

**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, April 19, 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 April 5, 2022**

**B. Accounts Payable Dated April 14, 2022, in the amount of \$1,417,974.60**

**C. Resolutions**

**1. Resolution R27-2022**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE "PROFESSIONAL SERVICES AGREEMENT" WITH KELLER ASSOCIATES, INC. FOR AVALON AND KAY TRAFFIC SIGNAL WARRANT STUDY FOR THE CITY OF KUNA; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

**4. External Reports:**

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.

## 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). Doug Hansen, Planning & Zoning Director **ACTION ITEM**

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

- B. Case Nos. 20-03-ZC (Rezone) & 20-06-S (Preliminary Plat) Ledgestone Plaza:** 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 buildable lots and 22 common lots). Additionally, the applicants propose to rezone the 76.03 acres from its current zoning district classification of 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, within Section 18, Township 2 North Range 1 East; (APNs: S1418234000 and S1418233650). *Staff requests this item be tabled to a date uncertain.*

## 7. Business Items:

- A.** Consideration to approve \$300,000 from General Fund Contingency to start work on the Kuna Police Station. Bobby Withrow, Parks / Facilities Director **ACTION ITEM**
- B.** Consideration to approve \$18,000 from General Fund Contingency for a forklift. Bobby Withrow, Parks / Facilities Director **ACTION ITEM**
- C.** Case No. 22-01-TE (Time Extension) Merlin Pointe Subdivision No. 2. Jessica Reid, Planning & Zoning Specialist. **ACTION ITEM**

A Team Land Consultants requests Final Plat Time Extension approval for the Merlin Pointe Subdivision No. 2, to allow for the market demands to warrant the need for commercial lots in this part of Kuna; the parcel is located near the N Sailer Place and Avalon Road intersection.

- D.** Denim Day for Sexual Assault Awareness Month. Mayor Stear.

## 8. Ordinances:

A. Consideration to approve Ordinance 2022-14 ACTION ITEM

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NO. R2404340200 OWNED BY T & J GOODE PROPERTIES LLC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; 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, April 5, 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 00:00:17)*

**COUNCIL MEMBERS PRESENT:**

- Mayor Joe Stear
- Council President Greg McPherson
- Council Member Chris Bruce
- Council Member Warren Christensen (Late)
- Council Member John Laraway

**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
- Nancy Stauffer, HR Director
- Paul Stevens, City Engineer

**2. Invocation**

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

*(Timestamp 00:00:34)*

**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 00:00:50)*

- A. Regular City Council Meeting Minutes Dated March 15, 2022 and Board of Corrections Meeting Minutes Dated March 17, 2022.**

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.

**B.** Accounts Payable Dated March 31, 2022, in the amount of \$783,666.55

**C.** Findings of Facts and Conclusions of Law

1. 21-05-CPF Zatica No. 1 and 2

**D.** Resolutions

1. Resolution R12-2022A.

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING RESOLUTION R12-2022 AND APPROVING A PERFORMANCE BOND BY M3 ID FALCON CREST, LLC, FOR FALCON CREST SUBDIVISION NO. 3 FOR UNCOMPLETED WORK INCLUDING FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

2. Resolution R19-2022.

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE DESTRUCTION OF CERTAIN RECORDS.

3. Resolution R20-2022.

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE PROCUREMENT POLICY; AND AUTHORIZING THE MAYOR TO SIGN SAID DOCUMENT.

4. Resolution R22-2022.

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE JOINT POWERS AGREEMENT WITH THE ADA COUNTY SHERIFF'S OFFICE AND UPDATING THE LAW ENFORCEMENT SERVICES FOR THE FISCAL YEAR 2022 FOR THE CITY OF KUNA, IDAHO.

5. Resolution R23-2022.

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE INTERAGENCY AGREEMENT FOR ROADWAY CONSTRUCTION/WATER AND SEWER CONSTRUCTION, KUNA MIDDLE SCHOOL ZONE, TEN MILE AVE AND BOISE ST BETWEEN CITY OF KUNA, IDAHO AND THE ADA COUNTY HIGHWAY DISTRICT.

6. Resolution R24-2022.

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE USE AUTHORIZATION AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

7. Resolution R25-2022.

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO TO APPOINT MEMBERS TO THE PLANNING AND ZONING COMMISSION.

8. Resolution R26-2022.

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE “*REAL ESTATE LEASE AGREEMENT*” WITH SILVER BUTTE HOLSTEINS, INC., AN IDAHO CORPORATION (SBH) FOR THE LEASE OF THE CITY OF KUNA, IDAHO’S PROPERTY LOCATED SOUTH OF KUNA MORA ROAD AND SITUATED ON BOTH SIDES OF SWAN FALLS ROAD, KUNA, IDAHO; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

**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, Laraway and McPherson

**Voting No:** None

**Absent:** Christensen

**Motion Passed:** 4-0-1

## 9. External Reports:

## 10. 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.*

## 7. Business Items:

*(Timestamp 00:01:26)*

- A. Consideration to approve \$19,064 from General Fund Contingency for a semi-tractor. Paul Stevens, Public Works Director/City Engineer **ACTION ITEM**

Paul Stevens, Public Works Director, reviewed the General Fund Contingency request and stood for questions.

**Motion To:** Approve \$19,064 from General Fund Contingency.

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Laraway

**Further Discussion:** None

**Absent:** None

**Motion Passed:** 4-0-0

- B.** Request for consideration of \$7,196 from General Fund Contingency for 4 employees to attend an eight-day Project Management Program through BSU. Chris Engels, City Clerk **ACTION ITEM**

*(Timestamp 00:03:22)*

**Motion To:** Approve \$7,196 from General Fund Contingency.

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Laraway

**Further Discussion:** None

**Absent:** None

**Motion Passed:** 4-0-0

Chris Engels, City Clerk reviewed the purpose for the requests and stood for questions.

- C.** Consideration to approve Resolution R21-2022. Jared Empey, City Treasurer **ACTION ITEM**  
*(Timestamp 00:06:10)*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA; MAKING CERTAIN FINDINGS, ESTABLISHING THE “CITY OF KUNA INVESTMENT PROCESS POLICY” BY PROVIDING:

- POLICY TITLE; AND
- DEFINITIONS; AND
- POLICY APPLICATION; AND
- CITY COUNCIL CERTIFICATION TO THE CITY TREASURER OF THE CITY’S CAPITAL AND SURPLUS OR RESERVES AND UNALLOCATED OR UNDIVIDED EARNINGS NOT NEEDED FOR ANTICIPATED EXPENDITURES FOR THE CERTIFIED PERIOD OF TIME; AND
- CITY TREASURER INVESTMENT CONSIDERATIONS; AND
- ESTABLISHED INVESTMENT PRIORITIES AND PROHIBITIONS; AND
- PROVIDING FOR THE ACCOUNTING OF INVESTMENT EARNINGS; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Jared Empey, City Treasurer reviewed the policy and stood for questions.

Council Member Christensen asked about restrictions and access.

Jared Empey responded.

**Motion To:** Approve Resolution R21-2022

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Absent:** None

**Motion Passed:** 4-0-0

**D.** Fair Housing Month Proclamation. Mayor Stear.  
(Timestamp 00:12:46)

**E.** Grange Month Proclamation. Mayor Stear.  
(Timestamp 00:15:01)

**F.** Week of The Young Child. Mayor Stear.  
(Timestamp 00:17:36)

## **8. Ordinances:**

**A.** Consideration to approve Ordinance 2022-08 **ACTION ITEM**  
(Timestamp 00:19:01)

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 DB DEVELOPMENT LLC.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE NEW YORK IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve Ordinance*

**Motion To:** Waive three readings of Ordinance 2022-08

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Recused:** None  
**Absent:** None  
**Motion Passed:** 4-0-0

**Motion To:** Approve Ordinance 2022-08  
**Motion By:** Council President McPherson  
**Motion Seconded:** Council Member Christensen  
**Approved by the Following Roll Call Vote:**  
**Voting Aye:** Council Members McPherson, Christensen, Laraway, and Bruce  
**Voting No:** None  
**Absent:** None  
**Motion Passed:** 4-0-0

**B. Consideration to approve Ordinance 2022-09 ACTION ITEM**  
*(Timestamp 00:20:33)*

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 AMH DEVELOPMENT LLC.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE 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*

**Motion To:** Waive three readings of Ordinance 2022-09  
**Motion By:** Council President McPherson  
**Motion Seconded:** Council Member Christensen  
**Further Discussion:** None  
**Recused:** None  
**Absent:** None  
**Motion Passed:** 4-0-0

**Motion To:** Approve Ordinance 2022-09  
**Motion By:** Council President McPherson  
**Motion Seconded:** Council Member Christensen  
**Approved by the Following Roll Call Vote:**

**Voting Aye:** Council Members McPherson, Christensen, Laraway, and Bruce  
**Voting No:** None  
**Absent:** None  
**Motion Passed:** 4-0-0

C. Consideration to approve Ordinance 2022-10 **ACTION ITEM**  
(Timestamp 00:21:49)

A MUNICIPAL REZONE ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NOS. S1315212403 AND S1315214551 OWNED BY STERLING MEADOWS LLC, AND S1315244600 OWNED BY YES DEVELOPMENT LLC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*  
*Consideration to approve Ordinance*

**Motion To:** Waive three readings of Ordinance 2022-10  
**Motion By:** Council President McPherson  
**Motion Seconded:** Council Member Christensen  
**Further Discussion:** None  
**Recused:** None  
**Absent:** None  
**Motion Passed:** 4-0-0

**Motion To:** Approve Ordinance 2022-10  
**Motion By:** Council President McPherson  
**Motion Seconded:** Council Member Christensen  
**Approved by the Following Roll Call Vote:**  
**Voting Aye:** Council Members McPherson, Christensen, Laraway, and Bruce  
**Voting No:** None  
**Absent:** None  
**Motion Passed:** 4-0-0

D. Consideration to approve Ordinance 2022-11- NYIS **ACTION ITEM**  
(Timestamp 00:23:27)

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 CHALLENGER DEVELOPMENT INC AND BARTON COREY; AND

- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE NEW YORK IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*  
*Consideration to approve Ordinance*

**Motion To:** Waive three readings of Ordinance 2022-11

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Recused:** None

**Absent:** None

**Motion Passed:** 4-0-0

**Motion To:** Approve Ordinance 2022-11

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Approved by the Following Roll Call Vote:**

**Voting Aye:** Council Members McPherson, Christensen, Laraway, and Bruce

**Voting No:** None

**Absent:** None

**Motion Passed:** 4-0-0

- E. Consideration to approve Ordinance 2022-12-KMIS ACTION ITEM  
 (Timestamp 00:24:59)

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 CHALLENGER DEVELOPMENT INC AND BARTON COREY; 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*

**Motion To:** Waive three readings of Ordinance 2022-12

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Recused:** None

**Absent:** None

**Motion Passed:** 4-0-0

**Motion To:** Approve Ordinance 2022-12

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Approved by the Following Roll Call Vote:**

**Voting Aye:** Council Members McPherson, Christensen, Laraway, and Bruce

**Voting No:** None

**Absent:** None

**Motion Passed:** 4-0-0

- F. Consideration to approve Ordinance 2022-13 **ACTION ITEM**  
 (Timestamp 00:26:23)

A MUNICIPAL REZONE ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NOS. R1393850100, R1693860010, R1693860290, R1693860280 OWNED BY VANDERKOOY FARM, LLC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*  
*Consideration to approve Ordinance*

**Motion To:** Waive three readings of Ordinance 2022-13

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Recused:** None

**Absent:** None

**Motion Passed:** 4-0-0

**Motion To:** Approve Ordinance 2022-13

**Motion By:** Council President McPherson  
**Motion Seconded:** Council Member Christensen  
**Approved by the Following Roll Call Vote:**  
**Voting Aye:** Council Members McPherson, Christensen, Laraway, and Bruce  
**Voting No:** None  
**Absent:** None  
**Motion Passed:** 4-0-0

**9. Executive Session:**

**10. Mayor/Council Announcements:**

Mayor Stear announced the temporary closing of the history center to eradicate the mold problem that has occurred.

Marc Bybee, City Attorney expressed concern about the current legislation session.

**11. Adjournment: 6:35 P.M.**

\_\_\_\_\_  
 Joe L. Stear, Mayor

ATTEST:

\_\_\_\_\_  
 Chris Engels, City Clerk

*Minutes prepared by Nathan Stanley, Deputy City Clerk  
 Date Approved: CCM 04.19.2022*

City of Kuna

Payment Approval Report - City Council Approval  
 Report dates: 4/1/2022-4/14/2022

Page: 1  
 Apr 14, 2022 04:07PM

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
<b>ACEM</b>												
839	ACEM	60322.00		<u>3RD QTR MEMBERSHIP CONTRIBUTION DUES FOR FY 2022, APRIL '22</u>	04/01/2022	2,274.50	.00	<u>01-6075 DUES &amp; MEMBERSHIPS</u>	0	4/22		
Total 60322.00:						2,274.50	.00					
Total ACEM:						2,274.50	.00					
<b>ACTION GARAGE DOOR, INC</b>												
630	ACTION GARAGE DOOR, INC	80002139	13400	<u>NEW SPRINGS FOR THE SHOP GARAGE DOOR, J.ADAMS, APR.'22</u>	04/04/2022	320.00	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	4/22		
Total 80002139:						320.00	.00					
Total ACTION GARAGE DOOR, INC:						320.00	.00					
<b>ADA COUNTY HIGHWAY DISTRICT (IMPACT)</b>												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	03312022ACH		<u>ACHD IMPACT FEES, MARCH'22</u>	03/31/2022	335,886.00	335,886.00	<u>30-2081 ACHD IMPACT FEE</u>	0	4/22	04/08/2022	
Total 03312022ACHDI:						335,886.00	335,886.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						335,886.00	335,886.00					
<b>AGRI-LINES IRRIGATION, INC.</b>												
1066	AGRI-LINES IRRIGATION, INC.	INV72597	13436	<u>SPRINKLER &amp; RISER CLAMPS FOR FARM, T. FLEMING, APRIL'22</u>	04/11/2022	387.03	.00	<u>21-6090 FARM EXPENDITURES</u>	0	4/22		
Total INV72597:						387.03	.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
Total AGRI-LINES IRRIGATION, INC.:						387.03	.00					
<b>AIR DIFFUSION SYSTEMS</b>												
1088	AIR DIFFUSION SYSTEMS	6179		<u>EXTRA AERATION LINES AND TUBES FOR POND #7, S&amp;H, P. STEVENS, MAR. '22</u>	03/22/2022	12,835.00	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1267	4/22		
Total 6179:						12,835.00	.00					
Total AIR DIFFUSION SYSTEMS:						12,835.00	.00					
<b>AKK INVESTMENTS LLC</b>												
2074	AKK INVESTMENTS LLC	15	13163	<u>ROUGH PLUMBING TAG, FINAL PLUMBING INSPECTION, D. STEPHENS, MARCH'22 - BUILDING INSPECTION</u>	03/03/2022	158.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	4/22		
Total 15:						158.00	.00					
2074	AKK INVESTMENTS LLC	61	13258	<u>500 EA FINAL ELECTRICAL INSPECTION, D. STEPHENS, MARCH'22 - BUILDING INSPECTION</u>	03/12/2022	79.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	4/22		
Total 61:						79.00	.00					
2074	AKK INVESTMENTS LLC	73	13266	<u>"PLAYGROUND CLOSED" YARD SIGNS, FOR BERNIE FISHER PARK, A.PETERSON, MARCH'22</u>	03/15/2022	77.60	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	4/22		
Total 73:						77.60	.00					
Total AKK INVESTMENTS LLC:						314.60	.00					
<b>ALLSTREAM BUSINESS US, INC</b>												
1411	ALLSTREAM BUSINESS US, INC	18272748		<u>TELEPHONE, DATA &amp; NETWORK SERVICES FOR 04/01-04/30/2022-ADMIN</u>	04/01/2022	382.21	.00	<u>01-6255 TELEPHONE</u>	0	4/22		



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
				<u>ADMIN</u>	03/31/2022	6.66	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	4/22		
2118	ALPINE OFFICE PRODUCTS	WO-9699-1	13369	<u>1 DOZEN LARGE BINDER CLIPS, 1 PACK HIGHLIGHTERS, FOR CITY HALL, MARCH'22 - WATER</u>	03/31/2022	4.56	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	4/22		
2118	ALPINE OFFICE PRODUCTS	WO-9699-1	13369	<u>1 DOZEN LARGE BINDER CLIPS, 1 PACK HIGHLIGHTERS, FOR CITY HALL, MARCH'22 - SEWER</u>	03/31/2022	4.56	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	4/22		
2118	ALPINE OFFICE PRODUCTS	WO-9699-1	13369	<u>1 DOZEN LARGE BINDER CLIPS, 1 PACK HIGHLIGHTERS, FOR CITY HALL, MARCH'22 - PI</u>	03/31/2022	1.76	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	4/22		
2118	ALPINE OFFICE PRODUCTS	WO-9699-1	13369	<u>1 PACK FOLDER LABELS, FOR N. STAUFFER, MARCH'22 - ADMIN</u>	03/31/2022	8.31	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	4/22		
2118	ALPINE OFFICE PRODUCTS	WO-9699-1	13369	<u>1 PACK FOLDER LABELS, FOR N. STAUFFER, MARCH'22 - WATER</u>	03/31/2022	10.95	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	4/22		
2118	ALPINE OFFICE PRODUCTS	WO-9699-1	13369	<u>1 PACK FOLDER LABELS, FOR N. STAUFFER, MARCH'22 - SEWER</u>	03/31/2022	10.95	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	4/22		
2118	ALPINE OFFICE PRODUCTS	WO-9699-1	13369	<u>1 PACK FOLDER LABELS, FOR N. STAUFFER, MARCH'22 - PI</u>	03/31/2022	3.00	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	4/22		
Total WO-9699-1:						50.75	.00					
2118	ALPINE OFFICE PRODUCTS	WO-9820-1	13409	<u>2 DOZEN BLACK BALL PENS, FOR NWWTP, APRIL'22 - WATER</u>	04/07/2022	8.65	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	4/22		
2118	ALPINE OFFICE PRODUCTS	WO-9820-1	13409	<u>2 DOZEN BLACK BALL PENS, FOR NWWTP, APRIL'22 - SEWER</u>	04/07/2022	8.65	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	4/22		
2118	ALPINE OFFICE PRODUCTS	WO-9820-1	13409	<u>2 DOZEN BLACK BALL PENS, FOR NWWTP, APRIL'22 - PI</u>	04/07/2022	3.28	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	4/22		
2118	ALPINE OFFICE PRODUCTS	WO-9820-1	13409	<u>24 EA INSERTABLE DIVIDERS, FOR CITY HALL, APRIL'22 - ADMIN</u>	04/07/2022	16.34	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	4/22		

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2118	ALPINE OFFICE PRODUCTS	WO-9820-1	13409	<u>24 EA INSERTABLE DIVIDERS, FOR CITY HALL, APRIL'22 - WATER</u>	04/07/2022	11.17	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	4/22		
2118	ALPINE OFFICE PRODUCTS	WO-9820-1	13409	<u>24 EA INSERTABLE DIVIDERS, FOR CITY HALL, APRIL'22 - SEWER</u>	04/07/2022	11.17	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	4/22		
2118	ALPINE OFFICE PRODUCTS	WO-9820-1	13409	<u>24 EA INSERTABLE DIVIDERS, FOR CITY HALL, APRIL'22 - PI</u>	04/07/2022	4.30	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	4/22		
Total WO-9820-1:						63.56	.00					
2118	ALPINE OFFICE PRODUCTS	WO-9820-2	13409	<u>20 EA COLLEGE RULED NOTEBOOKS, FOR NWWTP, APRIL'22 - WATER</u>	04/08/2022	44.02	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	4/22		
2118	ALPINE OFFICE PRODUCTS	WO-9820-2	13409	<u>20 EA COLLEGE RULED NOTEBOOKS, FOR NWWTP, APRIL'22 - SEWER</u>	04/08/2022	44.02	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	4/22		
2118	ALPINE OFFICE PRODUCTS	WO-9820-2	13409	<u>20 EA COLLEGE RULED NOTEBOOKS, FOR NWWTP, APRIL'22 - PI</u>	04/08/2022	16.76	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	4/22		
2118	ALPINE OFFICE PRODUCTS	WO-9820-2	13409	<u>1 EA MOUSE PAD, FOR C. MERRITT, APRIL'22 - ADMIN</u>	04/08/2022	3.67	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	4/22		
2118	ALPINE OFFICE PRODUCTS	WO-9820-2	13409	<u>1 EA MOUSE PAD, FOR C. MERRITT, APRIL'22 - WATER</u>	04/08/2022	4.84	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	4/22		
2118	ALPINE OFFICE PRODUCTS	WO-9820-2	13409	<u>1 EA MOUSE PAD, FOR C. MERRITT, APRIL'22 - SEWER</u>	04/08/2022	4.84	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	4/22		
2118	ALPINE OFFICE PRODUCTS	WO-9820-2	13409	<u>1 EA MOUSE PAD, FOR C. MERRITT, APRIL'22 - PI</u>	04/08/2022	1.31	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	4/22		
Total WO-9820-2:						119.46	.00					
Total ALPINE OFFICE PRODUCTS:						233.77	.00					
<b>AMERICAN AIR FILTER COMPANY INC</b>												
1842	AMERICAN AIR FILTER COMPANY INC	9193097	13222	<u>12 EACH 20X20X2 CHARCOAL FILTERS, M. NADEAU, MARCH'22</u>	04/08/2022	1,025.40	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	4/22		

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Total 9193097:						1,025.40	.00					
Total AMERICAN AIR FILTER COMPANY INC:						1,025.40	.00					
<b>ANALYTICAL LABORATORIES</b>												
1	ANALYTICAL LABORATORIES	89337		<u>MONTHLY BACTERIA SAMPLES , MAR. '22-WATER</u>	03/31/2022	4,030.85	.00	20-6152 M & R - LABORATORY COSTS	0	4/22		
Total 89337:						4,030.85	.00					
1	ANALYTICAL LABORATORIES	89338		<u>LAB TESTS. MARCH '22-SEWER</u>	03/31/2022	2,719.85	.00	21-6152 M & R - LABORATORY COSTS	0	4/22		
Total 89338:						2,719.85	.00					
Total ANALYTICAL LABORATORIES:						6,750.70	.00					
<b>ASSOCIATION OF IDAHO CITIES</b>												
8	ASSOCIATION OF IDAHO CITIES	YM200008505		<u>CODC LUNCHEON, FOR C. BRUCE, FEB'22</u>	02/02/2022	50.00	50.00	01-6155 MEETINGS/COMMITTEES	1031	4/22	04/08/2022	
Total YM200008505:						50.00	50.00					
8	ASSOCIATION OF IDAHO CITIES	YM200008508		<u>CODC LUNCHEON, FOR MAYOR STEAR, FEB'22</u>	02/02/2022	50.00	50.00	01-6155 MEETINGS/COMMITTEES	1031	4/22	04/08/2022	
Total YM200008508:						50.00	50.00					
Total ASSOCIATION OF IDAHO CITIES:						100.00	100.00					
<b>CASELLE INC</b>												
1239	CASELLE INC	116297		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 05/01-05/31/2022-ADMIN</u>	04/01/2022	661.20	.00	01-6052 CONTRACT SERVICES	0	4/22		

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1239	CASELLE INC	116297		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 05/01-05/31/2022-WATER</u>	04/01/2022	452.40	.00	20-6052 <u>CONTRACT SERVICES</u>	0	4/22		
1239	CASELLE INC	116297		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 05/01-05/31/2022-SEWER</u>	04/01/2022	452.40	.00	21-6052 <u>CONTRACT SERVICES</u>	0	4/22		
1239	CASELLE INC	116297		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 05/01-05/31/2022-PI</u>	04/01/2022	174.00	.00	25-6052 <u>CONTRACT SERVICES</u>	0	4/22		
Total 116297:						1,740.00	.00					
Total CASELLE INC:						1,740.00	.00					
<b>CENTURYLINK</b>												
62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE TO SCADA, 03/25/22 - 04/24/22 - WATER</u>	03/25/2022	23.41	23.41	20-6255 <u>TELEPHONE EXPENSE</u>	0	4/22	04/08/2022	
62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE TO SCADA, 03/25/22 - 04/24/22 - SEWER</u>	03/25/2022	23.41	23.41	21-6255 <u>TELEPHONE EXPENSE</u>	0	4/22	04/08/2022	
62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE TO SCADA, 03/25/22 - 04/24/22 - PI</u>	03/25/2022	8.91	8.91	25-6255 <u>TELEPHONE EXPENSE</u>	0	4/22	04/08/2022	
Total 2089221136586B03252022:						55.73	55.73					
62	CENTURYLINK	208922932280		<u>INTERNET SERVICES AT THE SHOP, 03/25/22 - 04/24/22 - PARKS</u>	03/25/2022	100.58	100.58	01-6255 <u>TELEPHONE</u>	1004	4/22	04/08/2022	
Total 2089229322801B03252022:						100.58	100.58					
Total CENTURYLINK:						156.31	156.31					

**COMPASS**

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4	COMPASS	222073		<u>3RD QUARTER MEMBERSHIP DUES, FY 2022</u>	04/01/2022	3,039.00	.00	01-6075 DUES & MEMBERSHIPS	0	4/22		
Total 222073:						3,039.00	.00					
Total COMPASS:						3,039.00	.00					
<b>CORE &amp; MAIN LP</b>												
63	CORE & MAIN LP	Q485073	13335	<u>METER RINGS, J.OSBORN, MAR.'22</u>	03/24/2022	1,034.40	.00	20-6150 M & R - SYSTEM	0	4/22		
Total Q485073:						1,034.40	.00					
Total CORE & MAIN LP:						1,034.40	.00					
<b>D &amp; B SUPPLY</b>												
75	D & B SUPPLY	31179	13420	<u>POST DRIVER &amp; POST PULLEY, J.MORFIN, APR.'22</u>	04/07/2022	799.97	.00	01-6175 SMALL TOOLS	1004	4/22		
75	D & B SUPPLY	31179	13420	<u>25 T-POSTS, J.MORFIN, APR.'22</u>	04/07/2022	137.25	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	4/22		
Total 31179:						937.22	.00					
75	D & B SUPPLY	37287	13363	<u>SPRAY GUN, J. PEREZ, MARCH'22 - PARKS</u>	03/30/2022	19.99	.00	01-6175 SMALL TOOLS	1004	4/22		
Total 37287:						19.99	.00					
75	D & B SUPPLY	38539	13425	<u>EXTENSION LADDER, R.DAVILA, APR.'22</u>	04/07/2022	329.99	.00	21-6090 FARM EXPENDITURES	0	4/22		
Total 38539:						329.99	.00					
75	D & B SUPPLY	84079	13370	<u>SPRAY HOSE, NUTS AND BOLTS, J.PEREZ, MAR.'22</u>	03/30/2022	64.93	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	4/22		



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				<u>MARCH'22</u>	03/31/2022	7,439.60	.00	21-6150 M & R - SYSTEM	0	4/22		
Total 0600343-IN:						7,439.60	.00					
Total DYKMAN ELECTRICAL, INC.:						7,439.60	.00					
<b>DYNA PARTS LLC</b>												
2115	DYNA PARTS LLC	254708	13326	2 EA EXTENTION BAR, FOR SEWER, T.FLEMING, MARCH'22	03/23/2022	28.58	.00	21-6175 SMALL TOOLS	0	4/22		
Total 254708:						28.58	.00					
2115	DYNA PARTS LLC	254975	13353	1 EA BUFFER PAD FOR SPLASH PAD CLEANING, D.ABBOTT, MARCH'22 - PARKS	03/28/2022	19.38	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	4/22		
Total 254975:						19.38	.00					
2115	DYNA PARTS LLC	254977	13354	FILTER CHANGE, FOR BOBCAT MOWER AT THE NWWTP, MARCH'22 - PARKS	03/28/2022	35.70	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	4/22		
2115	DYNA PARTS LLC	254977	13354	FILTER CHANGE, FOR BOBCAT MOWER AT THE NWWTP, MARCH'22 - WATER	03/28/2022	14.28	.00	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/22		
2115	DYNA PARTS LLC	254977	13354	FILTER CHANGE, FOR BOBCAT MOWER AT THE NWWTP, MARCH'22 - SEWER	03/28/2022	14.28	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/22		
2115	DYNA PARTS LLC	254977	13354	FILTER CHANGE, FOR BOBCAT MOWER AT THE NWWTP, MARCH'22 - PI	03/28/2022	7.13	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/22		
Total 254977:						71.39	.00					
2115	DYNA PARTS LLC	254992	13353	POLISHING SUPPLIES, FOR SPLASH PAD, MARCH'22 - PARKS	03/28/2022	19.97	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	4/22		

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Total 254992:						19.97	.00					
2115	DYNA PARTS LLC	255140	13362	<u>FILTERS FOR OIL CHANGE ON WHITE DUMP TRUCK, FOR FLEET, J. DURHAM, MARCH'22 - ADMIN</u>	03/30/2022	40.54	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	4/22		
2115	DYNA PARTS LLC	255140	13362	<u>FILTERS FOR OIL CHANGE ON WHITE DUMP TRUCK, FOR FLEET, J. DURHAM, MARCH'22 - WATER</u>	03/30/2022	16.21	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	4/22		
2115	DYNA PARTS LLC	255140	13362	<u>FILTERS FOR OIL CHANGE ON WHITE DUMP TRUCK, FOR FLEET, J. DURHAM, MARCH'22 - SEWER</u>	03/30/2022	16.21	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	4/22		
2115	DYNA PARTS LLC	255140	13362	<u>FILTERS FOR OIL CHANGE ON WHITE DUMP TRUCK, FOR FLEET, J. DURHAM, MARCH'22 - PI</u>	03/30/2022	8.11	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	4/22		
Total 255140:						81.07	.00					
2115	DYNA PARTS LLC	255213	13377	<u>2 EA BATTERIES, FOR PARKS ORANGE GOLF CART, S.HOWELL, MARCH'22 - PARKS</u>	03/31/2022	334.78	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	4/22		
2115	DYNA PARTS LLC	255213	13377	<u>2 EA CORE DEPOSITS FOR BATTERIES, FOR PARKS ORANGE GOLF CART, MARCH'22 - PARKS</u>	03/31/2022	64.80	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	4/22		
Total 255213:						399.58	.00					
2115	DYNA PARTS LLC	255242		<u>REFUND/CREDIT, CORE DEPOSIT, FOR PARKS ORANGE GOLF CART, INV #255213, MARCH'22</u>	03/31/2022	-64.80	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	4/22		
Total 255242:						-64.80	.00					

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2115	DYNA PARTS LLC	255243	13382	BATTERY BOLTS, FOR PARKS GOLF CART. S.HOWELL, MARCH'22	03/31/2022	6.24	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	4/22		
Total 255243:						6.24	.00					
2115	DYNA PARTS LLC	255314	13389	2 EA CLAMPS, FOR FARM RISER REPAIR, R. SCHMIDT, APRIL'22	04/01/2022	30.04	.00	21-6090 FARM EXPENDITURES	0	4/22		
Total 255314:						30.04	.00					
2115	DYNA PARTS LLC	255638	13411	EXHAUST GASKET, FOR FLEET BUCKET TRUCK #27. APRIL'22 - ADMIN	04/06/2022	2.29	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	4/22		
2115	DYNA PARTS LLC	255638	13411	EXHAUST GASKET, FOR FLEET BUCKET TRUCK #27. APRIL'22 - WATER	04/06/2022	.92	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	4/22		
2115	DYNA PARTS LLC	255638	13411	EXHAUST GASKET, FOR FLEET BUCKET TRUCK #27. APRIL'22 - SEWER	04/06/2022	.92	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	4/22		
2115	DYNA PARTS LLC	255638	13411	EXHAUST GASKET, FOR FLEET BUCKET TRUCK #27. APRIL'22 - PI	04/06/2022	.45	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	4/22		
Total 255638:						4.58	.00					
Total DYNA PARTS LLC:						596.03	.00					
<b>ELECTRICAL CONTROLS &amp; INSTRUMENTATION</b>												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	03312022ECI		ELECTRICAL PERMITS, MARCH'22 - BUILDING INSPECTION	03/31/2022	20,300.78	20,300.78	01-6052 CONTRACT SERVICES	1005	4/22	04/08/2022	
Total 03312022ECI:						20,300.78	20,300.78					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						20,300.78	20,300.78					

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<b>FATBEAM LLC</b>												
1831	FATBEAM LLC	24982		MONTHLY RECURRING CHARGE FOR INTERNET SERVICES-ADMIN	04/01/2022	95.00	.00	01-6052 CONTRACT SERVICES	0	4/22		
1831	FATBEAM LLC	24982		MONTHLY RECURRING CHARGE FOR INTERNET SERVICES-WATER	04/01/2022	65.00	.00	20-6052 CONTRACT SERVICES	0	4/22		
1831	FATBEAM LLC	24982		MONTHLY RECURRING CHARGE FOR INTERNET SERVICES-SEWER	04/01/2022	65.00	.00	21-6052 CONTRACT SERVICES	0	4/22		
1831	FATBEAM LLC	24982		MONTHLY RECURRING CHARGE FOR INTERNET SERVICES-PI	04/01/2022	25.00	.00	25-6052 CONTRACT SERVICES	0	4/22		
Total 24982:						250.00	.00					
Total FATBEAM LLC:						250.00	.00					
<b>FREUND PROPERTIES LLC</b>												
2014	FREUND PROPERTIES LLC	4318		CMIT MARATHON & GUARDIAN MONTHLY CONTRACT SERVICES FOR APRIL. '22-ADMIN	04/01/2022	1,165.50	1,165.50	01-6142 MAINT. & REPAIR - EQUIPMENT	0	4/22	04/01/2022	
2014	FREUND PROPERTIES LLC	4318		CMIT MARATHON & GUARDIAN MONTHLY CONTRACT SERVICES FOR APRIL. '22-WATER	04/01/2022	1,538.46	1,538.46	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/22	04/01/2022	
2014	FREUND PROPERTIES LLC	4318		CMIT MARATHON & GUARDIAN MONTHLY CONTRACT SERVICES FOR APRIL. '22-SEWER	04/01/2022	1,538.46	1,538.46	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/22	04/01/2022	
2014	FREUND PROPERTIES LLC	4318		CMIT MARATHON & GUARDIAN MONTHLY CONTRACT SERVICES FOR APRIL. '22-PI	04/01/2022	419.58	419.58	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/22	04/01/2022	
Total 4318:						4,662.00	4,662.00					
2014	FREUND PROPERTIES LLC	4411		IT TICKETS & SUPPORT FOR MAR. '22-WATER	04/04/2022	75.60	.00	20-6142 MAINT. & REPAIRS -				







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				<u>ANNUAL FOR FOR HOSTING &amp; SUPPORT-PARKS</u>	04/10/2022	752.46	.00	<u>01-6052 CONTRACT SERVICES</u>	1004	4/22		
Total 222533:						752.46	.00					
Total ICON ENTERPRISES, INC.:						3,762.30	.00					
<b>IDAHO POWER CO</b>												
38	IDAHO POWER CO	03182022IP		<u>ELECTRIC SERVICE 02/15-03/17/2022-ADMIN</u>	03/18/2022	511.73	511.73	<u>01-6290 UTILITIES</u>	0	4/22	04/01/2022	
38	IDAHO POWER CO	03182022IP		<u>ELECTRIC SERVICE 02/15-03/17/2022-SENIOR CENTER</u>	03/18/2022	239.25	239.25	<u>01-6290 UTILITIES</u>	1001	4/22	04/01/2022	
38	IDAHO POWER CO	03182022IP		<u>ELECTRIC SERVICE 02/15-03/17/2022-PARKS</u>	03/18/2022	1,389.06	1,389.06	<u>01-6290 UTILITIES</u>	1004	4/22	04/01/2022	
38	IDAHO POWER CO	03182022IP		<u>ELECTRIC SERVICE 02/15-03/17/2022-WATER</u>	03/18/2022	8,655.94	8,655.94	<u>20-6290 UTILITIES EXPENSE</u>	0	4/22	04/01/2022	
38	IDAHO POWER CO	03182022IP		<u>ELECTRIC SERVICE 02/15-03/17/2022-SEWER</u>	03/18/2022	7,500.54	7,500.54	<u>21-6290 UTILITIES EXPENSE</u>	0	4/22	04/01/2022	
38	IDAHO POWER CO	03182022IP		<u>ELECTRIC SERVICE 02/15-03/17/2022-LAGOONS</u>	03/18/2022	3,911.96	3,911.96	<u>21-6090 FARM EXPENDITURES</u>	0	4/22	04/01/2022	
38	IDAHO POWER CO	03182022IP		<u>ELECTRIC SERVICE 02/15-03/17/2022-PI</u>	03/18/2022	2,013.93	2,013.93	<u>25-6290 UTILITIES EXPENSE</u>	0	4/22	04/01/2022	
Total 03182022IP:						24,222.41	24,222.41					
Total IDAHO POWER CO:						24,222.41	24,222.41					
<b>IDAHO PRESS TRIBUNE, LLC</b>												
1802	IDAHO PRESS TRIBUNE, LLC	20244	13336	<u>AD # 218574. LEGAL PUBLIC NOTICE. BOISE BASIN ANNEXATION-MARKOVETZ, D. HANSON, MAR. '22</u>	03/30/2022	44.78	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	4/22		
Total 20244:						44.78	.00					

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Total IDAHO PRESS TRIBUNE, LLC:						44.78	.00					
<b>IDAHO TOOL &amp; EQUIPMENT, INC.</b>												
1667	IDAHO TOOL & EQUIPMENT, INC.	2203-018928	13183	<u>WRENCH SET AND CHANNEL LOCKS FOR SEWER TRUCK, M.NADEAU, MAR.'22</u>	03/01/2022	292.06	.00	21-6175 SMALL TOOLS	0	4/22		
Total 2203-018928:						292.06	.00					
Total IDAHO TOOL & EQUIPMENT, INC.:						292.06	.00					
<b>INTERMOUNTAIN GAS CO</b>												
37	INTERMOUNTAIN GAS CO	482135196032		<u>NATURAL GAS CONSUMPTION AT SENIOR CENTER, 02/26/22 - 03/28/22 - SENIOR CENTER</u>	03/28/2022	315.95	315.95	01-6290 UTILITIES	1001	4/22	04/08/2022	
Total 48213519603282022:						315.95	315.95					
37	INTERMOUNTAIN GAS CO	482327707032		<u>NATURAL GAS CONSUMPTION AT PARKS OFFICE, 02/26/22 - 03/28/22 - PARKS</u>	03/28/2022	22.89	22.89	01-6290 UTILITIES	1004	4/22	04/08/2022	
Total 48232770703282022:						22.89	22.89					
37	INTERMOUNTAIN GAS CO	482634665032		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 02/26/22 - 03/28/22 - ADMIN</u>	03/29/2022	76.24	76.24	01-6290 UTILITIES	0	4/22	04/08/2022	
37	INTERMOUNTAIN GAS CO	482634665032		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 02/26/22 - 03/28/22 - WATER</u>	03/29/2022	70.80	70.80	20-6290 UTILITIES EXPENSE	0	4/22	04/08/2022	
37	INTERMOUNTAIN GAS CO	482634665032		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 02/26/22 - 03/28/22 - SEWER</u>	03/29/2022	70.80	70.80	21-6290 UTILITIES EXPENSE	0	4/22	04/08/2022	
37	INTERMOUNTAIN GAS CO	482634665032		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 02/26/22 - 03/28/22 - PI</u>	03/29/2022	27.23	27.23	25-6290 UTILITIES EXPENSE	0	4/22	04/08/2022	
37	INTERMOUNTAIN GAS CO	482634665032		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 02/26/22 - 03/28/22 - P&amp;Z</u>	03/29/2022	27.23	27.23	01-6290 UTILITIES	1003	4/22	04/08/2022	

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Total 48263466503282022:						272.30	272.30					
Total INTERMOUNTAIN GAS CO:						611.14	611.14					
<b>J &amp; M SANITATION, INC.</b>												
230	J & M SANITATION, INC.	03252022-033		<u>SANITATION RECEIPT TRANSFER 03/25-03/31/2022</u>	04/01/2022	16,531.15	16,531.15	26-7000 SOLID WASTE SERVICE FEES	0	4/22	04/01/2022	
230	J & M SANITATION, INC.	03252022-033		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 03/25-03/31/2022</u>	04/01/2022	-1,633.28	-1,633.28	01-4170 FRANCHISE FEES	0	4/22	04/01/2022	
Total 03252022-03312022:						14,897.87	14,897.87					
230	J & M SANITATION, INC.	04012022-040		<u>SANITATION RECEIPT TRANSFER 4/1-7/2022</u>	04/08/2022	64,743.64	64,743.64	26-7000 SOLID WASTE SERVICE FEES	0	4/22	04/08/2022	
230	J & M SANITATION, INC.	04012022-040		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 4/1-7/2022</u>	04/08/2022	-6,396.67	-6,396.67	01-4170 FRANCHISE FEES	0	4/22	04/08/2022	
Total 04012022-04072022:						58,346.97	58,346.97					
230	J & M SANITATION, INC.	04062022JM		<u>SLUDGE REMOVAL FOR MARCH 2022</u>	04/06/2022	9,819.61	.00	21-6153 M & R - SLUDGE DISPOSAL	0	4/22		
230	J & M SANITATION, INC.	04062022JM		<u>PUBLIC WORKS 3YD DUMPSTER RENTAL AND PICKUP, MAR. '22-WATER</u>	04/06/2022	29.58	.00	20-6212 RENT - EQUIPMENT	0	4/22		
230	J & M SANITATION, INC.	04062022JM		<u>PUBLIC WORKS 3YD DUMPSTER RENTAL AND PICKUP, MAR. '22-SEWER</u>	04/06/2022	29.58	.00	21-6212 RENT- EQUIPMENT	0	4/22		
230	J & M SANITATION, INC.	04062022JM		<u>PUBLIC WORKS 3YD DUMPSTER RENTAL AND PICKUP, MAR. '22-PI</u>	04/06/2022	11.26	.00	25-6212 RENT - EQUIPMENT	0	4/22		

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230	J & M SANITATION, INC.	04062022JM		FLEET MAINTENANCE 3 YD CONTINUED RENT, MARCH, '22- ADMIN	04/06/2022	8.53	.00	01-6212 RENT- EQUIPMENT	0	4/22		
230	J & M SANITATION, INC.	04062022JM		FLEET MAINTENANCE 3 YD CONTINUED RENT, MARCH, '22- WATER	04/06/2022	3.42	.00	20-6212 RENT - EQUIPMENT	0	4/22		
230	J & M SANITATION, INC.	04062022JM		FLEET MAINTENANCE 3 YD CONTINUED RENT, MARCH, '22- SEWER	04/06/2022	3.42	.00	21-6212 RENT- EQUIPMENT	0	4/22		
230	J & M SANITATION, INC.	04062022JM		FLEET MAINTENANCE 3 YD CONTINUED RENT, MARCH, '22- PI	04/06/2022	1.71	.00	25-6212 RENT - EQUIPMENT	0	4/22		
Total 04062022JM:						9,907.11	.00					
Total J & M SANITATION, INC.:						83,151.95	73,244.84					
<b>JONATHAN STRICKLAND</b>												
1976	JONATHAN STRICKLAND	698		JANITORIAL SERVICES FOR CITY HALL, APRIL'22 - ADMIN	04/04/2022	276.64	.00	01-6025 JANITORIAL	0	4/22		
1976	JONATHAN STRICKLAND	698		JANITORIAL SERVICES FOR CITY HALL, APRIL'22 - WATER	04/04/2022	189.28	.00	20-6025 JANITORIAL	0	4/22		
1976	JONATHAN STRICKLAND	698		JANITORIAL SERVICES FOR CITY HALL, APRIL'22 - SEWER	04/04/2022	189.28	.00	21-6025 JANITORIAL	0	4/22		
1976	JONATHAN STRICKLAND	698		JANITORIAL SERVICES FOR CITY HALL, APRIL'22 - PI	04/04/2022	72.80	.00	25-6025 JANITORIAL	0	4/22		
Total 698:						728.00	.00					
1976	JONATHAN STRICKLAND	699		JANITORIAL SERVICES FOR SENIOR CENTER, APRIL'22	04/04/2022	446.00	.00	01-6025 JANITORIAL	1001	4/22		
Total 699:						446.00	.00					
1976	JONATHAN STRICKLAND	700		JANITORIAL SERVICES FOR NWWTP, APRIL'22 - WATER	04/04/2022	126.00	.00	20-6025 JANITORIAL	0	4/22		

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1976	JONATHAN STRICKLAND	700		<u>JANITORIAL SERVICES FOR NWWTP, APRIL'22 - SEWER</u>	04/04/2022	126.00	.00	<u>21-6025 JANITORIAL</u>	0	4/22		
1976	JONATHAN STRICKLAND	700		<u>JANITORIAL SERVICES FOR NWWTP, APRIL'22 - PI</u>	04/04/2022	48.00	.00	<u>25-6025 JANITORIAL</u>	0	4/22		
Total 700:						300.00	.00					
Total JONATHAN STRICKLAND:						1,474.00	.00					
<b>J-U-B ENGINEERS, INC.</b>												
1236	J-U-B ENGINEERS, INC.	0150902		<u>PROFESSIONAL SERVICES FOR ARPA GRANT ADMINISTRATION FROM 01/30//22-02/26/22</u>	03/09/2022	1,030.00	.00	<u>03-6369 CARES ACT/ARPA EXPENDITURE</u>	0	4/22		
Total 0150902:						1,030.00	.00					
1236	J-U-B ENGINEERS, INC.	0151466		<u>PROFESSIONAL SERVICES FOR 2022 MISC SEWER SERVICES, NTP-02/26/2022</u>	03/30/2022	749.50	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	4/22		
Total 0151466:						749.50	.00					
1236	J-U-B ENGINEERS, INC.	0151750		<u>PROFESSIONAL SERVICES FROM 02/27-04/02/2022, KUNA ARPA GRANT ADMINISTRATION</u>	04/13/2022	775.00	.00	<u>03-6369 CARES ACT/ARPA EXPENDITURE</u>	0	4/22		
Total 0151750:						775.00	.00					
Total J-U-B ENGINEERS, INC.:						2,554.50	.00					
<b>JWC ENVIRONMENTAL LLC</b>												
1365	JWC ENVIRONMENTAL LLC	110404	13364	<u>2 BRUSH ASSEMBLY SET FOR AUGERS AT HEADWORKS, M. NADEAU, MARCH'22 - SEWER</u>	03/31/2022	1,959.17	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	4/22		
Total 110404:						1,959.17	.00					

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Total JWC ENVIRONMENTAL LLC:						1,959.17	.00					
<b>KELLER ASSOCIATES, INC.</b>												
429	KELLER ASSOCIATES, INC.	0220888		<u>PROFESSIONAL SERVICES FROM 03/01-03/31/2022- AVALON &amp; ORCHARD PEDESTRIAN PATHWAY</u>	04/11/2022	10,200.00	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1126	4/22		
Total 0220888:						10,200.00	.00					
Total KELLER ASSOCIATES, INC.:						10,200.00	.00					
<b>KUNA JT. SCHOOL DISTRICT NO. 3</b>												
199	KUNA JT. SCHOOL DISTRICT NO. 3	4422		<u>FIBER OPTIC LEASE FOR MARCH. '22-ADMIN</u>	04/04/2022	114.00	.00	<u>01-6255 TELEPHONE</u>	0	4/22		
199	KUNA JT. SCHOOL DISTRICT NO. 3	4422		<u>FIBER OPTIC LEASE FOR MARCH. '22-WATER</u>	04/04/2022	78.00	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	4/22		
199	KUNA JT. SCHOOL DISTRICT NO. 3	4422		<u>FIBER OPTIC LEASE FOR MARCH. '22-SEWER</u>	04/04/2022	78.00	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	4/22		
199	KUNA JT. SCHOOL DISTRICT NO. 3	4422		<u>FIBER OPTIC LEASE FOR MARCH. '22-PI</u>	04/04/2022	30.00	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	4/22		
Total 4422:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					
<b>KUNA LUMBER</b>												
499	KUNA LUMBER	A126902	13386	<u>3/4 PVC NIPPLES FOR SUTTERS MILL PI STATION, J. OSBORN, APRIL'22 - PI</u>	04/01/2022	2.84	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	4/22		
Total A126902:						2.84	.00					
499	KUNA LUMBER	A127960	13309	<u>STRAIGHT BITS, FILE HANDLE &amp; CABINET RASP, R. SCHMIDT, MARCH'22</u>	03/18/2022	66.38	.00	<u>21-6175 SMALL TOOLS</u>	0	4/22		

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Total A127960:						66.38	.00					
499	KUNA LUMBER	A128255	13368	<u>GALVANIZED COUPLING, MONSTER TAPE, PIPE SEALANT FOR PARTS FOR FARM, T.FLEMING, MAR.'22</u>	03/30/2022	16.17	.00	<u>21-6090 FARM EXPENDITURES</u>	0	4/22		
Total A128255:						16.17	.00					
499	KUNA LUMBER	A128293	13383	<u>SPRAY NOZZLES FOR WATER TANK TRAILER REPAIR, J.PEREZ, MAR.'22</u>	03/31/2022	17.35	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	4/22		
Total A128293:						17.35	.00					
499	KUNA LUMBER	A128324	13391	<u>SHEET METAL SCREWS FOR NEW SHOP BUILDING, J.OSBORN, APRIL.'22-WATER</u>	04/01/2022	4.31	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	4/22		
499	KUNA LUMBER	A128324	13391	<u>SHEET METAL SCREWS FOR NEW SHOP BUILDING, J.OSBORN, APRIL.'22-PI</u>	04/01/2022	1.08	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	4/22		
Total A128324:						5.39	.00					
499	KUNA LUMBER	A128363	13395	<u>SHEET ROCK MUD FOR PARKS OFFICE, J. ADAMS, APRIL'22</u>	04/04/2022	19.49	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	4/22		
Total A128363:						19.49	.00					
499	KUNA LUMBER	A128409		<u>RETURN EXTENSION SPRING, INV#B160790, S. HOWELL, APR.'22</u>	04/05/2022	-3.41	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1001	4/22		
Total A128409:						-3.41	.00					
499	KUNA LUMBER	A128435	13413	<u>PLUMBERS PUTTY FOR SENIOR CENTER, J.ADAMS, APR.'22</u>	04/06/2022	3.14	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1001	4/22		

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Total A128435:						3.14	.00					
499	KUNA LUMBER	A128465	13427	<u>CITY HALL MOUSE TRAPS, J. ADAMS, APRIL, '22-ADMIN</u>	04/07/2022	1.57	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	0	4/22		
499	KUNA LUMBER	A128465	13427	<u>CITY HALL MOUSE TRAPS, J. ADAMS, APRIL, '22-WATER</u>	04/07/2022	1.07	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	4/22		
499	KUNA LUMBER	A128465	13427	<u>CITY HALL MOUSE TRAPS, J. ADAMS, APRIL, '22-SEWER</u>	04/07/2022	1.07	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	4/22		
499	KUNA LUMBER	A128465	13427	<u>CITY HALL MOUSE TRAPS, J. ADAMS, APRIL, '22-PI</u>	04/07/2022	.41	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	4/22		
Total A128465:						4.12	.00					
499	KUNA LUMBER	A128480	13428	<u>PAINT AND HOSE FOR THE FARM, T. FLEMING, APRIL '22</u>	04/08/2022	25.65	.00	<u>21-6090 FARM EXPENDITURES</u>	0	4/22		
Total A128480:						25.65	.00					
499	KUNA LUMBER	A128557	13438	<u>NUTS AND BOLTS FOR WHEEL LINES, J. DALRYMPLE, APR. '22</u>	04/12/2022	81.86	.00	<u>21-6090 FARM EXPENDITURES</u>	0	4/22		
Total A128557:						81.86	.00					
499	KUNA LUMBER	B160224	13308	<u>6 PVC PLUGS FOR FARM, R. SCHMIDT, MARCH '22</u>	03/18/2022	28.03	.00	<u>21-6090 FARM EXPENDITURES</u>	0	4/22		
Total B160224:						28.03	.00					
499	KUNA LUMBER	B160450	13345	<u>BLACK POLY FILM ROLL FOR THRUST BLOCKS FOR THE FARM, T. FLEMING, MAR. '22</u>	03/25/2022	29.69	.00	<u>21-6090 FARM EXPENDITURES</u>	0	4/22		
Total B160450:						29.69	.00					

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499	KUNA LUMBER	B160471	13350	<u>ANCHOR BOLTS FOR SUTTERS MILL, K. NOLAN, MAR. '22</u>	03/25/2022	4.50	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	4/22		
Total B160471:						4.50	.00					
499	KUNA LUMBER	B160560	13355	<u>BAG OF CONCRETE FOR SPLASH PAD, J. PEREZ, MAR. '22</u>	03/29/2022	19.34	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	4/22		
Total B160560:						19.34	.00					
499	KUNA LUMBER	B160573	13357	<u>2 UTILITY KNIFES, BLADES AND KEYS, M. DAVILA, MAR. '22- WATER</u>	03/29/2022	26.73	.00	<u>20-6175 SMALL TOOLS</u>	0	4/22		
499	KUNA LUMBER	B160573	13357	<u>2 UTILITY KNIFES, BLADES AND KEYS, M. DAVILA, MAR. '22-PI</u>	03/29/2022	6.68	.00	<u>25-6175 SMALL TOOLS</u>	0	4/22		
Total B160573:						33.41	.00					
499	KUNA LUMBER	B160618	13367	<u>CONDUIT BOX, GALVANIZED NIPPLE AND RING, SUTTERS MILL PI STATION, J. COX - STREET LIGHTS</u>	03/30/2022	15.18	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	4/22		
Total B160618:						15.18	.00					
499	KUNA LUMBER	B160642	13376	<u>2 EA NIPPLES FOR THE FARM, C.MCDANIEL, MAR.'22</u>	03/31/2022	5.74	.00	<u>21-6090 FARM EXPENDITURES</u>	0	4/22		
Total B160642:						5.74	.00					
499	KUNA LUMBER	B160643	13378	<u>CONSTRUCTION GLUE FOR PARKS OFFICE, J. ADAMS, MAR. '22</u>	03/31/2022	2.99	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	4/22		
Total B160643:						2.99	.00					

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499	KUNA LUMBER	B160651	13380	<u>PVC ELBOW AND ADAPTER FOR TRAILER WATER TANK REPAIR, J. MORFIN, MARCH'22</u>	03/31/2022	27.24	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	4/22		
Total B160651:						27.24	.00					
499	KUNA LUMBER	B160704	13392	<u>GALVANIZED NIPPLE FOR FARM, R.DAVILA, APR.'22</u>	04/01/2022	4.04	.00	<u>21-6090 FARM EXPENDITURES</u>	0	4/22		
Total B160704:						4.04	.00					
499	KUNA LUMBER	B160752	13394	<u>PLUMBING PARTS FOR THE FARM, T.FLEMING, APR.'22</u>	04/04/2022	12.85	.00	<u>21-6090 FARM EXPENDITURES</u>	0	4/22		
Total B160752:						12.85	.00					
499	KUNA LUMBER	B160790	13405	<u>SPRINGS FOR SENIOR CENTER BINGO MACHINES, S.HOWELL, APR.'22</u>	04/05/2022	6.82	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1001	4/22		
Total B160790:						6.82	.00					
499	KUNA LUMBER	B160844	13414	<u>PLUMBING DRAIN PIPE FOR SENIOR CENTER, S. HOWELL, APRIL'22</u>	04/06/2022	22.94	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1001	4/22		
Total B160844:						22.94	.00					
499	KUNA LUMBER	B160853	13416	<u>KEYS FOR THE TREATMENT PLANT, T.FLEMING, APR.'22</u>	04/06/2022	69.80	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	4/22		
Total B160853:						69.80	.00					
499	KUNA LUMBER	B160874	13423	<u>PRESSURE GAUGE, J.OSBORN, APR.'22</u>	04/07/2022	19.34	.00	<u>20-6175 SMALL TOOLS</u>	0	4/22		

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Total B160874:						19.34	.00					
499	KUNA LUMBER	B160884	13426	<u>GROUT FOR SEGO PRAIRIE PARK FIRE PIT, J.MORFIN, APR.'22</u>	04/07/2022	23.11	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	4/22		
Total B160884:						23.11	.00					
499	KUNA LUMBER	B160925	13430	<u>PRESSURE GAUGE, R.DAVILA, APR.'22</u>	04/08/2022	8.09	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	4/22		
Total B160925:						8.09	.00					
499	KUNA LUMBER	B161015	13447	<u>TARP AND BUNGEEES FOR FARM, M.NADEAU</u>	04/12/2022	50.83	.00	<u>21-6090 FARM EXPENDITURES</u>	0	4/22		
Total B161015:						50.83	.00					
499	KUNA LUMBER	C4321	13410	<u>WOOD FOR THE SHOP, SUTTERS MILL PI STATION J.COX, APR.'22-PI</u>	04/06/2022	3,475.20	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	4/22		
Total C4321:						3,475.20	.00					
Total KUNA LUMBER:						4,098.12	.00					
<b>KUNA MACHINE LLC</b>												
1775	KUNA MACHINE LLC	359		<u>SENIOR CENTER HAND RAIL, J. LORENTZ, MAR. '22</u>	03/18/2022	8,322.50	.00	<u>01-6045 CONTINGENCY</u>	1282	4/22		
Total 359:						8,322.50	.00					
Total KUNA MACHINE LLC:						8,322.50	.00					
<b>KUNA RURAL FIRE DISTRICT (IMPACT)</b>												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	03312022KRF		<u>KRFD IMPACT FEE MARCH'22</u>	03/31/2022	93,936.00	93,936.00	<u>30-2082 KRFD IMPACT FEE</u>	0	4/22	04/08/2022	

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Total 03312022KRFDI:						93,936.00	93,936.00					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						93,936.00	93,936.00					
<b>KUNA RURAL FIRE DISTRICT (PLAN REVIEW)</b>												
1945	KUNA RURAL FIRE DISTRICT (PLAN REVIEW)	03312022KRF		<u>KRFD PLAN REVIEW FEES MARCH'22</u>	03/31/2022	2,399.20	2,399.20	30-2083 KRFD PLAN REVIEW FEE	0	4/22	04/08/2022	
Total 03312022KRFDPR:						2,399.20	2,399.20					
Total KUNA RURAL FIRE DISTRICT (PLAN REVIEW):						2,399.20	2,399.20					
<b>LAURA LEE LORENTZ</b>												
2073	LAURA LEE LORENTZ	139567	13381	<u>CORNHOLE TROPHIES, J.LORENTZ, MAR.'22</u>	04/06/2022	60.00	.00	01-6135 PUBLIC ENTERTAINMENT	1004	4/22		
Total 139567:						60.00	.00					
2073	LAURA LEE LORENTZ	139568	13381	<u>NAME PLATE FOR S. JONES, MEMORIAL PLATE FOR PARK, J.LORENTZ, MAR.'22</u>	04/06/2022	35.00	.00	01-6165 OFFICE SUPPLIES	1004	4/22		
Total 139568:						35.00	.00					
Total LAURA LEE LORENTZ:						95.00	.00					
<b>LES SCHWAB TIRES</b>												
221	LES SCHWAB TIRES	12800544512	13402	<u>4 EA TIRES, WHEEL BALANCE &amp; TIRE PRESSURE MONITORING SYSTEM FOR TRUCK #35, S. HOWELL, APR. '22</u>	04/04/2022	1,367.84	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	4/22		
Total 12800544512:						1,367.84	.00					
Total LES SCHWAB TIRES:						1,367.84	.00					



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				<u>#C737M54015-PI</u>	04/07/2022	62.42	.00	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	4/22		
1619	LOCAHAN LLC	AR1051447		<u>CONTRACT BASE RATE CHARGE FOR 04/03-05/02/2022. CONTRACT OVERAGE CHARGE FOR 03/03-04/02/2022. MODEL #MPC4504EX, SERIAL #C737M540155 &amp; #C737M54015-P&amp;Z</u>	04/07/2022	62.41	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1003	4/22		
Total AR1051447:						624.18	.00					
Total LOCAHAN LLC:						1,023.18	.00					
<b>MATHESON TRI-GAS INC</b>												
1871	MATHESON TRI-GAS INC	0025381281		<u>HYDRAULIC GAS CYLINDER RENTAL FOR MARCH '22</u>	03/31/2022	48.41	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	4/22		
Total 0025381281:						48.41	.00					
Total MATHESON TRI-GAS INC:						48.41	.00					
<b>MISCELLANEOUS #2</b>												
1849	MISCELLANEOUS #2	04082022F		<u>FALCON CREST 3 STREET LIGHTS, APRIL'22</u>	04/08/2022	62,443.75	62,443.75	<u>30-2080 DEVELOPER DEPOSITS</u>	0	4/22	04/08/2022	
Total 04082022F:						62,443.75	62,443.75					
1849	MISCELLANEOUS #2	04082022MT		<u>REIMBURSEMENT FOR ECON DEVELOPMENT TRIP 04/02/22 - 04/08/22, PITTSBURGH, PA. FOR M. TREASURE - ECONCOMIC DEVELOPMENT</u>	04/08/2022	950.76	950.76	<u>01-6270 TRAVEL</u>	4000	4/22	04/08/2022	
Total 04082022MT:						950.76	950.76					
1849	MISCELLANEOUS #2	04082022T		<u>WINFIELD 5 CASH BOND, APRIL'22</u>	04/08/2022	571,487.28	571,487.28	<u>30-2080 DEVELOPER DEPOSITS</u>	0	4/22	04/08/2022	

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Total 04082022T:						571,487.28	571,487.28					
Total MISCELLANEOUS #2:						634,881.79	634,881.79					
<b>NICK'S CUSTOM CURBS &amp; DECORATIVE CONCRET</b>												
1403	NICK'S CUSTOM CURBS & DECORATIVE CONCRET	1121	13433	CONCRETE, FOR FARM THRUST BLOCKS, FOR PIVOTS, T. FLEMING, APRIL'22	04/11/2022	562.50	.00	21-6090 FARM EXPENDITURES	0	4/22		
Total 1121:						562.50	.00					
Total NICK'S CUSTOM CURBS & DECORATIVE CONCRET:						562.50	.00					
<b>NORCO, INC.</b>												
222	NORCO, INC.	34416349	13201	REPLACEMENT H2S BOTTLE, M. NADEAU, MARCH'22 - SEWER	03/08/2022	160.00	.00	21-6150 M & R - SYSTEM	0	4/22		
Total 34416349:						160.00	.00					
Total NORCO, INC.:						160.00	.00					
<b>PRECISION PUMPING SYSTEMS</b>												
952	PRECISION PUMPING SYSTEMS	2099		UPGRADE TO CHAPPAROSA PI STATION, D.CROSSLEY, DEC'21 - PI	12/29/2021	12,184.51	12,184.51	25-6020 CAPITAL IMPROVEMENTS	1262	4/22	04/01/2022	
Total 2099:						12,184.51	12,184.51					
Total PRECISION PUMPING SYSTEMS:						12,184.51	12,184.51					
<b>REXEL USA, INC.</b>												
1613	REXEL USA, INC.	0298466	13343	REPLACEMENT LIGHTS, FOR NWWTP, S. HOWELL, MARCH'22 - WATER	03/25/2022	12.91	.00	20-6140 MAINT. & REPAIR BUILDING	0	4/22		
1613	REXEL USA, INC.	0298466	13343	REPLACEMENT LIGHTS, FOR NWWTP, S. HOWELL, MARCH'22 - SEWER	03/25/2022	12.91	.00	21-6140 MAINT. & REPAIR BUILDING	0	4/22		

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1613	REXEL USA, INC.	0Z98466	13343	<u>REPLACEMENT LIGHTS, FOR NWWTP, S. HOWELL, MARCH'22 - PI</u>	03/25/2022	4.92	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	4/22		
Total 0Z98466:						30.74	.00					
1613	REXEL USA, INC.	2P43473	13283	<u>LIGHTS, FOR NWWTP, S.HOWELL, MARCH'22 - WATER</u>	03/18/2022	16.43	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	4/22		
1613	REXEL USA, INC.	2P43473	13283	<u>LIGHTS, FOR NWWTP, S.HOWELL, MARCH'22 - SEWER</u>	03/18/2022	16.43	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	4/22		
1613	REXEL USA, INC.	2P43473	13283	<u>LIGHTS, FOR NWWTP, S.HOWELL, MARCH'22 - PI</u>	03/18/2022	6.26	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	4/22		
Total 2P43473:						39.12	.00					
Total REXEL USA, INC.:						69.86	.00					
<b>RIMI INC</b>												
1991	RIMI INC	03312022RIMII		<u>COMMERCIAL MECHANICAL PERMITS MARCH'22 - BUILDING INSPECTION</u>	03/31/2022	1,012.00	1,012.00	<u>01-6052 CONTRACT SERVICES</u>	1005	4/22	04/08/2022	
Total 03312022RIMII:						1,012.00	1,012.00					
Total RIMI INC:						1,012.00	1,012.00					
<b>SPF WATER ENGINEERING, L.L.C.</b>												
1498	SPF WATER ENGINEERING, L.L.C.	30900		<u>REVIEW OF CITY WATER RIGHTS, REVIEW &amp; PREPARE TRANSFER APPLICATION, NOV'21 - WATER</u>	11/30/2021	1,855.00	1,855.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	4/22	04/08/2022	
Total 30900:						1,855.00	1,855.00					

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1498	SPF WATER ENGINEERING, L.L.C.	31030		<u>MAP FOR WATER RIGHTS TRANSFER AT WASTE WATER REUSE AREA, DEC'21 - WATER</u>	12/31/2021	293.00	293.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	4/22	04/08/2022	
Total 31030:						293.00	293.00					
Total SPF WATER ENGINEERING, L.L.C.:						2,148.00	2,148.00					
<b>STEWART TITLE COMPANY</b>												
1065	STEWART TITLE COMPANY	395447	13390	<u>TITLE REPORT FOR WELL #6, C. ENGELS, MARCH'22 - ADMIN</u>	03/11/2022	250.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	0	4/22		
Total 395447:						250.00	.00					
Total STEWART TITLE COMPANY:						250.00	.00					
<b>TAYLOR CORPORATION</b>												
1435	TAYLOR CORPORATION	221489478	13393	<u>BOX OF BUSINESS CARDS, FOR C. ENGELS, APRIL'22 - ADMIN</u>	04/05/2022	38.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	4/22		
1435	TAYLOR CORPORATION	221489478		<u>BOX OF BUSINESS CARDS, FOR C. ENGELS, APRIL'22 - WATER</u>	04/05/2022	.80	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	4/22		
1435	TAYLOR CORPORATION	221489478		<u>BOX OF BUSINESS CARDS, FOR C. ENGELS, APRIL'22 - SEWER</u>	04/05/2022	.80	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	4/22		
1435	TAYLOR CORPORATION	221489478		<u>BOX OF BUSINESS CARDS, FOR C. ENGELS, APRIL'22 - PI</u>	04/05/2022	.40	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	4/22		
Total 221489478:						40.00	.00					
Total TAYLOR CORPORATION:						40.00	.00					
<b>TECHNOLOGY SOLUTIONS LLC</b>												
1823	TECHNOLOGY SOLUTIONS LLC	4370	13075	<u>6 EA WELL HOUSE CAMERAS, PARTIAL PAYMENTS, J.LORENTZ, APRIL'22 - WATER</u>	04/05/2022	13,361.65	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	4/22		

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Total 4370:						13,361.65	.00					
Total TECHNOLOGY SOLUTIONS LLC:						13,361.65	.00					
<b>TREASURE VALLEY COFFEE</b>												
992	TREASURE VALLEY COFFEE	2160:08141173		<u>1 CASE OF COFFEE, APRIL'22 - PARKS</u>	04/06/2022	68.36	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	4/22		
Total 2160:08141173:						68.36	.00					
992	TREASURE VALLEY COFFEE	2160:08141186		<u>1 CASE OF COFFEE, FOR CITY HALL, APRIL'22 - ADMIN</u>	04/06/2022	23.92	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	4/22		
992	TREASURE VALLEY COFFEE	2160:08141186		<u>1 CASE OF COFFEE, FOR CITY HALL, APRIL'22 - WATER</u>	04/06/2022	16.37	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	4/22		
992	TREASURE VALLEY COFFEE	2160:08141186		<u>1 CASE OF COFFEE, FOR CITY HALL, APRIL'22 - SEWER</u>	04/06/2022	16.37	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	4/22		
992	TREASURE VALLEY COFFEE	2160:08141186		<u>1 CASE OF COFFEE, FOR CITY HALL, APRIL'22 - PI</u>	04/06/2022	6.30	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	4/22		
Total 2160:08141186:						62.96	.00					
992	TREASURE VALLEY COFFEE	2160:08166810	13429	<u>1 EA WATER COOLER RENTAL, 4 EA 5-GALLON WATER BOTTLES, FOR CITY HALL, APRIL'22 - ADMIN</u>	04/08/2022	13.60	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	4/22		
992	TREASURE VALLEY COFFEE	2160:08166810	13429	<u>1 EA WATER COOLER RENTAL, 4 EA 5-GALLON WATER BOTTLES, FOR CITY HALL, APRIL'22 - WATER</u>	04/08/2022	9.31	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	4/22		
992	TREASURE VALLEY COFFEE	2160:08166810	13429	<u>1 EA WATER COOLER RENTAL, 4 EA 5-GALLON WATER BOTTLES, FOR CITY HALL, APRIL'22 - SEWER</u>	04/08/2022	9.31	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	4/22		
992	TREASURE VALLEY COFFEE	2160:08166810	13429	<u>1 EA WATER COOLER RENTAL, 4 EA 5-GALLON WATER BOTTLES, FOR CITY HALL, APRIL'22 - PI</u>	04/08/2022	3.58	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	4/22		

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Total 2160:08166810:						35.80	.00					
992	TREASURE VALLEY COFFEE	2160:08166838		<u>1 CASE OF COFFEE, 4 EA SLEEVES OF CUPS, 2 EA WATER COOLER RENTALS, 11 EA 5-GALLON WATER BOTTLES, APRIL'22 - WATER</u>	04/08/2022	62.63	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	4/22		
992	TREASURE VALLEY COFFEE	2160:08166838		<u>1 CASE OF COFFEE, 4 EA SLEEVES OF CUPS, 2 EA WATER COOLER RENTALS, 11 EA 5-GALLON WATER BOTTLES, APRIL'22 - SEWER</u>	04/08/2022	62.63	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	4/22		
992	TREASURE VALLEY COFFEE	2160:08166838		<u>1 CASE OF COFFEE, 4 EA SLEEVES OF CUPS, 2 EA WATER COOLER RENTALS, 11 EA 5-GALLON WATER BOTTLES, APRIL'22 - PI</u>	04/08/2022	23.85	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	4/22		
Total 2160:08166838:						149.11	.00					
992	TREASURE VALLEY COFFEE	2160:08166931	13429	<u>1 EA WATER COOLER RENTAL, 3 EA 5-GALLON WATER BOTTLES, APRIL'22 - PARKS</u>	04/08/2022	28.10	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	4/22		
Total 2160:08166931:						28.10	.00					
992	TREASURE VALLEY COFFEE	2160:08166981	13429	<u>1 EA WATER COOLER RENTAL, APRIL'22 - PARKS</u>	04/08/2022	13.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	4/22		
Total 2160:08166981:						13.00	.00					
Total TREASURE VALLEY COFFEE:						357.33	.00					
<b>U.S. BANK (VISA)</b>												
1444	U.S. BANK (VISA)	008520619000	13187	<u>SUNCOAST LEARNING SYSTEMS, IRWA, PRACTICAL PERSONNEL MANAGEMENT CLASS FOR R. JONES, MARCH'22 - WATER</u>	03/02/2022	120.00	.00	<u>20-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	4/22		

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1444	U.S. BANK (VISA)	008520619000	13187	SUNCOAST LEARNING SYSTEMS, IRWA, PRACTICAL PERSONNEL MANAGEMENT CLASS FOR R. JONES, MARCH'22 - PI	03/02/2022	30.00	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	4/22		
Total 00852061900010186443:						150.00	.00					
1444	U.S. BANK (VISA)	017520640837	13212	MCCLATCHY ADVERTISING, STATESMAN, BOC LEGAL NOTICE, N. STANLEY, MARCH'22	03/04/2022	43.58	.00	25-6125 LEGAL PUBLICATIONS	0	4/22		
Total 01752064083755614355:						43.58	.00					
1444	U.S. BANK (VISA)	042905700021		ADOBE, RECURRING CHARGE, FOR NWWTP, FEB'22 - WATER	02/26/2022	14.27	.00	20-6075 DUES & MEMBERSHIPS	0	4/22		
1444	U.S. BANK (VISA)	042905700021		ADOBE, RECURRING CHARGE, FOR NWWTP, FEB'22 - SEWER	02/26/2022	14.27	.00	21-6075 DUES & MEMBERSHIPS	0	4/22		
1444	U.S. BANK (VISA)	042905700021		ADOBE, RECURRING CHARGE, FOR NWWTP, FEB'22 - PI	02/26/2022	5.44	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	4/22		
Total 0429057000211046833:						33.98	.00					
1444	U.S. BANK (VISA)	042920669000		ADOBE, RECURRING CHARGES, FOR D. CROSSLEY, MARCH'22 - WATER	03/10/2022	75.55	.00	20-6075 DUES & MEMBERSHIPS	0	4/22		
1444	U.S. BANK (VISA)	042920669000		ADOBE, RECURRING CHARGES, FOR D. CROSSLEY, MARCH'22 - SEWER	03/10/2022	75.55	.00	21-6075 DUES & MEMBERSHIPS	0	4/22		
1444	U.S. BANK (VISA)	042920669000		ADOBE, RECURRING CHARGES, FOR D. CROSSLEY, MARCH'22 - PI	03/10/2022	28.78	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	4/22		
Total 042920669000262337541:						179.88	.00					

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1444	U.S. BANK (VISA)	095820613005	13189	<u>WEF MAIN, PROFESSIONAL OPERATOR MEMBERSHIP RENEWAL FOR M. NADEAU, MARCH'22 - SEWER</u>	03/02/2022	120.00	.00	<u>21-6075 DUES &amp; MEMBERSHIPS</u>	0	4/22		
Total 09582061300596281384:						120.00	.00					
1444	U.S. BANK (VISA)	113420600000	13172	<u>SQUARESPACE INC. ANNUAL PLAN FOR THE CITY OF KUNA, Z. MONTENEGRO, FEB '22 - ECONOMIC DEVELOPMENT</u>	02/28/2022	248.40	.00	<u>01-6075 DUES &amp; MEMBERSHIPS</u>	4000	4/22		
Total 1134206000002441632:						248.40	.00					
1444	U.S. BANK (VISA)	170520742807	13274	<u>MEDIC FIRST AID INTERNATIONAL, EMS SAFETY, CPR INSTRUCTOR UPDATE FEE, FOR J. LORENTZ, MARCH'22 - PARKS</u>	03/15/2022	35.00	.00	<u>01-6265 TRAINING &amp; SCHOOLING</u>	1004	4/22		
Total 17052074280743080842:						35.00	.00					
1444	U.S. BANK (VISA)	254520629000	13182	<u>AGRI SUPPLY, PART TO REPAIR SPREADER, J. LORENTZ, MARCH'22 - PARKS</u>	03/02/2022	43.89	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	4/22		
Total 25452062900015186593:						43.89	.00					
1444	U.S. BANK (VISA)	316282083796	13321	<u>SUN VALLEY INN, MEETING FOR M. TREASURE, MARCH'22</u>	03/23/2022	195.89	.00	<u>01-6155 MEETINGS/COMMITTEES</u>	4000	4/22		
Total 316282083796626406374:						195.89	.00					
1444	U.S. BANK (VISA)	330920624005	13188	<u>IDAHO GOV. DOPL. LICENSE RENEWAL FOR R. JONES, LIC #DWD3-22140, MARCH'22 - WATER</u>	03/02/2022	24.00	.00	<u>20-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	4/22		
1444	U.S. BANK (VISA)	330920624005	13188	<u>IDAHO GOV. DOPL. LICENSE RENEWAL FOR R. JONES, LIC #DWD3-22140, MARCH'22 - PI</u>	03/02/2022	6.00	.00	<u>25-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	4/22		

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Total 33092062400541005797:						30.00	.00					
1444	U.S. BANK (VISA)	330920824005	13316	<u>IDAHO.GOV. IBOL. LICENSE FOR WW COLLECTION OPERATOR - CLASS IV. FOR T. FLEMING. MARCH'22 - SEWER</u>	03/22/2022	30.00	.00	<u>21-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	4/22		
Total 33092082400541004168:						30.00	.00					
1444	U.S. BANK (VISA)	330920824005	13316	<u>IDAHO.GOV. IBOL. LICENSE FOR WW TREATMENT OPERATOR -CLASS III. FOR T. FLEMING. MARCH'22 - SEWER</u>	03/22/2022	30.00	.00	<u>21-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	4/22		
Total 33092082400541004341:						30.00	.00					
1444	U.S. BANK (VISA)	330920824005	13316	<u>IDAHO.GOV. IBOL. LICENSE FOR DRINKING WATER DISTRIBUTION OPERATOR - CLASS I. FOR T. FLEMING. MARCH'22 - SEWER</u>	03/22/2022	30.00	.00	<u>21-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	4/22		
Total 33092082400541004515:						30.00	.00					
1444	U.S. BANK (VISA)	365420680118	13237	<u>SOCIETY FOR HUMAN RESOURCE. HUMAN RESOURCE MEMBERSHIP DUES. N. STAUFFER. MARCH'22 - ADMIN</u>	03/08/2022	57.25	.00	<u>01-6075 DUES &amp; MEMBERSHIPS</u>	0	4/22		
1444	U.S. BANK (VISA)	365420680118	13237	<u>SOCIETY FOR HUMAN RESOURCE. HUMAN RESOURCE MEMBERSHIP DUES. N. STAUFFER. MARCH'22 - WATER</u>	03/08/2022	75.57	.00	<u>20-6075 DUES &amp; MEMBERSHIPS</u>	0	4/22		
1444	U.S. BANK (VISA)	365420680118	13237	<u>SOCIETY FOR HUMAN RESOURCE. HUMAN RESOURCE MEMBERSHIP DUES. N. STAUFFER. MARCH'22 - SEWER</u>	03/08/2022	75.57	.00	<u>21-6075 DUES &amp; MEMBERSHIPS</u>	0	4/22		



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				<u>#43012070010191565364, MARCH'22 - PARKS</u>	03/16/2022	-49.47	.00	01-6140_MAINT. & REPAIR BUILDING	1004	4/22		
Total 43012076010188775314:						-49.47	.00					
1444	U.S. BANK (VISA)	450020604001	13169	<u>WALMART, ADAPTER &amp; HDMI CABLE, FOR C. ENGELS MONITOR, C. SMITH, FEB'22 - ADMIN</u>	02/28/2022	28.46	.00	01-6165_OFFICE SUPPLIES	0	4/22		
Total 45002060400165703313:						28.46	.00					
1444	U.S. BANK (VISA)	450020606001	13158	<u>DOLLAR TREE, 1 CASE DOCUMENT TRAYS, A.WELKER, FEB'22 - BUILDING INSPECTION</u>	02/28/2022	41.79	.00	01-6165_OFFICE SUPPLIES	1005	4/22		
Total 45002060600113874732:						41.79	.00					
1444	U.S. BANK (VISA)	450020684001	13239	<u>WALMART, MEASURING CUPS FOR CHEMICALS, J. MORFIN, MARCH'22 - PARKS</u>	03/08/2022	12.43	.00	01-6150_MAINTENANCE & REPAIRS - SYSTEM	1004	4/22		
Total 45002068400168197879:						12.43	.00					
1444	U.S. BANK (VISA)	450020740008	13267	<u>VCN, IDDOOTHMOTORCARRIERPO, PLATES FOR SEWER TRAILER, B.JACKSON, MARCH'22 - SEWER</u>	03/14/2022	106.75	.00	21-6142_MAINT. & REPAIRS - EQUIPMENT	0	4/22		
Total 45002074000828844613:						106.75	.00					
1444	U.S. BANK (VISA)	450020740008	13267	<u>VCN IDAHODOTH, SERVICE FEE FOR PLATES FOR SEWER TRAILER, B.JACKSON, MARCH'22 - SEWER</u>	03/14/2022	3.20	.00	21-6142_MAINT. & REPAIRS - EQUIPMENT	0	4/22		
Total 45002074000828844795:						3.20	.00					

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1444	U.S. BANK (VISA)	476020741002	13264	<u>CITY OF KUNA, FOOD TRUCK/ ELECTRICAL INSPECTION, FOR THE SIP &amp; BREW, S. JONES, MARCH '22 - PARKS</u>	03/14/2022	115.00	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	4/22		
Total 47602074100215253563:						115.00	.00					
1444	U.S. BANK (VISA)	552220760833	13276	<u>SMARTSIGN, 4 EA CHEMICAL STORAGE WARNING SIGNS, J. LORENTZ, MARCH'22 - PARKS</u>	03/17/2022	53.21	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	4/22		
Total 55222076083339713181:						53.21	.00					
1444	U.S. BANK (VISA)	710520696271	13245	<u>IDAHO RURAL WATER ASSOCIATION, WW COLLECTION I/II CERT REVIEW &amp; MANUAL, FOR W. TAGGART, MARCH'22 - SEWER</u>	03/10/2022	230.00	.00	<u>21-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	4/22		
Total 71052069627179970150:						230.00	.00					
1444	U.S. BANK (VISA)	921520768946	13296	<u>VISTAPRINT.COM, SIGNS &amp; BANNERS, FOR THE SIP &amp; BREW/CORNHOLE/K2 DANCE, S. JONES, MARCH '22 - PARKS</u>	03/17/2022	185.01	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	4/22		
Total 92152076894672861167:						185.01	.00					
1444	U.S. BANK (VISA)	921520818949	13317	<u>VISTAPRINT.COM, BANNERS, FOR SIP &amp; BREW, S. JONES, MARCH'22 - PARKS</u>	03/22/2022	105.60	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	4/22		
Total 92152081894935559940:						105.60	.00					
1444	U.S. BANK (VISA)	921520828529	13323	<u>PAYPAL, IDAHOECONOM. ID ECONOMIC ASSOCIATION CLASS, FOR M. TREASURE, MARCH'22 - ECONOMIC DEVELOPMENT</u>	03/22/2022	235.00	.00	<u>01-6265 TRAINING &amp; SCHOOLING</u>	4000	4/22		

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Total 92152082852945286622:						235.00	.00					
1444	U.S. BANK (VISA)	921620561002	13159	<u>UNITED AIRLINES, TRAVEL TO CONFERENCE, FOR M.TREASURE, FEB'22 - ECONOMIC DEVELOPMENT</u>	02/24/2022	632.20	.00	<u>01-6270 TRAVEL</u>	4000	4/22		
Total 92162056100292149889:						632.20	.00					
1444	U.S. BANK (VISA)	921620561004	13159	<u>PRICELINE, TRAVEL PROTECTION, FOR TRAVEL TO CONFERENCE, FOR M.TREASURE, FEB'22 - ECONOMIC DEVELOPMENT</u>	02/25/2022	37.93	.00	<u>01-6270 TRAVEL</u>	4000	4/22		
Total 92162056100436857454:						37.93	.00					
1444	U.S. BANK (VISA)	921620591004		<u>AMAZON.COM, REFUND/CREDIT FOR FOLDER ORGANIZER, INV #92162042100394589898, FEB'22</u>	02/28/2022	-25.90	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	4/22		
Total 92162059100478573193:						-25.90	.00					
1444	U.S. BANK (VISA)	921620601009		<u>INDEED, JOB POSTING FOR PLANNING DIRECTOR, MONTH #2, N. STAUFFER, MARCH'22 - P&amp;Z</u>	03/01/2022	75.00	.00	<u>01-6052 CONTRACT SERVICES</u>	1003	4/22		
Total 92162060100915111070:						75.00	.00					
1444	U.S. BANK (VISA)	921620611000	13173	<u>AMAZON.COM, TRAINING MANUAL FOR G1 SERIES, FOR FLEET, MARCH'22 - ADMIN</u>	03/02/2022	12.98	.00	<u>01-6265 TRAINING &amp; SCHOOLING</u>	0	4/22		
1444	U.S. BANK (VISA)	921620611000	13173	<u>AMAZON.COM, TRAINING MANUAL FOR G1 SERIES, FOR FLEET, MARCH'22 - WATER</u>	03/02/2022	5.19	.00	<u>20-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	4/22		

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1444	U.S. BANK (VISA)	921620611000	13173	AMAZON.COM.TRAINING MANUAL FOR G1 SERIES. FOR FLEET. MARCH'22 - SEWER	03/02/2022	5.19	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	4/22		
1444	U.S. BANK (VISA)	921620611000	13173	AMAZON.COM.TRAINING MANUAL FOR G1 SERIES. FOR FLEET. MARCH'22 - PI	03/02/2022	2.59	.00	25-6265 TRAINING & SCH00LING EXPENSE	0	4/22		
Total 92162061100040463544:						25.95	.00					
1444	U.S. BANK (VISA)	921620611001	13177	AMAZON.COM. STORAGE CABINET FOR WELL. C. OSWALD. MARCH'22 - WATER	03/02/2022	334.98	.00	20-6165 OFFICE SUPPLIES	0	4/22		
Total 92162061100112047472:						334.98	.00					
1444	U.S. BANK (VISA)	921620611002	13173	AMAZON.COM. TV CART FOR NEW MONITOR LOCATED AT PARKS OFFICE. MARCH'22 - PARKS	03/02/2022	249.90	.00	01-6165 OFFICE SUPPLIES	1004	4/22		
Total 92162061100249096459:						249.90	.00					
1444	U.S. BANK (VISA)	921620611005	13176	THE HOME DEPOT. DOOR KIT FOR PARKS OFFICE. MARCH'22 - PARKS	03/01/2022	149.00	.00	01-6140 MAINT. & REPAIR BUILDING	1004	4/22		
1444	U.S. BANK (VISA)	921620611005	13176	THE HOME DEPOT. LADDER & SAW BLADE. FOR FLEET. MARCH'22 - ADMIN	03/01/2022	62.47	.00	01-6175 SMALL TOOLS	0	4/22		
1444	U.S. BANK (VISA)	921620611005	13176	THE HOME DEPOT. LADDER & SAW BLADE. FOR FLEET. MARCH'22 - WATER	03/01/2022	24.99	.00	20-6175 SMALL TOOLS	0	4/22		
1444	U.S. BANK (VISA)	921620611005	13176	THE HOME DEPOT. LADDER & SAW BLADE. FOR FLEET. MARCH'22 - SEWER	03/01/2022	24.99	.00	21-6175 SMALL TOOLS	0	4/22		
1444	U.S. BANK (VISA)	921620611005	13176	THE HOME DEPOT. LADDER & SAW BLADE. FOR FLEET. MARCH'22 - PI	03/01/2022	12.49	.00	25-6175 SMALL TOOLS	0	4/22		

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1444	U.S. BANK (VISA)	921620611005	13176	<u>THE HOME DEPOT, STEP STOOL LADDER, FOR CITY HALL, MARCH'22 - ADMIN</u>	03/01/2022	24.69	.00	<u>01-6175 SMALL TOOLS</u>	0	4/22		
1444	U.S. BANK (VISA)	921620611005	13176	<u>THE HOME DEPOT, STEP STOOL LADDER, FOR CITY HALL, MARCH'22 - WATER</u>	03/01/2022	16.89	.00	<u>20-6175 SMALL TOOLS</u>	0	4/22		
1444	U.S. BANK (VISA)	921620611005	13176	<u>THE HOME DEPOT, STEP STOOL LADDER, FOR CITY HALL, MARCH'22 - SEWER</u>	03/01/2022	16.89	.00	<u>21-6175 SMALL TOOLS</u>	0	4/22		
1444	U.S. BANK (VISA)	921620611005	13176	<u>THE HOME DEPOT, STEP STOOL LADDER, FOR CITY HALL, MARCH'22 - PI</u>	03/01/2022	6.50	.00	<u>25-6175 SMALL TOOLS</u>	0	4/22		
Total 92162061100526094060:						338.91	.00					
1444	U.S. BANK (VISA)	921620611006	13184	<u>AMAZON.COM, 1 PACK 21 &amp; OVER WRISTBANDS FOR PUBLIC EVENTS, MARCH'22 - PARKS</u>	03/02/2022	19.98	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	4/22		
Total 92162061100614061948:						19.98	.00					
1444	U.S. BANK (VISA)	921620631000	13184	<u>AMAZON.COM, INK CARTRIDGE, FOR PARKS MAINTENANCE OFFICE, J. LORENTZ, MARCH'22 - PARK</u>	03/04/2022	45.89	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	4/22		
1444	U.S. BANK (VISA)	921620631000	13184	<u>AMAZON.COM, 1 PACK WINDOW PARKING PERMIT HANG TAGS, FOR EVENTS, MARCH'22 - PARKS</u>	03/04/2022	12.99	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	4/22		
Total 92162063100086017244:						58.88	.00					
1444	U.S. BANK (VISA)	921620661007	13218	<u>AMAZON.COM, 4 CASES OF HAND SANITIZER REFILLS, J. LORENTZ, MARCH'22 - PARKS</u>	03/07/2022	391.20	.00	<u>01-6025 JANITORIAL</u>	1004	4/22		
Total 92162066100737626853:						391.20	.00					

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1444	U.S. BANK (VISA)	921620661007	13223	AMAZON.COM, OFFICE CHAIR, FOR A. EVERHART, MARCH'22 - BUILDING INSPECTION	03/07/2022	200.35	.00	01-6165 OFFICE SUPPLIES	1005	4/22		
Total 92162066100776610990:						200.35	.00					
1444	U.S. BANK (VISA)	921620670000		STOR MOR SHEDS, SUTTERMILL IRRIGATION SHED, MARCH'22 - PI	03/07/2022	300.00	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	4/22		
Total 92162067000000236862:						300.00	.00					
1444	U.S. BANK (VISA)	921620691002	13218	AMAZON.COM, 1 BOX LENS WIPES, 1 PACK COMMERCIAL MOP HEAD REPLACEMENTS, 4 CASES OF LARGE NITRILE GLOVES, J. LORENTZ, MARCH'22 - PARKS	03/10/2022	289.33	.00	01-6025 JANITORIAL	1004	4/22		
Total 92162069100274670410:						289.33	.00					
1444	U.S. BANK (VISA)	921620701005		AMAZON.COM, 1 PACK ID BADGE HOLDERS, FOR N. STAUFFER, MARCH'22 - ADMIN	03/11/2022	7.72	.00	01-5950 TEAM BUILDING, ONBOARDING	0	4/22		
1444	U.S. BANK (VISA)	921620701005		AMAZON.COM, 1 PACK ID BADGE HOLDERS, FOR N. STAUFFER, MARCH'22 - WATER	03/11/2022	10.19	.00	20-5950 TEAM BUILDING, ONBOARDING	0	4/22		
1444	U.S. BANK (VISA)	921620701005		AMAZON.COM, 1 PACK ID BADGE HOLDERS, FOR N. STAUFFER, MARCH'22 - SEWER	03/11/2022	10.19	.00	21-5950 TEAM BUILDING, ONBOARDING	0	4/22		
1444	U.S. BANK (VISA)	921620701005		AMAZON.COM, 1 PACK ID BADGE HOLDERS, FOR N. STAUFFER, MARCH'22 - PI	03/11/2022	2.77	.00	25-5950 TEAM BUILDING, ONBOARDING	0	4/22		
Total 92162070100500448703:						30.87	.00					
1444	U.S. BANK (VISA)	921620701007		AMAZON.COM, 16X20 SHADOWBOX, FOR NWWTP, MARCH'22 - WATER	03/11/2022	15.54	.00	20-6165 OFFICE SUPPLIES	0	4/22		

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1444	U.S. BANK (VISA)	921620701007		AMAZON.COM, 16X20 SHADOWBOX, FOR NWWTP, MARCH'22 - SEWER	03/11/2022	15.54	.00	21-6165 OFFICE SUPPLIES	0	4/22		
1444	U.S. BANK (VISA)	921620701007		AMAZON.COM, 16X20 SHADOWBOX, FOR NWWTP, MARCH'22 - PI	03/11/2022	5.92	.00	25-6165 OFFICE SUPPLIES	0	4/22		
Total 92162070100767074986:						37.00	.00					
1444	U.S. BANK (VISA)	921620751004	13279	AMAZON.COM, 2 EA OFFICE CHAIRS, D.CROSSLEY, MARCH'22 - WATER	03/16/2022	79.80	.00	20-6165 OFFICE SUPPLIES	0	4/22		
1444	U.S. BANK (VISA)	921620751004	13279	AMAZON.COM, 2 EA OFFICE CHAIRS, D.CROSSLEY, MARCH'22 - SEWER	03/16/2022	79.80	.00	21-6165 OFFICE SUPPLIES	0	4/22		
1444	U.S. BANK (VISA)	921620751004	13279	AMAZON.COM, 2 EA OFFICE CHAIRS, D.CROSSLEY, MARCH'22 - PI	03/16/2022	30.39	.00	25-6165 OFFICE SUPPLIES	0	4/22		
Total 92162075100432445889:						189.99	.00					
1444	U.S. BANK (VISA)	921620771001	13298	AMAZON.COM, TRASH CAN PENCIL HOLDER, TROPHEYS FOR CORN HOLE TOURNAMENT, J. LORENTZ, MARCH'22 - PARKS	03/18/2022	32.97	.00	01-6135 PUBLIC ENTERTAINMENT	1004	4/22		
Total 92162077100137414071:						32.97	.00					
1444	U.S. BANK (VISA)	921620781004		GOTO GOTOMYPC GOTO.COM, SCADA ANNUAL MEMBERSHIP, MARCH'22 - WATER	03/19/2022	352.80	.00	20-6075 DUES & MEMBERSHIPS	0	4/22		
1444	U.S. BANK (VISA)	921620781004		GOTO GOTOMYPC GOTO.COM, SCADA ANNUAL MEMBERSHIP, MARCH'22 - SEWER	03/19/2022	352.80	.00	21-6075 DUES & MEMBERSHIPS	0	4/22		
1444	U.S. BANK (VISA)	921620781004		GOTO GOTOMYPC GOTO.COM, SCADA ANNUAL MEMBERSHIP, MARCH'22 - PI	03/19/2022	134.40	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	4/22		

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Total 92162078100405156015:						840.00	.00					
1444	U.S. BANK (VISA)	921620801008	13312	<u>LOWES, WIRE FOR STREET LIGHT REPAIR, S. HOWELL, MARCH'22 - STREET LIGHTS</u>	03/21/2022	57.24	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	4/22		
Total 92162080100862412998:						57.24	.00					
1444	U.S. BANK (VISA)	939820612009	13179	<u>C &amp; B QUALITY TRAILER, HINGES &amp; CABLE TO REPAIR DUMP TRAILER, J. WEBB, MARCH'22 - WATER</u>	03/01/2022	164.36	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	4/22		
1444	U.S. BANK (VISA)	939820612009	13179	<u>C &amp; B QUALITY TRAILER, HINGES &amp; CABLE TO REPAIR DUMP TRAILER, J. WEBB, MARCH'22 - PI</u>	03/01/2022	41.09	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	4/22		
Total 93982061200981300077:						205.45	.00					
Total U.S. BANK (VISA):						7,595.86	.00					
<b>ULINE INC</b>												
2065	ULINE INC	147108158	13388	<u>SHELVING, FOR WATER DEPARTMENT, M.BORZICK, APRIL'22 - WATER</u>	04/01/2022	4,509.38	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	4/22		
2065	ULINE INC	147108158	13388	<u>SHELVING, FOR WATER DEPARTMENT, M.BORZICK, APRIL'22 - PI</u>	04/01/2022	1,127.35	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	4/22		
Total 147108158:						5,636.73	.00					
Total ULINE INC:						5,636.73	.00					
<b>UNITED SITE SERVICES OF NEVADA INC</b>												
2124	UNITED SITE SERVICES OF NEVADA INC	114-12999794		<u>ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 04/01/22 - 04/28/22 - BUTLER PARK</u>	04/10/2022	212.57	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	4/22		

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Total 114-12999794:						212.57	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	114-13005150		<u>ADA WHEELCHAIR ACCESSIBLE &amp; STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 04/07/22 - 05/04/22 - CITY HALL AT GREENBELT</u>	04/11/2022	287.00	.00	01-6212 RENT-EQUIPMENT	1004	4/22		
Total 114-13005150:						287.00	.00					
Total UNITED SITE SERVICES OF NEVADA INC:						499.57	.00					
<b>UNIVAR SOLUTIONS USA, INC.</b>												
1410	UNIVAR SOLUTIONS USA, INC.	50107715	13277	<u>ALUMINUM SULFATE, T. SHAFFER, MARCH'22 - SEWER</u>	03/23/2022	11,003.38	.00	21-6151 M & R - PROCESS CHEMICALS	0	4/22		
Total 50107715:						11,003.38	.00					
Total UNIVAR SOLUTIONS USA, INC.:						11,003.38	.00					
<b>USA BLUE BOOK</b>												
265	USA BLUE BOOK	931683	13155	<u>HACH DR3000 CHLORINE F &amp; T, D. CROSSLEY, APRIL'22 - WATER</u>	04/01/2022	589.12	.00	20-6150 M & R - SYSTEM	0	4/22		
Total 931683:						589.12	.00					
265	USA BLUE BOOK	931814	13384	<u>REPLACEMENT REAGENT REFILLS, D. CROSSLEY, MARCH'22 - SEWER</u>	04/01/2022	167.85	.00	21-6150 M & R - SYSTEM	0	4/22		
265	USA BLUE BOOK	931814	13384	<u>POWDER PILLOWS FOR CHLORINE TESTING SAMPLES, D. CROSSLEY, MARCH'22 - WATER</u>	04/01/2022	135.98	.00	20-6150 M & R - SYSTEM	0	4/22		
Total 931814:						303.83	.00					

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Total USA BLUE BOOK:						892.95	.00					
<b>UTILITY REFUND #10</b>												
2044	UTILITY REFUND #10	281124.00		<u>HARDING HOMES, 2349 N KLEMMER AVE, UTILITY REFUND</u>	03/09/2022	19.44	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2044	UTILITY REFUND #10	281124.00		<u>HARDING HOMES, 2349 N KLEMMER AVE, UTILITY REFUND</u>	03/09/2022	22.91	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
Total 281124.00:						42.35	.00					
2044	UTILITY REFUND #10	281125.00		<u>HARDING HOMES, 2355 N KLEMMER AVE, UTILITY REFUND</u>	03/10/2022	30.52	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2044	UTILITY REFUND #10	281125.00		<u>HARDING HOMES, 2355 N KLEMMER AVE, UTILITY REFUND</u>	03/10/2022	37.44	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
Total 281125.00:						67.96	.00					
2044	UTILITY REFUND #10	281131.00		<u>HARDING HOMES, 2437 N KLEMMER AVE, UTILITY REFUND</u>	03/15/2022	52.23	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2044	UTILITY REFUND #10	281131.00		<u>HARDING HOMES, 2437 N KLEMMER AVE, UTILITY REFUND</u>	03/15/2022	57.33	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
Total 281131.00:						109.56	.00					
2044	UTILITY REFUND #10	281136.00		<u>HARDING HOMES, 1474 W CARAVAN ST, UTILITY REFUND</u>	03/09/2022	34.99	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2044	UTILITY REFUND #10	281136.00		<u>HARDING HOMES, 1474 W CARAVAN ST, UTILITY REFUND</u>	03/09/2022	42.22	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
Total 281136.00:						77.21	.00					

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2044	UTILITY REFUND #10	302571.00		<u>RIVERWOOD HOMES, 904 E ESQUEL ST. UTILITY REFUND</u>	03/21/2022	29.27	.00	<u>20-4500_METERED WATER SALES</u>	0	4/22		
2044	UTILITY REFUND #10	302571.00		<u>RIVERWOOD HOMES, 904 E ESQUEL ST. UTILITY REFUND</u>	03/21/2022	28.16	.00	<u>21-4600_SEWER USER FEES</u>	0	4/22		
Total 302571.00:						57.43	.00					
2044	UTILITY REFUND #10	302624.00		<u>STYLISH HOMES, 1089 E ESQUEL ST. UTILITY REFUND</u>	03/09/2022	35.18	.00	<u>20-4500_METERED WATER SALES</u>	0	4/22		
2044	UTILITY REFUND #10	302624.00		<u>STYLISH HOMES, 1089 E ESQUEL ST. UTILITY REFUND</u>	03/09/2022	41.53	.00	<u>21-4600_SEWER USER FEES</u>	0	4/22		
Total 302624.00:						76.71	.00					
2044	UTILITY REFUND #10	302656.00		<u>KW HOMES, 942 E VIEDMA ST. UTILITY REFUND</u>	03/10/2022	71.88	.00	<u>20-4500_METERED WATER SALES</u>	0	4/22		
2044	UTILITY REFUND #10	302656.00		<u>KW HOMES, 942 E VIEDMA ST. UTILITY REFUND</u>	03/10/2022	5.23	.00	<u>21-4600_SEWER USER FEES</u>	0	4/22		
Total 302656.00:						77.11	.00					
2044	UTILITY REFUND #10	304011.00		<u>GALLERY HOMES BY VARRIALE, 784 E BOUQUET CT. UTILITY REFUND</u>	03/09/2022	39.83	.00	<u>20-4500_METERED WATER SALES</u>	0	4/22		
2044	UTILITY REFUND #10	304011.00		<u>GALLERY HOMES BY VARRIALE, 784 E BOUQUET CT. UTILITY REFUND</u>	03/09/2022	36.87	.00	<u>21-4600_SEWER USER FEES</u>	0	4/22		
Total 304011.00:						76.70	.00					
Total UTILITY REFUND #10:						585.03	.00					
<b>UTILITY REFUND #13</b>												
2106	UTILITY REFUND #13	281122.00		<u>VENTA HOMES INC, 1461 W CARAVAN ST. UTILITY REFUND</u>	03/14/2022	79.46	.00	<u>20-4500_METERED WATER SALES</u>	0	4/22		

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2106	UTILITY REFUND #13	281122.00		<u>VENTA HOMES INC. 1461 W CARAVAN ST. UTILITY REFUND</u>	03/14/2022	8.74	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
Total 281122.00:						88.20	.00					
2106	UTILITY REFUND #13	281127.00		<u>VENTA HOMES INC. 2381 N KLEMMER AVE. UTILITY REFUND</u>	03/15/2022	19.57	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2106	UTILITY REFUND #13	281127.00		<u>VENTA HOMES INC. 2381 N KLEMMER AVE. UTILITY REFUND</u>	03/15/2022	18.35	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
Total 281127.00:						37.92	.00					
2106	UTILITY REFUND #13	281141.00		<u>VENTA HOMES INC. 1419 W CARAVAN ST. UTILITY REFUND</u>	03/15/2022	37.83	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2106	UTILITY REFUND #13	281141.00		<u>VENTA HOMES INC. 1419 W CARAVAN ST. UTILITY REFUND</u>	03/15/2022	40.51	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
Total 281141.00:						78.34	.00					
Total UTILITY REFUND #13:						204.46	.00					
<b>UTILITY REFUND #14</b>												
2130	UTILITY REFUND #14	140410.02		<u>PAULINE M HAYES. 163 N SUNBIRD AVE. UTILITY REFUND</u>	04/04/2022	33.74	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2130	UTILITY REFUND #14	140410.02		<u>PAULINE M HAYES. 163 N SUNBIRD AVE. UTILITY REFUND</u>	04/04/2022	40.89	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
2130	UTILITY REFUND #14	140410.02		<u>PAULINE M HAYES. 163 N SUNBIRD AVE. UTILITY REFUND</u>	04/04/2022	28.32	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	4/22		
Total 140410.02:						102.95	.00					

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2130	UTILITY REFUND #14	151070.04		<u>LARRY WIEDNER, 635 W TERN DR, UTILITY REFUND</u>	04/04/2022	6.77	.00	20-4500_METERED WATER SALES	0	4/22		
2130	UTILITY REFUND #14	151070.04		<u>LARRY WIEDNER, 635 W TERN DR, UTILITY REFUND</u>	04/04/2022	6.95	.00	21-4600_SEWER USER FEES	0	4/22		
2130	UTILITY REFUND #14	151070.04		<u>LARRY WIEDNER, 635 W TERN DR, UTILITY REFUND</u>	04/04/2022	5.34	.00	26-4975_SOLID WASTE USER FEES	0	4/22		
Total 151070.04:						19.06	.00					
2130	UTILITY REFUND #14	160090.03		<u>NEIL JAY FALKE, 384 W HESSTON ST, UTILITY REFUND</u>	04/05/2022	4.71	.00	20-4500_METERED WATER SALES	0	4/22		
2130	UTILITY REFUND #14	160090.03		<u>NEIL JAY FALKE, 384 W HESSTON ST, UTILITY REFUND</u>	04/05/2022	5.39	.00	21-4600_SEWER USER FEES	0	4/22		
2130	UTILITY REFUND #14	160090.03		<u>NEIL JAY FALKE, 384 W HESSTON ST, UTILITY REFUND</u>	04/05/2022	3.78	.00	26-4975_SOLID WASTE USER FEES	0	4/22		
Total 160090.03:						13.88	.00					
2130	UTILITY REFUND #14	174210.01		<u>MIRANDA R MARTINEZ, 1456 W ATACAMA DR, UTILITY REFUND</u>	04/04/2022	6.90	.00	20-4500_METERED WATER SALES	0	4/22		
2130	UTILITY REFUND #14	174210.01		<u>MIRANDA R MARTINEZ, 1456 W ATACAMA DR, UTILITY REFUND</u>	04/04/2022	-.90	.00	21-4600_SEWER USER FEES	0	4/22		
2130	UTILITY REFUND #14	174210.01		<u>MIRANDA R MARTINEZ, 1456 W ATACAMA DR, UTILITY REFUND</u>	04/04/2022	-.69	.00	26-4975_SOLID WASTE USER FEES	0	4/22		
Total 174210.01:						5.31	.00					
2130	UTILITY REFUND #14	201200.01		<u>JOSEPH KOWALCZYK, 1931 N COOL SPRINGS AVE, UTILITY REFUND</u>	04/12/2022	40.83	.00	20-4500_METERED WATER SALES	0	4/22		
2130	UTILITY REFUND #14	201200.01		<u>JOSEPH KOWALCZYK, 1931 N COOL SPRINGS AVE, UTILITY REFUND</u>	04/12/2022	46.89	.00	21-4600_SEWER USER FEES	0	4/22		

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2130	UTILITY REFUND #14	201200.01		<u>JOSEPH KOWALCZYK, 1931 N COOL SPRINGS AVE, UTILITY REFUND</u>	04/12/2022	36.41	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	4/22		
Total 201200.01:						124.13	.00					
2130	UTILITY REFUND #14	20800.01		<u>JULIE REEDER, 190 E MORRIS CT, UTILITY REFUND</u>	04/05/2022	33.97	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2130	UTILITY REFUND #14	20800.01		<u>JULIE REEDER, 190 E MORRIS CT, UTILITY REFUND</u>	04/05/2022	52.14	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
2130	UTILITY REFUND #14	20800.01		<u>JULIE REEDER, 190 E MORRIS CT, UTILITY REFUND</u>	04/05/2022	-2.92	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	4/22		
Total 20800.01:						83.19	.00					
2130	UTILITY REFUND #14	240880.03		<u>MESAA PROPERTIES LLC, 960 E ONTEM ST, UTILITY REFUND</u>	04/12/2022	4.62	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2130	UTILITY REFUND #14	240880.03		<u>MESAA PROPERTIES LLC, 960 E ONTEM ST, UTILITY REFUND</u>	04/12/2022	5.03	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
2130	UTILITY REFUND #14	240880.03		<u>MESAA PROPERTIES LLC, 960 E ONTEM ST, UTILITY REFUND</u>	04/12/2022	3.45	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	4/22		
Total 240880.03:						13.10	.00					
2130	UTILITY REFUND #14	250745.03		<u>ORIE WINGER, 365 W STEPH ST, UTILITY REFUND</u>	04/04/2022	62.25	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2130	UTILITY REFUND #14	250745.03		<u>ORIE WINGER, 365 W STEPH ST, UTILITY REFUND</u>	04/04/2022	76.28	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
2130	UTILITY REFUND #14	250745.03		<u>ORIE WINGER, 365 W STEPH ST, UTILITY REFUND</u>	04/04/2022	63.71	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	4/22		
Total 250745.03:						202.24	.00					

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2130	UTILITY REFUND #14	262025.06		<u>ARMIN MIRAHCIC, 2739 W GAINSBORO DR, UTILITY REFUND</u>	04/13/2022	47.72	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2130	UTILITY REFUND #14	262025.06		<u>ARMIN MIRAHCIC, 2739 W GAINSBORO DR, UTILITY REFUND</u>	04/13/2022	32.81	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
2130	UTILITY REFUND #14	262025.06		<u>ARMIN MIRAHCIC, 2739 W GAINSBORO DR, UTILITY REFUND</u>	04/13/2022	21.01	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	4/22		
Total 262025.06:						101.54	.00					
2130	UTILITY REFUND #14	303108.03		<u>AUSTIN BUTLER, 2265 N GREENVILLE AVE, UTILITY REFUND</u>	04/12/2022	6.92	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2130	UTILITY REFUND #14	303108.03		<u>AUSTIN BUTLER, 2265 N GREENVILLE AVE, UTILITY REFUND</u>	04/12/2022	8.23	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
2130	UTILITY REFUND #14	303108.03		<u>AUSTIN BUTLER, 2265 N GREENVILLE AVE, UTILITY REFUND</u>	04/12/2022	5.24	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	4/22		
Total 303108.03:						20.39	.00					
2130	UTILITY REFUND #14	303526.01		<u>REAGAN ENGER, 730 E BRUSH CREEK ST, UTILITY REFUND</u>	04/07/2022	3.24	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2130	UTILITY REFUND #14	303526.01		<u>REAGAN ENGER, 730 E BRUSH CREEK ST, UTILITY REFUND</u>	04/07/2022	3.67	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
2130	UTILITY REFUND #14	303526.01		<u>REAGAN ENGER, 730 E BRUSH CREEK ST, UTILITY REFUND</u>	04/07/2022	2.99	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	4/22		
Total 303526.01:						9.90	.00					
2130	UTILITY REFUND #14	30800.01		<u>KENNETH MATTERN, 360 S SAN MATEO AVE, UTILITY REFUND</u>	04/12/2022	19.16	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		

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2130	UTILITY REFUND #14	30800.01		<u>KENNETH MATTERN, 360 S SAN MATEO AVE, UTILITY REFUND</u>	04/12/2022	29.82	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
2130	UTILITY REFUND #14	30800.01		<u>KENNETH MATTERN, 360 S SAN MATEO AVE, UTILITY REFUND</u>	04/12/2022	19.04	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	4/22		
Total 30800.01:						68.02	.00					
2130	UTILITY REFUND #14	320043.01		<u>MICHAEL BROWN, 1329 N ANTELOPE FLAT AVE, UTILITY REFUND</u>	04/12/2022	47.39	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2130	UTILITY REFUND #14	320043.01		<u>MICHAEL BROWN, 1329 N ANTELOPE FLAT AVE, UTILITY REFUND</u>	04/12/2022	60.72	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
2130	UTILITY REFUND #14	320043.01		<u>MICHAEL BROWN, 1329 N ANTELOPE FLAT AVE, UTILITY REFUND</u>	04/12/2022	42.28	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	4/22		
Total 320043.01:						150.39	.00					
2130	UTILITY REFUND #14	330026.02		<u>BRIAN C WALL, 1005 E TROPHY ST, UTILITY REFUND</u>	04/12/2022	38.45	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2130	UTILITY REFUND #14	330026.02		<u>BRIAN C WALL, 1005 E TROPHY ST, UTILITY REFUND</u>	04/12/2022	18.09	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
2130	UTILITY REFUND #14	330026.02		<u>BRIAN C WALL, 1005 E TROPHY ST, UTILITY REFUND</u>	04/12/2022	12.65	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	4/22		
Total 330026.02:						69.19	.00					
2130	UTILITY REFUND #14	341051.01		<u>JUSTIN RUSSELL, 5910 S NORDEAN AVE, UTILITY REFUND</u>	04/04/2022	43.20	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2130	UTILITY REFUND #14	341051.01		<u>JUSTIN RUSSELL, 5910 S NORDEAN AVE, UTILITY REFUND</u>	04/04/2022	49.89	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		

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2130	UTILITY REFUND #14	341051.01		<u>JUSTIN RUSSELL, 5910 S NORDEAN AVE, UTILITY REFUND</u>	04/04/2022	37.87	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	4/22		
Total 341051.01:						130.96	.00					
2130	UTILITY REFUND #14	91950.04		<u>LLC B &amp; S INVESTMENTS, 1103 W FOOLS GOLD ST, UTILITY REFUND</u>	04/12/2022	3.05	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2130	UTILITY REFUND #14	91950.04		<u>LLC B &amp; S INVESTMENTS, 1103 W FOOLS GOLD ST, UTILITY REFUND</u>	04/12/2022	4.85	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
2130	UTILITY REFUND #14	91950.04		<u>LLC B &amp; S INVESTMENTS, 1103 W FOOLS GOLD ST, UTILITY REFUND</u>	04/12/2022	3.73	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	4/22		
Total 91950.04:						11.63	.00					
2130	UTILITY REFUND #14	92135.01		<u>STEVE JENKINS, 1055 W DEER FLAT RD, UTILITY REFUND</u>	04/12/2022	25.21	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2130	UTILITY REFUND #14	92135.01		<u>STEVE JENKINS, 1055 W DEER FLAT RD, UTILITY REFUND</u>	04/12/2022	29.83	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
2130	UTILITY REFUND #14	92135.01		<u>STEVE JENKINS, 1055 W DEER FLAT RD, UTILITY REFUND</u>	04/12/2022	20.65	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	4/22		
Total 92135.01:						75.69	.00					
Total UTILITY REFUND #14:						1,201.57	.00					
<b>UTILITY REFUND #9</b>												
2004	UTILITY REFUND #9	221917.00		<u>HUBBLE HOMES, 917 E DUNROBIN ST, UTILITY REFUND</u>	03/09/2022	64.70	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2004	UTILITY REFUND #9	221917.00		<u>HUBBLE HOMES, 917 E DUNROBIN ST, UTILITY REFUND</u>	03/09/2022	69.19	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		

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Total 221917.00:						133.89	.00					
2004	UTILITY REFUND #9	268410.00		<u>CBH, 1497 N THISTLE DR, UTILITY REFUND</u>	03/15/2022	75.51	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2004	UTILITY REFUND #9	268410.00		<u>CBH, 1497 N THISTLE DR, UTILITY REFUND</u>	03/15/2022	2.93	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
Total 268410.00:						78.44	.00					
2004	UTILITY REFUND #9	293224.00		<u>CBH, 3504 W COMMEMORATION AVE, UTILITY REFUND</u>	03/09/2022	74.37	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2004	UTILITY REFUND #9	293224.00		<u>CBH, 3504 W COMMEMORATION AVE, UTILITY REFUND</u>	03/09/2022	2.33	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
Total 293224.00:						76.70	.00					
2004	UTILITY REFUND #9	293233.00		<u>CBH, 3378 W COMMEMORATION AVE, UTILITY REFUND</u>	03/14/2022	98.92	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2004	UTILITY REFUND #9	293233.00		<u>CBH, 3378 W COMMEMORATION AVE, UTILITY REFUND</u>	03/14/2022	25.09	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
Total 293233.00:						124.01	.00					
2004	UTILITY REFUND #9	293247.00		<u>CBH, 3488 W REMEMBRANCE DR, UTILITY REFUND</u>	03/09/2022	74.00	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2004	UTILITY REFUND #9	293247.00		<u>CBH, 3488 W REMEMBRANCE DR, UTILITY REFUND</u>	03/09/2022	2.70	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
Total 293247.00:						76.70	.00					
2004	UTILITY REFUND #9	293248.00		<u>CBH, 3502 W REMEMBRANCE DR, UTILITY REFUND</u>	03/15/2022	79.71	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		

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2004	UTILITY REFUND #9	293248.00		<u>CBH, 3502 W REMEMBRANCE DR, UTILITY REFUND</u>	03/15/2022	5.80	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
Total 293248.00:						85.51	.00					
2004	UTILITY REFUND #9	303606.00		<u>HUBBLE HOMES, 2647 N RAPID CREEK WAY, UTILITY REFUND</u>	03/21/2022	10.33	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2004	UTILITY REFUND #9	303606.00		<u>HUBBLE HOMES, 2647 N RAPID CREEK WAY, UTILITY REFUND</u>	03/21/2022	.44	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
Total 303606.00:						10.77	.00					
2004	UTILITY REFUND #9	304538.00		<u>CBH, 3076 N NEW MORNING AVE, UTILITY REFUND</u>	03/09/2022	73.12	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2004	UTILITY REFUND #9	304538.00		<u>CBH, 3076 N NEW MORNING AVE, UTILITY REFUND</u>	03/09/2022	1.83	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
Total 304538.00:						74.95	.00					
2004	UTILITY REFUND #9	304547.00		<u>CBH, 3120 N NIGHT OWL AVE, UTILITY REFUND</u>	03/21/2022	78.60	.00	<u>20-4500 METERED WATER SALES</u>	0	4/22		
2004	UTILITY REFUND #9	304547.00		<u>CBH, 3120 N NIGHT OWL AVE, UTILITY REFUND</u>	03/21/2022	1.59	.00	<u>21-4600 SEWER USER FEES</u>	0	4/22		
Total 304547.00:						80.19	.00					
Total UTILITY REFUND #9:						741.16	.00					
<b>VALLEY REGIONAL TRANSIT</b>												
1669	VALLEY REGIONAL TRANSIT	0000028680		<u>ANNUAL VALLEY REGIONAL TRANSIT ASSESSMENT, OCT'21</u>	10/27/2021	14,455.00	.00	<u>01-6075 DUES &amp; MEMBERSHIPS</u>	0	4/22		
Total 0000028680:						14,455.00	.00					
1669	VALLEY REGIONAL TRANSIT	0000029031		<u>SPECIAL ASSESSMENT, TRAFFIC STUDY, DEC'21</u>	12/17/2021	25,180.60	.00	<u>01-6036 PUBLIC TRANSPORTATION</u>	0	4/22		

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Total 0000029031:						25,180.60	.00					
Total VALLEY REGIONAL TRANSIT:						39,635.60	.00					
<b>VERIZON WIRELESS</b>												
1575	VERIZON WIRELESS	9902936097		<u>MODEMS FOR WELLS, 03/01/22 - 03/28/22 - WATER</u>	03/28/2022	155.06	155.06	<u>20-6255 TELEPHONE EXPENSE</u>	0	4/22	04/08/2022	
1575	VERIZON WIRELESS	9902936097		<u>MODEMS FOR WELLS, 03/01/22 - 03/28/22 - PI</u>	03/28/2022	50.49	50.49	<u>25-6255 TELEPHONE EXPENSE</u>	0	4/22	04/08/2022	
1575	VERIZON WIRELESS	9902936097		<u>MODEMS FOR LIFT STATIONS, 03/01/22 - 03/28/22 - SEWER</u>	03/28/2022	220.63	220.63	<u>21-6255 TELEPHONE EXPENSE</u>	0	4/22	04/08/2022	
Total 9902936097:						426.18	426.18					
Total VERIZON WIRELESS:						426.18	426.18					
<b>W.W. GRAINGER</b>												
162	W.W. GRAINGER	9256959066	13342	<u>GARBAGE DISPOSAL PARTS, FOR SENIOR CENTER, S. HOWELL, MARCH '22 - SENIOR CENTER</u>	03/24/2022	287.46	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1001	4/22		
Total 9256959066:						287.46	.00					
162	W.W. GRAINGER	9266302711		<u>ANTIFATIGUE MAT. FOR WATER DEPARTMENT, APRIL '22 - WATER</u>	04/01/2022	187.58	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	4/22		
162	W.W. GRAINGER	9266302711		<u>ANTIFATIGUE MAT. FOR WATER DEPARTMENT, APRIL '22 - PI</u>	04/01/2022	46.90	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	4/22		
Total 9266302711:						234.48	.00					
162	W.W. GRAINGER	9266368936		<u>MAGNETIC ROLL &amp; PUSH BROOM, FOR WATER DEPARTMENT, APRIL '22 - WATER</u>	04/01/2022	95.07	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	4/22		

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162	W.W. GRAINGER	9266368936		<u>MAGNETIC ROLL &amp; PUSH BROOM, FOR WATER DEPARTMENT, APRIL'22 - PI</u>	04/01/2022	23.77	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	4/22		
Total 9266368936:						118.84	.00					
162	W.W. GRAINGER	9266384891		<u>FLOOR SQUEEGEES, BROOM HANDLE, FOR WATER DEPARTMENT, APRIL'22 - WATER</u>	04/01/2022	33.03	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	4/22		
162	W.W. GRAINGER	9266384891		<u>FLOOR SQUEEGEES, BROOM HANDLE, FOR WATER DEPARTMENT, APRIL'22 - PI</u>	04/01/2022	8.26	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	4/22		
Total 9266384891:						41.29	.00					
Total W.W. GRAINGER:						682.07	.00					
<b>WESTERN RECORDS DESTRUCTION, INC.</b>												
1633	WESTERN RECORDS DESTRUCTION, INC.	0582965		<u>RECORDS DESTRUCTION, FOR CITY HALL, 03/01/22 - 03/31/22, APRIL'22 - ADMIN</u>	04/01/2022	61.94	.00	<u>01-6052 CONTRACT SERVICES</u>	0	4/22		
1633	WESTERN RECORDS DESTRUCTION, INC.	0582965		<u>RECORDS DESTRUCTION, FOR CITY HALL, 03/01/22 - 03/31/22, APRIL'22 - WATER</u>	04/01/2022	42.38	.00	<u>20-6052 CONTRACT SERVICES</u>	0	4/22		
1633	WESTERN RECORDS DESTRUCTION, INC.	0582965		<u>RECORDS DESTRUCTION, FOR CITY HALL, 03/01/22 - 03/31/22, APRIL'22 - SEWER</u>	04/01/2022	42.38	.00	<u>21-6052 CONTRACT SERVICES</u>	0	4/22		
1633	WESTERN RECORDS DESTRUCTION, INC.	0582965		<u>RECORDS DESTRUCTION, FOR CITY HALL, 03/01/22 - 03/31/22, APRIL'22 - PI</u>	04/01/2022	16.30	.00	<u>25-6052 CONTRACT SERVICES</u>	0	4/22		
Total 0582965:						163.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						163.00	.00					

WEX BANK

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1234	WEX BANK	79917268		<u>FUEL FOR MARCH'22 - ADMIN</u>	03/31/2022	5.34	.00	01-6300 FUEL	0	4/22		
1234	WEX BANK	79917268		<u>FUEL FOR MARCH'22 - P&amp;Z</u>	03/31/2022	1.91	.00	01-6300 FUEL	1003	4/22		
1234	WEX BANK	79917268		<u>FUEL FOR MARCH'22 - PARKS</u>	03/31/2022	129.96	.00	01-6300 FUEL	1004	4/22		
1234	WEX BANK	79917268		<u>FUEL FOR MARCH'22 - BUILDING INSPECTION</u>	03/31/2022	541.20	.00	01-6300 FUEL	1005	4/22		
1234	WEX BANK	79917268		<u>CAR WASH. MARCH'22 - BUILDING DEPARTMENT</u>	03/31/2022	8.00	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1005	4/22		
1234	WEX BANK	79917268		<u>FUEL FOR MARCH'22 - WATER</u>	03/31/2022	428.93	.00	20-6300 FUEL	0	4/22		
1234	WEX BANK	79917268		<u>FUEL FOR MARCH'22 - SEWER</u>	03/31/2022	120.13	.00	21-6300 FUEL	0	4/22		
1234	WEX BANK	79917268		<u>FUEL FOR MARCH'22 - PI</u>	03/31/2022	107.90	.00	25-6300 FUEL	0	4/22		
1234	WEX BANK	79917268		<u>FUEL FOR MARCH'22 - ECONOMIC DEVELOPMENT</u>	03/31/2022	31.29	.00	01-6300 FUEL	4000	4/22		
1234	WEX BANK	79917268		<u>CAR WASH. MARCH'22 - ECONOMIC DEVELOPMENT</u>	03/31/2022	8.00	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	4000	4/22		
1234	WEX BANK	79917268		<u>CAR WASH. FOR CITY HALL. MARCH'22 - ADMIN</u>	03/31/2022	3.80	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	4/22		
1234	WEX BANK	79917268		<u>CAR WASH. FOR CITY HALL. MARCH'22 - WATER</u>	03/31/2022	2.60	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	4/22		
1234	WEX BANK	79917268		<u>CAR WASH. FOR CITY HALL. MARCH'22 - SEWER</u>	03/31/2022	2.60	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	4/22		
1234	WEX BANK	79917268		<u>CAR WASH. FOR CITY HALL. MARCH'22 - PI</u>	03/31/2022	1.00	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	4/22		
Total 79917268:						1,392.66	.00					

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Total WEX BANK:						1,392.66	.00					
Grand Totals:						1,417,974.60	1,237,758.4					

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Treasurer: \_\_\_\_\_

Report Criteria:

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

**RESOLUTION NO. R27-2022  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “PROFESSIONAL SERVICES AGREEMENT” WITH KELLER ASSOCIATES, INC. FOR AVALON AND KAY TRAFFIC SIGNAL WARRANT STUDY FOR 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 “*Professional Services Agreement*” with Keller Associates, Inc. for Avalon and Kay Traffic Signal Warrant Study, in substantially the format as attached hereto as “ATTACHMENT A”, is hereby approved.

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

**PASSED BY THE COUNCIL** of Kuna, Idaho this 19<sup>th</sup> day of April, 2022.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 19<sup>th</sup> day of April, 2022.

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

### AGREEMENT FOR PROFESSIONAL SERVICES

This is an Agreement effective as of \_\_\_\_\_ ("Effective Date") between the City of Kuna, Idaho ("Owner") and **Keller Associates, Inc.** ("Consultant").

Owner's Project, of which Consultant's services under this Agreement are a part, is generally identified as follows: Avalon & Kay Traffic Signal Warrant Study ("Project").

The Owner and the Consultant agree to the following Project scope, schedule, and compensation:

**SCOPE:** Consultant's services under this Agreement are generally identified as follows:  
Refer to Attachment A.

**SCHEDULE:** The Agreement shall commence on the above written date. Consultant anticipates to complete its services as follows:  
Refer to Attachment A.

**COMPENSATION:**  
*Basic Services.* As compensation for services to be performed by Consultant, the Owner will pay Consultant a lump sum amount of \$ 5,485.00 (five thousand, four hundred eighty-five dollars) as described in Attachment A.

*Additional Services.* Compensation for performing Additional Services will be pursuant to a mutually agreed upon amendment to this Agreement.

In Witness Whereof, the parties hereto have executed this Agreement as of the date first above written. Owner further acknowledges that it has reviewed and accepted the attached Standard Terms and Conditions.

**OWNER: CITY OF KUNA, IDAHO**

**CONSULTANT: KELLER ASSOCIATES, INC.**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Date: \_\_\_\_\_

Signature:   
Name: Donn Carnahan  
Title: Principal  
Address: 100 East Bower Street, Suite 110  
Meridian, ID 83642  
Telephone: (208) 288-1992  
Date: April 11, 2022

**STANDARD TERMS AND CONDITIONS**

- 1. **CONTRACT** – This document constitutes the full and complete Agreement between the parties and supersedes all prior negotiations, representations, or agreements, whether written or oral. The Agreement may be amended only if both parties specifically agree in writing to such amendment of the Agreement.
- 2. **INVOICES AND PAYMENT** – Owner will make payment within 15 calendar days of the invoice date. Consultant shall keep accurate records of expenses. If Owner contests an invoice, Owner shall advise the Consultant within 15 days of receipt of invoice of the specific basis for doing so, may withhold only that portion so contested, and shall pay the undisputed portion.  
  
**Interest.** If payment is not received by the Consultant within 30 calendar days of the invoice date, Owner shall pay interest at a rate of 1½% per month (or the maximum allowable by law, whichever is lower) of the past due amount. Payments will be credited first to interest and then to principal.  
  
**Suspension.** If the Owner fails to make payments when due, the Consultant may suspend performance of services upon five (5) calendar days’ notice to the Owner. Owner agrees to indemnify and hold Consultant harmless from any claim or liability resulting from such suspension.
- 3. **DOCUMENTS** – All documents prepared or furnished by Consultant are instruments of service, and Consultant retains ownership and property interest (including the copyright and the right of reuse) in such documents. Owner shall have a limited license to use the documents in and for the Project subject to full payment for all services relating to preparation of the documents. The Owner agrees to obtain prior written agreement for any reuse or modifications of the instruments of service and understands that any unauthorized use of the instruments of service shall be at the Owner’s sole risk and without liability to the Consultant.
- 4. **STANDARD OF CARE** – The standard of care for all professional engineering and related services performed or furnished by the Consultant under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. The Consultant makes no warranties, expressed or implied, under this Agreement or otherwise, in connection with the Consultant’s services. Consultant shall exercise usual and customary professional care in its efforts to comply with applicable codes, regulations, laws, rules, ordinances, and such other requirements in effect as of the date of execution of this Agreement.
- 5. **CHANGES OR DELAYS** – The proposed scope of services, compensation, schedule, and allocation of risks reflect Consultant’s understanding of the Project at the date of this Agreement. Costs and schedule commitments shall be subject to renegotiation for changed conditions, unreasonable delays caused by the Owner’s failure, independent government agencies, Force Majeure events (i.e., acts of God, riots, wars, sabotage, strikes, civil disturbances, pandemics, government declared emergencies, etc.), or causes beyond the reasonable control of Consultant. Where this occurs, changes in the Agreement shall be negotiated and an equitable adjustment in compensation and schedule shall be made.
- 6. **TERMINATION OR REDUCTION OF SERVICES** – The Owner and Consultant may terminate this Agreement in whole or in part at any time by giving 30 days written notice thereof. The Owner shall promptly pay Consultant for all services rendered to the effective date of suspension of services, plus suspension charges, which shall include the cost of assembling documents, personnel, and equipment, rescheduling or reassignment, and commitments made to others on the Owner’s behalf. If Owner elects to terminate, modify, or reduce any portion of Consultant’s services under this Agreement, Owner shall indemnify Consultant from any damages related to the services or activities Consultant did not provide.
- 7. **SUSPENSION OF SERVICES** – If the Owner suspends services of the Consultant for any reason for more than thirty days, the Consultant shall be reimbursed for expenses incurred due to suspension of services, including costs associated with rescheduling or reassigning personnel, and commitments made to others on Owner’s behalf.
- 8. **INDEMNITY AND LIMITATION OF LIABILITY** – Owner and Consultant each agree to indemnify and hold the other (including their respective officers, directors, employees, agents, owners, shareholders, members, partners, sub-consultants, subcontractors, and representatives) harmless from and against liability for all claims, losses, damages, and expenses, to the extent such claims, losses, damages, or expenses are caused by the indemnifying party’s negligent acts, errors or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of Owner and Consultant, they shall be borne by each party in proportion to its negligence. Neither the Owner nor Consultant shall be liable for incidental, indirect or consequential damages. The Consultant’s liability to the Owner and to all construction contractors and subcontractors on the Project, due to the Consultant’s negligent acts, errors omissions, or breach of contractual obligations relating to or arising out of the Project shall not exceed the Consultant’s total fee.

- 9. **OPINIONS OF COST** – Consultant’s opinions of probable cost represent Consultant’s judgment as an experienced and qualified design professional. Since Consultant has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Owner’s and other contractor’s methods of determining prices, or over competitive bidding or market conditions, the Consultant cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable cost prepared by the Consultant.
- 10. **CONSTRUCTION PHASE SERVICES** – If Consultant performs any services during the construction phase of the Project, Consultant shall not supervise, direct, or have control over Contractor’s work. Consultant shall not have authority over or responsibility for the construction means, methods, techniques, sequences, or procedures or for safety precautions and programs in connection with the work of the Contractor. Consultant does not guarantee the performance of the construction contract by the Contractor and does not assume responsibility for the Contractor’s failure to furnish and perform its work in accordance with the Contract Documents.
- 11. **MISCELLANEOUS**

**Right of Entry:** Unless otherwise noted in the scope of work, the Owner shall provide for Consultant’s right to enter the property owned by the Owner and others in order to fulfill the services to be performed hereunder.

**Dispute Resolution:** Owner or its Contractor agree to notify Consultant of any claims against the Consultant within 10 days of discovery of any allegations, errors, or omissions. Should a dispute arise, Owner and Consultant agree to negotiate disputes between them in good faith for a period of 30 calendar days from the date the dispute is raised in writing by either the Owner or Consultant. If the parties fail to resolve the dispute through negotiation, then the dispute shall be decided through non-binding mediation or other mutually agreed alternative dispute resolution technique. Fees and expenses for mediation shall be split equally between the parties. The Owner and Consultant agree non-binding mediation or other mutually acceptable dispute resolution technique shall precede litigation. This Agreement shall be governed by the laws of the State where the Project is located.

**Hazardous Environmental Conditions:** The scope of Consultant’s services does not include any responsibility for detection, remediation, accidental release, or services relating to waste, oil, asbestos, lead or other hazardous materials, as defined by Federal, State, and local laws or regulations. Consultant is not required to become an arranger, operator, generator, or transporter of hazardous substances, and shall have no responsibility for the discovery, handling, removal, disposal, or exposure of persons to hazardous substances of any form.

**Subsurface Investigations:** In soils, foundation, groundwater, and other subsurface investigations, the actual characteristics may vary significantly between successive test points and sample intervals and at locations other than where observations, exploration, and investigations have been made. Because of the inherent uncertainties in subsurface evaluations, changed or unanticipated underground conditions may occur that could affect total project cost and/or execution. These conditions and cost/execution effects are not the responsibility of Consultant.

**Consultant Reliance:** Owner shall make available to Consultant all relevant information pertinent to the Project. Consultant shall be entitled to rely, without liability or the need for independent verification, on the accuracy and completeness of any and all information provided by Owner, Owner’s consultants and contractors, information from public records, and information ordinarily or customarily furnished by others, including, but not limited to specialty contractors, manufacturers, suppliers, and publishers of technical standards.

**Certifications:** Consultant shall not be required to sign any documents that result in Consultant having to certify, warrant, or guarantee the existence of conditions whose existence Consultant cannot ascertain within its services for the Project.

**Third Parties:** Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or Consultant. Consultant’s services hereunder are being performed solely for the benefit of the Owner, and no other entity shall have any claim against Consultant because of this Agreement or Consultant’s performance of services hereunder.

**Severability & Waiver:** In the event any of these Contract Provisions are found to be illegal or otherwise unenforceable, the unenforceable Contract Provisions will be stricken, and those remaining Contract Provisions shall continue in full force and effect. The failure of either party of this Agreement to insist, in any one or more instances, upon the performance of any of the terms, covenants or conditions of this Agreement, shall not be construed as a waiver of such term, covenant or right.

**Joint Drafting:** The Parties expressly agree that this Agreement was jointly drafted, and that they both had opportunity to negotiate its terms and to obtain the assistance of counsel in reviewing its terms prior to execution. Therefore, this Agreement shall be construed neither against nor in favor of either Party but shall be construed in a neutral manner.



April 6, 2022

Chris Engels  
City of Kuna  
751 W. 4th Street  
Kuna, ID 83634

**Re: Proposal to Perform Professional Engineering Services;  
Avalon & Kay Traffic Signal Warrant Study**

Dear Chris,

Thank you for asking Keller Associates to submit a proposal to prepare a traffic signal warrant study for the intersection of E. Avalon Street (SH-69) and N. Kay Avenue in Kuna. Following are our assumptions, schedule, and engineering fee.



Scope of Work and Assumptions:

- Prepare a traffic signal warrant analysis, following Manual on Uniform Traffic Control Devices (MUTCD) and Idaho Transportation Department (ITD) requirements
- Perform new Average Daily Traffic (ADT) 24-hour counts, as well as new AM and PM peak hour turning movement counts at the study intersection
- Two analysis scenarios:
  - Existing conditions (2022)
  - Five-year forecast conditions (2027)
- Use seasonal adjustment factors from ITD automatic data recorders
- Use existing COMPASS travel demand forecasts to estimate background traffic growth rates

**ATTACHMENT "A"**

Avalon &amp; Kay Traffic Signal Warrant Study Proposal

April 6, 2022

Page **2** of **2**

- Include estimated vehicle delay, level of service, and queue lengths in traffic operations analysis of the study intersection
- Analyze the most recent five-year crash history from the Local Highway Technical Assistance Council (LHTAC) GIS database
- Technical memorandum report format
- ITD is the approving agency; concurrent review and comment may be provided by the Ada County Highway District (ACHD). The City will perform coordination with ITD and ACHD as needed.
- One virtual meeting with combined City and ITD staff to review the draft report
- One revision to the draft report, based on City and ITD comments
- The following tasks are not included in this scope of work; if required by the agencies based on the results of this study, they may be negotiated as Additional Services:
  - separate meetings with or additional reviews by ITD or ACHD
  - design drawings of intersection improvements
  - public meetings or presentations

Data to be provided by City of Kuna and/or COMPASS:

- Traffic projections from nearby, planned developments that are to be included in background traffic volumes
- Travel demand model output for existing and long-range forecasts (no special model runs)

Schedule:

- Available to begin work as soon as Monday, April 18th, following execution of a Professional Services Agreement
- Submittal of a draft report for review and submittal to the City three weeks following start
- Submittal of final report one week following receipt of all draft report comments

Engineering Fee:

- Total = \$5,485.00
  - Keller Associates labor = \$3,725.00
  - Traffic counting subconsultant = \$1,760.00

The assumptions of required tasks, schedule, and fee are based on our previous work on traffic studies in this area; please note that we have not met with ITD staff to discuss specifics related to this project. If study requirements differ substantially from the previous assumptions, we will negotiate a revised scope of work, schedule, and fee prior to beginning any additional work.

Thank you for your consideration. Please feel free to contact me with any questions.

Sincerely,

**KELLER ASSOCIATES, INC.**



Stephen J. Lewis, P.E., PTOE  
Senior Transportation Engineer / Project Manager

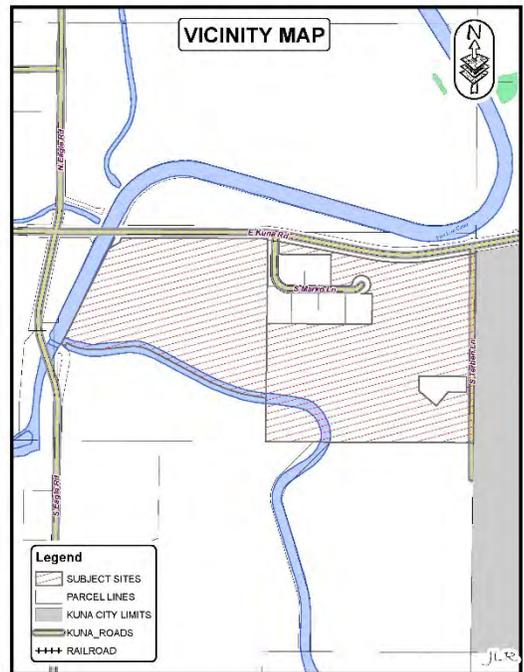
**BEFORE THE CITY COUNCIL  
OF THE CITY OF KUNA**

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.**

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**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
<b>1.10</b>	Staff Memo			X

<b>1.2</b>	P&Z Commission FCO's			X
<b>1.3</b>	P&Z Commission Sign-in-Sheet			X
<b>1.4</b>	P&Z Commission Minutes			X
<b>1.7</b>	CC Minutes 03.01.2022			X
<b>1.8</b>	CC Sign-in-Sheet 03.01.2022			X
<b>1.9</b>	CC Minutes 03.15.2022			X
<b>2.1</b>	P&Z Application Coversheet			X
<b>2.2</b>	Annexation Application			X
<b>2.3</b>	Narrative			X
<b>2.4</b>	Markovetz Legal Description			X
<b>2.5</b>	Boise Basin Legal Description			X
<b>2.6</b>	Vicinity Map			X
<b>2.7</b>	Quitclaim Deed - Markovetz			X
<b>2.8</b>	Warranty Deed – Chase Craig, Boise Basin			X
<b>2.9</b>	Affidavit of Legal Interest - Markovetz			X
<b>2.10</b>	Affidavit of Legal Interest – Boise Basin			X
<b>2.11</b>	Neighborhood Meeting Certification			X
<b>2.12</b>	Commitment to Property Posting			X
<b>2.13</b>	Agency Transmittal Letter			X
<b>2.14</b>	Ada County Development Services			X
<b>2.15</b>	Boise Project Board of Control			X
<b>2.16</b>	Nampa & Meridian Irrigation District			X
<b>2.17</b>	Central District Health Department			X
<b>2.18</b>	Ada County Highway District			X
<b>2.19</b>	City Engineer			X
<b>2.23</b>	COMPASS			X
<b>2.27</b>	Kuna School District			X
<b>2.31</b>	Kuna School District Amended Comments			X
<b>2.20</b>	P&Z Commission Kuna Melba News			X
<b>2.21</b>	P&Z Commission Mailer			X
<b>2.22</b>	P&Z Commission Proof of Property Posting			X
<b>2.24</b>	CC Kuna Melba News			X
<b>2.25</b>	CC Mailer			X
<b>2.26</b>	CC Proof of Property Posting			X
<b>2.28</b>	CC Kuna Melba News for 04.19.2022			X
<b>2.23</b>	CC Mailer for 04.19.2022			X
<b>2.30</b>	CC Proof of Property Posting for 04.19.2022			

**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: March 30, 2022
- 2.1.1.4** Kuna Melba News Newspaper: March 30, 2022
- 2.1.1.5** Site Posted: April 7, 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**

<b>North</b>	RR	Rural Residential – Ada County
<b>South</b>	RR	Rural Residential – Ada County
<b>East</b>	A	Agriculture – Kuna City
<b>West</b>	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**

<b>Agency</b>	<b>Exhibit No.</b>
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
Kuna School District Amended Comments	2.31

**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 March 30, 2022, and a Legal Notice was published in the Kuna Melba News on March 30, 2022. The Applicant posted sign on the property on April 7, 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 19<sup>th</sup> day of April, 2022.



# Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://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](mailto:pzapplications@kunaid.gov). A link will be provided for application attachments to be uploaded to the cloud.**





September 17, 2021

Mr. Jace Hellman, Planning and Zoning Director  
City of Kuna  
751 W. 4<sup>th</sup> 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,

A handwritten signature in blue ink, appearing to read "Tim Nicholson".

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.

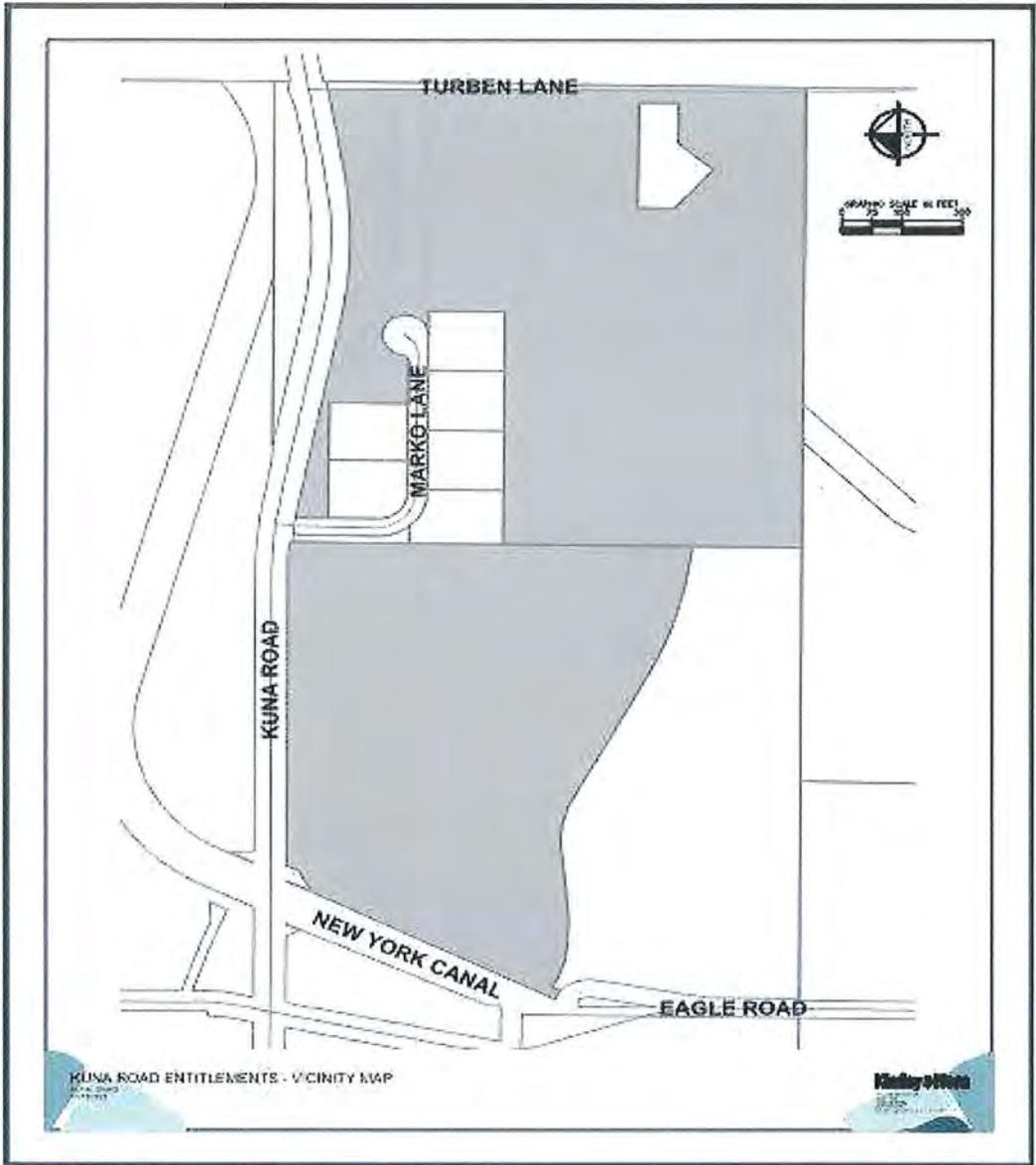


Figure 1 - Vicinity Map

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.

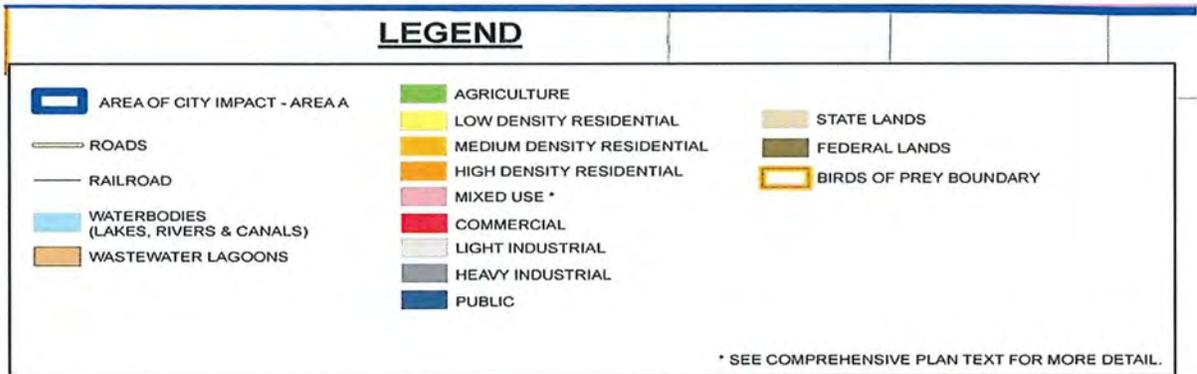
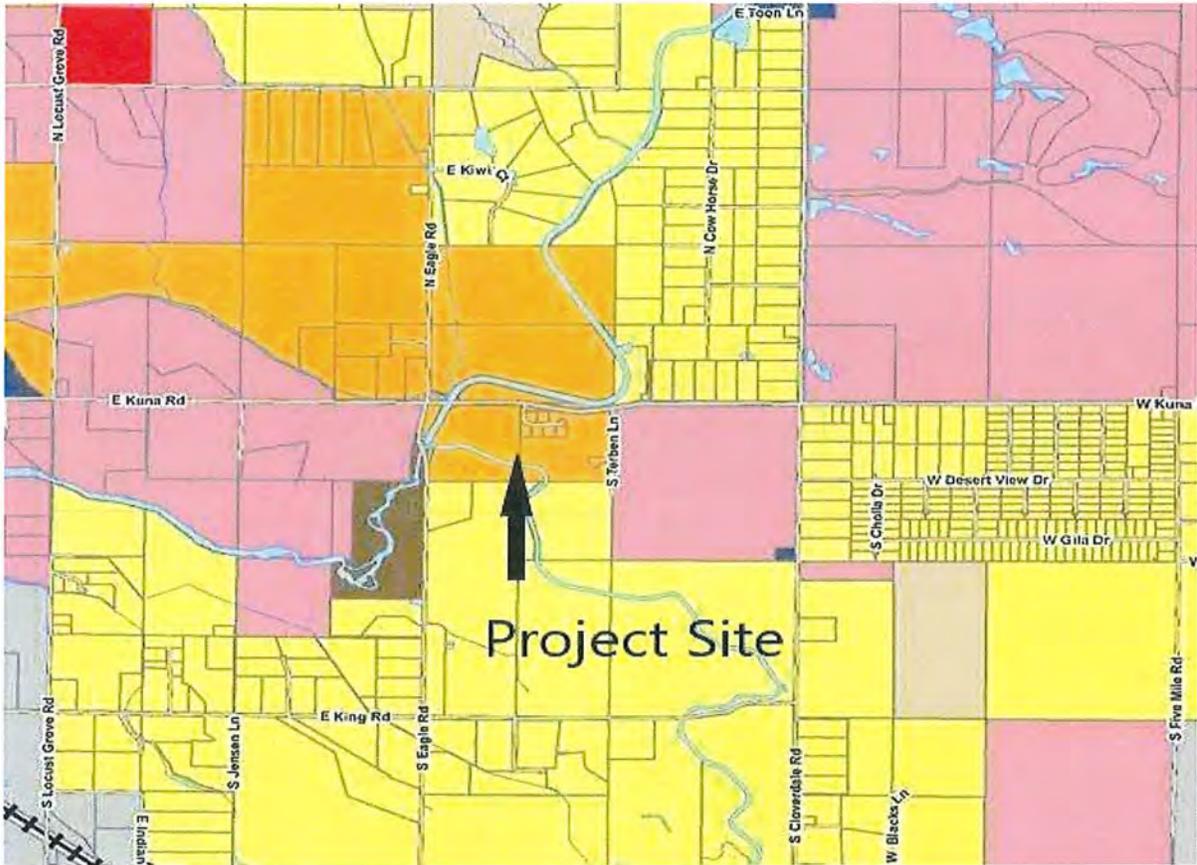
## UTILITIES

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;

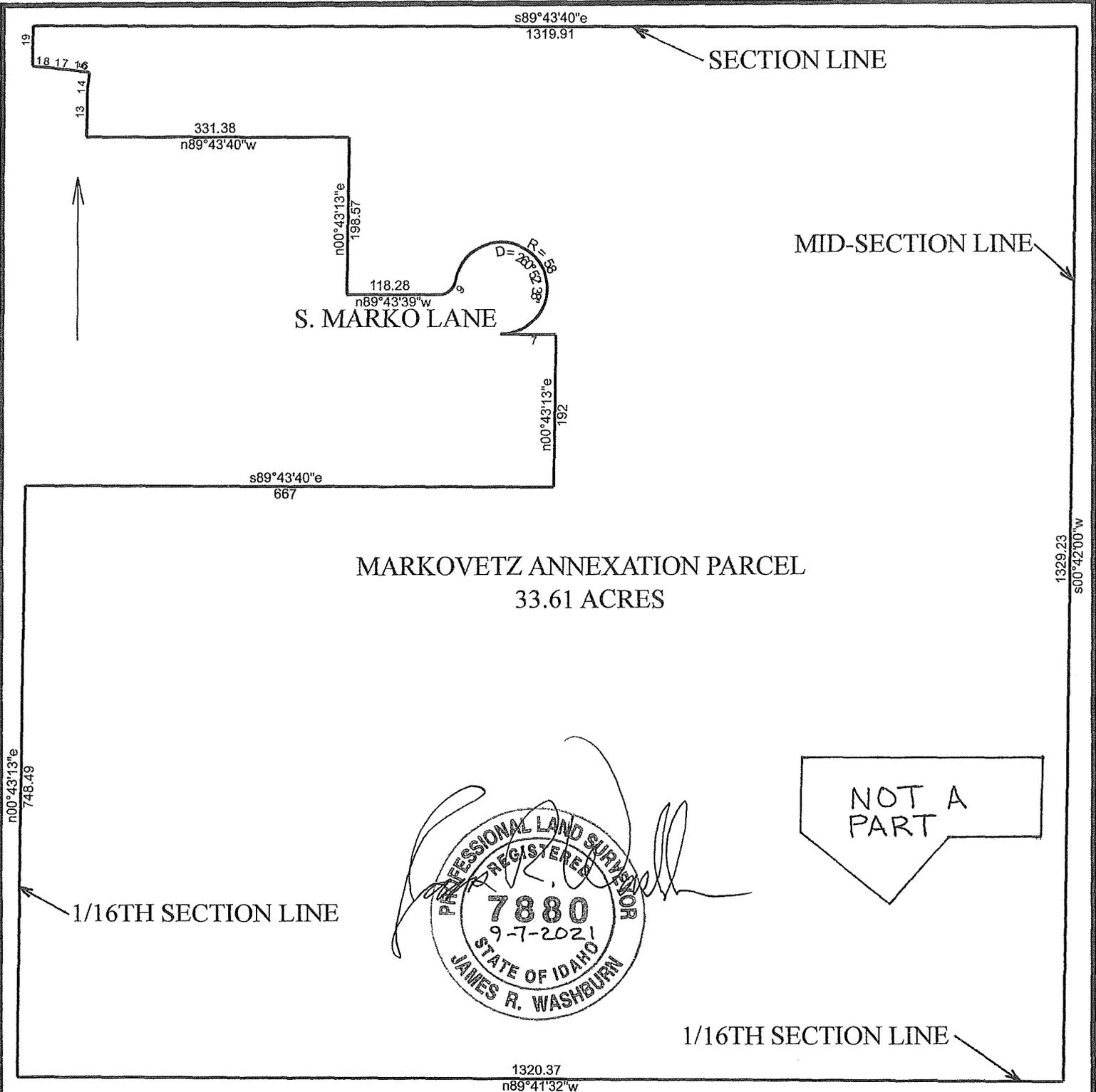
Thence North 00° 42' 00" East, a distance of 93.16 feet;  
Thence South 89°18'00" East, a distance of 301.82 feet;  
Thence South 00° 42' 00" West, a distance of 100.00 feet to the POINT OF BEGINNING.

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  
33.61 ACRES



NOT A PART

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;

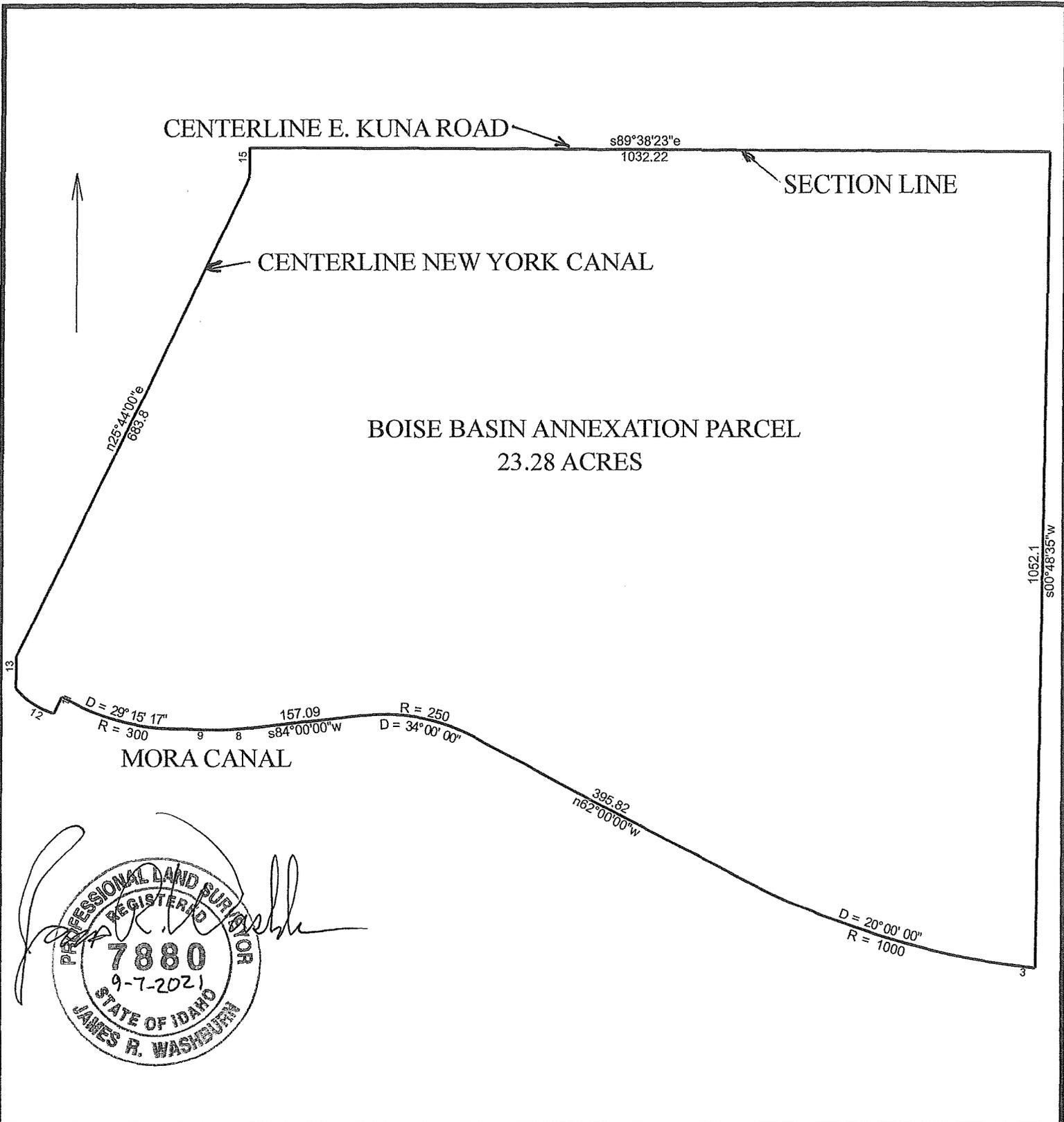
Thence North 00° 21' 37" East, a distance of 40.00 feet to the POINT OF BEGINNING.

The above described parcel contains 23.28 acres more or less.

PREPARED BY:  
THE LAND GROUP, INC.

James R. Washburn



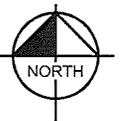
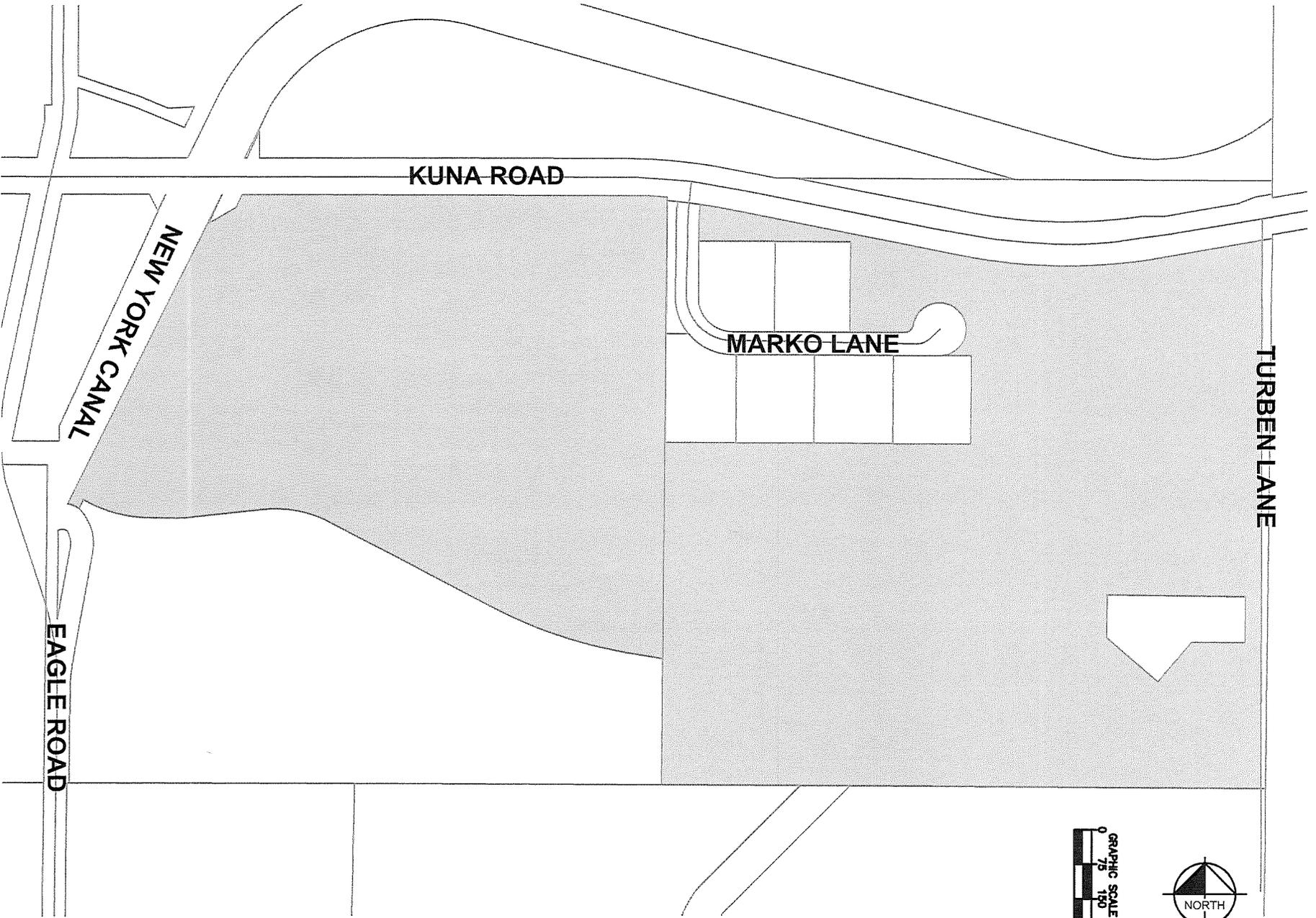


**BOISE BASIN ANNEXATION PARCEL EXHIBIT MAP** 9/7/2021

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  
 KUNA, IDAHO 83642  
 208.833.2222



**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 16<sup>th</sup> 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**

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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;

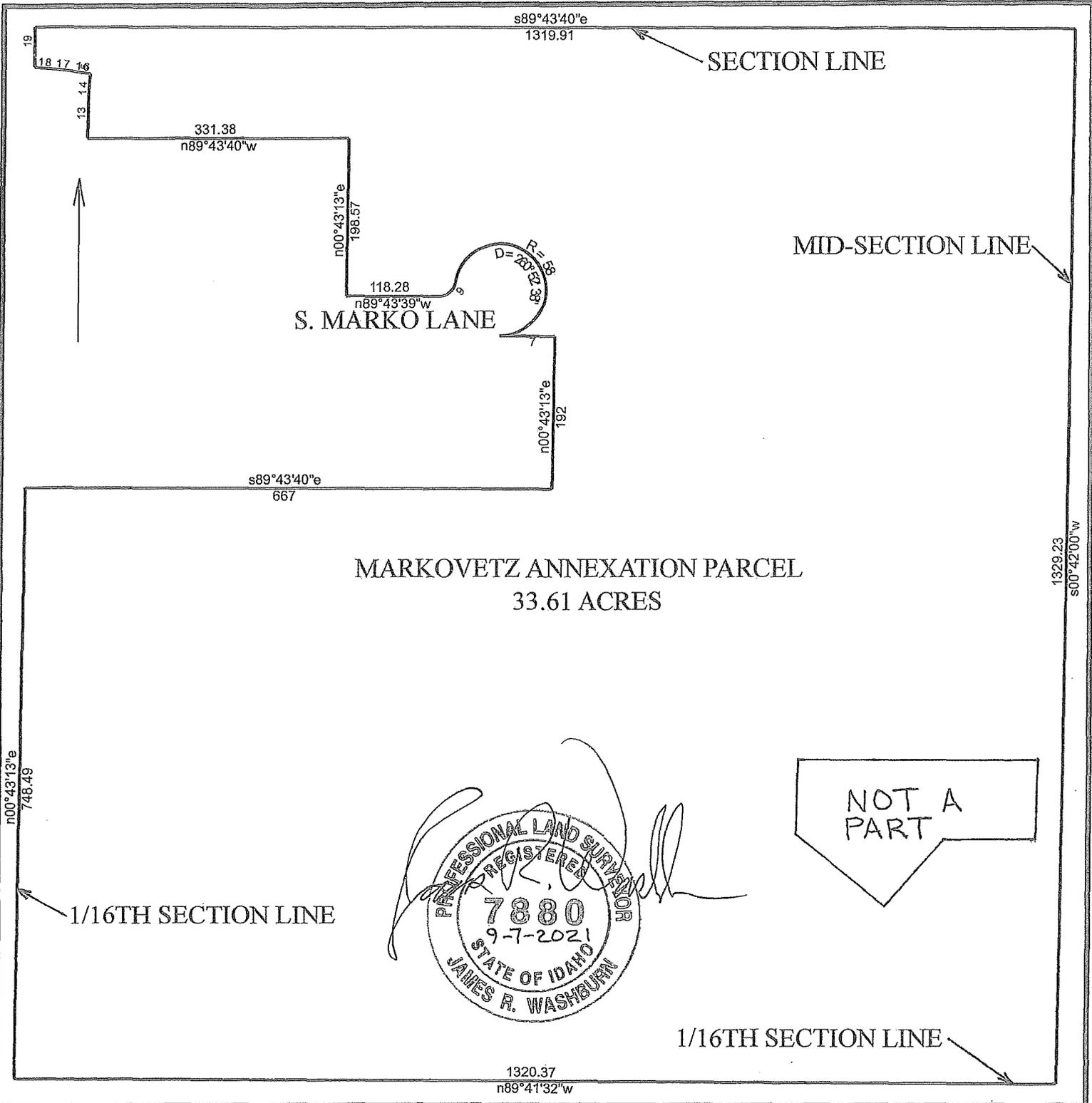
Thence North 00° 42' 00" East, a distance of 93.16 feet;  
Thence South 89°18'00" East, a distance of 301.82 feet;  
Thence South 00° 42' 00" West, a distance of 100.00 feet to the POINT OF BEGINNING.

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

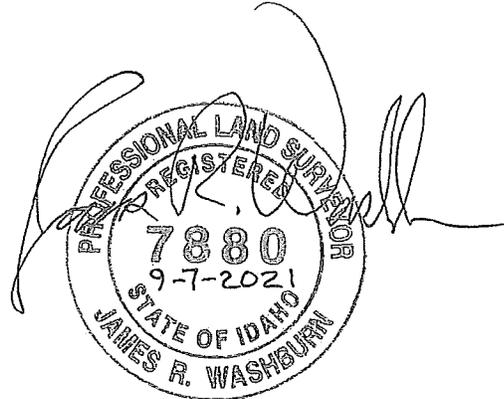
PREPARED BY:  
THE LAND GROUP, INC.

James R. Washburn





MARKOVETZ ANNEXATION PARCEL  
33.61 ACRES



NOT A PART

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 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://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.

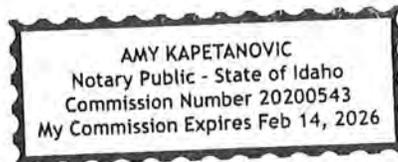
C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 17<sup>th</sup> 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 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://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	661-699-4959
4	DENNIS RAINWATER	145 S. marko LN	661-699-4950
5	SARA COOKSEY	50 S EAGLE RD	208 602 3397
6	JOSH 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

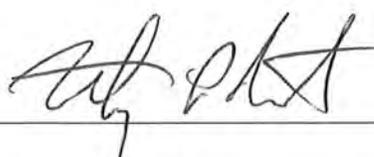
WELL WATER

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](mailto:tim.nicholson@kimley-horn.com)



# COMMITMENT TO PROPERTY POSTING



PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://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:

<b>File Number &amp; Case Name:</b>	21-12-AN (Annexation) – Boise Basin - Markovetz
<b>Project Description</b>	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)
<b>Applicant</b>	<b>Boise Basin Development</b> 1065 S Allante Place Boise, ID 83709 208-284-0829 <a href="mailto:chase@ownboise.com">chase@ownboise.com</a>
<b>Tentative Public Hearing Date</b>	Tuesday, <b>January 11, 2022</b> 6:00 pm Kuna City Hall is located at 751 W. 4 <sup>th</sup> Street, Kuna, ID 83634
<b>Staff Contact</b>	Doug Hanson <a href="mailto:dhanson@kunaid.gov">dhanson@kunaid.gov</a> 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 4<sup>th</sup> St

Kuna, ID 83634

[dhanson@kunaid.gov](mailto: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.**

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CITY OF KUNA

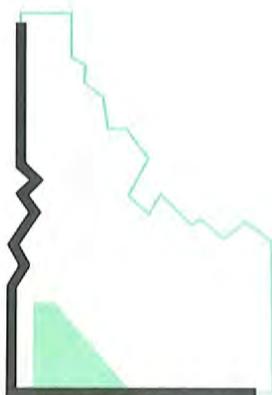
ORGANIZED 1904

# 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. 4<sup>th</sup> 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
  - waste flow characteristics
  - bedrock from original grade
  - 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
  - community sewage system
  - interim sewage
  - central water
  - individual sewage
  - 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
  - community sewage system
  - sewage dry lines
  - 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
  - swimming pools or spas
  - beverage establishment
  - 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](mailto: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, 11<sup>th</sup> edition.

<b>Land Use</b>	<b>Average Daily Trips</b>	<b>PM Peak Hour Trips</b>
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 15<sup>th</sup> 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.

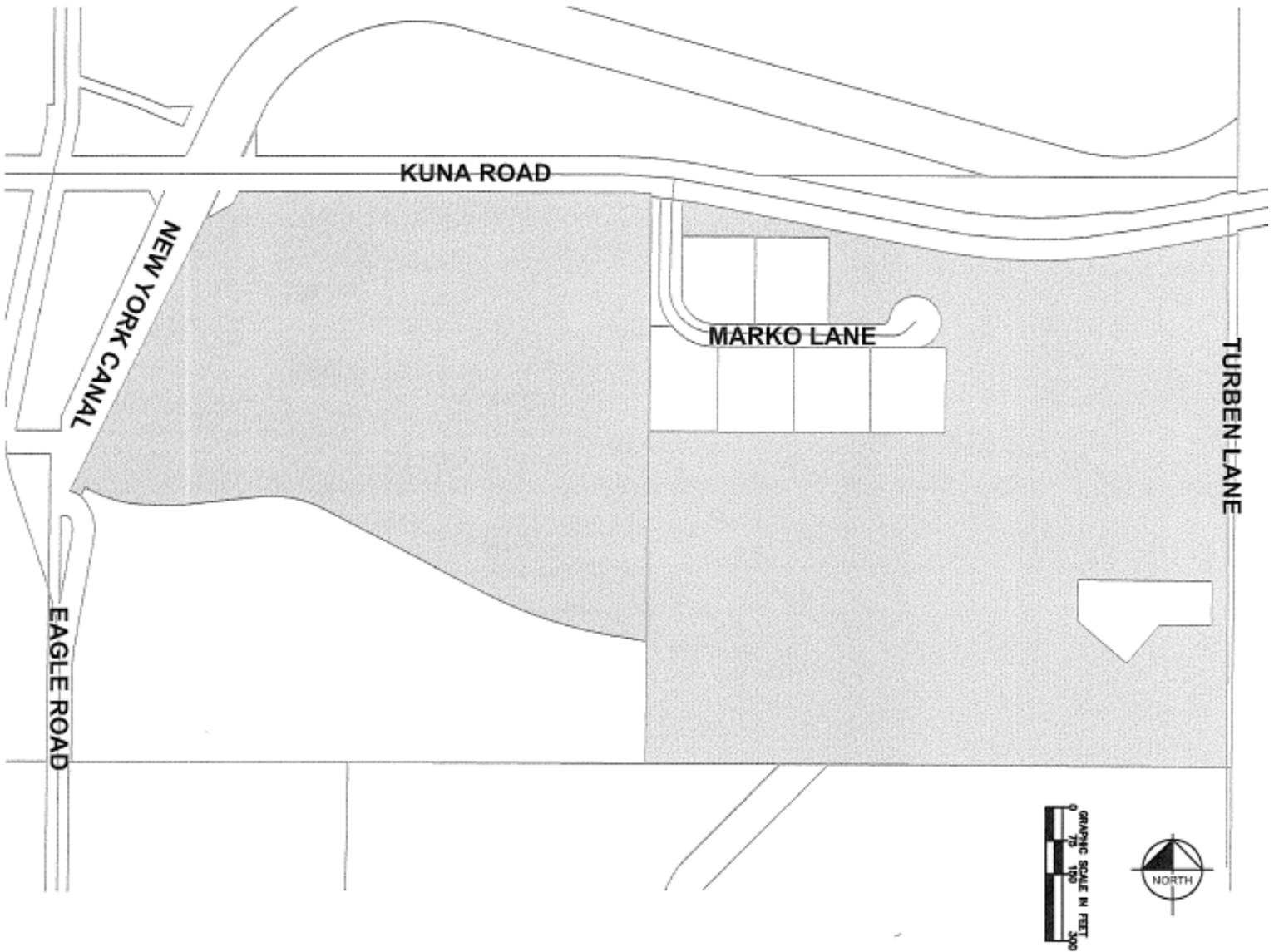
## **G. Attachments**

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](http://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](http://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](http://www.compassidaho.org)  
 Email: [info@compassidaho.org](mailto: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](http://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.*



# Kuna School District

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



**Wendy Johnson,**  
Superintendent

March 10, 2022

**Kim Bekkedahl,** Asst.  
Superintendent of  
Student Learning  
Services

Dear City Officials,

Please add this letter to the top of our public agency comments regarding the Boise Basin-Markovetz application. This serves as an amendment to the letter we have provided.

**David Reinhart,**  
Asst. Superintendent  
of School Support  
Services

As mentioned in our comments, we strive to seek community partnerships to mitigate the impact of residential growth in our community so that we can provide a high quality education within our District.

**Allison Westfall,**  
Communications  
Director

Boise Basin Development has been gracious in offering such a partnership, thus helping us accomplish our mission. We are satisfied that we can serve the homes that will come as a result of this proposed annexation.

**Brian Graves,**  
Secondary Coordinator

Thank you for your partnership in making Kuna a wonderful place to live and work.

**Elmira Feather,** Chief  
Financial Officer

Sincerely,

David Reinhart and Robbie Reno

**Kevin Gifford,**  
Elementary Coordinator

School District Planning Associates

**Kelly Schamber,**  
Special Education  
Director

CC: J.D. Grant, Chairman  
Wendy Johnson  
Kuna School District Website

**Mark Thayer,**  
Administrator of IT



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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
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Discount:	<b>\$0.00</b>	Gross:	<b>\$41.26</b>
Surcharge:	<b>\$0.00</b>	Paid Amount:	<b>\$0.00</b>
Credits:	<b>\$0.00</b>		

**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](http://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 \$000.00<sup>92</sup>



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 4<sup>th</sup> Street, Kuna, ID, 83634, on the following case:

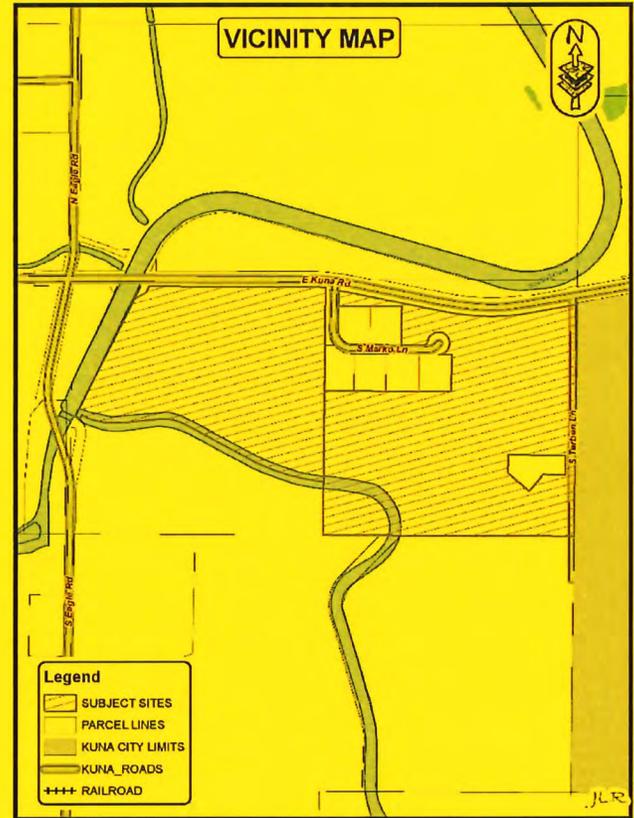
**Case No. 21-07-AN (Annexation) for the Boise Basin-Markovetz**

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 of 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 29<sup>th</sup> day of December, 2021.

Signature.

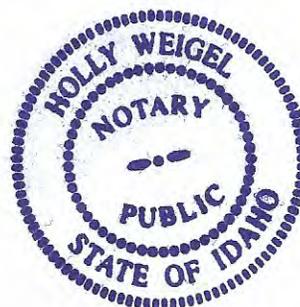
[Handwritten Signature]  
Owner/Developer

STATE OF IDAHO )  
 ) : ss  
County of Ada )

On this 29<sup>th</sup> 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.

[Handwritten Signature]  
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 165 of 195

# **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**

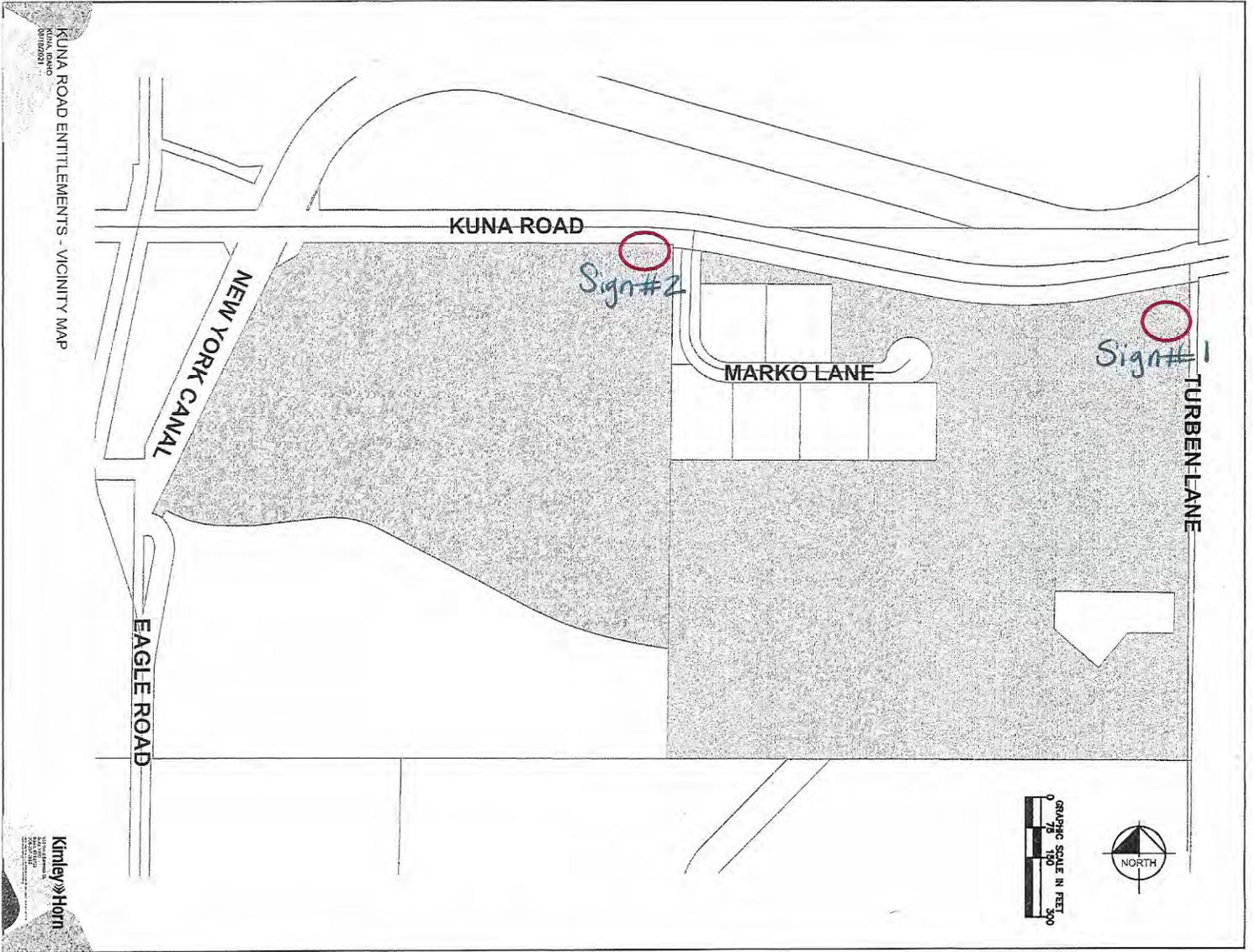
**PURPOSE:** Annexation of Parcels into the City of Kuna for  
Application Number: 21-11-AN  
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**LOCATION:** 5055 E. Kuna Rd. Kuna ID 83634

**APPLICATION BY:** Boise Basin Development

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

**Posted - 12/29/2021**



KUNA ROAD ENTITLEMENTS - VICINITY MAP

Kimley-Horn



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

### LEGAL NOTICE

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

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 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

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:	<b>\$0.00</b>
Surcharge:	<b>\$0.00</b>
Credits:	<b>\$0.00</b>

*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](http://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 4<sup>th</sup> Street, Kuna, ID, 83634, on the following case:

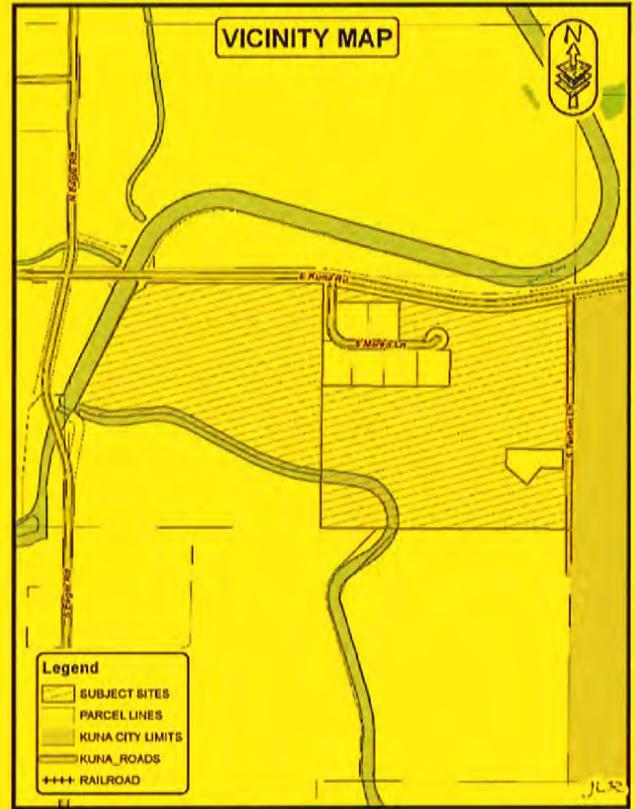
**Case No. 21-12-AN (Annexation) for the Boise Basin-Markovetz Properties**

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 of 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  
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, February 9, 2022 (**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 9th day of February, 2022.

Signature,

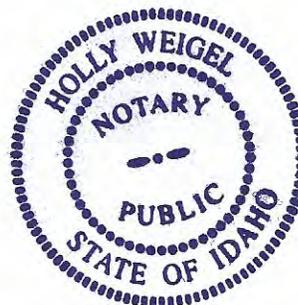
[Handwritten Signature]  
Owner/Developer

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**

**THE CITY OF KUNA will hold a public hearing  
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**

**Before the Kuna City Council**

**THE CITY OF KUNA will hold a public hearing  
on March 1, 2022 at 6:00 PM, at  
Kuna City Hall**

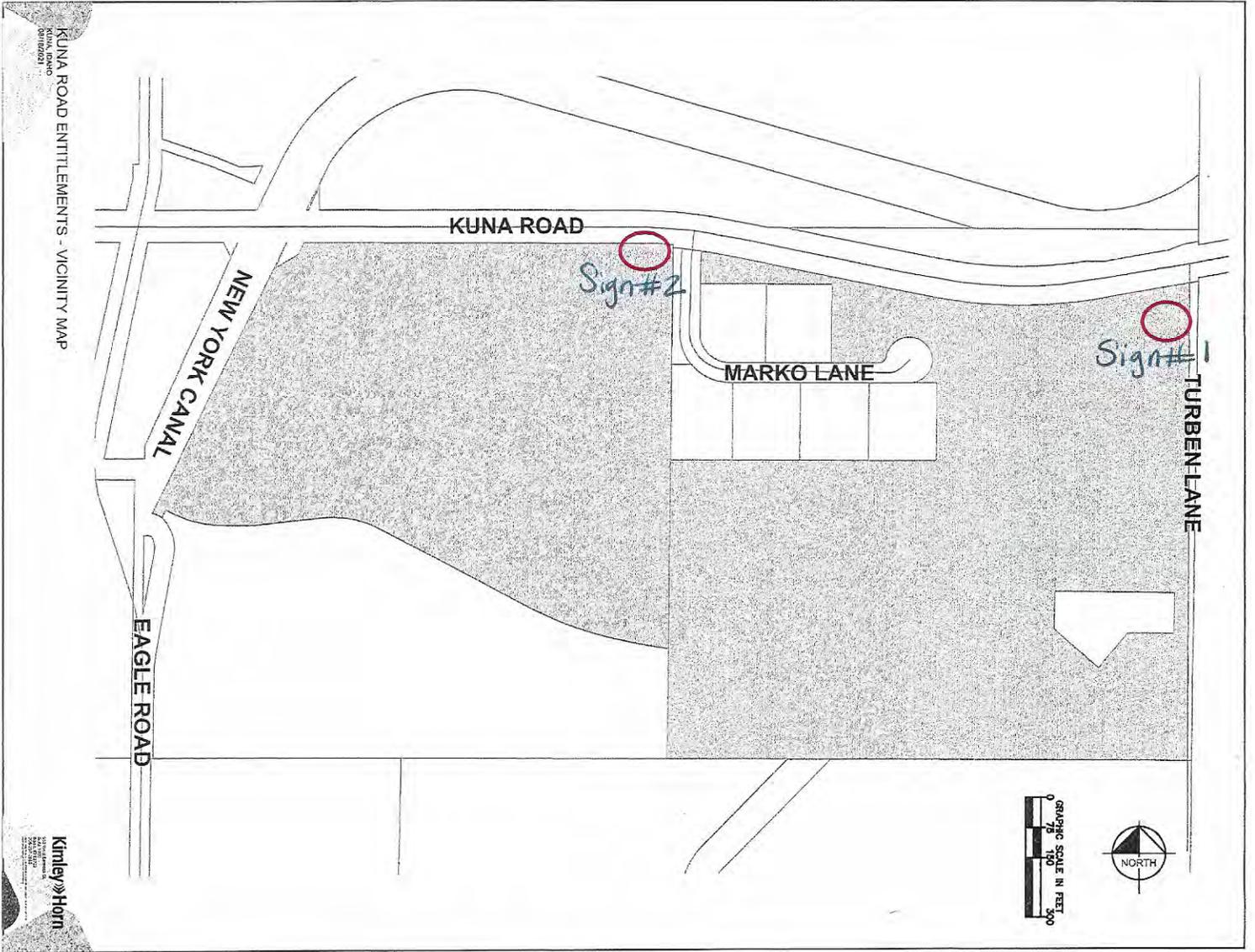
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of land with R-4 zoning.

**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**





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BILLING DATE:	ACCOUNT NO:
03/28/22	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, April 19, 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

March 30, 2022 218574

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
218574	21-12-AN - BOISE BAS	03/30/22	03/30/22	1	\$44.78

### Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	<b>\$0.00</b>	Gross:	<b>\$44.78</b>
Surcharge:	<b>\$0.00</b>	Paid Amount:	<b>\$0.00</b>
Credits:	<b>\$0.00</b>		

**Amount Due: \$44.78**

*We Appreciate Your Business!*



Planning & Zoning  
PO BOX 13  
Kuna, ID 83634



CITY OF KUNA  
PO BOX 13  
KUNA, ID 83634-0013

JR 3.30.22

### 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](http://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.





# 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 Thursday, April 7, 2022 (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 7<sup>th</sup> day of April, 2022

Signature,

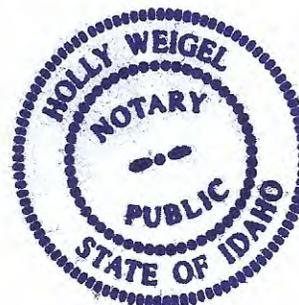
Owner/Developer

STATE OF IDAHO )  
County of Ada ) : ss

On this 7<sup>th</sup> day of April, 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.

Notary Public  
Residing at Estate Dr. Boise, Idaho  
Commission Expires 4/5/2027



# **CITY OF KUNA PUBLIC HEARING NOTICE**

**Before the Kuna City Council**

**THE CITY OF KUNA will hold a public hearing  
on April 19, 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  
4/7/2022**

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**APPLICATION BY:** Boise Basin Development

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

**REPOSTED  
4/7/2022**



**BOBBY WITHROW**  
**PARKS DIRECTOR**  
Telephone (208) 639-5346  
Email: [BWithrow@kunaid.gov](mailto:BWithrow@kunaid.gov)

---

---

## MEMORANDUM

To: Mayor and Council

From: Bobby Withrow

Subject: Police Station

---

Mayor and Council,

I'm coming before you tonight to request \$300,000.00 out of General Fund contingency to start remodeling/improvements on the soon to be Kuna Police Station. This amount will allow staff to get the project started and with luck, completed or close to. The construction market is fluctuating so I may be becoming to request additional funds.

The biggest obstacle, most expensive part of the project, are bringing a 50+ year old house up to current code and ADA compliant. This will include testing for lead and asbestos, electrical, plumbing, HVAC and windows. Over the next couple of weeks staff will be contacting the trade companies and getting quotes and potential scheduling of services. This will be a fun and challenging project.

With this request, I will also be asking for an additional full-time employee to help with this project and other City projects.

Thank you for your consideration,

Bobby Withrow  
Parks Director  
Fleet/Facilities



BOBBY WITHROW  
PARKS DIRECTOR  
Telephone (208) 639-5346  
Email: BWithrow@kunaid.gov

---

## MEMORANDUM

To: Mayor and Council

From: Bobby Withrow

Subject: Contingency request

---

Mayor and Council,

I'm coming before you tonight to request up to \$18K for a forklift at a local auction. This forklift is in good condition and the amount requested is roughly half the cost of a new one. We will need one once we are working out of our new shop and we were wanting to save some money by getting one for cheaper.

Thank you for your consideration.

Bobby Withrow  
Parks Director  
Fleet/Facilities

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

IN THE MATTER OF THE APPLICATION OF ) **Case No. 22-01-TE (TIME EXTENSION)**  
 )  
**A TEAM LAND CONSULTANTS** )  
 )  
 For a Time Extension of the Merlin ) **STAFF REPORT FOR TIME**  
 Pointe Subdivision No. 2 Final Plat. ) **EXTENSION APPLICATION.**

**TABLE OF CONTENTS**

1. Exhibit List
2. Course Proceedings
3. General Project Facts
4. Staff Analysis
5. Applicable Standards
6. Councils 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
<b>1.1</b>	Staff Report			X
<b>2.1</b>	Time Extension Application			X
<b>2.2</b>	Narrative			X
<b>2.3</b>	Economic Development Memo			X

## II COURSE PROCEEDINGS

- 2.1** In accordance with Kuna City Code (KCC) 1-14-3, Time Extensions are designated as a Public Meeting with the City Council as the decision-making body. As a Public Meeting, this application does not require public notices as set forth in Idaho Code §67-65, Local Land Use Planning Act. The guidelines for decision making by the Council have been adhered to.

## III GENERAL PROJECT FACTS

- 3.1** A-Team Land Consultants requests Final Plat Time Extension approval for the Merlin Pointe Subdivision No. 2, to allow for the market demands to warrant the need for commercial lots in this part of Kuna; the parcel is located near the N Sailer Place and Avalon Road intersection.

## IV STAFF ANALYSIS

- 4.1** The Applicant requests a Final Plat Time Extension for Merlin Pointe Subdivision No. 2 in order to allow for market demands to improve and warrant their development. Per comments provided by Economic Development Director Morgan Treasure (Exhibit 2.3), the view that there is not a current market for Commercial lots is contrary to current trends within the City of Kuna. Currently, the city shows a 0% vacancy rate for office space and a 0.6% vacancy rate for retail; this limit in available space represents a challenge in the city's ability to recruit small businesses. Merlin Pointe Subdivision No. 2 is a prime development location. Kuna City Code 6-2-4(F)(1) states, "...The City Council is under no obligation to approve a Final Plat Time Extension. The City Council reserves the right to add additional Conditions of Approval to the Final Plat as part of the Time Extension". Based upon KCC and the Exhibit 2.3, staff would recommend this be the last and final Time Extension request approved for the project. If this is the desire of the Council, staff has provided this as Condition 5.1.

Upon complete review of Case No. 22-01-TE and its exhibits, staff has no concerns with this current Final Plat Time Extension request and has determined this application complies with Title 6-2-3-J-5 of Kuna City Code; Comprehensive Plan Future Land Use Map; and Idaho Code. Staff recommends Council Approves Case No. 22-01-TE with the Condition as outlined in Section 5.1 of this report.

### **4.2 Applicable Standards**

- 4.2.1** City of Kuna Zoning Ordinance, Title 5
- 4.2.2** City of Kuna Comprehensive Plan FLUM
- 4.2.3** Idaho Code, Title 67, Chapter 65 – Local Land Use Planning Act
- 4.2.4** Idaho Code, Title 39, Chapter 11 – Health and Safety

## V COUNCIL'S ORDER OF DECISION

*Note: The Motion is for the Approval, Conditional Approval or Denial of the Time Extension application. However, if the City Council wished to Approve/Deny Specific parts of the requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report and testimony as presented at the public meeting, the City Council of Kuna, Idaho, hereby **Approves/Conditionally Approves/Denies** Case No. 22-01-TE (Time

Extension), a request from A Team Land Consultants for Final Plat Time Extension approval for Merlin Pointe No. 2 Subdivision, with the following Conditions of Approval:

**5.1** No other Time Extension requests for Merlin Pointe Subdivision No. 2 shall be granted.

**DATED** this 19<sup>th</sup> day of April, 2022.



# Time Extension Application for Final Plat



PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)

**\*\*Office Use Only\*\***

Case No(s): 22-01-TE

Project Name: Merlin Pointe Subdivision No. 2

Date Received: 03.03.2022

Date Accepted as Complete: 03.21.2022

### Owner Information

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Applicant Information

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Representative Information

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Subject Property Information

Subdivision Name: \_\_\_\_\_

Site Address: \_\_\_\_\_

Nearest Major Cross Streets: \_\_\_\_\_

Parcel No(s): \_\_\_\_\_

Section, Township, Range: \_\_\_\_\_

1st Parcel No. Not  
Applicable





March 1, 2022

Mr. Troy Behunin  
Planner III  
City of Kuna  
751 W 4<sup>th</sup> Street  
Kuna, Idaho 83634

Dear Troy:

Subject: Time Extension for Merlin Pointe Preliminary Plat

On behalf of Black Creek LLP, A Team Land Consultants requests a one-year time extension for the preliminary plat of Merlin Pointe Subdivision. The final plat for phase one was recorded on February 11, 2019. In August of last year, the Council granted a time extension for the preliminary plat because the market did not warrant bringing on additional commercial lots. At the current time we have three commercial lots that have not sold and do not believe there is a demand for additional commercial lots. Due to that reasons, we respectfully request a one-year extension for the plat.

Please notify us as early as possible if you should need additional information regarding this application.

Sincerely,  
A Team Land Consultants

A handwritten signature in blue ink that reads 'Steve Arnold'.

Steve Arnold  
Project & Real Estate Manager

Cc: Tom Nicholson  
Scott Nicholson  
Linda Boots



**CITY OF KUNA**  
**P.O. BOX 13**  
**KUNA, ID 83634**  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

## MEMO

**Date:** April 12, 2022  
**From:** Morgan Treasure, Economic Development Director  
**To:** Kuna City Council  
**RE:** Plat Extension – Merlin Point #2

---

City Council Members,

The applicant is requesting a one-year extension of their plat due lack of demand for commercial lots. As staff, I can support a year long extension, but I would respectfully request that this be last time that an extension is granted for this plat.

The applicant's assertion that there is not a market for commercial lots does not align with anecdotal or statistical information available to the Economic Development Department at this time. The City of Kuna has just crossed the 25,000-population threshold that is required by most retailers and we have already seen increased interest from national chains and franchisees. While infrastructure, labor force, and construction costs have slowed some projects down there is still major interest in the Kuna commercial market, as evidenced by the multiple recent commercial applications for projects north of this property on Meridian Road.

In the Colliers Q4 Office & Retail Reports (attached), the city shows a 0% vacancy rate for office space and a .6% vacancy rate for retail. Availability of leasable space is the biggest challenge for recruiting small businesses to Kuna and this property is in a prime location for development. While an extension of the plat seems appropriate, the market is favorable for commercial development within the city.

Thank you for your consideration,

A handwritten signature in cursive script that reads 'Morgan Treasure'.

Morgan Treasure  
Economic Development Director  
[mtreasure@kunaid.gov](mailto:mtreasure@kunaid.gov)  
208-559-5926

## Treasure Valley | 2021 Q4 | Office | Market Statistics



County/ Submarket	Total Inventory SF	Vacant SF	Vacant SF (Last Quarter)	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg Direct Asking Rate (FSG)
<b>Ada County</b>								
Airport	363,219	6,004	6,598	594	23,596	0	0	\$10.70
Boise CBD	1,284,784	78,174	76,275	-1,899	9,205	0	0	\$25.37
Central Bench	3,536,731	176,364	168,936	-7,428	34,927	0	0	\$19.20
Downtown Boise	6,352,171	324,186	356,473	32,287	230,629	0	0	\$21.52
Eagle	1,286,099	51,712	46,973	-4,739	62,747	0	85,000	\$19.90
Garden City	241,568	9,837	3,000	-6,837	4,355	0	0	\$0.00
Kuna	119,273	0	0	0	1,094	0	0	\$0.00
North End	343,390	21,354	26,552	5,198	-16,073	0	0	\$20.96
North Meridian	4,136,533	279,598	294,508	14,910	339,708	83,187	420,917	\$18.80
Northwest Boise	417,479	16,171	13,570	-2,601	-3,780	0	0	\$18.38
South Meridian	2,385,320	291,422	261,481	-29,941	144,475	29,878	81,920	\$23.68
Southeast Boise	2,379,785	48,616	57,274	8,658	21,831	0	0	\$17.31
Southwest Boise	1,115,699	35,635	41,548	5,913	4,975	0	4,992	\$20.00
Star	102,373	3,056	3,056	0	-3,056	0	0	\$0.00
West Bench	5,494,248	266,612	234,690	-31,922	-90,331	0	5,185	\$15.34
<b>TOTAL</b>	<b>29,558,672</b>	<b>1,608,741</b>	<b>1,590,934</b>	<b>-17,807</b>	<b>764,302</b>	<b>113,065</b>	<b>598,014</b>	<b>\$20.05</b>
<b>Canyon County</b>								
Caldwell	1,075,273	20,136	21,463	1,327	13,751	0	0	\$14.65
Downtown Nampa	600,137	6,687	3,351	-3,336	-1,193	0	0	\$19.67
Idaho Center	585,992	29,391	25,844	-3,547	5,759	10,000	0	\$21.55
Karcher	604,573	3,145	0	-3,145	25,921	0	0	\$15.13
Middleton	33,842	0	0	0	0	0	0	\$0.00
Northside Nampa	64,878	2,966	2,966	0	138	0	0	\$15.00
South Nampa	447,302	9,675	11,439	1,764	12,287	0	0	\$24.00
<b>TOTAL</b>	<b>3,411,997</b>	<b>72,000</b>	<b>65,063</b>	<b>-6,937</b>	<b>56,663</b>	<b>10,000</b>	<b>0</b>	<b>\$18.87</b>
<b>Treasure Valley Total</b>								
Ada County	29,558,672	1,608,741	1,590,934	-17,807	764,302	113,065	598,014	\$20.05
Canyon County	3,411,997	72,000	65,063	-6,937	56,663	10,000	0	\$18.87
<b>TOTAL</b>	<b>32,970,669</b>	<b>1,680,741</b>	<b>1,655,997</b>	<b>-24,744</b>	<b>820,965</b>	<b>123,065</b>	<b>598,014</b>	<b>\$19.99</b>

**Sources**

<https://boisedev.com/news/2021/10/05/capital-eleven-meridian/>

<https://boisedev.com/news/2021/10/18/winbro-group-boise/>

<https://blog.naiop.org/2021/10/vacancy-rates-at-less-than-15-and-a-rise-in-average-u-s-office-listing-rates/>

<https://www.commercialedge.com/blog/national-office-report-2021-august/>

## Treasure Valley | 2021 Q4 | Retail | Market Statistics



County/ Submarket	Total Inventory SF	Vacant SF	Vacant SF (Last Quarter)	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg Direct Asking Rate (NNN)
<b>Ada County</b>								
Airport	444,267	1,510	9,016	18,506	9,490	0	11,000	\$20.00
Boise CBD	339,197	20,182	89,764	69,582	8,832	0	0	\$20.30
Central Bench	3,220,296	143,221	141,749	-1,472	63,938	5,043	0	\$14.92
Downtown Boise	2,090,134	79,708	73,745	-5,963	-13,845	0	0	\$17.69
Eagle	1,455,088	26,296	26,369	73	6,604	12,870	0	\$18.79
Garden City	879,822	28,772	27,511	-1,261	22,197	0	0	\$13.08
Kuna	512,347	3,010	3,010	0	14,324	8,080	13,000	\$14.00
North End	560,150	1,753	2,585	832	7,386	0	1,754	\$21.61
North Meridian	6,052,129	312,558	282,706	-29,852	209,528	36,725	360,750	\$21.69
Northwest Boise	1,518,240	105,102	104,959	-143	38,350	11,255	0	\$18.28
South Meridian	1,058,263	13,578	12,321	-1,257	9,374	26,304	6,776	\$27.30
Southeast Boise	1,804,288	9,180	19,950	10,770	29,162	0	10,242	\$24.18
Southwest Boise	1,796,207	48,975	39,601	-9,374	8,143	0	0	\$13.32
Star	188,834	1,940	1,940	0	-1,940	0	0	\$0.00
West Bench	7,354,777	171,304	182,142	10,838	132,713	3,300	3,000	\$15.79
<b>TOTAL</b>	<b>29,274,039</b>	<b>967,089</b>	<b>1,017,368</b>	<b>61,279</b>	<b>544,256</b>	<b>103,577</b>	<b>406,522</b>	<b>\$18.63</b>
<b>Canyon County</b>								
Caldwell	2,513,653	78,231	85,942	7,711	25,745	0	0	\$17.09
Downtown Nampa	990,952	9,885	10,485	600	30,154	0	0	\$13.02
Idaho Center	1,866,860	224,509	228,354	3,845	105,245	0	0	\$19.36
Karcher	3,448,636	131,277	131,277	0	100,187	16,501	0	\$19.82
Middleton	262,140	6,000	10,847	4,847	5,646	0	0	\$10.00
Northside Nampa	233,162	0	0	0	3,447	0	0	\$0.00
South Nampa	1,217,992	50,743	51,058	315	30,367	0	0	\$14.67
<b>TOTAL</b>	<b>10,533,395</b>	<b>500,645</b>	<b>517,963</b>	<b>17,318</b>	<b>300,791</b>	<b>16,501</b>	<b>0</b>	<b>\$17.84</b>
<b>Treasure Valley Total</b>								
Ada County	29,274,039	967,089	1,017,368	61,279	544,256	103,577	406,522	\$18.63
Canyon County	10,533,395	500,645	517,963	17,318	300,791	16,501	0	\$17.84
<b>TOTAL</b>	<b>39,807,434</b>	<b>1,467,734</b>	<b>1,535,331</b>	<b>78,597</b>	<b>845,047</b>	<b>120,078</b>	<b>406,522</b>	<b>\$18.46</b>

## Sources

<https://boisedev.com/news/2021/12/09/orchard-park-meridian-barn/>

<https://boisedev.com/news/2021/11/01/scheels-meridian-idaho/>

# CITY OF KUNA

## State of Idaho *Proclamation*

### 2022 DENIM DAY

*Whereas, the United States Government has declared April as "Sexual Assault Awareness Month" and the Women's and Children's Alliance has declared April 27, 2022 as "Denim Day"; and,*

*Whereas, both events are intended to draw attention to the fact that rape and sexual assault remain a serious issue in our society; and,*

*Whereas, "Sexual Assault Awareness Month" and Denim Day" were also instituted to call attention to misconceptions and misinformation about rape and sexual assault, and the problem that many in society remain disturbingly uninformed with respect to issues of assault and forcible rape; and,*

*Whereas, with proper education on the matter, there is compelling evidence that we can successfully reduce incidents of this alarming and psychologically damaging crime; and,*

*Whereas, the city of Kuna is an important partner in the Women's and Children's Alliance's efforts to educate our community about the true impact of rape and sexual assault.*

**NOW, THEREFORE, BE IT RESOLVED** that I, Joe L. Stear, Mayor of the City of Kuna, Idaho, do hereby proclaim April 27, 2022 as DENIM DAY FOR SEXUAL ASSAULT AWARENESS MONTH in the City of Kuna, Ada County, State of Idaho, and encourage all citizens to speak out against sexual assault and support local efforts to provide help and healing to victims of these crimes.

**IN WITNESS WHEREOF,  
I set my hand on this 19<sup>th</sup> day of April  
in the year of two thousand twenty-two.**

---

**Joe L. Stear  
Mayor of Kuna, Idaho**



---

(Space above reserved for recording)

**ORDINANCE NO. 2022-14  
CITY OF KUNA, IDAHO  
T & J GOODE PROPERTIES LLC  
MUNICIPAL REZONE**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;**

- **MAKING CERTAIN FINDINGS; AND**
- **REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NO. R2404340200 OWNED BY T & J GOODE PROPERTIES LLC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND**
- **AMENDING THE ZONING MAP; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

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

**Section 1: The City Council Finds:** The City Council makes the following findings of its authority, purpose and the history of its enactment of this Ordinance:

- 1.1 WHEREAS,** City of Kuna, Idaho (the “City”) is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized under the provisions of § 67-6511, Idaho Code, to establish within its jurisdiction one or more zones or zoning districts where appropriate which zoning districts are established in Kuna City Code § 5-2-2; and
- 1.2 WHEREAS,** T & J GOODE PROPERTIES LLC (the “Owner”) is the owner of the certain real property which has been designated by the Ada County Assessor’s office as Parcel No. **R2404340200** and which is legally described in “Exhibit A” – Legal Description and “Exhibit B” – Location Map, which are attached to this Ordinance and incorporated herein by reference (the “Subject Real Property”), and has requested that the Subject Real Property be rezoned from the City’s **C-1 – NEIGHBORHOOD COMMERCIAL ZONING DISTRICT TO C-3 – SERVICE COMMERCIAL** (the “Rezone”); and
- 1.3 WHEREAS,** the City Planning and Zoning Commission, pursuant to public notice as required by law, held a Public Hearing on January 11, 2022, as required by Section § 67-6525, Idaho Code, made findings (approved by the Commission on January 25, 2022) with a recommendation to the Mayor and Council that rezoning for Subject Real Property from Neighborhood Commercial (C-1) to Service Commercial (C-3) be approved; and
- 1.4 WHEREAS,** the Kuna City Council, pursuant to public notice as required by law, held a Public Hearing on March 1, 2022, on the Rezone, as required by Section § 67-6525, Idaho

Code, and in accordance with the provisions of Kuna City Code Section § 5-1A-7, issued Findings of Fact and Conclusions of Law and decision on March 15, 2022, that the requested rezone was granted with a zoning classification of C-3 (Service Commercial); and

**1.5 WHEREAS**, it is necessary that the City Council adopt this Ordinance, as required by Section § 67-6511 (2) Idaho Code and Kuna City Code § 5-1A-7 G, to complete the process of implementing the decision of the Kuna City Council to Rezone the Subject Real Property from C-1 – Neighborhood Commercial to C-3 – Service Commercial (the “Rezone”).

**Section 2: Action:**

**2.1** The Subject Real Property is rezoned from **C-1 NEIGHBORHOOD COMMERCIAL ZONING DISTRICT TO C-3 – SERVICE COMMERCIAL DISTRICT** (the “Rezone”); and

**2.2** The Zoning Map of the City of Kuna is hereby amended to comply with this Rezone.

**Section 3: Directing the City Engineer and City Clerk:**

**3.1** The City Engineer is directed to change the zoning district depictions of the Subject Real Property on the Zoning Map of the City in accordance with this Rezone Ordinance; and

**3.2** The City Clerk is directed to file, this Ordinance in the official records of the City and to provide a conformed copy to the City Engineer, Planning and Zoning Director and Owner.

**Section 4: Effective Date**

**4.1** This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire Ordinance, a summary thereof in compliance with Section § 50-901A, Idaho Code, may be published together with compliance with the requirement of § 50-901A (2), that either the section of this Ordinance which contains the legal description or a map containing sufficient detail of the area of the Subject Real Property be published in full.

DATED this 19th day of April, 2022.

CITY OF KUNA  
Ada County, Idaho

\_\_\_\_\_  
Joe Stear, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

**EXHIBIT A**

**T & J GOODE PROPERTIES LLC  
MUNICIPAL REZONE FROM C-1 TO C-3**

**LEGAL DESCRIPTION**

All of Lot 12, Block 1 of Ensign Subdivision No. 3 as filed in Book 121 of Plats at Pages 19,040 through 19,042, records Ada County, Idaho located in the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 24, T.2N., R.1W., B.M., City of Kuna, Ada County, Idaho.

