

**OFFICIALS**

Joe Stear, Mayor
 Greg McPherson, Council President
 Chris Bruce, Council Member
 Warren Christensen, Council Member
 John Laraway, Council Member

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

City Council Meeting
AGENDA
Tuesday, March 15, 2022

6:00 P.M. REGULAR CITY COUNCIL

For questions, please call the Kuna City Clerk's Office at (208) 387-7726.

ALL ITEMS ON THE KUNA CITY COUNCIL AGENDA ARE CONSIDERED ACTION ITEMS UNLESS OTHERWISE INSTRUCTED BY THE CITY COUNCIL.

1. Call to Order and Roll Call

2. Invocation

3. Pledge of Allegiance: Mayor Stear

4. Consent Agenda: ACTION ITEMS

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

- A.** Regular City Council Meeting Minutes Dated March 01, 2022.
- B.** Accounts Payable Dated March 10, 2022, in the amount of \$696,817.08
- C.** Findings of Facts and Conclusions of Law
 - 1. 21-02-ZC (Rezone) First Choice Collision Repair
- D.** Resolutions
 - 1. Resolution R16-2022.

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR, AS AN AUTHORIZED SIGNER FOR THE ACQUISITION OF THE 371 W. SHORTLINE PROPERTY ON BEHALF OF THE CITY OF KUNA; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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 (208) 387-7726. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 387-7726 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

2. Resolution R17-2022.

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR, AS AN AUTHORIZED SIGNER FOR THE ACQUISITION OF THE 793 W. 4TH STEET PROPERTY ON BEHALF OF THE CITY OF KUNA; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

4. External Reports:

5. Public Hearings:

Public Hearing Process: Items begin with the presentation of the project by staff for up to 15 minutes. The applicant is then allowed 10 minutes to present their project. Members of the public are allowed up to 3 minutes each, to address City Council with testimony restricted to the matter at hand. After all public testimony, the applicant is allowed 5 minutes for rebuttal.

City Council members may ask questions throughout the public hearing process.

Once the public hearing is closed, no further testimony or comments are heard.

City Council may move to continue the application to a future meeting or approve or deny the application.

- A. Case No. 21-12-AN (Annexation) Boise Basin – Markovetz:** Boise Basin Development LLC and Donald Markovetz, request approval to Annex two (2) parcels totaling approximately 51.67 acres, into Kuna City Limits with an R-4 (Medium Density Residential) zone. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100) *Continued from March 1, 2022.* Doug Hansen, Planning and Zoning
ACTION ITEM

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

- B. Case No. 20-03-ZC (Rezone) & 20-06-S (Preliminary Plat) Ledgestone Plaza Subdivision:** Trilogy Development, Inc and Gem State Planning request to subdivide approximately 76.03 acres into 275 total lots (247 residential buildable lots (425 total dwelling units), six commercial lots and 22 common lots). Additionally, the applicants propose to rezone the 76.03 acres from its current zoning district classification C-1 (Neighborhood Commercial) to C-3 (Service Commercial), R-12 (High-Density Residential) and R-6 (Medium-Density Residential) zoning district classifications. The subject sites are located at 2400 N Meridian Road and N. Meridian Road and N. Meridian Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418234000 and S1418233650). *Staff requests this item be tabled to a date certain of April 19, 2022 for additional review.* **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

- C. Case No. 21-05-CPF Zatica No. 1 & 2 Replat:** Ron Isackson, on behalf of Alberson's LLC, requests approval for a Combination Preliminary and Final Plat (Combo Plat) to

replat six (6) lots totaling 9.93 acres, within the Zatica No. 1 and Zatica No. 2 Subdivisions. The subject sites are located at 700 E Avalon Street, Kuna, ID 83634 (APNs: R9835320080, R9835320010, R9835320030, R9835310050, R9835310074 and R9835310024). Doug Hansen, Planning and Zoning Director **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

7. Business Items:

- A. Consideration to approve \$113,690.54 from General Fund Contingency for a new Administrative Sergeant for Kuna Police Department, Mike Fratusco, Kuna Police Chief **ACTION ITEM**

8. Ordinances:

- A. Consideration to approve Ordinance 2022-07 **ACTION ITEM**

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

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR’S M3 ID RISING SUN LLC.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

9. Executive Session:

10. Mayor/Council Announcements:

11. Adjournment:

**OFFICIALS**

Joe Stear, Mayor
 Greg McPherson, Council President
 Chris Bruce, Council Member
 Warren Christensen, Council Member
 John Laraway, Council Member

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

City Council Meeting
MINUTES
Tuesday, March 01, 2022

6:00 P.M. REGULAR CITY COUNCIL

For questions, please call the Kuna City Clerk's Office at (208) 387-7726.

ALL ITEMS ON THE KUNA CITY COUNCIL AGENDA ARE CONSIDERED ACTION ITEMS UNLESS OTHERWISE INSTRUCTED BY THE CITY COUNCIL.

1. Call to Order and Roll Call

(Timestamp 00:00:08)

COUNCIL MEMBERS PRESENT:

Mayor Joe Stear
 Council President Greg McPherson
 Council Member Chris Bruce
 Council Member Warren Christensen
 Council Member John Laraway - Absent

CITY STAFF PRESENT:

Marc Bybee, City Attorney
 Chris Engels, City Clerk
 Jared Empey, City Treasurer
 Mike Fratusco, Kuna Police Chief
 Doug Hanson, P & Z Director
 Troy Behunin, P & Z
 Jessica Reid, P & Z
 Morgan Treasure, Economic Development Director
 Nancy Stauffer, HR Director

2. Invocation**3. Pledge of Allegiance: Mayor Stear**

(Timestamp 00:00:20)

4. Consent Agenda: ACTION ITEMS

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

(Timestamp 00:00:40)

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- A. Regular City Council Meeting Minutes Dated February 15, 2022.
- B. Accounts Payable Dated February 24, 2022, in the amount of \$785,650.09
- C. Final Plats
 - 1. Case No. 22-01-FP (Final Plat) Cazador Estates No. 2
 - 2. Case No. 22-02-FP (Final Plat) Gran Prado No. 3
- D. Resolutions

1. Resolution R12-2022.

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID FALCON CREST, LLC, FOR FALCON CREST SUBDIVISION NO. 3 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

2. Resolution R13-2022.

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY DB DEVELOPMENT, LLC, FOR CAZADOR SUBDIVISION NO. 4 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

3. Resolution R14-2022

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

- SETTING FORTH CERTAIN PURPOSES;
- AUTHORIZING THE MAYOR TO EXECUTE THE JOURNEY’S END NO. 3 SEWER TRUNK PROJECT REIMBURSEMENT AGREEMENT
- DIRECTING THE CITY CLERK; AND
- SETTING AN EFFECTIVE DATE.

4. Resolution R15-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO DECLARING CERTAIN PERSONAL PROPERTY SURPLUS AND DIRECTING THE REMOVAL OF SAID PROPERTY AND ACCEPTING AGRICULTURAL IRRIGATION EQUIPMENT FROM BRISBIE LLC.

Motion To: Approve the Consent Agenda as Published

Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Approved by the Following Roll Call Vote:
Voting Aye: Council Members Bruce, Christensen, and McPherson
Voting No: None
Absent: Laraway
Motion Passed: 3-1-0

4. External Reports:

(Timestamp 00:01:18)

- A. Update on the Sheriff's Office and the relationship with Kuna. Sheriff Clifford, Ada County Sheriff's Office.

Sheriff Clifford provided the details of the Ada County Sheriff's office services to the County and to Kuna. Sheriff explained the benefits to Kuna. He stood for questions.

- B. Valley Regional Transit (VRT) presentation and report/update.

(Timestamp 00:19:32)

Valley Regional Transit (VRT) is partnering with the City of Kuna to evaluate providing public transportation access within and connecting to Kuna. Transpo Group, the consultant hired to assist with the Kuna Transit Study, will give an overview of study goals, scope and schedule.

Stephanie Herstein (SP), reviewed the goals of the scope and schedule for the Kuna Transit Study and stood for questions.

Mayor Stear asked about market demand.

Council Member Bruce asked about the outreach process.

Stephanie responded.

- C. City of Kuna 2021 Audit Presentation concerning audit results.

(Timestamp 00:29:03)

Auditor reviewed presentation.

5. Public Hearings:

Public Hearing Process: Items begin with the presentation of the project by staff for up to 15 minutes. The applicant is then allowed 10 minutes to present their project. Members of the public are allowed up to 3 minutes each, to address City Council with testimony restricted to the matter at hand. After all public testimony, the applicant is allowed 5 minutes for rebuttal.

City Council members may ask questions throughout the public hearing process.

Once the public hearing is closed, no further testimony or comments are heard.

City Council may move to continue the application to a future meeting or approve or deny the application.

(Timestamp 00:38:18)

- A. Case No. 21-12-AN (Annexation) Boise Basin – Markovetz:** Boise Basin Development LLC and Donald Markovetz, request approval to Annex two (2) parcels totaling approximately 51.67 acres, into Kuna City Limits with an R-4 (Medium Density Residential) zone. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100) Doug Hansen, Planning and Zoning ACTION ITEM

Planning and Zoning Director Doug Hansen provided the details of the application.

Chase Craig, applicant, described the project and the request. This annexation had come to council before as an R-8 but has changed the request to an R-4.

Rick Pattee, citizen, asked what does working with residents mean ?

Michael Smith, citizen testified in favor of the project.

David Reinhart, Kuna School District presented the school districts letter that was in the packet and stood for questions,

Council Member Bruce asked what the Kuna School Districts plan is moving forward.

David Reinhart responded.

Rebuttal:

Chase Craig, applicant, responded.

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Motion To: Close the evidence presentation and proceed to deliberation

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Absent: Laraway

Motion Passed: 3-1-0

Council Member Christensen expressed his thoughts and concerns.

Council President McPherson expressed his thoughts and concerns.

Council Member Bruce expressed his thoughts and concerns.

Mayor Stear asked Marc Bybee about legality with discussion and the joint meeting with the Kuna School District on March 10, 2022.

Marc Bybee responded.

Motion To: Continue Case No. 21-12-AN (Annexation) Boise Basin – Markovetz to the March 15, 2022 meeting

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Voting No: None

Absent: Laraway

Motion Passed: 3-1-0

B. Case No. 21-02-ZC (Rezone) First Choice Collision Repair: Craig Kulchak, on behalf of Todd Goode and Emmett Partners, LLC, requests approval to Rezone approximately 1.60 acres from its current zone of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The subject site is located at 997 N Meridian Road (APN: R2404340200). Doug Hansen, Planning and Zoning **ACTION ITEM**

(Timestamp 01:07:35)

Planning and Zoning Director, Doug Hansen reviewed the application and stood for questions.

Craig Kulchak represented the applicant and the application.

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Motion To: Close the evidence presentation and proceed to deliberation

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Further Discussion: None

Absent: Laraway

Motion Passed: 3-1-0

Motion To: Approve Case No. 21-02-ZC (Rezone) First Choice Collision Repair

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Voting No: None

Absent: Laraway

Motion Passed: 3-1-0

7. Business Items:

(Timestamp 01:14:03)

- A.** Consideration to approve reallocation of Capital Improvement funds and a contingency request from the Enterprise funds. Bobby Withrow, Parks and Facilities Director **ACTION ITEM**

Bobby Withrow, Parks/Facilities Director reviewed the request.

Motion To: Approve reallocation of funds and Contingency request.

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Absent: Laraway

Motion Passed: 3-1-0

- B.** Consideration to approve Case No. 21-05-LLA (Lot Line Adjustment) – Lots 3 & 4, Block 12, Ashton Estates Subdivision No. 2 – Troy Behunin, Senior Planner **ACTION ITEM**
(Timestamp 01:17:37)

Stephanie Hopkins with KM Engineering, is requesting Lot Line Adjustment for two (2) parcels within the Ashton Estates Subdivision No. 2 known as Lots 3 & 4, Block 12. The proposal is to create two (2) new parcels; one (1) as a 0.648 ac. Lot, and the second a 1.727 ac. Lot. The subject property address is in Ashton Estates Sub No. 2, within Section 19, Township 2 North, Range 1 East; (APNs: R0539771340 and R0539771360).

Troy Behunin, Senior Planner, reviewed the application.

Stephanie Hopkins, KM Engineering stood for questions.

Motion To: Approve Case No. 21-05-LLA (Lot Line Adjustment)

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Absent: Laraway

Motion Passed: 3-1-0

- C.** Consideration to approve Case No. 21-09-LS (Lot Split) 721 N Linder. Jessica Reid, Planning & Zoning Specialist **ACTION ITEM**
(Timestamp 01:20:51)

Frederick Wheeler requests to split an approximately 0.758-acre parcel located at 721 N Linder Avenue, into a front parcel proposed to be approximately 0.271-acres, and a rear parcel proposed to be approximately 0.459-acres. There is no Rezone request to change the current R-6 (Medium Density Residential) zone, and the Applicant intends to construct a duplex on the rear parcel.

Jessica Reid, Planning and Zoning, reviewed the application.

Marc Bybee asked about an easement being part of the conditions of approval.

Jessica Reid responded.

Motion To: Approve Case No. 21-09-LS (Lot Split)

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Absent: Laraway

Motion Passed: 3-1-0

8. Ordinances:

9. Executive Session:

10. Mayor/Council Announcements:

11. Adjournment: 7:24 P.M.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Minutes prepared by Nathan Stanley, Deputy City Clerk

Date Approved: CCM 03.15.2022

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 2/25/2022-3/10/2022

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Report Criteria:

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

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	03042022ACH		<u>ACHD IMPACT FEE, FEBRUARY 2022</u>	03/04/2022	204,682.00	204,682.00	<u>30-2081 ACHD IMPACT FEE</u>	0	3/22	03/04/2022	
Total 03042022ACHDI:						204,682.00	204,682.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						204,682.00	204,682.00					
ADVANCED COMMUNICATIONS, INC.												
1566	ADVANCED COMMUNICATIONS, INC.	IN-8001081225		<u>INTERNET SERVICE FOR PARKS OFFICE, 03/01-03/31/2022</u>	03/02/2022	164.75	.00	<u>01-6290 UTILITIES</u>	1004	3/22		
Total IN-800108122517:						164.75	.00					
Total ADVANCED COMMUNICATIONS, INC.:						164.75	.00					
ALLSTREAM BUSINESS US, INC												
1411	ALLSTREAM BUSINESS US, INC	18176761		<u>TELEPHONE, DATA & NETWORK SERVICES FOR 03/01-03/31/2022-ADMIN</u>	03/01/2022	377.16	.00	<u>01-6255 TELEPHONE</u>	0	3/22		
1411	ALLSTREAM BUSINESS US, INC	18176761		<u>TELEPHONE, DATA & NETWORK SERVICES FOR 03/01-03/31/2022-WATER</u>	03/01/2022	350.22	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	3/22		
1411	ALLSTREAM BUSINESS US, INC	18176761		<u>TELEPHONE, DATA & NETWORK SERVICES FOR 03/01-03/31/2022-SEWER</u>	03/01/2022	350.22	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	3/22		
1411	ALLSTREAM BUSINESS US, INC	18176761		<u>TELEPHONE, DATA & NETWORK SERVICES FOR 03/01-03/31/2022-PI</u>	03/01/2022	134.70	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	3/22		
1411	ALLSTREAM BUSINESS US, INC	18176761		<u>TELEPHONE, DATA & NETWORK SERVICES FOR 03/01-03/31/2022-P&Z</u>	03/01/2022	134.71	.00	<u>01-6255 TELEPHONE</u>	1003	3/22		

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 18176761:						1,347.01	.00					
Total ALLSTREAM BUSINESS US, INC:						1,347.01	.00					
ALPINE OFFICE PRODUCTS												
2118	ALPINE OFFICE PRODUCTS	WO-9208-1	13146	1 EA STAPLER, 1 PACK BLACK GEL PENS, 1 PACK YELLOW HIGHLIGHTERS, FOR CITY HALL, C. MERRITT, FEB'22 - ADMIN	02/24/2022	22.15	.00	01-6165 OFFICE SUPPLIES	0	3/22		
2118	ALPINE OFFICE PRODUCTS	WO-9208-1	13146	1 EA STAPLER, 1 PACK BLACK GEL PENS, 1 PACK YELLOW HIGHLIGHTERS, FOR CITY HALL, C. MERRITT, FEB'22 - WATER	02/24/2022	15.16	.00	20-6165 OFFICE SUPPLIES	0	3/22		
2118	ALPINE OFFICE PRODUCTS	WO-9208-1	13146	1 EA STAPLER, 1 PACK BLACK GEL PENS, 1 PACK YELLOW HIGHLIGHTERS, FOR CITY HALL, C. MERRITT, FEB'22 - SEWER	02/24/2022	15.16	.00	21-6165 OFFICE SUPPLIES	0	3/22		
2118	ALPINE OFFICE PRODUCTS	WO-9208-1	13146	1 EA STAPLER, 1 PACK BLACK GEL PENS, 1 PACK YELLOW HIGHLIGHTERS, FOR CITY HALL, C. MERRITT, FEB'22 - PI	02/24/2022	5.83	.00	25-6165 OFFICE SUPPLIES	0	3/22		
2118	ALPINE OFFICE PRODUCTS	WO-9208-1	13146	1 EA STAPLER, FOR TREATMENT PLANT, D. CROSSLEY, FEB'22 - WATER	02/24/2022	9.69	.00	20-6165 OFFICE SUPPLIES	0	3/22		
2118	ALPINE OFFICE PRODUCTS	WO-9208-1	13146	1 EA STAPLER, FOR TREATMENT PLANT, D. CROSSLEY, FEB'22 - SEWER	02/24/2022	9.69	.00	21-6165 OFFICE SUPPLIES	0	3/22		
2118	ALPINE OFFICE PRODUCTS	WO-9208-1	13146	1 EA STAPLER, FOR TREATMENT PLANT, D. CROSSLEY, FEB'22 - PI	02/24/2022	3.69	.00	25-6165 OFFICE SUPPLIES	0	3/22		
Total WO-9208-1:						81.37	.00					
Total ALPINE OFFICE PRODUCTS:						81.37	.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
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	88626		<u>MONTHLY BACTERIA SAMPLES, WELLS & SYSTEM, FEB. '22-WATER</u>	02/28/2022	4,320.60	.00	<u>20-6152 M & R - LABORATORY COSTS</u>	0	3/22		
Total 88626:						4,320.60	.00					
1	ANALYTICAL LABORATORIES	88627		<u>LAB TEST, FEB. '22</u>	02/28/2022	903.45	.00	<u>21-6152 M & R - LABORATORY COSTS</u>	0	3/22		
Total 88627:						903.45	.00					
Total ANALYTICAL LABORATORIES:						5,224.05	.00					
BOISE RIVER DOOR & GLASS INC												
2092	BOISE RIVER DOOR & GLASS INC	10847		<u>DOOR OPENERS & INSTALLATION FOR P&Z, B. WITHROW</u>	11/24/2021	4,995.00	4,995.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1254	3/22	03/04/2022	
Total 10847:						4,995.00	4,995.00					
Total BOISE RIVER DOOR & GLASS INC:						4,995.00	4,995.00					
CASELLE INC												
1239	CASELLE INC	115667		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 04/01-04/30/2022-ADMIN</u>	03/01/2022	661.20	.00	<u>01-6052 CONTRACT SERVICES</u>	0	3/22		
1239	CASELLE INC	115667		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 04/01-04/30/2022-WATER</u>	03/01/2022	452.40	.00	<u>20-6052 CONTRACT SERVICES</u>	0	3/22		
1239	CASELLE INC	115667		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 04/01-04/30/2022-SEWER</u>	03/01/2022	452.40	.00	<u>21-6052 CONTRACT SERVICES</u>	0	3/22		
1239	CASELLE INC	115667		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 04/01-04/30/2022-PI</u>	03/01/2022	174.00	.00	<u>25-6052 CONTRACT SERVICES</u>	0	3/22		

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 2/25/2022-3/10/2022

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 115667:						1,740.00	.00					
Total CASELLE INC:						1,740.00	.00					
CIVIL SURVEY CONSULTANTS INC												
23	CIVIL SURVEY CONSULTANTS INC	21030-01		<u>PROFESSIONAL SERVICES, 02/01-02/28/2022 TO PROVIDE DESIGN SERVICES ON THE LINDER ROAD REDESIGN, C. OSWALD, MAR. 22-WATER</u>	03/02/2022	5,787.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1274	3/22		
23	CIVIL SURVEY CONSULTANTS INC	21030-01		<u>PROFESSIONAL SERVICES, 02/01-02/28/2022 TO PROVIDE DESIGN SERVICES ON THE LINDER ROAD REDESIGN, C. OSWALD, MAR. 22-SEWER</u>	03/02/2022	1,929.00	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1274	3/22		
23	CIVIL SURVEY CONSULTANTS INC	21030-01		<u>PROFESSIONAL SERVICES, 02/01-02/28/2022 TO PROVIDE DESIGN SERVICES ON THE LINDER ROAD REDESIGN, C. OSWALD, MAR. 22-PI</u>	03/02/2022	30,864.00	.00	<u>25-6020 CAPITAL IMPROVEMENTS</u>	1274	3/22		
Total 21030-01:						38,580.00	.00					
Total CIVIL SURVEY CONSULTANTS INC:						38,580.00	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	Q371256	13132	<u>METER RINGS, J.OSBORN, FEB.'22</u>	02/21/2022	620.64	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	3/22		
Total Q371256:						620.64	.00					
63	CORE & MAIN LP	Q371281	13132	<u>65 METERS (SENSUS SWAP), J. OSBORN, FEB. '22</u>	02/21/2022	19,856.85	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	3/22		
Total Q371281:						19,856.85	.00					
63	CORE & MAIN LP	Q371297	13132	<u>27 METERS, J. OSBORN, FEB. '22</u>	02/21/2022	9,479.16	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	3/22		

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Total Q371297:						9,479.16	.00					
Total CORE & MAIN LP:						29,956.65	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	8831		<u>WORK DONE ON KUNA NORTH PLANT TURBIDMETER, CONNECTED BASIN MIXER, PROGRAMMED ALARMS, I. FLEMING, MAR. '22</u>	01/16/2022	510.00	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	3/22		
Total 8831:						510.00	.00					
147	CUSTOM ELECTRIC, INC.	8861		<u>REPLACED THE HYDRO RANGER @ DISCOVERY LIFT STATION, D. CROSSLEY, MAR. '22</u>	02/22/2022	297.50	.00	<u>21-6150 M & R - SYSTEM</u>	0	3/22		
Total 8861:						297.50	.00					
147	CUSTOM ELECTRIC, INC.	8865	13137	<u>TROUBLESHOOTING CONTROL POWER TO BASIN MIXER BUCKET AT THE WWTP. FEB. '22</u>	02/28/2022	297.50	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	3/22		
Total 8865:						297.50	.00					
147	CUSTOM ELECTRIC, INC.	8867	13216	<u>LIFT STATION PROGRAMMING FOR FALCON CREST, MARCH'22 - SEWER</u>	03/04/2022	1,785.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	3/22		
Total 8867:						1,785.00	.00					
Total CUSTOM ELECTRIC, INC.:						2,890.00	.00					
D & B SUPPLY												
75	D & B SUPPLY	26547	13234	<u>2 CYCLE OIL FOR MIXED GAS, M. NADEAU, MAR. '22</u>	03/08/2022	61.62	.00	<u>21-6300 FUEL</u>	0	3/22		

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Total 26547:						61.62	.00					
75	D & B SUPPLY	32727	13178	<u>WET DRY VAC TOOLS, J. ADAMS, MAR.'22-FLEET-ADMIN</u>	03/01/2022	80.00	.00	<u>01-6175 SMALL TOOLS</u>	0	3/22		
75	D & B SUPPLY	32727	13178	<u>WET DRY VAC TOOLS, J. ADAMS, MAR.'22-FLEET-WATER</u>	03/01/2022	32.00	.00	<u>20-6175 SMALL TOOLS</u>	0	3/22		
75	D & B SUPPLY	32727	13178	<u>WET DRY VAC TOOLS, J. ADAMS, MAR.'22-FLEET-PI</u>	03/01/2022	15.99	.00	<u>25-6175 SMALL TOOLS</u>	0	3/22		
75	D & B SUPPLY	32727		<u>WET DRY VAC TOOLS, J. ADAMS, MAR.'22-FLEET- SEWER</u>	03/01/2022	32.00	.00	<u>21-6175 SMALL TOOLS</u>	0	3/22		
Total 32727:						159.99	.00					
75	D & B SUPPLY	7447	13147	<u>HIP IRRIGATION BOOTS, M. NADEAU, FEB'22</u>	02/23/2022	134.99	.00	<u>21-6285 UNIFORMS EXPENSE</u>	0	3/22		
75	D & B SUPPLY	7447	13147	<u>2 PACK DRY WALL ANCHORS, M. NADEAU, FEB'22</u>	02/23/2022	3.98	.00	<u>21-6150 M & R - SYSTEM</u>	0	3/22		
Total 7447:						138.97	.00					
75	D & B SUPPLY	81061	13217	<u>HOSE, ADAPTERS AND VALVES TO REPAIR PARKS WATER TRAILER, J. DURHAM, MAR. '22</u>	03/04/2022	23.88	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	3/22		
Total 81061:						23.88	.00					
75	D & B SUPPLY	8567	13211	<u>HOSE AND FITTING FOR PARKS WATER TRAILER, J. DURHAM, MARCH'22 - PARKS</u>	03/04/2022	28.48	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	3/22		
Total 8567:						28.48	.00					
Total D & B SUPPLY:						412.94	.00					

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				<u>SUBSCRIPTION RENEWALS, MAR.'22 - WATER</u>	03/04/2022	856.28	.00	20-6075 DUES & MEMBERSHIPS	0	3/22		
109	DLT SOLUTIONS, LLC	5046281A		<u>ANNUAL ARCHITECTURE ENGINEERING & CONSTRUCTION COLLECTION GOV AND AUTOCAD SUBSCRIPTION RENEWALS, MAR.'22 - SEWER</u>	03/04/2022	856.28	.00	21-6075 DUES & MEMBERSHIPS	0	3/22		
109	DLT SOLUTIONS, LLC	5046281A		<u>ANNUAL ARCHITECTURE ENGINEERING & CONSTRUCTION COLLECTION GOV AND AUTOCAD SUBSCRIPTION RENEWALS, MAR.'22 - P.I</u>	03/04/2022	326.19	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	3/22		
Total 5046281A:						2,038.75	.00					
Total DLT SOLUTIONS, LLC:						2,038.75	.00					
DMH ENTERPRISES												
1745	DMH ENTERPRISES	03042022DMH		<u>PLUMBING PERMITS FEBRUARY 2022</u>	03/04/2022	15,015.00	15,015.00	01-6052 CONTRACT SERVICES	1005	3/22	03/04/2022	
Total 03042022DMH:						15,015.00	15,015.00					
Total DMH ENTERPRISES:						15,015.00	15,015.00					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-2162759		<u>TOTE OF CHLORINE, D. CROSSLEY, AUG. '21</u>	08/20/2021	751.06	751.06	20-6151 M & R - PROCESS CHEMICALS	0	3/22	03/04/2022	
Total IN-2162759:						751.06	751.06					
512	DUBOIS CHEMICALS INC	IN-2245065		<u>450# DRUM OF CHEMFLOC, T. SHAFFER, MAR. :22</u>	03/02/2022	3,321.38	.00	21-6151 M & R - PROCESS CHEMICALS	0	3/22		

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Total IN-2245065:						3,321.38	.00					
Total DUBOIS CHEMICALS INC:						4,072.44	751.06					
DYNA PARTS LLC												
2115	DYNA PARTS LLC	252529	13114	<u>FLEET STOCK FILTERS, FEB'22</u> <u>- ADMIN</u>	02/16/2022	42.51	.00	<u>01-6305 VEHICLE</u> <u>MAINTENANCE &</u> <u>REPAIRS</u>	0	3/22		
2115	DYNA PARTS LLC	252529	13114	<u>FLEET STOCK FILTERS, FEB'22</u> <u>- WATER</u>	02/16/2022	17.00	.00	<u>20-6305 VEHICLE</u> <u>MAINTENANCE &</u> <u>REPAIRS</u>	0	3/22		
2115	DYNA PARTS LLC	252529	13114	<u>FLEET STOCK FILTERS, FEB'22</u> <u>- SEWER</u>	02/16/2022	17.00	.00	<u>21-6305 VEHICLE</u> <u>MAINTENANCE &</u> <u>REPAIRS</u>	0	3/22		
2115	DYNA PARTS LLC	252529	13114	<u>FLEET STOCK FILTERS, FEB'22</u> <u>- PI</u>	02/16/2022	8.50	.00	<u>25-6305 VEHICLE</u> <u>MAINTENANCE &</u> <u>REPAIR</u>	0	3/22		
Total 252529:						85.01	.00					
2115	DYNA PARTS LLC	252678	13128	<u>OIL CHANGE , FARM</u> <u>EQUIPMENT, J.DURHAM,</u> <u>FEB'22</u>	02/18/2022	46.18	.00	<u>21-6142 MAINT. &</u> <u>REPAIRS -</u> <u>EQUIPMENT</u>	0	3/22		
Total 252678:						46.18	.00					
2115	DYNA PARTS LLC	252914	13133	<u>FILTER & TUNE UP FOR</u> <u>LAGOONS MOWER, J.</u> <u>DURHAM, FEB'22 - FARM</u>	02/22/2022	44.69	.00	<u>21-6090 FARM</u> <u>EXPENDITURES</u>	0	3/22		
Total 252914:						44.69	.00					
2115	DYNA PARTS LLC	253029	13144	<u>NEW RADIATOR, FOR PARKS</u> <u>TRUCK #24, J. DURHAM, FEB'22</u> <u>- PARKS</u>	02/23/2022	411.48	.00	<u>01-6305 VEHICLE</u> <u>MAINTENANCE &</u> <u>REPAIRS</u>	1004	3/22		

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Total 253029:						411.48	.00					
2115	DYNA PARTS LLC	253049	13144	<u>COOLANT FOR PARKS TRUCK #24 . J. DURHAM, FEB'22 - PARKS</u>	02/23/2022	79.92	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	3/22		
Total 253049:						79.92	.00					
2115	DYNA PARTS LLC	253089	13151	<u>PLIERS & TIES FOR FLEET SHOP TOOLS. S. HOWELL, FEB'22 - ADMIN</u>	02/24/2022	25.32	.00	<u>01-6175 SMALL TOOLS</u>	0	3/22		
2115	DYNA PARTS LLC	253089	13151	<u>PLIERS & TIES FOR FLEET SHOP TOOLS. S. HOWELL, FEB'22 - WATER</u>	02/24/2022	10.13	.00	<u>20-6175 SMALL TOOLS</u>	0	3/22		
2115	DYNA PARTS LLC	253089	13151	<u>PLIERS & TIES FOR FLEET SHOP TOOLS. S. HOWELL, FEB'22 - SEWER</u>	02/24/2022	10.13	.00	<u>21-6175 SMALL TOOLS</u>	0	3/22		
2115	DYNA PARTS LLC	253089	13151	<u>PLIERS & TIES FOR FLEET SHOP TOOLS. S. HOWELL, FEB'22 - PI</u>	02/24/2022	5.07	.00	<u>25-6175 SMALL TOOLS</u>	0	3/22		
Total 253089:						50.65	.00					
2115	DYNA PARTS LLC	253382		<u>SPARK PLUGS FOR SEWER ATV. MARCH'22 - SEWER</u>	03/01/2022	7.23	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	3/22		
2115	DYNA PARTS LLC	253382		<u>SPARK PLUGS FOR SEWER SIDE BY SIDE. MARCH'22 - SEWER</u>	03/01/2022	5.74	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	3/22		
Total 253382:						12.97	.00					
2115	DYNA PARTS LLC	253511		<u>REFUND/CREDIT SPARK PLUGS FOR SEWER SIDE BY SIDE. INV #253382. MARCH'22 - SEWER</u>	03/03/2022	-2.87	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	3/22		

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				<u>RD-ADMIN</u>	02/28/2022	173.12	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	3/22		
1731	ED STAUB & SONS PETROLEUM, INC	6954455		141.90 GALLONS PROPANE FOR 475 SHORTLINE RD- WATER	02/28/2022	69.25	.00	20-6150 M & R - SYSTEM	0	3/22		
1731	ED STAUB & SONS PETROLEUM, INC	6954455		141.90 GALLONS PROPANE FOR 475 SHORTLINE RD- SEWER	02/28/2022	69.25	.00	21-6150 M & R - SYSTEM	0	3/22		
1731	ED STAUB & SONS PETROLEUM, INC	6954455		141.90 GALLONS PROPANE FOR 475 SHORTLINE RD-PI	02/28/2022	34.62	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	3/22		
Total 6954455:						346.24	.00					
Total ED STAUB & SONS PETROLEUM, INC:						346.24	.00					
ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	03042022ECI		<u>ELECTRICAL PERMITS, FEBRUARY 2022</u>	03/04/2022	12,153.89	12,153.89	01-6052 CONTRACT SERVICES	1005	3/22	03/04/2022	
Total 03042022ECI:						12,153.89	12,153.89					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						12,153.89	12,153.89					
FATBEAM LLC												
1831	FATBEAM LLC	24328		<u>MONTHLY RECURRING CHARGE FOR INTERNET SERVICE-ADMIN</u>	03/01/2022	95.00	.00	01-6052 CONTRACT SERVICES	0	3/22		
1831	FATBEAM LLC	24328		<u>MONTHLY RECURRING CHARGE FOR INTERNET SERVICE-WATER</u>	03/01/2022	65.00	.00	20-6052 CONTRACT SERVICES	0	3/22		
1831	FATBEAM LLC	24328		<u>MONTHLY RECURRING CHARGE FOR INTERNET SERVICE-SEWER</u>	03/01/2022	65.00	.00	21-6052 CONTRACT SERVICES	0	3/22		
1831	FATBEAM LLC	24328		<u>MONTHLY RECURRING CHARGE FOR INTERNET SERVICE-PI</u>	03/01/2022	25.00	.00	25-6052 CONTRACT SERVICES	0	3/22		

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Total 24328:						250.00	.00					
Total FATBEAM LLC:						250.00	.00					
FILTRATION TECHNOLOGY												
108	FILTRATION TECHNOLOGY	8638	13150	TANK, LINE, QUILLS, AND INJECTOR FOR NEW BOOSTER STATION, M.DAVILA, FEB.'22	01/24/2022	5,425.00	.00	20-6150 M & R - SYSTEM	0	3/22		
Total 8638:						5,425.00	.00					
Total FILTRATION TECHNOLOGY:						5,425.00	.00					
FIRE EXTINGUISHER CO., INC												
110	FIRE EXTINGUISHER CO., INC	66783		FIRE SUPPRESSION SYSTEM ANNUAL SERVICE,SEWER, FEB. '22	02/24/2022	158.00	.00	21-6140 MAINT & REPAIR BUILDING	0	3/22		
Total 66783:						158.00	.00					
110	FIRE EXTINGUISHER CO., INC	66784		FIRE SUPPRESSION SYSTEM ANNUAL SERVICE, SEWER, FEB. '22	02/24/2022	283.00	.00	21-6150 M & R - SYSTEM	0	3/22		
Total 66784:						283.00	.00					
110	FIRE EXTINGUISHER CO., INC	66785		FIRE SUPPRESSION SYSTEM ANNUAL SERVICE FOR PARKS, FEB. 22	02/24/2022	224.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	3/22		
Total 66785:						224.00	.00					
110	FIRE EXTINGUISHER CO., INC	66786		FIRE SUPPRESSION SYSTEM ANNUAL SERVICE, WATER, FEB '22	02/24/2022	130.40	.00	20-6150 M & R - SYSTEM	0	3/22		
110	FIRE EXTINGUISHER CO., INC	66786		FIRE SUPPRESSION SYSTEM ANNUAL SERVICE, PI, FEB '22	02/24/2022	32.60	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	3/22		

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Total 66786:						163.00	.00					
110	FIRE EXTINGUISHER CO., INC	66787		<u>FIRE SUPPRESSION SYSTEM ANNUAL SERVICE FOR CITY HALL, FEB. '22-ADMIN</u>	02/24/2022	10.64	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	3/22		
110	FIRE EXTINGUISHER CO., INC	66787		<u>FIRE SUPPRESSION SYSTEM ANNUAL SERVICE FOR CITY HALL, FEB. '22-WATER</u>	02/24/2022	7.28	.00	20-6150 M & R - SYSTEM	0	3/22		
110	FIRE EXTINGUISHER CO., INC	66787		<u>FIRE SUPPRESSION SYSTEM ANNUAL SERVICE FOR CITY HALL, FEB. '22-SEWER</u>	02/24/2022	7.28	.00	21-6150 M & R - SYSTEM	0	3/22		
110	FIRE EXTINGUISHER CO., INC	66787		<u>FIRE SUPPRESSION SYSTEM ANNUAL SERVICE FOR CITY HALL, FEB. '22-PI</u>	02/24/2022	2.80	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	3/22		
Total 66787:						28.00	.00					
Total FIRE EXTINGUISHER CO., INC:						856.00	.00					
FREUND PROPERTIES LLC												
2014	FREUND PROPERTIES LLC	4152		<u>CMIT MARATHON & GUARDIAN ONLINE SUPPORT FOR MAR. '22-ADMIN</u>	03/01/2022	1,165.50	1,165.50	01-6142 MAINT. & REPAIR - EQUIPMENT	0	3/22	03/04/2022	
2014	FREUND PROPERTIES LLC	4152		<u>CMIT MARATHON & GUARDIAN ONLINE SUPPORT FOR MAR. '22-WATER</u>	03/01/2022	1,538.46	1,538.46	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/22	03/04/2022	
2014	FREUND PROPERTIES LLC	4152		<u>CMIT MARATHON & GUARDIAN ONLINE SUPPORT FOR MAR. '22-SEWER</u>	03/01/2022	1,538.46	1,538.46	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/22	03/04/2022	
2014	FREUND PROPERTIES LLC	4152		<u>CMIT MARATHON & GUARDIAN ONLINE SUPPORT FOR MAR. '22-PI</u>	03/01/2022	419.58	419.58	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/22	03/04/2022	
Total 4152:						4,662.00	4,662.00					

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Total FREUND PROPERTIES LLC:						4,662.00	4,662.00					
FRONTIER PRECISION INC												
2052	FRONTIER PRECISION INC	247799		<u>P&Z GIS TOOL, J. HELLMAN, FEB. '22</u>	02/18/2022	1,367.85	.00	<u>01-6175 SMALL TOOLS</u>	1003	3/22		
Total 247799:						1,367.85	.00					
Total FRONTIER PRECISION INC:						1,367.85	.00					
GRANITE EXCAVATION INC												
1907	GRANITE EXCAVATION INC	17600		<u>FIRE HYDRANT REPAIR @ 1551 N CRAWFORD T&M</u>	02/24/2022	2,354.53	2,354.53	<u>20-6150 M & R - SYSTEM</u>	0	3/22	03/04/2022	
Total 17600:						2,354.53	2,354.53					
Total GRANITE EXCAVATION INC:						2,354.53	2,354.53					
ICRMP												
35	ICRMP	02101-2022-2		<u>RISK INSURANCE, 2ND INSTALLMENT, POLICY PERIOD 10/01/21-09/30/2022-ADMIN</u>	03/01/2022	18,594.81	.00	<u>01-6130 LIABILITY & PROPERTY INSURANCE</u>	0	3/22		
35	ICRMP	02101-2022-2		<u>RISK INSURANCE, 2ND INSTALLMENT, POLICY PERIOD 10/01/21-09/30/2022-WATER</u>	03/01/2022	10,779.60	.00	<u>20-6130 LIABILITY & PROPERTY INSURANCE</u>	0	3/22		
35	ICRMP	02101-2022-2		<u>RISK INSURANCE, 2ND INSTALLMENT, POLICY PERIOD 10/01/21-09/30/2022-SEWER</u>	03/01/2022	22,098.18	.00	<u>21-6130 LIABILITY & PROPERTY INSURANCE</u>	0	3/22		
35	ICRMP	02101-2022-2		<u>RISK INSURANCE, 2ND INSTALLMENT, POLICY PERIOD 10/01/21-09/30/2022-PI</u>	03/01/2022	2,425.41	.00	<u>25-6130 LIABILITY & PROPERTY INSURANCE</u>	0	3/22		
Total 02101-2022-2:						53,898.00	.00					
Total ICRMP:						53,898.00	.00					
IDAHO BACKHOE INC												

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2126	IDAHO BACKHOE INC	2881		<u>EXCAVATION OF FROST, HAUL AND DUMPED TEN LOADS AT THE CLEARLY SHOP BUILDING, C. OSWALD, MAR. '22-WATER</u>	02/28/2022	1,534.75	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1261	3/22		
2126	IDAHO BACKHOE INC	2881		<u>EXCAVATION OF FROST, HAUL AND DUMPED TEN LOADS AT THE CLEARLY SHOP BUILDING, C. OSWALD, MAR. '22-SEWER</u>	02/28/2022	1,534.75	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1261	3/22		
Total 2881:						3,069.50	.00					
Total IDAHO BACKHOE INC:						3,069.50	.00					
IDAHO HUMANE SOCIETY												
833	IDAHO HUMANE SOCIETY	03/2022		<u>ANIMAL CONTROL CONTRACT SERVICES FOR MARCH 2022</u>	03/01/2022	11,171.00	.00	<u>01-6005 ANIMAL CONTROL SERVICES</u>	0	3/22		
Total 03/2022:						11,171.00	.00					
Total IDAHO HUMANE SOCIETY:						11,171.00	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	02252022IP		<u>ELECTRIC SERVICE 01/13/2022-02/15/2022-ADMIN</u>	02/25/2022	500.55	500.55	<u>01-6290 UTILITIES</u>	0	2/22	02/25/2022	
38	IDAHO POWER CO	02252022IP		<u>ELECTRIC SERVICE 01/13/2022-02/15/2022--SENIOR CENTER</u>	02/25/2022	249.72	249.72	<u>01-6290 UTILITIES</u>	1001	2/22	02/25/2022	
38	IDAHO POWER CO	02252022IP		<u>ELECTRIC SERVICE 01/13/2022-02/15/2022-STREET LIGHTS</u>	02/25/2022	5,975.13	5,975.13	<u>01-6290 UTILITIES</u>	1002	2/22	02/25/2022	
38	IDAHO POWER CO	02252022IP		<u>ELECTRIC SERVICE 01/13/2022-02/15/2022-PARKS</u>	02/25/2022	1,447.13	1,447.13	<u>01-6290 UTILITIES</u>	1004	2/22	02/25/2022	
38	IDAHO POWER CO	02252022IP		<u>ELECTRIC SERVICE 01/13/2022-02/15/2022-WATER</u>	02/25/2022	6,605.52	6,605.52	<u>20-6290 UTILITIES EXPENSE</u>	0	2/22	02/25/2022	
38	IDAHO POWER CO	02252022IP		<u>ELECTRIC SERVICE 01/13/2022-02/15/2022-SEWER</u>	02/25/2022	16,837.34	16,837.34	<u>21-6290 UTILITIES EXPENSE</u>	0	2/22	02/25/2022	
38	IDAHO POWER CO	02252022IP		<u>ELECTRIC SERVICE 01/13/2022-02/15/2022-LAGOONS</u>	02/25/2022	379.80	379.80	<u>21-6090 FARM EXPENDITURES</u>	0	2/22	02/25/2022	

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				<u>REDUCTION, D. HANSEN, FEB'22</u>	03/02/2022	73.48	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	3/22		
Total 19556:						73.48	.00					
1802	IDAHO PRESS TRIBUNE, LLC	19557	13048	<u>AD# 208652, LEGAL PUBLICATION NOTICE, CASE NO. 21-13-AN, LEE COUNTRY SUBDIVISION, D. HANSON, MAR. 22</u>	03/02/2022	55.88	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	3/22		
Total 19557:						55.88	.00					
1802	IDAHO PRESS TRIBUNE, LLC	19558	13160	<u>AD# 208665, LEGAL PUBLIC NOTICE, CASE NO. 21-19-AN, KUNA LUTHERAN CHURCH, D. HANSON, FEB. '22</u>	03/02/2022	48.48	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	3/22		
Total 19558:						48.48	.00					
Total IDAHO PRESS TRIBUNE, LLC:						1,014.05	.00					
IDAHO STATE POLICE												
1509	IDAHO STATE POLICE	02252022IDSP		<u>NEW EMPLOYEE FINGERPRINTING, C. SMITH, FEB. '22</u>	02/25/2022	10.00	.00	<u>01-5950 TEAM BUILDING, ONBOARDING</u>	0	3/22		
1509	IDAHO STATE POLICE	02252022IDSP		<u>S22081002, S22081003, S22081004, SOLICITOR BACKGROUND CHECKS, FEB. '22</u>	02/25/2022	99.75	.00	<u>01-2075 UNEARNED REVENUE</u>	0	3/22		
Total 02252022IDSP:						109.75	.00					
Total IDAHO STATE POLICE:						109.75	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196022		<u>NATURAL GAS CONSUMPTION AT SENIOR CENTER, 01/26-02/25/2022-SENIOR CENTER</u>	02/28/2022	481.57	.00	<u>01-6290 UTILITIES</u>	1001	3/22		

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Total 48213519602282022:						481.57	.00					
37	INTERMOUNTAIN GAS CO	482327707022		<u>NATURAL GAS CONSUMPTION AT PARKS OFFICE, 01/06-02/25/2022</u>	02/28/2022	56.06	.00	<u>01-6290 UTILITIES</u>	1004	3/22		
Total 48232770702282022:						56.06	.00					
37	INTERMOUNTAIN GAS CO	482634665022		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 01/26-02/25/2022-ADMIN</u>	02/28/2022	117.43	.00	<u>01-6290 UTILITIES</u>	0	3/22		
37	INTERMOUNTAIN GAS CO	482634665022		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 01/26-02/25/2022-WATER</u>	02/28/2022	109.04	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	3/22		
37	INTERMOUNTAIN GAS CO	482634665022		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 01/26-02/25/2022-SEWER</u>	02/28/2022	109.04	.00	<u>21-6290 UTILITIES EXPENSE</u>	0	3/22		
37	INTERMOUNTAIN GAS CO	482634665022		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 01/26-02/25/2022-PI</u>	02/28/2022	41.94	.00	<u>25-6290 UTILITIES EXPENSE</u>	0	3/22		
37	INTERMOUNTAIN GAS CO	482634665022		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 01/26-02/25/2022-P&Z</u>	02/28/2022	41.94	.00	<u>01-6290 UTILITIES</u>	1003	3/22		
Total 48263466502282022:						419.39	.00					
Total INTERMOUNTAIN GAS CO:						957.02	.00					
INTERSTATE ALL BATTERY CENTER												
434	INTERSTATE ALL BATTERY CENTER	190210201560	13165	<u>BATTERY FOR EXIIT SIGNS AT WWTP, S. HOWELL, FEB. '22-WATER</u>	02/25/2022	2.71	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	3/22		
434	INTERSTATE ALL BATTERY CENTER	190210201560	13165	<u>BATTERY FOR EXIIT SIGNS AT WWTP, S. HOWELL, FEB. '22-SEWER</u>	02/25/2022	2.71	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	3/22		
434	INTERSTATE ALL BATTERY CENTER	190210201560	13165	<u>BATTERY FOR EXIIT SIGNS AT WWTP, S. HOWELL, FEB. '22-PI</u>	02/25/2022	1.03	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	3/22		

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Total 1902102015605:						6.45	.00					
Total INTERSTATE ALL BATTERY CENTER:						6.45	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	02182022-022		<u>SANITATION RECEIPT TRANSFER 02/18-02/24/2022</u>	02/25/2022	18,144.21	18,144.21	26-7000 SOLID WASTE SERVICE FEES	0	2/22	02/25/2022	
230	J & M SANITATION, INC.	02182022-022		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 02/18-02/24/2022</u>	02/25/2022	-1,792.65	-1,792.65	01-4170 FRANCHISE FEES	0	2/22	02/25/2022	
Total 02182022-02242022:						16,351.56	16,351.56					
230	J & M SANITATION, INC.	02252022-030		<u>SANITATION RECEIPT TRANSFER 02/25-03/03/2022</u>	03/04/2022	56,127.73	56,127.73	26-7000 SOLID WASTE SERVICE FEES	0	3/22	03/04/2022	
230	J & M SANITATION, INC.	02252022-030		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 02/25-03/03/2022</u>	03/04/2022	-5,545.42	-5,545.42	01-4170 FRANCHISE FEES	0	3/22	03/04/2022	
Total 02252022-03032022:						50,582.31	50,582.31					
230	J & M SANITATION, INC.	03/02/2022JM		<u>SLUDGE REMOVAL, FEBRUARY 2022</u>	03/02/2022	11,741.58	.00	21-6153 M & R - SLUDGE DISPOSAL	0	3/22		
Total 03/02/2022JMS:						11,741.58	.00					
Total J & M SANITATION, INC.:						78,675.45	66,933.87					
JONATHAN STRICKLAND												
1976	JONATHAN STRICKLAND	685		<u>JANITORIAL SERVICES FOR CITY HALL, MARCH'22 - ADMIN</u>	03/02/2022	276.64	.00	01-6025 JANITORIAL	0	3/22		
1976	JONATHAN STRICKLAND	685		<u>JANITORIAL SERVICES FOR CITY HALL, MARCH'22 - WATER</u>	03/02/2022	189.28	.00	20-6025 JANITORIAL	0	3/22		

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1976	JONATHAN STRICKLAND	685		JANITORIAL SERVICES FOR CITY HALL, MARCH'22 - SEWER	03/02/2022	189.28	.00	21-6025 JANITORIAL	0	3/22		
1976	JONATHAN STRICKLAND	685		JANITORIAL SERVICES FOR CITY HALL, MARCH'22 - PI	03/02/2022	72.80	.00	25-6025 JANITORIAL	0	3/22		
Total 685:						728.00	.00					
1976	JONATHAN STRICKLAND	686		JANITORIAL SERVICES FOR SENIOR CENTER, MARCH'22	03/02/2022	446.00	.00	01-6025 JANITORIAL	1001	3/22		
Total 686:						446.00	.00					
1976	JONATHAN STRICKLAND	688		JANITORIAL SERVICES FOR TREATMENT PLANT, MARCH'22 - WATER	03/02/2022	100.80	.00	20-6025 JANITORIAL	0	3/22		
1976	JONATHAN STRICKLAND	688		JANITORIAL SERVICES FOR TREATMENT PLANT, MARCH'22 - SEWER	03/02/2022	100.80	.00	21-6025 JANITORIAL	0	3/22		
1976	JONATHAN STRICKLAND	688		JANITORIAL SERVICES FOR TREATMENT PLANT, MARCH'22 - PI	03/02/2022	38.40	.00	25-6025 JANITORIAL	0	3/22		
Total 688:						240.00	.00					
Total JONATHAN STRICKLAND:						1,414.00	.00					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	0220167		PROFESSIONAL SERVICES FROM 01/01-01/31/2022- AVALON & ORCHARD HAWK LIGHT, PEDESTRIAN PATHWAY	02/10/2022	2,700.00	2,700.00	40-6020 CAPITAL IMPROVEMENTS	1126	3/22	03/04/2022	
Total 0220167:						2,700.00	2,700.00					
Total KELLER ASSOCIATES, INC.:						2,700.00	2,700.00					

KENDALL FORD OF MERIDIAN LLC

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1616	KENDALL FORD OF MERIDIAN LLC	2340025	13145	COOLING FAN FOR PARKS TRUCK, J. DURHAM, FEB. '22	02/23/2022	162.95	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	3/22		
Total 2340025:						162.95	.00					
Total KENDALL FORD OF MERIDIAN LLC:						162.95	.00					
KODY NEWTON												
1956	KODY NEWTON	2255		LIGHTING, VIDEO, PHOTOGRAPHY, AND LIVE STREAM SERVICES, FOR META ANNOUNCEMENT, FEB'22	02/16/2022	5,500.00	5,500.00	01-6135 PUBLIC ENTERTAINMENT	0	2/22	02/25/2022	
Total 2255:						5,500.00	5,500.00					
Total KODY NEWTON:						5,500.00	5,500.00					
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	3122		FIBER OPTIC LEASE FOR FEBRUARY 2022-ADMIN	03/01/2022	114.00	.00	01-6255 TELEPHONE	0	3/22		
199	KUNA JT. SCHOOL DISTRICT NO. 3	3122		FIBER OPTIC LEASE FOR FEBRUARY 2022-WATER	03/01/2022	78.00	.00	20-6255 TELEPHONE EXPENSE	0	3/22		
199	KUNA JT. SCHOOL DISTRICT NO. 3	3122		FIBER OPTIC LEASE FOR FEBRUARY 2022-SEWER	03/01/2022	78.00	.00	21-6255 TELEPHONE EXPENSE	0	3/22		
199	KUNA JT. SCHOOL DISTRICT NO. 3	3122		FIBER OPTIC LEASE FOR FEBRUARY 2022-PI	03/01/2022	30.00	.00	25-6255 TELEPHONE EXPENSE	0	3/22		
Total 3122:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					
KUNA LION'S CLUB												
692	KUNA LION'S CLUB	03042022KLC		DONATION FOR EASTER EGG HUNT 2022	03/04/2022	2,000.00	2,000.00	01-6070 DONATIONS EXPENSE	0	3/22	03/04/2022	

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Total 03042022KLC:						2,000.00	2,000.00					
Total KUNA LION'S CLUB:						2,000.00	2,000.00					
KUNA LUMBER												
499	KUNA LUMBER	A127471	13138	<u>FITTINGS FOR WELL #5, R.JONES, FEB.'22</u>	02/22/2022	12.29	.00	<u>20-6150 M & R - SYSTEM</u>	0	3/22		
Total A127471:						12.29	.00					
499	KUNA LUMBER	A127473	13141	<u>STUD FINDER AND ANCHOR BIT, J.ADAMS, FEB.'22-ADMIN</u>	02/22/2022	10.12	.00	<u>01-6175 SMALL TOOLS</u>	0	3/22		
499	KUNA LUMBER	A127473	13141	<u>STUD FINDER AND ANCHOR BIT, J.ADAMS, FEB.'22-WATER</u>	02/22/2022	4.05	.00	<u>20-6175 SMALL TOOLS</u>	0	3/22		
499	KUNA LUMBER	A127473	13141	<u>STUD FINDER AND ANCHOR BIT, J.ADAMS, FEB.'22-SEWER</u>	02/22/2022	4.05	.00	<u>21-6175 SMALL TOOLS</u>	0	3/22		
499	KUNA LUMBER	A127473	13141	<u>STUD FINDER AND ANCHOR BIT, J.ADAMS, FEB.'22-PI</u>	02/22/2022	2.01	.00	<u>25-6175 SMALL TOOLS</u>	0	3/22		
Total A127473:						20.23	.00					
499	KUNA LUMBER	A127500	13148	<u>LIGHTS FOR THE OUTSIDE OF WELLHOUSE #10, S. HOWELL, FEB.'22</u>	02/23/2022	9.89	.00	<u>20-6150 M & R - SYSTEM</u>	0	3/22		
Total A127500:						9.89	.00					
499	KUNA LUMBER	A127506	13153	<u>SEALANT FOR AIR DRAFT AT CITY HALL, J. ADAMS, FEB' 22- ADMIN</u>	02/24/2022	4.70	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	3/22		
499	KUNA LUMBER	A127506	13153	<u>SEALANT FOR AIR DRAFT AT CITY HALL, J. ADAMS, FEB' 22- WATER</u>	02/24/2022	3.22	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	3/22		
499	KUNA LUMBER	A127506	13153	<u>SEALANT FOR AIR DRAFT AT CITY HALL, J. ADAMS, FEB' 22- SEWER</u>	02/24/2022	3.22	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	3/22		

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499	KUNA LUMBER	A127506	13153	<u>SEALANT FOR AIR DRAFT AT CITY HALL, J. ADAMS, FEB' 22- PI</u>	02/24/2022	1.24	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	3/22		
Total A127506:						12.38	.00					
499	KUNA LUMBER	A127549	13168	<u>21 BUILDING KEYS (FALCON), M. NADEAU, FEB'22</u>	02/25/2022	67.28	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	3/22		
Total A127549:						67.28	.00					
499	KUNA LUMBER	A127619	13197	<u>BOX OF RIVOTS, TO REASSEMBLE THE SCREEN COVER AT ORCHARD, J. DALRYMPLE, MARCH'22 - SEWER</u>	03/02/2022	5.39	.00	<u>21-6150 M & R - SYSTEM</u>	0	3/22		
Total A127619:						5.39	.00					
499	KUNA LUMBER	A127627	13199	<u>SHEETROCK SCREWS, J. ADAMS, MAR. '22-ADMIN</u>	03/03/2022	8.68	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	0	3/22		
499	KUNA LUMBER	A127627	13199	<u>SHEETROCK SCREWS, J. ADAMS, MAR. '22-WATER</u>	03/03/2022	3.47	.00	<u>20-6150 M & R - SYSTEM</u>	0	3/22		
499	KUNA LUMBER	A127627	13199	<u>SHEETROCK SCREWS, J. ADAMS, MAR. '22-SEWER</u>	03/03/2022	3.47	.00	<u>21-6150 M & R - SYSTEM</u>	0	3/22		
499	KUNA LUMBER	A127627	13199	<u>SHEETROCK SCREWS, J. ADAMS, MAR. '22-PI</u>	03/03/2022	1.74	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	3/22		
Total A127627:						17.36	.00					
499	KUNA LUMBER	B159207	13028	<u>SCREWS FOR PARKS, FEB'22, R. WARWICK</u>	02/02/2022	6.86	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	3/22		
Total B159207:						6.86	.00					

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499	KUNA LUMBER	B159217	13035	<u>2"GALVANIZED UNION, J.OSBORN, FEB.'22</u>	02/02/2022	19.61	.00	<u>20-6150 M & R - SYSTEM</u>	0	3/22		
Total B159217:						19.61	.00					
499	KUNA LUMBER	B159218	13036	<u>2" GALVANIZED NIPPLE, J.OSBORN, FEB.'22</u>	02/02/2022	5.21	.00	<u>20-6150 M & R - SYSTEM</u>	0	3/22		
Total B159218:						5.21	.00					
499	KUNA LUMBER	B159257	13049	<u>PVC FITTINGS AND PIPE FOR BUTLER WELL, K. NOLAN, FEB.'22</u>	02/03/2022	111.29	.00	<u>20-6150 M & R - SYSTEM</u>	0	3/22		
Total B159257:						111.29	.00					
499	KUNA LUMBER	B159268	13055	<u>PVC PARTS AND CONCRETE ANCHORS, J. COX, FEB.'22</u>	02/04/2022	16.82	.00	<u>20-6150 M & R - SYSTEM</u>	0	3/22		
Total B159268:						16.82	.00					
499	KUNA LUMBER	B159488	13102	<u>FITTINGS FOR WINCHESTER PARK, D.ABBOTT, FEB.'22</u>	02/15/2022	2.68	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	3/22		
Total B159488:						2.68	.00					
499	KUNA LUMBER	B159490	13104	<u>GALVINIZED UNION AND THREAD COMPOUND FOR CHLORINATOR LINE REPAIR FOR #3 PUMP, J.DALRYMPLE, FEB.'22</u>	02/15/2022	15.37	.00	<u>21-6090 FARM EXPENDITURES</u>	0	3/22		
Total B159490:						15.37	.00					
499	KUNA LUMBER	B159562	13126	<u>KEYS FOR UTILITY SHED AT PLANT, T.FLEMING, FEB.'22- WATER</u>	02/17/2022	26.92	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	3/22		

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499	KUNA LUMBER	B159562	13126	<u>KEYS FOR UTILITY SHED AT PLANT, T.FLEMING, FEB.'22-SEWER</u>	02/17/2022	26.92	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	3/22		
499	KUNA LUMBER	B159562	13126	<u>KEYS FOR UTILITY SHED AT PLANT, T.FLEMING, FEB.'22-PI</u>	02/17/2022	10.26	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	3/22		
Total B159562:						64.10	.00					
499	KUNA LUMBER	B159641	13140	<u>LIGHT BULB FOR TREATMENT PLANT, S. HOWELL, FEB. '22</u>	02/22/2022	10.79	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	3/22		
Total B159641:						10.79	.00					
499	KUNA LUMBER	B159682	13157	<u>DOUBLE SIDED TAPE FOR TRUCK #24, J. DURNHAM, FEB' 22</u>	02/24/2022	5.84	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	3/22		
Total B159682:						5.84	.00					
499	KUNA LUMBER	B159756	13170	<u>IRRIGATION PARTS FOR BALLFIELD, J.MORFIN, FEB.'22</u>	02/28/2022	27.55	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	3/22		
Total B159756:						27.55	.00					
499	KUNA LUMBER	B159761	13171	<u>2 BALL VALVES, J. OSBORN, FEB. '22</u>	02/28/2022	21.94	.00	<u>20-6150 M & R - SYSTEM</u>	0	3/22		
Total B159761:						21.94	.00					
499	KUNA LUMBER	B159780	13175	<u>HOSE PARTS FOR ORCHARD LIFT STATION, R.DAVILA, MAR.'22</u>	03/01/2022	12.94	.00	<u>21-6175 SMALL TOOLS</u>	0	3/22		
Total B159780:						12.94	.00					
499	KUNA LUMBER	B159814	13190	<u>DOOR JAM FOR PARKS OFFICE, J.ADAMS, MARCH'22</u>	03/02/2022	47.22	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	3/22		

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Total B159814:						47.22	.00					
499	KUNA LUMBER	B159836	13198	<u>SHEETROCK FOR THE OASIS, J. ADAMS, MAR. '22</u>	03/02/2022	129.90	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	3/22		
Total B159836:						129.90	.00					
499	KUNA LUMBER	B159857	13202	<u>ELECTRICAL JUNCTION BOXES FOR EXIT SIGNS, S. HOWELL, MARCH'22-WATER</u>	03/03/2022	7.92	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	3/22		
499	KUNA LUMBER	B159857	13202	<u>ELECTRICAL JUNCTION BOXES FOR EXIT SIGNS, S. HOWELL, MARCH'22-SEWER</u>	03/03/2022	7.92	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	3/22		
499	KUNA LUMBER	B159857	13202	<u>ELECTRICAL JUNCTION BOXES FOR EXIT SIGNS, S. HOWELL, MARCH'22-PI</u>	03/03/2022	3.02	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	3/22		
Total B159857:						18.86	.00					
499	KUNA LUMBER	B159860	13203	<u>FLIP BALL VALVE, K.NOLAN, MAR. '22</u>	03/03/2022	11.42	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	3/22		
Total B159860:						11.42	.00					
499	KUNA LUMBER	B159862	13204	<u>2 FLYING INSECT KILLER SPRAYS, M. NADEAU, MARCH'22</u>	03/03/2022	8.62	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	3/22		
Total B159862:						8.62	.00					
499	KUNA LUMBER	B159868	13207	<u>NUTS, BOLTS, TAPE MEASURE, MAR.'22</u>	03/03/2022	74.02	.00	<u>21-6150 M & R - SYSTEM</u>	0	3/22		
Total B159868:						74.02	.00					

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499	KUNA LUMBER	B159877	13208	<u>DOOR LOCKS FOR LAGOONS, J. ADAMS, MARCH'22</u>	03/04/2022	66.32	.00	21-6140 MAINT & REPAIR BUILDING	0	3/22		
Total B159877:						66.32	.00					
499	KUNA LUMBER	B159888	13215	<u>POWER WASH AND ACCESSORIES FOR VEHICLE CLEANING, J.PEREZ, MAR.'22</u>	03/04/2022	31.62	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	3/22		
Total B159888:						31.62	.00					
Total KUNA LUMBER:						853.80	.00					
KUNA RURAL FIRE DISTRICT (IMPACT)												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	03042022KRF		<u>KRFD IMPACT FEES, FEBRUARY 2022</u>	03/04/2022	47,792.00	47,792.00	30-2082 KRFD IMPACT FEE	0	3/22	03/04/2022	
Total 03042022KRFDI:						47,792.00	47,792.00					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						47,792.00	47,792.00					
LES SCHWAB TIRES												
221	LES SCHWAB TIRES	12800538274	13174	<u>NEW TIRE FOR SEWER LAGOON MOWER, J. DURHAM, MAR. '22</u>	03/01/2022	176.68	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/22		
Total 12800538274:						176.68	.00					
221	LES SCHWAB TIRES	12800538276		<u>RETURN TUBE, J. DURHAM, MAR. '22</u>	03/01/2022	-29.99	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/22		
Total 12800538276:						-29.99	.00					
Total LES SCHWAB TIRES:						146.69	.00					

LOCAHAN LLC

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1619	LOCAHAN LLC	AR1036234		<u>CONTRACT BASE RATE FOR 02/01-02/28/2022. CONTRACT OVERAGE CHARGE. 01/01-01/31/2022. CONTRACT LEASE CHARGE. MODEL# MPC307SPF & SERIAL # C509P900318-ADMIN</u>	02/18/2022	47.79	47.79	01-6212 RENT-EQUIPMENT	0	3/22	03/04/2022	
1619	LOCAHAN LLC	AR1036234		<u>CONTRACT BASE RATE FOR 02/01-02/28/2022. CONTRACT OVERAGE CHARGE. 01/01-01/31/2022. CONTRACT LEASE CHARGE. MODEL# MPC307SPF & SERIAL # C509P900318-ADMIN</u>	02/18/2022	14.50	14.50	01-6142 MAINT. & REPAIR - EQUIPMENT	0	3/22	03/04/2022	
1619	LOCAHAN LLC	AR1036234		<u>CONTRACT BASE RATE FOR 02/01-02/28/2022. CONTRACT OVERAGE CHARGE. 01/01-01/31/2022. CONTRACT LEASE CHARGE. MODEL# MPC307SPF & SERIAL # C509P900318-WATER</u>	02/18/2022	13.46	13.46	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/22	03/04/2022	
1619	LOCAHAN LLC	AR1036234		<u>CONTRACT BASE RATE FOR 02/01-02/28/2022. CONTRACT OVERAGE CHARGE. 01/01-01/31/2022. CONTRACT LEASE CHARGE. MODEL# MPC307SPF & SERIAL # C509P900318-SEWER</u>	02/18/2022	13.46	13.46	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/22	03/04/2022	
1619	LOCAHAN LLC	AR1036234		<u>CONTRACT BASE RATE FOR 02/01-02/28/2022. CONTRACT OVERAGE CHARGE. 01/01-01/31/2022. CONTRACT LEASE CHARGE. MODEL# MPC307SPF & SERIAL # C509P900318-PI</u>	02/18/2022	5.18	5.18	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/22	03/04/2022	
1619	LOCAHAN LLC	AR1036234		<u>CONTRACT BASE RATE FOR 02/01-02/28/2022. CONTRACT OVERAGE CHARGE. 01/01-01/31/2022. CONTRACT LEASE CHARGE. MODEL# MPC307SPF & SERIAL # C509P900318-P&Z</u>	02/18/2022	5.18	5.18	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	3/22	03/04/2022	
Total AR1036234:						99.57	99.57					

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1619	LOCAHAN LLC	AR1036235		<u>CONTRACT OVERAGE CHARGE FOR 01/01-01/31/2022, CONTRACT LEASE CHARGE, MODEL #MX2651, SERIAL #03012172-WATER</u>	02/18/2022	32.91	32.91	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	3/22	03/04/2022	
1619	LOCAHAN LLC	AR1036235		<u>CONTRACT OVERAGE CHARGE FOR 01/01-01/31/2022, CONTRACT LEASE CHARGE, MODEL #MX2651, SERIAL #03012172-SEWER</u>	02/18/2022	32.91	32.91	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	3/22	03/04/2022	
1619	LOCAHAN LLC	AR1036235		<u>CONTRACT OVERAGE CHARGE FOR 01/01-01/31/2022, CONTRACT LEASE CHARGE, MODEL #MX2651, SERIAL #03012172-PI</u>	02/18/2022	12.54	12.54	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	3/22	03/04/2022	
1619	LOCAHAN LLC	AR1036235		<u>CONTRACT OVERAGE CHARGE FOR 01/01-01/31/2022, CONTRACT LEASE CHARGE, MODEL #MX2651, SERIAL #03012172</u>	02/18/2022	95.55	95.55	<u>20-6212 RENT - EQUIPMENT</u>	0	3/22	03/04/2022	
Total AR1036235:						173.91	173.91					
Total LOCAHAN LLC:						273.48	273.48					
MASON & ASSOCIATES INC												
2128	MASON & ASSOCIATES INC	14922		<u>KUNA-WELL NO. 12 CONNECTOR DESIGN, MAR. '22</u>	03/04/2022	7,428.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1275	3/22		
Total 14922:						7,428.00	.00					
Total MASON & ASSOCIATES INC:						7,428.00	.00					
MATHESON TRI-GAS INC												
1871	MATHESON TRI-GAS INC	0025184020		<u>HYDRAULIC GAS CYLINDER RENTAL FOR FEB. 2022</u>	02/28/2022	44.36	.00	<u>21-6150 M & R - SYSTEM</u>	0	3/22		
Total 0025184020:						44.36	.00					

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Total MATHESON TRI-GAS INC:						44.36	.00					
MISCELLANEOUS #2												
1849	MISCELLANEOUS #2	03022022RD		REIMBURSEMENT FOR VEHICLE PHONE CHARGER FOR WORK PHONES, R.DAVILA, MAR.'22	03/02/2022	18.01	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/22		
Total 03022022RD:						18.01	.00					
Total MISCELLANEOUS #2:						18.01	.00					
MOTION INDUSTRIES, INC.												
1456	MOTION INDUSTRIES, INC.	ID09-529629	12825	BEARINGS FOR TEN MILE LIFT STATION, T.SHAFFER, DEC.'21	12/20/2021	331.79	331.79	21-6150 M & R - SYSTEM	0	2/22	02/25/2022	
Total ID09-529629:						331.79	331.79					
Total MOTION INDUSTRIES, INC.:						331.79	331.79					
PEAK CONCRETE & CONSTRUCTION LLC												
2109	PEAK CONCRETE & CONSTRUCTION LLC	321018-4		PARKS OFFICE PARKING LOT, FEB'22	02/24/2022	52,616.46	.00	40-6020 CAPITAL IMPROVEMENTS	1173	3/22		
Total 321018-4:						52,616.46	.00					
Total PEAK CONCRETE & CONSTRUCTION LLC:						52,616.46	.00					
RED SKY INC												
1962	RED SKY INC	12325		EXECUTIVE SPEAKER TRAINING, FEB'22 - ECONOMIC DEVELOPMENT	02/02/2022	250.00	250.00	01-6265 TRAINING & SCHOOLING	4000	3/22	03/04/2022	
Total 12325:						250.00	250.00					
Total RED SKY INC:						250.00	250.00					
REXEL USA, INC.												

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1613	REXEL USA, INC.	0Z71882	13109	<u>WALL OCCUPANCY SENSOR FOR NWWTP, S. HOWELL, FEB'22 - WATER</u>	02/17/2022	35.95	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	3/22		
1613	REXEL USA, INC.	0Z71882	13109	<u>WALL OCCUPANCY SENSOR FOR NWWTP, S. HOWELL, FEB'22 - SEWER</u>	02/17/2022	35.95	.00	<u>21-6140 MAINT. & REPAIR BUILDING</u>	0	3/22		
1613	REXEL USA, INC.	0Z71882	13109	<u>WALL OCCUPANCY SENSOR FOR NWWTP, S. HOWELL, FEB'22 - PI</u>	02/17/2022	13.70	.00	<u>25-6140 MAINT. & REPAIR BUILDING</u>	0	3/22		
Total 0Z71882:						85.60	.00					
Total REXEL USA, INC.:						85.60	.00					
RICOH USA, INC. (MAINTENANCE)												
1422	RICOH USA, INC. (MAINTENANCE)	5064006439		<u>COPY CHARGES, MODEL #IMC2000, SERIAL #C86262110, 02/01/22 - 02/28/22 - PARKS</u>	03/01/2022	11.44	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	3/22		
Total 5064006439:						11.44	.00					
Total RICOH USA, INC. (MAINTENANCE):						11.44	.00					
RIMI INC												
1991	RIMI INC	03042022RIMI		<u>COMMERCIAL MECHANICAL PERMITS, FEBRUARY 2022</u>	03/04/2022	233.50	233.50	<u>01-6052 CONTRACT SERVICES</u>	1005	3/22	03/04/2022	
Total 03042022RIMI:						233.50	233.50					
Total RIMI INC:						233.50	233.50					
ST. LUKE'S HEALTH SYSTEM												
1441	ST. LUKE'S HEALTH SYSTEM	2613370		<u>EMPLOYEE VACCINATION & IMMUNIZATIONS, ACCOUNT #454604492, W. TAGGART, FEB'22 - SEWER</u>	02/23/2022	269.10	.00	<u>21-5950 TEAM BUILDING, ONBOARDING</u>	0	3/22		

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				<u>PROJECT #3254, D. CROSSLEY, FEB'22 - PI</u>	03/02/2022	822.53	.00	<u>25-6020 CAPITAL IMPROVEMENTS</u>	1209	3/22		
Total 4345:						5,140.77	.00					
Total TECHNOLOGY SOLUTIONS LLC:						5,381.69	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:08102596	13162	<u>1 CASE OF COFFEE, 1 BOX OF HOT CHOCOLATE PACKETS, 2 EA CANISTERS OF CREAM, 9 EA 5-GALLON WATER BOTTLES, FOR TREATMENT PLANT, FEB'22 - WATER</u>	02/25/2022	57.47	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	3/22		
992	TREASURE VALLEY COFFEE	2160:08102596	13162	<u>1 CASE OF COFFEE, 1 BOX OF HOT CHOCOLATE PACKETS, 2 EA CANISTERS OF CREAM, 9 EA 5-GALLON WATER BOTTLES, FOR TREATMENT PLANT, FEB'22 - SEWER</u>	02/25/2022	57.47	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	3/22		
992	TREASURE VALLEY COFFEE	2160:08102596		<u>1 CASE OF COFFEE, 1 BOX OF HOT CHOCOLATE PACKETS, 2 EA CANISTERS OF CREAM, 9 EA 5-GALLON WATER BOTTLES, FOR TREATMENT PLANT, FEB'22 - PI</u>	02/25/2022	21.89	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	3/22		
Total 2160:08102596:						136.83	.00					
992	TREASURE VALLEY COFFEE	2160:08102604	13162	<u>2 EA 5-GALLON WATER BOTTLES, FEB'22 - PARKS</u>	02/25/2022	11.40	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	3/22		
Total 2160:08102604:						11.40	.00					
992	TREASURE VALLEY COFFEE	2160:08102624	13162	<u>4 EA 5-GALLON WATER BOTTLES, FOR CITY HALL, FEB'22 - ADMIN</u>	02/25/2022	8.66	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	3/22		
992	TREASURE VALLEY COFFEE	2160:08102624	13162	<u>4 EA 5-GALLON WATER BOTTLES, FOR CITY HALL, FEB'22 - WATER</u>	02/25/2022	5.93	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	3/22		

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992	TREASURE VALLEY COFFEE	2160:08102624	13162	4 EA 5-GALLON WATER BOTTLES, FOR CITY HALL, FEB'22 - SEWER	02/25/2022	5.93	.00	21-6165 OFFICE SUPPLIES	0	3/22		
992	TREASURE VALLEY COFFEE	2160:08102624	13162	4 EA 5-GALLON WATER BOTTLES, FOR CITY HALL, FEB'22 - PI	02/25/2022	2.28	.00	25-6165 OFFICE SUPPLIES	0	3/22		
Total 2160:08102624:						22.80	.00					
992	TREASURE VALLEY COFFEE	2160:08102632		3 EA 5-GALLON WATER BOTTLES, FEB'22 - PARKS	02/25/2022	17.10	.00	01-6165 OFFICE SUPPLIES	1004	3/22		
Total 2160:08102632:						17.10	.00					
Total TREASURE VALLEY COFFEE:						188.13	.00					
U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	019720262062		IDAHO PIZZA COMPANY, BVEP TRAINING WITH LUNCH, M. TREASURE, JAN'22	01/26/2022	166.65	.00	01-6155 MEETINGS/COMMI TTEES	4000	3/22		
Total 01972026206288100146:						166.65	.00					
1444	U.S. BANK (VISA)	042920260002		ADOBE, RECURRING MEMBERSHIP, FOR TREATMENT PLANT FOR D. CROSSLEY, JAN'22 - WATER	01/26/2022	14.27	.00	20-6075 DUES & MEMBERSHIPS	0	3/22		
1444	U.S. BANK (VISA)	042920260002		ADOBE, RECURRING MEMBERSHIP, FOR TREATMENT PLANT FOR D. CROSSLEY, JAN'22 - SEWER	01/26/2022	14.27	.00	21-6075 DUES & MEMBERSHIPS	0	3/22		
1444	U.S. BANK (VISA)	042920260002		ADOBE, RECURRING MEMBERSHIP, FOR TREATMENT PLANT FOR D. CROSSLEY, JAN'22 - PI	01/26/2022	5.44	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	3/22		
Total 04292026000262787424:						33.98	.00					

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1444	U.S. BANK (VISA)	042920270083		<u>ADOBE INC. 1 YEAR SUBSCRIPTION FOR ACROBAT PRO. JAN'22 - ECONOMIC DEVELOPMENT</u>	01/27/2022	179.88	.00	<u>01-6075 DUES & MEMBERSHIPS</u>	4000	3/22		
Total 04292027008398154947:						179.88	.00					
1444	U.S. BANK (VISA)	095820553005	13156	<u>WEF MAIN WASTEWATER COLLECTION SYSTEM BOOK, FOR M. NADEAU, FEB'22 - SEWER</u>	02/24/2022	108.99	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	3/22		
Total 09582055300570986493:						108.99	.00					
1444	U.S. BANK (VISA)	263820343600	13034	<u>WALMART, FILE CABINET AND OFFICE SUPPLIES, A.PETERSON, FEB'22 - PARKS</u>	02/02/2022	155.37	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	3/22		
1444	U.S. BANK (VISA)	263820343600	13034	<u>WALMART, TOOL SET, A. PETERSON, FEB'22 - PARKS</u>	02/02/2022	14.88	.00	<u>01-6175 SMALL TOOLS</u>	1004	3/22		
Total 26382034360055531188:						170.25	.00					
1444	U.S. BANK (VISA)	263820394000		<u>WALMART, VACUUM, FOR TREATMENT PLANT, FEB'22 - WATER</u>	02/07/2022	39.62	.00	<u>20-6025 JANITORIAL</u>	0	3/22		
1444	U.S. BANK (VISA)	263820394000		<u>WALMART, VACUUM, FOR TREATMENT PLANT, FEB'22 - SEWER</u>	02/07/2022	39.62	.00	<u>21-6025 JANITORIAL</u>	0	3/22		
1444	U.S. BANK (VISA)	263820394000		<u>WALMART, VACUUM, FOR TREATMENT PLANT, FEB'22 - PI</u>	02/07/2022	15.10	.00	<u>25-6025 JANITORIAL</u>	0	3/22		
Total 26382039400005089609:						94.34	.00					
1444	U.S. BANK (VISA)	273320467202	13108	<u>RIDLEYS, ZIP TIES FOR META ANNOUNCEMENT, FEB'22</u>	02/15/2022	3.81	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	0	3/22		
Total 27332046720201830685:						3.81	.00					

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1444	U.S. BANK (VISA)	280620480014	13103	<u>MOXIE JAVA, COFFEE FOR META ANNOUNCEMENT, Z.MONTENEGRO, FEB'22</u>	02/16/2022	248.04	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	0	3/22		
Total 28062048001448045803:						248.04	.00					
1444	U.S. BANK (VISA)	310620460837	13100	<u>AMAZON.COM, 11X17 PAPER FOR MARKETING PACKETS, M.TREASURE, FEB'22</u>	02/15/2022	27.98	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	0	3/22		
Total 31062046083717275375:						27.98	.00					
1444	U.S. BANK (VISA)	310620470837	13100	<u>AMAZON.COM, 11X17 PAPER FOR MARKETING PACKETS, M.TREASURE, FEB'22</u>	02/16/2022	27.98	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	0	3/22		
Total 31062047083708470737:						27.98	.00					
1444	U.S. BANK (VISA)	316820268370	12986	<u>ALBERTSONS, BVPEP TRAINING WITH LUNCH, M. TREASURE, JAN'22</u>	01/25/2022	28.95	.00	<u>01-6155 MEETINGS/COMMITTEES</u>	0	3/22		
Total 31682026837001038463:						28.95	.00					
1444	U.S. BANK (VISA)	316820478370	13108	<u>ALBERTSONS, WATER & ICE, FOR META ANNOUNCEMENT, FEB'22</u>	02/15/2022	30.14	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	0	3/22		
Total 31682047837001419288:						30.14	.00					
1444	U.S. BANK (VISA)	316820488370	13113	<u>ALBERTSONS, DONUTS FOR THE SHERIFF'S OFFICE, FOR META ANNOUNCEMENT, N. STANLEY - ADMIN</u>	02/16/2022	15.25	.00	<u>01-6155 MEETINGS/COMMITTEES</u>	1032	3/22		
1444	U.S. BANK (VISA)	316820488370	13113	<u>ALBERTSONS, DONUTS FOR THE SHERIFF'S OFFICE, FOR META ANNOUNCEMENT, N. STANLEY - WATER</u>	02/16/2022	.68	.00	<u>20-6155 MEETINGS/COMMITTEES</u>	1032	3/22		

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1444	U.S. BANK (VISA)	316820488370	13113	ALBERTSONS, DONUTS FOR THE SHERIFF'S OFFICE, FOR META ANNOUNCEMENT, N. STANLEY - SEWER	02/16/2022	.68	.00	21-6155 MEETINGS/COMMI TEES	1032	3/22		
1444	U.S. BANK (VISA)	316820488370	13113	ALBERTSONS, DONUTS FOR THE SHERIFF'S OFFICE, FOR META ANNOUNCEMENT, N. STANLEY - PI	02/16/2022	.33	.00	25-6155 MEETING/COMMIT TEES	1032	3/22		
Total 31682048837000836408:						16.94	.00					
1444	U.S. BANK (VISA)	330920264007	12990	IDAHO GOV. IBOL, REGISTRATION FOR EXAM, J.DALRYMPLE, JAN'22	01/25/2022	70.00	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	3/22		
Total 33092026400744000236:						70.00	.00					
1444	U.S. BANK (VISA)	330920344005	13029	IDAHO GOV. IBOL, RENEWING LICENSE, WW COLLECTION OPERATOR - CLASS I, FOR J. PEREZ, FEB'22 - PARKS	02/02/2022	30.00	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	3/22		
Total 33092034400543003910:						30.00	.00					
1444	U.S. BANK (VISA)	330920354004	13007	JERSEY MIKES, SANDWICHES FOR MAYORS MEETING, J.EDINGER, JAN'22	02/03/2022	323.26	.00	01-6155 MEETINGS/COMMI TEES	1031	3/22		
Total 33092035400467000453:						323.26	.00					
1444	U.S. BANK (VISA)	330920424007	13079	IDAHO GOV. IBOL, WATER I DISTRIBUTION, FOR J. LISH, FEB'22 - WATER	02/10/2022	70.00	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	3/22		
Total 33092042400748000026:						70.00	.00					
1444	U.S. BANK (VISA)	330920504007	13131	IDAHO GOV. IBOL, LICENSE FOR T. HAMILTON, FEB'22 - SEWER	02/18/2022	100.00	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	3/22		

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				<u>FEB'22 - SEWER</u>	02/22/2022	79.35	.00	<u>21-6285 UNIFORMS EXPENSE</u>	0	3/22		
1444	U.S. BANK (VISA)	554220541505		<u>BRANDED BILLS, 6 EA HATS FOR TREATMENT PLANT EMPLOYEES, B. WITHROW, FEB'22 - PI</u>	02/22/2022	15.87	.00	<u>25-6285 UNIFORMS EXPENSE</u>	0	3/22		
Total 55422054150545649635:						317.39	.00					
1444	U.S. BANK (VISA)	921520257451	12974	<u>AVERY PRODUCTS CORP. STICKERS FOR COMMERCIAL TRUCK PARKING PERMIT INFO, J.EDINGER, JAN'22</u>	01/25/2022	39.95	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	3/22		
Total 92152025745172125499:						39.95	.00					
1444	U.S. BANK (VISA)	921520277153		<u>PICMONKEY, PICTURE DESIGN FOR COUNCIL MEMBERS, N. STAUFFER</u>	01/27/2022	120.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	3/22		
Total 92152027715398590022:						120.00	.00					
1444	U.S. BANK (VISA)	921620251006	12956	<u>AMAZON.COM, PENS, FOLDERS, LABEL MAKER LABELS, OFFICE SUPPLIES FOR PARKS, J. LORENTZ, JAN'22 - PARKS</u>	01/25/2022	125.14	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	3/22		
Total 92162025100691807424:						125.14	.00					
1444	U.S. BANK (VISA)	921620261003	12988	<u>HOME DEPOT, THERMOSTAT & BATTERIES, J. LORENTZ, JAN'22 - PARKS</u>	01/25/2022	276.74	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	3/22		
Total 92162026100308006195:						276.74	.00					
1444	U.S. BANK (VISA)	921620271000	12996	<u>AMAZON.COM, KEYBOARD AND CASE FOR COUNCIL MEMBERS IPAD, C. BRUCE, JAN'22 - ADMIN</u>	01/27/2022	67.42	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	3/22		

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1444	U.S. BANK (VISA)	921620271000	12996	<u>AMAZON.COM, KEYBOARD AND CASE FOR COUNCIL MEMBERS IPAD, C. BRUCE, JAN'22 - WATER</u>	01/27/2022	3.00	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	3/22		
1444	U.S. BANK (VISA)	921620271000	12996	<u>AMAZON.COM, KEYBOARD AND CASE FOR COUNCIL MEMBERS IPAD, C. BRUCE, JAN'22 - SEWER</u>	01/27/2022	3.00	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	3/22		
1444	U.S. BANK (VISA)	921620271000	12996	<u>AMAZON.COM, KEYBOARD AND CASE FOR COUNCIL MEMBERS IPAD, C. BRUCE, JAN'22 - PI</u>	01/27/2022	1.49	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	3/22		
Total 92162027100066954726:						74.91	.00					
1444	U.S. BANK (VISA)	921620271001	12997	<u>CLANCY CREATIONS, COOKIES FOR PROJECT MEETING, Z.MONTENEGRO, JAN'22</u>	01/27/2022	238.50	.00	<u>01-6155 MEETINGS/COMMI TTEES</u>	0	3/22		
Total 92162027100110230123:						238.50	.00					
1444	U.S. BANK (VISA)	921620280000	13010	<u>METAL ART WORK FOR CHAMBERS, N.STANLEY, JAN'22</u>	01/28/2022	359.84	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	3/22		
Total 92162028000033665960:						359.84	.00					
1444	U.S. BANK (VISA)	921620321000		<u>INDEED, JOB POSTING PLANNING DIRECTOR, N. STAUFFER, FEB'22 - P&Z</u>	02/01/2022	145.47	.00	<u>01-6052 CONTRACT SERVICES</u>	1003	3/22		
Total 92162032100095709813:						145.47	.00					
1444	U.S. BANK (VISA)	921620321009	13024	<u>HUDSON BAKING CO. BAKED GOODS FOR META ANNOUCEMENT, S.MONTENEGRO, FEB'22</u>	02/01/2022	198.75	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	0	3/22		

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Total 92162032100978664648:						198.75	.00					
1444	U.S. BANK (VISA)	921620331001	12950	LAPTOP STAND, FOR TREATMENT PLANT, C. OSWALD, JAN'22 - WATER	02/02/2022	13.44	.00	20-6165 OFFICE SUPPLIES	0	3/22		
1444	U.S. BANK (VISA)	921620331001	12950	LAPTOP STAND, FOR TREATMENT PLANT, C. OSWALD, JAN'22 - SEWER	02/02/2022	13.44	.00	21-6165 OFFICE SUPPLIES	0	3/22		
1444	U.S. BANK (VISA)	921620331001	12950	LAPTOP STAND, FOR TREATMENT PLANT, C. OSWALD, JAN'22 - PI	02/02/2022	5.11	.00	25-6165 OFFICE SUPPLIES	0	3/22		
Total 92162033100146066667:						31.99	.00					
1444	U.S. BANK (VISA)	921620331004		UTAH AGRC-DTS-GPS, GPS SUBSCRIPTION, FOR TREATMENT PLANT, FEB'22 - WATER	02/02/2022	252.00	.00	20-6075 DUES & MEMBERSHIPS	0	3/22		
1444	U.S. BANK (VISA)	921620331004		UTAH AGRC-DTS-GPS, GPS SUBSCRIPTION, FOR TREATMENT PLANT, FEB'22 - SEWER	02/02/2022	252.00	.00	21-6075 DUES & MEMBERSHIPS	0	3/22		
1444	U.S. BANK (VISA)	921620331004		UTAH AGRC-DTS-GPS, GPS SUBSCRIPTION, FOR TREATMENT PLANT, FEB'22 - PI	02/02/2022	96.00	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	3/22		
Total 92162033100436161681:						600.00	.00					
1444	U.S. BANK (VISA)	921620361005	13080	RED WING, BOOTS FOR W.TAGGART, FEB'22 - SEWER	02/04/2022	200.00	.00	21-6285 UNIFORMS EXPENSE	0	3/22		
Total 92162036100521515806:						200.00	.00					
1444	U.S. BANK (VISA)	921620371007	13043	COSTCO ONLINE RX, AT HOME COVID TEST KITS, FEB'22 - ADMIN	02/06/2022	48.32	.00	01-6165 OFFICE SUPPLIES	0	3/22		

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1444	U.S. BANK (VISA)	921620371007	13043	<u>COSTCO ONLINE RX. AT HOME COVID TEST KITS, FEB'22 - WATER</u>	02/06/2022	33.06	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	3/22		
1444	U.S. BANK (VISA)	921620371007	13043	<u>COSTCO ONLINE RX. AT HOME COVID TEST KITS, FEB'22 - SEWER</u>	02/06/2022	33.06	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	3/22		
1444	U.S. BANK (VISA)	921620371007	13043	<u>COSTCO ONLINE RX. AT HOME COVID TEST KITS, FEB'22 - PI</u>	02/06/2022	12.73	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	3/22		
Total 92162037100735113967:						127.17	.00					
1444	U.S. BANK (VISA)	921620381005		<u>VICTORY GREENS EMISSIONS, FOR WATER TRUCK, D. CROSSLEY, FEB'22 - WATER</u>	02/07/2022	13.20	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	3/22		
1444	U.S. BANK (VISA)	921620381005		<u>VICTORY GREENS EMISSIONS, FOR WATER TRUCK, D. CROSSLEY, FEB'22 - PI</u>	02/07/2022	3.30	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	3/22		
Total 92162038100517880600:						16.50	.00					
1444	U.S. BANK (VISA)	921620391002	13058	<u>AMAZON.COM, OFFICE CHAIR, J.REID, FEB'22 - P&Z</u>	02/08/2022	269.99	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	3/22		
Total 92162039100212912624:						269.99	.00					
1444	U.S. BANK (VISA)	921620401009	13073	<u>WPY FEDERAL GRANTS TRAINING, PROCURMENT TRAINING COURSE, J. EMPEY, FEB'22 - ADMIN</u>	02/09/2022	62.25	.00	<u>01-6265 TRAINING & SCH00LING</u>	0	3/22		
1444	U.S. BANK (VISA)	921620401009	13073	<u>WPY FEDERAL GRANTS TRAINING, PROCURMENT TRAINING COURSE, J. EMPEY, FEB'22 - WATER</u>	02/09/2022	82.17	.00	<u>20-6265 TRAINING & SCH00LING EXPENSE</u>	0	3/22		
1444	U.S. BANK (VISA)	921620401009	13073	<u>WPY FEDERAL GRANTS TRAINING, PROCURMENT TRAINING COURSE, J. EMPEY, FEB'22 - SEWER</u>	02/09/2022	82.17	.00	<u>21-6265 TRAINING & SCH00LING EXPENSE</u>	0	3/22		

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1444	U.S. BANK (VISA)	921620401009	13073	<u>WPY FEDERAL GRANTS TRAINING, PROCURMENT TRANING COURSE, J. EMPEY, FEB'22 - PI</u>	02/09/2022	22.41	.00	<u>25-6265 TRAINING & SCHOOLING EXPENSE</u>	0	3/22		
Total 92162040100995290831:						249.00	.00					
1444	U.S. BANK (VISA)	921620411005	13076	<u>AMAZON.COM, CERTIFICATE FRAMES, FOR TREATMENT PLANT, FEB'22 - WATER</u>	02/10/2022	85.65	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	3/22		
1444	U.S. BANK (VISA)	921620411005	13076	<u>AMAZON.COM, CERTIFICATE FRAMES, FOR TREATMENT PLANT, FEB'22 - SEWER</u>	02/10/2022	85.65	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	3/22		
1444	U.S. BANK (VISA)	921620411005	13076	<u>AMAZON.COM, CERTIFICATE FRAMES, FOR TREATMENT PLANT, FEB'22 - PI</u>	02/10/2022	32.64	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	3/22		
Total 92162041100541515862:						203.94	.00					
1444	U.S. BANK (VISA)	921620421002	13088	<u>AMAZON.COM, CLEANING WIPES & COLORED CARDSTOCK, FOR TREATMENT PLANT, FEB'22 - WATER</u>	02/11/2022	23.40	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	3/22		
1444	U.S. BANK (VISA)	921620421002	13088	<u>AMAZON.COM, CLEANING WIPES & COLORED CARDSTOCK, FOR TREATMENT PLANT, FEB'22 - SEWER</u>	02/11/2022	23.40	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	3/22		
1444	U.S. BANK (VISA)	921620421002		<u>AMAZON.COM, CLEANING WIPES & COLORED CARDSTOCK, FOR TREATMENT PLANT, FEB'22 - PI</u>	02/11/2022	8.92	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	3/22		
Total 92162042100260691810:						55.72	.00					
1444	U.S. BANK (VISA)	921620421003	13086	<u>AMAZON.COM, COLORED CARD STOCK, MONITOR STANDS, FOLDER ORGANIZER, J. EDINGER, FEB'22</u>	02/11/2022	69.29	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	3/22		

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Total 92162042100394589898:						69.29	.00					
1444	U.S. BANK (VISA)	921620441006		<u>AWWA.ORG. MEMBERSHIP FOR C. DEYOUNG, FEB'22 - WATER</u>	02/13/2022	71.20	.00	20-6075 DUES & MEMBERSHIPS	0	3/22		
1444	U.S. BANK (VISA)	921620441006		<u>AWWA.ORG. MEMBERSHIP FOR C. DEYOUNG, FEB'22 - PI</u>	02/13/2022	17.80	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	3/22		
Total 92162044100687488053:						89.00	.00					
1444	U.S. BANK (VISA)	921620461003	13085	<u>KIND LLC. 60 COUNT MINI VARIETY KIND BARS, FOR CLERKS OFFICE, J. EDINGER, FEB'22</u>	02/15/2022	44.06	.00	01-6165 OFFICE SUPPLIES	0	3/22		
Total 92162046100389933917:						44.06	.00					
1444	U.S. BANK (VISA)	921620471001	13111	<u>AMAZON.COM. HEADLAMPS, FOR TREATMENT PLANT, T.SHAFER, FEB'22 - WATER</u>	02/16/2022	22.40	.00	20-6150 M & R - SYSTEM	0	3/22		
1444	U.S. BANK (VISA)	921620471001	13111	<u>AMAZON.COM. HEADLAMPS, FOR TREATMENT PLANT, T.SHAFER, FEB'22 - SEWER</u>	02/16/2022	22.40	.00	21-6150 M & R - SYSTEM	0	3/22		
1444	U.S. BANK (VISA)	921620471001	13111	<u>AMAZON.COM. HEADLAMPS, FOR TREATMENT PLANT, T.SHAFER, FEB'22 - PI</u>	02/16/2022	8.53	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	3/22		
Total 92162047100104647833:						53.33	.00					
1444	U.S. BANK (VISA)	921620471004	13115	<u>DPF ALTERNATIVES. FILTER CLEANING, PARKS JACOBSEN MOWER, J.DURHAM, FEB'22 - PARKS</u>	02/16/2022	395.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	3/22		
Total 92162047100458981168:						395.00	.00					

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1444	U.S. BANK (VISA)	921620481001		<u>LOWES, 3 EA TOILETS, FOR TREATMENT PLANT, FEB'22 - WATER</u>	02/17/2022	238.14	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	3/22		
1444	U.S. BANK (VISA)	921620481001		<u>LOWES, 3 EA TOILETS, FOR TREATMENT PLANT, FEB'22 - SEWER</u>	02/17/2022	238.14	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	3/22		
1444	U.S. BANK (VISA)	921620481001		<u>LOWES, 3 EA TOILETS, FOR TREATMENT PLANT, FEB'22 - PI</u>	02/17/2022	90.72	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	3/22		
Total 92162048100137258714:						567.00	.00					
1444	U.S. BANK (VISA)	921620481001	13122	<u>LOWES, 3 EA TOILETS, FOR TREATMENT PLANT, S. HOWELL, FEB'22 - WATER</u>	02/17/2022	200.34	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	3/22		
1444	U.S. BANK (VISA)	921620481001	13122	<u>LOWES, 3 EA TOILETS, FOR TREATMENT PLANT, S. HOWELL, FEB'22 - SEWER</u>	02/17/2022	200.34	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	3/22		
1444	U.S. BANK (VISA)	921620481001	13122	<u>LOWES, 3 EA TOILETS, FOR TREATMENT PLANT, S. HOWELL, FEB'22 - PI</u>	02/17/2022	76.32	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	3/22		
Total 92162048100137258771:						477.00	.00					
1444	U.S. BANK (VISA)	921620481001		<u>LOWES, RETURN/CREDIT, INV #92162048100137258771, 3 EA TOILETS, FOR TREATMENT PLANT, FEB'22 - WATER</u>	02/17/2022	-200.34	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	3/22		
1444	U.S. BANK (VISA)	921620481001		<u>LOWES, RETURN/CREDIT, INV #92162048100137258771, 3 EA TOILETS, FOR TREATMENT PLANT, FEB'22 - SEWER</u>	02/17/2022	-200.34	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	3/22		
1444	U.S. BANK (VISA)	921620481001		<u>LOWES, RETURN/CREDIT, INV #92162048100137258771, 3 EA TOILETS, FOR TREATMENT PLANT, FEB'22 - PI</u>	02/17/2022	-76.32	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	3/22		
Total 92162048100137259303:						-477.00	.00					

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				<u>T. SHAFFER, FEB'22 - PI</u>	02/22/2022	24.64	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	3/22		
Total 92162053100622955891:						850.79	.00					
1444	U.S. BANK (VISA)	990020342950		<u>BEST BUY, 1 EA 24" CURVED MONITOR, FEB'22 - PARKS</u>	02/03/2022	169.99	.00	<u>01-6141 IT SMALL EQUIPMENT</u>	0	3/22		
1444	U.S. BANK (VISA)	990020342950		<u>BEST BUY, 1 EA 24" CURVED MONITOR, FEB'22 - PARKS</u>	02/03/2022	169.99	.00	<u>01-6141 IT SMALL EQUIPMENT</u>	0	3/22		
1444	U.S. BANK (VISA)	990020342950		<u>BEST BUY, 1 EA 24" CURVED MONITOR, FEB'22 - BUILDING INSPECTION</u>	02/03/2022	169.99	.00	<u>01-6141 IT SMALL EQUIPMENT</u>	0	3/22		
1444	U.S. BANK (VISA)	990020342950		<u>BEST BUY, 1 EA 24" CURVED MONITOR, FEB'22 - BUILDING INSPECTION</u>	02/03/2022	169.99	.00	<u>01-6141 IT SMALL EQUIPMENT</u>	0	3/22		
Total 99002034295001076133:						679.96	.00					
Total U.S. BANK (VISA):						9,121.59	.00					
ULINE INC												
2065	ULINE INC	145002380	12946	<u>1 EA 11 STEP LADDER, C. OSWALD, FEB'22 - SEWER</u>	02/11/2022	1,479.94	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	3/22		
Total 145002380:						1,479.94	.00					
Total ULINE INC:						1,479.94	.00					
ULTIMATE HEATING & AIR, INC.												
1538	ULTIMATE HEATING & AIR, INC.	20051-1J		<u>AIR DUCT WORK AT WELL #6, D. CROSSLEY, FEB'22 - WATER</u>	02/28/2022	6,886.00	.00	<u>20-6150 M & R - SYSTEM</u>	0	3/22		
Total 20051-1J:						6,886.00	.00					
Total ULTIMATE HEATING & AIR, INC.:						6,886.00	.00					

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UNITED SITE SERVICES OF NEVADA INC												
2124	UNITED SITE SERVICES OF NEVADA INC	114-12886798		<u>STANDARD PORTABLE RESTROOM RENTAL, #T273, BI-WEEKLY, 01/31/22 - 02/27/22 - CITY FARM</u>	02/28/2022	99.96	.00	<u>21-6090 FARM EXPENDITURES</u>	0	3/22		
Total 114-12886798:						99.96	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	114-12886799		<u>ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, #ADANO#10, WEEKLY SERVICE, 01/31/22 - 02/27/22 - THE FARM PARK</u>	02/28/2022	214.32	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	3/22		
Total 114-12886799:						214.32	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	114-12886800		<u>ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, #ADA188, WEEKLY SERVICE, 01/31/22 - 02/27/22 - ARBOR RIDGE PARK</u>	02/28/2022	214.32	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	3/22		
Total 114-12886800:						214.32	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	114-12886801		<u>ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, #ADA392, BI-WEEKLY, 01/31/22 - 02/27/22 - SADIE CREEK PARK</u>	02/28/2022	172.96	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	3/22		
Total 114-12886801:						172.96	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	114-12886802		<u>ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, #ADA412, WEEKLY SERVICE, 01/31/22 - 02/27/22 - NICHOLSON PARK</u>	02/28/2022	218.92	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	3/22		
Total 114-12886802:						218.92	.00					

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2124	UNITED SITE SERVICES OF NEVADA INC	114-12886804		<u>ADA PORTABLE RESTROOM RENTAL, #ADA397, BI-WEEKLY, 01/31/22 - 02/27/22 - WINCHESTER PARK</u>	02/28/2022	172.96	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	3/22		
Total 114-12886804:						172.96	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	114-12904444		<u>ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 03/04/22 - 03/31/22 - BUTLER PARK</u>	03/07/2022	212.57	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	3/22		
Total 114-12904444:						212.57	.00					
Total UNITED SITE SERVICES OF NEVADA INC:						1,306.01	.00					
USA BLUE BOOK												
265	USA BLUE BOOK	883712		<u>2 PAIRS XL KNIT LINED NITRILE GLOVES, 1 PAIR KNIT LINED LARGE NITRILE GLOVES, 2 EA HALF MASK RESPIRATORS, 1 EA DUFFLE BAG, 3 PAIRS GME CARTRIDGES, T. SHAFFER, FEB'22 - SEWER</u>	02/17/2022	257.07	.00	<u>21-6230 SAFETY TRAINING & EQUIPMENT</u>	0	3/22		
265	USA BLUE BOOK	883712		<u>1 EA CHART OF ACTIVATED SLUDGE MICROORGANISMS, 1 EA ACTIVATED SLUDGE TROUBLESHOOTING GUIDE, T. SHAFFER, MARCH'22 - SEWER</u>	02/17/2022	165.23	.00	<u>21-6152 M & R - LABORATORY COSTS</u>	0	3/22		
Total 883712:						422.30	.00					
265	USA BLUE BOOK	885043	13120	<u>1 EA FACE SHIELD, T. SHAFFER, FEB'22 - SEWER</u>	02/18/2022	11.49	.00	<u>21-6230 SAFETY TRAINING & EQUIPMENT</u>	0	3/22		
Total 885043:						11.49	.00					
Total USA BLUE BOOK:						433.79	.00					

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UTILITY REFUND #10												
2044	UTILITY REFUND #10	281133.00		<u>HARDING HOMES, 2410 N KLEMMER AVE, UTILITY REFUND</u>	02/15/2022	52.21	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2044	UTILITY REFUND #10	281133.00		<u>HARDING HOMES, 2410 N KLEMMER AVE, UTILITY REFUND</u>	02/15/2022	59.63	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
Total 281133.00:						111.84	.00					
2044	UTILITY REFUND #10	302628.00		<u>RIVERWOOD HOMES, 1019 E ESQUEL ST, UTILITY REFUND</u>	02/17/2022	36.62	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2044	UTILITY REFUND #10	302628.00		<u>RIVERWOOD HOMES, 1019 E ESQUEL ST, UTILITY REFUND</u>	02/17/2022	39.84	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
Total 302628.00:						76.46	.00					
2044	UTILITY REFUND #10	323058.00		<u>TED MASON SIGNATURE HOMES, 1755 N PEAKHURT AVE, UTILITY REFUND</u>	02/09/2022	83.38	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2044	UTILITY REFUND #10	323058.00		<u>TED MASON SIGNATURE HOMES, 1755 N PEAKHURT AVE, UTILITY REFUND</u>	02/09/2022	12.79	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
Total 323058.00:						96.17	.00					
2044	UTILITY REFUND #10	323075.00		<u>TED MASON SIGNATURE HOMES, 2155 E TIMBER TRAIL ST, UTILITY REFUND</u>	02/14/2022	81.22	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2044	UTILITY REFUND #10	323075.00		<u>TED MASON SIGNATURE HOMES, 2155 E TIMBER TRAIL ST, UTILITY REFUND</u>	02/14/2022	63.21	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
Total 323075.00:						144.43	.00					
Total UTILITY REFUND #10:						428.90	.00					

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UTILITY REFUND #12												
2106	UTILITY REFUND #12	121760.04		<u>TRAVIS DEALY, 845 N CORNFLOWER AVE. UTILITY REFUND</u>	03/02/2022	56.53	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2106	UTILITY REFUND #12	121760.04		<u>TRAVIS DEALY, 845 N CORNFLOWER AVE. UTILITY REFUND</u>	03/02/2022	62.26	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
2106	UTILITY REFUND #12	121760.04		<u>TRAVIS DEALY, 845 N CORNFLOWER AVE. UTILITY REFUND</u>	03/02/2022	47.81	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/22		
Total 121760.04:						166.60	.00					
2106	UTILITY REFUND #12	167035.02		<u>MATTHEW D VIAN, 1155 N CHESHIRE DR. UTILITY REFUND</u>	03/09/2022	1.93	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2106	UTILITY REFUND #12	167035.02		<u>MATTHEW D VIAN, 1155 N CHESHIRE DR. UTILITY REFUND</u>	03/09/2022	2.40	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
2106	UTILITY REFUND #12	167035.02		<u>MATTHEW D VIAN, 1155 N CHESHIRE DR. UTILITY REFUND</u>	03/09/2022	1.80	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/22		
Total 167035.02:						6.13	.00					
2106	UTILITY REFUND #12	174125.02		<u>MATTHEW GARCIA-NEWMAN, 815 S STIBNITE PL. UTILITY REFUND</u>	03/08/2022	37.75	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2106	UTILITY REFUND #12	174125.02		<u>MATTHEW GARCIA-NEWMAN, 815 S STIBNITE PL. UTILITY REFUND</u>	03/08/2022	45.67	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
2106	UTILITY REFUND #12	174125.02		<u>MATTHEW GARCIA-NEWMAN, 815 S STIBNITE PL. UTILITY REFUND</u>	03/08/2022	31.09	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/22		
Total 174125.02:						114.51	.00					

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2106	UTILITY REFUND #12	175027.02		<u>JONATHAN GERHARD, 1461 W BAYHORSE ST. UTILITY REFUND</u>	03/02/2022	29.92	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2106	UTILITY REFUND #12	175027.02		<u>JONATHAN GERHARD, 1461 W BAYHORSE ST. UTILITY REFUND</u>	03/02/2022	36.89	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
2106	UTILITY REFUND #12	175027.02		<u>JONATHAN GERHARD, 1461 W BAYHORSE ST. UTILITY REFUND</u>	03/02/2022	27.98	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/22		
Total 175027.02:						94.79	.00					
2106	UTILITY REFUND #12	20810.03		<u>KODY WIGGINS, 210 E MORRIS CT. UTILITY REFUND</u>	03/09/2022	23.11	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2106	UTILITY REFUND #12	20810.03		<u>KODY WIGGINS, 210 E MORRIS CT. UTILITY REFUND</u>	03/09/2022	35.07	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
2106	UTILITY REFUND #12	20810.03		<u>KODY WIGGINS, 210 E MORRIS CT. UTILITY REFUND</u>	03/09/2022	24.84	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/22		
Total 20810.03:						83.02	.00					
2106	UTILITY REFUND #12	221080.03		<u>SETH MATTISON, 620 E GREAT BEAR ST. UTILITY REFUND</u>	03/09/2022	30.23	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2106	UTILITY REFUND #12	221080.03		<u>SETH MATTISON, 620 E GREAT BEAR ST. UTILITY REFUND</u>	03/09/2022	37.43	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
2106	UTILITY REFUND #12	221080.03		<u>SETH MATTISON, 620 E GREAT BEAR ST. UTILITY REFUND</u>	03/09/2022	25.98	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/22		
Total 221080.03:						93.64	.00					
2106	UTILITY REFUND #12	274020.03		<u>CATAMOUNT PROPERTIES 2018 LLC, 2291 W SOLDOTNA CT. UTILITY REFUND</u>	03/03/2022	36.34	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		

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2106	UTILITY REFUND #12	274020.03		<u>CATAMOUNT PROPERTIES 2018 LLC, 2291 W SOLDOTNA CT, UTILITY REFUND</u>	03/03/2022	39.19	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
2106	UTILITY REFUND #12	274020.03		<u>CATAMOUNT PROPERTIES 2018 LLC, 2291 W SOLDOTNA CT, UTILITY REFUND</u>	03/03/2022	27.14	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/22		
Total 274020.03:						102.67	.00					
2106	UTILITY REFUND #12	274395.03		<u>MICHAEL J PACKARD, 634 W TREEHOUSE WAY, UTILITY REFUND</u>	03/02/2022	17.84	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2106	UTILITY REFUND #12	274395.03		<u>MICHAEL J PACKARD, 634 W TREEHOUSE WAY, UTILITY REFUND</u>	03/02/2022	22.22	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
2106	UTILITY REFUND #12	274395.03		<u>MICHAEL J PACKARD, 634 W TREEHOUSE WAY, UTILITY REFUND</u>	03/02/2022	15.41	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/22		
Total 274395.03:						55.47	.00					
2106	UTILITY REFUND #12	280900.02		<u>KENNETH D KELLER, 2393 N SUNSET FARM AVE, UTILITY REFUND</u>	03/09/2022	45.51	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2106	UTILITY REFUND #12	280900.02		<u>KENNETH D KELLER, 2393 N SUNSET FARM AVE, UTILITY REFUND</u>	03/09/2022	53.92	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
2106	UTILITY REFUND #12	280900.02		<u>KENNETH D KELLER, 2393 N SUNSET FARM AVE, UTILITY REFUND</u>	03/09/2022	33.13	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/22		
Total 280900.02:						132.56	.00					
2106	UTILITY REFUND #12	291045.02		<u>KAMPER LEKKERKERKER FAMILY TRUST, 7004 S DONAWAY AVE, UTILITY REFUND</u>	03/03/2022	98.65	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		

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2106	UTILITY REFUND #12	291045.02		<u>KAMPER LEKKERKERKER FAMILY TRUST, 7004 S DONAWAY AVE, UTILITY REFUND</u>	03/03/2022	2.10	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
2106	UTILITY REFUND #12	291045.02		<u>KAMPER LEKKERKERKER FAMILY TRUST, 7004 S DONAWAY AVE, UTILITY REFUND</u>	03/03/2022	1.71	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/22		
Total 291045.02:						102.46	.00					
2106	UTILITY REFUND #12	302048.02		<u>DUSTY L HARRIS, 601 E MERINO ST, UTILITY REFUND</u>	02/24/2022	4.93	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2106	UTILITY REFUND #12	302048.02		<u>DUSTY L HARRIS, 601 E MERINO ST, UTILITY REFUND</u>	02/24/2022	.93	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
2106	UTILITY REFUND #12	302048.02		<u>DUSTY L HARRIS, 601 E MERINO ST, UTILITY REFUND</u>	02/24/2022	.44	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/22		
Total 302048.02:						6.30	.00					
2106	UTILITY REFUND #12	302454.01		<u>DARREN SCHOREDER, 1013 E PASCUA DR, UTILITY REFUND</u>	03/03/2022	114.58	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2106	UTILITY REFUND #12	302454.01		<u>DARREN SCHOREDER, 1013 E PASCUA DR, UTILITY REFUND</u>	03/03/2022	24.67	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
2106	UTILITY REFUND #12	302454.01		<u>DARREN SCHOREDER, 1013 E PASCUA DR, UTILITY REFUND</u>	03/03/2022	17.02	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/22		
Total 302454.01:						156.27	.00					
2106	UTILITY REFUND #12	303373.01		<u>DALE JANIK, 721 E WHITBECK ST, UTILITY REFUND</u>	03/03/2022	28.69	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2106	UTILITY REFUND #12	303373.01		<u>DALE JANIK, 721 E WHITBECK ST, UTILITY REFUND</u>	03/03/2022	35.63	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		

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				<u>REFUND</u>	03/08/2022	.90	.00	<u>20-4500_METERED WATER SALES</u>	0	3/22		
2106	UTILITY REFUND #12	320016.03		<u>JAMES H BLOOM, 1410 N WARM RIVER AVE, UTILITY REFUND</u>	03/08/2022	1.10	.00	<u>21-4600_SEWER USER FEES</u>	0	3/22		
2106	UTILITY REFUND #12	320016.03		<u>JAMES H BLOOM, 1410 N WARM RIVER AVE, UTILITY REFUND</u>	03/08/2022	1.01	.00	<u>26-4975_SOLID WASTE USER FEES</u>	0	3/22		
Total 320016.03:						3.01	.00					
2106	UTILITY REFUND #12	320089.01		<u>JEFFREY LOUIS GIARDINO, 1882 E CAVE FALLS ST, UTILITY REFUND</u>	03/02/2022	28.16	.00	<u>20-4500_METERED WATER SALES</u>	0	3/22		
2106	UTILITY REFUND #12	320089.01		<u>JEFFREY LOUIS, GIARDINO, 1882 E CAVE FALLS ST, UTILITY REFUND</u>	03/02/2022	37.15	.00	<u>21-4600_SEWER USER FEES</u>	0	3/22		
2106	UTILITY REFUND #12	320089.01		<u>JEFFREY LOUIS, GIARDINO, 1882 E CAVE FALLS ST, UTILITY REFUND</u>	03/02/2022	25.59	.00	<u>26-4975_SOLID WASTE USER FEES</u>	0	3/22		
Total 320089.01:						90.90	.00					
2106	UTILITY REFUND #12	330335.01		<u>RAPHAEL N JOHNSON, 1255 E WHIG DR, UTILITY REFUND</u>	03/09/2022	4.26	.00	<u>20-4500_METERED WATER SALES</u>	0	3/22		
2106	UTILITY REFUND #12	330335.01		<u>RAPHAEL N JOHNSON, 1255 E WHIG DR, UTILITY REFUND</u>	03/09/2022	5.25	.00	<u>21-4600_SEWER USER FEES</u>	0	3/22		
2106	UTILITY REFUND #12	330335.01		<u>RAPHAEL N JOHNSON, 1255 E WHIG DR, UTILITY REFUND</u>	03/09/2022	3.96	.00	<u>26-4975_SOLID WASTE USER FEES</u>	0	3/22		
Total 330335.01:						13.47	.00					
2106	UTILITY REFUND #12	340060.02		<u>SIERRA BIGGS, 1467 W CROOKED RIVER DR, UTILITY REFUND</u>	02/24/2022	34.93	.00	<u>20-4500_METERED WATER SALES</u>	0	3/22		

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2106	UTILITY REFUND #12	340060.02		<u>SIERRA BIGGS, 1467 W CROOKED RIVER DR. UTILITY REFUND</u>	02/24/2022	36.83	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
2106	UTILITY REFUND #12	340060.02		<u>SIERRA BIGGS, 1467 W CROOKED RIVER DR. UTILITY REFUND</u>	02/24/2022	25.14	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/22		
Total 340060.02:						96.90	.00					
Total UTILITY REFUND #12:						1,577.40	.00					
UTILITY REFUND #9												
2004	UTILITY REFUND #9	282001.00		<u>CBH, 2871 N KLEMMER AVE. UTILITY REFUND</u>	02/11/2022	62.32	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2004	UTILITY REFUND #9	282001.00		<u>CBH, 2871 N KLEMMER AVE. UTILITY REFUND</u>	02/11/2022	67.39	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
Total 282001.00:						129.71	.00					
2004	UTILITY REFUND #9	282009.00		<u>CBH, 1454 W PENDULUM COVE DR. UTILITY REFUND</u>	02/11/2022	65.60	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2004	UTILITY REFUND #9	282009.00		<u>CBH, 1454 W PENDULUM COVE DR. UTILITY REFUND</u>	02/11/2022	68.71	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
Total 282009.00:						134.31	.00					
2004	UTILITY REFUND #9	282020.00		<u>CBH, 2920 N SUNSET FARM AVE. UTILITY REFUND</u>	02/08/2022	99.22	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2004	UTILITY REFUND #9	282020.00		<u>CBH, 2920 N SUNSET FARM AVE. UTILITY REFUND</u>	02/08/2022	32.53	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
Total 282020.00:						131.75	.00					
2004	UTILITY REFUND #9	282057.00		<u>CBH, 1390 W TREEHOUSE ST. UTILITY REFUND</u>	02/09/2022	82.12	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		

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2004	UTILITY REFUND #9	282057.00		<u>CBH, 1390 W TREEHOUSE ST, UTILITY REFUND</u>	02/09/2022	12.34	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
Total 282057.00:						94.46	.00					
2004	UTILITY REFUND #9	293223.00		<u>CBH, 3518 W COMMEMORATION AVE, UTILITY REFUND</u>	02/14/2022	44.73	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2004	UTILITY REFUND #9	293223.00		<u>CBH, 3518 W COMMEMORATION AVE, UTILITY REFUND</u>	02/14/2022	39.09	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
Total 293223.00:						83.82	.00					
2004	UTILITY REFUND #9	293225.00		<u>CBH, 3490 W COMMEMORATION AVE, UTILITY REFUND</u>	02/07/2022	106.75	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2004	UTILITY REFUND #9	293225.00		<u>CBH, 3490 W COMMEMORATION AVE, UTILITY REFUND</u>	02/07/2022	36.98	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
Total 293225.00:						143.73	.00					
2004	UTILITY REFUND #9	302515.00		<u>STACY CONSTRUCTION, 9260 S FUEGO AVE, UTILITY REFUND</u>	02/10/2022	82.46	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2004	UTILITY REFUND #9	302515.00		<u>STACY CONSTRUCTION, 9260 S FUEGO AVE, UTILITY REFUND</u>	02/10/2022	3.15	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
Total 302515.00:						85.61	.00					
2004	UTILITY REFUND #9	302524.00		<u>EAGLEWOOD HOMES, 1008 E OSORNO DR, UTILITY REFUND</u>	02/07/2022	3.93	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2004	UTILITY REFUND #9	302524.00		<u>EAGLEWOOD HOMES, 1008 E OSORNO DR, UTILITY REFUND</u>	02/07/2022	3.06	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		

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Total 302524.00:						6.99	.00					
2004	UTILITY REFUND #9	302553.00		<u>SCHROEDER ENTERPRISES, 907 E RIO CHICO DR, UTILITY REFUND</u>	02/08/2022	1.73	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2004	UTILITY REFUND #9	302553.00		<u>SCHROEDER ENTERPRISES, 907 E RIO CHICO DR, UTILITY REFUND</u>	02/08/2022	3.33	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
Total 302553.00:						5.06	.00					
2004	UTILITY REFUND #9	303612.00		<u>HUBBLE HOMES, 2743 N RAPID CREEK WAY, UTILITY REFUND</u>	02/08/2022	87.61	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2004	UTILITY REFUND #9	303612.00		<u>HUBBLE HOMES, 2743 N RAPID CREEK WAY, UTILITY REFUND</u>	02/08/2022	18.66	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
Total 303612.00:						106.27	.00					
2004	UTILITY REFUND #9	303639.00		<u>HUBBLE HOMES, 608 E FIRESTONE ST, UTILITY REFUND</u>	02/08/2022	108.62	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2004	UTILITY REFUND #9	303639.00		<u>HUBBLE HOMES, 608 E FIRESTONE ST, UTILITY REFUND</u>	02/08/2022	38.89	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
Total 303639.00:						147.51	.00					
2004	UTILITY REFUND #9	304503.00		<u>CBH, 3093 N NEW MORNING AVE, UTILITY REFUND</u>	02/10/2022	41.24	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2004	UTILITY REFUND #9	304503.00		<u>CBH, 3093 N NEW MORNING AVE, UTILITY REFUND</u>	02/10/2022	35.79	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
Total 304503.00:						77.03	.00					
2004	UTILITY REFUND #9	304517.00		<u>CBH, 2614 E BUCKAROO DR, UTILITY REFUND</u>	02/08/2022	76.04	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		

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2004	UTILITY REFUND #9	304517.00		<u>CBH, 2614 E BUCKAROO DR, UTILITY REFUND</u>	02/08/2022	5.01	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
Total 304517.00:						81.05	.00					
2004	UTILITY REFUND #9	304561.00		<u>CBH, 3035 N NIGHT OWL AVE, UTILITY REFUND</u>	02/08/2022	78.15	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2004	UTILITY REFUND #9	304561.00		<u>CBH, 3035 N NIGHT OWL AVE, UTILITY REFUND</u>	02/08/2022	8.58	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
Total 304561.00:						86.73	.00					
2004	UTILITY REFUND #9	320136.00		<u>HAYDEN HOMES, 1853 E PORTER ST. UTILITY REFUND</u>	02/15/2022	83.51	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2004	UTILITY REFUND #9	320136.00		<u>HAYDEN HOMES, 1853 E PORTER ST. UTILITY REFUND</u>	02/15/2022	64.40	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
Total 320136.00:						147.91	.00					
2004	UTILITY REFUND #9	320143.00		<u>HAYDEN HOMES, 1854 E PORTER ST. UTILITY REFUND</u>	02/18/2022	11.45	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2004	UTILITY REFUND #9	320143.00		<u>HAYDEN HOMES, 1854 E PORTER ST. UTILITY REFUND</u>	02/18/2022	-1.70	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
Total 320143.00:						9.75	.00					
2004	UTILITY REFUND #9	330429.00		<u>TOLL BROS INC, 1287 E FORT ERIE ST. UTILITY REFUND</u>	02/18/2022	68.91	.00	<u>20-4500 METERED WATER SALES</u>	0	3/22		
2004	UTILITY REFUND #9	330429.00		<u>TOLL BROS INC, 1287 E FORT ERIE ST. UTILITY REFUND</u>	02/18/2022	67.56	.00	<u>21-4600 SEWER USER FEES</u>	0	3/22		
Total 330429.00:						136.47	.00					
Total UTILITY REFUND #9:						1,608.16	.00					

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UTILITY TRAILER SALES OF IDAHO, INC.												
1641	UTILITY TRAILER SALES OF IDAHO, INC.	77284PB	13164	<u>2 EA LED LIGHTS, FOR PARKS TRUCK #24, FEB'22 - PARKS</u>	02/25/2022	65.00	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	3/22		
1641	UTILITY TRAILER SALES OF IDAHO, INC.	77284PB	13164	<u>4 EA LED LIGHTS, FOR WATER TRUCK #39, FEB'22 - WATER</u>	02/25/2022	130.00	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	3/22		
Total 77284PB:						195.00	.00					
Total UTILITY TRAILER SALES OF IDAHO, INC.:						195.00	.00					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	81009		<u>STATEMENT PRINTING & POSTAGE FOR FEB'22 - ADMIN</u>	02/28/2022	2,030.74	.00	<u>01-6190 POSTAGE & BILLING</u>	0	3/22		
857	VALLI INFORMATION SYSTEMS, INC	81009		<u>STATEMENT PRINTING & POSTAGE FOR FEB'22 - WATER</u>	02/28/2022	1,389.45	.00	<u>20-6190 POSTAGE & BILLING</u>	0	3/22		
857	VALLI INFORMATION SYSTEMS, INC	81009		<u>STATEMENT PRINTING & POSTAGE FOR FEB'22 - SEWER</u>	02/28/2022	1,389.45	.00	<u>21-6190 POSTAGE & BILLING</u>	0	3/22		
857	VALLI INFORMATION SYSTEMS, INC	81009		<u>STATEMENT PRINTING & POSTAGE FOR FEB'22 - PI</u>	02/28/2022	534.40	.00	<u>25-6190 POSTAGE & BILLING</u>	0	3/22		
Total 81009:						5,344.04	.00					
857	VALLI INFORMATION SYSTEMS, INC	81010		<u>LOCKBOX TRANSACTIONS FOR FEB'22 - ADMIN</u>	02/28/2022	72.21	.00	<u>01-6505 BANK FEES</u>	0	3/22		
857	VALLI INFORMATION SYSTEMS, INC	81010		<u>LOCKBOX TRANSACTIONS FOR FEB'22 - WATER</u>	02/28/2022	49.41	.00	<u>20-6505 BANK FEES</u>	0	3/22		
857	VALLI INFORMATION SYSTEMS, INC	81010		<u>LOCKBOX TRANSACTIONS FOR FEB'22 - SEWER</u>	02/28/2022	49.41	.00	<u>21-6505 BANK FEES</u>	0	3/22		
857	VALLI INFORMATION SYSTEMS, INC	81010		<u>LOCKBOX TRANSACTIONS FOR FEB'22 - PI</u>	02/28/2022	19.00	.00	<u>25-6505 BANK FEES</u>	0	3/22		
Total 81010:						190.03	.00					

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Total VALLI INFORMATION SYSTEMS, INC:						5,534.07	.00					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9900626375		<u>MODEMS FOR WELLS, 1/29-2/28/22 - WATER</u>	02/28/2022	259.54	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	3/22		
1575	VERIZON WIRELESS	9900626375		<u>MODEMS FOR LIFT STATIONS, 1/29-2/28/22 - SEWER</u>	02/28/2022	369.28	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	3/22		
1575	VERIZON WIRELESS	9900626375		<u>MODEMS FOR WELLS, 1/29-2/28/22 - P.I</u>	02/28/2022	84.50	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	3/22		
Total 9900626375:						713.32	.00					
Total VERIZON WIRELESS:						713.32	.00					
VICTORY GREENS												
364	VICTORY GREENS	594989	13031	<u>3 YARDS OF ROCK, D.ABBOTT, FEB'22 - PARKS</u>	02/02/2022	143.85	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	3/22		
Total 594989:						143.85	.00					
Total VICTORY GREENS:						143.85	.00					
WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0578744		<u>RECORDS DESTRUCTION, FOR CITY HALL, 02/01/22 - 02/28/22 - ADMIN</u>	03/01/2022	12.54	.00	<u>01-6052 CONTRACT SERVICES</u>	0	3/22		
1633	WESTERN RECORDS DESTRUCTION, INC.	0578744		<u>RECORDS DESTRUCTION, FOR CITY HALL, 02/01/22 - 02/28/22 - WATER</u>	03/01/2022	8.58	.00	<u>20-6052 CONTRACT SERVICES</u>	0	3/22		
1633	WESTERN RECORDS DESTRUCTION, INC.	0578744		<u>RECORDS DESTRUCTION, FOR CITY HALL, 02/01/22 - 02/28/22 - SEWER</u>	03/01/2022	8.58	.00	<u>21-6052 CONTRACT SERVICES</u>	0	3/22		
1633	WESTERN RECORDS DESTRUCTION, INC.	0578744		<u>RECORDS DESTRUCTION, FOR CITY HALL, 02/01/22 - 02/28/22 - P.I</u>	03/01/2022	3.30	.00	<u>25-6052 CONTRACT SERVICES</u>	0	3/22		

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Total 0578744:						33.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						33.00	.00					
WESTERN STATES EQUIPMENT CO.												
98	WESTERN STATES EQUIPMENT CO.	IN001931487	13186	<u>INSPECTION AT PATAGONIA LIFT STATION, FEB'22 - SEWER</u>	02/20/2022	345.26	.00	21-6150 M & R - SYSTEM	0	3/22		
Total IN001931487:						345.26	.00					
98	WESTERN STATES EQUIPMENT CO.	IN001931488	13186	<u>INSPECTION AT DANSKIN WELL, FEB'22 - WATER</u>	02/20/2022	351.60	.00	20-6150 M & R - SYSTEM	0	3/22		
Total IN001931488:						351.60	.00					
98	WESTERN STATES EQUIPMENT CO.	IN001931491	13186	<u>INSPECTION AT DANSKIN LIFT STATION, FEB'22 - SEWER</u>	02/20/2022	342.79	.00	21-6150 M & R - SYSTEM	0	3/22		
Total IN001931491:						342.79	.00					
98	WESTERN STATES EQUIPMENT CO.	IN001931492	13186	<u>INSPECTION AND SERVICE PERFORMED AT BUTLER WELL, FEB'22 - WATER</u>	02/20/2022	1,338.35	.00	20-6150 M & R - SYSTEM	0	3/22		
Total IN001931492:						1,338.35	.00					
98	WESTERN STATES EQUIPMENT CO.	IN001931493	13186	<u>INSPECTION AT KUNA DISCOVERY LIFT STATION, FEB'22 - SEWER</u>	02/20/2022	245.08	.00	21-6150 M & R - SYSTEM	0	3/22		
Total IN001931493:						245.08	.00					
98	WESTERN STATES EQUIPMENT CO.	IN001931494	13186	<u>INSPECTION AT WELL #6, FEB'22 - WATER</u>	02/20/2022	315.54	.00	20-6150 M & R - SYSTEM	0	3/22		

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Total IN001931494:						315.54	.00					
98	WESTERN STATES EQUIPMENT CO.	IN001931495	13186	<u>INSPECTION AT CEDAR WELL, FEB'22 - WATER</u>	02/20/2022	416.08	.00	<u>20-6150 M & R - SYSTEM</u>	0	3/22		
Total IN001931495:						416.08	.00					
98	WESTERN STATES EQUIPMENT CO.	IN001931496		<u>INSPECTION AT TEN MILE LIFT STATION, FEB'22 - SEWER</u>	02/20/2022	344.96	.00	<u>21-6150 M & R - SYSTEM</u>	0	3/22		
Total IN001931496:						344.96	.00					
98	WESTERN STATES EQUIPMENT CO.	IN001931497	13186	<u>INSPECTION AT CRIMSON POINT LIFT STATION, FEB'22 - SEWER</u>	02/20/2022	404.97	.00	<u>21-6150 M & R - SYSTEM</u>	0	3/22		
Total IN001931497:						404.97	.00					
98	WESTERN STATES EQUIPMENT CO.	IN001931498	13186	<u>INSPECTION, SAMPLES & BATTERY REPLACEMENT AT ORCHARD LIFT STATION, FEB'22 - SEWER</u>	02/20/2022	2,043.35	.00	<u>21-6150 M & R - SYSTEM</u>	0	3/22		
Total IN001931498:						2,043.35	.00					
98	WESTERN STATES EQUIPMENT CO.	SC340482	13152	<u>COOLANT LEVEL SENSOR REPLACED, DANSKIN LIFT STATION, T.FLEMING, FEB'22 - SEWER</u>	02/24/2022	423.82	.00	<u>21-6150 M & R - SYSTEM</u>	0	3/22		
Total SC340482:						423.82	.00					
Total WESTERN STATES EQUIPMENT CO.:						6,571.80	.00					
WEX BANK												
1234	WEX BANK	79140700		<u>FUEL FOR FEB'22 - ADMIN</u>	02/28/2022	11.69	.00	<u>01-6300 FUEL</u>	0	3/22		

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1234	WEX BANK	79140700		<u>FUEL FOR FEB'22 - P&Z</u>	02/28/2022	4.18	.00	<u>01-6300 FUEL</u>	1003	3/22		
1234	WEX BANK	79140700		<u>FUEL FOR FEB'22 - PARKS</u>	02/28/2022	80.90	.00	<u>01-6300 FUEL</u>	1004	3/22		
1234	WEX BANK	79140700		<u>FUEL FOR FEB'22 - BUILDING INSPECTION</u>	02/28/2022	453.41	.00	<u>01-6300 FUEL</u>	1005	3/22		
1234	WEX BANK	79140700		<u>FUEL FOR FEB'22 - WATER</u>	02/28/2022	382.01	.00	<u>20-6300 FUEL</u>	0	3/22		
1234	WEX BANK	79140700		<u>FUEL FOR FEB'22 - SEWER</u>	02/28/2022	10.86	.00	<u>21-6300 FUEL</u>	0	3/22		
1234	WEX BANK	79140700		<u>FUEL FOR FEB'22 - PI</u>	02/28/2022	96.96	.00	<u>25-6300 FUEL</u>	0	3/22		
Total 79140700:						1,040.01	.00					
Total WEX BANK:						1,040.01	.00					
WILLIAM KARELS												
1467	WILLIAM KARELS	19007	13142	<u>3 PACKS OF DOOR HANGER, C. MERRITT, FEB. '22-WATER</u>	02/22/2022	24.53	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	3/22		
1467	WILLIAM KARELS	19007	13142	<u>3 PACKS OF DOOR HANGER, C. MERRITT, FEB. '22 -ADMIN</u>	02/22/2022	35.85	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	3/22		
1467	WILLIAM KARELS	19007	13142	<u>3 PACKS OF DOOR HANGER, C. MERRITT, FEB. '22-SEWER</u>	02/22/2022	24.53	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	3/22		
1467	WILLIAM KARELS	19007	13142	<u>3 PACKS OF DOOR HANGER, C. MERRITT, FEB. '22-PI</u>	02/22/2022	9.44	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	3/22		
Total 19007:						94.35	.00					
Total WILLIAM KARELS:						94.35	.00					
Grand Totals:						696,817.08	412,797.64					

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 2/25/2022-3/10/2022

Page: 68
Mar 10, 2022 05:03PM

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

Mayor: _____

City Council: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

**BEFORE THE CITY COUNCIL
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATION OF EMMETT PARTNERS, LLC <i>For an autobody repair shop at 997 N Meridian Road.</i>)))))))	Case No. 21-02-ZC (Rezone) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER OF APPROVAL OF REZONE APPLICATION
--	---------------------------------	---

THESE MATTERS came before the City Council for public hearing on March 1, 2022 for the receipt and consideration by the City Council of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced Application. The City Council does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and Order of Decision.

**I
RECORD OF PROCEEDINGS**

The record of proceedings of the above-referenced matter consists of the follow, to-wit:

Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.5	Staff Memo			X
1.2	P&Z Commission FCO's			X
1.3	P&Z Commission Sign-in-Sheet			X
1.4	P&Z Commission Minutes			X
2.1	P&Z Application Coversheet			X
2.2	Rezone Application			X
2.3	Special Use Permit Application			X
2.4	Narrative			X
2.5	Aerial Map			X
2.6	Vicinity Map			X
2.7	Legal Description			X

2.8	Affidavit of Legal Interest			X
2.9	Warranty Deed			X
2.10	Neighborhood Meeting Certification			X
2.11	Commitment to Property Posting			X
2.12	Agency Transmittal Letter			X
2.13	Idaho Transportation Department			X
2.14	Boise Project Board of Control			X
2.15	Ada County Highway District			X
2.16	Department of Environmental Quality			X
2.17	Nampa & Meridian Irrigation District			X
2.18	City Engineer			X
2.19	P&Z Commission Proof of Property Posting			X
2.20	P&Z Commission Kuna Melba News			X
2.21	P&Z Commission Mailer			X
2.22	CC Kuna Melba News			X
2.23	CC Mailer			X
2.24	CC Proof of Property Posting			X

1.2 Hearings

1.2.1 The City Council heard this on March 1, 2022. The FCO’s have been requested to go to the City Council on March 15, 2022.

1.3 Witness Testimony

1.3.1 Those who testified at the City Council’s March 1, 2022 hearing are as follows, to-wit:

1.3.1.1 City Staff:
Doug Hanson, Planner II

1.3.1.2 Appearing for the Applicant:
Craig Kulchak, 4839 Mountain View Drive, Boise, ID 83704

1.3.2.3 Appearing in Favor:
None

1.3.2.4 Appearing Neutral:
None

1.3.2.5 Appearing Against:
None

**II
DECISION**

WHEREUPON THE CITY COUNCIL being duly informed upon the premises and having reviewed the record, evidence, and testimony received and being fully advised in the premises, DO HEREBY MAKE THE FOLLOWING FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, to-wit:

**III
FINDINGS OF FACT**

3.1 Findings Regarding Notice

3.1.1 Notice Required: Notice has been given in accordance with City Code and Idaho Statutes.

3.1.2 Notice Provided

3.1.2.1 Notice was published for the March 1, 2022 hearing on the application for 997 N Meridian Road in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City, Ada County and Canyon County.

<i>Newspaper</i>	<i>Date Published</i>
<i>Kuna Melba News</i>	February 9, 2022

3.1.2.2 Notice for the March 1, 2022 hearing containing the legal description of the property proposed to be annexed was mailed on February 10, 2022 to all known and affected property owners within three hundred (300) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the March 1, 2022 hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on February 14, 2022. A Proof of Property Posting was provided to staff on February 14 2022.

3.1.2.4 Notice for the March 1, 2022 hearing was posted on the City Website.

3.2 Findings Regarding Rezone

3.2.1 The land for proposed Rezone is comprised of one (1) parcel totaling approximately 1.60 acres. The parcel is as follows:

Property Owner	Parcel Size:	Current Zone	Parcel Number
Emmett Partners, LLC	1.60 acres	C-1 (Neighborhood Commercial)	R2404340200

- 3.2.2 The landowners of the parcel at issue did not oppose Rezoning.
- 3.2.3 The existing land uses and zoning districts for lands surrounding the subject parcel is as follows:

North	R-6 C-1	Medium Density Residential – Kuna City Neighborhood Commercial – Kuna City
South	C-1	Neighborhood Commercial – Kuna City
East	C-1	Neighborhood Commercial – Kuna City
West	R-6	Medium Density Residential – Kuna City

- 3.2.4 There are no existing structures on the subject property. The property has been cleared of vegetation in preparation for construction.
- 3.2.5 The site has an estimated average slope of 1.5% to 1.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be greater than 60 inches.
- 3.2.6 The Ada County Highway District (ACHD) reviewed the submitted application and determined that there are no improvements required to adjacent streets.
- 3.2.7 The Idaho Transportation Department (ITD) confirmed that trips generated by this application were already accounted for in a previous Traffic Impact Study for the Ensign Subdivision. ITD does not anticipate any significant impact to the State Highway system from this development.
- 3.2.8 The site can be accessed from the north via two (2) fully improved driveways on Profile Lane, or from the south via internal roadways from a full access on N Meridian Road.
- 3.2.9 An autobody repair shop is an allowed in a C-3 (Service Commercial) zone when granted a Special Use Permit by the Planning and Zoning Commission.

3.3 Testimony of the City Planner

- 3.3.1 **Conclusions:** The City Planner, in a staff report to the Planning and Zoning Commission dated March 1, 2022 confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

- 3.3.1.1 The Applicant held a Neighborhood Meeting with neighboring land owners within 300 feet of the proposed project area on March 12, 2021, there were three (3) attendees. The meeting minutes have been included as a part of this application.
 - 3.3.1.2 Craig Kulchak, on behalf of Emmett Partners, LLC requests approval to Rezone approximately 1.60 acres from its current zone of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The Applicant was granted Special Use Permit approval in order to operate an automobile repair shop. The subject site is located at 997 N Meridian Road (APN: R2404340200).
 - 3.3.1.3 Per City Engineer's comments (Exhibit 2.18), Public Works staff must review the civil site plan for existing and proposed utilities. After review, Public Works staff can support this Rezone and Special Use Permit, given there will be an oil water interceptor in the design.
 - 3.3.1.4 This request is limited to the Rezone of the property; no development is associated with this application. The Applicant will be required to return for Design Review Approval at a later date before construction of the automobile repair shop may commence.
 - 3.3.1.5 Staff has determined the Applicant's Rezone request is in compliance with Kuna City Code, Title Five; Idaho Statute § 67-65 and the goals and policies set in Kuna's Comprehensive Plan. Staff recommended that upon City Council's approval of the Rezone, the Applicant be subject to the Conditions of Approval listed in section "3.3.2" of these Findings, as well as any additional Conditions designated by the City Council.
- 3.3.2 Staff Recommendations:** As a result of the review, City Planner II, Doug Hanson, recommended that upon the City Council's approval of Case No. 21-02-ZC (Rezone), the applicant be subject to the following conditions of approval:
- 3.3.2.1 Upon development 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:
 - 3.3.2.1.1 The City Engineer shall approve the sewer connections.
 - 3.3.2.1.2 The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any

kind shall be initiated until the applicant has received approval of the drainage plan.

- 3.3.2.1.3** 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”.
- 3.3.2.1.4** The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.
- 3.3.2.1.5** The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
- 3.3.2.1.6** Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid *prior to issuance* of any building permit(s).
- 3.3.2.1.7** All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
- 3.3.2.2** Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.
- 3.3.2.3** Compliance with Idaho Code §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.
- 3.3.2.4** When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Irrigation System (KMIS) of the City.
- 3.3.2.5** The Applicant/Developer/Owner, 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.

- 3.3.2.6 The Applicant/Developer/Owner shall follow staff, City Engineer and other agency recommended requirements as applicable.
- 3.3.2.7 The Applicant/Developer/Owner shall comply with all local, state and federal laws.
- 3.3.2.8 The Applicant/Developer/Owner shall obtain a City of Kuna Business License prior to receiving a Certificate of Occupancy.
- 3.3.2.9 The Applicant/Developer/Owner is hereby notified of Kuna’s weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
- 3.3.2.10 The Applicant/Developer/Owner/Contractors are all hereby notified of Kuna’s working hours. Construction of any kind shall only be conducted within the hours specified in KCC. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

3.4 Other Testimony

3.4.1 1/11/2022 Public Hearing – Craig Kulchak 4839 Mountain View Drive, Boise, ID 83704, confirmed that no development is associated with this application, at this point the property owners are just requesting the Rezone Approval. Mr. Kulchak stated that he thinks this is a unique opportunity for one of the first automobile repair shops in the area.

**IV
CONCLUSIONS OF LAW
RE: POWERS AND DUTIES OF THE CITY COUNCIL**

- 4.1 City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.
- 4.2 The power of the City of Kuna lies in the City Council to hear this matter as provided in Idaho Code (I.C.) §67-65, and Kuna City Code 1-14-3.

**V
CONCLUSIONS OF LAW
RE: APPLICATION FOR REZONE**

5.1 The City of Kuna has authority to Rezone lands within its boundaries pursuant to I.C. §67-6511.

- 5.2 Kuna City Code, Title 1, Chapter 14, Section 3, states that Rezones are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body.
- 5.3 The Rezone, proposed by the Rezone Application in Case No. 21-02-ZC, would comply with the Comprehensive Plan.

**VI
ORDER OF APPROVAL OF APPLICATION FOR REZONE**

The Kuna City Council, having reviewed the above-entitled record, having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY ORDER AND THIS DOES ORDER:

- 6.2 Approve Case No. 21-02-ZC (Rezone).

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 15th day of March 2022.

Joe Stear, Mayor

**RESOLUTION NO. R16-2022
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR, AS AN AUTHORIZED SIGNER FOR THE ACQUSIITION OF THE 371 W. SHORTLINE PROPERTY ON BEHALF OF THE CITY OF KUNA; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

Section 1. The Mayor is hereby authorized to sign on behalf of the City of Kuna for the purchase and acquisition of 371 W. Shortline, Kuna, Idaho 83634.

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

PASSED BY THE COUNCIL of Kuna, Idaho this 15th day of March, 2022.

APPROVED BY THE MAYOR of Kuna, Idaho this 15th day of March, 2022.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**RESOLUTION NO. R17-2022
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR, AS AN AUTHORIZED SIGNER FOR THE ACQUISITION OF THE 793 W. 4TH STEET PROPERTY ON BEHALF OF THE CITY OF KUNA; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

Section 1. The Mayor is hereby authorized to sign on behalf of the City of Kuna for the purchase and acquisition of 793 W. 4th Steet, Kuna, Idaho 83634.

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

PASSED BY THE COUNCIL of Kuna, Idaho this 15th day of March, 2022.

APPROVED BY THE MAYOR of Kuna, Idaho this 15th day of March, 2022.

Joe L. Stear, Mayor

ATTEST:

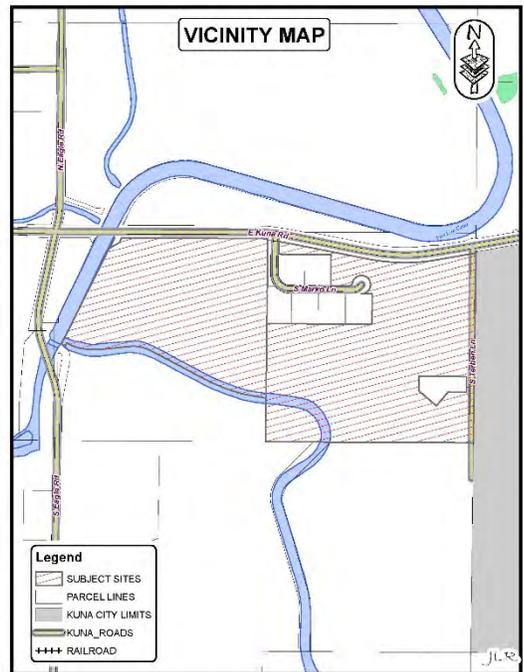
Chris Engels, City Clerk

**BEFORE THE CITY COUNCIL
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATION OF) **Case No. 21-12-AN (Annexation)**
)
BOISE BASIN DEVELOPMENT LLC AND)
DONALD MARKOVETZ)
) **STAFF MEMO FOR THE BOISE**
For Annexation of 5055 E Kuna Road and) **BASIN - MARKOVETZ**
E Kuna Road.) **ANNEXATION APPLICATION.**

TABLE OF CONTENTS

1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. General Project Facts
5. Transportation and Connectivity
6. Staff Analysis
7. Proposed Findings of Fact and Conclusions of Law
8. Proposed Comprehensive Plan Analysis
9. Commission’s Recommendation
10. Council’s Proposed Order of Decision



**I
EXHIBIT LIST**

The exhibits of the above-referenced matter consist of the following, to-wit:

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.6	Staff Memo			X

1.2	P&Z Commission FCO's			X
1.3	P&Z Commission Sign-in-Sheet			X
1.4	P&Z Commission Minutes			X
2.1	P&Z Application Coversheet			X
2.2	Annexation Application			X
2.3	Narrative			X
2.4	Markovetz Legal Description			X
2.5	Boise Basin Legal Description			X
2.6	Vicinity Map			X
2.7	Quitclaim Deed - Markovetz			X
2.8	Warranty Deed – Chase Craig, Boise Basin			X
2.9	Affidavit of Legal Interest - Markovetz			X
2.10	Affidavit of Legal Interest – Boise Basin			X
2.11	Neighborhood Meeting Certification			X
2.12	Commitment to Property Posting			X
2.13	Agency Transmittal Letter			X
2.14	Ada County Development Services			X
2.15	Boise Project Board of Control			X
2.16	Nampa & Meridian Irrigation District			X
2.17	Central District Health Department			X
2.18	Ada County Highway District			X
2.19	City Engineer			X
2.23	COMPASS			X
2.27	Kuna School District			X
2.20	P&Z Commission Kuna Melba News			X
2.21	P&Z Commission Mailer			X
2.22	P&Z Commission Proof of Property Posting			X
2.24	CC Kuna Melba News			X
2.25	CC Mailer			X
2.26	CC Proof of Property Posting			X

II PROCESS AND NOTICING

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

2.1.1 Notifications

- 2.1.1.1 Neighborhood Meeting: September 8, 2021 (14 Attendees)
- 2.1.1.2 Agency Comments Request: October 25, 2021
- 2.1.1.3 300 FT Property Owners Notice: February 10, 2022
- 2.1.1.4 Kuna Melba News Newspaper: February 9, 2022
- 2.1.1.5 Site Posted: February 9, 2022

**III
APPLICANTS REQUEST**

3.1 Boise Basin Development LLC and Donald Markovetz, request approval to Annex two (2) parcels totaling approximately 51.67 acres, into Kuna City Limits with an R-4 (Medium Density Residential) zone. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100).

**IV
GENERAL PROJECT FACTS**

4.1 Site History

4.1.1 The properties have historically served as single-family residences and farmland.

4.2 Surrounding Land Uses

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

4.3 Parcel Number, Owner, Parcel Size, Current Zoning

4.3.1 S1428223050 (5505 E Kuna Road)

4.3.1.1 Boise Basin Development LLC

4.3.1.2 Approximately 22.28 acres

4.3.1.3 RR (Rural Residential)

4.3.2 R5462680100 (E Kuna Road)

4.3.1.1 Donald Markovetz

4.3.1.2 Approximately 29.40 acres

4.3.1.3 RR (Rural Residential)

4.5 Services

- Sanitary Sewer – Private System
- Potable Water – Private System
- Fire Protection – Kuna Rural Fire District
- Police Protection – Kuna Police (Ada County Sheriff’s Office)
- Sanitation Services – J&M Sanitation

4.6 Existing Structures, Vegetation, and Natural Features

4.6.1 5055 E Kuna Road has a 924 square foot manufactured home with a 64 square foot shed; E Kuna Road has no existing structures. Vegetation on the subject properties is consistent with that of agricultural uses. The sites have an estimated average slope of 0.9% to 5.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be between 20 and 40 inches, and greater than 60 inches.

4.7 Environmental Issues

4.7.1 A portion of the subject site lies within the 100 Year Floodplain Area; beyond this, Staff is not aware of any other environmental issues, health or safety conflicts.

4.8 Comprehensive Plan Future Land Use Map

4.8.1 The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the city. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approximately 51.67-acres as Medium Density Residential.

4.9 Recreation and Pathways Map

4.9.1 The Recreation and Pathways Master Plan Map does not indicate a future pathway/trail or bike route through or along the subject site.

4.10 Agency Responses

Agency	Exhibit No.
Ada County Development Services	2.14
Boise Project Board of Control	2.15
Nampa & Meridian Irrigation District	2.16
Central District Health Department	2.17
Ada County Highway District	2.18
City Engineer	2.19
COMPASS	2.23
Kuna School District	2.27

**V
TRANSPORTATION AND CONNECTIVITY**

5.1 The Ada County Highway District (ACHD) has provided comments detailing what will be required as a part of a future development application.

The proposed project takes frontage on E Kuna Road and S Terben Lane. Kuna is Road identified on the City of Kuna Street Circulation Map as a Minor Arterial and is improved with 2-travel lanes, 30-feet of pavement and no curb, gutter or sidewalk abutting the site. S Terben Lane is currently a private road, identified on the City of Kuna Street Circulation Map as a proposed Minor Collector. As part of a future development application, the Applicant will be required to improve E Kuna Road and S Terben Lane in accordance with ACHD policy and KCC standards.

5055 E Kuna Road (S1428223050) is currently accessed via an unimproved driveway located approximately 1,100 feet east of the Eagle Road and Kuna Road intersection. E Kuna Road (R5462680100) is accessed via an unimproved driveway located approximately 845 feet south of the E Kuna Road and S Terben Lane intersection.

VI STAFF ANALYSIS

- 6.1** The Applicant held a Neighborhood Meeting with neighboring land owners within 300 ft of the proposed project area on September 8, 2021, there were fourteen (14) attendees. The meeting minutes have been included as a part of this application.

The property is currently zoned RR (Rural Residential) within unincorporated Ada County. The Applicant is proposing to Annex the approximately 51.67 -acres with a R-4 (Low Density Residential) zoning district classification. The property is adjacent to Kuna City Limits to the east, which makes it eligible for consideration of Annexation; the property owners are consenting to the Annexation. Idaho Statute §50-222 grants cities the authority to Annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable the orderly development of private lands which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocate the costs of public services in management of development on the urban fringe.

The Boise Project Board of Control commented the subject sites will not be allowed to connect to the Kuna Municipal Irrigation System unless it acquires a legal surface water irrigation right from the New York Irrigation District; they also note that high ground water spreading is against Idaho State Statues. In addition, the Boise Project Board of Control asserts the federal easement of 35 feet east of the water's edge and 20 feet west out and parallel to the canal's lower toe as the area is required for the operation and maintenance of the canal; no landscaping besides grass or gravel is permitted within the easements and any/all fencing or pathways must be constructed just off this easement. The easement must maintain unhindered access and surfaces must remain flat and drivable.

This request is limited to the Annexation of the land into Kuna City Limits, no development is associated with this application.

If the City Council approves Case No. 21-12-AN, the Applicant shall be subject to the Conditions of Approval listed in section "X" (10) of this memo, as well as any additional Conditions designated by the City Council.

6.2 Applicable Standards

- 6.2.1** City of Kuna Comprehensive Plan.

6.2.2 Idaho Code, Title 50, Chapter 2, §50-222

**VII
PROPOSED FINDINGS OF FACT**

Based upon the record contained in Case No. 21-12-AN (Annexation) including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna City Council (*approves/conditionally approves/denies*) the Findings of Fact and Conclusions of Law for Case No. 21-12-AN, a request from Boise Basin Development LLC and Donald Markovetz to Annex two (2) parcels totaling approximately 51.67 acres into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification.

If the City Council wishes to Approve, Deny or modify specific parts of the Findings of Fact and Conclusions of Law as detailed below, those changes must be specified.

- 7.1** Based on the evidence contained in Case No. 21-12-AN, this proposal *does/does not* generally comply with Kuna City Code.

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

- 7.2** The public notice requirements *have/have not* been met and the Neighborhood Meeting *was/was not* conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *The Applicant held a Neighborhood Meeting on September 8, 2021; there were fourteen (14) attendees. Legal Notices were mailed out to residents within 300-FT of the proposed project site on February 10, 2022, and a Legal Notice was published in the Kuna Melba News on February 9, 2021. The Applicant posted sign on the property on February 9, 2022.*

- 7.3** Based on the evidence contained in Case Nos. 21-12-AN, this proposal *does/does not* generally comply with the Comprehensive Plan.

Staff Finding: *The Comprehensive Plan designates the future land use designation of the proposed subject site as Medium Density Residential. The Applicant is requesting a R-4 (Low Density Residential) zone.*

- 7.4** All private landowners *have/have not* consented to the Annexation.

Staff Finding: *The property owners have consented to the Annexation.*

- 7.5** The proposed subject sites are eligible for Annexation into Kuna City Limits.

Staff Finding: *The parcels to be Annexed have a contiguous touch to Kuna City Limits to the east.*

- 7.6** The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.

Staff Finding: *Pursuant to Idaho Code 67-8003, the owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk. Not more than twenty-eight (28) days after the final decision concerning the matter at issue, the City shall prepare a written taking analysis concerning the action if requested.*

VIII PROPOSED COMPREHENSIVE PLAN ANALYSIS

The Kuna City Council may *accept/reject* the Comprehensive Plan components, and shall determine if the proposed Annexation request for the site *is/is not* consistent with the following Comprehensive Plan components:

- 8.1** Goal Area 3: Kuna's Land uses will support a desirable, distinctive and well-designed community.
- Goal 3.A.: Ensure community design directs growth and implements sustainable land use patterns
 - Objective 3.A.1.: Use the Future Land Use Map and land use regulations to direct development, encourage complementary and compatible land uses, and achieve good community design.
 - Goal 3.G.: Respect and protect private property rights.
 - Objective 3.G.1.: Ensure land use policies, restrictions, and fees do not violate private property rights.
 - Policy 3.G.1.b: Ensure City land use actions, decision, and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.
 - Policy 3.G.1.c: Ensure land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

IX COMMISSION'S RECCOMENDATION

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, *recommended approval* of Case No. 21-12-AN (Annexation), a request from Boise Basin Development LLC and Donald Markovetz to Annex two (2) parcels totaling approximately 51.67 acres into Kuna City Limits with an R-4 (Medium Density Residential) zone.

X COUNCIL'S PROPOSED ORDER OF DECISION

Note: These motions are for Approval, Conditional Approval or Denial of the Annexation application before the City Council. However, if the City Council wishes to Approve or Deny specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the City Council of Kuna, Idaho, hereby (*Approves/Conditionally Approves/Denies*) of Case No. 21-12-AN (Annexation), a request from Boise Basin Development, LLC and Donald Markovetz to Annex two (2) parcels totaling approximately 51.67 acres into Kuna City Limits, with an R-4 (Medium Density Residential) zone, subject to the following Conditions of Approval:

- 9.1** Upon development, 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:

- 9.1.1** The City Engineer shall approve the sewer connections.
- 9.1.2** The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
- 9.1.3** 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”.
- 9.1.4** The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.
- 9.1.5** The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
- 9.1.6** Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).
- 9.1.7** All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
- 9.2** Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.
- 9.3** Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- 9.4** When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the KMIS of the City.
- 9.5** The Applicant/Developer/Owner, 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.
- 9.6** The Applicant/Developer/Owner shall follow staff, City engineers and other agency recommended requirements as applicable.
- 9.7** The Applicant/Developer/Owner shall comply with all local, state and federal laws.
- 9.8** The Applicant/Developer/Owner is hereby notified of Kuna’s weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded

out, sprayed, burned, removed or destroyed throughout all seasons.

- 9.9** The Applicant/Developer/Owner/Contractors are all hereby notified of Kuna’s working hours. Construction of any kind shall only be conducted within the hours specified in KCC. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
- 9.10** The Applicant/Developer/Owner shall not connect to the KMIS, unless a legal surface water irrigation right from the New York Irrigation District is acquired.

DATED this 15th day of March, 2022.

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATION OF)	Case No. 21-06-AN (Annexation)
)	
BOISE BASIN DEVELOPMENT, LLC AND DONALD MARKOVETZ)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER OF RECCOMENDED
)	APPROVAL OF ANNEXATION
For Annexation of 5055 E Kuna Road and E Kuna Road.)	APPLICATION.

THESE MATTERS came before the Planning and Zoning Commission for public hearing on January 11, 2022 for the receipt and consideration by the Planning and Zoning Commission of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced application. The Planning and Zoning Commission does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and Order of Decision.

**I
RECORD OF PROCEEDINGS**

The record of proceedings of the above-referenced matter consists of the follow, to-wit:

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.1	Staff Memo			X
2.1	P&Z Application Coversheet			X
2.2	Annexation Application			X
2.3	Narrative			X
2.4	Markovetz Legal Description			X
2.5	Boise Basin Legal Description			X
2.6	Vicinity Map			X
2.7	Quitclaim Deed - Markovetz			X
2.8	Warranty Deed – Chase Craig, Boise Basin			X
2.9	Affidavit of Legal Interest - Markovetz			X
2.10	Affidavit of Legal Interest – Boise Basin			X

2.11	Neighborhood Meeting Certification			X
2.12	Commitment to Property Posting			X
2.13	Agency Transmittal Letter			X
2.14	Ada County Development Services			X
2.15	Boise Project Board of Control			X
2.16	Nampa & Meridian Irrigation District			X
2.17	Central District Health Department			X
2.18	Ada County Highway District			X
2.19	City Engineer			X
2.20	P&Z Commission Kuna Melba News			X
2.21	P&Z Commission Mailer			X
2.22	P&Z Commission Proof of Property Posting			X

1.2 Hearings

1.2.1 The Planning and Zoning Commission heard this on January 11, 2022. The FCO’s have been requested to go to the Planning and Zoning Commission on January 25, 2022.

1.3 Witness Testimony

1.3.1 Those who testified at the Planning and Zoning Commission’s January 11, 2022 hearing are as follows, to-wit:

1.3.1.1 City Staff:
Doug Hanson, Planner II

1.3.1.2 Appearing for the Applicant:
Chase Craig, 1065 S Allante Place, Boise, ID 83709

1.3.2.3 Appearing in Favor:
Michael Smith, 3521 E King Road, Kuna, ID 83634 – Testified
Kathryn Rainwater, 145 S Marko Lane, Kuna ID 83634 - Not Testify
Dennis Rainwater, 145 S Marko Lane, Kuna, ID 83634 – Not Testify
Norm Krueger, 41 S Marko Lane, Kuna, ID 83634 – Not Testify

1.3.2.4 Appearing Neutral:
None

1.3.2.5 Appearing Against:
None

II DECISION

WHEREUPON THE PLANNING AND ZONING COMMISSION being duly informed upon the premises and having reviewed the record, evidence, and testimony received and being fully advised in the premises, DO HEREBY MAKE THE FOLLOWING RECOMMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, to-wit:

III FINDINGS OF FACT

3.1 Findings Regarding Notice

3.1.1 Notice Required: Notice has been given in accordance with City Code and Idaho Statutes.

3.1.2 Notice Provided

3.1.2.1 Notice was published for the January 11, 2022 hearing on the Boise Basin – Markovetz Annexation in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City, Ada County and Canyon County.

<i>Newspaper</i>	<i>Date Published</i>
<i>Kuna Melba News</i>	December 22, 2021

3.1.2.2 Notice for the January 11, 2022 hearing containing the legal description of the property proposed to be Annexed was mailed on December 21, 2021, to all known and affected property owners within three hundred (300) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the January 11, 2022 hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on December 29, 2021. A Proof of Property Posting was provided to staff on December 29, 2021.

3.1.2.4 Notice for the January 11, 2022 hearing was posted on the City Website.

3.2 Findings Regarding Annexation

3.2.1 The land for proposed Annexation is comprised of two (2) parcels totaling approximately 51.67 acres. The parcels are as follows:

Property Owner	Parcel Size:	Current Zone	Parcel Number
----------------	--------------	--------------	---------------

Boise Basin Development LLC	22.28	RR (Ada County)	S1428223050
Donald Markovetz	29.40	RR (Ada County)	R5462680100

- 3.2.2** The landowners of the parcels at issue did not oppose Annexation.
- 3.2.3** The existing land uses and zoning districts for lands surrounding the subject parcels are as follows:

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

- 3.2.4** 5055 E Kuna Road has a 924 square foot manufactured home with a 64 square foot shed; TBD E Kuna Road has no existing structures. Vegetation on the subject properties is consistent with that of agricultural uses.
- 3.2.5** The properties have an estimated average slope of 0.9% to 5.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be between 20 and 40 inches, and greater than 60 inches.
- 3.2.6** A portion of the subject site lies within the 100 Year Floodplain Area; beyond this, Staff is not aware of any other environmental issues, health or safety conflicts.
- 3.2.7** The Ada County Highway District (ACHD) has provided comments detailing what will be required as a part of a future development application.
- 3.2.8** The proposed project takes frontage on E Kuna Road and S Terben Lane. Kuna Road is identified on the City of Kuna Street Circulation Map as a Minor Arterial, is improved with two travel lanes, 30-feet of pavement and no curb, gutter or sidewalk abutting the site. S Terben Lane is currently a private road, identified on the City of Kuna Street Circulation Map as a proposed Minor Collector. As part of a future development application, the Applicant will be required to improve E Kuna Road and S Terben Lane in accordance with ACHD policy and KCC standards.
- 3.2.9** 5055 E Kuna Road (S1428223050) is currently accessed via an unimproved driveway located approximately 1,100 feet east of the Eagle Road and Kuna Road intersection. TBD E Kuna Road (R5462680100) is accessed via an unimproved driveway located approximately 845 feet south of the E Kuna Road and S Terben Lane intersection.

3.3 Testimony of the City Planner

- 3.3.1 Conclusions:** The City Planner, in a staff report to the Planning and Zoning Commission dated January 11, 2022, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:
- 3.3.1.1** The Applicant held a Neighborhood Meeting with neighboring land owners within 300 ft of the proposed project area on September 8, 2021; there were fourteen (14) attendees. The meeting minutes have been included as a part of this application.
 - 3.3.1.2** The property is currently zoned RR (Rural Residential) within unincorporated Ada County. The Applicant is proposing to Annex the approximately 51.67-acres with a R-4 (Low Density Residential) zoning district classification. The property is adjacent to Kuna City Limits to the East, which makes it eligible for consideration of Annexation; the property owners are consenting to the Annexation. Idaho Statute §50-222 grants cities the authority to Annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable the orderly development of private lands which benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
 - 3.3.1.3** The Boise Project Board of Control commented the subject sites will not be allowed to connect to the Kuna Municipal Irrigation System unless it acquires a legal surface water irrigation right from the New York Irrigation District; they also note that high ground water spreading is against Idaho State Statues. In addition, the Boise Project Board of Control asserts the federal easement of 35-feet East of the water's edge, and 20-feet west out and parallel to the canal's lower toe as the area is required for the operation and maintenance of the canal, no landscaping besides grass or gravel is permitted within the easements and any/all fencing or pathways must be constructed just off this easement. The easement must maintain unhindered access and surfaces must remain flat and drivable.
 - 3.3.1.4** This request is limited to the Annexation of the land into Kuna City Limits, no development is associated with this application.
 - 3.3.1.5** Staff has determined the Applicant's Annexation request is in compliance with Idaho Statute §50-222 and the goals and policies set forth in Kuna's Comprehensive Plan. Staff recommends that if the Commission recommends Approval to the City Council, that the Applicant be subject to the Conditions of Approval listed in section

“3.3.2” of this report, as well as any additional Conditions designated by the Planning and Zoning Commission.

3.3.2 Staff Recommendations: As a result of the review, City Planner II, Doug Hanson, recommended if the Planning and Zoning Commission recommends Approval of Case No. 21-12-AN (Annexation), the Applicant be subject to the following Conditions of Approval:

3.3.2.1 Upon development 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:

3.3.2.1.1 The City Engineer shall approve the sewer connections.

3.3.2.1.2 The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

3.3.2.1.3 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”.

3.3.2.1.4 The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.

3.3.2.1.5 The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.

3.3.2.1.6 Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid *prior to issuance* of any building permit(s).

3.3.2.1.7 All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

- 3.3.2.2 Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.
- 3.3.2.3 Compliance with Idaho Code §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.
- 3.3.2.4 When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Irrigation System (KMIS) of the City.
- 3.3.2.5 The Applicant/Developer/Owner, 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.
- 3.3.2.6 The Applicant/Developer/Owner shall follow staff, City Engineers and other agency recommended requirements as applicable.
- 3.3.2.7 The Applicant/Developer/Owner shall comply with all local, state and federal laws.
- 3.3.2.8 The Applicant/Developer/Owner is hereby notified of Kuna's weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
- 3.3.2.9 The Applicant/Developer/Owner/Contractors are all hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

3.4 Other Testimony

- 3.4.1 1/11/2022 Public Hearing – Chase Craig, 1065 S Allante Place, Boise, ID 83709, discussed that they chose to propose an R-4 zone to meet the desires of the neighboring property owners and the Comprehensive Plan. He assured the Commission the private septic system of the property owners on Marko Lane would not be impacted by future development. It is intent of the Applicant to place larger lots adjoining the lots on Marko Lane to create natural transitions and be good neighbors when future development occurs.

- 3.4.2** 1/11/2022 Public Hearing – Michael Smith, 3521 E King Road, Kuna, Idaho 83634, stated that he owns several properties in the general vicinity of the proposed Annexation. He is in favor of parcels that are not irrigatable farmland to be Annexed into Kuna City Limits to create nice neighborhoods.

IV

CONCLUSIONS OF LAW

RE: POWERS AND DUTIES OF THE PLANNING AND ZONING COMMISSION

- 4.1** City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.
- 4.2** The power of the City of Kuna lies in the Planning and Zoning Commission to hear this matter as provided in Idaho Code §50-222 and Kuna City Code 1-14-3.

V

CONCLUSIONS OF LAW

RE: APPLICATION FOR ANNEXATION

- 5.1** The City of Kuna has authority to annex lands into its boundaries pursuant to I.C. §50-222.
- 5.2** I.C. §50-222(1) provides that:

[C]ities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, *to enable the orderly development of private lands* which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocated the costs of public services in management of development on the urban fringe.

(emphasis added).

- 5.3** The proposed Annexation is a Category A Annexation as described in I.C. §50-222(3)(a), because the private landowners of the parcels at issue have consented to the proposed Annexation.
- 5.4** The Annexation, proposed by the application for Case No. 21-12-AN, would constitute an orderly development and would not contribute to urban sprawl of the City of Kuna.

VI

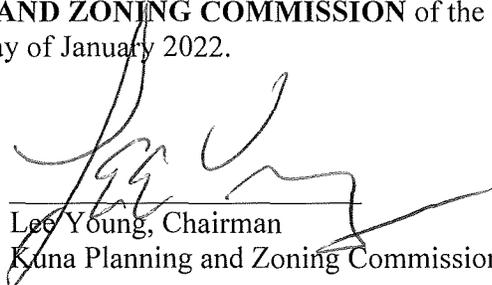
ORDER OF RECOMMENDING APPROVAL OF APPLICATION FOR ANNEXATION

The Kuna Planning and Zoning Commission, having reviewed the above-entitled record,

having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY ORDER AND THIS DOES ORDER:

6.1 Recommend Approval to City Council of Case No. 21-12-AN (Annexation).

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 25th day of January 2022.



Lee Young, Chairman
Kuna Planning and Zoning Commission



CITY OF KUNA

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

SIGN-UP SHEET

January 11, 2022 – Planning and Zoning Commission Public Hearing

Case Name: Boise Basin - Markovetz

Case No: 21-12-AN (Annexation)

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

IN FAVOR	NEUTRAL	IN OPPOSITION
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Testify **Not Testify**

Michael R Smith
 Print Name
3521 E King Road
 Print Address
Kuna ID 83634
 City State, Zip

Testify **Not Testify**

KATHY RAINWATER
 Print Name
1455 Marko Ln
 Print Address
KUNA ID
 City State, Zip

Testify **Not Testify**

Dennis Rainwater
 Print Name
1455 Marko Ln
 Print Address
KUNA ID
 City State, Zip

Testify **Not Testify**

NORM KRUEGER
 Print Name
41 S. MARKO LN
 Print Address
KUNA ID 83634
 City State, Zip

Testify **Not Testify**

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 City State, Zip

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**OFFICIALS**

Lee Young, Chairman
 Dana Hennis, Vice Chairman
 Stephen Damron, Commissioner
 Cathy Gealy, Commissioner
 Tyson Garten, Commissioner

CITY OF KUNA

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

Planning & Zoning Commission Meeting**MINUTES**

Tuesday January 11, 2022

6:00 PM REGULAR MEETING

For questions, please call the Kuna Planning and Zoning Department at (208) 922-5274.

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:18)

COMMISSION MEMBERS PRESENT:

Chairman Lee Young – Via Zoom
 Vice Chairman Dana Hennis – In Person
 Commissioner Stephen Damron – In Person
 Commissioner Tyson Garten – In Person
 Vacant

CITY STAFF PRESENT:

Matt Johnson, City Attorney – In Person
 Morgan Treasure, Economic Development Director – In Person
 Jace Hellman, Planning and Zoning Director – In Person
 Doug Hanson, Planner II – In Person
 Jessica Reid, Planning Services Specialist – In Person

2. CONSENT AGENDA: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

(Timestamp 00:00:38)

1. Regular Planning and Zoning Commission Meeting Minutes Dated December 14, 2021
2. Findings of Fact & Conclusions of Law
 1. Case No. 21-07-AN (Annexation) for Ledgestone South

(Timestamp 00:00:42)

Motion To: Approve Consent Agenda.

Motion By: Commissioner Damron

Motion Seconded: Vice Chairman Hennis

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 4-0-0

3. **PUBLIC HEARINGS:** ALL OF THE ITEMS LISTED ARE ACTION ITEMS

(Timestamp 00:01:02)

- A. *Continued from December 14, 2021* Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) & 20-05-SUP (Special Use Permit) for Merlin Cottages Subdivision – Doug Hanson, Planner II

A Team Land Consultants on behalf of Merlin pointe, LLC, requests planned unit development approval for an approximately 7.04 (6.61 developable) acre site, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the property into 66 total lots (54 residential, 6 common, and 6 commercial). The subject site is located at 115 N Sailer Avenue, Kuna, ID 83634, within Section 24, Township 2 North, Range 1 West; (APNs: R5672430020, R5672430040, R5672430060).

(Timestamp 00:01:40)

Motion To: Table Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat), and 20-05-SUP (Special Use Permit) for Merlin Cottages Subdivision to a date uncertain.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 4-0-0

(Timestamp 00:02:07)

- B. Case No. 21-12-AN (Annexation) for Boise Basin/Markovetz – Doug Hanson, Planner II

Boise Basin Development LLC and Donald Markovetz, request approval to Annex two (2) parcels totaling approximately 51.67 acres, into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100).

(Timestamp 00:02:30)

Planner II Doug Hanson presented an overview of the Case.

(Timestamp 00:03:38)

Vice Chairman Hennis asked where the contiguous touch to Kuna City Limits was to the subject sites. Mr. Hanson answered Kuna City Limits were immediately East.

Chairman Young also asked about future connection to city services as the subject site was approximately 500-feet from the nearest connection point. Mr. Hanson explained the request was strictly for Annexation but should development occur in the future, connection to city water and sewer would be required. Chairman Young then asked about pressurized irrigation, Mr. Hanson explained that as the subject sites did not have water rights, any future development would be required to pool their water to serve as a private irrigation system.

(Timestamp 00:05:15)

Commissioner Damron asked if the existing residents would be required to vacate their private septic system when the subject site developed. Mr. Hanson explained that as the existing residents were not part of the Annexation application, they would not be required to do so.

(Timestamp 00:06:10)

Chase Craig provided additional information regarding their Annexation request. He specifically addressed their request for a lower density zone than what had been previously requested in a past application. Mr. Craig made points the requested zoning designation aligned with the Comprehensive Plan, and Annexation of their property followed orderly development requirements within Idaho state code. He also reiterated their desire to be good neighbors to the existing residents and had no intention to affect their private septic system but were also willing to work with the existing residents should they wish to connect to services upon development of the subject site. Mr. Craig explained the subject sites had also applied for water rights and they had been granted a total of 51-acres of water rights.

(Timestamp 00:11:00)

Technical difficulties were being experienced; adjustments were made and the meeting proceeded.

(Timestamp 00:11:58)

Mr. Craig quickly reviewed maps that were provided as part of the meeting packet. He agreed with staffs report then commented on the need for affordable housing since the current median home price was over \$400,000. Mr. Craig stood for questions.

(Timestamp 00:13:52)

Vice Chairman Hennis asked if Mr. Craig had read all of the Conditions of Approval within the staff report and was in agreement. Mr. Craig confirmed.

(Timestamp 00:14:17)

Chairman Young opened the Public Hearing.

Support:

1. Michael Smith, 3521 E King Road, Kuna, Idaho, 83634 – Testify
2. Kathryn Rainwater, 145 S Marko Lane, Kuna, Idaho, 83634 – Not Testify
3. Dennis Rainwater, 145 S Marko Lane, Kuna, Idaho, 83634 – Not Testify
4. Norm Kreuger, 41 S Marko Lane, Kuna, Idaho, 83634 – Not Testify

Neutral:

None

Against:

None

(Timestamp 00:14:17)

As Chairman Young was attending via Zoom, Vice Chairman Hennis reviewed the testimony sign-in sheet and called forward the first individual that wished to testify.

(Timestamp 00:15:14)

Michael Smith expressed he was a property owner that had multiple parcels near the subject site. He expressed his support of developing the areas that do not have water rights and aren't fertile farmland; he felt it was appropriate to beautify properties along E Kuna Road as able.

(Timestamp 00:16:10)

Chairman Young closed the hearing and the Commission proceeded into their discussion.

(Timestamp 00:16:34)

Vice Chairman Hennis asked staff if the infrastructure would be overloaded upon development of the subject site.

Planning and Zoning Director Jace Hellman answered that upon development, infrastructure would be adequate and the sewer would flow into a sewer basin that was not overburdened. He also stated that if future development of the subject site caused stress upon the basin, the Developer would be responsible to contribute funds for upgrades to the affected Lift Station.

Vice Chairman Hennis thanked Mr. Hellman. He then expressed he felt the area was appropriate for the zone being requested and was glad to hear the Developer had worked with the existing neighbors.

(Timestamp 00:18:35)

Chairman Young agreed with Vice Chairman Hennis and felt the requested density was appropriate and followed the Comprehensive Plan.

Commissioner Garten also agreed with the comments of his fellow Commissioners.

(Timestamp 00:19:14)

Motion To: Recommend Approval to City Council of Case No. 21-12-AN (Annexation) for Boise Basin/Markovetz, with the Conditions as outlined in the Staff Report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 4-0-0

(Timestamp 00:19:50)

Planning Services Specialist Jessica Reid addressed those in the audience and announced if they were only in attendance for the Case just heard, they were welcome to vacate Chambers if they so wished; many attendees did so.

(Timestamp 00:21:20)

C. Case Nos. 21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit) for First Choice Collision Repair – Doug Hanson, Planner II

Craig Kulchak, on behalf of Todd Goode and Emmett Partners, LLC requests approval to Rezone approximately 1.60 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The Applicant also requests Special Use Permit approval in order to operate an automobile repair shop. The subject site is located at 997 N Meridian Road (APN: R2404320014).

(Timestamp 00:21:45)

Planner II Doug Hanson presented an overview of the Case and explained future development of the subject site would be heard under a separate Design Review application.

(Timestamp 00:23:17)

Vice Chairman Hennis asked if the only requirements from DEQ (Department of Environmental Quality) were the oil/water separator and that Kuna City Code did not require more. Mr. Hanson confirmed that was correct.

(Timestamp 00:24:42)

Craig Kulchak, attending through Zoom via phone, expressed they were in agreement with Mr. Hanson's presentation and were in support of the staff report. He also expressed a Design Review for development of the subject site would be forthcoming.

(Timestamp 00:25:52)

Vice Chairman Hennis asked if the Applicant was in agreement with the Conditions of Approval listed in the staff report, the Applicant confirmed.

(Timestamp 00:26:34)

Vice Chairman opened the hearing.

Support:

None

Neutral:

None

Against:

None

(Timestamp 00:27:00)

As there were none, Chairman Young closed the hearing and the Commission proceeded into deliberation.

(Timestamp 00:27:24)

Chairman Young felt the Rezone request was appropriate and compatible for the area.

Vice Chairman Hennis agreed, as did Commissioner Garten, who further expressed the proposed type of business was needed for the community. Commissioner Damron agreed.

(Timestamp 00:29:05)

Motion To: Recommend Approval to City Council of Case No. 21-02-ZC (Rezone) for First Choice Collision Repair, with the Conditions as outlined in the Staff report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 4-0-0

(Timestamp 00:29:40)

Motion To: Approve Case No. 21-02-SUP (Special Use Permit) for First Choice Collision Repair, with the Conditions as listed in the Staff report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

Absent: 0

(Timestamp 00:30:14)

Chairman Young accidentally overlooked the remaining Public Hearing agenda item and proceeded to Business agenda items; Vice Chairman redirected the Chairman.

(Timestamp 00:30:50)

D. Case No. 21-14-CPF (Combination Preliminary & Final Plat) for Ashville Acres – Troy Behunin, Senior Planner

Applicant requests approval for a Combined Preliminary & Re-Final Plat for Lots 3 & 4, Blk 12, Ashton Estates No. 2. Applicant's desires to divide these two (2) lots into four (4) total lots, thus providing another two (2) buildable lots, in the Ashton Estates No. 2, Commercial Subdivision within Kuna City. This is a request for re-subdivision.

(Timestamp 00:31:08)

Motion To: Table Case No. 21-14-CPF (Combination Preliminary & Final Plat) for Ashville Acres to a date uncertain.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

Absent: 0

4. BUSINESS ITEMS:

(Timestamp 00:31:30)

A. Case No. 21-11-DR (Design Review) for Commercial Tire – Jessica Reid, Planning Services Specialist **ACTION ITEM**

David Blodgett of Rudeen Architects, on behalf of his client the Schwenkfelder's, requests Design Review approval for an approximately 10,022 Square Foot tire shop with mezzanine level office; a 1,965 Square Foot mercantile space; a 3,266 Square Foot open air truck/equipment bay; associated parking lot; and landscaping. The subject site is located at 997 N Meridian Road (APN: R2404340100) with a C-1 (Neighborhood Commercial) zoning designation; Section 24, Township 2 North, Range 1 West.

(Timestamp 00:31:45)

Planning Services Specialist Jessica Reid presented an overview of the project and stood for questions.

(Timestamp 00:34:12)

David Blodgett provided a presentation (included in the meeting packet) touching on various points and design in the project. He also expressed the proposed project was a great fit for the previously heard Case for First Choice Collision Repair and very compatible. Mr. Blodgett then stood for questions.

(Timestamp 00:39:38)

As there were no questions from the Commission, they moved into deliberation.

(Timestamp 00:39:46)

Chairman Young felt the design was appropriate and provided great variation. He also felt the setup of facing the service bays away from the main road was great design; he also felt the landscaping was appropriate.

(Timestamp 00:40:46)

Vice Chairman Hennis appreciated the appealing design and various materials used.

(Timestamp 00:41:15)

Commissioner Damron believed the location and being next to the proposed First Choice Collision Repair was a fabulous fit.

Commissioner Garten agreed and further expressed that both proposed businesses would be bringing jobs into Kuna. He was also satisfied the design satisfied the requirements.

(Timestamp 00:41:35)

Motion To: Approve Case No. 21-11-DR (Design Review) for Commercial Tire, with the Conditions as outlined in the staff report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

Absent: 0

(Timestamp 00:42:05)

Chairman Young asked staff if there were any other items to address.

(Timestamp 00:42:22)

Planning and Zoning Director Jace Hellman notified the Commission staff was still actively searching for a new Commissioner to complete late Commissioner Gealys' term. Mr. Hellman also requested the Commissioners provide a schedule of any upcoming vacations so staff could be aware of any potential conflicts.

5. **ADJOURNMENT:**

(Timestamp 00:43:36)

Motion To: Approve Case No. 21-11-DR (Design Review) for Commercial Tire, with the Conditions as outlined in the staff report.

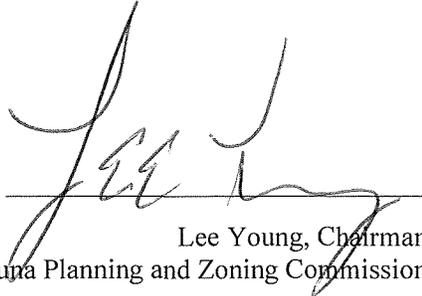
Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Damron

Further Discussion: None

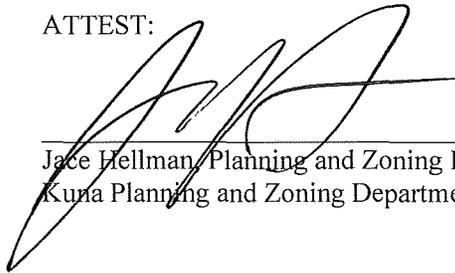
Voting No: None

Absent: 0



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Jace Hellman, Planning and Zoning Director
Kuna Planning and Zoning Department



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

SIGN-UP SHEET
January 11, 2022 – Planning and Zoning Commission Public Hearing

Case Name: Boise Basin - Markovetz

Case No: 21-12-AN (Annexation)

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

IN FAVOR NEUTRAL IN OPPOSITION

[X] Testify [] Not Testify

Michael R Smith
Print Name
3521 E King Road
Print Address
Kuna ID 83634
City State, Zip

[] Testify [] Not Testify

Print Name
Print Address
City State, Zip

[] Testify [] Not Testify

Print Name
Print Address
City State, Zip

[] Testify [X] Not Testify

KATHY RAINWATER
Print Name
1455 MARKO LN
Print Address
KUNA ID
City State, Zip

[] Testify [] Not Testify

Print Name
Print Address
City State, Zip

[] Testify [] Not Testify

Print Name
Print Address
City State, Zip

[] Testify [] Not Testify

Dennis Rainwater
Print Name
1455 MARKO LN
Print Address
KUNA ID
City State, Zip

[] Testify [] Not Testify

Print Name
Print Address
City State, Zip

[] Testify [] Not Testify

Print Name
Print Address
City State, Zip

[] Testify [X] Not Testify

NORM KRUEGER
Print Name
41 S. MARKO LN
Print Address
KUNA ID. 83634
City State, Zip

[] Testify [] Not Testify

Print Name
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City State, Zip

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SIGN-UP SHEET

January 11, 2022 – Planning and Zoning Commission Public Hearing

Case Name: First Choice Collision Auto Repair

Case No: 21-02-ZC (Rezone), 21-02-SUP (Special Use Permit)

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

IN FAVOR		NEUTRAL		IN OPPOSITION	
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
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_____ Print Address		_____ Print Address		_____ Print Address	
_____ City	_____ State, Zip	_____ City	_____ State, Zip	_____ City	_____ State, Zip

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NEUTRAL

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Print Address

City State, Zip



Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

received
9.20.21



****Office Use Only****

File No.(s): 21-12-AN

Project Name: Boise Basin/Markovetz

Date Received: 09.20.2021

Date Accepted as Complete: _____

Type of review requested (check all that apply):

<input checked="" type="checkbox"/>	Annexation	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Comp. Plan Map Amendment	<input type="checkbox"/>	Combination Pre & Final Plat
<input type="checkbox"/>	Design Review	<input type="checkbox"/>	Development Agreement
<input type="checkbox"/>	Final Planned Unit Development	<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Ordinance Amendment	<input type="checkbox"/>	Planned Unit Development
<input type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>	Rezone
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Temporary Business
<input type="checkbox"/>	Vacation	<input type="checkbox"/>	Variance

Owner of Record

Name: Boise Basin Development LLC/Donald Markovetz

Address: 5055 E. Kuna Road/E. Kuna Road

Phone: 208-284-0829/(208) 871-0585 Email: chase@ownboise.com

Applicant (Developer) Information

Name: Boise Basin Development LLC

Address: 1065 S. Allante Place Boise, ID 83709

Phone: 208-284-0829 Email: chase@ownboise.com

Engineer/Representative Information

Name: Tim Nicholson

Address: 950 W. Bannock Street Boise, ID 83702

Phone: 208-410-6147 Email: tim.nicholson@kimley-horn.com

Subject Property Information

Site Address: 5055 E. Kuna Road/E. Kuna Road

Nearest Major Cross Streets: E. Kuna Road and S. Eagle Road

Parcel No.(s): S1428223050 and R5462680100

Section, Township, Range: 2N 1E 28

Property Size: 51.67

Current Land Use: Residential/Agriculture Proposed Land Use: Medium Density Residential

Current Zoning: RR Proposed Zoning: R-4

Project Description

Project Name: TBD

General Description of Project: Single family residential

Type of proposed use (check all that apply and provide specific density/zoning):

- Residential: R-2 (R-4) R-6 R-8 R-12 R-20 Commercial: C-1 C-2 C-3 CBD
- Office Industrial: M-1 M-2 Other: _____

Type(s) of amenities provided with development: common areas, pathways, sidewalks, street trees, etc

Residential Project Summary (If Applicable)

Are there existing buildings? (YES) NO

If YES, please describe: Existing manufactured home on Parcel 1 will be demolished

Will any existing buildings remain? (YES) NO MARKOVETZ HOUSE + MARKO LAKE HOUSES (NOT A PART OF THE ANNEXATION)

No. of Residential Units: TBD No. of Building Lots: TBD

No. of Common Lots: TBD No. of Other Lots: TBD

Type of dwelling(s) proposed (check all that apply):

- Single-Family Townhomes Duplexes Multi-Family
- Other: _____

Minimum square footage of structure(s): TBD

Gross Density (Dwelling Units ÷ Total Acreage): TBD

Net Density (Dwelling Units ÷ Total Acreage not including Roads): TBD

Percentage of Open Space provided: TBD Acreage of Open Space: TBD

Type of Open Space provided (i.e. public, common, landscaping): _____

common lots for residents, landscape strips with trees, etc

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ Other lots: _____

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

Building height: _____ Hours of Operation: _____

Total No. of Employees: _____ Max No. of Employees at one time: _____

No. of and ages of students: _____ Seating capacity: _____

Proposed Parking

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

Applicant Signature:  Date: 8-18-21

By signing, you are confirming you have provided all required items listed on this application.

Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided for application attachments to be uploaded to the cloud.



Annexation Application

PO Box 13 | 751 W. 4th Street | Kuna, ID 83634
 (208) 922-5274 | www.KunaCity.ID.gov



Annexation requires Public Hearings with both the Planning & Zoning Commission and City Council. Public Hearing signs will be required to be posted by the Applicant for both meetings. Sign posting regulations are available online in Kuna City Code 5-1A-8.

Office Use Only	
Case No(s):	<u>21-12-AN</u>
Project Name:	<u>Boise Basin/Markovetz</u>
Date of Pre-Application Meeting:	<u>Valid for three (3) months, unless otherwise determined by Staff</u>
Date Received:	<u>09.20.2021</u>
Date Accepted as Complete:	_____

Application shall contain one (1) copy of the following (digital documents preferred):

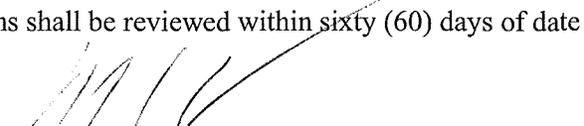
- ✓ • Complete Planning & Zoning Application Coversheet.
- ✓ • Complete Annexation Application (*It is the Applicant's responsibility to use the most current application.*)
- ✓ • Detailed narrative or justification for the application, describing the project, design elements, serviceability, amenities, and how the project complies with the requirements found within Kuna City Code 5-13 and Idaho Code §50-222.
- ✓ • Legal Description of Annexation Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- ✓ • Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- ✓✓ • Recorded Warranty Deed for property.
- ✓✓ • Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.*)
- ✓ • Neighborhood Meeting Certification.
- ✓ • Commitment of Property Posting form signed by the applicant/agent.

This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.

Information to Note:

The date of application acceptance shall be the date the Applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).

Applicant Signature:  Date: 9-9-21

By signing, you are confirming you have provided all required items listed on this application.

Kimley»Horn

September 17, 2021

Mr. Jace Hellman, Planning and Zoning Director
City of Kuna
751 W. 4th Street
Kuna, ID 83634

5055 E. Kuna Road and E. Kuna Road Parcel Annexation – Project Narrative

Dear Mr. Hellman,

This project is located on approximately fifty-one (51) acres, between S. Eagle Road and S. Terben Lane on the south side of E. Kuna Road. After receiving comments from planning staff and local neighbors as well as considering the City's Comprehensive Plan, Future Land Use Map, and Zoning Code, our development team will thoughtfully design these parcels to include a proposed layout with a maximum density of R-4. This project will include common lots that will be dedicated open space, walking paths, and landscaping to meet the City's requirements while providing amenities for future residents. Our proposed layout will provide internal street and pedestrian connectivity between the parcels.

We ask for your approval on the item stated below:

- Annexation of the project site.

Please find the attached Planning and Zoning Application Coversheet, Annexation Application, Project Narrative, Legal Descriptions and Exhibits, Vicinity Map, Warranty Deeds, Affidavit of Legal Interests, Neighborhood Meeting Certification, and Commitment of Property Posting. Thank you for your time and consideration. We believe this project will be a great addition to the City of Kuna and will compliment future neighborhoods in the area. Please feel free to contact me if you have any questions or require additional information.

Sincerely,



Tim Nicholson, P.E.
Kimley-Horn
Project Manager

PROJECT OVERVIEW

The proposed annexation area is located on approximately 51 acres south of Kuna Road between Eagle Road and Terben Lane ("Project Site") as shown on Figure 1 below. The Project Site currently lies in unincorporated Ada County and is within Meridian's area of city impact. Primary access to the Project Site is provided directly from Kuna Road. There is also secondary access planned along Terben Lane.

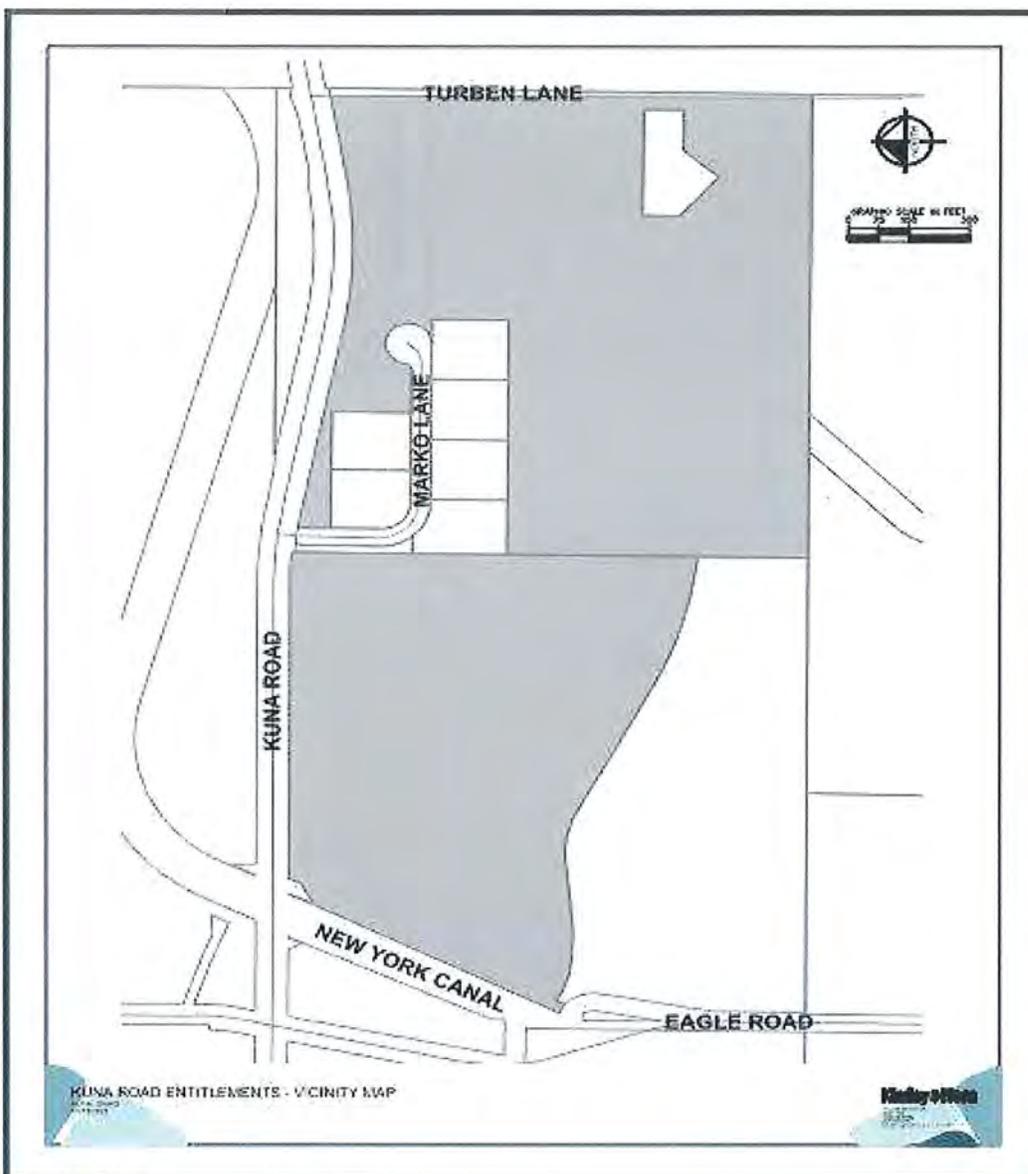


Figure 1 - Vicinity Map

The Project Site is currently located in Ada County and is zoned as Rural Residential (RR). The applicant is currently only proposing annexation of the Project Site. In the future, a separate rezone and preliminary plat application will be brought forward. The

proposed rezone will be in conformance with the Future Land Use Map, which designates the Project Site as Medium Density Residential, which allows R-4, R-6, or R-8 zoning per the City's codes. This is shown in Appendix A.

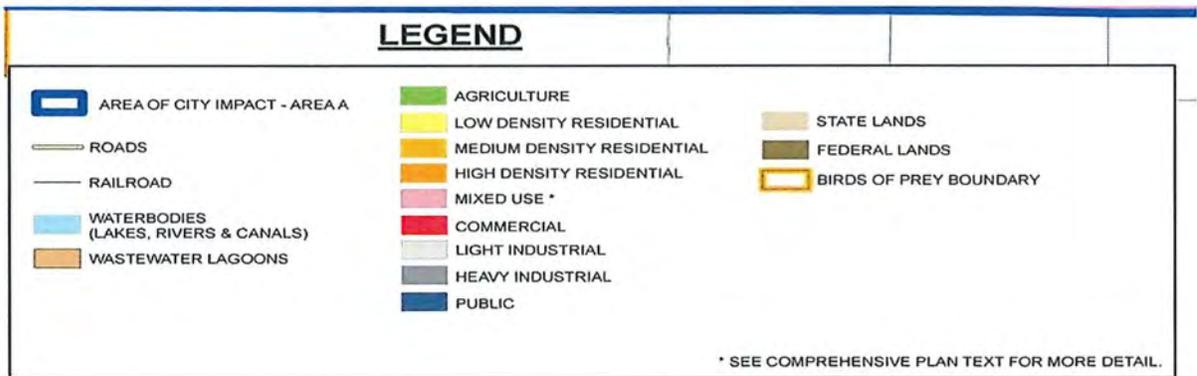
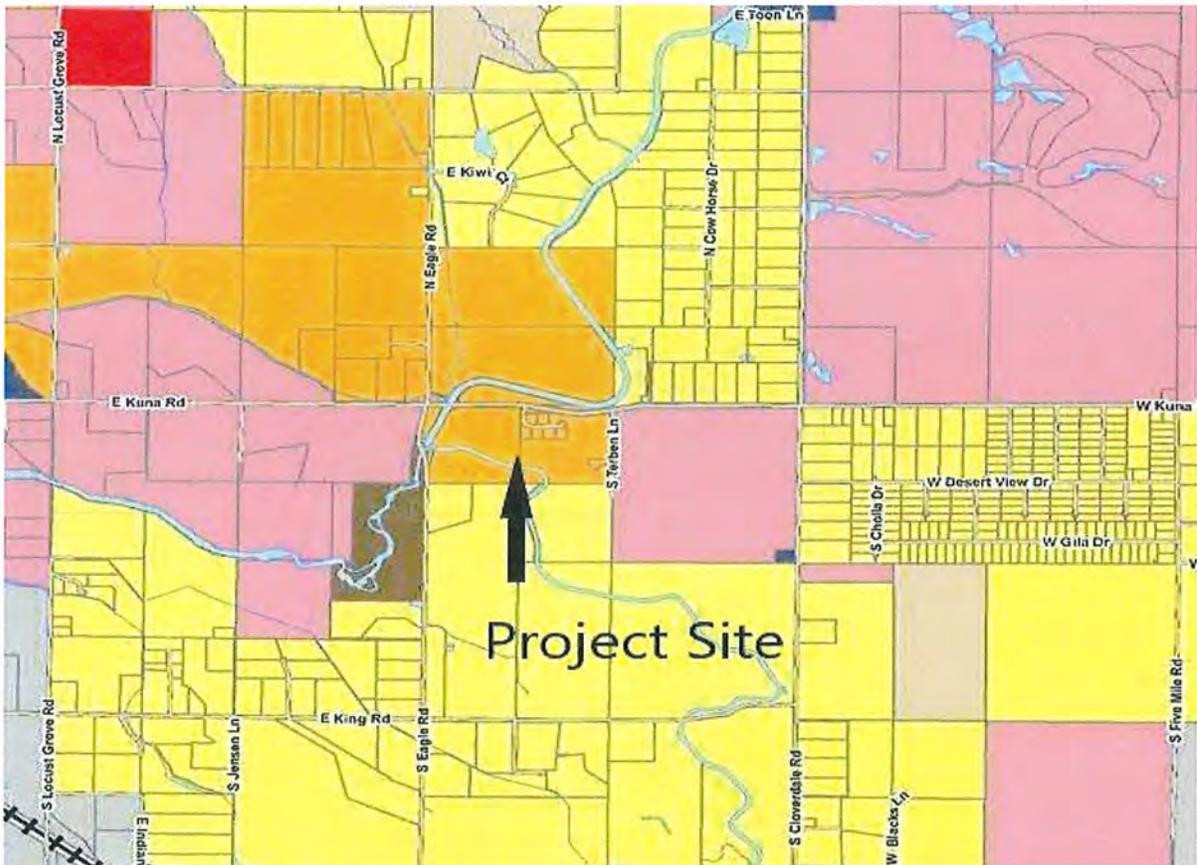
UTILITIES

The City and the developer of the Falcon Crest subdivision have recently invested significant funds to install new water and sewer mainlines in Kuna Road adjacent to this project. Our project intends to utilize these existing City services while adding any needed infrastructure as required by the City. This project can help the City generate revenue through connection and usage fees while adding necessary flows to prevent stagnation in both the water and sewer mainlines. Irrigation service will be provided by onsite wells. Both parcels now have approved water sources by IDWR. To provide consistent irrigation water delivery for residents a pond and pump station will be constructed onsite for irrigation water storage and pressure irrigation service.

CONCLUSION

As shown, the annexation of these two parcels into the City of Kuna will allow for an attractive future development. These parcels help promote orderly growth within the City and would potentially spur more development along Kuna Road. This will then further increase City revenues through utility payments, connections, and property taxes. When further rezoning and preliminary plat applications move forward, the proposed R-4 zoning classification will align with the Comprehensive Plan's Future Land Use Map designations. Open spaces and amenities will work together to create an active and interconnected recreational community. Our design team will carefully consider the input of existing neighbors and service providers. With these positive characteristics, approval of the annexation of these parcels is in the best interests of the City. The developers and design team respectfully request your approval of this annexation application.

APPENDIX A – EXISTING/FUTURE LAND USE



	Adjacent Land Use	Current Adjacent Zoning
North	Medium-Density Residential	RR
South	Low-Density Residential	RR
East	Mixed Use	A
West	Mixed Use	RR



LEGAL DESCRIPTION

Page 1 of 3

August 27, 2021
Project No. 121120

EXHIBIT A

MARKOVETZ PARCEL
KUNA ANNEXATION DESCRIPTION

A parcel of land being Lot 1, Block 1, Lot 9, Block 2 and a portion of E. Kuna Road in Markovetz Subdivision, as same is recorded in Book 101 of Plats at Page 13185 of Ada County Records, located in the Northeast One Quarter of the Northwest One Quarter of Section 28, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Section Corner common to Sections 20, 21, 28 and 29 of said Township 2 North, Range 1 East, (from which point the North One Quarter Corner of said Section 28 bears South 89°43'40" East, 2639.81 feet distant);

Thence from said Section Corner, South 89°43'40" East, a distance of 1319.90 feet on the north line of said Section 28 to the West 1/16th Corner common to Sections 21 and 28 of said Township 2 North, Range 1 East, said point being the POINT OF BEGINNING;

Thence South 89°43'40" East, a distance of 1319.91 feet on the north line of said Section 28, to the North One Quarter Corner of said Section 28;

Thence on the exterior boundary line of said Markovetz Subdivision for the following courses and distances:

Thence South 00° 42' 00" West, a distance of 1329.23 feet on the north-south mid-section line of said Section 28 to the Center-North 1/16th Corner of said Section 28;

Thence North 89° 41' 32" West, a distance of 1320.37 feet on the east-west 1/16th section line of the Northwest One Quarter of said Section 28 to the North-West 1/16th Corner of said Section 28;

Thence North 00° 43' 13" East, a distance of 748.49 feet to the southwest corner of Lot 2, Block 2 of said Markovetz Subdivision;

Thence leaving the exterior boundary line of said Markovetz Subdivision, South 89°43'40" East, a distance of 667.00 feet on the exterior Lot Line of Lot 9, Block 2 to the southeast corner of Lot 5, Block 2 of said Subdivision;

Thence on the exterior Lot Line of Lot 9, Block 2 of said Markovetz Subdivision for the following courses and distances:

Thence North 00° 43' 13" East, a distance of 192.00 feet;

Thence North 89°43'39" West, a distance of 69.45 feet to a point on a curve;

Thence 264.08 feet on the arc of a curve to the left, having a radius of 58.00 feet, a central angle of 260° 52' 38", a chord bearing of North 40° 26' 20" West and a chord length of 88.29 feet to a point of reverse curve;

Thence 28.33 feet on the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 81° 08' 59", a chord bearing of South 49° 41' 51" West and a chord length of 26.02 feet;

Thence North 89°43'39" West, a distance of 118.28 feet;

Thence North 00° 43' 13" East, a distance of 198.57 feet;

Thence North 89°43'40" West, a distance of 331.38 feet;
 Thence North 00° 43' 13" East, a distance of 46.71 feet to a point of curve;
 Thence 26.60 feet on the arc of a curve to the right, having a radius of 275.00 feet, a central angle of 05° 32' 29", a chord bearing of North 03° 29' 27" East and a chord length of 26.59 feet;
 Thence North 06° 15' 41" East, a distance of 6.91 feet to a point on a curve;
 Thence leaving the exterior Lot Line of said Lot 9, Block 2, 25.01 feet on the arc of a curve to the left, having a radius of 1097.87 feet, a central angle of 01° 18' 19", a chord bearing of North 82° 10' 37" West and a chord length of 25.01 feet to a point of compound curve;
 Thence 25.00 feet on the arc of a curve to the left, having a radius of 1097.87 feet, a central angle of 01° 18' 17", a chord bearing of North 83° 28' 55" West and a chord length of 25.00 feet to a point of compound curve;
 Thence 22.48 feet on the arc of a curve to the left, having a radius of 1097.87 feet, a central angle of 01° 10' 24", a chord bearing of North 84° 43' 16" West and a chord length of 22.48 feet to a point on the north-south 1/16th section line of the Northwest One Quarter of said Section 28;
 Thence North 00° 43' 13" East, a distance of 51.27 feet on the north-south 1/16th section line of the Northwest One Quarter of said Section 28 to the POINT OF BEGINNING.

LESS AND EXCEPTING:

A parcel of land being Lot 10, Block 2 of Markovetz Subdivision, as same is recorded in Book 101 of Plats at Page 13185 of Ada County Records, located in the Northeast One Quarter of the Northwest One Quarter of Section 28, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Section Corner common to Sections 20, 21, 28 and 29 of said Township 2 North, Range 1 East, (from which point the North One Quarter Corner of said Section 28 bears South 89°43'40" East, 2639.81 feet distant);
 Thence from said Section Corner, South 89°43'40" East, a distance of 1319.90 feet on the north line of said Section 28 to the West 1/16th Corner common to Sections 21 and 28 of said Township 2 North, Range 1 East;
 Thence South 89°43'40" East, a distance of 1319.91 feet on the north line of said Section 28, to the North One Quarter Corner of said Section 28;
 Thence South 00° 42' 00" West, a distance of 1329.23 feet on the north-south mid-section line of said Section 28 to the Center-North 1/16th Corner of said Section 28;
 Thence North 89° 41' 32" West, a distance of 50.00 feet on the east-west 1/16th section line of the Northwest One Quarter of said Section 28;
 Thence North 00° 42' 00" East, a distance of 319.31 feet to the Southeast corner of Lot 10, Block 2 of said Markovetz Subdivision, said point being the POINT OF BEGINNING;

Thence on the exterior lot line of said Lot 10, Block 2 for the following courses and distances:
 Thence North 89° 18' 00" West, a distance of 115.86 feet;
 Thence South 40° 33' 05" West, a distance of 114.93 feet;
 Thence North 49° 03' 12" West, a distance of 147.15 feet;

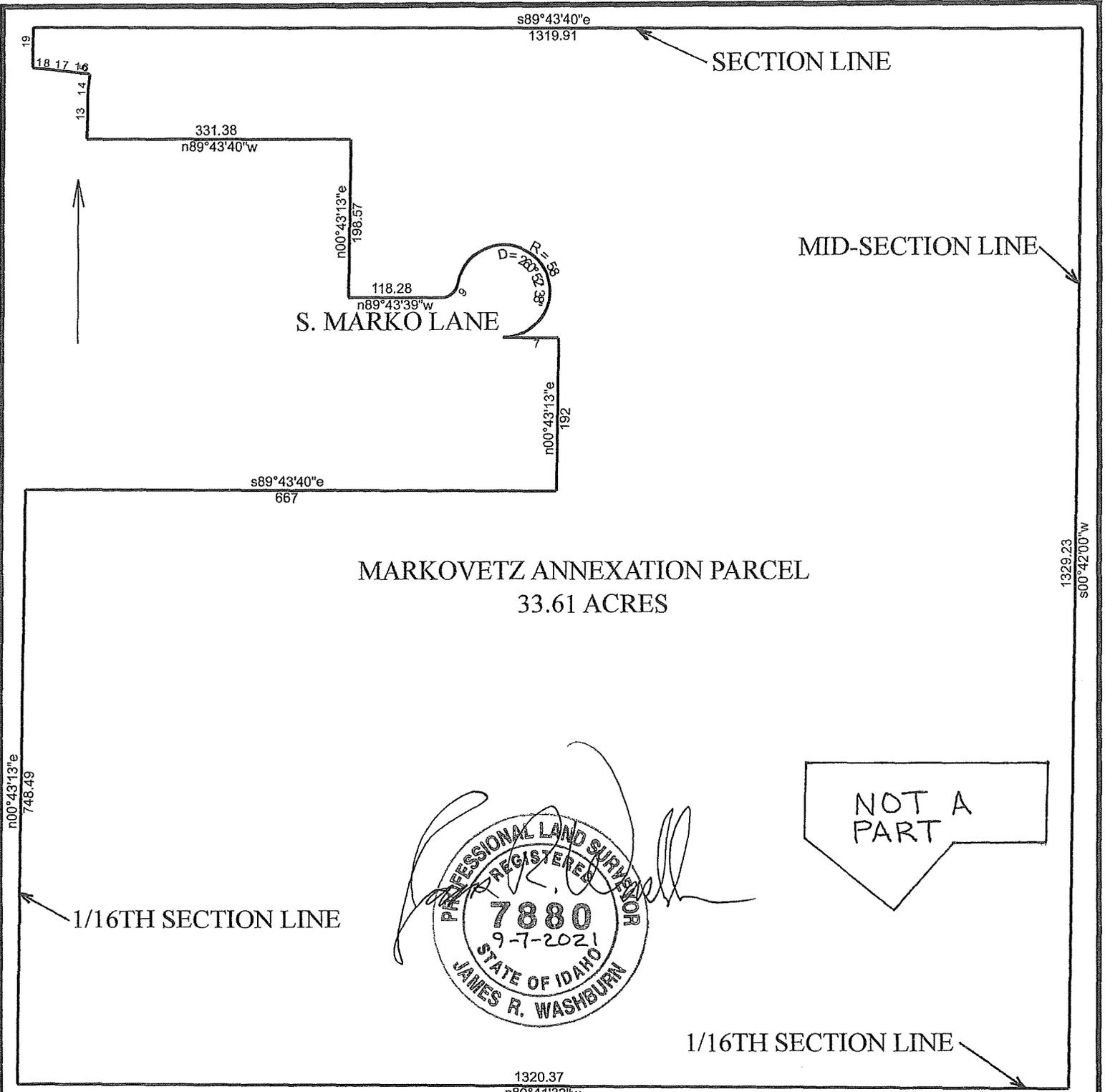
Thence North 00° 42' 00" East, a distance of 93.16 feet;
Thence South 89°18'00" East, a distance of 301.82 feet;
Thence South 00° 42' 00" West, a distance of 100.00 feet to the POINT OF BEGINNING.

The resulting above described annexation parcel contains 33.61 acres more or less.

PREPARED BY:
THE LAND GROUP, INC.

James R. Washburn





MARKOVETZ ANNEXATION PARCEL EXHIBIT MAP

9/7/2021

Scale: 1 inch= 172 feet

File:

Tract 1: Closure: s17.5340w 0.02 ft. (1/443183), Perimeter=6791 ft.

- | | |
|---|---|
| 01 s89.4340e 1319.91 | 14 Rt, r=275.00, delta=005.3229, chord=n03.2927e 26.59 |
| 02 s00.4200w 1329.23 | 15 n06.1541e 6.91 |
| 03 n89.4132w 1320.37 | 16 Lt, r=1097.87, delta=001.1819, chord=n82.1037w 25.01 |
| 04 n00.4313e 748.49 | 17 Lt, r=1097.87, delta=001.1817, chord=n83.2855w 25.00 |
| 05 s89.4340e 667 | 18 Lt, r=1097.87, delta=001.1024, chord=n84.4316w 22.48 |
| 06 n00.4313e 192 | 19 n00.4313e 51.27 |
| 07 n89.4339w 69.45 | |
| 08 Lt, r=58.00, delta=260.5238, chord=n40.2620w 88.29 | |
| 09 Rt, r=20.00, delta=081.0859, chord=s49.4151w 26.02 | |
| 10 n89.4339w 118.28 | |
| 11 n00.4313e 198.57 | |
| 12 n89.4340w 331.38 | |
| 13 n00.4313e 46.71 | |



LEGAL DESCRIPTION

Page 1 of 2

August 27, 2021
Project No. 121120

BOISE BASIN PARCEL KUNA ANNEXATION DESCRIPTION

A parcel of land located in the Northwest One Quarter of the Northwest One Quarter of Section 28, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Section Corner common to Sections 20, 21, 28 and 29 of said Township 2 North, Range 1 East, (from which point the North One Quarter Corner of said Section 28 bears South 89°38'23" East, 2639.92 feet distant);

Thence from said Section Corner, South 89°38'23" East, a distance of 287.65 feet on the north line of said Section 28 to the POINT OF BEGINNING;

Thence South 89°38'23" East, a distance of 1032.22 feet on the north line of said Section 28 to the West 1/16th Corner common to Sections 21 and 28 of said Township 2 North, Range 1 East;

Thence South 00° 48' 35" West, a distance of 1052.10 feet on the north-south 1/16th Section Line of the Northwest One Quarter of said Section 28 to a point on the centerline of the Mora Canal;

Thence on the centerline of the Mora Canal for the following courses and distances:

Thence North 82° 00' 00" West, a distance of 42.76 feet to a point of curve;

Thence 349.07 feet on the arc of a curve to the right, having a radius of 1000.00 feet, a central angle of 20° 00' 00", a chord bearing of North 72° 00' 00" West and a chord length of 347.30 feet;

Thence North 62° 00' 00" West, a distance of 395.82 feet to a point of curve;

Thence 148.35 feet on the arc of a curve to the left, having a radius of 250.00 feet, a central angle of 34° 00' 00", a chord bearing of North 79° 00' 00" West and a chord length of 146.19 feet;

Thence South 84° 00' 00" West, a distance of 157.09 feet to a point of curve;

Thence 36.65 feet on the arc of a curve to the right, having a radius of 300.00 feet, a central angle of 07° 00' 00", a chord bearing of South 87° 30' 00" West and a chord length of 36.63 feet;

Thence North 89° 00' 00" West, a distance of 51.83 feet to a point of curve;

Thence 153.18 feet on the arc of a curve to the right, having a radius of 300.00 feet, a central angle of 29° 15' 17", a chord bearing of North 74° 22' 21" West and a chord length of 151.52 feet;

Thence leaving the centerline of the Mora Canal, South 25° 44' 00" West, a distance of 23.73 feet to a point on a curve on the easterly right of way line of South Eagle Road;

Thence 58.74 feet on the arc of a curve to the left, having a radius of 110.00 feet, a central angle of 30° 35' 49", a chord bearing of North 56° 48' 56" West and a chord length of 58.05 feet to a point on the west line of said Section 28;

Thence North 00° 49' 39" East, a distance of 41.42 feet on the west line of said Section 28 to a point on the centerline of the New York Canal;

Thence North 25° 44' 00" East, a distance of 683.80 feet to a point on the southerly right of way line of East Kuna Road;

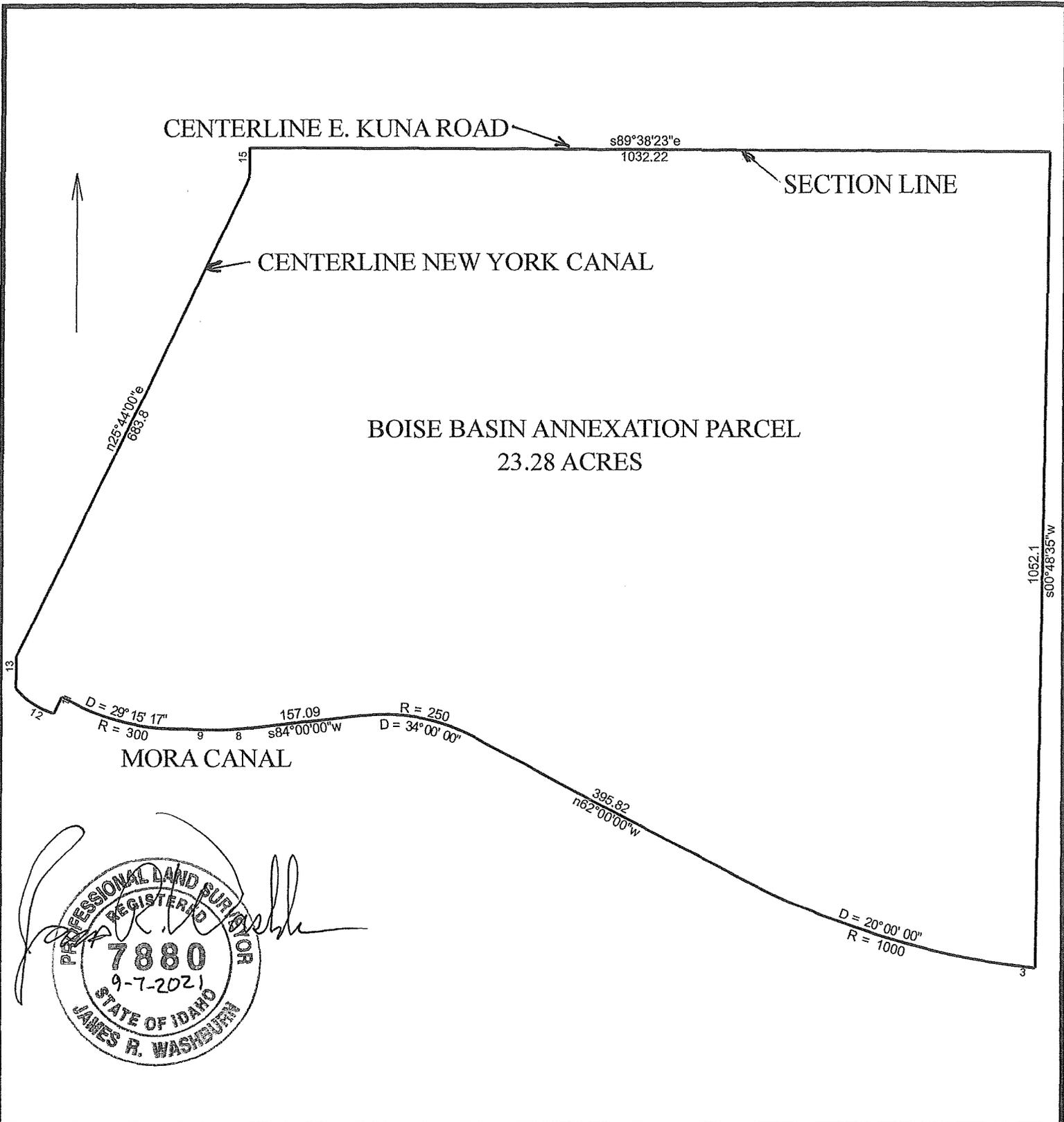
Thence North 00° 21' 37" East, a distance of 40.00 feet to the POINT OF BEGINNING.

The above described parcel contains 23.28 acres more or less.

PREPARED BY:
THE LAND GROUP, INC.

James R. Washburn



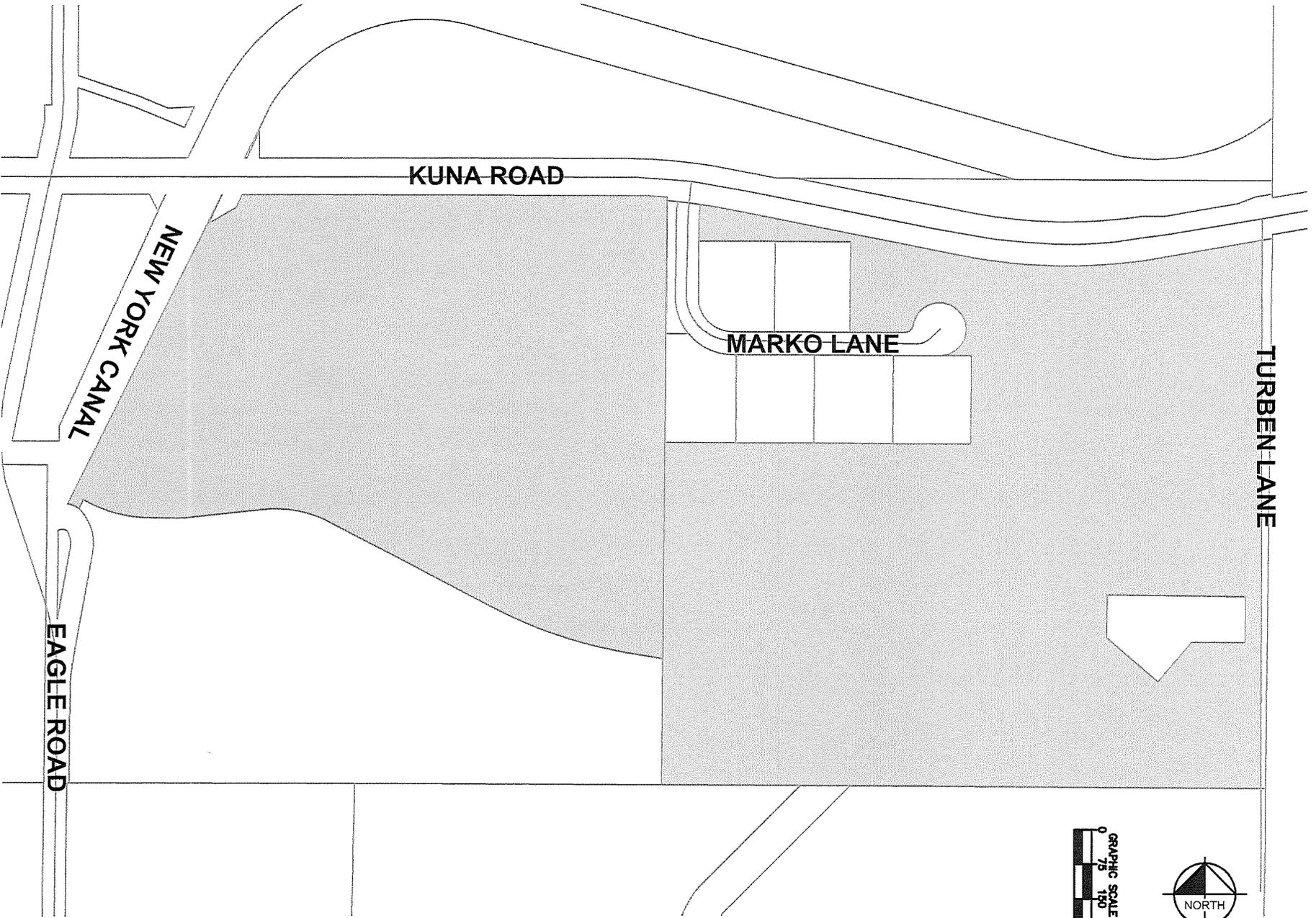


BOISE BASIN ANNEXATION PARCEL EXHIBIT MAP 9/7/2021

Scale: 1 inch= 171 feet File:

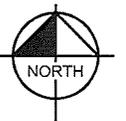
Tract 1: Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=4267 ft.

01 s89.3823e 1032.22	11 s25.4400w 23.73
02 s00.4835w 1052.1	12 Rt, r=110.00, delta=030.3549, chord=n56.4856w 58.05
03 n82.0000w 42.76	13 n00.4939e 41.42
04 Rt, r=1000.00, delta=020.0000, chord=n72.0000w 347.30	14 n25.4400e 683.8
05 n62.0000w 395.82	15 n00.2137e 40
06 Lt, r=250.00, delta=034.0000, chord=n79.0000w 146.19	
07 s84.0000w 157.09	
08 Rt, r=300.00, delta=007.0000, chord=s87.3000w 36.63	
09 n89.0000w 51.83	
10 Rt, r=300.00, delta=029.1517, chord=n74.2221w 151.52	



KUNA ROAD ENTITLEMENTS - VICINITY MAP

KUNA, IDAHO
08/18/2021



Kimley  Horn

500 WEST BROADWAY, SUITE 200
DENVER, CO 80202
303.733.2222



QUITCLAIM DEED

FOR VALUE RECEIVED, DONALD J. MARKOVETZ + CAROL J. MARKOVETZ

Grantor(s), does hereby convey, release, remise and forever quitclaim unto DONALD J. MARKOVETZ + CAROL J. MARKOVETZ

Grantee(s), whose mailing address is 325 S. TERBET LN KUNA, ID 83634,

the following described premises, to-wit:

LOT 9 BLOCK 2 OF THE MARKOVETZ SUB
PARCEL * R5462680100

ADA county.

Together with the appurtenances.

This deed is intended to convey to the Grantee all right, title, and interest of the Grantor in and to said property, now owned or hereafter acquired.

Date Sept 16, 2021.

[Signature]
Signature, Grantor

[Signature]
Signature, Grantor

STATE OF IDAHO)
County of Ada) ss.

On this 16th day of Sept, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Donald Markovetz & Carol Markovetz, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that s/he executed the same.



David Wray
NOTARY PUBLIC for Idaho
Residing at: Boise
My Commission Expires: 12/21/25

**LEGAL DESCRIPTION**

Page 1 of 3

August 27, 2021
Project No. 121120

EXHIBIT A

**MARKOVETZ PARCEL
KUNA ANNEXATION DESCRIPTION**

A parcel of land being Lot 1, Block 1, Lot 9, Block 2 and a portion of E. Kuna Road in Markovetz Subdivision, as same is recorded in Book 101 of Plats at Page 13185 of Ada County Records, located in the Northeast One Quarter of the Northwest One Quarter of Section 28, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Section Corner common to Sections 20, 21, 28 and 29 of said Township 2 North, Range 1 East, (from which point the North One Quarter Corner of said Section 28 bears South 89°43'40" East, 2639.81 feet distant);

Thence from said Section Corner, South 89°43'40" East, a distance of 1319.90 feet on the north line of said Section 28 to the West 1/16th Corner common to Sections 21 and 28 of said Township 2 North, Range 1 East, said point being the POINT OF BEGINNING;

Thence South 89°43'40" East, a distance of 1319.91 feet on the north line of said Section 28, to the North One Quarter Corner of said Section 28;

Thence on the exterior boundary line of said Markovetz Subdivision for the following courses and distances:

Thence South 00° 42' 00" West, a distance of 1329.23 feet on the north-south mid-section line of said Section 28 to the Center-North 1/16th Corner of said Section 28;

Thence North 89° 41' 32" West, a distance of 1320.37 feet on the east-west 1/16th section line of the Northwest One Quarter of said Section 28 to the North-West 1/16th Corner of said Section 28;

Thence North 00° 43' 13" East, a distance of 748.49 feet to the southwest corner of Lot 2, Block 2 of said Markovetz Subdivision;

Thence leaving the exterior boundary line of said Markovetz Subdivision, South 89°43'40" East, a distance of 667.00 feet on the exterior Lot Line of Lot 9, Block 2 to the southeast corner of Lot 5, Block 2 of said Subdivision;

Thence on the exterior Lot Line of Lot 9, Block 2 of said Markovetz Subdivision for the following courses and distances:

Thence North 00° 43' 13" East, a distance of 192.00 feet;

Thence North 89°43'39" West, a distance of 69.45 feet to a point on a curve;

Thence 264.08 feet on the arc of a curve to the left, having a radius of 58.00 feet, a central angle of 260° 52' 38", a chord bearing of North 40° 26' 20" West and a chord length of 88.29 feet to a point of reverse curve;

Thence 28.33 feet on the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 81° 08' 59", a chord bearing of South 49° 41' 51" West and a chord length of 26.02 feet;

Thence North 89°43'39" West, a distance of 118.28 feet;

Thence North 00° 43' 13" East, a distance of 198.57 feet;

Thence North 89°43'40" West, a distance of 331.38 feet;
 Thence North 00° 43' 13" East, a distance of 46.71 feet to a point of curve;
 Thence 26.60 feet on the arc of a curve to the right, having a radius of 275.00 feet, a central angle of 05° 32' 29", a chord bearing of North 03° 29' 27" East and a chord length of 26.59 feet;
 Thence North 06° 15' 41" East, a distance of 6.91 feet to a point on a curve;
 Thence leaving the exterior Lot Line of said Lot 9, Block 2, 25.01 feet on the arc of a curve to the left, having a radius of 1097.87 feet, a central angle of 01° 18' 19", a chord bearing of North 82° 10' 37" West and a chord length of 25.01 feet to a point of compound curve;
 Thence 25.00 feet on the arc of a curve to the left, having a radius of 1097.87 feet, a central angle of 01° 18' 17", a chord bearing of North 83° 28' 55" West and a chord length of 25.00 feet to a point of compound curve;
 Thence 22.48 feet on the arc of a curve to the left, having a radius of 1097.87 feet, a central angle of 01° 10' 24", a chord bearing of North 84° 43' 16" West and a chord length of 22.48 feet to a point on the north-south 1/16th section line of the Northwest One Quarter of said Section 28;
 Thence North 00° 43' 13" East, a distance of 51.27 feet on the north-south 1/16th section line of the Northwest One Quarter of said Section 28 to the POINT OF BEGINNING.

LESS AND EXCEPTING:

A parcel of land being Lot 10, Block 2 of Markovetz Subdivision, as same is recorded in Book 101 of Plats at Page 13185 of Ada County Records, located in the Northeast One Quarter of the Northwest One Quarter of Section 28, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Section Corner common to Sections 20, 21, 28 and 29 of said Township 2 North, Range 1 East, (from which point the North One Quarter Corner of said Section 28 bears South 89°43'40" East, 2639.81 feet distant);
 Thence from said Section Corner, South 89°43'40" East, a distance of 1319.90 feet on the north line of said Section 28 to the West 1/16th Corner common to Sections 21 and 28 of said Township 2 North, Range 1 East;
 Thence South 89°43'40" East, a distance of 1319.91 feet on the north line of said Section 28, to the North One Quarter Corner of said Section 28;
 Thence South 00° 42' 00" West, a distance of 1329.23 feet on the north-south mid-section line of said Section 28 to the Center-North 1/16th Corner of said Section 28;
 Thence North 89° 41' 32" West, a distance of 50.00 feet on the east-west 1/16th section line of the Northwest One Quarter of said Section 28;
 Thence North 00° 42' 00" East, a distance of 319.31 feet to the Southeast corner of Lot 10, Block 2 of said Markovetz Subdivision, said point being the POINT OF BEGINNING;

Thence on the exterior lot line of said Lot 10, Block 2 for the following courses and distances:

Thence North 89° 18' 00" West, a distance of 115.86 feet;
 Thence South 40° 33' 05" West, a distance of 114.93 feet;
 Thence North 49° 03' 12" West, a distance of 147.15 feet;

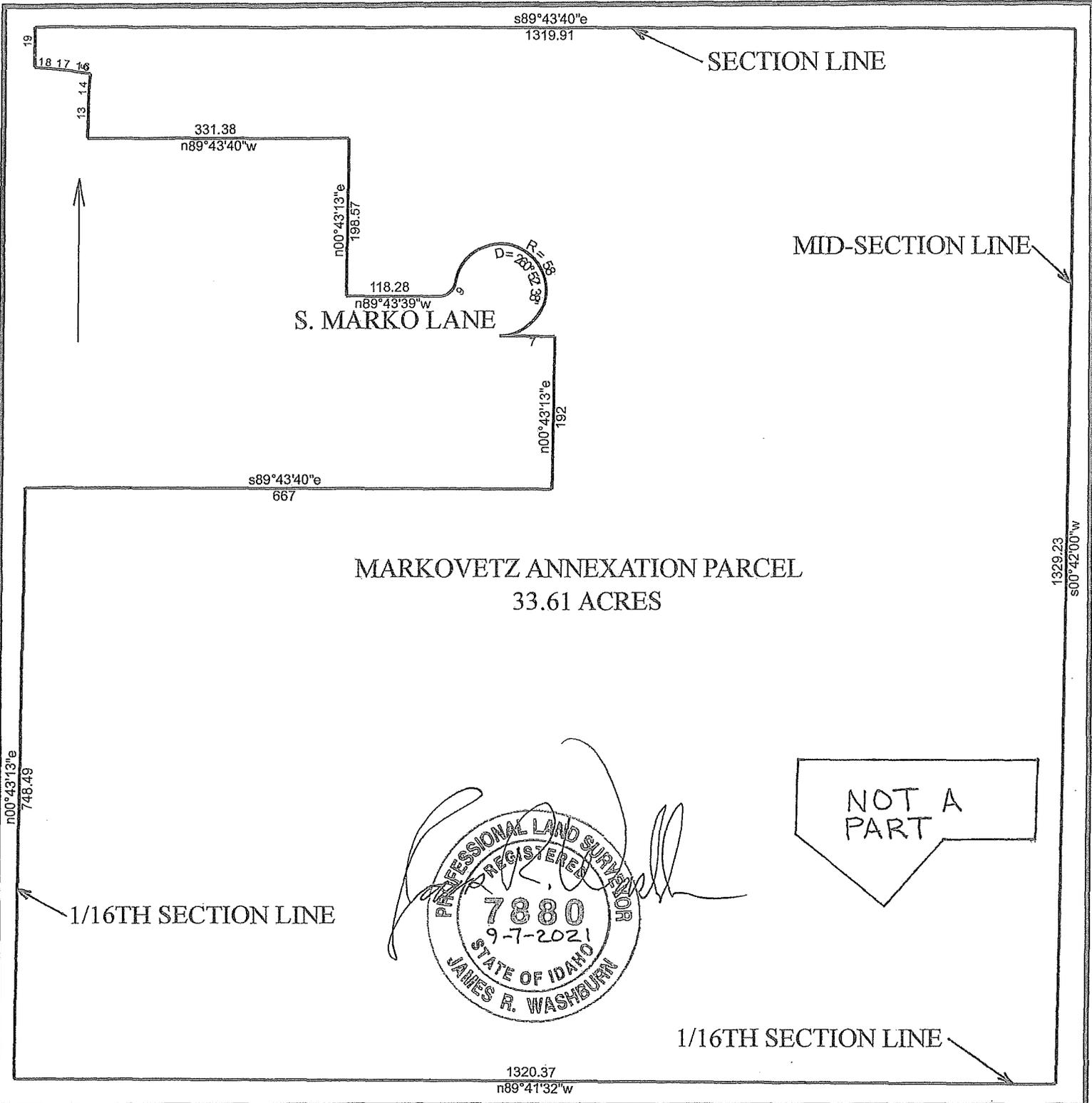
Thence North 00° 42' 00" East, a distance of 93.16 feet;
Thence South 89°18'00" East, a distance of 301.82 feet;
Thence South 00° 42' 00" West, a distance of 100.00 feet to the POINT OF BEGINNING.

The resulting above described annexation parcel contains 33.61 acres more or less.

PREPARED BY:
THE LAND GROUP, INC.

James R. Washburn





MARKOVETZ ANNEXATION PARCEL EXHIBIT MAP

9/7/2021

Scale: 1 inch= 172 feet

File:

Tract 1: Closure: s17.5340w 0.02 ft. (1/443183), Perimeter=6791 ft.

- | | |
|---|---|
| 01 s89.4340e 1319.91 | 14 Rt, r=275.00, delta=005.3229, chord=n03.2927e 26.59 |
| 02 s00.4200w 1329.23 | 15 n06.1541e 6.91 |
| 03 n89.4132w 1320.37 | 16 Lt, r=1097.87, delta=001.1819, chord=n82.1037w 25.01 |
| 04 n00.4313e 748.49 | 17 Lt, r=1097.87, delta=001.1817, chord=n83.2855w 25.00 |
| 05 s89.4340e 667 | 18 Lt, r=1097.87, delta=001.1024, chord=n84.4316w 22.48 |
| 06 n00.4313e 192 | 19 n00.4313e 51.27 |
| 07 n89.4339w 69.45 | |
| 08 Lt, r=58.00, delta=260.5238, chord=n40.2620w 88.29 | |
| 09 Rt, r=20.00, delta=081.0859, chord=s49.4151w 26.02 | |
| 10 n89.4339w 118.28 | |
| 11 n00.4313e 198.57 | |
| 12 n89.4340w 331.38 | |
| 13 n00.4313e 46.71 | |

ADA COUNTY RECORDER Phil McGrane
 BOISE IDAHO Pgs=3 ANGIE STEELE
 FIRST AMERICAN TITLE INSURANCE COMPANY

2021-014342
 01/27/2021 12:33 PM
 \$15.00

AFTER RECORDING MAIL TO:

1065 S. Allante Pl
 Boise, Idaho 83709

WARRANTY DEED

File No.: 4106-3661499 (WS)

Date: January 25, 2021

For Value Received, **Michael R. Smith, Trustee of The Michael R. Smith Living Trust dated July 12, 2016**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Boise Basin Development LLC**, hereinafter referred to as Grantee, whose current address is **1065 S. Allante Pl, Boise, Idaho 83709**, the following described premises, situated in **Ada County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, THENCE SOUTH 00°49'39" WEST 657.86 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO A POINT ON THE CENTERLINE OF THE NEW YORK CANAL, SAID POINT BEING THE REAL POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 25°44'00" EAST 683.80 FEET ALONG SAID CENTERLINE TO POINT ON THE SOUTH RIGHT OF WAY OF EAST KUNA ROAD; THENCE SOUTH 89°38'23" EAST 77.65 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE SOUTH 24°39'35" WEST 70.18 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE NORTH 60°00'00" EAST 69.00 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE NORTH 25°00'00" EAST 32.00 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE SOUTH 89°38'23" EAST 825.71 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVATURE; THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT 84.40 FEET, SAID CURVE HAVING A RADIUS OF 1105.92 FEET, A CENTRAL ANGLE OF 04°22'22", TANGENTS OF 42.22 FEET, AND A CHORD WHICH BEARS SOUTH 87°27'12" EAST 84.38 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 00°48'35" WEST 1008.88 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO A POINT ON THE CENTERLINE OF THE MORA CANAL; THENCE ALONG THE CENTERLINE OF THE MORA CANAL THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 82°00'00" WEST 42.76 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE

APN: S1428223050

Warranty Deed
- continuedFile No.: 4106-3661499 (WS)
Date: 01/25/2021

TO THE RIGHT 349.07 FEET, SAID HAVING CURVE A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 20°00'00", TANGENTS OF 176.33 FEET, AND A CHORD WHICH BEARS NORTH 72°00'00" WEST 347.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 62°00'00" WEST 395.82 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT 148.35 FEET, SAID HAVING CURVE A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 34°00'00", TANGENTS OF 76.43 FEET, AND A CHORD WHICH BEARS NORTH 79°00'00" WEST 146.19 FEET TO A POINT OF TANGENCY; THENCE SOUTH 84°00'00" WEST 157.09 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 36.65 FEET, SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 07°00'00", TANGENTS OF 18.35 FEET, AND A CHORD WHICH BEARS SOUTH 87°30'00" WEST 36.63 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°00'00" WEST 51.83 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 153.18 FEET, SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 29°15'17", TANGENTS OF 78.30 FEET, AND A CHORD WHICH BEARS NORTH 74°22'21" WEST 151.52 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE NEW YORK CANAL; THENCE LEAVING THE CENTERLINE OF THE MORA CANAL: THENCE SOUTH 25°44'00" WEST 23.73 FEET ALONG THE EASTERLY RIGHT OF WAY OF THE NEW YORK CANAL TO A POINT ON THE EAST RIGHT OF WAY OF SOUTH EAGLE ROAD, SAID POINT BEING ON A CURVE; THENCE ALONG THE EAST RIGHT OF WAY OF SOUTH EAGLE ROAD ALONG A CURVE TO THE LEFT 58.74 FEET, SAID CURVE HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 30°35'49", TANGENTS OF 30.09 FEET, AND A CHORD WHICH BEARS NORTH 56°48'46" WEST 58.05 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°49'39" EAST 41.42 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION.

APN: S1428223050

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.



AFFIDAVIT OF LEGAL INTEREST



PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

State of Idaho)
) ss
County of Ada)

I, Chase Craig,
1065 S. Atlante Pl Boise ID 83709

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

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

TIMOTHY PETER NICHOLSON
950 W. BATHURST ST SUITE 1100 BOISE ID 83702
to submit the accompanying application pertaining to that property.

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

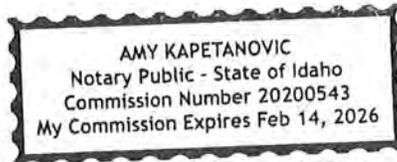
C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 17th day of September, 2021

[Signature]
Signature

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

AMY KAPETANOVIC
Residing at: BOISE ID



My Commission expires: 2-14-26
[Signature]
Signature



Neighborhood Meeting Certification

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



You **must** conduct a Neighborhood Meeting **prior** to submission of an application for Annexation; Rezone; Special Use Permit; Subdivision; and Variance. Please see Kuna City Code 5-1A-2 for more information or contact the Planning & Zoning Department at (208) 922-5274.

The Neighborhood Meeting Certification packet includes the following:

- Neighborhood Meeting Certification – This acts as quick reference information regarding your project.
- Sign-in Sheet – This provides written record of who attended your Neighborhood Meeting.
- Neighborhood Meeting Minutes – Provides space in which to record the items discussed and any concerns attendees may have.

A Neighborhood Meeting cannot take place more than two (2) months prior to acceptance of the application and an application will not be accepted before the meeting is conducted. You are required to mail written notification of your meeting, allowing at least fourteen (14) days before your meeting for property owners to plan to attend. **Contacting and/or meeting individually with property owners will not fulfill Neighborhood Meeting requirements.** You may request a 300' property owners mailing list by completing the Neighborhood Meeting Mailing List Request form located under Forms & Applications on the City of Kuna website.

Neighborhood Meetings must be held on either a weekend between 10:00 Am & 7:00 PM, or a weekday between 6:00 PM & 8:00 PM. The meeting **cannot** be conducted on holidays, holiday weekends, or the day before/after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- Subject property;
- Nearest available public meeting place (i.e. Libraries, Community Centers, etc.); or
- An office space within a one (1) mile radius of the subject property.

Once you have held your Neighborhood Meeting, please complete this certification form and include with your application along with the Sign-in Sheet, Neighborhood Meeting Minutes & a copy of the notification mailed to attendees.

Description of proposed project: ANNEXATION OF TWO (2) PARCELS

Date of Meeting: 9-8-21 Time: 7:30 - 8:00 PM

Meeting Location: 5055 E. KUNA ROAD

Site Information

Location: Section 28 Township 2N Range 1E Total Acres 51.7

Subdivision Name: AKA MARLOVETZ SUB Lot 9 Block 2

Address: 5055 E. KUNA ROAD E. KUNA ROAD

Parcel No(s): 51428223050 R5462680100

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: BOISE BASIN DEVELOPMENT / DONALD MARKOVETZ

Address: 1065 S. ALLAMATE PL BOISE ID 83709 / 325 S. TERBERG LN KUNA, ID 83634

Contact Person

Name: Tim Nicholson

Business Name (if applicable): KIMLEY-HORN

Address: 950 W. BATHOCK ST SUITE 1100 BOISE, ID 83702

Phone: 610-360-2709 Email: tim.nicholson@kimley-horn.com

Applicant

Name: Tim Nicholson ON BEHALF OF BOISE BASIN DEVELOPMENT &

Address: SEE ABOVE DON MARKOVETZ

Phone: _____ Email: _____

I, Timothy P. Nicholson, certify that a Neighborhood Meeting was conducted at the time and location noted on this form in accordance with Kuna City Code 5-1A-2.

Applicant Signature:  Date: 9-9-21

SIGN-IN SHEET

Project Name: 5055 E. KUNA ROAD + KUNA ROAD PARCELS ANNEXATION

	Name	Address	Phone
1	Dawn Patter	36 S Marko LN	
2	Rick Patter	u	208 789 8170
3	KATHY RAINWATER	1455 Marko LN	461-699-4959
4	DENNIS RAINWATER	145 S. marko LN	661-699-4950
5	SARA COOKSEY	50 S EAGLE RD	208 602 3397
6	JOSE COOKSEY	50 S EAGLE RD	208 340 8440
7	Linda Krueger	41 S marko Ln	208-340-4347
8	Norman Krueger	41 S marko Ln	208-340-3495
9	Steve & Sonja Hudson	120 S Marko Ln	208-861-2965
10	Cliff & CARLA ARNOLD	935 MARKO LN	208-901-0513
11	David + Anna Goitlandia	5150 E King Rd	208-830-6671
12	Ramon + Diane Goitlandia	5150 E. King Rd.	208-866-5287
13	Tim Nicholson	950 W. BATHOLE ST BOISE	610-360-2709
14	CHASE CARL	1065 S. ALLANTE PL BOISE	208-284-0829
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 9-9-21 Number of Attendees: 18

Location: 5055 E. KONA ROAD

Project Description: ANNEXATION OF TWO PARCELS

Attendee Comments or Concerns:

DENSITY TO R-8 IN FUTURE?

NO SITE PLAN FROM PAST DEVELOPER

TIMING OF PROJECT / CONSTRUCTION OF HOMES

WATER + SEWER TO MARKO - ALL WANT SEWER / NOT WATER NOW

FENCE ALONG CANAL

PATHWAY / GREENBELT

PARK ALONG BACK OF MARKO LOTS / SINGLE LEVEL LOTS

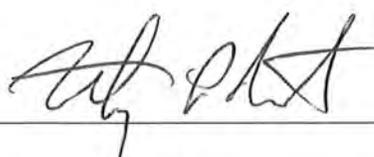
WELL WATER

VIEW CONCERNS

TRAFFIC ON MARKO

SEPTIC EASEMENT / MITIGATION BY DEVELOPER

I, Timothy P. Nicholson, hereby certify the above information and the information provided within these forms is true, complete and correct to the best of my knowledge.

Applicant Signature:  Date: 9-9-21



**Notice of Neighborhood Meeting
Annexation
Pre-Application Requirement for a Public Hearing**

August 20, 2021

Dear Neighbor,
Boise Basin Development, LLC and Kimley-Horn are in the process of submitting an application for Annexation to the City of Kuna (City). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Kuna City Code 5-1A-2).

This meeting is for informational purposes and to receive feedback from you as we progress through the application process. This is **NOT** a Public Hearing before a governing body of the City. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date, you will receive an official notification from the City regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Annexation is applied.

The In-Person Neighborhood Meeting details are as follows:

Date: September 8, 2021

Time: 7:30-8 PM MST

Location: 5055 E. Kuna Road

Property Description: Single Family Residential

The project is summarized below:

Site Location: South side of E. Kuna Road between S. Eagle Road and Terben Lane

Proposed Access: To Be Determined on both E. Kuna Road and Terben Lane

Total Acreage: 51.7 Acres, not including the Marko Lane parcels

Proposed Lots: approximately 200 new lots (R-4 density)

We look forward to the neighborhood meeting and encourage you to attend. At that time, we will answer any questions and collect comments you may have.

Please do **NOT** call the City regarding this meeting. This is a Pre-Application requirement and we have not submitted the applications for consideration at this time. The City currently has no information on this project. If you have any questions prior to the meeting, please contact me using the information below.

Respectfully,

Tim Nicholson, P.E.
Kimley-Horn
950 W. Bannock Street, Suite 1100
Boise, ID 83702
208-410-6147
tim.nicholson@kimley-horn.com



COMMITMENT TO PROPERTY POSTING



PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

Per Kuna City Code (KCC) 5-1A-8, the Applicant, for all applications requiring a Public Hearing, shall post the subject property *not less than ten (10) days prior to the hearing*. The Applicant shall post a copy of the Public Hearing notice on the property under consideration; all posting must be in substantial compliance.

The Applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the Planning and Zoning Department *no later than seven (7) days* prior to the Public Hearing, attesting to where and when the sign(s) were posted. Unless such certificate is received by the required date, the hearing will be continued to the next available date, as scheduling permits.

The signs shall be removed no later than three (3) days after the end of the Public Hearing for which the sign(s) had been posted.

Print Name: CHASE CRAIG

Signature: [Handwritten Signature]

Date: 8-18-21

Doug Hanson

From: Doug Hanson
Sent: Monday, October 25, 2021 8:55 AM
To: 'Ada County Engineer'; 'Ada County Highway District'; 'Adam Ingram'; 'Beky Rone (Kuna USPS Addressing)'; Bobby Withrow; 'Boise Project Board of Control'; 'Brady Barroso'; 'Brent Moore (Ada County)'; 'Cable One TV'; Catherine Feistner; 'Central District Health Department'; 'Chief Fratusco'; 'COMPASS'; 'David Reinhart'; 'DEQ'; 'Eric Adolfson'; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; 'ITD'; 'J&M Sanitation'; Jace Hellman; 'Krystal Hinkle'; 'Leon Letson (Ada County)'; 'Marc Boyer (Kuna Postmaster)'; 'Megan Leatherman'; 'Mike Borzick'; 'Nampa Meridian Irrigation District'; 'New York Irrigation'; 'Paris Dickerson'; Paul Stevens; 'Robbie Reno'; 'Scott Arellano (KRFD)'; 'Stacey Yarrington (Ada County)'; 'TJ Lawrence (Interim KRFD Chief)'
Subject: 21-12-AN (Annexation) Boise Basin-Markovetz City of Kuna Request for Comment
Attachments: 21-12-AN (Annexation) Boise Basin-Markovetz Agency Transmittal.pdf

October 25, 2021

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

File Number & Case Name:	21-12-AN (Annexation) – Boise Basin - Markovetz
Project Description	Boise Basin Development, LLC, on behalf of Donald Markovetz, requests approval to annex two (2) properties totaling approximately 51.67 acres into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100)
Applicant	Boise Basin Development 1065 S Allante Place Boise, ID 83709 208-284-0829 chase@ownboise.com
Tentative Public Hearing Date	Tuesday, January 11, 2022 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Doug Hanson dhanson@kunaid.gov Phone: 208.287.1771 Fax: 208.922.5989

All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project.*

Best,

Doug Hanson

Planner II

City of Kuna

751 W 4th St

Kuna, ID 83634

dhanson@kunaid.gov

208.287.1771





ADA COUNTY DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300
<https://adacounty.id.gov/developmentservices>

PHONE (208) 287-7900
 FAX (208) 287-7909

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

October 28, 2021

Doug Hanson
 Kuna City Planning Department
 PO Box 13
 Kuna, ID 83634

RE: 21-12-AN / 5055 E Kuna Road / Markovetz Annexation

Troy,

The City of Kuna has requested feedback regarding the proposed annexation for Donald Markovetz with a rezoning to R-4 on 51.67-acres located at 5055 E Kuna Road (Parcels S1428223050 & R5462680100).

Ada County is supportive of the application due to the proximity of the site to existing public services. *Goal 2.2f* of the Ada County Comprehensive Plan encourages residential development to occur at urban densities within Areas of City Impact where public facilities are available.

Regarding the land use, the proposal is for annexation only with a rezone to R-4 (Medium density Residential), which allows for 4-units per acre.

The City of Kuna has adopted an updated comprehensive plan, which has not been adopted by Ada County, however, the site is located within the Area of City Impact. Therefore, the application is consistent with the City's Future Land Use Map designating the site as Medium Density Residential. The site is contiguous to City of Kuna limits and Ada County looks forward to working with city staff in the renegotiation and adoption of the updated comprehensive plan.

Please feel free to contact me with any questions.

Sincerely,

Stacey Yarrington

Stacey Yarrington
 Community & Regional Planner
 Ada County Development Services

GALE MASLONKA
CHAIRMAN OF THE BOARD

RICHARD DURRANT
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

RECEIVED
OCT 27 2021
CITY OF KUNA

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

25 October 2021

City of Kuna
751 W. 4th street
Kuna, Idaho 83634

RE: Donald Markovetz 21-12-AN
5055 E Kuna Rds, Kuna
New York Irrigation District
NO SURFACE IRRIGATION WATER RIGHT (HIGH GROUND)
Mora Canal 03+40A, Main Canal 1214+70
Sec. 28, T2N, R1E, BM.

Doug Hanson:

Boise Project will not allow this property to be connected into the City of Kuna's pressurized irrigation system, serviced from our canal systems, unless it acquires a legal surface water irrigation right from the New York Irrigation District. High ground water spreading is against the Idaho State Statutes.

The United States' Mora Canal and New York Canal lies within the boundary of the above-mentioned location. The easement for these canals is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this canal. We assert the federal easement of 35 feet east of the water's edge and 20 feet west out and parallel to the Mora and New York canals lower toe. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface.

Fencing/pathways (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments.

Please note the appropriate easements on all future preliminary/final plats.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

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

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the irrigation and drainage plans.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors even during the construction phase.

RECEIVED

NOV 01 2021

CITY OF KUNA

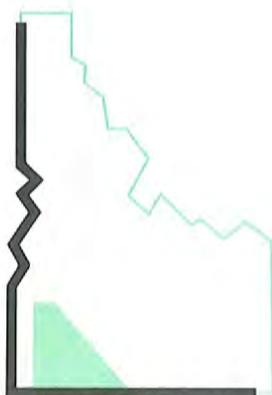
ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663



October 27, 2021

Doug Hanson, Planner I
City of Kuna
751 W. 4th Street
Kuna, ID 83634

RE: 21-21-AN/ Boise Basin- Markovetz; 5055 E. Kuna Road

Dear Doug:

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ gnf

Cc:

Office/ file
T. Ritthaler, Board of Control



APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000



Ada County Transmittal
 Division of Community and Environmental Health

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Meridian
- Kuna
- Star

Rezone # 21-12-AN

Conditional Use # _____

Preliminary / Final / Short Plat _____

City of Kuna

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - bedrock from original grade
 - waste flow characteristics
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
 - food establishment
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.
- 14. _____

Reviewed By: *[Signature]*
 Date: 11/15/21



Project/File: **Boise Basin-Markovetz Subdivision/ KPP21-0016/ 21-21-AN**
 This is an annexation and rezoning application to annex 51.67 acres into the City of Kuna with a R-4 zoning designation for future single family residential lot use.

Lead Agency: City of Kuna

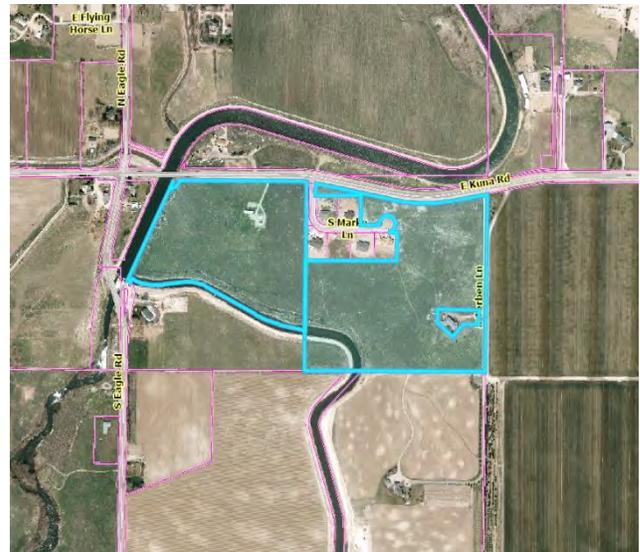
Site address: 5055 E. Kuna Road/ E. Kuna Road, Parcel Numbers S1428223050, R546280100

Staff Approval: November 23, 2021

Applicant: Boise Basin Development LLC
 1065 S. Allante Place
 Boise, Idaho 83709

Representative: Kimley-Horn
 Tim Nicholson
 950 W. Bannock Street
 Boise, Idaho 83702

Staff Contact: Renata Ball-Hamilton
 Phone: 387-6171
 E-mail: rhamilton@achdidaho.org



A. Findings of Fact

- Description of Application:** The applicant is requesting approval of an annexation and rezoning application to annex 51.67 acres into the City of Kuna with a R-4 zoning designation for future single family residential lot use.

The City of Kuna’s Future Land Use Map designates this area as Medium Density Residential. The R-4 zoning of the property and the proposal is consistent with City of Kuna’s Comprehensive plan.

2. Description of Adjacent Surrounding Area:

Direction	Land Use	Zoning
North	Rural Residential (Ada County) / Medium-Density Residential	RR
South	Rural Residential (Ada County)/ Low-Density Residential	RR
East	Agricultural / Mixed Use	A
West	Rural Residential (Ada County)/ Mixed Use	RR

- Site History:** ACHD staff previously reviewed this site as Markovetz Annexation and Rezoning /Kuna21-0002/21-02-AN earlier this year on March 22, 2021. The requirements of this staff report are consistent with those of the prior action.
- Transit:** Transit services are not available to serve this site.

5. **Pathway Crossings:** United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

6. **New Center Lane Miles:** The proposed development includes 0.0 centerline miles of new public road.
7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
There are no roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP).
9. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.
 - The BMP identifies Eagle Road as a Level 2 facility and Kuna Road as a Level 3 facility that will be constructed as part of a future ACHD project. The BMP also identifies level 1 facilities on the new collector roadways within the site. The applicant will construct the new collectors consistent with the MSM and the Roadways to Bikeways Master plan with the future development application.

B. Traffic Findings for Consideration

1. **Trip Generation:** The following table includes trip generation rates for anticipated land uses, based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

Land Use	Average Daily Trips	PM Peak Hour Trips
Single Family Detached Housing (unit)	9.43	0.94
Single Family Attached Housing (unit)	7.20	0.57
Multifamily Housing (Low-Rise 2 to 3 Floors)	6.74	0.51

2. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Kuna Road	1626-feet	Minor Arterial	206	Better Than "E"

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

3. Average Daily Traffic Count (VDT)

Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for Kuna Road west of Cloverdale Road was 3,176 on August 05, 2020.

C. Findings for Consideration

This application is for annexation and rezone only. Listed below are some findings for consideration that the District may identify when it reviews a future development application. The District may add additional findings for consideration when it reviews a specific redevelopment application.

1. Kuna Road

a. Existing Conditions: Kuna Road is improved with 2-travel lanes, 30-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 80 to 96-feet of right-of-way for Kuna Road (46 to 48-feet from centerline).

b. Policy:

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

Street Section and Right-of Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and

protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-foot wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Roadways Outside City's Area of Impact: District Policy 7205.2 states that if a proposed development abuts a paved road outside a City's area of impact, the District may consider waiving the requirement to construct sidewalk along the arterial roadway. If this waiver is granted, other requirements may be established to accommodate pedestrians and non-motorized travel.

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter, and additional pavement widening may be required (See Section 7205.5.5).

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Kuna Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 78-feet of right-of-way.

- c. **Staff Comments/Recommendations:** This segment of Kuna Road abutting the site is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, within a 46-foot street section within 78-feet of right-of-way. Kuna Road is already improved with 2-travel lanes, 30-feet of pavement and no curb, gutter or sidewalk abutting the site and 80 to 96-feet of right-of-way for Kuna Road.

With the future development application, the applicant should be required to improve Kuna Road meeting the District Policies for minor arterials listed above.

2. North/South Collector

- a. **Existing Conditions:** There are no existing public streets on site. Treben Lane, an existing private road, is listed in the MSM as a future north/south Rural Road Collector at the site's east property line.

There is a 14-foot wide driveway from the site onto Treben Lane, located 800-feet south of Kuna Road (measured centerline to property line).

- b. **Policy:**
Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Off-Site Streets Policy: District Policy 7206.2.3 states that if the proposed development is not served by a public street that is fully improved to urban standards (curb, gutter, sidewalk) or a minimum 30-feet of pavement, then the developer shall provide 30-feet of pavement with 3-foot wide gravel shoulders from the site to the public street specified by the District; OR the developer shall provide 24-feet of pavement with 3-foot wide gravel shoulders and a minimum 6-foot wide detached asphalt/concrete pedestrian facility, from the site to a public street specified by the District.

Alternatives to pavement widening including sidewalks and pathways or other proposals, may be considered by the District. The extent of roadway improvements (improvement type and length) will be determined by evaluating certain criteria. Criteria to establish improvement type and length include but are limited to: traffic volumes (existing and projected); number of pedestrians (existing and projected); location of pedestrian “attractors” and “generators” (i.e. parks and schools); number of access points/streets serving the proposed development; usable right-of-way; need for traffic calming; utilities and irrigation facilities. All utility relocation costs associated with the off-site street widening shall be borne by the developer.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District’s planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter, and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Rural Road Collector. The new collector roadway should stub Kuna Road to the north and continue through the property stubbing to the south. The Rural Road Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway on, a 40-foot street section within 50 to 70-feet of right-of-way.

- c. **Staff Comments/Recommendations:** With the future development application, the applicant should be required to construct the new north/south collector roadway at the site's east property line as $\frac{1}{2}$ of a 2-lane collector roadway with an 8-foot wide shoulder on the west side of the roadway with an additional 12-feet of pavement beyond the centerline of the roadway to provide an adequate roadway surface and construct a 3-foot wide gravel shoulder and borrow ditch sized to accommodate the roadway stormwater runoff on the east side of the road. The applicant will be required to dedicate right-of-way for the new roadway that extends from the site's east property line to 2-feet behind the back of sidewalk.

The MSM shows the rural collector roadway continuing north of Kuna Road along site's east property line, shown below. This segment of the collector roadway will be approximately 50-feet long until a bridge crossing is required over the New York Canal. The requirements for this segment of the north/south collector roadway will be assessed and determined at the time of the future development application.

Consistent with the MSM the applicant will be required to close Terben Lane located at the site's east property line with the construction of the new north/south collector roadway that is shown on the MSM, with the future development application. However, the applicant should be required to provide access from the site onto Kuna Road from the private road, Terben Lane, which currently provides access for a single family residential home.

3. Internal Local Roads

- a. **Existing Conditions:** There are no internal local roads within the site.

b. **Policy:**

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

Continuation of Streets Policy: District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Landscape Medians Policy: District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

- c. **Staff Comments/Recommendations:** If public local roadways are proposed with the future development application, the applicant will be subject to meet the District Policies listed above. If public roads are proposed, at a minimum, the applicant should be required to construct one local street to stub to the site's east property line with the future development application to provide connectivity to that parcel.

4. Alleys

a. **Existing Conditions:** There are no alleys within the site.

b. **Policy:**

New Alley Policy: District Policy 7210.3.1 requires the minimum right-of-way width for all new residential alleys shall be a minimum of 16-feet or a maximum of 20-feet. If the residential alley is 16-feet in width building setbacks required by the land use agency having jurisdiction shall provide sufficient space for the safe backing of vehicles into the alley (see Section 7210.3.3). The minimum right-of-way width for all new commercial or mixed-use alleys shall be 20-feet. All alleys shall be improved by paving the full width and length of the right-of-way.

Dedication of clear title to the right-of-way and the improvement of the alley, and acceptance of the improvement by the District as meeting its construction standards, are required for all alleys contained in a proposed development.

Alley Length Policy: District Policy 7210.3.2 states that alleys shall be no longer than 700-feet in length. If the lead land use agency having jurisdiction requires a shorter block length, the alley shall be no longer than the agency's required block length.

Alley Parking & Setbacks Policy: District Policy 7210.3.3 states that parking within the alley right-of-way is prohibited. "No Parking" signs are required to be installed by the developer. The signs should be located at the alley/street intersections. Parking which is entered from the alley shall be designed so the minimum clear distance from the back of the parking stall to the opposite side of the alley is 20-feet for all perpendicular parking.

Setbacks for structures taking access from the alley should be closely coordinated with the lead land use agency. The setbacks shall either discourage parking within the alley (where it may partially block or occur within the right-of-way) or allow adequate area for one perpendicular parking pad. In order to discourage parking, building setbacks shall be minimal from the alley right-of-way line, while still achieving the required 20-feet of back-up space from a garage or other parking structure to the opposite side of the alley (i.e. 4-foot setback + 16-foot alley= 20-feet for back-up space).

Alleys as Stub Street Policy: District Policy 7210.3.5 states that alleys may be constructed as stubs to adjacent properties if the same land use pattern is desired by the lead land use agency and the continuation of the alley is associated with a parallel stub street with an appropriate turnaround. The District will only consider an alley as a stub street if there is full support from the lead land use agency (indicated either by staff or Commission/Council support). Some lead land use agencies may require a temporary turnaround at the end of the stubbed alley. Typically support will be granted from the lead land use agency if the property being stubbed to is either zoned similarly or has the same comprehensive plan designation as the property being developed (i.e. densities and land use layout are anticipated to be similar). Prior to the District approving an alley as a stub, the applicant shall seek comment and/or a conceptual plan from the adjacent property owner.

If an alley is to be stubbed to an adjacent property for future development the area should have an established circulation plan that supports the temporary dead-end. An alley may be stubbed to an adjacent property; there may be interim restrictions on building lots, turnarounds, sanitary service provision, emergency access provision, and other related items.

Alley Intersections and Offsets Policy: District policy 7210.3.7 states that alleys should intersect public streets at each end. In specific circumstances as outlined in the policies below, the District may consider allowing an alley to intersect a public street at only one end. A 90-degree angle of intersection shall be designed where practical. In no case shall the intersecting angle be less than 75-degrees, as measured from centerline of intersecting street. An access

to an alley shall be located a minimum of 50-feet from the nearest street (measured centerline to centerline).

Alley/Alley Intersection Policy: District policy 7210.3.7.1 states that alley to alley intersection may only be considered or allowed under the specific circumstances identified below:

- The lead land use agency supports the land use proposing an alley to alley intersection.
- The intersecting alleys provide access to residential uses. On a case by case basis the District will consider allowing the alley to alley intersections for mixed use areas within a development.
- For alley/alley intersections, base the sight triangle on the 10x20 and use ACHD Policy 7200 Figure 3, but decrease the driver's eye location to 10' from the edge of travel way.
- For the horizontal curves in an alley base the clear sight triangle on AASHTO equation 3-38. $HSO=R(1-\cos(28.65*S/R))$. The value for S shall be based on a single vehicle approaching a nonmoving object at 15 mph.
- Appropriate radii and site distances are accommodated at the alley/alley intersection. The minimum inside radius at the alley/alley intersection shall be 28-feet and the minimum outside radius shall be 48-feet. The radii at the intersection shall accommodate the planned design vehicle, most typically a sanitary services vehicle.
- The sight triangles shall either be identified as common spaces with landscaping restrictions or permanent easements identified on the plat.
- A coordination meeting is held with the applicable agency staff (fire department, police department, sanitary service provider, land use agency, and ACHD) to discuss and resolve potential issues.
- The crossing alley has a maximum block length of 500-feet (measured near edge to near edge of the intersecting streets). The crossing alley shall intersect a public street at each end and shall not terminate at another alley. The crossing alley is the alley that has intersections with two public streets and an intersection with the perpendicular alley.

Alley/Local Street Intersections Policy: District Policy 7210.3.7.2 states that alleys may intersect all types of local streets including minor local streets. Alleys shall generally be designed with a curb cut type approach when intersecting a local street. Alleys shall generally intersect streets in the middle of the block equally offsetting the intersecting streets. Alleys shall either align with alley/street intersections or provide a minimum 100-foot offset (measured centerline to centerline) from other local street intersections. For alley intersections with local streets, the District may consider a reduced offset if the lead land use agency's required lot size allows for shorter buildable lots.

- c. **Staff Comments/Recommendations:** The future development application will be subject to the District Policies listed above if public alleys are proposed with the development.

5. Roadway Offsets

- a. **Existing Conditions:** There are no roadways within the site.

b. **Policy:**

Collector Offset Policy: District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

Local Offset Policy: District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

- c. **Staff Comments/Recommendations:** The future development application will be subject to the District Policies listed above. The proposed development should be oriented to use the

north/south collector roadway at the site's east property line as the primary access to Kuna Road.

6. Stub Streets

a. **Existing Conditions:** There are no stub streets within the site.

b. **Policy:**

Stub Street Policy: District policy 7206.2.4.3 and 7207.2.4.3 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7206.2.4 and 7207.2.4, except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." or "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

Temporary Dead End Streets Policy: District policy 7206.2.4.4 and 7207.2.4.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

c. **Staff Comments/Recommendations:** If public roads are proposed, at a minimum the applicant should be required to construct a local road to stub to the sites east property line with the future development application. The future development application will be subject to the District Policies listed above.

7. Driveways

7.1 Kuna Road

a. **Existing Conditions:** There are three access points, two private roads and one driveway from the site onto Kuna Road the locations are listed below:

- Terben Lane, 20-foot width access is located at the site's east property line.
- Marko Lane, 23-foot width access is located 978-feet east of the site's west property line.
- 21-foot wide driveway is located 648-feet east of the site's west property line.

b. **Policy:**

Access Points Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher

classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 30 MPH to align or offset a minimum of 330-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

- c. **Staff Comments/Recommendations:** The applicant should be required to provide access from the site onto Kuna Road from the private road, Mark Lane, which currently provides access for single family residential homes and the 21-foot wide driveway currently providing access for a private business. The applicant will also be required to close Mark Lane and the 21-foot wide driveway on Kuna Road with the future development application in order to reduce the number of access points on Kuna Road, an arterial roadway. The applicant will be required to provide access to the north/south collector roadway from Mark Lane and if the business remains the 21-foot wide driveway with the future development application.

There is an off-site 23-foot wide driveway for a parcel located directly east of the site located 165-feet to the east of Terben Lane on Kuna Road. This driveway curves to the west and parallels Terben Lane and the future alignment of the north/south collector roadway. In order to reduce the number of access points on Kuna Road, staff recommends that the City of Kuna require that the off-site driveway located 165-feet east of Terben Lane be closed when access to the north/south collector roadway is available to the parcel directly east of the site with the future development application.

7.2 North/South Collector Road

- a. **Existing Conditions:** There are no collector roadways within the site.
- b. **Policy:**
Access Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section

and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

Driveway Location Policy (Signalized Intersection): District policy 7206.4.3 requires driveways located on collector roadways near a signalized intersection to be located outside the area of influence; OR a minimum of 440-feet from the signalized intersection for a full-access driveway and a minimum of 220-feet from the signalized intersection for a right-in/right-out only driveway. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

Driveway Location Policy (Stop Controlled Intersection): District policy 7206.4.4 requires driveways located on collector roadways near a STOP controlled intersection to be located outside of the area of influence; OR a minimum of 150-feet from the intersection, whichever is greater. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

Successive Driveways: District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 25 MPH and daily traffic volumes greater than 100 VTD to align or offset a minimum of 245-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7206.4.6 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7206.4.6, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter, and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

- c. **Staff Comments/Recommendations:** The future development application will be subject to the District Policy listed above for driveways that are proposed on the new north/south collector road.

7.3 Internal Local Roads

a. **Existing Conditions:** There are no local roadways within the site.

b. **Policy:**

Driveway Location Policy: District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

- c. **Staff Comments/Recommendations:** The future development application will be subject to the District Policy listed above for driveways that are proposed on the new local roadways.

8. Private Roads

- a. **Private Road Policy:** District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:
- Designed to discourage through traffic between two public streets,
 - Graded to drain away from the public street intersection, and
 - If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.
- b. **Staff Comments/Recommendations:** If the City of Kuna approves private road(s), the applicant shall be required to pave the private roadway(s) a minimum of 20 to 24-feet wide and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Kuna, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

ACHD does not make any assurances that the private road, which is a part of this application, will be accepted as a public road if such a request is made in the future. Substantial redesign and reconstruction costs may be necessary in order to qualify this road for public ownership and maintenance.

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements.
- Construct a stub street to the surrounding parcels.

9. Traffic Calming

- a. **Speed Control and Traffic Calming Policy:** District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, or the streets extend greater than 750-feet in length, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the

roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

- b. **Staff Comments/Recommendations:** The future development application will be subject to the District Policy Listed above.

10. Canal Crossing

If canal crossings are proposed with the future development application, the District will require that the applicant submit the bridge plans for the crossing of the Mora Canal and New York Canal for review and approval prior to the pre-construction meeting and final plat approval. Note: all plan submittals for bridges or pipe crossings of irrigation facilities should be submitted to ACHD for review no later than December 15th for construction in the following year prior to irrigation season.

11. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

12. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

13. Other Access

Kuna Road is classified as a minor arterial roadway and a north/south collector roadway is located at the site's east property line. Other than the access specifically approved with the future development application, direct lot access is prohibited to Kuna Road and the north/south collector roadway and should be noted on the final plat.

D. Site Specific Conditions of Approval

This application is for an annexation and rezone only. Site specific conditions of approval will be established as part of the future development application.

1. Payment of impact fees is due prior to issuance of a building permit.
2. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

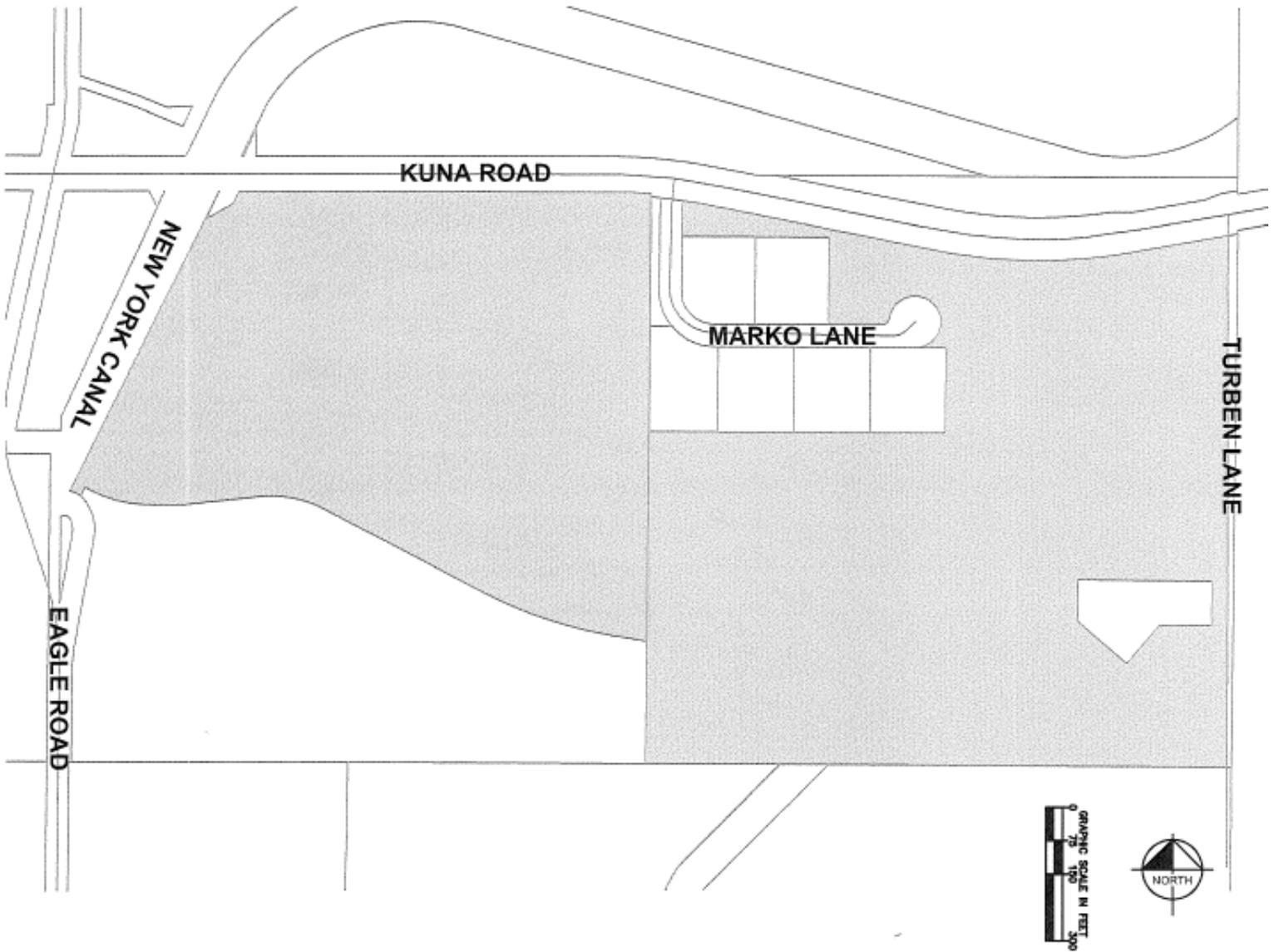
G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Appeal Guidelines

VICINITY MAP



SITE PLAN



Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

- Submit a development application to a City or to Ada County
- The City or the County will transmit the development application to ACHD
- The ACHD **Planning Review Section** will receive the development application to review
- The **Planning Review Section** will do one of the following:
 - Send a “**No Review**” letter to the applicant stating that there are no site specific conditions of approval at this time.
 - Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
 - Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

- For **ALL** development applications, including those receiving a “**No Review**” letter:
 - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
 - The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:

Construction (Non-Subdivisions)

Driveway or Property Approach(s)

- Submit a “Driveway Approach Request” form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

Working in the ACHD Right-of-Way

- Four business days prior to starting work have a bonded contractor submit a “Temporary Highway Use Permit Application” to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50’ or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

Sediment & Erosion Submittal

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

Idaho Power Company

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

- Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.



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

Catherine Feistner, E.J.T.
 Assistant Kuna City Engineer

Brady Barroso
 Engineering Technician I

ANNEXATION MEMORANDUM

To: Jace Hellman - Planning and Zoning Director

From: Brady Barroso - Engineering Technician I
 Catherine Feistner - Assistant City Engineer

Date: 14 December 2021

RE: Public Works Comments
 Boise Basin – Markovetz – 21-12-AN (Annexation)

The Boise Basin – Markovetz property, 21-12-AN, annexation request dated 25 October 2021 has been reviewed. The applicant wishes to annex with a City of Kuna (City) R-4 (medium density residential) zone. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

If the applicant commits to the construction of a potable water booster station, potable water reservoir, and a stand-alone pressurized irrigation system, Public Works staff can support this annexation request.

Comments may be expanded or refined in connection with the future land-use actions.

1) Inspection & Fees

- a) An inspection fee will apply to inspect the final construction of water, sewer, and irrigation facilities associated with this development.
- b) The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
- c) All applicable utility inspection and utility flow modeling fees shall be paid by the developer in accordance with City of Kuna Resolution R57-2021. *Payment is due and payable prior to the pre-construction meeting.*
- d) The Kuna Rural Fire District's current hydrant flow testing and plat base fee are \$300.00 and \$75.00 respectively for a total of \$375.00. *Payment is due and payable prior to the pre-construction meeting.*

2) General

- a) The applicant requests approximately 51 acres to be annexed into the City of Kuna with an intent of R-4 zoning designation upon annexation.

- b) Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 661.
- c) At least two access points are required in Phase I per Kuna Rural Fire District (KRFD) or no more than thirty (30) certificates of occupancy will be issued.
- d) Areas for outside activities are incorporated into the project. Connection to the City of Kuna pathways presents a long-term goal that should be considered.
- e) A plan approval letter will be required if this project affects any local irrigation districts.
- f) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
- g) All positional information shall be from the most recent state plane coordinate system.
- h) Provide engineering certification on all final engineering drawings.
- i) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
- j) Fire suppression shall be available and approved by KRFD.
- k) No building permits will be issued and no construction can begin without adequate fire protection.

3) Right-of-Way

- a) Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
- b) Approaches onto classified streets must comply with ACHD approach policies.
- c) All street construction must meet or exceed City of Kuna and ACHD development standards.
- d) All City mainlines crossing proposed lots or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
- e) The KRFD Deputy Fire Marshal, or the representative, must approve fire access to the subdivision.
- f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4) Sanitary Sewer Connection

- a) The applicant's property is not connected to City services. The closest possible connection to gravity sewer is on the west side of the canal or approximately 500-ft to the east on Kuna Rd.
- b) City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
- c) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality (DEQ) requirements. Documentation shall be provided to the City of Kuna.
- d) This development may have to design and construct a lift station.
- e) Sewer must provide connectivity for surrounding developments.
- f) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
- g) All sewer infrastructure must meet or exceed City of Kuna requirements.
- h) Sewer flow models will be required to verify and accommodate pipe sizes. The associated costs shall be paid by the developer.

- i) Sewer connection fees apply to each lot containing a home or other facility.
- j) This application shall conform to the sewer masterplan as applicable. The sewer master plan specifies minimum pipe sizes and supports the “to and through” utility policy.

5) Potable Water Connection

- a) The applicant’s property is not connected to City services. The closest connection point is located north of the parcel on Kuna Rd.
- b) The applicant may be required to design and construct a booster pump station and water reservoir to service the region. Both items are proportionally reimbursable by the City.
- c) Water flow models will be required to verify and accommodate adequate water supply and fire suppression. The associated costs shall be paid by the developer.
- d) City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels. It is expected the applicant will connect to City water services, in accordance with the City’s “to and through” policy in Kuna City Code 6-4-2.
- e) All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
- f) All water infrastructure must meet or exceed City of Kuna requirements.
- g) Water connection fees apply to each lot containing a home or other facility.
- h) Fire hydrants are required in a layout acceptable to the KRFD.

6) Pressurized Irrigation

- a) The applicant’s property is not connected to City services. The developer will need to design and construct a stand-alone pressurized irrigation system. Due to the lack of water rights, the developer will not be permitted to connect to the City pressurized irrigation services.
- b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
- c) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- d) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
- e) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply. All associated costs shall be paid by the developer.

7) Grading and Storm Drainage

- a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
- c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
- d) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City’s Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm

water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

- e) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.

8) As-Built Drawings

- a) As-built (record) drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product.
- b) *Correct and verified as-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

9) Exhibits

- a) No maps are included to support Public Works comments.

Communities in Motion 2050 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2050* (CIM 2050), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2050 goals.

Development Name:

CIM Vision Category:

New Jobs:

CIM Corridor:

New Households:



Safety

Level of Stress measures how safe and comfortable a bicyclist or pedestrian would feel on a corridor and considers multimodal infrastructure number of vehicle lanes, and travel speeds.

- Pedestrian level of stress
- Bicycle level of stress



Economic Vitality

These tools evaluate whether the location of the proposal supports economic vitality by growing near existing public services.

- Activity Center Access
- Farmland Preservation
- Net Fiscal Impact
- Within CIM Forecast



Convenience

Residents who live or work less than 1/2 mile from critical services have more transportation choices, especially for vulnerable populations.

- Nearest bus stop
- Nearest public school
- Nearest public park



Quality of Life

Checked boxes indicate that additional information is attached.

- Active Transportation**
- Automobile Transportation**
- Public Transportation**
- Roadway Capacity**



Improves performance



Does not improve or reduce performance



Reduces performance

Comments:

Communities in Motion 2050
[2020 Change in Motion Report](#)
[Development Review Process](#)

Web: www.compassidaho.org
 Email: info@compassidaho.org



Fiscal Impact Analysis Supplemental for the Development Review Checklist

The purpose of the fiscal impact analysis is to better estimate expected revenues and costs to local governments as a result of new development so that the public, stakeholders, and the decision-makers can better manage growth. Capital and operating expenditures are determined by various factors that determine service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

The COMPASS Development Checklist considers the level of fiscal benefits, how many public agencies benefit or are burdened by additional growth, and how long the proposal will take to achieve a fiscal break-even point, if at all. More information about the COMPASS Fiscal Impact Tool is available at: www.compassidaho.org/prodserv/fiscalimpact.htm.

Overall Net Fiscal Impact

Net Fiscal Impact, by Agency

City

County

Highway District

School District

Break Even:

Kuna School District

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



February 24, 2022

RE: Markovetz Annexation

Dear Honorable Members of City Council,

Kuna School District has reviewed the application of Markovetz Annexation and provides the following comments for your consideration. Kuna School District has experienced approximately 2% growth over the last ten years. Given the current approvals the City has granted, we cannot serve any development that may come from annexation because the approved plats in this zone are beyond school capacity at Hubbard Elementary, Fremont Middle School, and Kuna High School without asking voters for a bond issue. While there is no plat in front of you for consideration we estimate that this site, once annexed and eventually platted R-4 for homes, will generate approximately 130 students. See table below:

a. Current Enrollments of impacted School Zone

School	Current Enrollment	Enrollment at Build Out	Capacity	Notes
Hubbard Elementary	320	734	484	No separate gym therefore lunch and PE are in the same space. Hubbard also houses another 110 PK Students that will need another place as Elem. grows.
Fremont Middle	563	805 (adding only students in Hub zone. Actually number will be much higher)	660	The new addition opened in 2019. Has severe pedestrian/auto circulation problems.
Kuna / SFHS	1882	2,188 (adding only students in Hub zone. the Actual number will	1900	SFHS currently serves as an annex. Will require expansion.

711 E. Porter Rd., Kuna, Idaho 83634

Phone: (208) 922-1000

FAX: (208) 922-5646

Kuna School District

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



		be much higher)		
--	--	-----------------	--	--

Items to note:

Hubbard and Ross Elementary: No separate gym therefore lunch and PE are in the same space. Hubbard also houses another 110 PK Students that will need another place as Elem. grows.

Fremont Middle School: Will require another expansion to accommodate growth. This will be bond-dependent.

Kuna High and Swan Falls High: Will require another expansion to accommodate growth. This will be bond-dependent.

Our school buses are no longer driving in new subdivisions unless it is to pick up a student in special education. It slows the route and makes getting safely through the district impossible in a timely manner. This subdivision would require our busses to stop on Kuna Road to pick up students. Special considerations would need to be made in order to safely transport students.

The 2019 City of Kuna Comprehensive Plan approved by the City Council, provides, as it relates to schools: "School facilities will expand, as needed, to keep pace with Kuna's growing population." In order to expand we require partnerships with the developers and, most importantly, bonds. As you know, bonds in the State of Idaho require a 67% supermajority to pass for school construction and expansion. We cannot legally advocate for a bond, therefore bond approval to keep up with growth is not in our control.

In order to reduce our reliance on bonds, and to promote reasonable growth within our district that pays for itself, we generally seek partnerships with the residential developers of this area. Partnerships with developers mitigate the impact homes will have on Kuna School District.

Regards,

David Reinhart and Robbie Reno

School District Planners

Cc: Board of Trustees

Superintendent Wendy Johnson

Kuna School District Webpage

Kuna School District

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





ADVERTISING PROOF

c/o ISj Payment Processing Center
 PO Box 1570,
 Pocatello, ID 83204
 Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
12/20/21	21880

LEGAL NOTICE

**Case No. 21-12-AN
 (Annexation):
 Boise Basin-Markovetz**

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing Tuesday, January 11, 2022, at 6:00 PM, or as soon as can be heard; in connection with an Annexation (AN) request to annex two (2) parcels totaling approximately 51.67 acres into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100).

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning
 Department

December 22, 2021
 184172

JESSICA REID
 1 KUNA, CITY OF
 P.O. BOX 13
 KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
184172	21-12-AN	12/22/21	12/22/21	1	\$41.26

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
Discount:					\$0.00
Surcharge:					\$0.00
Credits:					\$0.00
				Gross:	\$41.26
				Paid Amount:	\$0.00

Amount Due: \$41.26

We Appreciate Your Business!

Suggestions for Testifying at Public Hearings:

Be Informed...

Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

Be on time...

Although the item you are interested in may not be first on the agenda, you never know when it will be heard; the governing body has authority to adjust the schedule according to its discretion, thus, anticipate attending from the beginning.

Speak to the Point...

The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write...

Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.



Planning & Zoning
PO BOX 13
Kuna, ID 83634

EPOPOST

FIRST-CLASS MAIL

12/21/2021

US POSTAGE \$000.00⁰⁰



ZIP 83634
041M11460992

JR 12-21-21

City of Kuna

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning & Zoning Commission** is scheduled to hold a Public Hearing on **January 11, 2022 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

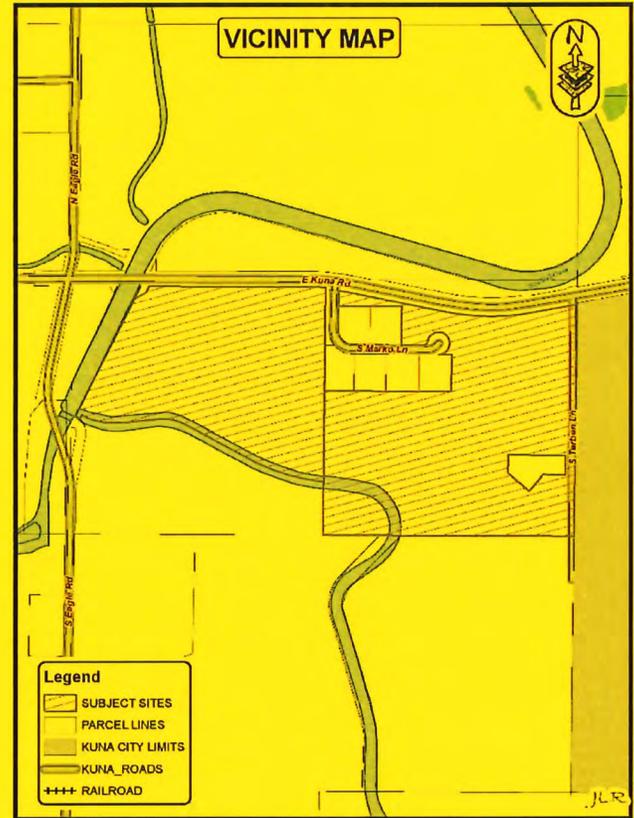
Case No. 21-07-AN (Annexation) for the Boise Basin-Markovetz

A request to Annex two (2) parcels totaling approximately 51.67 acres, into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100).

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **January 5, 2022** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

MAILED 12.21.2021





City of Kuna PROOF OF PROPERTY POSTING

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

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

This notice shall confirm that the Public Hearing Notice for 5055 E Kuna Rd, Kuna ID 83634 (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1A-8. Sign posted Wednesday, December 29, 2021 (**DAY OF THE WEEK, MONTH, DATE AND YEAR**). This form is required to be returned three (3) calendar days subsequent to posting and signs are to be removed from the site three (3) calendar days after the hearing.

DATED this 29th day of December, 2021.

Signature,

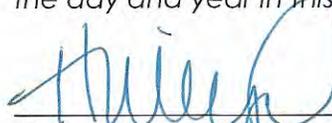


Owner/Developer

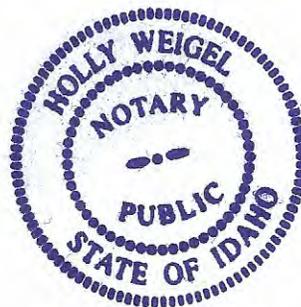
STATE OF IDAHO)
) : ss
County of Ada)

On this 29th day of December, 2021, before me the undersigned, a Notary Public in and for said State, personally appeared before me (Owner, Developer).

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



Notary Public
Residing at 10909 E State Dr. Boise 83709
Commission Expires 4/5/2027



CITY OF KUNA PUBLIC HEARING NOTICE

Before the Kuna Planning and Zoning Commission

**THE CITY OF KUNA will hold a public hearing
on January 11, 2022 at 6:00 PM, at
Kuna City Hall**

PURPOSE: Annexation of Parcels into the City of Kuna for
Application Number: 21-11-AN

This application is for the Annexation of Parcels
R5462680100 and S1428223050 totaling 51.67 acres
of land with R-4 zoning.

LOCATION: 5055 E. Kuna Rd. Kuna ID 83634

APPLICATION BY: Boise Basin Development

CONTACT: Kuna Planning & Zoning at 208-922-5274

Posted - 12/29/2021

Page 194 of 278

CITY OF KUNA PUBLIC HEARING NOTICE

Before the Kuna Planning and Zoning Commission

**THE CITY OF KUNA will hold a public hearing
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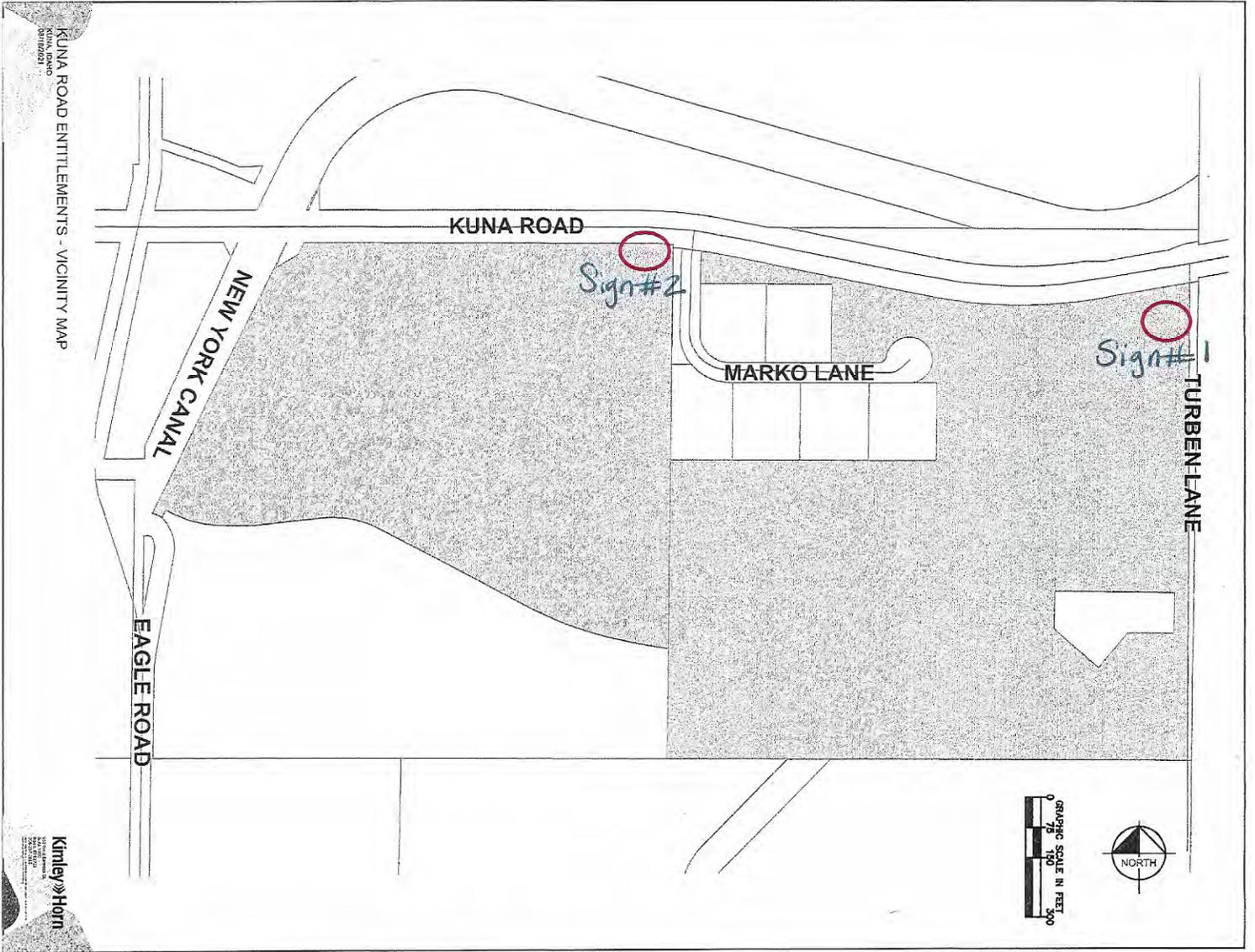
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LOCATION: 5055 E. Kuna Rd. Kuna ID 83634

APPLICATION BY: Boise Basin Development

CONTACT: Kuna Planning & Zoning at 208-922-5274

Posted - 12/29/2021





ADVERTISING PROOF

c/o ISj Payment Processing Center
 PO Box 1570,
 Pocatello, ID 83204
 Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
02/03/22	21880

LEGAL NOTICE

**Case No. 21-12-AN
 (Annexation):
 Boise Basin-Markovetz**

NOTICE IS HEREBY GIVEN the City Council will hold a public hearing **Tuesday, March 1, 2022, at 6:00 PM**, or as soon as can be heard; in connection with an Annexation (AN) request to annex two (2) parcels totaling approximately 51.67 acres into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100).

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning
 Department

February 9, 2022 200025

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
200025	21-12-an - boise bas	02/09/22	02/09/22	1	

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00
Surcharge:	\$0.00
Credits:	\$0.00

We Appreciate Your Business!

Suggestions for Testifying at Public Hearings:

Be Informed...

Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

Be on time...

Although the item you are interested in may not be first on the agenda, you never know when it will be heard; the governing body has authority to adjust the schedule according to its discretion, thus, anticipate attending from the beginning.

Speak to the Point...

The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write...

Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.



JR 2.10.22

CITY OF KUNA
 PO BOX 13
 KUNA, ID 83634-0013

Dear Property Owner: NOTICE IS HEREBY GIVEN the **City Council** is scheduled to hold a Public Hearing on **March 1, 2022 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

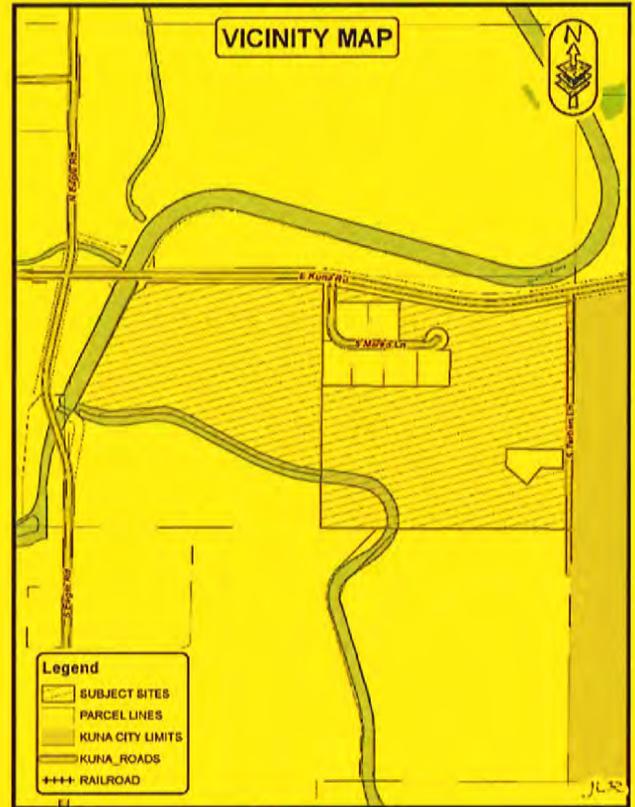
Case No. 21-12-AN (Annexation) for the Boise Basin-Markovetz Properties

A request to Annex two (2) parcels totaling approximately 51.67 acres, into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100).

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **February 23, 2022** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

MAILED 02.10.2022





City of Kuna PROOF OF PROPERTY POSTING

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
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DATED this 9th day of February, 2022.

Signature,

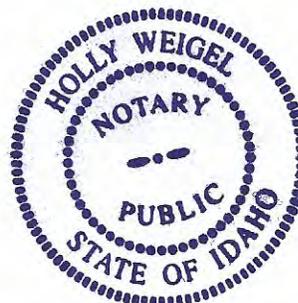
[Handwritten Signature]
Owner/Developer

STATE OF IDAHO)
County of Ada) : ss

On this 9th day of February, 2022 before me the undersigned, a Notary Public in and for said State, personally appeared before me (Owner, Developer).

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

[Handwritten Signature]
Notary Public
Residing at Estate Dr. Boise ID
Commission Expires 4/5/2027



CITY OF KUNA PUBLIC HEARING NOTICE

Before the Kuna City Council

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on March 1, 2022 at 6:00 PM, at
Kuna City Hall**

PURPOSE: Annexation of Parcels into the City of Kuna for
Application Number: 21-12-AN
This application is for the Annexation of Parcels
R5462680100 and S1428223050 totaling 51.67 acres
of land with R-4 zoning.

LOCATION: 5055 E. Kuna Rd. Kuna ID 83634

APPLICATION BY: Boise Basin Development

CONTACT: Kuna Planning & Zoning at 208-922-5274

**REPOSTED
2/9/2022**

CITY OF KUNA PUBLIC HEARING NOTICE

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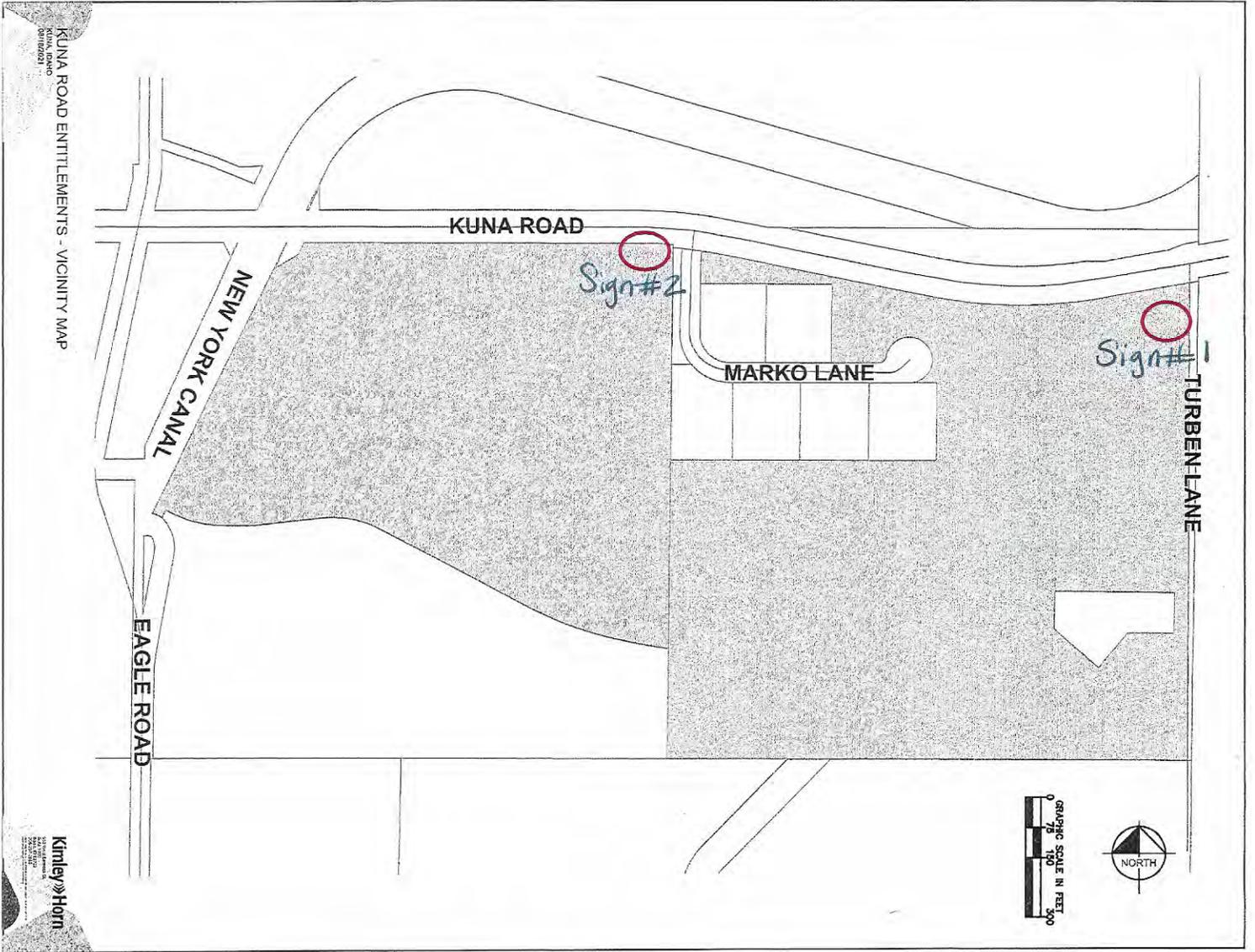
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LOCATION: 5055 E. Kuna Rd. Kuna ID 83634

APPLICATION BY: Boise Basin Development

CONTACT: Kuna Planning & Zoning at 208-922-5274

**REPOSTED
2/9/2022**



**BEFORE THE CITY COUNCIL
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATIONS OF) **Case Nos. 21-05-CPF (Combination Plat)**
)
ALBERTSON’S, LLC)
)
)
 For a Combination Plat for 700 E Avalon) **STAFF REPORT FOR ZATICA**
 Street.) **SUBDIVISION NO. 1 AND 2.**

TABLE OF CONTENTS

1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. General Project Facts
5. Transportation and Connectivity
6. Staff Analysis
7. Proposed Findings of Fact and Conclusions of Law
8. Proposed Comprehensive Plan Analysis
9. Commission’s Recommendation
10. Council’s Proposed Order of Decision



**I
EXHIBIT LIST**

The exhibits of the above-referenced matter consist of the following, to-wit:

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.5	Staff Memo			X
2.1	P&Z Application Coversheet			X
2.2	CPF Application			X
2.3	Narrative			X
2.4	Vicinity Map			X

2.5	Special Warranty Deed & Legal Description			X
2.6	Affidavit of Legal Interest			X
2.7	Neighborhood Meeting Certification			X
2.8	Commitment to Property Posting			X
2.9	Subdivision Name Reservation			X
2.10	Combination Plat			X
2.11	Combination Plat Utility Plan			X
2.12	Agency Transmittal			X
2.13	Central District Health Department			X
2.14	Department of Environmental Quality			X
2.15	Nampa and Meridian Irrigation District			X
2.16	City Engineer			X
2.19	Ada County Highway District			X
2.17	P&Z Commission Kuna Melba News			X
2.18	P&Z Commission Mailer			X
2.20	P&Z Commission Proof of Property Posting			X
2.21	CC Kuna Melba News			X
2.22	CC Mailer			X
2.23	CC Proof of Property Posting			X

II PROCESS AND NOTICING

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

2.1.1 Notifications

2.1.1.1	Neighborhood Meeting:	October 19, 2021 (No Attendees)
2.1.1.2	Agency Comments Request:	November 29, 2021
2.1.1.3	300 FT Property Owners Notice:	February 23, 2022
2.1.1.4	Kuna Melba News Newspaper:	February 23, 2022
2.1.1.5	Site Posted:	March 1, 2022

III APPLICANTS REQUEST

- 3.1** Ron Isackson, on behalf of Albertson's LLC, requests approval for a Combination Preliminary and Final Plat (Combo Plat) to replat six (6) lots totaling 9.93 acres, within the Zatica No. 1 and Zatica No. 2 Subdivisions. The subject sites are located at 700 E Avalon Street, Kuna, ID 83634 (APNs: R9835320080, R9835320010, R9835320030, R9835310050, R9835310074 and R9835310024).

IV GENERAL PROJECT FACTS

4.1 Site History

- 4.1.1** Phase No. 1 of the Zatica Subdivision recorded in 1998, Phase No. 2 recorded in 2011. The site has served as a Commercial subdivision.

4.2 Surrounding Land Uses

North	R-6	Medium Density Residential – Kuna City
South	C-3	Service Commercial – Kuna City
East	R-12	High Density Residential – Kuna City
	R-6	Medium Density Residential – Kuna City
	C-1	Neighborhood Commercial – Kuna City
West	R-4	Medium Density Residential – Kuna City
	C-2	Area Commercial – Area Commercial

4.3 Parcel Number, Owner, Parcel Size and Current Zoning

4.3.1 R9835320080

- 4.3.1.1** ALBERTSON'S, LLC
4.3.1.2 Approximately 0.63 acres
4.3.1.3 C-2 (Area Commercial)

4.3.2 R9835320010

- 4.3.2.1** ALBERTSON'S, LLC
4.3.2.2 Approximately 0.48 acres
4.3.2.3 C-2 (Area Commercial)

4.3.3 R9835320030

- 4.3.3.1** ALBERTSON'S, LLC
4.3.3.2 Approximately 2.74 acres
4.3.3.3 C-2 (Area Commercial)

4.3.4 R9835310050**4.3.4.1 ALBERTSON'S, LLC****4.3.4.2** Approximately 1.12 acres**4.3.4.3** C-2 (Area Commercial)**4.3.5 R9835310074****4.3.5.1 ALBERTSON'S, LLC****4.3.5.2** Approximately 0.56 acres**4.3.5.3** C-2 (Area Commercial)**4.3.6 R9835310024****4.3.6.1 ALBERTSON'S, LLC****4.3.6.2** Approximately 4.38 acres**4.3.6.3** C-2 (Area Commercial)**4.4 Services**

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

4.5 Existing Structures, Vegetation, and Natural Features

4.5.1 Phase No. 1 of the Zatica Subdivision is fully developed with storefronts and restaurant's, Phase No. 2 is made up of empty platted lots. Vegetation on site is consistent with that of weeds and grasses. The site has an estimated average slope of 2.0% to 5.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 to 40 inches across the majority of the site and greater than 60 inches in the southwest of the site.

4.6 Environmental Issues

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

4.7 Comprehensive Plan Future Land Use Map

4.7.1 The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the city. The FLUM indicates land use designations generally speaking, it is not

the actual zone. The Future Land Use Map identifies the approximately 9.93-acres as Commercial.

4.8 Recreation and Pathways Map

- 4.8.1** The Recreation and Pathways Master Plan Map indicates a future trail through Phase No. 2 of the Zatica Subdivision, and a bike route to run the site's entire western frontage along Kay Avenue.

4.9 Agency Responses

Agency	Exhibit No.
Central District Health Department	2.13
Department of Environmental Quality	2.14
Nampa & Meridian Irrigation District	2.15
City Engineer	2.16
Ada County Highway District	2.19

V

TRANSPORTATION AND CONNECTIVITY

- 5.1** The Ada County Highway District (ACHD) reviewed the Agency Transmittal and determined that they had no comments on the submitted application.

Zatica Phase No. 1 is accessed via fully improved driveways from Avalon Street and Kay Avenue. Phase No. 2 is accessed via shared drives from Phase No. 1 and unimproved driveways off of Kay Avenue. Zatica Phase No. 2 unimproved driveways along Kay Avenue will be required to be brought to Ada County Highway District (ACHD) and Kuna City Code (KCC) standards when parcels develop.

VI

STAFF ANALYSIS

- 6.1** The Applicant held a Neighborhood Meeting with residents within 300 ft of the proposed project area on October 19, 2021, there were no attendees. Neighborhood Meeting minutes have been provided as a part of this application. The proposed application has been noticed to all property owners within 300 feet and a legal notice was published in the Kuna Melba News.

The properties are currently zoned C-2 (Area Commercial) within Kuna City Limits. The Applicant is requesting the Combination Plat in order to perform a boundary adjustment between Phase No. 1 and No. 2 of the Zatica Subdivision. The boundary adjustment will accommodate new mechanical and refrigeration equipment to be added to the north side of the existing Albertson's grocery store. There is no new development associated with this application.

Per Exhibit 2.16, Public Works staff must review the civil site plan for existing and proposed utilities. After review, Public Works staff can support this Combination Preliminary and Final Plat.

Staff has reviewed the proposed Combination Plat for compliance with Title 5 and Title 6 of Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan. The Applicant will be required to work with Kuna's staff, ACHD, the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency's requirements. If the City Council approves Case No. 21-05-CPF (Combination Plat), the Applicant shall be subject to the

Conditions of Approval listed in section “IX” (9) of this report, as well as any additional Conditions requested by the City Council.

6.2 Applicable Standards

- 6.2.1 City of Kuna Zoning Ordinance, Title 5
- 6.2.2 City of Kuna Subdivision Ordinance Title 6.
- 6.2.3 City of Kuna Comprehensive Plan.
- 6.2.4 Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act
- 6.2.5 Idaho Code, Title 50, Chapter 13 – Plats and Vacations

VII PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 21-05-CPF (Combination Plat), including the Comprehensive Plan, Kuna City Code, Staff’s Memorandums, including the exhibits, and the testimony during the Public Hearing, the Kuna City Council hereby *Approves/Denies* Case No. 21-05-CPF, a request from Ron Isackson on behalf of Albertson’s, LLC for a Combination Preliminary and Final Plat to replat six (6) lots, totaling 9.93 acres, within the Zatica No. 1 and Zatica No. 2 Subdivisions.

If the City Council wishes to approve, deny or modify specific parts of the Findings of Fact and Conclusions of Law as detailed below, those changes must be specified.

- 7.1 Based on the evidence contained in Case No. 21-05-CPF, this proposal *does/does not* generally comply with the City Code.

Staff Finding: *The Applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.*

- 7.2 The public notice requirements *have/have not* been met and the Neighborhood Meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *The Applicant held a Neighborhood Meeting on October 19, 2021, there were no attendees. Neighborhood Notices were mailed out to residents within 300-FT of the proposed project site on February 23, 2022, and a legal notice was published in the Kuna Melba Newspaper on February 23, 2022. The Applicant posted a sign on the property on March 1, 2022.*

- 7.3 Based on the evidence contained in Case No. 21-05-CPF, this proposal *does/does not* generally comply with the Comprehensive Plan.

Staff Finding: *The proposed zoning district classification for the property is C-2 (Area Commercial). The Comprehensive Plan Map designates the property as Commercial.*

- 7.4 The contents of the proposed Combo Plat application *do/do not* contain all of the necessary requirements as listed in Kuna City Code 6-2-3: - Preliminary Plat.

Staff Finding: *Review by Staff of the proposed Combination Plat confirms all technical requirements listed in Kuna City Code (KCC) 6-2-3 were provided.*

- 7.5** The availability of existing and proposed public services and streets *can/cannot* accommodate the proposed development.

Staff Finding: *Per Exhibit 2.16, Public Works staff must review the civil site plan for existing and proposed utilities. After review, Public Works staff can support this Combination Preliminary and Final Plat. Per Exhibit 2.19, ACHD has no comments on the submitted application.*

- 7.6** The proposed project *does/does not* consider health and safety of the public and the surrounding area's environment.

Staff Finding: *Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, etc., were installed at the time of Final Plat approval for Phase No. 1 and No. 2 of the Zatica Subdivision.*

- 7.7** The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.

Staff Finding: *Pursuant to Idaho Code §67-8003, the owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk. Not more than twenty-eight (28) days after the final decision concerning the matter at issue, the City shall prepare a written taking analysis concerning the action if requested.*

VIII

PROPOSED COMPREHENSIVE PLAN ANALYSIS

The Kuna City Council may *accept/reject* the Comprehensive Plan components, and shall determine if the proposed Combination Plat request for the site *is/is not* consistent with the following Comprehensive Plan components:

- 8.1** Goal Area 1: Kuna will be Economically Diverse and Vibrant.

- Goal 1.A.: Ensure land use in Kuna will support economic development.
- Goal 1.C.: Attract and encourage new and existing businesses.
 - Objective 1.C.2.: Create an environment that is friendly to business creation, expansion and relocation.

- 8.2** Goal Area 3: Kuna's land use will support a desirable, distinct and well-designed community.

- Goal 3.G.: Respect and protect private property rights.
 - Objective 3.G.1.: Ensure land use policies, restrictions, and fees do not violate private property rights.
 - Policy 3.G.1.c: Ensure land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

IX COMMISSION'S RECCOMENDATION

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, *recommended approval* of Case No. 21-05-CPF (Combination Preliminary and Final Plat), a request from Ron Isackson, on behalf of Albertson's, LLC, for a Combination Preliminary and Final Plat to replat six (6) lots, totaling 9.93 acres, within the Zatica No. 1 and Zatica No. 2 Subdivisions.

X COUNCIL'S PROPOSED ORDER OF DECISON

Note: These motions are for the recommendation of Approval, Conditional Approval or Denial of the Combination Plat application. However, if the City Council wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the City Council of Kuna, Idaho, hereby *Approves/Denies* Case No. 21-05-CPF (Combination Plat), a request from Ron Isackson, on behalf of Albertson's, LLC, for a Combination Preliminary and Final Plat to replat six (6) lots, totaling 9.93 acres, within the Zatica No. 1 and Zatica No. 2 Subdivisions, subject to the following Conditions of Approval:

- 9.1** 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:
 - 9.1.1** The City Engineer shall approve the sewer hook-ups.
 - 9.1.2** The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - 9.1.3** 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".
 - 9.1.4** The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.
 - 9.1.5** The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - 9.1.6** Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).
 - 9.1.7** All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

- 9.2** Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.
- 9.3** Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- 9.4** When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMIS).
- 9.5** Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform all corresponding Master Plans.
- 9.6** Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code.
- 9.7** Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
- 9.8** Fencing within and around the site shall comply with Kuna City Code (unless specifically approved otherwise and permitted).
- 9.9** 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.
- 9.10** Landscaping shall not be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
- 9.11** All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in KCC 5-10.
- 9.12** If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary and Final Plat.
- 9.13** Any revisions to the Plat are subject to Administrative Determination to rule if the revision is substantial.
- 9.14** Developer/Owner/Applicant/Contractors are all hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame re subject to lawful penalties.
- 9.15** Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or

destroyed throughout all seasons.

9.16 The Landowner/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.

9.17 Developer/Owner/Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.

9.18 Developer/Owner/Applicant shall comply with all local, state and federal laws.

DATED this 15th day of March 2022



Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



Office Use Only

File No.(s): 21-05-CPF

Project Name: Albertson's Combo Plat

Date Received: 10.22.2021

Date Accepted as Complete: 11.18.2021

Type of review requested (check all that apply):

<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Comp. Plan Map Amendment	<input checked="" type="checkbox"/>	Combination Pre & Final Plat
<input type="checkbox"/>	Design Review	<input type="checkbox"/>	Development Agreement
<input type="checkbox"/>	Final Planned Unit Development	<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Ordinance Amendment	<input type="checkbox"/>	Planned Unit Development
<input type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>	Rezone
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Temporary Business
<input type="checkbox"/>	Vacation	<input type="checkbox"/>	Variance

Owner of Record

Name: ALBERTSON'S LLC Attn: Todd Isom

Address: 250 E. Parkcenter Blvd., Boise, ID 83706

Phone: 208.395.4620 Email: Todd.Isom@albertsons.com

Applicant (Developer) Information

Name: ALBERTSON'S LLC Attn: Todd Isom

Address: 250 E. Parkcenter Blvd., Boise, ID 83706

Phone: 208.395.4620 Email: Todd.Isom@albertsons.com

Engineer/Representative Information

Name: Cushing Terrell, Attn: Ron Isackson

Address: 800 W Main St #800, Boise, ID 83702

Phone: 208.336.4900 Email: ronisackson@cushingterrell.com

Subject Property Information

Site Address: 700 E Avalon St, Kuna, ID 83634

Nearest Major Cross Streets: Avalon and Kay

Parcel No.(s): Zatica #2 Parcels: 9, 11, and 16 & Zatica #1 Parcels: 5, 6, and 2

Section, Township, Range: S24, T2N, R1W,

Property Size: 9.933

Current Land Use: Retail Proposed Land Use: NA

Current Zoning: C-2 Proposed Zoning: NA

Project Description

Project Name: Short Plat of Zatica Subs #1 and #2

General Description of Project: Boundary realignment of
Zatica #2 Parcels: 9, 11, and 16 & Zatica #1 Parcels: 5, 6, and 2

Type of proposed use (check all that apply and provide specific density/zoning):

Residential: R-2 R-4 R-6 R-8 R-12 R-20 Commercial: C-1 C-2 C-3 CBD

Office Industrial: M-1 M-2 Other: NA - no

Type(s) of amenities provided with development: changes are
being
proposed

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: _____

Will any existing buildings remain? YES NO

No. of Residential Units: _____ No. of Building Lots: _____

No. of Common Lots: _____ No. of Other Lots: _____

Type of dwelling(s) proposed (check all that apply):

Single-Family Townhomes Duplexes Multi-Family

Other: _____

Minimum square footage of structure(s): _____

Gross Density (Dwelling Units ÷ Total Acreage): _____

Net Density (Dwelling Units ÷ Total Acreage not including Roads): _____

~~Percentage of Open Space provided: _____ Acreage of Open Space: _____~~

~~Type of Open Space provided (i.e. public, common, landscaping): _____~~

~~_____~~

~~_____~~

Non-Residential Project Summary (If Applicable)

Number of building lots: 4 Other lots: 1 (Zatica Sub #2 - L11,B1)

Gross floor area square footage: _____ Existing (if applicable): Albertsons = 34,436 gsf
Retail Spaces = 14,892 gsf

Building height: _____ Hours of Operation: _____

Total No. of Employees: _____ Max No. of Employees at one time: _____

No. of and ages of students: _____ Seating capacity: _____

Proposed Parking

ADA accessible spaces: NA Dimensions: NA

Regular parking spaces: NA Dimensions: NA

Width of driveway aisle: NA

Proposed lighting: NA - no changes to existing site lighting are proposed

Is lighting "Dark Sky" compliant? YES NO

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

NA - no changes to landscaping are proposed

Albertson's LLC, a Delaware limited liability company

DocuSigned by:

Applicant Signature: BY: Brad Beckstrom Date: 10-15-2021 | 10:43:58 MDT

Bradley Beckstrom, Authorized Signatory

By signing, you are confirming you have provided all required items listed on this application.

Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided for application attachments to be uploaded to the cloud.



Combination Preliminary Plat & Final Plat Application

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



Combo Plats require Public Hearings with both the Planning & Zoning Commission and City Council. Public Hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.

Office Use Only	
Case No(s):	_____
Project Name:	_____
Date of Pre-Application Meeting:	<u>Valid for three (3) months, unless otherwise determined by Staff</u>
Date Received:	_____
Date Accepted as Complete:	_____

Application shall contain one (1) copy of the following (digital copies preferred):

- Complete Planning & Zoning Application Coversheet
- Complete Preliminary Plat Application
- Detailed narrative or justification for the application, describing the project, design elements, serviceability, amenities, and how the project complies with the requirements found within Kuna City Code.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Legal Description of Preliminary Plat Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. *(One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.
- NA** • A letter or email from the Ada County Engineer showing the subdivision name reservation. *(A name change needs to be submitted and approved by the Planning & Zoning Director & Ada County Engineer.)* **Subdivision names not changing**
- Plat Plans (24" x 36"): Drawn to a scale of 1" = 100' (or similar), showing
 - NA** ○ Topography at 2' intervals **site is already developed**
 - Land uses (location, layout, types & dimensions) of Residential, Commercial & Industrial
 - Street right-of-way (ROW) including dimensions of ROW dedication for all roadways, street sections, improvements, etc.
 - Easements/common space such as utility easements, parks, community spaces, etc.
 - Layout & dimensions of lots
 - Improvements drawing showing water, sewer, drainage, electricity, irrigation, telephone, gas, proposed street lighting, proposed street names, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.

- NA • Pressurized Irrigation Plan
 - Plat Plans (8.5" x 11"): Drawn to a scale of 1" = 100' (or similar)
- NA • Phasing Plan
- NA • Approved final engineering construction drawings for streets, water, sewer, sidewalks, pressure irrigation & other public improvements.
- NA • Statement of Conformance with the following: Preliminary Plat meets all requirements or conditions; and Preliminary Plat meets acceptable engineering practices and local standards.
- NA • Landscape Plan for subdivision entrances, buffers, common areas, etc.
 - Homeowners Maintenance Agreement for the care of landscaped common areas, & any proposed restrictive covenants and/or deed restrictions, and Homeowners Association documents.

This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.

Information to Note:

The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).

Albertson's LLC, a Delaware limited liability company

DocuSigned by:
 Applicant Signature: By: Brad Beckstrom JPL Date: 10-15-2021 | 10:43:58 MDT
 Bradley Beckstrom, Authorized Signatory

By signing, you are confirming you have provided all required items listed on this application.

October 15, 2021



Kuna Planning & Zoning
Attn: Jace Hellman
751 W 4th St
Kuna, ID 83634

RE: Zatica Subdivision #1 and #2 | Short Plat

Dear Jace,

The purpose of this letter is to formally request your review of the Combination Preliminary Plat and Final Plat Application for the boundary realignment of Zatica Commercial Subdivision #1 parcels 2, 5 and 6 and Zatica Commercial Subdivision #2 parcels 9, 11 and 16.

The purpose of the boundary realignments are to accommodate the installation of new mechanical and refrigeration equipment on the north end of the existing Albertsons grocery store. There are no plans for site redevelopment, new infrastructure and/or infrastructure relocation.

Please let us know if there are any questions or any additional information is required.

Sincerely,

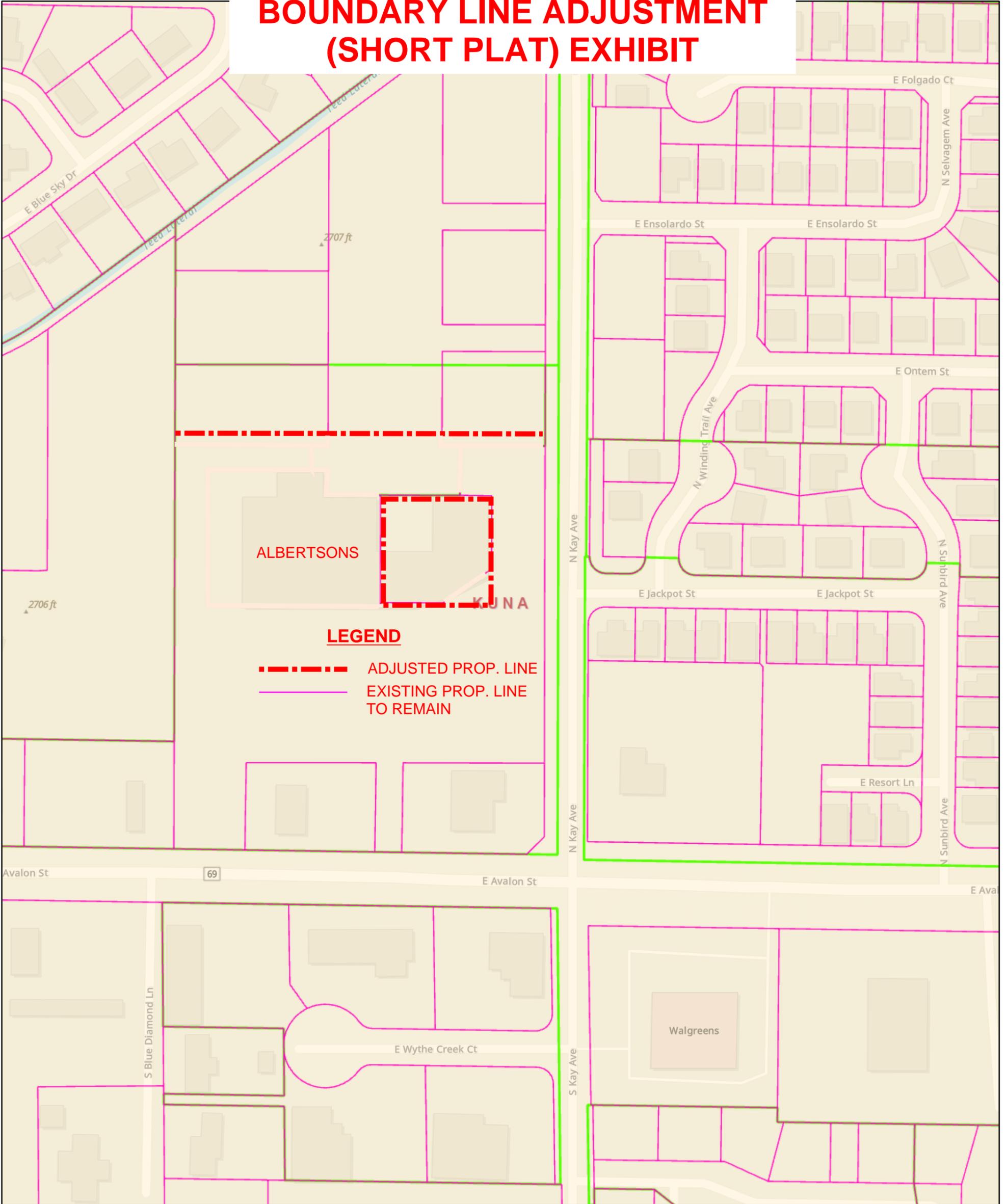
A handwritten signature in blue ink, appearing to read "Ron Isackson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ron Isackson,
Civil Team

cc:

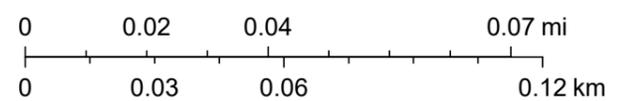
Ada County

BOUNDARY LINE ADJUSTMENT (SHORT PLAT) EXHIBIT



9/30/2021, 2:50:43 PM

1:2,257



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, County of Ada, © OpenStreetMap contributors, Microsoft, Esri Canada, Esri, HERE, Garmin,

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=6 LISA BATT
NEXTITLE - WASHINGTON
2016-030504
04/12/2016 04:05 PM
\$25.00

NX10-020525 TT
WHEN RECORDED RETURN TO:

Albertsons LLC
PO Box 20
Boise, ID 83726
Attn: Eric Holzer

Special Warranty Deed

THIS SPECIAL WARRANTY DEED is made the ^{12th} ~~11th~~ day of April, 2016, by Zatica Family, LLLP, an Idaho limited liability limited partnership, hereinafter called the Grantor, to Albertsons LLC, a Delaware limited liability company whose post office address is P.O. Box 20, Boise, Idaho 83726, hereinafter called the Grantee:

WITNESSETH: That the Grantor for and in consideration of the sum of \$10.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms AS IS unto the Grantee, all that certain land situate in Ada County, State of Idaho, as legally described in Exhibit "A" attached hereto and incorporated herein.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or anywise appertaining and subject to all easements, reservations, restrictions and encumbrances of record or apparent and taxes for the calendar year 2016, and all subsequent years.

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO (a) general taxes and assessments for the year 2016 and thereafter, which are not yet due and payable; and (b) the exceptions set forth on Exhibit "B" attached hereto and made a part hereof by this reference (collectively, the "Permitted Exceptions").

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land, subject to the Permitted Exceptions, and will defend the same against the lawful claims of all persons whomsoever lawfully claiming, or to claim the same, or any part thereof, by through or under Grantor, but not otherwise.

21905086

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

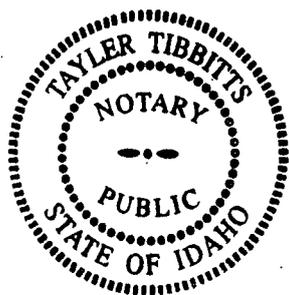
Zatica Family, LLLP,
an Idaho limited liability partnership

By: *Steven P. Zatica*
Name: Steven P. Zatica
Title: General Partner

STATE OF IDAHO)
County of Ada)

On this ^{12th} ~~11th~~ day of April, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Steven P. Zatica, known or identified to me to be one of the partners in the partnership of Zatica Family, LLLP, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

WITNESS MY HAND and official seal hereto affixed the day, month and year in this certificate first above written.



Tayler Tibbits
NOTARY PUBLIC FOR Idaho
Residing at Boise, ID
My Commission Expires March 29, 2022

Exhibit "A"

Legal Description

Lots 9, 10, 11, 12, 13, 14, 15 and 16 in Block 1 in Zatica Subdivision No. 2, according to the plat thereof, filed in Book 104 at Pages 14013 and 14014, records of Ada County, Idaho.

And

Lot 5 Block 1 in Zatica Subdivision No. 1, according to the plat thereof, filed in Book 76 of Plats at Pages 7872 and 7873, records of Ada County, Idaho.

And

A portion of Parcel 2 as shown on Record of Survey No. 5123 in the office of the Ada County, Idaho, recorder and a portion of Lot 2, Block 1 of Zatica No. 1 Subdivision, as shown on the official plat thereof recorded in Book 76, Pages 7872 and 7873, in the office of the Ada County, Idaho, recorder. Situate in the southeast quarter of the southwest quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Beginning at the northwest corner said Lot 2, which is also the southeast corner of Zatica Subdivision No. 2, as shown on the official plat thereof recorded in Book 104, Pages 14013 and 14014, in the office of the Ada County, Idaho, recorder

which is also the Point of Beginning;

Thence the following courses and distances along the boundary of said Lot 2:

S89°57'45"E, 203.51 feet;
S00°02'15"W, 157.33 feet;
N89°57'45"W, 155.33 feet;
S00°02'15"W, 201.33 feet;
S89°57'45"E, 257.33 feet;

Thence N00°02'15"E, 5.33 feet to the southwest corner of Parcel 6 of said Record of Survey No. 5123;

Thence the following courses and distances along the boundary of said Parcel 6:

S89°57'45"E, 93.42;
N54°57'53"E, 88.23 feet;
N00°02'15"E, 108.63 feet;

N89°57'45"W, 45.63 feet to the boundary of said Lot 2;

Thence N00°02'15"E, 194.00 feet along the boundary of said Lot 2 to the northerly boundary of said Zatica No. 1 Subdivision;

Thence S89°57'45"E, 127.00 feet along the northerly boundary of said Lot 2, to the northeast corner of said Lot 2 and the westerly right-of-way of North Kay Avenue;

Thence continuing along the boundary of said Lot 2 through the following courses and distances:

S00°02'15"W, 592.23 feet and along the westerly right of way of North Kay Avenue;
N89°57'42"W, 211.00 feet;

S00°46'00"W, 133.33 feet to the northerly right-of-way of East Avalon Street;

N89°14'00"W, 40.00 feet along the northerly right-of-way of East Avalon Street;

N00°46'00"E, 132.82 feet;

N89°57'42"W, 194.00 feet;

S00°46'00"W, 130.35 feet to the northerly right-of-way of East Avalon Street;

N89°14'00"W, 105.85 feet along the northerly right-of-way of East Avalon Street;

Thence N00°02'15"E, 160.01 feet to the boundary of said Lot 2;

Thence along the boundary of said Lot 2, N00°02'15"E, 561.21 feet to the Point of Beginning.

And

Parcel 4 of Record of Survey No. 5123 as recorded in the office of the Ada County, Idaho, recorder. Being a portion of Lots 2 & 4, Block 1 of Zatica No. 1 Subdivision as shown on the official plat thereof recorded in Book 76 at Pages 7872 and 7873, in the office of the Ada County, Idaho, recorder. Situate in the southeast quarter of the southwest quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Beginning at the northwest corner said Parcel 4, which is the Point of Beginning;

Thence S89°14'00"E, 223.24 feet along the northerly boundary of said Parcel 4;

Thence S00°02'15"W, 160.01 feet along the easterly boundary of said Parcel 4, to the northerly right-of-way of East Avalon Street;

Thence N89°14'00"W, 224.09 feet along the southerly boundary of said Parcel 4 and the northerly right-of-way of East Avalon Street, to the southwest corner of said Parcel 4;

Thence N00°20'25"E, 160.00 feet along the westerly boundary of said Parcel 4 to the Point of Beginning.

And

A portion of Parcel 6 as shown on Record of Survey No. 5123 as shown in the office of the Ada County, Idaho, recorder. Situate in the southeast quarter of the southwest quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Beginning at the northwest corner of Parcel 6 as shown on Record of Survey No. 5123 in the office of the Ada County, Idaho recorder, which is also the southwest corner of Lot 11, Block 1, of Zatica Subdivision

No. 2, as shown on the official plat thereof recorded in Book 104, Pages 14013 and 14014, in the office of the Ada County, Idaho recorder, which is also the Point of Beginning;

Thence S89°57'45"E, 23.33 feet along the northerly boundary of said Parcel 6 and along the southerly boundary of said Lot 11;

Thence S00°02'15"W, 36.67 feet along the westerly boundary of said Lot 11;

Thence S89°57'45"E, 198.67 feet along said southerly boundary of said Lot 11 to the southeast corner of said Lot 11 and to the easterly boundary of said Parcel 6;

Thence along the boundary of said Parcel 6 through the following courses and distances:

S00°02'15"W, 120.33 feet;

S89°57'45"E, 45.63 feet;

S00°02'15"W, 108.63 feet;

S54°57'53"W, 88.23 feet;

N89°57'45"W, 93.42 feet;

N00°02'15"E, 159.33 feet;

N89°57'45"W, 78.67 feet;

N00°02'15"E, 36.67 feet;

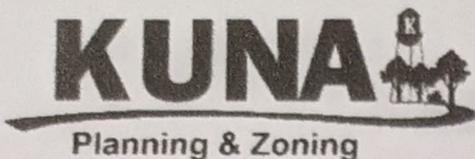
N89°57'45"W, 23.33 feet;

N00°02'15"E, 120.33 feet to the Point of Beginning.

Exhibit "B"
Permitted Exceptions

1. Water rights, claims or title to water.
2. Unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.
3. General taxes for the year 2015, which are a lien, of which the first half is paid and the second half is due and payable on or before June 20, 2016 and not delinquent until after said date.
4. General taxes for the year 2016, which are a lien, payable on or before December 20th of said year and not delinquent until after said date.
5. Liens, levies and assessments of the City of Kuna. No search has been made. Telephone No. (208)922-5546 for more specific information.
6. Liens and assessments of the Boise Kuna Irrigation District, and the rights, powers, and easements of said district as by law provided. No search has been made. Telephone No. (208)922-5608 for more specific information.
7. Liens and assessments of the New York Irrigation District, and the rights, powers, and easements of said district as by law provided. No search has been made. Telephone No. (208)378-1023 for more specific information.
8. Ditch, road and public utility easements as same may exist over said premises.
9. Unrecorded leaseholds, if any; rights of parties in possession other than the vestees herein; rights of chattel mortgagees and vendors under conditional sales contract of personal property installed on the premises herein; and the rights of tenants to remove trade fixtures.
10. Matters shown or disclosed by Record of Survey No. 3348, recorded October 20, 1995, as Instrument Number 95076895, of Official Records.
11. Easements, reservations, restrictions and dedications, if any, as shown on the official plat of said subdivision.
12. Matters shown or disclosed by Record of Survey No. 4780, recorded October 27, 1999, as Instrument Number 99105039, of Official Records.
13. Matters shown or disclosed by Record of Survey No. 5123, recorded October 2, 2000, as Instrument Number 100078775, of Official Records.

14. Protective covenants, conditions, restrictions and/or easements and other matters imposed by instrument recorded June 30, 2005, as Instrument No. 105086885, of Official Records, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
15. Terms, conditions, provisions, easements and obligations set forth in that certain Common Area Maintenance Agreement, recorded June 30, 2005, as Instrument Number 105086886, of Official Records.
16. An easement for access and incidental purposes in favor of Salvador G. Sanchez and Romelia O. Sanchez, husband and wife, recorded January 27, 2009, as Instrument Number 109008758, of Official Records.
17. Protective covenants, conditions, restrictions and/or easements and other matters imposed by instrument recorded February 10, 2012, as Instrument No. 112012780, of Official Records, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. Zatica No. 2.
18. Terms, conditions, provisions and easements set forth in that certain Common Area Maintenance Agreement Avalon Plaza Shopping Center Phase II by Zatica Family Limited Partnership, recorded February 10, 2012, as Instrument No. 112012779, of Official Records. Zatica No. 2.
19. Any rights, interests, or claims which may exist or arise by reason of all matters shown on ALTA/ACSM Land Title Survey prepared by Aaron P. Rush, ID PLS 12464 Tait Architects, dated January 29, 2016, Project No. 15110MS.



Neighborhood Meeting Certification

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



You **must** conduct a Neighborhood Meeting **prior** to submission of an application for Annexation; Rezone; Special Use Permit; Subdivision; and Variance. Please see Kuna City Code 5-1A-2 for more information or contact the Planning & Zoning Department at (208) 922-5274.

The Neighborhood Meeting Certification packet includes the following:

- Neighborhood Meeting Certification – This acts as quick reference information regarding your project.
- Sign-in Sheet – This provides written record of who attended your Neighborhood Meeting.
- Neighborhood Meeting Minutes – Provides space in which to record the items discussed and any concerns attendees may have.

A Neighborhood Meeting cannot take place more than two (2) months prior to acceptance of the application and an application will not be accepted before the meeting is conducted. You are required to mail written notification of your meeting, allowing at least fourteen (14) days before your meeting for property owners to plan to attend. **Contacting and/or meeting individually with property owners will not fulfill Neighborhood Meeting requirements.** You may request a 300' property owners mailing list by completing the Neighborhood Meeting Mailing List Request form located under Forms & Applications on the City of Kuna website.

Neighborhood Meetings must be held on either a weekend between 10:00 Am & 7:00 PM, or a weekday between 6:00 PM & 8:00 PM. The meeting **cannot** be conducted on holidays, holiday weekends, or the day before/after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- Subject property;
- Nearest available public meeting place (i.e. Libraries, Community Centers, etc.); or
- An office space within a one (1) mile radius of the subject property.

Once you have held your Neighborhood Meeting, please complete this certification form and include with your application along with the Sign-in Sheet, Neighborhood Meeting Minutes & a copy of the notification mailed to attendees.

Description of proposed project: _____

The purpose of the boundary line adjustments is to allow for the installation of new refrigeration equipment at the rear of the existing Albertsons

Date of Meeting: 10/19/2021 Time: 6pm Start

Meeting Location: Kuna, Library - 457 N Locust Ave, Kuna, ID 83634

Site Information

Location: Section 24 Township 2N Range 1W Total Acres 9.933

Subdivision Name: Zatica Commercial Subs #1 and #2 Lot _____ Block _____

Address: 700 E Avalon St, Kuna, ID 83634

Parcel No(s): Zatica #2 Parcels: 9, 11, and 16 & Zatica #1 Parcels: 5, 6, and 2

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: ALBERTSONS LLC Paradigm Tax Group, Attn: Todd Isom

Address: PO Box 800729, Dallas, TX 75830-0729

Contact Person

Name: Ron Isackson

Business Name (if applicable): Cushing Terrell

Address: 800 W Main St #800, Boise, ID 83702

Phone: 208.336.4900

Email: ronisackson@cushingterrell.com

Applicant

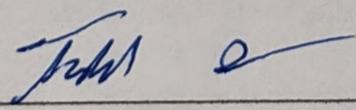
Name: ALBERTSONS LLC Paradigm Tax Group, Attn: Todd Isom

Address: PO Box 800729, Dallas, TX 75830-0729

Phone: 208.395.4620

Email: Todd.Isom@albertsons.com

I, Todd Isom, certify that a Neighborhood Meeting was conducted at the time and location noted on this form in accordance with Kuna City Code 5-1A-2.

Applicant Signature: 

Date: 10/19/21

SIGN-IN SHEET

Project Name: Boundary Line Adjustment

	Name	Address	Phone
1	Joshua Brown	800 W MAIN ST BOISE ID STE#800	208 965 7520
2	Todd Isom		208 409 0728
3	Chris Goslin	800 W main St Boise ID.	208 577 5666
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COMMITMENT TO PROPERTY POSTING



PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

Per Kuna City Code (KCC) 5-1A-8, the Applicant, for all applications requiring a Public Hearing, shall post the subject property *not less than ten (10) days prior to the hearing*. The Applicant shall post a copy of the Public Hearing notice on the property under consideration; all posting must be in substantial compliance.

The Applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the Planning and Zoning Department *no later than seven (7) days* prior to the Public Hearing, attesting to where and when the sign(s) were posted. Unless such certificate is received by the required date, the hearing will be continued to the next available date, as scheduling permits.

The signs shall be removed no later than three (3) days after the end of the Public Hearing for which the sign(s) had been posted.

Print Name: Albertson's LLC, a Delaware limited liability company

Signature: By: DocuSigned by:
Brad Beckstrom
6938687DD0944E5...
Bradley Beckstrom
Authorized Signatory *JPL*

Date: 11-05-2021 | 12:33:27 MDT

Troy Behunin

To: Ron Isackson
Subject: Albertsons Subdivision Name Reservation

From: Ron Isackson <RonIsackson@cushingterrell.com>
Sent: Thursday, November 4, 2021 12:02 PM
To: Troy Behunin <tbehunin@kunaaid.gov>
Subject: FW: Albertsons Subdivision Name Reservation

Troy – See below for name reservation. Will this suffice? Thanks!

Ron

Ron Isackson

Civil Engineer
406.922.7107 | cushingterrell.com

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Thursday, October 14, 2021 12:45 PM
To: George Bornemann <GeorgeBornemann@cushingterrell.com>
Subject: RE: Albertsons Subdivision Name Reservation

October 14, 2021

George Bornemann, Cushing Terrell Engineering

RE: Subdivision Name Reservation: **ALBERTSONS SUBDIVISION**

At your request, I will reserve the name **Albertsons Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,



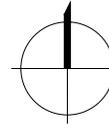
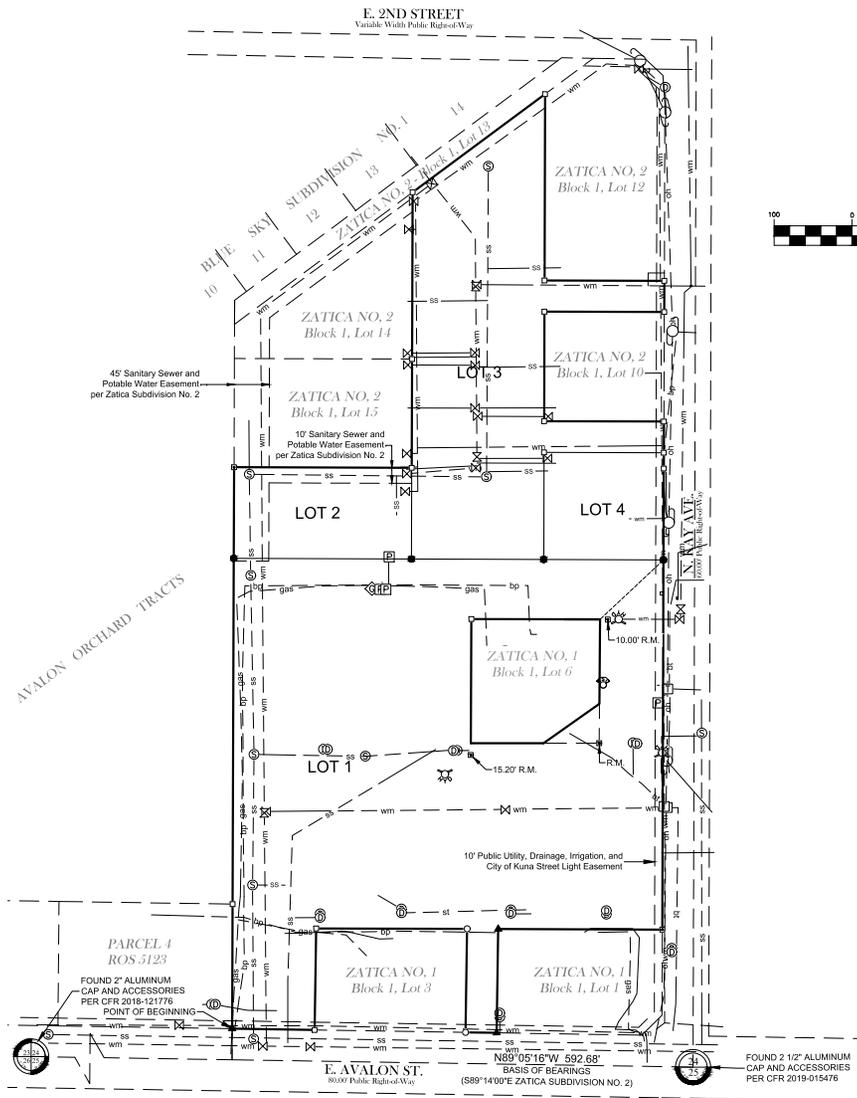
Glen Smallwood
Surveying Technician
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 office
(208) 287-7909 fax

ALBERTSONS SUBDIVISION

A RE-SUBDIVISION OF LOT 2 AND LOT 5, BLOCK 1 OF ZATICA NO. 1 SUBDIVISION, AS SHOWN ON THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE ADA COUNTY, IDAHO, RECORDER IN BOOK 76 OF PLATS AT PAGE 7872 AND LOT 9, LOT 11, AND LOT 16 OF ZATICA SUBDIVISION NO. 2 AS SHOWN ON THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE ADA COUNTY, IDAHO, RECORDER IN BOOK 104 OF PLATS AT PAGE 14013. LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO.

Cushing Terrell

cushingterrell.com
406.757.9622



NORTH

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

BASIS OF BEARINGS
OPUS Derived Geodetic North
Lat. N 43° 29' 24.59432"
Long. W 116° 24' 18.68110"
NAD_83(2011)(EPOCH:2010.0000)
This results in a Bearing of
N89°05'16"W along the South line of
the Southwest Quarter of Section 24.

LEGEND

- FIRE HYDRANT / CONTROL POINT
- WATER VALVE
- WATER SHUTOFF
- STORM DRAIN MANHOLE
- STORM DRAIN OPEN GRATE
- STORM DRAIN INLET
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- TRANSFORMER
- POWER METER OR POWER HANDHOLE
- GAS METER
- TELEPHONE PESTAL
- IRRIGATION CONTROL VALVE
- ss — SANITARY SEWER LINE
- st — STORM DRAIN LINE
- wn — WATER LINE
- oh — OVERHEAD UTILITY LINE
- bp — UNDERGROUND POWER
- gas — UNDERGROUND GAS
- bt — UNDERGROUND TELEPHONE
- fo — UNDERGROUND FIBER OPTIC
- tv — UNDERGROUND TELEVISION



VICINITY MAP - THIS SURVEY

LEGEND

- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP "B&A LS4116"
- FOUND 1/2" REBAR WITH RED PLASTIC CAP "B&A LS4116"
- FOUND 5/8" REBAR, BALD
- FOUND 1/2" REBAR WITH BLUE PLASTIC CAP "LS12464"
- FOUND 1/2" REBAR, BALD
- SET 5/8" REBAR, 2" ALUMINUM CAP "13849"
- SUBDIVISION EXTERIOR BOUNDARY
- SUBDIVISION INTERIOR LOT LINES
- ADJACENT PROPERTY LINES
- R.M. REFERENCE MONUMENT

RECORD DOCUMENTS UTILIZED

- ZATICA NO. 1 SUBDIVISION
- ZATICA SUBDIVISION NO. 2
- RECORD OF SURVEY NO. 4780
- RECORD OF SURVEY NO. 5123
- RECORD OF SURVEY NO. 10411
- CP&F NO. 2019-015476
- CP&F NO. 2018-121776
- UNRECORDED ALTA SURVEY PERFORMED BY
FOX LAND SURVEYS AND DATED 2/12/2016

CITY OF KUNA
ADA COUNTY, IDAHO
ALBERTSONS SUBDIVISION

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BOISE MERIDIAN
ADA COUNTY

1/4	Sec	T	R
X	24	2N	1W

ALBERTSONS SUBDIVISION

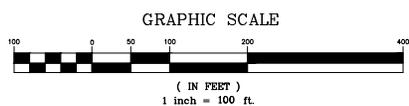
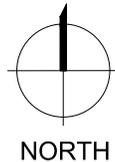
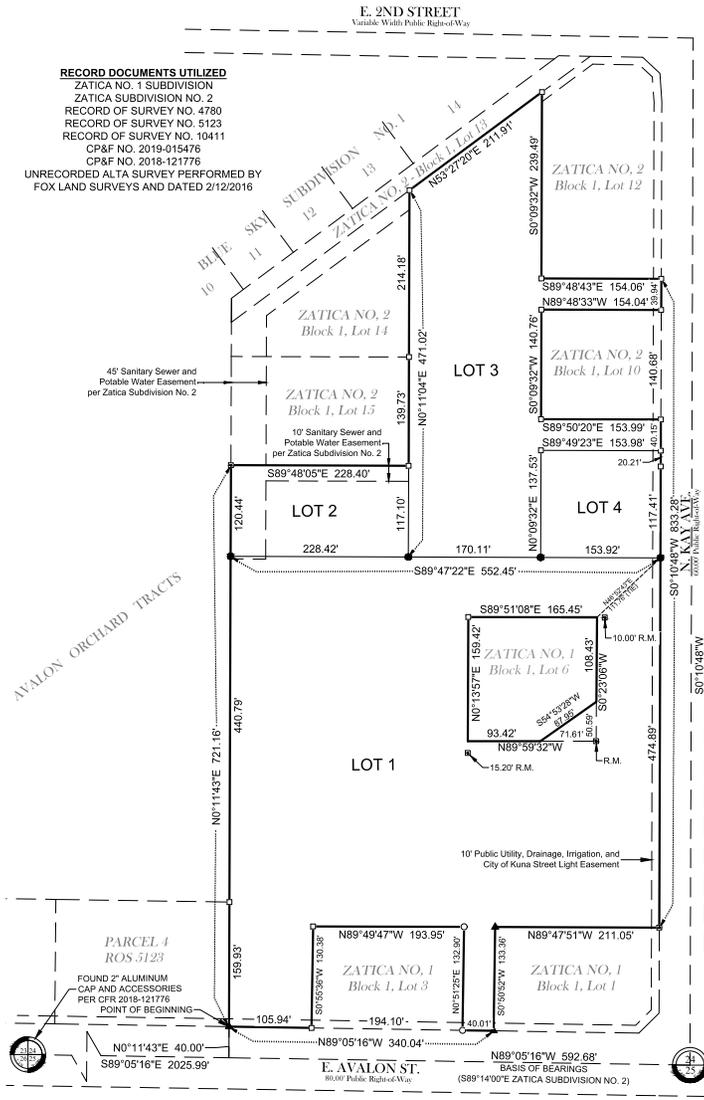
10.27.21
DRAWN BY | VERNON
REVISIONS

ALBERTSONS SUBDIVISION

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Cushing Terrell

cushingterrell.com
800.757.9522



BASIS OF BEARINGS
 OPUS Derived Geodetic North
 Lat. N 43° 29' 24.59432"
 Long. W 116° 24' 16.68110"
 NAD_83(2011)(EPOCH:2010.0000)
 This results in a Bearing of
 N89°05'16"W along the South line of
 the Southwest Quarter of Section 24.

- NOTES**
- 1) This development recognizes Idaho Code 22-4503, Right to Farm Act, which states "No agriculture operation or an appurtenance to it shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after the same has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began; provided, that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or appurtenance to it..
 - 2) This subdivision is located within Zone X as shown on FIRM panel 16001C0400J Effective Date 10/2/2003, Ada County, Idaho and Incorporated Areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit.
 - 3) Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Kuna and this approval.
 - 4) The Homeowners' Association (HOA), its ownership and maintenance commitments cannot be dissolved without the express written consent of the City of Kuna, Idaho. All improved lot(s) are subject to the fractional share of the irrigation assessment for each HOA common lot(s) that receive municipal irrigation. If the assessment is not paid by the HOA, the individual improved lots are subject to lien for non-payment.
 - 5) Survey monuments shall be preserved, set, and/or restored in accordance with IC 50-1303.
 - 6) A blanket ingress/egress easement is hereby reserved on Lot 3. Said ingress/egress easement shall run with the land and each landowner within this subdivision and Zatica Subdivision No. 2 has an undivided interest within said easement. Said Lot shall be maintained by and for the use of the property owners of this subdivision and Zatica Subdivision No. 2.
 - 7) Lot 3 is a common lot to be owned and maintained by the Lot Owner's Association, is subject to a blanket, non-exclusive, public utilities easement; a blanket easement for potable water and sanitary sewer lines, and irrigation lines to benefit the City of Kuna for the installation and maintenance of said lines.

ALBERTSONS SUBDIVISION
 ADA COUNTY, IDAHO
 CITY OF KUNA

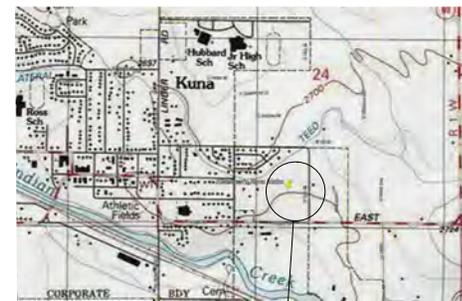
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BOISE MERIDIAN ADA COUNTY

1/4	Sec	T	R
X	24	2N	1W

ALBERTSONS SUBDIVISION

11.16.21
 DRAWN BY | VERNON
 REVISIONS



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ALBERTSONS SUBDIVISION

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cushingterrell.com
800.757.9522

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That the undersigned does hereby certify that it is the owner of a certain tract of land to be known as ALBERTSONS SUBDIVISION, and that it intends to include the following described land in this plat:

A re-subdivision of Lot 2 and Lot 5, Block 1 of Zatica No. 1 Subdivision, as shown on the official plat thereof on file in the office of the Ada County, Idaho, Recorder in Book 76 of Plats at Page 7872 and Lot 9, Lot 11, and Lot 16 of Zatica Subdivision No. 2 as shown on the official plat thereof on file in the office of the Ada County, Idaho, Recorder in Book 104 of Plats at Page 14013, located in the southeast quarter of the southwest quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, County of Ada, State of Idaho, being more particularly described as follows:

Commencing at the southwest corner of said Section 24; thence S89°05'16"E, 2,025.99 feet along the south line of said Section 24, to a point on said south line which lies N89°05'16"W, 592.68 feet from the south quarter corner of said Section 24; thence N00°11'43"E, 40.00 feet to the southwest corner of Lot 2 Block 1 Common Area of said Zatica No. 1 Subdivision as shown on Record of Survey No. 5123, on file in the office of the Ada County, Idaho, Recorder as Instrument No. 100078775, said southwest corner also being the POINT OF BEGINNING for the following description; thence N00°11'43"E, 721.16 feet to the southwest corner of Lot 15, Block 1 of said Zatica Subdivision No. 2; thence S89°48'05"E, 228.40 feet along the south line of said Lot 15 to the southeast corner of said lot and a point on the west line of Lot 11, Block 1 of said Zatica Subdivision No. 2; thence N00°11'04"E, 353.91 feet to the northeast corner of Lot 14, Block 1 of said Zatica Subdivision No. 2, said corner also being a point on the southeasterly line of Lot 13, Block 1 of said Zatica Subdivision No. 2; thence N53°27'20"E, 211.91 feet along said southeasterly line to the northwesterly corner of Lot 12, Block 1 of said Zatica Subdivision No. 2; thence S00°09'32"W, 239.49 feet to the southwest corner of said Lot 12; thence S89°48'43"E, 154.06 feet to the southeast corner of said Lot 12 and a point on the westerly right-of-way of Kay Avenue; thence S00°10'48"W, 39.94 feet along said right-of-way to the northeast corner of Lot 10, Block 1 of said Zatica Subdivision No. 2; thence N89°48'33"W, 154.04 feet to the northwest corner of said Lot 10; thence S00°09'32"W, 140.76 feet to the southwest corner of said Lot 10; thence S89°50'20"E, 153.99 feet to the southeast corner of said Lot 10 and a point on the westerly right-of-way of said Kay Avenue; thence S00°10'48"W, 652.66 feet along said right-of-way to the northeast corner of Lot 1, Block 1 of said Zatica No. 1 Subdivision; thence N89°47'51"W, 211.05 feet to the northwest corner of said Lot 1; thence S00°50'52"W, 133.36 feet to the southwest corner of said Lot 1 and a point on the northerly right-of-way of Avalon Street; thence N89°05'16"W, 40.01 feet along said right-of-way to the southeast corner of Lot 3, Block 1 of said Zatica No. 1 Subdivision; thence N0°51'25"E, 132.90 feet to the northeast corner of said Lot 1; thence N89°49'47"W, 193.95 feet to the northwest corner of said Lot 3; thence S00°55'36"W, 130.38 feet to the southwest corner of said Lot 3 and a point on said northerly right-of-way; thence N89°05'16"W, 105.94 feet along said right-of-way to the southwest corner of said Lot 2 and the POINT OF BEGINNING. Excluding Lot 6, Block 1 of the Zatica No. 1 Subdivision as shown on Record of Survey No. 4780, on file in the office of the Ada County, Idaho, Recorder as Instrument No. 99105039. Containing 9.93 acres.

The public streets shown on this plat are hereby dedicated to the public; the easements shown on this plat are not dedicated to the public, but the right to use said easements is hereby reserved for the users specifically depicted on the plat, and for any other purposes designated hereon. The lots within this subdivision are eligible to receive water service from the City of Kuna; and the City of Kuna has agreed in writing to serve all the lots within this subdivision.

IN WITNESS WHEREOF: I have hereunto set my hand on this _____ day of _____, 2021.

Bradley Beckstrom Agent; Albertson's LLC, a Delaware limited liability company

ACKNOWLEDGMENT

State of Idaho)
SS.
County of Ada)

On this _____ day of _____, in the year _____, before me, the undersigned, and a Notary Public in and for said state, personally appeared Bradley Beckstrom know or identified by me to be the _____ of the Albertson's LLC, a Delaware limited liability company, or the person who executed the instrument, on behalf of said limited liability company, and acknowledged to me that they executed the same..

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

Notary Public for Idaho
Residing in Boise, Idaho
My Commission Expires _____

CERTIFICATE OF SURVEYOR

I GEORGE S. BORNEMANN, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of ALBERTSONS SUBDIVISION, as described in the Certificate of Owners and on the attached plat, was drawn from an actual survey made on the ground under my direct supervision, and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats, surveys, condominiums and the Corner Perpetuation and Filing Act, 55-1601 through 55-1612.

George S. Bornemann, P.L.S. No.13849
Cushing Terrell
121 S Main St
Livingston, MT 59047
406.222.0104
georgebornemann@cushingterrell.com

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Central District Health Department, EHS Date

APPROVAL OF CITY ENGINEER

I, the undersigned City Engineer in and for the City of Kuna, Ada County, Idaho, hereby approve this plat.

Kuna City Engineer Date

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the _____ day of _____, 2021, this plat was duly accepted and approved.

City Clerk Date
Kuna, Idaho

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE
The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the _____ day of _____, 2021.

Commission Chairman
Ada County Highway District

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.

Ada County Surveyor Date

CERTIFICATE OF COUNTY TREASURER

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

County Treasurer Date

CERTIFICATE OF COUNTY RECORDER

State of Idaho)
)ss Instrument No. _____
County of Ada)

I hereby certify that this instrument was filed at the request of

_____ at _____ minutes past

_____ o'clock _____ M., this _____ day of _____

, 202__ in Book _____ of Plats at Pages _____

through _____.

Deputy Ex-Officio Recorder

Fee: _____

CITY OF KUNA
ADA COUNTY, IDAHO
ALBERTSONS SUBDIVISION

© 2021 | ALL RIGHTS RESERVED

BOISE MERIDIAN
ADA COUNTY

1/2	Sec.	T.	R.
X	24	2N	1W

ALBERTSONS SUBDIVISION

10.27.21
DRAWN BY | VERNON
REVISONS

Doug Hanson

From: Doug Hanson
Sent: Monday, November 29, 2021 11:21 AM
To: 'Ada County Engineer'; 'Ada County Highway District'; 'Adam Ingram'; 'Beky Rone (Kuna USPS Addressing)'; Bobby Withrow; 'Boise Project Board of Control'; 'Brady Barroso'; 'Brent Moore (Ada County)'; 'Cable One TV'; Catherine Feistner; 'Central District Health Department '; 'Chief Fratusco'; 'COMPASS'; 'David Reinhart'; 'DEQ'; 'Eric Adolfson'; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; 'ITD'; 'J&M Sanitation'; Jace Hellman; 'Krystal Hinkle'; 'Leon Letson (Ada County)'; 'Marc Boyer (Kuna Postmaster)'; 'Megan Leatherman'; 'Mike Borzick'; 'Nampa Meridian Irrigation District '; 'New York Irrigation'; 'Paris Dickerson'; Paul Stevens; 'Robbie Reno'; 'Sarah Arjona ITD'; 'Scott Arellano (KRFD)'; 'Stacey Yarrington (Ada County)'; 'TJ Lawrence (Interim KRFD Chief)'
Subject: 21-05-CPF (Combo Plat) Zatica No. 1 & 2 Replat City of Kuna Request for Comment
Attachments: 21-05-CPF (Combo Plat) Zatica No. 1 and 2 Replat Agency Transmittal Packet.pdf

November 29, 2021

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

File Number & Case Name:	21-05-CPF (Combination Preliminary and Final Plat) – Zatica No. 1 & 2 Replat
Project Description	Ron Isackson, on behalf of Albertson's LLC, requests approval for a Combination Preliminary and Final Plat to replat six (6) lots, totaling 9.93 acres, within the Zatica No. 1 and Zatica No. 2 Subdivisions. The subject site is located at 700 E Avalon Street, Kuna, ID 83634 (APNs: R9835320080, R9835320010, R9835320030, R9835310050, R9835310074 and R9835310024).
Representative	Ron Isackson – Cushing Terrell 800 W Main St #800 Boise, ID 83702 208.336.4900 ronisackson@cushingterrell.com
Tentative Public Hearing Date	Tuesday, January 25, 2022 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Doug Hanson dhanson@kunaid.gov Phone: 208.287.1771 Fax: 208.922.5989

All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project.*

Best,

Doug Hanson

Planner II

City of Kuna

751 W 4th St

Kuna, ID 83634

dhanson@kunaid.gov

208.287.1771





Ada County Transmittal
Division of Community and Environmental Health

- ACZ
- Boise
- Eagle
- Garden City
- Meridian
- Kuna
- Star

Rezone # _____
 Conditional Use # _____
 Preliminary / Final / Short Plat 21-05-CPF
Zatica No 1

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - bedrock from original grade
 - waste flow characteristics
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
 - food establishment
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.
- 14. _____

Reviewed By: *[Signature]*
 Date: 12/1/21



Ada County Transmittal
Division of Community and Environmental Health

- ACZ
- Boise
- Eagle
- Garden City
- Meridian
- Kuna
- Star

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 21-05-CPF

Zatica No 2

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - bedrock from original grade
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 - child care center
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- 14. _____

Reviewed By: [Signature]
 Date: 12/1/21



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

December 10, 2021

By e-mail: dhanson@kuna.id.gov

City of Kuna
751 W 4th St
Kuna, ID 83634

Subject: Zatica No. 1 & 2, Replat 21-05-CPF

Dear Mr. Hanson:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

Response to Request for Comment

December 10, 2021

Page 2

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.

Response to Request for Comment

December 10, 2021

Page 3

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollution Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

Response to Request for Comment

December 10, 2021

Page 4

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

Response to Request for Comment

December 10, 2021

Page 5

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2021AEK262

RECEIVED

DEC 21 2021

CITY OF KUNA

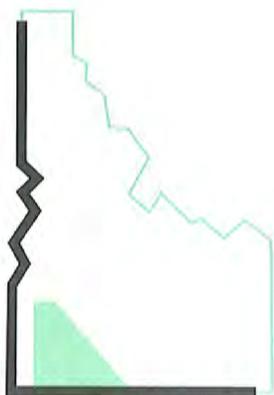
ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663



December 14, 2021

Doug Hanson, Planner I
City of Kuna
751 W. 4th Street
Kuna, ID 83634

RE: 21-05-CPF/ Zatica No 1 & 2 Replat; 700 E. Avalon Street

Dear Doug:

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ gnf

Cc:

Office/ file
T. Ritthaler, Board of Control



APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000



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

Catherine Feistner, E.I.T.
 Assistant Kuna City Engineer

Brady Barroso
 Engineering Technician I

MEMORANDUM

To: Jace Hellman - Planning and Zoning Director

From: Brady Barroso - Engineering Technician I
 Catherine Feistner - Assistant City Engineer

Date: 27 December 2021

RE: Public Works Comments
 Zatica 1 & 2 – 21-05-CPF (Combination Preliminary and Final Plat)

The Zatica property, 21-05-CPF, combination preliminary and final plat request dated 29 November 2021 has been reviewed. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works staff must review the civil site plan for existing and proposed utilities. After review, Public Works staff can support this combination preliminary and final plat.

Comments may be expanded or refined in connection with the future land-use actions.

1) Inspection & Fees

- a) The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
- b) All applicable utility inspection and utility flow modeling fees shall be paid by the developer in accordance with City of Kuna Resolution R57-2021. *Payment is due and payable prior to the pre-construction meeting.*
- c) The Kuna Rural Fire District's current hydrant flow testing and plat base fee are \$300.00 and \$75.00 respectively for a total of \$375.00. *Payment is due and payable prior to the pre-construction meeting.*

2) General

- a) Equivalent Dwelling Units (EDUs) are based on the fixture count at the time a building permit is issued.
- b) Sufficient fire access is required per Kuna Rural Fire District (KRFD).
- c) Areas for outside activities are incorporated into the project. Connection to the City of Kuna pathways presents a long-term goal that should be considered.

- d) A plan approval letter will be required if this project affects any local irrigation districts.
- e) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
- f) All positional information shall be from the most recent state plane coordinate system.
- g) Provide engineering certification on all final engineering drawings.
- h) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
- i) Fire suppression shall be available and approved by KRFD.
- j) No building construction can begin without adequate fire protection.

3) Right-of-Way

- a) Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
- b) Approaches onto classified streets must comply with ACHD approach policies.
- c) All street construction must meet or exceed City of Kuna and ACHD development standards.
- d) All City mainlines crossing proposed lots or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
- e) The KRFD Deputy Fire Marshal, or the representative, must approve fire access to the subdivision.
- f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4) Sanitary Sewer Connection

- a) The applicant's property has vacant stubs for connection to City services. City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
- b) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality (DEQ) requirements. Documentation shall be provided to the City of Kuna.
- c) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
- d) All sewer infrastructure must meet or exceed City of Kuna requirements.
- e) Sewer flow models will be required to verify and accommodate pipe sizes.
- f) Sewer connection fees apply to each lot containing a home or other facility.
- g) This application shall conform to the sewer masterplan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5) Potable Water Connection

- a) The applicant's property has vacant stubs for connection to City services. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels. It is expected the applicant will connect to City water services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.
- b) All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.

- c) All water infrastructure must meet or exceed City of Kuna requirements.
- d) Water flow models will be required to verify and accommodate adequate water supply and fire suppression.
- e) Water connection fees apply to each lot containing a home or other facility.
- f) Fire hydrants are required in a layout acceptable to the KRFD.

6) Pressurized Irrigation

- a) The applicant's property is not connected to City services. City Code 6-4-2 requires the subdivision to connect to the City municipal irrigation system. City Code 5-16-3-B.2 states pressurized irrigation utilities shall be extended to each parcel when pressurized irrigation is available within three hundred (300) feet of the parcels. It is expected the applicant will connect to City pressurized irrigation services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.
- b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
- c) The closest connection point is located on the west side of Lot 3.
- d) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- e) Annexation into the municipal irrigation system and pooling of water rights is a requirement of the final plat approval.
- f) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
- g) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply.
- h) All residential, common lots, and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection and assessment fee.

7) Grading and Storm Drainage

- a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
- c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
- d) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.
- e) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.

8) As-Built Drawings

- a) As-built (record) drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product.
- b) *Correct and verified as-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

9) Exhibits

- a) No maps are included to support Public Works comments.

Doug Hanson

From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Thursday, January 6, 2022 9:57 AM
To: Paige Bankhead; Brenna Garro; Renata Ball-Hamilton; Kelly Bruner
Cc: Doug Hanson
Subject: RE: 21-05-CPF (Combo Plat) Zatica No. 1 & 2 Replat City of Kuna Request for Comment

Paige,

I did look at this and we don't have any comments on this one.

Mindy

Mindy Wallace, AICP
Planning Review Supervisor
Development Services
208-387-6178

From: Paige Bankhead <pbankhead@achdidaho.org>
Sent: Thursday, January 6, 2022 9:55 AM
To: Mindy Wallace <Mwallace@achdidaho.org>; Brenna Garro <BGarro@achdidaho.org>; Renata Ball-Hamilton <rhamilton@achdidaho.org>; Kelly Bruner <KBruner@achdidaho.org>
Subject: FW: 21-05-CPF (Combo Plat) Zatica No. 1 & 2 Replat City of Kuna Request for Comment

Hi Everyone,

Anyone have this application? I see we received it, but I don't see it in Trakit. I know we have been really busy and getting a ton of applications, so not sure if it was overlooked.

Thanks!

Paige

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Thursday, January 6, 2022 9:36 AM
To: Paige Bankhead <pbankhead@achdidaho.org>
Subject: FW: 21-05-CPF (Combo Plat) Zatica No. 1 & 2 Replat City of Kuna Request for Comment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning Paige,

I wanted to check and see if this application had been assigned. There are no major changes being made, the property is just being re-platted because the applicant could not lot line adjust a phase line between Zatica 1 and 2. Trying to get a ballpark on when comments for this could be expected, I know everywhere is extremely busy right now. Thanks for your time!

Best,

Doug Hanson
 Planner II
 City of Kuna
 751 W 4th St
 Kuna, ID 83634
dhanson@kunaid.gov
 208.287.1771



From: Doug Hanson

Sent: Monday, November 29, 2021 11:21 AM

To: 'Ada County Engineer' <agilman@adaweb.net>; 'Ada County Highway District' <planningreview@achdidaho.org>; 'Adam Ingram' <adam.ingram@cableone.biz>; 'Beky Rone (Kuna USPS Addressing)' <rebecca.i.rone@usps.gov>; Bobby Withrow <bwithrow@kunaid.gov>; 'Boise Project Board of Control' <TRitthaler@boiseproject.org>; 'Brady Barroso' <bbarroso@kunaid.gov>; 'Brent Moore (Ada County)' <bmoore@adacounty.id.gov>; 'Cable One TV' <cheryl.goettsche@cableone.biz>; Catherine Feistner <cfeistner@kunaid.gov>; 'Central District Health Department' <lbadigian@cdhd.idaho.gov>; 'Chief Fratusco' <mfratusco@adacounty.id.gov>; 'COMPASS' <cmiller@compassidaho.org>; 'David Reinhart' <dreinhart@kunaschools.org>; 'DEQ' <BRO.Admin@deq.idaho.gov>; 'Eric Adolfsen' <eadolfsen@compassidaho.org>; 'Idaho Power Easements' <easements@idahopower.com>; 'Idaho Power Easements 2' <kfunke@idahopower.com>; 'Intermountain Gas' <bryce.ostler@intgas.com>; 'ITD' <D3Development.Services@itd.idaho.gov>; 'J&M Sanitation' <Chad.Gordon@jmsanitation.com>; Jace Hellman <jhellman@kunaID.gov>; 'Krystal Hinkle' <khinkle@kunafire.com>; 'Leon Letson (Ada County)' <lletson@adacounty.id.gov>; 'Marc Boyer (Kuna Postmaster)' <marc.c.boyer@usps.gov>; 'Megan Leatherman' <mleatherman@adaweb.net>; 'Mike Borzick' <mborzick@kunaid.gov>; 'Nampa Meridian Irrigation District' <nmid@nmid.org>; 'New York Irrigation' <terri@nyid.org>; 'Paris Dickerson' <PDickerson@idahopower.com>; Paul Stevens <PStevens@kunaid.gov>; 'Robbie Reno' <rreno@kunaschools.org>; 'Sarah Arjona ITD' <Sarah.Arjona@itd.idaho.gov>; 'Scott Arellano (KRFD)' <scott@fccnwi.com>; 'Stacey Yarrington (Ada County)' <syarrington@adacounty.id.gov>; 'TJ Lawrence (Interim KRFD Chief)' <tlawrence@kunafire.com>

Subject: 21-05-CPF (Combo Plat) Zatica No. 1 & 2 Replat City of Kuna Request for Comment

November 29, 2021

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

File Number & Case Name:	21-05-CPF (Combination Preliminary and Final Plat) – Zatica No. 1 & 2 Replat
-------------------------------------	--

Project Description	Ron Isackson, on behalf of Albertson's LLC, requests approval for a Combination Preliminary and Final Plat to replat six (6) lots, totaling 9.93 acres, within the Zatica No. 1 and Zatica No. 2 Subdivisions. The subject site is located at 700 E Avalon Street, Kuna, ID 83634 (APNs: R9835320080, R9835320010, R9835320030, R9835310050, R9835310074 and R9835310024).
Representative	Ron Isackson – Cushing Terrell 800 W Main St #800 Boise, ID 83702 208.336.4900 ronisackson@cushingterrell.com
Tentative Public Hearing Date	Tuesday, January 25, 2022 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Doug Hanson dhanson@kunaid.gov Phone: 208.287.1771 Fax: 208.922.5989
<p>All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you. If your agency needs additional time for review, please let our office know as soon as possible. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i></p>	

Best,

Doug Hanson
Planner II
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771





ADVERTISING PROOF

c/o ISj Payment Processing Center
 PO Box 1570,
 Pocatello, ID 83204
 Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
12/28/21	21880

LEGAL NOTICE

**Case No. 21-04-CPF
 (Combination Preliminary
 & Final Plat):
 Zatica No. 1 & 2 Replat**

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing **Tuesday, January 25, 2022, at 6:00 PM**, or as soon as can be heard; in connection with a Combination Preliminary & Final Plat (CPF) request by Ron Isackson on behalf of Albertson's LLC, to replat 6 lots, totaling 9.93 acres, within Zatica No. 1 & Zatica No. 2 Subdivisions. The subject site is located at 700 E Avalon Street, Kuna, ID, 83634 (APNs: R9835320080, R9835320010, R9835320030, R9835310050, R9835310074, & R9835310024).

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning
 Department

January 5, 2022 186959

JESSICA REID
 1 KUNA, CITY OF
 P.O. BOX 13
 KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
186959	21-04-CPF - ZATICA N	01/05/22	01/05/22	1	

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: **\$0.00**
 Surcharge: **\$0.00**
 Credits: **\$0.00**

We Appreciate Your Business!

Suggestions for Testifying at Public Hearings:

Be Informed...

Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

Be on time...

Although the item you are interested in may not be first on the agenda, you never know when it will be heard; the governing body has authority to adjust the schedule according to its discretion, thus, anticipate attending from the beginning.

Speak to the Point...

The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write...

Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.



Planning & Zoning
PO BOX 13
Kuna, ID 83634

EFOPOST
2/29/2021
FIRST-CLASS MAIL
US POSTAGE \$000.00⁰⁰



ZIP 83634
041M11460992

JR 12-29-21

City of Kuna

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN **the Planning & Zoning Commission** is scheduled to hold a Public Hearing on **January 25, 2022 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

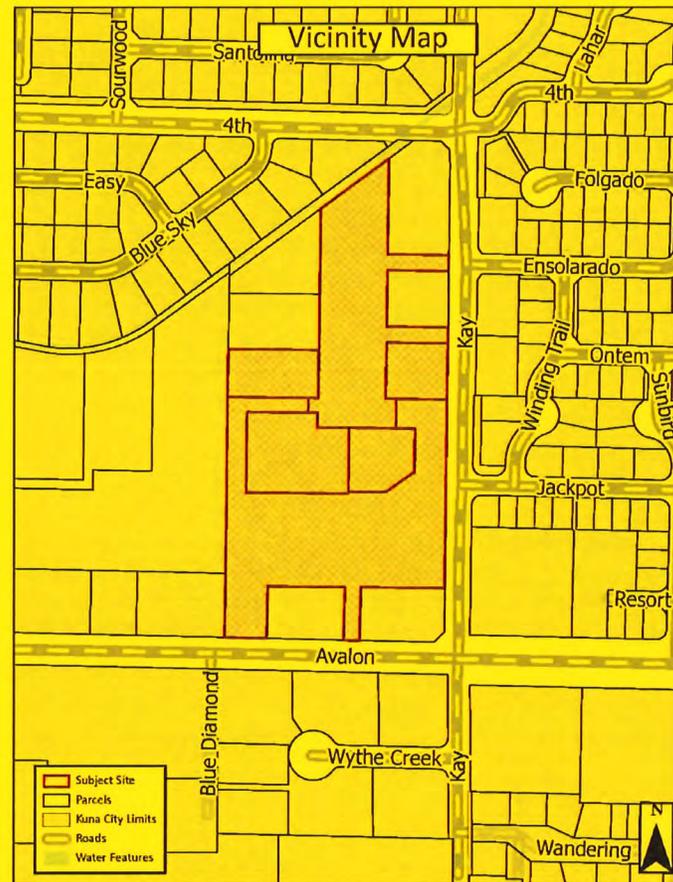
Case No. 21-05-CPF (Combination Preliminary & Final Plat) Zatica Subdivision No.1 & No. 2

Ron Isackson, on behalf of Albertson's LLC, requests to replat 6 lots, totaling 9.93 acres, within Zatica No. 1 & Zatica No. 2 Subdivisions. The subject site is located at 700 E Avalon Street, Kuna, ID, 83634 (APNs: R9835320080, R9835320010, R9835320030, R9835310050, R9835310074, & R9835310024).

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **January 19, 2022** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

MAILED 12.29.2021





Proof of Property Posting

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



This form shall confirm that the Public Hearing Notice for 21-05-CPF Case No. _____
Albertson's Subdivision _____ was posted, as required per Kuna City Code

5-1A-8, on ~~4-13-2020~~ Date 1-14-2022. This form and associated photos shall be returned
to the Planning & Zoning department no later than seven (7) days prior to the Public Hearing.

Signs shall be removed from the site within three (3) days after the Public Hearing.

DATED this 14th day of January, 20 22.
Albertson's LLC, a Delaware limited liability company

Signature: By: [Signature] Owner/Developer
Bradley Beckstrom
Authorized Signatory JPL/m

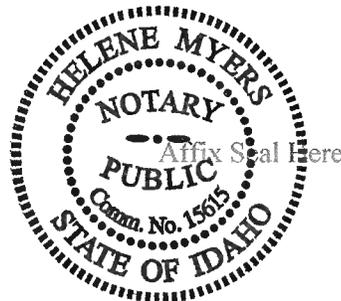
State of Idaho)
) ss
County of Ada)

On this 14th day of January, 20 22, before me, the
Undersigned, a Notary Public in and for said State, personally appeared before me
(Owner/Developer). Bradley Beckstrom for Albertson's LLC

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

Helene Myers
Residing at: 2323 S Eagleman Rd
Boise ID 83705
My Commission expires: 12/21/2025

[Signature]
Signature



CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning and Zoning Commission

THE CITY OF KUNA will have a public hearing on January 26, 2017
at 6:00pm City Hall, 4150 E. W. Ave.

PROJECT: Shortfall Addition/2016/2017/2018 - Change 2 - 1st Unit
Subdivision/Kuna, Kuna Subdivision of Zone 2, 1st Subdivision.

LOCATION: 7815 Avenue St, Kuna, ID 83616.

APPLICATOR: EV Abatement Company, Inc.

CONTACT: Kuna Planning and Zoning at 708-421-4204



CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning and Zoning Commission

THE CITY OF KUNA will hold a public hearing on November 26, 2010
at the Kuna City Hall, at 9:00 a.m.

PURPOSE: Show that SUBSTITUTED SUBDIVISION (Zoning C-2 (Retail))
Subdivision that is a subdivision of Lots 1 & 2 Subdivisions.

LOCATION: 700 E. Kuyler Dr., Kuna, ID 83642.

APPLICATOR: Alford Farms Corporation, Inc.

CONTACT: Kuna Planning and Zoning at 204-888-6276





CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning and Zoning Commission

THE CITY OF KUNA WILL HOLD A PUBLIC HEARING ON December 29, 2017
at the Kuna City Hall, 610 W. 1st St.

PURPOSE: Short Run ALBERTSON'S SUBDIVISION: zoning & final
subdivision plat & installation of Categorical & S Subdivisions.

LOCATION: 101 E. Avenue 10, KUNA, ID

APPLICATION: Alternative Comparison...

CONTACT: Rural Planning and Zoning at 208-353-6100





Arctic Circle
Double Cheeseburgers and More

DOUBLE CHEESE COMBO
\$4.99

DINING, PUBLIC HEARING NOTICE
The following information is being provided to the public in accordance with the provisions of the Freedom of Information Act, 5 U.S.C. 552, and the Freedom of Information Act, 5 U.S.C. 552.

AVALON PLAZA
ARCTIC CIRCLE
ARCTIC CIRCLE
ARCTIC CIRCLE



CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning and Zoning Commission

THE CITY OF KUNA will hold a public hearing on January 25, 2022
at the Kuna City Hall, 413-901-26

PURPOSE: Smart Plan - ALTERNATIVE SUBDIVISION - Zoning C-2 (Retail)
Subdivision Plat. Re-subdivision of Zoning Mx 1 & 2 Subdivisions.

LOCATION: 700 E Avenue St., Kuna, ID 83644.

APPLICATION BY: Albertsons Companies Inc.

CONTACT: Kuna Planning and Zoning at 208-922-5278

WE'VE GOT YOUR CASHBACK.

YESCO

Metro Central

The billboard features a grid of various mobile phones, with the text 'WE'VE GOT YOUR CASHBACK.' in large green letters on the left. The YESCO logo is at the bottom left, and the Metro Central logo is at the bottom right.

**CITY OF KILNA
PUBLIC HEARING
NOTICE**

Public Hearing Notice
The City of Kilna is holding a public hearing on the following agenda items:

- 1. Approval of the 2024-2025 Budget
- 2. Approval of the 2024-2025 Capital Budget
- 3. Approval of the 2024-2025 Debt Schedule
- 4. Approval of the 2024-2025 Financial Statements

The hearing will be held on **Monday, November 18, 2024**, at **7:00 PM** in the **City Council Chamber**, located at **1000 West 10th Street, Kilna, MO 64588**.

For more information, please contact the City Clerk at **620-261-1234** or visit the City website at **www.kilnamo.gov**.

NESTA

NESTA is a logo for a business, likely a restaurant or cafe, located on the building facade.





ADVERTISING RECEIPT

c/o ISj Payment Processing Center
 PO Box 1570,
 Pocatello, ID 83204
 Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
02/22/22	21880

LEGAL NOTICE

**Case No. 21-05-CPF
 Combination Preliminary
 & Final Plat):
 Zatica No. 1 & 2 Replat**

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

NOTICE IS HEREBY GIVEN the City Council will hold a public hearing **Tuesday, March 15, 2022, at 6:00 PM**, or as soon as can be heard; in connection with a Combination Preliminary & Final Plat (CPF) request by Ron Isackson on behalf of Albertson's LLC, to replat 6 lots, totaling 9.93 acres, within Zatica No. 1 & Zatica No. 2 Subdivisions. The subject site is located at 700 E Avalon Street, Kuna, ID, 83634 (APNs: R9835320080, R9835320010, R9835320030, R9835310050, R9835310074, & R9835310024).

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning
 Department

February 23, 2022 206399

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
206399	21-05-CPF - ZATICA	02/23/22	02/23/22	1	

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: **\$0.00**
 Surcharge: **\$0.00**
 Credits: **\$0.00**

We Appreciate Your Business!

Dear Property Owner: NOTICE IS HEREBY GIVEN that the City Council is scheduled to hold a Public Hearing on **March 15, 2022 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

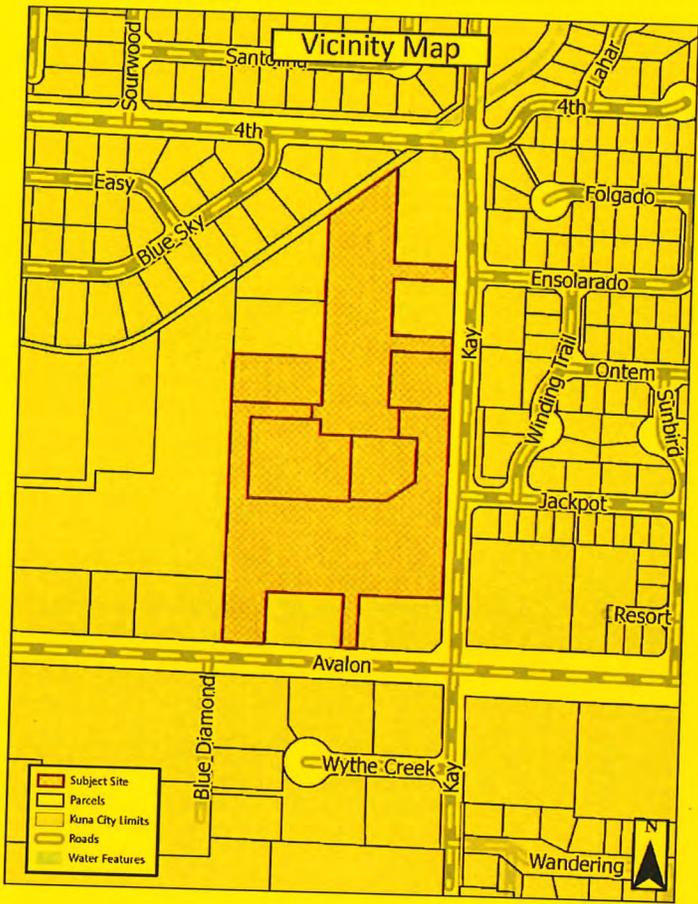
Case No. 21-05-CPF (Combination Preliminary & Final Plat) Zatica Subdivision No.1 & No. 2

Ron Isackson, on behalf of Albertson's LLC, requests to replat 6 lots, totaling 9.93 acres, within Zatica No. 1 & Zatica No. 2 Subdivisions. The subject site is located at 700 E Avalon Street, Kuna, ID, 83634 (APNs: R9835320080, R9835320010, R9835320030, R9835310050, R9835310074, & R9835310024).

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **March 9, 2022** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

MAILED 2.23.2022





Planning & Zoning
PO BOX 13
Kuna, ID 83634

NEOPOST FIRST-CLASS MAIL
02/23/2022
US POSTAGE \$000.00⁰⁰



ZIP 83634
041M11460992

JR 2-23-22

CITY OF KUNA
PO BOX 13
KUNA, ID 83634

Suggestions for Testifying at Public Hearings:

Be Informed...

Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

Be on time...

Although the item you are interested in may not be first on the agenda, you never know when it will be heard; the governing body has authority to adjust the schedule according to its discretion, thus, anticipate attending from the beginning.

Speak to the Point...

The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 30 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write...

Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.



Proof of Property Posting

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



This form shall confirm that the Public Hearing Notice for 21-05-CPE Case No. Albertson's Subdivision was posted, as required per Kuna City Code 5-1A-8, on 3-1-2022 Date. This form and associated photos shall be returned to the Planning & Zoning department no later than seven (7) days prior to the Public Hearing.

Signs shall be removed from the site within three (3) days after the Public Hearing.

DATED this 7 day of March, 2022.
Albertson's LLC, a Delaware limited liability company

Signature: By: Bradley Beckstrom, Authorized Signatory Owner/Developer *JPL*

State of Idaho)
) ss
County of Ada)

On this 7 day of March, 2022, before me, the Undersigned, a Notary Public in and for said State, personally appeared before me (Owner/Developer). Bradley Beckstrom, Authorized Signatory for Albertson's LLC.

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

Brittany Fargo Name
Residing at: 250 E. Parkcenter Blvd Address
Boise, ID state 83706
My Commission expires: 8/27/27 Date

[Signature]
Signature



CITY OF KUNA
PUBLIC HEARING
NOTICE

Board City Council
City of Kuna, Idaho
1000 N. Kuna Blvd., Kuna, Idaho 83642
Phone: (208) 333-2200
Fax: (208) 333-2201
www.cityofkuna.com



CITY OF KUNA PUBLIC HEARING NOTICE

Kuna City Council

THE CITY OF KUNA will hold a public hearing on March 15, 2022
at the Kuna City Hall, at 6:00 p. m.

PURPOSE: Short Plat - ALBERTSONS SUBDIVISION - Zoning C-2 (Retail),
Subdivision Plat. A re-subdivision of Zatica No. 1 & 2 Subdivisions.

LOCATION: 751 W 4th Street, Kuna, ID 83634.

APPLICATION BY: Albertsons Companies Inc.

CONTACT: Kuna Planning and Zoning at 208-922-5274





CITY OF KUNA PUBLIC HEARING NOTICE

Kuna City Council

THE CITY OF KUNA will hold a public hearing on March 16, 2022
at the Kuna City Hall, at 6:00 p. m.

PURPOSE: Short Plat - ALBERTSONS SUBDIVISION - Zoning C-2 (Retail),
Subdivision Plat, A re-subdivision of Zetlco No. 1 & 2 Subdivisions.

LOCATION: 751 W 4th Street, Kuna, ID 83634.

APPLICATION BY: Albertsons Companies Inc.

CONTACT: Kuna Planning and Zoning at 208-922-5274



Kuna City Police

Chief Mike Fratusco

1450 Boise St

Kuna ID 83634

[@kunapolice](https://www.kunapolice.com)

March 10, 2022

Mayor Stear and Council Members,

I come before you today to consider an amendment to the Police Services Contract between the City of Kuna and the Ada County Sheriff's Office for the addition of an Administrative Sergeant.

We have seen tremendous growth in the City of Kuna over the last few years. With that growth increases in traffic related issues, property crimes and crime in general have resulted. I am very appreciative that Mayor and Council Members have been diligent in staffing the cities police department and growing it to meet the needs of the city and citizens.

Information from the Department of Justice shows the average ratio of officer per 1,000 citizens is 2.4. Kuna is approximately .83 officers per 1,000 citizens with the goal of growing to the level of 1 per 1,000.

Within the last few years, the city has added 4 deputies to include 2 detectives. With the added personnel, our span of control for supervision is too high and needs to be corrected.

Currently staffing is 6 patrol deputies per shift that work an overlapping patrol shift. The deputies overlap so we always have 2 deputies on duty except for our graveyard shift. The graveyard shift works a two-hour period on their own between the hours of 0400 to 0600. During that 24-hour period, we have 1 sergeant who adjusts their shift for the needs of the team. This gives us a total of 2 sergeants and 12 deputies for both sides of the week.

Due to the adjusting schedule of the patrol sergeants and their responsibilities of emergency response to incidents, those sergeants do not supervise any detectives or other staff members.

We currently have 4 detectives, 2 person's crimes, 1 property crimes and 1 health and welfare detective. These detectives do not have an on-site supervisor and utilize a sergeant out of the Ada County Sheriff's Office as their point of contact.

We have 4 School Resource Officers assigned to the Kuna Schools with a sergeant who works out of the Ada County Sheriff's Office. All contract cities will be moving to an on-site supervision model to help with better communication.

We have also recently hired a Code Enforcement Officer who is non-sworn. This position works closely with Planning and Zoning to enforce city ordinance to bring residents into compliance.

My request tonight is to seek approval of \$113,690.54 from contingency for the addition of an Administrative Sergeant. The goal of this position is to take over the supervision of all School Resource Officers, Code Enforcement and the functional supervision of the persons and property crime detectives. This position would also be the point of contact for special events.

Adding this position would give us 3 sergeants to 21 deputies and help us with our span of control.

Adding this position is also in part due to the large annexation in conjunction with peregrine. With the large influx of vehicles entering the city and the large amount of expensive construction material, we will see an increase in property crime. Having this supervisor in place will allow coordination between the detectives and patrol in combatting crime.

This additional cost will be funded through the partnership with Peregrine as outlined in the Development Agreements. I would like to ask City Treasurer Jared Empey to explain the financial portion if you have any questions.

Thank you for your consideration.

(Space above reserved for recording)

**ORDINANCE 2022-07
CITY OF KUNA, IDAHO**

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM
[M3 ID RISING SUN LLC. real property]**

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

- **MAKING CERTAIN FINDINGS; and**
- **ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR’S M3 ID RISING SUN LLC.; AND**
- **DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and**
- **DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and**
- **DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and**
- **PROVIDING AN EFFECTIVE DATE.**

The City Council findings: The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

- 1.1 The City of Kuna has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the “KMIS”); and

- 1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and
- 1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor’s office as M3 ID RISING SUN LLC. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the “SUBJECT REAL PROPERTIES”) within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and
- 1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

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

Section 1: The boundaries of the Kuna Municipal Irrigation System are enlarged by the inclusion of the SUBJECT REAL PROPERTIES and the boundaries thereof are adjusted accordingly, said SUBJECT REAL PROPERTY being described as follows in **Exhibit A** attached hereto this Ordinance.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Boise~Kuna Irrigation District, the owner of the SUBJECT REAL PROPERTIES and to update the official City map of the exterior boundaries of KMIS.

Section 5: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

DATED this 15th day of March 2022.

ATTEST:

CITY OF KUNA, Ada County, Idaho

Joe L. Stear, Mayor

Chris Engels, City Clerk

EXHIBIT A**LEGAL DESCRIPTION FOR WATER RIGHTS ON
M3 ID RISING SUN LLC
RISING SUN SUBDIVISION NO. 2**

KNOW ALL MEN BY THESE PRESENTS: THAT **M3 ID RISING SUN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY**, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THAT REAL PROPERTY TO BE KNOWN AS **RISING SUN SUBDIVISION NO. 2** AND THAT IT INTENDS TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT:

A TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE FROM SAID POINT OF COMMENCEMENT, SOUTH 89°33'00" EAST, COINCIDENT WITH THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 2,542.44 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE NORTH 89°33'00" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 662.15 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 00°22'43" WEST, A DISTANCE OF 25.00 FEET TO A 5/8-INCH REBAR MARKING THE NORTHEASTERLY CORNER OF LOT 2 OF BLOCK 5 OF THE AMENDED PLAT OF AVALON ORCHARD TRACTS RECORDED IN BOOK 6 OF PLAT BOOKS, AT PAGE 254, ADA COUNTY RECORDS, AS SAID LOT AND BLOCK ARE SHOWN ON RECORD OF SURVEY NO. 10925, ADA COUNTY RECORDS, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE FROM SAID POINT OF BEGINNING, CONTINUING SOUTH 00°22'43" WEST, COINCIDENT WITH THE EASTERLY LINE OF SAID LOT 2 AND THE EASTERLY LINE OF LOT 4 OF SAID BLOCK 5, A DISTANCE OF 326.00 FEET TO A 5/8-INCH REBAR; THENCE LEAVING SAID EASTERLY LINE, THE FOLLOWING EIGHT (8) CONSECUTIVE COURSES AND DISTANCES:

- 1) SOUTH 89°20'57" EAST, A DISTANCE OF 126.48 FEET TO A 5/8-INCH REBAR,
- 2) NORTH 00°39'03" EAST, A DISTANCE OF 17.65 FEET TO A 5/8-INCH REBAR,
- 3) SOUTH 89°20'57" EAST, A DISTANCE OF 175.00 FEET TO A 5/8-INCH REBAR,
- 4) SOUTH 00°39'03" WEST, A DISTANCE OF 673.97 FEET TO A 5/8-INCH REBAR,
- 5) NORTH 80°28'51" WEST, A DISTANCE OF 39.02 FEET TO A 5/8-INCH REBAR,
- 6) SOUTH 09°31'09" WEST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH REBAR,
- 7) NORTH 80°28'51" WEST, A DISTANCE OF 9.41 FEET TO A 5/8-INCH REBAR,
- 8) SOUTH 00°39'10" WEST, A DISTANCE OF 177.11 FEET TO A 5/8-INCH REBAR MARKING A POINT ON THE NORTH TOP OF BANK OF INDIAN CREEK AS SHOWN ON THE AFORESAID RECORD OF SURVEY;

THENCE SOUTH 87°06'51" EAST, COINCIDENT WITH SAID NORTH TOP OF BANK, A DISTANCE OF 389.86 FEET TO A 5/8-INCH REBAR MARKING THE POINT OF INTERSECTION OF SAID NORTH TOP OF BANK WITH THE WESTERLY LINE OF S. STROEBEL ROAD AS SHOWN ON THE SAID RECORD OF SURVEY; THENCE NORTH 00°39'03" EAST, COINCIDENT WITH SAID WESTERLY LINE, A DISTANCE OF 1,218.79 FEET TO A 5/8-INCH REBAR MARKING THE POINT OF INTERSECTION OF SAID WESTERLY LINE, WITH THE SOUTHERLY LINE OF E. KUNA ROAD AS SHOWN ON SAID RECORD OF SURVEY; THENCE NORTH 89°33'00" WEST, COINCIDENT WITH SAID SOUTHERLY LINE, A DISTANCE OF 637.03 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS AN AREA OF 11.76 ACRES OF LAND, MORE OR LESS.

