna	768	1,168	1,883	2,409	3,024	3,450	
Star	257	365	488	625	692	724	
Meridian	19,498	25,299	30,818	36,660	42,814	47,187	
Rural	3,141	3,304	3,770	4,015	4,310	4,491	
Ada County Total	188,930	211,908	233,533	257,421	282,684	312,010	
Source: COMPASS							
Communities in Motion 2040 EMPLOYMENT PROJECTIONS							
	2010 Estimates	Projections					
		2015	2020	2025	2030	2035	2040
Boise	141,628	152,010	163,722	179,230	196,522	315,147	235,852
Eagle	5,507	6,711	8,059	9,842	11,823	13,964	16,340
Garden City	7,049	7,736	8,504	9,525	10,659	11,881	13,238
Kuna	2,423	7,736	8,504	9,525	10,659	11,881	13,238
Meridian	30,772	35,008	39,221	44,841	51,077	57,802	65,283
Star	564	1,024	1,543	2,225	2,992	3,810	4,726
Ada Co. Total	190,327	208,611	228,642	255,203	284,788	316,671	352,094
Source: COMPASS							

Major Employers

Major employers in Ada County include⁶:

- Micron Technology, Inc.
- ~~Boise Cascade~~
- ~~Washington Group International~~
- Albertson's (Supervalu)
- Hewlett-Packard
- Blue Cross of Idaho Health Services
- Direct TV
- Idaho Power Company
- St. Alphonsus Regional Medical Center
- St. Luke's Regional Medical Center
- Fred Meyer
- Wal-Mart
- Citicorp
- Idaho State, Ada County and Boise City Government
- ~~Simplot~~

Many of the private companies listed above have national prominence in information technology, ~~building materials~~ health services, engineering services, agribusiness and retailing. Kuna may be able to build on these

⁶ Source: Idaho Department of Labor; companies are not listed in any specific order.



regional economic strengths by adding related businesses in information or engineering technology and manufacturing to its business development portfolio. If Kuna sets aside sufficient land for manufacturing development it could become an ideal manufacturing destination; offering large tracts of undeveloped land at relatively low prices when compared to the rest of Ada County.

Among Kuna's most common professions are ~~sales and office~~ service and retail trade occupations, with the following percentage breakdowns: 2744.61 percent; ~~management, professional, and related occupations~~ services, 22-22.43 percent; production, transportation, and 16-8.95 percent material moving construction occupations.

~~Simply Hired — a publication that lists Kuna jobs, indicates that the following Kuna industries hire the most workers: Clinics and Outpatient Services, Computer Equipment Manufacturing, Computer Makers, Outpatient Surgery Centers and Trauma Centers.~~

~~Current job listings include: physical therapist jobs, assistant manager jobs, sales representative jobs, nurse/RN jobs and administrative assistant jobs. The leading industries are: retail trade, 17 percent; educational, health and social services, 15 percent; and manufacturing, 13 percent.~~

Economic Infrastructure

The potential for economic development in a community is tied closely to economic infrastructure in the form of transportation modes including: railroads, bus and freight services, airports, and technology capability.

Educational Institutions

The Treasure Valley features several educational institutions including:

Boise State University

Boise State University (BSU) located in Boise and Nampa representing the largest university in Idaho with over 200 fields of study. BSU had a 2007 12 enrollment of 16,460 17,349 undergraduate students, 1,230 1,200 applied technology students and 1,850 2,644 graduate students or a combined enrollment of more than 2021,000¹.

College of Idaho

College of Idaho is a liberal arts college in Caldwell, Idaho; there are 800 1,042 undergraduate students associated with that college. The college offers ~~over thirty~~ twenty-six (3026) ~~degrees and fifty-five~~ (55) areas of study.

College of Western Idaho

The College of Western Idaho (CWI), a ~~new~~ community college located in Nampa, Idaho started academic classes in January 2009. CWI is headquartered at the former Boise State University West campus in Nampa, near the Idaho Center. ~~It is expected to have~~ It has satellite operations in Meridian and Boise ~~as it develops~~. Currently, there are 1,200 18,628 enrolled students and 702 85-plus adjunct and 117 full-time faculty. The community college administration offers eleven (11) different undergraduate degrees.

~~The University of Idaho has a satellite operation in Boise and there is a new community college, College of Western Idaho (CWI) that recently opened in the Treasure Valley.~~

Northwest Nazarene University

Northwest Nazarene University (NNU) is located in Nampa, Idaho and has over sixty (60) areas of study. NNU had a 2007-2012 enrollment of over 1,241,322 undergraduate, and 594,698 graduate students and 8,000 taking online courses or for continuing education.

Treasure Valley Community College

Treasure Valley Community College (TVCC) is located in Caldwell, Idaho. TVCC has five (5) other locations in the state of Oregon. At the Caldwell campus, current enrollment is 760 students with twenty-five (25) part-time faculty and staff. TVCC offers a variety of courses and two (2) different associate degrees.

EDUCATIONAL INSTITUTIONS		
INSTITUTION	200712 ENROLLMENT	DISTANCE FROM KUNA (MILES)
Boise State University	<u>1,954 21,193</u>	13.4
College of Idaho	<u>8001,042</u>	<u>1722.8</u>
<u>College of Western Idaho</u>	<u>18,628</u>	<u>12.7</u>
Northwest Nazarene University	<u>183210,020</u>	<u>8.912.5</u>
<u>Treasure Valley Community College</u>	<u>760</u>	<u>24.2</u>
<u>Stevens-Henager College</u>	<u>400</u>	<u>13.9</u>
<u>George Fox</u>	<u>200</u>	<u>7.3</u>
Source: Enrollment data from each University; Google Maps		

~~Stevens-Henager College offers Occupational Associates, Bachelor's and Master's degrees, at present, it has 400 enrolled students.~~

~~George Fox University, Boise Center, serves adults with an accelerated format to assist them in completing their undergraduate college degrees, as well as, offering graduate programs in teaching and education. Currently, it has 200 students.~~

There are many other opportunities for education that include various business, instructional, religious, technical and vocational secondary educational facilities which are located within the driving distance of Kuna.

Transportation/Traffic Counts

In ~~2007~~2008, average daily traffic (ADT) counts in Kuna were highest on Highway 69, just north of ~~Columbia-Deerflat~~ Road (with more than ~~20,000~~14,600 ADT).

Traffic counts were almost as high on Avalon Street just east of ~~Linder Orchard~~ Road (~~13,747~~12,361). From Avalon Street, ~~east of and Orchard Avenue east to Sailor Place~~Linder Road, traffic counts were ~~10,000~~11,133. Additionally, traffic counts from ~~Linder-Meridian~~ Road ~~east to north of Avalon Street and Orchard Avenue~~ Kuna Road were ~~9,700~~6,717.

AVERAGE ANNUAL DAILY TRAFFIC – KUNA, IDAHO			
STREET	LOCATION	Date	AADT
Meridian Road	North of Deer Flat Road	October <u>2008</u>	15,553 <u>14,643</u>
Avalon Street	East of Linder Road	Septem <u>ber</u> <u>2008</u>	13,747 <u>11,133</u>
Avalon Street & Orchard Avenue	Sailor Place <u>East of Orchard</u>	June <u>2009</u>	10,000 <u>12,361</u>
Linder Road & Swan Falls Road	North of Avalon Street & Orchard Avenue	Septem <u>ber</u> <u>2008</u>	9,700 <u>5,237</u>
Deer Flat Road	East of Linder Road	January <u>2012</u>	9,644 <u>6,471</u>
Meridian Road	North of Kuna Road	May <u>2010</u>	8,525 <u>6,717</u>
Deer Flat Road	West of Linder Road	January <u>2012</u>	7,963 <u>5,692</u>
Shortline Street	1st Street & Linder Road <u>West of Swan Falls</u>	January <u>2012</u>	7,300 <u>2,528</u>
Source: Idaho Transportation Department <u>COMPASS</u>			

Rail

The Union Pacific Railroad Line runs northwest to southeast through Kuna. There is a temporary switching yard in Kuna; and a more significant one located eleven (11) miles away in Nampa. This rail yard has multiple side tracks that are used for car storage, cargo unload and reload and change of route.

Boise City Airport

The nearest public airport with scheduled airline service is the Boise Airport (BOI) located approximately ten (10) miles northwest of Kuna. ~~The Boise Airport is a division of the City of Boise Department of Aviation and Public Transportation, and is overseen by a 7-member Airport Commission.~~ The BOI has seen a ~~steady increase~~ decrease in total passengers for the past decade. The total number of passengers has ~~increased~~ decreased from about 2.5 million in 1996 to ~~almost 3.4~~ over 2.3 million in ~~2007~~2011. The total number of landings at BOI ~~has remained steady at~~ was about ~~30,000~~19,580 in ~~2011~~ a year. The BOI airport is served by ~~sixteen (16)~~ fifteen (15) different airlines, charters and commuters.

Economic Growth: Retail and Industry Analysis

~~Idaho-Ada County~~ has a ~~significantly~~ higher proportion of employment in two (2) industry sectors: 1) ~~natural resources and mining~~ professional and business services; and 2) ~~construction~~ education and health services. The high proportion of construction employees is not surprising given the recent rapid growth in the State. However, unlike the State overall, Ada County does not have significant employment in these industry sectors.

The largest employment sector in Ada County, similar to national trends, is in trade, transportation and utilities, followed by professional and business services.

EMPLOYMENT AS PERCENT OF TOTAL EMPLOYMENT			
INDUSTRY	U.S. TOTAL	IDAHO STATEWIDE	ADA COUNTY, IDAHO
Base Industry: Total, all industries	100.00%	100.00%	100.00%
Natural Resources and Mining	1.58 1.75%	4.52 4.93%	0.500 .52%
Construction	6.74 5.06%	9.78 5.94%	9.31 5.52%
Manufacturing	12.52 10.82%	12.38 10.97%	12.18 9.05%
Trade, Transportation and Utilities	23.07 22.94%	23.71 24.30%	22.06 22.62%
Information	2.70 2.47%	1.99 1.89%	2.17 2.18%
Financial Activities	7.24 6.86%	5.60 5.40%	6.74 6.55%
Professional and Business Services	15.50 15.99%	15.31 15.03%	19.74 20.23%
Education and Health Services	15.01 17.60%	12.57 16.61%	13.64 18.58%
Leisure and Hospitality	11.55 12.29%	11.21 11.87%	10.63 11.60%
Other Services	3.87 4.08%	2.93 3.04%	3.02 3.16%
Unclassified	0.22 0.16%	0.04 0.02%	0.04 0.00%
Source: Idaho Department of Labor			

The relatively high percentage in ~~this the last category~~ Professional and Business Services is reflective of the fact that Ada County is the center of government and business activity in the State. Interestingly, even though Idaho undoubtedly attracts many visitors for business purposes, leisure and hospitality employment is below average, suggesting that the County is not as competitive in the tourism market as are other areas in Idaho.

Another way of assessing employment trends is through location quotients, which provide a way to compare the industrial activity levels among different areas of the state and country. In general, location quotients are ratios that compare the concentration of a resource or activity, such as employment, in a defined area to that of a larger area. For example, location quotients can be used to compare state employment by industry to that of the nation; or employment in a city, county, metropolitan statistical area (MSA), or other defined geographic sub-area to that in the state.

The Bureau of Labor and Statistics provides a location quotient calculator that uses the Quarterly Census of Employment and Wages (QCEW). The table below summarizes the location quotients for Ada County, compared with state industries. A location quotient above "one"

indicates a higher concentration in a local area than nationwide; a location quotient below “one” indicates less activity in this industry sector than national averages.

2011 LOCATION QUOTIENT ANALYSIS — March 10, 2008

INDUSTRY	IDAHO STATEWIDE	ADA COUNTY, IDAHO
Base Industry: Total, all industries	1.00	1.00
Natural Resources and Mining	2.879.56	0.320.10
Construction	1.451.08	1.380.93
Manufacturing	0.991.21	0.970.82
Trade, Transportation and Utilities	1.031.07	0.960.93
Information	0.740.87	0.811.15
Financial Activities	0.770.82	0.931.21
Professional and Business Services	0.990.74	1.271.35
Education and Health Services	0.840.89	0.911.12
Leisure and Hospitality	0.971.02	0.920.98
Other Services	0.760.96	0.781.04
Unclassified	0.045.53	0.030.18

Source:

http://data.bis.gov/LOCATION_QUOTIENT/servlet/lqc.ControllersServlet

Retail Development

Retail development generally takes place after residential development, giving place to the saying that “retail follows rooftops”; in other words, as a community grows, retail development follows, providing goods and services to local residents and households after sufficient buying power is in place to support this type of development. Retail development is generally classified into four (4) different size and type groupings: 1) neighborhood; 2) community; 3) regional; and 4) super-regional.

TYPE OF CENTER	MINIMUM POPULATION SUPPORT REQUIRED	RADIUS	DRIVING TIME
Super Regional	300,000 or more	12 miles	30 minutes
Regional	150,000 or more	8 miles	20 minutes
Community	40,000 – 150,000	3-5 miles	10-20 minutes
Neighborhood	3,000 – 40,000	1.5 miles	5-10 minutes

Source: Urban land Institutes, *Shopping Center Development Handbook 3rd ed.*

CHARACTERISTICS OF SHOPPING CENTERS				
TYPE OF CENTER	LEADING TENANT	TYPICAL GLA (SF)	GENERAL RANGE IN GLA	SITE AREA (ACRES)
Super Regional	Three or more full-line department stores	900,000	500,000 – 2,000,000	15-100 or more
Regional	One or two full-line department stores	450,000	300,000 – 900,000	10-60
Community	Varies based on type: Power; Town; Lifestyle; Outlet; off-Price Centers	150,000	100,000 – 450,000	10-30
Neighborhood	Supermarket	50,000	30,000 – 100,000	3-10
Source: Urban Land Institute, Shopping Center Development Handbook, 3 rd ed.				
* Note: GLA = Gross Leasable Area				

A super regional center requires a population of 300,000 or more within a 12-mile radius. A regional retail center generally requires a population of 150,000 or more within an 8-mile radius of the center. A community retail center requires a population ranging between 40,000 and 150,000 within three to five (3-5) miles, while a neighborhood center needs a population of 3,000 to 40,000 within one and a half (1 ½) miles.

Recently, Kuna ~~has attracted~~ continues to attract the attention of the national retailers ~~market Walgreens) and the regional one (Les Schwab)~~ because of the residential rooftop factor. It is likely that ~~a variety of additional~~ retail development pursuits will locate in Kuna in the next three to five (3-5) years given the remarkable growth that is occurring in this community.

Major characteristics of these center types are shown in the following table:

INTERSECTION OF DEER FLAT AND HIGHWAY 69		
RADIUS	TazPopULATION 2010 (TAZ)	TazPopULATION 2030 (TAZ)
1.5	4,525 7,530	6,684 15,888
3	17,912 17,328	27,640 44,733
5	31,475 33,973	46,472 82,685
8	107,904 109,915	162,465 213,761

INTERSECTION OF LAKE HAZEL AND TEN MILE		
RADIUS	TazPopULATION 2010 (TAZ)	TazPopULATION 2030 (TAZ)
1.5	1,062 1,386	2,214 5,690
3	15,092 9,110	29,208 35,488
5	62,212 60,749	103,794 135,082
8	231,265 223,668	336,341 392,830

According to a GIS analysis of COMPASS traffic area zones, the Lake Hazel and Ten Mile intersection is projected to have a population of over ~~60,000 by 2010, and over~~ 100,000 by ~~2030~~2035, within a 5-mile radius. This suggests that this intersection ~~can~~ may become a community-scale retail center, increasing in size and acreage as development occurs.

The Deer Flat and Highway 69 intersection has more population within a 1.5-mile radius than the Lake Hazel and Ten Mile intersection. Populations within a 3-mile radius are similar at the two (2) intersections, with Lake Hazel and Ten Mile roads having significantly greater population in the 5-mile and 8-mile radiuses. This is because the Lake Hazel and Ten Mile intersection draws greater densities from Meridian. These estimates are based on historical data.

Also of note, the City ~~recently purchased~~ currently owns a 107 acres ~~parcel~~ in the area around Lake Hazel Road. Plans are to ultimately create a regional park on the parcel.

As the Kuna community grows, its retail buying power will increase accordingly; creating the demand for additional goods and services. Average household purchases are shown in the table, as reported by the United States Department of Labor.

RETAIL BUYING POWER PER HOUSEHOLD				
	\$2003	\$2005	AAGR 2003 TO 2005	\$2008
Food at home	3,520	3,723	0.03	4,050
Food away from home	2,211	2,634	0.09	3,425
Housing	13,432	15,167	0.06	18,199
Apparel and services	1,640	1,886	0.07	2,326
Transportation	7,781	8,344	0.04	9,266
Healthcare	2,416	2,664	0.05	3,085
Entertainment	2,060	2,388	0.08	2,980
Personal care products and services	527	541	0.01	563
Reading	127	126	(0.00)	125
Education	783	940	0.10	1,236
Miscellaneous	896	1,127	0.12	1,590
Cash contributions	1,370	1,663	0.10	2,224
Personal insurance and pension	4,055	5,204	0.13	7,566
TOTAL	40,818	46,407	0.07	56,633

Based on this information, the average household will spend \$56,633 in 2008. Of this amount, approximately 32 percent ~~is~~ was for housing and utility-related costs. The analysis below assesses the retail buying power of the community when it reaches a population of 20,000 and then 30,000.

BUYING POWER ANALYSIS				
	2008 SPENDING PER HH*	TOTAL EXPENDITURES (5,145 HH'S)	TOTAL EXPENDITURES (6,431 HH'S)	TOTAL EXPENDITURES (9,646 HH'S)
Food at home	\$4,050	\$20,834,265	\$26,042,832	\$39,064,247
Food away from home	\$3,425	\$17,620,406	\$22,025,507	\$33,038,261
Housing	\$18,199	\$93,626,284	\$117,032,855	\$175,549,282
Apparel and services	\$2,326	\$11,956,974	\$14,957,467	\$22,436,201
Transportation	\$9,266	\$47,669,677	\$59,587,096	\$89,380,644
Healthcare	\$3,085	\$15,869,007	\$19,836,259	\$29,754,388
Entertainment	\$2,980	\$15,333,616	\$19,167,019	\$28,750,529
Personal care products and services	\$563	\$2,894,922	\$3,618,652	\$5,427,978
Reading	\$125	\$640,590	\$800,738	\$1,201,107
Education	\$1,236	\$6,361,164	\$7,951,455	\$11,927,182
Miscellaneous	\$1,590	\$8,179,135	\$10,223,919	\$15,335,878
Cash contributions	\$2,224	\$11,442,196	\$14,302,744	\$21,454,117
Personal insurance and pensions	\$7,566	\$38,923,916	\$48,654,895	\$72,982,342
Source: United States Department of Labor				
*Note: HH = Household				

POPULATION AND HOUSEHOLD GROWTH	
POPULATION	EQUIVALENT HOUSEHOLD UNITS
16,000	5,145
20,000	6,431
30,000	9,646
Source: US Census; LYRB	

Kuna is expected to have a population of ~~20,000~~22,334 by ~~2011-2015~~ and ~~30,000~~24,460 by 2020 which includes the proposed impact area. The estimated buying power of the community is shown at various stages of its population growth.

The following table analyzes the number of retail square feet in specific categories that would be supported by the population of Kuna. However, only a percentage of these purchases will take place within the City because many of these purchases will be made near the worker's workplace. It should be noted, ~~85-76~~ percent of Kuna's residents work outside of the City. Some retail categories, such as "food at home" (i.e., grocery stores), where residents generally prefer to make purchases closer to home, will achieve higher capture rates in Kuna than other categories where convenience is relatively less important and selection of product is of increased importance.

RETAIL BUYING POWER – Shown in Square Feet							
		16,000 POPULATION		20,000 POPULATION		30,000 POPULATION	
	SALES PER SF	SUPPORTABLE SF	ACRES	SUPPORTABLE SF	ACRES	SUPPORTABLE SF	ACRES
Food at home	350	59,526	9.1	74,408	11.4	111,612	17.1
Food away from home	200	88,102	13.5	110,128	16.9	165,191	25.3
Apparel and services	200	59,830	9.2	74,787	11.4	112,181	17.2
Entertainment	62	247,316	37.9	309,145	47.3	463,713	71.0
Personal care products and services	100	28,949	4.4	36,187	5.5	54,280	8.3
Reading	132	4,853	0.7	6,066	0.9	9,099	1.4
Source: Lewis Young Robertson & Burningham							

As a general rule of thumb, one person supports the equivalent of sixty-one (61) square feet of retail space, according to the following distribution: thirty-one (31) square feet of freestanding retail; ten (10) square feet of neighborhood retail; ten (10) square feet of community center retail; and ten (10) square feet of regional center retail. However, different combinations of the above distribution are possible and common, depending on the nature of local and regional retail development. Capture rates for neighborhood retail will be high in Kuna; on the other hand, Kuna currently captures only a portion of community retail within the City's boundaries. This is due to the size of the community, the location of the community and its commute-to-work patterns.

Neighborhood Retail

Generally, ten (10) square feet of neighborhood retail space is supported by each community resident, or thirty-one (31) square feet per household unit. Therefore, population growth of 5,000 persons (roughly 1,600 units) results in demand for approximately 50,000 square feet of additional neighborhood retail. Assuming a floor area ratio (FAR) between .15 and 0.2 equates to the need for an additional 5.7 to 7.7 acres of neighborhood retail for each population increase of 5,000 persons. A "typical" neighborhood center is about 35,000 to 50,000 square feet in size. Therefore, a population increase of 20,000 persons (to a total population of 36,000), with 200,000 square feet of additional neighborhood retail demand, requires roughly four to six (4-6) neighborhood centers. Geographic distance and density of development also plays a role in the calculation of neighborhood centers needed.

Kuna should plan to accommodate this retail space in neighborhood centers located throughout the community. The City will need to designate more neighborhood retail acreage than what is shown in the table in order to have the flexibility to accommodate future development patterns.

NEIGHBORHOOD RETAIL					
POPULATION GROWTH	1,000	2,000	5,000	10,000	20,000
Additional neighborhood SF supported	10,000	20,000	50,000	100,000	200,000
Additional neighborhood retail acres supported - .15 FAR	1.5	3.1	7.7	15.3	30.6
Additional neighborhood retail acres supported -.2 FAR	1.1	2.3	5.7	11.5	23.0
<i>*Note: FAR = Floor Area Ratio</i>					

Community Retail

The City has acquired sufficient residential development to be considered by retailers for community-scale retail. The City's approximately 16,297 existing residents can support roughly 160,000 square feet of community retail space. While Kuna residents will not make all of their community retail purchases within City boundaries, a larger portion of their purchases will occur locally overtime, assuming that such goods and services become available. A large big-box store, such as Wal-Mart or Target should soon find the area attractive for development. Significant free-standing retail could accompany big-box development, increasing the demand to 300,000 – 400,000 square feet.

Business & Industrial Development

Industrial development is currently situated in and around the Swan Falls Business Park, which is a prime site for industrial development. ~~Best Bath is a major tenant and could be a catalyst for attracting other manufacturers to the area.~~

Further, Kuna may be able to build on the strengths of Ada County's technology industry by recruiting smaller manufacturers in high-technology industries that make computer parts. A trade/technical school in Kuna would be a major job enhancement attraction by offering a well-trained, local workforce. The Kuna School District is considering the addition of a trade school to its curriculum to assist students gain living-wage job skills.

The amount of land needed in Kuna for employment, business, research and development centers will vary greatly depending on the type of development planned as well as the community's competitiveness with its economic infrastructure and its ability to utilize rail and highway for distribution purpose. In general, communities plan for fifty to seventy (50-70) square feet of industrial building space per household. If such calculation holds true in Kuna, the following industrial acreages would be needed in order to satisfy the demands of a growing population. This can include acreage for alternative energy production from sources like solar and geothermal.

INDUSTRIAL LAND PROJECTIONS (in acres)			
HOUSEHOLDS	POPULATION	50 SF OF INDUSTRY PER HOUSEHOLD	70 SF OF INDUSTRY PER HOUSEHOLD
5,000	15,550	38.26	53.57
7,500	23,325	57.39	80.35
10,000	31,100	76.52	107.13

Hospitality, Tourism and Recreation Development

In 2004, a comprehensive study was completed to determine the economic impact of the tourism industry in the state of Idaho. This study, commissioned by the State of Idaho Division of Tourism Development and completed by Global Insight Incorporated, assessed the direct, indirect and induced impacts of traveler spending as reported in D.K. Shifflet & Associates' Performance/MonitorSM travel survey and the Office of Travel and Tourism Industries (OTTI) data on international visitation.

The report illustrated that travelers spending in Idaho totaled \$2.97 billion in 2004, with the largest percentage of spending occurring in Ada County (38 percent of the total). Traveler spending supported 68,839 jobs in Idaho in 2004, with 47,203 jobs in tourism sectors. Tourism generated an additional 9,679 indirect jobs and 11,957 induced jobs. ~~Of these, 26,179 were based in Ada County.~~

TOTAL VISITOR SPENDING: COUNTY (US\$ MILLIONS)							
2004	TRANSPORT	FOOD	ROOM	ENTERTAINMENT	SHOPPING	TOTAL	SHARE OF STATE
Ada	336.88	193.29	143.09	138.33	317.14	1,128.74	38%
Boise	-	1.59	0.79	2.50	2.23	7.11	0%
Canyon	16.95	38.68	14.04	20.20	36.98	126.85	4%
Gem	7.24	2.56	0.31	1.60	4.28	15.98	1%
Owyhee	-	0.93	0.19	0.14	0.52	1.77	0%
Total Region	361.07	237.05	158.42	162.77	361.15	1,280.45	43%

Source: State of Idaho Division of Tourism Development, Global Insight, September 2005

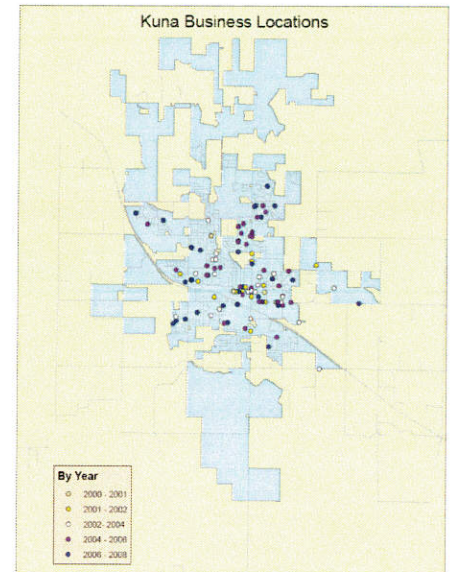
Birds of Prey National Conservation Area is a potential major tourist attraction located twenty-five (25) miles south of Kuna. Other ~~local~~ attractions within the Treasure Valley include: State parks and National forests; ~~located within a short distance of Kuna include:~~ Lucky Peak (20 miles); Eagle Island (25 miles); ~~Veterans' Memorial (33 miles);~~ Boise National Forest (35 miles); ~~and~~ Payette National Forest (40 miles); ~~and~~ Bogus Basin ~~ski-Ski Resort area is approximately thirty-five (35) miles~~ from Kuna.

Outdoor attractions include fishing, boating and water sports at nearby Lucky Peak Reservoir and Lake Lowell. Nearby mountains provide camping, hunting, fishing, skiing, and world-class whitewater rafting. ~~Future local~~ Additional recreational attractions may include: a dude ranch, horseback riding facilities, a motocross/ATV park combined with extreme sports such as a rope course, ~~wall-scaling,~~ mountain biking, zip lines, rollerblading, skateboarding, shooting range and archery.

City Center

Downtown Kuna is the heart of the community, providing not only a commercial center, but also a place of historical and social significance. The downtown area has a nice walkable pedestrian-friendly scale. Downtown Kuna features a variety of businesses, including restaurants, bars, post office, gift shops, a hardware store, *Kuna Melba News* and a number of financial services.

Many downtown storefronts are in need of refurbishment whose improvement will complement its design character. Much of the recent residential growth has occurred in the northern portion of the City. Because a large portion of these residents commute northward to their places of employment (along the Interstate 84 corridor), they may not feel a strong affinity with Kuna's downtown. Therefore, it is important that the City keep and encourage "destination" businesses to locate in downtown – businesses that are necessary or attractive to a large portion of Kuna's residents, such as: post office, City offices, specialty retail stores (that do not compete with big box retail, such as custom framing, photography) and restaurants.



The Downtown core should be improved-revitalized with an emphasis on a pedestrian-friendly area that is the civic, social and cultural center of Kuna. Mixed-uses, which include retail, residential, entertainment, culture and education, should be complemented with sufficient parking to accommodate a variety of uses. The City features a downtown landmark park, and-which should be considered a "central plaza" for community events and festivities.

Kuna maintains records showing new businesses licenses granted by year since 2000. The records demonstrate an increasing trend for businesses to locate in the northern portion of the City, and along the Highway 69. This business migration trend is likely to be enhanced by will continue with the connection of Ten Mile Road to Interstate 84 in-2010. In order to facilitate more business development in downtown and offset this out-migration trend, the City may-want-to-should consider offering incentives to encourage the renovation of existing storefronts likely in the form of grants to assist Main Street redevelopment.

Promoting Growth through Cooperation

To future-further promote employment and commercial growth, Kuna should focus on providing informational support to individuals and businesses. The City should provide, in cooperation with other agencies, demographic and economic materials to assist in business, education and economic decision-making. Much of this type of information is available through the Idaho Departments of Labor and Commerce and from Federal agencies like the U.S. Department of Agriculture and the Bureau of Labor and Statistics. State agencies collect labor and economic-related information, often aggregated by County and, in some cases, at the City level. Information provided through these agencies includes: historic employment data, labor projections, industry strengths, state and national comparative data, location quotients and other economic information. The City should periodically gather, update and interpret this information in order to provide regional and local information that will facilitate economic decision-making.

State Support Programs for Economic Development

The state of Idaho provides several incentive packages to encourage businesses to locate in Idaho. The *Idaho Corporate Advantage* is offered to large companies that relocate their headquarters or invest in a major administrative expansion in Idaho. This program provides a 6 percent tax credit up to \$5 million in any one year, coupled with a tax credit based on new job creation ranging from \$1,500 to \$3,000 per job depending on salary levels. Additional property tax credits and sales tax rebates are offered for qualifying companies. The *Idaho Business Advantage* offers similar benefits for smaller businesses, offering an enhanced Investment Tax Credit of 3.75 percent up to \$750,000 in any one year. This credit is offered to businesses investing \$500,000 in a new plant and facilities and creating at least ten (10) new jobs paying above \$40,000 annually plus benefits. In addition, qualifying companies receive a credit ranging from \$1,500 to \$3,000 per job, a 2.5 percent real property improvement tax credit up to \$125,000 in any one year period, along with a 25 percent rebate on sales tax paid on construction materials for a new plant.

The State also offers a 3 percent tax credit, income tax credits, research and development credits, broadband credits, as well as net operating loss deductions. These incentives are designed to encourage new investments, higher employee wages, and added broadband services to public subscribers in Idaho. In addition, the net operating loss deductions provide an avenue for the absorption of losses. The 3 percent tax credit is available for qualifying new investments in Idaho and can offset up to 50 percent of state income tax liability on new or used depreciable property.^{7.1} The 5 percent research and development income tax credit is offered to remunerate businesses conducting basic and qualified research performed in Idaho. An additional 3 percent investment tax credit, up to \$750,000 in any one year, is allowed for qualified broadband equipment used primarily to provide services to public subscribers in Idaho. The State also provides additional property, sales and use tax exemptions for certain goods or equipment, as outlined below.

Property tax exemptions in the state of Idaho include the following:

- Business inventories
- Livestock
- Goods temporarily stored in Idaho for shipment elsewhere
- Required pollution control equipment
- Household belongings and clothing
- Registered motor vehicles, vessels and aircraft
- Partially exempt: improvements on residential property, farms

The State also offers sales and use tax exemption on the following items:

- Equipment and materials used directly or consumed in manufacturing, processing, mining, logging operations or producing fabricated property
- Clean rooms used in semiconductor and semiconductor equipment manufacturing, any equipment or material used in research and development activities.

^{7.1} As defined in Internal Revenue Code Sections 46(c) and 48.

- Goods purchased by a carrier in its business and delivered outside Idaho
- Certain containers for packaging
- Delivered utilities including water, electricity, natural gas, heating fuel, and industrial fuels
- Required pollution control equipment

The State provides additional property tax exemptions for companies with property in a single county valued over \$800 million. The property value over this threshold is exempt from property tax if the company makes a yearly capital investment of at least \$25 million in the County and employs a minimum of 1,500 full-time employees in the County. These tax incentives, coupled with the low per capita tax rates, reliable and inexpensive power, and an overall lower cost of doing business are factors that influence business location.

The State offers business support and resources that enable companies to remain stable. Additional workforce programs centered on training development and standardization, technical assistance, export assistance, and management are offered to Idaho companies. Small Business Development Centers (SBDC) deliver up-to-date counseling, training and technical assistance in all aspects of small business management to help small business owners and potential business owners make sound decisions that enable them to succeed.



LEFT BLANK INTENTIONALLY

16.0 PUBLIC SAFETY AND EMERGENCY PREPAREDNESS

16.1 Background and Introduction

Idaho has a number of natural hazards. Some of these are ranked as principal hazards and these include flooding, earthquakes, urban/wildland interface fires, landslides and severe storms.

Kuna needs to be concerned about natural hazard disasters and have an emergency preparedness programs to address them as they occur.

Earthquake Seismic Activity: The Federal Emergency Management Agency has ranked Idaho as the 5th highest in the Nation for earthquake risk after California, Alaska, Nevada and Utah. Idaho has experience two (2) of the largest earthquakes in lower forty-eight (48) states in the last forty (40) years. Since 1988, all buildings in Idaho have been required to conform to the Uniform Building Code (UBC). The UBC designates different earthquake hazards zones and within each zone requires different building design and construction features to ensure earthquake resistance. UBC seismic zone ranking for Ada County is 2b - moderate.

16.2 Goals and Objectives

Goal 1: Assure the safety of roadway and public areas in an emergency event.

Objective 1.1: Adopt safety measures that will protect the citizens and visitors of Kuna at all times.

Policy: Identify transportation routes for the transportation of hazardous materials.

Policy: Ensure that new structures and development sites are designed to minimize likelihood of damage resulting from geologic and seismic hazards.

Policy: Install and test alert systems that notify the public of pending dangers. Install signage or notice procedures that alert citizens to potential dangers as the need for these types of communications arise.

Goal 2: Establish an emergency management protocol.

Objective 2.1: Establish emergency management policies and procedures; establish clear lines of emergency management authority and reporting relationships. Provide for emergency rehearsals on regular basis. Continuously update emergency plans and prepare contingency plans.

Policy: Ensure that public safety agencies are appropriately staffed and equipped for emergency events.



Goal 3: *Develop an emergency response plan that can ensure the safety of all City residents when a disaster or emergency occurs.*

Objective 3.1: Introduce an easily utilized emergency response plan to prevent loss of life and property.

Policy: Develop a plan to assure hospitals, clinics, schools, churches, utility systems and roads remain viable during an emergency or disaster.

Policy: Establish an emergency management system that precisely defines who will deploy what resources in times of emergency.

Policy: Make available to the public disaster maps that identify known hazards or perils, evacuation routes and shelters.

Policy: Identify individuals in the community who may be at risk in an emergency event and develop plans to protect them.

Objective 3.2: Create templates that determine the size of the population at risk in an emergency.

Policy: Produce maps and diagrams that identify future population growth areas and trends to determine the approximate population size that has to be assisted in the time of an emergency.

Policy: Develop maps that provide precise details on hazard zones, geographic features and watersheds.

Objective 3.3: Identify items or issues that need special attention in times of emergency.

Policy: Anticipate circumstances that would thwart emergency responses and establish contingency plans to ameliorate these impediments.

Policy: Establish flight evacuation plans.

Objective 3.4: Ensure that the Emergency Management Plan adequately addresses health care issues.

Policy: Establish an on-going emergency preparedness dialog with other emergency providers.

Goal 4: *Coordinate emergency management plans with Ada City-County Emergency Management (ACCEM).*

Objective 4.1: Incorporate State and County level disaster strategies into Kuna's preparedness plans.



Policy: Adopt State and County-wide emergency preparedness plans and incorporate them into Kuna's local emergency management system.

Goal 5: Consider organizing Community Emergency Response Team (CERT) training, community response committees and neighborhood watches for crime prevention and public safety purpose.

Objective 5.1: Help Kuna citizens become responsible for their safety and that of others. Assure Kuna residents are active participants in the public safety dialogue.

Policy: Provide Kuna citizens with training opportunities so they may assist in first-aid and evacuation efforts in times of hazard or disaster emergency.

Policy: Provide Kuna citizen's information on evacuation procedures so they may respond to specific hazards such as floods, earthquakes and fire.

Policy: Coordinate with other public agencies to inform and prepare residents to respond to emergency exercises and situations.

Policy: Ensure that all warning systems and other evacuation tools remain operable.

Policy: Coordinate emergency information with media outlets.

Goal 6: Institute development policies and practices that reduce flood potential or water quality impacts in the event of flood as part of the City's emergency preparedness effort.

Policy: The City should consider a Stream System Management Ordinance to regulate and control floodways, wetlands, wildlife habitat areas and the greenbelt.

Policy: Developers of any development within the 100-year flood plain should be required to provide notification to prospective buyers that the property is within a flood plain or an alluvial fan by deed restriction or other similar method.

Policy: To the greatest degree possible - the 100-year Flood Plain shall be used for farmland, open space and wildlife habitat.

Policy: Ada County will coordinate with Kuna the degree of development within the 100-year Flood Plain Area of City Impact.



Policy: Manufacture or storage of toxic, flammable, explosive, or radioactive materials should not be allowed in the flood plain. Bulk storage of other materials will be allowed only when in compliance with applicable federal, state and local standards.

Policy: Schools, hospitals or other immediate care facilities should not be permitted to be built within a flood plain.

16.3 Existing Conditions

Emergency Services

Ada County has established the Ada City-County Emergency Management (ACCEM), a local government agency responsible for disaster preparedness. Kuna is covered under its program. The ACCEM helps the community to mitigate, prepare, respond, and recover from disasters and emergencies. The primary goal of the ACCEM is to protect lives and property within the Ada County.

The ACCEM has the following Mission Statement:

"The mission of Ada City-County Emergency Management (ACCEM) shall be, at the discretion of the Emergency Management Executive Council, to mitigate, prepare for, respond to and recover from disasters and emergencies resulting from any natural or technological cause. ACCEM shall identify potential hazards affecting local governments and other jurisdictions within Ada County; prepare, keep current and distribute an intergovernmental emergency operations plan; coordinate resources before, during and after an emergency; coordinate emergency management among Ada County, its incorporated cities and other affected jurisdictions specifically including warning, communication, planning, training, public education and disaster exercising. In addition, ACCEM shall be responsible for providing the coordination and control of emergency operations as may be deemed necessary by the Executive Council from time to time."

Fire and emergency services are provided by the Kuna Rural Fire Protection Department District as described in Section 8.3 of this Plan. The Fire Department is located at 150 West Boise Street, Kuna, Idaho. ~~The Fire Department is responsible for providing fire and emergency medical services to the City as well as the surrounding impact area. The Fire Department consists of one chief, an assistant chief, a battalion chief, four (4) captains, two (2) lieutenants and thirty-eight (38) volunteer fire fighters. The Fire District's equipment is comprised of twelve (12) fire apparatus; including three (3) pumpers, two (2) water tenders, two (2) ambulances, two (2) squad trucks, and one command vehicle.~~

Kuna possesses an Idaho Surveying and Rating Bureau (ISRB) rating of four (4) for its fire protection systems. This rating is important for insurance and economic development purposes. Ratings are given on a scale from one to ten (1-10) where a lower number reflects a better fire

protection system. ISRB uses several factors to determine a jurisdiction's protection rating to include: the number of and responses to alarms; fire personnel training methods; types of equipment used; and water system capacity.¹⁴

The Kuna Fire Department-District also provides life support transport to area hospitals in both Ada and Canyon counties. Life flight emergency services are provided by Life Flight of Saint Alphonsus Regional Medical Center. Ada and Canyon County Emergency Medical Services provides primary advanced life support services to Kuna and the surrounding impact area.

All department volunteers are national and state certified as Emergency Medical Technicians, (EMT), and undergo full training four (4) times a month. The department has a 3-minute en route response time during the day and a 6-minute response time in the evening. Response time means the time elapsed from the time the call is received to the time on the road. A good emergency response time demonstrates a community's public service commitment.

Police

Police services are provided by the Ada County Sheriff. Currently, the City contracts with this public agency for thirteen (13) full-time officers. Police staff consists of two (2) detectives, eight (8) patrol deputies, two (2) sergeants and one chief. The 2008, population estimate for Kuna is about 16,300 people, placing the ratio at 0.79 sworn personnel per 1,000 residents.

The police substation in Kuna is located at the Kuna Middle School, 1450 West Boise Street.

Emergency Access Impediment

Indian Creek and the Union Pacific Railroad Line pose emergency access management problems because they have the potential to impede emergency response times or serve as a catalyst for accident or injury. The Railroad Line and the Creek both constitute potential health and safety risks in the event of a crash or spill where hazardous materials are released into the air or water. Indian Creek is at potential risk during a flood event that threatens life and property. The risk of emergency conflict from these features increases due to the low number of at-grade separated crossings existing in Kuna for vehicles to negotiate the Railroad Line as well as the few bridges available to negotiate Indian Creek.

Emergency/Disaster Risks

Kuna's natural emergency risks include the potential for Indian Creek to flood. This potential increases overtime as more impervious surface is created with the ability for its stormwaters to drain into this water body.

The entire City lies within a zone that has a potential of a 1 percent annual chance of stream flooding with areas lying directly along Indian Creek having a 26 percent likely chance of flooding in a 30-year time period.



¹⁴ Ada County Comprehensive Plan, Chapter 7, page 7-12, November 2007

Another natural emergency risk results from the fire combustibility potential inherent at the wildland-urban interface areas that abound all sides of the City. The fire potential results from development in areas that are prone to fire where there are not the requisite defenses in place to fight this fire potential. The following factors affect the severity of a wildfire at the interface zones:

- Climatic Considerations: The presence of extreme climate conditions, including temperature, relative humidity, wind speed and duration of high velocity, precipitation, wind direction, fog and other atmospheric conditions.
- Topographic Considerations: Elevation ranges, location of ridges, drainages and escarpments, percent of grade (slope), and location of roads, bridges and railroads relative to these features.
- Other Considerations: Fuel concentrations, earthquake fault zones, hazardous material routes.
- Flammable material: on structure exteriors.
- Narrow roadways: leading to developed areas.
- Inadequate hydrants: or poorly placed hydrants.
- Combustible landscaping: or debris near structures.
- Development: increased development and human activity in and near the wildland interface.

Wildfire potential is lessened by discouraging development in areas prone to fire, or the construction of a fire defensive zone around structures that are placed in these areas. Additionally, by the extension of public water to these areas with sufficient fire flows to combat fires.

16.4 Public Safety and Emergency Preparedness Plan

Existing Emergency Preparedness Plans and Strategies

The ACCEM is responsible for disaster preparedness. The Agency provides resources and services to the residents of the County. The ACCEM's primary goal is to protect lives and property within the boundaries of Ada County. Some of the Agency's more important tasks include:

- Identify hazards and risks that may affect residents of Ada County.
- Inventory specialized resources such as supplies, equipment, facilities, and personnel.
- Develop inter-governmental emergency response plans that address roles and responsibilities during emergencies and disasters.
- Ensure coordination and communication between government agencies, business and industry, and volunteer agencies.
- Provide public education and information on personal safety, disaster preparedness and hazards in Ada County.¹⁵



A Neighborhood Watch sign on a residential street in Kuna

¹⁵ <http://www.accem.org/>



16.4.1 Additional Strategies and Recommendations

Response Times

Kuna's current (2008 YTD) emergency response time is 6:44 minutes and 2:25 minutes for Code 3 (emergencies). This is an improvement over the 2007 cumulative response times, which were 7:27 and 2:46 minutes respectively. The response times can be affected by factors such as distance to calls, City growth, traffic and number of available officers.

Service Levels

It is recommended that the City improve the number of emergency and police personnel per capita. The number of sworn police personnel per 1,000 residents is presently 0.79. The police service level should be increased to 1.2 to 1.4 per 1,000 residents as revenues become available to fund that staffing level.

Access

The City's ability to provide efficient emergency responses will depend on prompt emergency accessibility to all reaches of the City. One method of resolving emergency access impediments is the construction of more bridges across Indian Creek and the placement of overpasses to negotiate the Union Pacific Railroad Lines.

The City has plans that would negotiate Indian Creek by placement of bridges at Ten Mile Road and Indian Creek along the Highway 69 alignment as revenues become available for that purpose.

The City Center and the neighborhood clusters should be easily accessible by emergency vehicles. Local roads should be designed with good connections to major arterials. Building footprints and block patterns should also be designed to minimize traffic congestion during emergency evacuations. Commercial buildings should have multiple exits with an exit onto a service road.

Drill and Community Organization

The Community Emergency Response Team (CERT) Program can be adopted by the Kuna Community. The CERT is a Federal Emergency Management Agency (FEMA) approved, organized program that trains ordinary citizens and equips them with requisite skills for disaster preparedness, management, rescue and psychology. Successful participants receive Identification cards that prove their experience in community level emergency management. There are a handful of CERT responders in Kuna. These responders are valuable resources and should be encouraged to recruit others to participate.

Areas of Refuge

The City should consider the installation of signage that guides citizen's emergency route access. Citizens should be provided signage that offers alternative escape routes.

Emergency Response Entities

Citizens of Kuna should be provided information about who to contact in the event of an emergency.



A detailed emergency response plan should be developed describing:

1. Who responds
2. Agency coordination
3. Evacuation plans and procedures

Additional Funding

Kuna should look to increasing emergency personnel funding. Public revenue should also be budgeted to address the public safety issues described above.

Natural hazard/disaster mitigation and prevention

Wildland-Urban Fire

Wildfire behavior is based on three (3) primary factors; Fuel, topography and weather.

Measures to prevent and contain wildland-urban fires include:

- Create fuel model maps that identify Kuna's wildland-urban fire interface area. This action will help to determine the type and amount of the fuel, as well as its burning qualities and level of moisture. The continuity of fuels, expressed in both horizontal and vertical components is also a factor, in that it expresses the pattern of vegetative growth and open areas.
- The model identifies Heavy Fuel (vegetation consisting of round wood three to eight inches (3"-8") in diameter), Medium Fuel (vegetation consisting of round wood one-third to three inches (1/3"-3") in diameter) and Light Fuel (vegetation consisting of herbaceous plants and round wood less than 1/4-inch in diameter.)
- Map the topography: Topography is important because it affects the movement of air (and thus the fire) over the ground surface. The slope and shape of terrain can change the rate at which the fire travels.
- In general terms, the steeper the slope of the land, the faster a fire can spread up the slope. Using a topographic map, identify areas of Kuna with slopes that correspond to low, moderate and steep gradients relative to the spread of wildfires.
- Determine the fire hazard severity: Weather affects the probability of wildfire and has a significant effect on its behavior. Temperature, humidity and wind (both short- and long-term) affect the severity and duration of wildfires.

FIRE HAZARD SEVERITY – CRITICAL FIRE WEATHER FREQUENCY

FUEL CLASSIFICATION	< 1 DAY/YEAR			2 – 7 DAYS/YEAR			>8 DAYS/YEAR		
	SLOPE (%)			SLOPE (%)			SLOPE (%)		
	< 40	41-60	> 61	< 40	41-60	> 61	< 40	41-60	> 61
Light Fuel	M	M	M	M	M	M	M	M	H
Medium Fuel	M	M	H	H	H	H	E	E	E
Heavy Fuel	H	H	H	H	E	E	E	E	E

Source: Urban Wildland Interface Code: 2000

M = Moderate Hazard H = High Hazard E = Extreme Hazard



Floods

The following factors will affect the severity of a flood:

- **Impermeable Surfaces:** Excessive amounts of paved areas or other surfaces upstream or in Kuna can increase the amount and rate of water runoff. Development affects the runoff of stormwater and snowmelt when buildings and parking lots replace the natural vegetation, which normally would absorb water. When rain falls in an undeveloped area, as much as 90 percent of it will infiltrate the ground; in a highly developed area, as much as 90 percent of it will run off.

Consider encouraging open space preservation and landscape mitigation that allows rapid infiltration after a rain event. Where possible, adopt measures to introduce porous concrete and brick pavers in streetscape design and surface parking lots.

- **Steeply sloped watersheds:** In hilly and mountainous areas, a flood may occur minutes after a heavy rain. These flash floods provide little or no warning time and are characterized by high velocities.
- **Constrictions:** Re-grading or filling within or on the edge of floodplains obstructs flood flows, backing up floodwaters onto upstream and adjacent properties. It also reduces the flood plain's ability to store excess water, sending more water downstream and causing floods to rise to higher levels. This action also increases floodwater's velocity downstream of the constriction.
- **Obstructions:** Bridges, culverts and other obstructions can block flood flow and trap debris, causing increased flooding upstream and increased velocity downstream.
- **Debris:** Debris from the watershed, such as trees, rocks, and parts of damaged buildings, increases the hazard posed by moving water. Moving water will float, drag or roll objects, which then act as battering rams that can knock holes in walls and further exacerbate the effects of debris.
- **Contamination:** Few floods have clear floodwater, and the water will pick up whatever was on the ground within the floodplain, such as soil, road oil, farm and lawn chemicals, and animal waste. In addition, if a wastewater treatment plant was inundated, the floodwaters will likely include untreated sewage. Contamination is also caused by the presence of hazardous material storage in the floodplain and in the community, as well as upstream from the community.
- **Soil saturation:** Rainfall in areas already saturated with water will increase the runoff.



- Velocity: Flood velocity is the speed of moving water, measured in feet per second. High velocities (greater than five feet (5') per second) can erode stream banks, lift buildings off their foundations, and scour away soils around bridge supports and buildings.

Addressing the concerns noted above will reduce the risk of a flood.¹⁶

¹⁶ This information has been obtained from *Understanding Your Risks. Identifying Hazards and Estimating Losses*. FEMA: State and Local Mitigation Planning. How to guide CD September 2002





CITY OF KUNA FIRE DISTRICT

LEGEND

- ADA BOUNDARY
- KUNA PROPOSED AREA
- CITY LIMITS
- WATERWAY
- KUNA RAILROAD
- KUNA ROADS
- FIRE DISTRICTS**
 - KUNA FIRE DISTRICT
 - MELBA FIRE DISTRICT
 - MERIDIAN FIRE DISTRICT
 - WHITNEY FIRE DISTRICT

