

## OFFICIALS

Joe Stear, Mayor  
Greg McPherson, Council President  
Richard Cardoza, 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, December 1, 2020**

**6:00 P.M. REGULAR CITY COUNCIL**

***Due to the rise in COVID-19 cases and the Governor's Order dated November 14, 2020:  
Council Chamber is closed to the public.  
Public Attendance Option is Live Streaming***

### ***Live Streaming Instructions:***

*Members of the public may watch the December 1, 2020 Council Meeting via Facebook Live.  
Live feed will start at 6:00 P.M. on the City of Kuna Idaho Facebook page linked below:*

<https://www.facebook.com/CityofKunaIdaho/>

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

***Public testimony will be received on the cases listed under Public Hearings within this Agenda.  
The instructions and options available for public testimony are listed below.***

### **PUBLIC HEARING APPLICANT/PUBLIC TESTIMONY PROCESS:**

#### **Written – Up to noon the day of the Public Hearing**

1. Submit any below stated option **prior to noon the day of the Public Hearing meeting.**  
Late submissions will not be included.
2. Submit testimony via our website on the [Public Testimony Form](#).  
Kunacity.id.gov > Doing Business > Forms and Applications > Frequently Requested Applications and Forms > ONLINE Public Testimony Form
3. Submit testimony via email to [PublicHearingTestimony@KunaID.gov](mailto:PublicHearingTestimony@KunaID.gov)
4. Submit via mail to:  
City of Kuna  
Attention: City Clerk's Office  
PO Box 13  
Kuna, ID 83634

#### **Oral – Via electronic call during the Public Hearing**

1. Submit request **no later than noon the day of the Public Hearing meeting.**
2. Email [PublicHearingTestimony@KunaID.gov](mailto:PublicHearingTestimony@KunaID.gov)
  - ✓ Your name
  - ✓ Address
  - ✓ Phone Number you will be calling from to give testimony
  - ✓ Email Address

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) 922-5546. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 922-5546 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

- ✓ Date of Public Hearing
- ✓ Case number or Identification of Public Hearing
- 3. Watch your email for a reply email with the information to join the meeting electronically. (Check your spam/junk folder as a precaution)
- 4. Follow the dial in information.
- 5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

***If you have questions regarding public testimony,  
please call the Kuna City Clerk's Office at (208) 387-7726.***

**1. Call to Order and Roll Call**

**2. Invocation: None**

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

**4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS**

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

- A. Regular City Council Meeting Minutes Dated November 17, 2020
- B. Accounts Payable Dated November 24, 2020 in the amount of \$294,878.06
- C. Case No. 20-21-FP (Final Plat) for Madrone Heights No. 1
- D. Resolution No. R70-2020

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO REPEALING AND REPLACING RESOLUTION NO. R55-2020 AND APPOINTING A NEW MEMBER OF THE KUNA ARTS COMMISSION.

**5. External Reports or Requests: None**

**6. Public Hearings:**

*Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings. To learn more about the process for written and oral testimony please follow the directions above or call the City of Kuna Clerk's Office at (208) 387-7726.*

- A. *Public Hearing tabled from November 17, 2020 and consideration to approve Case Nos. 20-01-ZC (Rezone) and 20-02-S (Preliminary Plat) for Sera Sole Subdivision – Doug Hanson, Planner I and Riley Planning, LLC, Applicant* **ACTION ITEM**

Riley Planning, LLC requests to rezone two parcels consisting of approximately 19.22-ac in Kuna City, from Agriculture (Ag.) **TO** the R-6 MDR (Medium Density Residential) zone and to subdivide the same lands into 89 total lots (78 buildable lots and 11 common lots). The subject site is located near the NWC of Swan Falls Road and Sunbeam Street within Section 26, Township 2 North, Range 1 West; (APNs: S1326141870 & S1326142025.).

Please follow the link below to view the Staff Report and Packet for Case Nos. 20-01-ZC (Rezone) and 20-02-S (Preliminary Plat):

<https://www.kunacity.id.gov/DocumentCenter/View/7245/6A-Sera-Sole-Subdivision-CC-Packet-1212020-PDF>

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

*Potential Motions:*

*Consideration to either:*

*Option 1:* *Approve or Deny Case Nos. 20-01-ZC (Rezone) and 20-02-S (Preliminary Plat) and Close the Public Hearing*

*Option 2:* *Continue the Public Hearing to a time and date certain.*

- B. *Public Hearing and consideration to approve Case No. 20-04-ZC (Rezone) for Durrant - Doug Hanson, Planner I* **ACTION ITEM**

Kent Brown Planning Services is requesting to rezone approximately 12.16 acres from A (Agriculture) to R-6 (Medium Density Residential). The subject site is located near the NEC of S Linder Road and W Columbia Road, Kuna, ID 83634 (APN: S1301336350).

Please follow the link below to view the Staff Report and Packet for Case No. 20-04-ZC (Rezone):

<https://www.kunacity.id.gov/DocumentCenter/View/7246/6B-20-04-ZC-CC--Durrant-Staff-Packet-PDF>

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

*Potential Motions:*

*Consideration to either:*

*Option 1:* *Approve or Deny Case No. 20-04-ZC (Rezone) and Close the Public Hearing*

*Option 2:* *Continue the Public Hearing to a time and date certain.*

- C. Public Hearing and consideration to approve Case Nos. 20-02-AN (Annexation) and 20-04-S (Preliminary Plat) for Rising Sun Commons – Jace Hellman, Interim Planning & Zoning Director and Mark Tate, M3 Companies **ACTION ITEM**

The applicant, JUB Engineers, requests annexation approval to bring approx. 11.74 ac into the City of Kuna with an R-6 Medium Density Residential zone and preliminary plat approval to subdivide the approx. 11.74 ac into 53 total lots. The proposed gross density is 3.66 DUA (Dwelling Units/Ac), and the net density is approx. 5.39 DUA with 10.7% usable open space for a total 1.26 ac of open space. This will be an extension of Rising Sun Estates Sub. (Approved Nov. 2017). The site is near the Southwest Corner (SWC) of Kuna and Stroebel Roads. Kuna, ID 83634; within Section 30 T2N, R1E, B.M., APN No's: R0615250650 and R0615250700.

Please follow the link below to view the Staff Report and Packet for Case Nos. 20-02-AN (Annexation) and 20-04-S (Preliminary Plat):

<https://www.kunacity.id.gov/DocumentCenter/View/7247/6C-Rising-Sun-Commons-CC-Packet---reduced-PDF>

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

*Potential Motions:*

*Consideration to either:*

*Option 1:* *Approve or Deny Case Nos. 20-02-AN (Annexation) and 20-04-S (Preliminary Plat) and Close the Public Hearing*

*Option 2:* *Continue the Public Hearing to a time and date certain.*

- D. Public Hearing and consideration to approve Resolution No. R66-2020 – Jared Empey, City Treasurer **ACTION ITEM**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO SETTING FORTH FINDINGS; AND SUPERSEEDING, AMENDING, AND REFORMING CITY COUNCIL RESOLUTION R02-2020; AND ESTABLISHING FEES FOR CONNECTING TO SANITARY SEWER SYSTEM; AND ESTABLISHING MONTHLY SEWER USE FEES; AND ESTABLISHING MINIMUM SEWER LINE SIZES; AND ESTABLISHING OTHER CHARGES; AND ESTABLISHING AN EFFECTIVE DATE.

Please follow the link below to view the Packet for Resolution No. R66-2020:

<https://www.kunacity.id.gov/DocumentCenter/View/7248/6D-R66-2020-FINAL-Sewer-System-Fees-and-Policies-PDF>

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

*Consideration to approve Resolution No. R66-2020*

**7. Business Items: None**

**8. Ordinances:**

**A. Consideration to approve Ordinance No. 2020-33 ACTION ITEM**

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

- MAKING CERTAIN FINDINGS; AND
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S ENDURANCE HOLDINGS 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 of Ordinance*

*Consideration to Approve Ordinance*

**B. Consideration to approve Ordinance No. 2020-34 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 NOS. R5445760020, R5445760040, R5445760060, R5445760080, R5445760100, R5445760120, R5445760140, R5445760160, R5445760180, R5445760200, R5445760220, R5445760240, R5445760260, R5445760280, R5445760300, R5445760320, R5445760340, R5445760360, R5445760380, R5445760400, R5445760420, R5445760440, R5445760460, R5445760480, R5445760500, R5445760520, R5445760540, R5445760560, R5445760580, R5445760600, R5445760620, R5445760640, R5445760680, R5445760700, R5445760720, R5445760740, R5445760760, R5445760780, R5445760800, R5445760820, R5445760840, R5445760860, R5445760880, R5445760900, R5445760920, R5445760940, R5445760960, R5445760980, R5445761000, R5445761020, R5445761040, R5445761060, R5445761080, R5445461100, R5445761120, R5445761140, R5445761160, R5445761180, R5445761200, R5445761220, R5445761240, R5445761260, R5445761280, R5445761280, R5445761300, R5445761320 AND R5445761340 OWNED BY CHALLENGER 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 of Ordinance*  
*Consideration to Approve Ordinance*

**9. Executive Session: None**

**10. Mayor/Council Announcements:**

**11. Adjournment:**

**OFFICIALS**

Joe Stear, Mayor  
 Greg McPherson, Council President  
 Richard Cardoza, 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, November 17, 2020

**6:00 P.M. REGULAR CITY COUNCIL**

*Per the Order issued by Central District Health on July 14, 2020,  
 Social distancing and face masks will be required.*

*Due to social distancing protocol,  
 the Council Chambers Audience Occupancy Capacity is 15.*

*The first 15 persons who appear, in addition to Mayor, City Council, and staff, will be allowed  
 in Council Chambers. All other persons may access the meeting via Live Streaming.*

**Live Streaming Instructions:**

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*Public testimony will be received on the cases listed under Public Hearings within this Agenda.  
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**APPLICANT/PUBLIC ORAL PUBLIC HEARING TESTIMONY PROCESS:****Written – Up to noon the day of the Public Hearing**

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 Kunacity.id.gov > Doing Business > Forms and Applications > Frequently Requested  
 Applications and Forms > ONLINE Public Testimony Form
3. Submit testimony via email to [PublicHearingTestimony@KunaID.gov](mailto:PublicHearingTestimony@KunaID.gov)
4. Submit via mail to:  
 City of Kuna  
 Attention: City Clerk's Office  
 PO Box 13  
 Kuna, ID 83634

**Oral – Via electronic call during the Public Hearing**

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- ✓ Phone Number you will be calling from to give testimony
  - ✓ Email Address
  - ✓ Date of Public Hearing
  - ✓ Case number or Identification of Public Hearing
3. Watch your email for a reply email with the information to join the meeting electronically.  
(Check your spam/junk folder as a precaution)
  4. Follow the dial in information.
  5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

### **Oral – In Person Testimony during the Public Hearing.**

All persons wishing to testify must, state their name and residential address. No person shall speak until recognized by the Mayor. A three (3) minute time limit will be placed on all testimonies.

*PLEASE NOTE:* Due to social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. The first 15 persons who appear, in addition to Mayor, City Council, and staff, will be allowed in Council Chambers.

***If you have questions regarding public testimony,  
please call the Kuna City Clerk's Office at (208) 387-7726.***

## **1. Call to Order and Roll Call**

### **COUNCIL MEMBERS PRESENT:**

Mayor Joe Stear – In Person  
 Council President Greg McPherson – In Person  
 Council Member Richard Cardoza – In Person  
 Council Member Warren Christensen – In Person  
 Council Member John Laraway – In Person

### **CITY STAFF PRESENT:**

Bill Gigray, City Attorney – By Phone  
 Jared Empey, City Treasurer – In Person  
 Lisa Holland, Economic Development Director – In Person  
 Nancy Stauffer, Human Resources Director – In Person  
 Jace Hellman, Interim Planning & Zoning Director – In Person  
 Paul Stevens, Public Works Director – In Person  
 Bobby Withrow, Parks Director – In Person  
 Mike Fratusco, Kuna Police Chief – In Person  
 Jessica Reid, Planning & Zoning Staff – In Person

## **2. Invocation: None**

## **3. Pledge of Allegiance: Mayor Stear (Timestamp 00:00:54)**

Mayor Stear shared they had their share of challenges at City Hall that week. The Clerk's Office was essentially out. Stephanie Morfin had done a great job stepping up and taking care

of the work of three people in that office. Jessica Reid was at the meeting that night to fill in for City Clerk Chris Engels to take the recordings. He thanked her for that.

**4. Consent Agenda:** ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS  
(Timestamp 00:01:54)

*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 November 4, 2020
- B. Accounts Payable Dated November 12, 2020 in the amount of \$588,606.36
- C. Resolutions:

1. Resolution No. R67-2020

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE WATER TRUNK REIMBURSEMENT AGREEMENT FOR LETE COMMERCIAL NO. 1; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY KUNA CAVES STORAGE, LLC THE AMOUNT OF SIX THOUSAND ONE HUNDRED SEVENTY-SIX DOLLARS AND FORTY-SEVEN CENTS (\$6,176.14) PURSUANT TO THE TERMS OF SAID AGREEMENT.

2. Resolution No. R68-2020

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE PRESSURIZED IRRIGATION TRUNK REIMBURSEMENT AGREEMENT FOR LETE COMMERCIAL NO. 1; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY KUNA CAVES STORAGE, LLC THE AMOUNT OF THIRTEEN THOUSAND THREE HUNDRED SEVENTY-ONE DOLLARS AND FORTY-SIX CENTS (\$13,371.46) PURSUANT TO THE TERMS OF SAID AGREEMENT.

3. Resolution No. R69-2020

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY GREYHAWK LAND COMPANY, LLC FOR GREYHAWK SUBDIVISION NO. 11 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING, STREET LIGHTING, AND FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

**D. Findings of Fact and Conclusions of Law**

1. Case No. 20-01-CPF (Combination Preliminary and Final Plats) Ensign No. 1
2. Case No. 20-01-S (Preliminary Plat) Fossil Creek
3. Case No. 19-08-AN (Annexation) Black Rock Marketplace-Village

**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 Cardoza, Christensen, Laraway, and McPherson**Voting No:** None**Absent:** None**Motion Passed:** 4-0**5. External Reports or Requests: None****6. Public Hearings:**

Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings. To learn more about the process for written and oral testimony please follow the directions above or call the City of Kuna Clerk's Office at (208) 387-7726.

- A.** Public Hearing and consideration to approve Findings of Fact and Conclusions of Law for Case Nos. 19-14-AN (Annexation) & 19-11-S (Preliminary Plat) Patagonia East, Lakes, Ridge Subdivision – Troy Behunin, Planner III **ACTION ITEM**  
(Timestamp 00:02:43)

Mayor Stear shared another tragedy of the week. Planner III Troy Behunin had been severely injured in a fall from a ladder. He invited Interim Planning & Zoning Director Jace Hellman to present the item.

Mr. Hellman reviewed the Findings of Fact and Conclusions of Law. He noted a couple of errors that needed to be corrected on record. Staff would make these corrections before submitting for signature. On the top left, under “In the Matter of the Applications of”, it should say Westpark Companies instead of Trilogy Development, under 3.2.1. it should read 147 acres instead of 97 acres, and the final correction was under 5.4. where the Case No. should be 19-14-AN instead of 20-01-AN.

Mayor Stear stated this was a public hearing just to finalize the Findings of Fact and Conclusions of Law so if there was no further discussion from Council, they could have a motion as such with the changes from staff.

**Motion To:** Close the public hearing**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen  
**Further Discussion:**

Council Member Cardoza asked if this needed to be republished due to the name error.

Mayor Stear did not think they needed to do that. They would just do it in the Findings of Fact.

**Motion Passed:** 3-0-1  
**Recused:** Council Member Laraway

**Motion To:** Approve the Findings of Fact and Conclusions of Law for Case Nos. 19-14-AN & 19-11-S with the corrections made by staff and noted in the record.

**Motion By:** Council President McPherson  
**Motion Seconded:** Council Member Christensen  
**Further Discussion:** None  
**Motion Passed:** 3-0-1  
**Recused:** Council Member Laraway

- B.** Public Hearing and consideration to approve Ordinance No. 2020-32 for the Kuna Urban Renewal Plan for the Kuna West Urban Renewal Project – Lisa Holland, Economic Development Director **ACTION ITEM**  
(Timestamp 00:07:50)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR THE KUNA WEST URBAN RENEWAL PROJECT, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND OTHER TAXING ENTITIES; PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING AN EFFECTIVE DATE.

Please follow the link below to view the Kuna West Urban Renewal Plan:

<https://www.kunacity.id.gov/DocumentCenter/View/7234/Exhibit-3-Kuna-West-Plan-w-exhibits-11102020-PDF>

Economic Development Director Lisa Holland introduced project.

Lisa Bachman, JUB Engineers, reviewed the project using the slides included in the Council Packet and stood for questions.

Alivia Metts with Metts Group, attending via phone, reviewed the feasibility portion of the project, also using the slides included in the Council Packet, and stood for questions.

Ms. Holland shared City Attorney Bill Gigray was having problems getting into the meeting via Zoom. She asked if Council wanted to wait a moment while they tried to get him on board.

Mayor Stear said yes.

Meghan Conrad with Elam & Burke, 251 E Front Street, Suite 300, Boise, Idaho 83701, reviewed the legal elements of the project. She addressed the Idaho Statutes that allowed an Urban Renewal District to be created, what Idaho Code had changed in 2016, and how a completion deadline of December 31, 2020 would make the Urban Renewal District start date retroactive to January 1, 2020. She stood for questions.

Ms. Holland summarized the purpose of the Urban Renewal District. She thanked everyone who had been a supporter and partner, the Clerk's Office, the Planning & Zoning Department, and everyone who had been involved. She stood for questions.

Mayor Stear opened the public hearing. No one had signed up to testify. He asked if there was anyone who didn't sign up that would like to testify in this matter.

There were none.

Mayor Stear asked if there was anyone online who had requested to testify.

There were none.

Support: None

Against: None

Neutral: None

Rebuttal: None

Mayor Stear stated this had been interesting to see come all the way around. The City had talked about this many times but had never been able to put together a district that penciled out, made sense, and was worth pursuing. It was good to finally have this moving forward. He noted when the legislature made the changes to Urban Renewal Districts they did so because they felt there were districts taking advantage and using the dollars for building things they didn't think were appropriate to go forward without the public being able to vote on them. He thought the way the City had done this, which had been their mission and goal from the beginning, was to make this used for infrastructure and help development grow where it otherwise might not. As they all knew, Kuna was about 90% residential in its tax base. This would give some opportunity to make up some of that difference and fill some of those gaps. One of the biggest issues that year was property taxes and it would be a hot topic at the legislature that year with a lot of discussion. Mayor Stear appreciated all the efforts that went into this and he was glad to see it moving forward. He asked if Council had any comments or discussion on this.

Council had nothing to add.

Mayor Stear performed the official first reading of Ordinance No. 2020-32.

**Motion To:** Close the evidence presentation and proceed to deliberation

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Motion Passed:** 4-0

**Motion To:** Waive three readings of Ordinance No. 2020-32

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Motion Passed:** 4-0

**Motion To:** Approve Ordinance No. 2020-32

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

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

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

**Motion Passed:** 4-0

**Motion To:** Approve Summary Publication of Ordinance No. 2020-32

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Motion Passed:** 4-0

Mayor Stear thanked everyone. He appreciated all the efforts.

- C. Public Hearing and consideration to approve Case Nos. 19-08-ZC (Rezone) and 19-10-S (Preliminary Plat) for the Monarch Landing Subdivision – Troy Behunin, Planner III and Mason and Associates, Applicant **ACTION ITEM**  
(Timestamp 00:45:23)

Mason & Associates, Inc. (applicant) requests Rezone and Preliminary Plat approvals for the Monarch Landing Subdivision. Applicant requests a rezone for approximately 17.34 total acres from Agriculture (AG) to a C-3 Commercial (Service Commercial) zone. Applicant also requests preliminary plat approval in order to re-subdivide Lot 1, Block 1 of Tukila Meadow Sub into 15 total lots, and requests a SUP to place an approximate 5-acre self-storage facility on the same site. The subject site is at the SWC Linder and Hubbard Roads, Kuna, ID 83634, within Section 14, Township 2 North, Range 1 West (APN R8555340170).

Please follow the link below to view the Staff Report and Packet for Case Nos. 19-08-ZC (Rezone) and 19-10-S (Preliminary Plat):

<https://www.kunacity.id.gov/DocumentCenter/View/7239/6C-19-08-ZC-19-10-S-Monarch-Landing-Sub-Packet-PDF>

Interim Planning & Zoning Director Jace Hellman stated staff requested this item be tabled to December 15, 2020 due to a staff member's accident.

**Motion To:** Table Case Nos. 19-08-ZC and 19-10-S to the December 15, 2020 Council Meeting

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Motion Passed:** 4-0

- D.** Public Hearing and Consideration to approve Case Nos. 20-01-ZC (Rezone) and 20-02-S (Preliminary Plat) for Sera Sole Subdivision – Troy Behunin, Planner III and Riley Planning, LLC, Applicant **ACTION ITEM**  
(Timestamp 00:46:58)

Riley Planning, LLC requests to rezone two parcels consisting of approximately 19.22-ac in Kuna City, from Agriculture (Ag.) **TO** the R-6 MDR (Medium Density Residential) zone and to subdivide the same lands into 89 total lots (78 buildable lots and 11 common lots). The subject site is located near the NWC of Swan Falls Road and Sunbeam Street within Section 26, Township 2 North, Range 1 West; (APNs: S1326141870 & S1326142025.).

Please follow the link below to view the Staff Report and Packet for Case Nos. 20-01-ZC (Rezone) and 20-02-S (Preliminary Plat):

<https://www.kunacity.id.gov/DocumentCenter/View/7240/6D-Sera-Sole-Subdivision-CC-Packet-PDF>

Interim Planning & Zoning Director Jace Hellman stated staff requested Case Nos. 20-01-ZC and 20-02-S be tabled to December 1, 2020 due to a staff member's accident.

**Motion To:** Table Case Nos. 20-01-ZC and 20-02-S to the December 1, 2020 Council Meeting

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Motion Passed:** 4-0

7. **Business Items:** None

8. **Ordinances:** None

9. **Executive Session:** None

**10. Mayor/Council Announcements:**

*(Timestamp 00:48:33)*

Mayor Stear stated they would be working with Planning & Zoning on changing their process for cases in the future. It used to be one planner in charge of a project so they had most all of the working knowledge on that project. In the future there would be quite a bit of collaboration between planners so not only one person had direct knowledge of a case. They had run into this before where someone was absent and someone had to present a project they were unfamiliar with. He felt this would be good change they could make happen and it would avoid issues like this in the future.

Mayor Stear shared Mr. Behunin was severely injured falling off a ladder and they wished him the best. He would be going through some tough times. He would be in the hospital a few more days probably. He had some surgeries and it was going to be a long road to recovery. He would be in a wheel chair for a while. They wished him and his family the best.

Mayor Stear noted no one in the Clerk's Office tested positive for COVID but there were some exposures. There was some illness that was not COVID though. They were hoping to be somewhat back to normal the next week.

Mayor Stear asked if everyone saw the tractor out front. He loved it and said it was one of the City's coolest art pieces ever.

Mayor Stear also noted Kuna Police Chief Jon McDaniel's official last day would be that Thursday. Unfortunately, due to COVID, the Sheriff's Office was unable to do a retirement party for him but they would get something figured out for him eventually. He welcomed Chief Mike Fratusco. He said he was already doing a good job and was very pleased.

**11. Adjournment: 6:53 P.M.**

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Joe L. Stear, Mayor

ATTEST:

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Chris Engels, City Clerk

*Minutes prepared by Ariana Welker, Deputy City Clerk*

*Date Approved: CCM 12.01.2020*

City of Kuna

## Payment Approval Report - City Council Approval

Page: 1

Report dates: 11/13/2020-11/24/2020

Nov 24, 2020 11:15AM

## 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>A COMPANY, INC.</b>												
1463	A COMPANY, INC.	114-11203615		<u>ADA WHEELCHAIR ACCESSIBLE AND STANDARD PORTABLE RESTROOM ADDITIONAL SERVICE, ADA#493 &amp; #KK099. 10/13- 11/09/20 - THE GREENBELT AT CITY HALL</u>	11/10/2020	162.00	.00	<u>01-6212 RENT- EQUIPMENT</u>	1004	11/20		
Total 114-11203615:						162.00	.00					
1463	A COMPANY, INC.	114-11203620		<u>ADA ACCESSIBLE PORTABLE RESTROOM ADDITIONAL SERVICE. 10/13-11/9/20 - THE FARM PARK</u>	11/10/2020	162.00	.00	<u>01-6212 RENT- EQUIPMENT</u>	1004	11/20		
Total 114-11203620:						162.00	.00					
1463	A COMPANY, INC.	114-11241666		<u>ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL. WEEKLY SERVICE. 11/13-12/10/20 - BUTLER PARK</u>	11/16/2020	212.75	.00	<u>01-6212 RENT- EQUIPMENT</u>	1004	11/20		
Total 114-11241666:						212.75	.00					
Total A COMPANY, INC.:						536.75	.00					
<b>ADA COUNTY PROSECUTING ATTORNE</b>												
176	ADA COUNTY PROSECUTING ATTORNE	11232020CPA		<u>PROSECUTORIAL SERVICES FOR DECEMBER 2020</u>	11/23/2020	4,500.00	.00	<u>01-6203 PROSECUTORIAL SERVICES</u>	0	11/20		
Total 11232020CPA:						4,500.00	.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 ADA COUNTY PROSECUTING ATTORNE:						4,500.00	.00					
<b>AFFORDABLE TRANSMISSION &amp; AUTO REPAIR</b>												
1780	AFFORDABLE TRANSMISSION & AUTO REPAIR	11202020AT		<u>AFFORDABLE TRANSMISSION, IDAHO REBOUNDS-MUNICIPAL SMALL BUSINESS GRANT-NOV.'20</u>	11/20/2020	10,000.00	10,000.00	03-6369 CARES ACT CFAC REIMBURSEMENT	0	11/20	11/20/2020	
Total 11202020AT:						10,000.00	10,000.00					
Total AFFORDABLE TRANSMISSION & AUTO REPAIR:						10,000.00	10,000.00					
<b>AIR FILTER SUPERSTORE WHOLESALE LLC</b>												
1876	AIR FILTER SUPERSTORE WHOLESALE LLC	INV27939	10789	<u>FILTER REPLACEMENTS FOR SENIOR CENTER, NOV.'20</u>	11/02/2020	24.08	.00	01-6140 MAINT. & REPAIR BUILDING	1001	11/20		
1876	AIR FILTER SUPERSTORE WHOLESALE LLC	INV27939	10789	<u>FILTER REPLACEMENTS FOR SAIDE WHEELHOUSE , NOV.'20</u>	11/02/2020	10.17	.00	20-6140 MAINT. & REPAIR BUILDING	0	11/20		
1876	AIR FILTER SUPERSTORE WHOLESALE LLC	INV27939	10789	<u>FILTER REPLACEMENTS FOR SAIDE WHEELHOUSE , NOV.'20</u>	11/02/2020	2.55	.00	25-6140 MAINT. & REPAIR BUILDING	0	11/20		
1876	AIR FILTER SUPERSTORE WHOLESALE LLC	INV27939	10789	<u>FILTER REPLACEMENTS FOR CITY HALL , NOV.'20-ADMIN</u>	11/02/2020	18.92	.00	01-6140 MAINT. & REPAIR BUILDING	0	11/20		
1876	AIR FILTER SUPERSTORE WHOLESALE LLC	INV27939		<u>FILTER REPLACEMENTS FOR BUTLER WHEELHOUSE , NOV.'20</u>	11/02/2020	10.17	.00	20-6140 MAINT. & REPAIR BUILDING	0	11/20		
1876	AIR FILTER SUPERSTORE WHOLESALE LLC	INV27939		<u>FILTER REPLACEMENTS FOR BUTLER WHEELHOUSE , NOV.'20</u>	11/02/2020	2.55	.00	25-6140 MAINT. & REPAIR BUILDING	0	11/20		
1876	AIR FILTER SUPERSTORE WHOLESALE LLC	INV27939	10789	<u>FILTER REPLACEMENTS FOR CITY HALL , NOV.'20-WATER</u>	11/02/2020	12.94	.00	20-6140 MAINT. & REPAIR BUILDING	0	11/20		
1876	AIR FILTER SUPERSTORE WHOLESALE LLC	INV27939	10789	<u>FILTER REPLACEMENTS FOR CITY HALL , NOV.'20-SEWER</u>	11/02/2020	12.94	.00	21-6140 MAINT. & REPAIR BUILDING	0	11/20		
1876	AIR FILTER SUPERSTORE WHOLESALE LLC	INV27939	10789	<u>FILTER REPLACEMENTS FOR CITY HALL , NOV.'20-PI</u>	11/02/2020	5.00	.00	25-6140 MAINT. & REPAIR BUILDING	0	11/20		
Total INV27939:						99.32	.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 AIR FILTER SUPERSTORE WHOLESAL						99.32	.00					
<b>ANALYTICAL LABORATORIES</b>												
1	ANALYTICAL LABORATORIES	76482		<u>MONTHLY BACTERIA SAMPLES</u> <u>OCT. '20 - WATER</u>	10/31/2020	399.95	.00	<u>20-6152 M &amp; R -</u> <u>LABORATORY</u> <u>COSTS</u>	0	11/20		
Total 76482:						399.95	.00					
1	ANALYTICAL LABORATORIES	76483		<u>LAB TESTS, OCT. '20-SEWER</u>	10/31/2020	2,067.20	.00	<u>21-6152 M &amp; R -</u> <u>LABORATORY</u> <u>COSTS</u>	0	11/20		
Total 76483:						2,067.20	.00					
Total ANALYTICAL LABORATORIES:						2,467.15	.00					
<b>ASTRA INDUSTRIAL SERVICES, INC</b>												
1215	ASTRA INDUSTRIAL SERVICES, INC	00175225	10681	<u>WEST WELL REHAB PHASE 3,</u> <u>BACKFLOW FOR THE FARM,</u> <u>T.FLEMING, NOV. '20</u>	11/05/2020	15,177.00	.00	<u>21-6020 CAPITAL</u> <u>IMPROVEMENTS</u>	1157	11/20		
Total 00175225:						15,177.00	.00					
Total ASTRA INDUSTRIAL SERVICES, INC:						15,177.00	.00					
<b>ATLAS COPCO USA HOLDINGS INC</b>												
1607	ATLAS COPCO USA HOLDINGS INC	401027234		<u>1 EA LID FOR ACCU TAB UNIT</u> <u>FOR CHLORINATOR, T.</u> <u>SHAFFER, NOV. '20</u>	11/06/2020	281.07	.00	<u>21-6150 M &amp; R -</u> <u>SYSTEM</u>	0	11/20		
Total 401027234:						281.07	.00					
Total ATLAS COPCO USA HOLDINGS INC:						281.07	.00					
<b>AUTOZONE, INC.</b>												
1606	AUTOZONE, INC.	4126282302	10845	<u>4 FT FUEL LINE, 2 FUEL</u> <u>FILTERS AND STABILIZER FOR</u> <u>WATER DEPT VAC TRUCK, J</u> <u>OSBORNE, NOV. '20-WATER</u>	11/16/2020	23.30	.00	<u>20-6305 VEHICLE</u> <u>MAINTENANCE &amp;</u> <u>REPAIRS</u>	0	11/20		

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
1606	AUTOZONE, INC.	4126282302	10845	4 FT FUEL LINE, 2 FUEL FILTERS AND STABILIZER FOR WATER DEPT VAC TRUCK. J. OSBORNE, NOV. '20-PI	11/16/2020	5.83	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	11/20		
Total 4126282302:						29.13	.00					
Total AUTOZONE, INC.:						29.13	.00					
<b>BIG SKY RENTALS LLC</b>												
1846	BIG SKY RENTALS LLC	8577	10724	PROPANE, T.SHAFFER, OCT.'20	10/14/2020	20.03	.00	21-6150 M & R - SYSTEM	0	11/20		
Total 8577:						20.03	.00					
Total BIG SKY RENTALS LLC:						20.03	.00					
<b>BOISE-KUNA IRRIGATION DISTRICT</b>												
12	BOISE-KUNA IRRIGATION DISTRICT	12202020BKID		FALL ASSESSMENT - 2021 IRRIGATION FOR KUNA TOWNSITE	11/23/2020	3,930.27	.00	25-6116 IRRIGATION / WATER COSTS	0	11/20		
Total 12202020BKID:						3,930.27	.00					
12	BOISE-KUNA IRRIGATION DISTRICT	12202020BKID		FALL ASSESSMENT - 2021 IRRIGATION FOR 501 W SHORTLINE RD	11/23/2020	54.84	.00	25-6116 IRRIGATION / WATER COSTS	0	11/20		
Total 12202020BKID2:						54.84	.00					
12	BOISE-KUNA IRRIGATION DISTRICT	12202020BKID		FALL ASSESSMENT - 2021 IRRIGATION FOR W2 NE4 SW4 SEC 19 2N 1E	11/23/2020	54.35	.00	25-6116 IRRIGATION / WATER COSTS	0	11/20		
Total 12202020BKID3:						54.35	.00					
Total BOISE-KUNA IRRIGATION DISTRICT:						4,039.46	.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
<b>BRUCE L GILLOGY</b>												
2024	BRUCE L GILLOGY	1029		<u>6 EA BIKE RACKS, DOWNTOWN REVITALIZATION PHASE II, CITY MATCH, NOV. '20</u>	11/18/2020	270.00	.00	<u>03-6370_EXP - DOWNTOWN REVITALIZATION</u>	0	11/20		
Total 1029:						270.00	.00					
Total BRUCE L GILLOGY:						270.00	.00					
<b>CENTURYLINK</b>												
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 11/07-12/06/2020-ADMIN</u>	11/07/2020	13.96	13.96	<u>01-6255 TELEPHONE</u>	0	11/20	11/20/2020	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 11/07-12/06/2020-P&amp;Z</u>	11/07/2020	5.00	5.00	<u>01-6255 TELEPHONE</u>	1003	11/20	11/20/2020	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 11/07-12/06/2020-WATER</u>	11/07/2020	12.96	12.96	<u>20-6255 TELEPHONE EXPENSE</u>	0	11/20	11/20/2020	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 11/07-12/06/2020-SEWER</u>	11/07/2020	12.96	12.96	<u>21-6255 TELEPHONE EXPENSE</u>	0	11/20	11/20/2020	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 11/07-12/06/2020-PI</u>	11/07/2020	5.00	5.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	11/20	11/20/2020	
Total 208922917954B11072020:						49.88	49.88					
Total CENTURYLINK:						49.88	49.88					
<b>CONRAD &amp; BISCHOFF INC</b>												
2020	CONRAD & BISCHOFF INC	0806962-IN		<u>1499 GALLONS DIESEL LS DYED #2, T. SHAFFER, NOV. '20</u>	11/17/2020	2,981.51	.00	<u>21-6300_FUEL</u>	0	11/20		
Total 0806962-IN:						2,981.51	.00					
Total CONRAD & BISCHOFF INC:						2,981.51	.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
<b>CREATIVE WRAPS</b>												
1970	CREATIVE WRAPS	1759	10796	8 SIGNS FOR PARK RESTROOMS FOR HOURS OF OPERATION & EXIT AFTER HOURS. J.LORENTZ	11/11/2020	80.00	.00	01-6188_SIGNAGE	1004	11/20		
Total 1759:						80.00	.00					
Total CREATIVE WRAPS:						80.00	.00					
<b>CUSTOM ELECTRIC, INC.</b>												
147	CUSTOM ELECTRIC, INC.	8472		TROUBLESHOOT BASIN HYDRORANGER AT KUNA NORTH PLANT. INSTALLED HYDRORANGER FROM EXISTING LIFT STATION CONTROL PANEL, T.SHAFFER, AUG. '20	08/19/2020	340.00	.00	21-6142_MAINT. & REPAIRS - EQUIPMENT	0	11/20		
Total 8472:						340.00	.00					
147	CUSTOM ELECTRIC, INC.	8475	10869	TROUBLESHOOT SCREEN AT TEN MILE LIFT STATION, T. FLEMING, AUG. '20	08/28/2020	85.00	.00	21-6150_M & R - SYSTEM	0	11/20		
Total 8475:						85.00	.00					
147	CUSTOM ELECTRIC, INC.	8505		TROUBLESHOOT FLOW SWITCH AND CHEMICAL PUMP AT THE KUNA NORTH WWTP, T. SHAFFER, SEPT. '20	09/24/2020	170.00	.00	21-6142_MAINT. & REPAIRS - EQUIPMENT	0	11/20		
Total 8505:						170.00	.00					
147	CUSTOM ELECTRIC, INC.	8534	10833	REWIRE 10 MILE LIFT STATION, WEST WELL REHAB PHASE 3, T. FLEMING, NOV. '20	11/11/2020	575.26	.00	21-6020_CAPITAL IMPROVEMENTS	1157	11/20		
Total 8534:						575.26	.00					

City of Kuna

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147	CUSTOM ELECTRIC, INC.	8536	10870	<u>EFFLUENT REUSE FLOW METER, WEST WELL REHAB, PHASE 3, NOV.'20</u>	11/19/2020	3,824.25	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1157	11/20		
Total 8536:						3,824.25	.00					
Total CUSTOM ELECTRIC, INC.:						4,994.51	.00					
<b>D &amp; B SUPPLY</b>												
75	D & B SUPPLY	44521		<u>2 PK 12 INCH MITER SAW BLADES, B. GILLOGLY, NOV. '20 -WATER</u>	11/10/2020	23.39	.00	<u>20-6175 SMALL TOOLS</u>	0	11/20		
75	D & B SUPPLY	44521		<u>2 PK 12 INCH MITER SAW BLADES, B. GILLOGLY, NOV. '20 -SEWER</u>	11/10/2020	23.39	.00	<u>21-6175 SMALL TOOLS</u>	0	11/20		
75	D & B SUPPLY	44521		<u>2 PK 12 INCH MITER SAW BLADES, B. GILLOGLY, NOV. '20 -ADMIN</u>	11/10/2020	34.19	.00	<u>01-6175 SMALL TOOLS</u>	0	11/20		
75	D & B SUPPLY	44521		<u>2 PK 12 INCH MITER SAW BLADES, B. GILLOGLY, NOV. '20 -PI</u>	11/10/2020	9.02	.00	<u>25-6175 SMALL TOOLS</u>	0	11/20		
Total 44521:						89.99	.00					
75	D & B SUPPLY	45777	10852	<u>BEVEL MITER SAW &amp; CHOP SAW, M. MEADE, NOV. '20</u>	11/17/2020	311.97	.00	<u>01-6175 SMALL TOOLS</u>	1004	11/20		
Total 45777:						311.97	.00					
75	D & B SUPPLY	46032	10865	<u>1 CAN OF SPRAY PAINT FOR PARTITIANS FOR SECURITY GATES, J. MORFIN, NOV. '20</u>	11/19/2020	6.49	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	0	11/20		
Total 46032:						6.49	.00					
Total D & B SUPPLY:						408.45	.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
<b>ED STAUB &amp; SONS PETROLEUM, INC</b>												
1731	ED STAUB & SONS PETROLEUM, INC	3738787		167.60 GALLONS PROPANE DELIVERED TO 475 SHORTLINE RD. NOV. '20-ADMIN	11/16/2020	111.45	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	11/20		
1731	ED STAUB & SONS PETROLEUM, INC	3738787		167.60 GALLONS PROPANE DELIVERED TO 475 SHORTLINE RD. NOV. '20-WATER	11/16/2020	76.25	.00	20-6150 M & R - SYSTEM	0	11/20		
1731	ED STAUB & SONS PETROLEUM, INC	3738787		167.60 GALLONS PROPANE DELIVERED TO 475 SHORTLINE RD. NOV. '20-SEWER	11/16/2020	76.25	.00	21-6150 M & R - SYSTEM	0	11/20		
1731	ED STAUB & SONS PETROLEUM, INC	3738787		167.60 GALLONS PROPANE DELIVERED TO 475 SHORTLINE RD. NOV. '20-PI	11/16/2020	29.35	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	11/20		
Total 3738787:						293.30	.00					
Total ED STAUB & SONS PETROLEUM, INC:						293.30	.00					
<b>FERGUSON ENTERPRISES INC</b>												
219	FERGUSON ENTERPRISES INC	0763834	10809	PVC FOR CHLORINATOR AT LAGOONS, R. WARWICK, NOV'20	11/05/2020	131.70	.00	21-6150 M & R - SYSTEM	0	11/20		
Total 0763834:						131.70	.00					
219	FERGUSON ENTERPRISES INC	0764058		GRIT SNAIL REPAIR, D. CROSSLEY, NOV. '20	11/09/2020	44.00	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/20		
Total 0764058:						44.00	.00					
Total FERGUSON ENTERPRISES INC:						175.70	.00					
<b>FLUID CONNECTOR PRODUCTS, INC.</b>												
1083	FLUID CONNECTOR PRODUCTS, INC.	7768160	10857	BELT PRESS HOSE REPLACEMENT, M.NADEAU, NOV. '20	11/18/2020	7.71	.00	21-6140 MAINT & REPAIR BUILDING	0	11/20		

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 7768160:						7.71	.00					
Total FLUID CONNECTOR PRODUCTS, INC.:						7.71	.00					
<b>FREUND PROPERTIES LLC</b>												
2014	FREUND PROPERTIES LLC	2384		<u>CMIT MARATHON/GUARDIAN UNLIMITED REMOTE &amp; ONSITE SUPPORT. NOV. '20-ADMIN</u>	11/01/2020	1,296.70	1,296.70	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	11/20	11/13/2020	
2014	FREUND PROPERTIES LLC	2384		<u>CMIT MARATHON/GUARDIAN UNLIMITED REMOTE &amp; ONSITE SUPPORT. NOV. '20-WATER</u>	11/01/2020	887.25	887.25	<u>20-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	11/20	11/13/2020	
2014	FREUND PROPERTIES LLC	2384		<u>CMIT MARATHON/GUARDIAN UNLIMITED REMOTE &amp; ONSITE SUPPORT. NOV. '20-SEWER</u>	11/01/2020	887.25	887.25	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	11/20	11/13/2020	
2014	FREUND PROPERTIES LLC	2384		<u>CMIT MARATHON/GUARDIAN UNLIMITED REMOTE &amp; ONSITE SUPPORT. NOV. '20-PI</u>	11/01/2020	341.30	341.30	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	11/20	11/13/2020	
Total 2384:						3,412.50	3,412.50					
2014	FREUND PROPERTIES LLC	2425		<u>OFFICE 2019 HOME &amp; BUSINESS FOR SMART BOARDS. NOV. '20-WATER</u>	11/15/2020	194.99	.00	<u>20-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	11/20		
2014	FREUND PROPERTIES LLC	2425		<u>OFFICE 2019 HOME &amp; BUSINESS FOR SMART BOARDS. NOV. '20-ADMIN</u>	11/15/2020	284.98	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	11/20		
2014	FREUND PROPERTIES LLC	2425		<u>OFFICE 2019 HOME &amp; BUSINESS FOR SMART BOARDS. NOV. '20-SEWER</u>	11/15/2020	194.99	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	11/20		
2014	FREUND PROPERTIES LLC	2425		<u>OFFICE 2019 HOME &amp; BUSINESS FOR SMART BOARDS. NOV. '20-PI</u>	11/15/2020	75.01	.00	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	11/20		
Total 2425:						749.97	.00					
Total FREUND PROPERTIES LLC:						4,162.47	3,412.50					

City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>HERITAGE ELECTRICAL CONSTRUCTION INC</b>												
2059	HERITAGE ELECTRICAL CONSTRUCTION INC	INV-10954	10690	<u>ELECTRICIAN FOR FLAGPOLE, KUNA ARTS COMMISSION, CITY HALL TRACTOR ART PIECE, J. MORFIN, OCT'20</u>	11/07/2020	750.00	.00	<u>01-6070 DONATIONS EXPENSE</u>	0	11/20		
Total INV-10954:						750.00	.00					
Total HERITAGE ELECTRICAL CONSTRUCTION INC:						750.00	.00					
<b>IDAHO HUMANE SOCIETY</b>												
833	IDAHO HUMANE SOCIETY	11/2020		<u>ANIMAL CONTROL CONTRACT SERVICES FOR NOVEMBER 2020</u>	11/01/2020	9,128.33	.00	<u>01-6005 ANIMAL CONTROL SERVICES</u>	0	11/20		
Total 11/2020:						9,128.33	.00					
Total IDAHO HUMANE SOCIETY:						9,128.33	.00					
<b>IDAHO PRESS TRIBUNE, LLC</b>												
1802	IDAHO PRESS TRIBUNE, LLC	4697		<u>AD# 4697 LEGAL PUBLICATION FOR CITY COUNCIL URBAN RENEWAL, N. STANLEY, NOV. '20</u>	10/28/2020	1,996.00	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	11/20		
Total 4697:						1,996.00	.00					
1802	IDAHO PRESS TRIBUNE, LLC	4698	10691	<u>AD# 40022 LEGAL PUBLICATION FOR CITY COUNCIL URBAN RENEWAL, N. STANLEY, NOV. '20</u>	10/28/2020	1,996.00	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	11/20		
Total 4698:						1,996.00	.00					
1802	IDAHO PRESS TRIBUNE, LLC	5246	10816	<u>AD# 48021, #02-02-AN &amp; 20-04- S. LEGAL PUBLICATION FOR CITY COUNCIL HEARING FOR RISING SUN COMMONS SUBDIVISION &amp; ANNEXATION, T. BEHUNIN, NOV'20</u>	11/11/2020	138.10	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	11/20		

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 5246:						138.10	.00					
1802	IDAHO PRESS TRIBUNE, LLC	5248	10811	<u>AD# 48039, LEGAL PUBLICATION OF ORDINANCE NO. 2020-30 A. WELKER, NOV. '20</u>	11/11/2020	134.44	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	11/20		
Total 5248:						134.44	.00					
1802	IDAHO PRESS TRIBUNE, LLC	5249	10811	<u>AD# 48061, LEGAL PUBLICATION OF ORDINANCE NO. 2020-31, A. WELKER, NOV. '20</u>	11/11/2020	53.10	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	11/20		
Total 5249:						53.10	.00					
1802	IDAHO PRESS TRIBUNE, LLC	5323	10836	<u>AD# 49571, LEGAL PUBLICATION, #20-01-PUD,20-08-S, 20-06-ZC-SUP &amp; 20-22-DR, MERLIN COTTAGES, D. HANSON, NOV. '20</u>	11/18/2020	169.21	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	11/20		
Total 5323:						169.21	.00					
Total IDAHO PRESS TRIBUNE, LLC:						4,486.85	.00					
<b>INTERSTATE ALL BATTERY CENTER</b>												
434	INTERSTATE ALL BATTERY CENTER	190210201403	10855	<u>BATTERY FOR VAC TRAILER, M. DAVILA, NOV. '20-WATER</u>	11/18/2020	64.36	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	11/20		
434	INTERSTATE ALL BATTERY CENTER	190210201403	10855	<u>BATTERY FOR VAC TRAILER, M. DAVILA, NOV. '20-PI</u>	11/18/2020	16.09	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	11/20		
Total 1902102014036:						80.45	.00					
Total INTERSTATE ALL BATTERY CENTER:						80.45	.00					

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>IRMINGER CONSTRUCTION</b>												
188	IRMINGER CONSTRUCTION	1758	10832	TEN MILE LIFT STATION SCREEN REPAIRS. T. FLEMING, NOV '20	11/11/2020	8,725.43	.00	21-6150 M & R - SYSTEM	0	11/20		
Total 1758:						8,725.43	.00					
Total IRMINGER CONSTRUCTION:						8,725.43	.00					
<b>J &amp; M SANITATION, INC.</b>												
230	J & M SANITATION, INC.	10312020JM		SLUDGE REMOVAL FOR OCTOBER 2020	11/09/2020	8,077.61	.00	21-6153 M & R - SLUDGE DISPOSAL	0	11/20		
Total 10312020JM:						8,077.61	.00					
230	J & M SANITATION, INC.	11062020-1112		SANITATION RECEIPT TRANSFER 11/06-11/12/2020	11/13/2020	70,213.51	70,213.51	26-7000 SOLID WASTE SERVICE FEES	0	11/20	11/13/2020	
230	J & M SANITATION, INC.	11062020-1112		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 11/06-11/12/2020	11/13/2020	-6,937.09	-6,937.09	01-4170 FRANCHISE FEES	0	11/20	11/13/2020	
Total 11062020-11122020:						63,276.42	63,276.42					
230	J & M SANITATION, INC.	11132020-1119		SANITATION RECEIPT TRANSFER 11/13-11/19/2020	11/20/2020	87,817.40	87,817.40	26-7000 SOLID WASTE SERVICE FEES	0	11/20	11/20/2020	
230	J & M SANITATION, INC.	11132020-1119		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 11/13-11/19/2020	11/20/2020	-8,676.35	-8,676.35	01-4170 FRANCHISE FEES	0	11/20	11/20/2020	
Total 11132020-11192020:						79,141.05	79,141.05					
Total J & M SANITATION, INC.:						150,495.08	142,417.47					
<b>JACK HENRY &amp; ASSOCIATES, INC.</b>												
1328	JACK HENRY & ASSOCIATES, INC.	3548796		ENTERPRISE MONTHLY PAYMENT FEE, OCT. '20-ADMIN	11/01/2020	43.97	.00	01-6052 CONTRACT				

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
								SERVICES	0	11/20		
1328	JACK HENRY & ASSOCIATES, INC.	3548796		ENTERPRISE MONTHLY PAYMENT FEE, OCT. '20- WATER	11/01/2020	30.08	.00	20-6052 CONTRACT SERVICES	0	11/20		
1328	JACK HENRY & ASSOCIATES, INC.	3548796		ENTERPRISE MONTHLY PAYMENT FEE, OCT. '20- SEWER	11/01/2020	30.08	.00	21-6052 CONTRACT SERVICES	0	11/20		
1328	JACK HENRY & ASSOCIATES, INC.	3548796		ENTERPRISE MONTHLY PAYMENT FEE, OCT. '20-PI	11/01/2020	11.59	.00	25-6052 CONTRACT SERVICES	0	11/20		
Total 3548796:						115.72	.00					
Total JACK HENRY & ASSOCIATES, INC.:						115.72	.00					
<b>JONATHAN STRICKLAND</b>												
1976	JONATHAN STRICKLAND	318		JANITORIAL SERVICES FOR NOVEMBER 2020, TREATMENT PLANT - WATER	11/17/2020	100.80	.00	20-6025 JANITORIAL	0	11/20		
1976	JONATHAN STRICKLAND	318		JANITORIAL SERVICES FOR NOVEMBER 2020, TREATMENT PLANT - SEWER	11/17/2020	100.80	.00	21-6025 JANITORIAL	0	11/20		
1976	JONATHAN STRICKLAND	318		JANITORIAL SERVICES FOR NOVEMBER 2020, TREATMENT PLANT - P.I	11/17/2020	38.40	.00	25-6025 JANITORIAL	0	11/20		
Total 318:						240.00	.00					
1976	JONATHAN STRICKLAND	319		JANITORIAL SERVICES FOR NOVEMBER 2020 - SENIOR CENTER	11/17/2020	446.00	.00	01-6025 JANITORIAL	1001	11/20		
Total 319:						446.00	.00					
1976	JONATHAN STRICKLAND	320		JANITORIAL SERVICES FOR NOVEMBER 2020, CITY HALL - ADMIN	11/17/2020	212.80	.00	01-6025 JANITORIAL	0	11/20		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1976	JONATHAN STRICKLAND	320		<u>JANITORIAL SERVICES FOR NOVEMBER 2020, CITY HALL - WATER</u>	11/17/2020	145.60	.00	<u>20-6025 JANITORIAL</u>	0	11/20		
1976	JONATHAN STRICKLAND	320		<u>JANITORIAL SERVICES FOR NOVEMBER 2020, CITY HALL - SEWER</u>	11/17/2020	145.60	.00	<u>21-6025 JANITORIAL</u>	0	11/20		
1976	JONATHAN STRICKLAND	320		<u>JANITORIAL SERVICES FOR NOVEMBER 2020, CITY HALL - P.I</u>	11/17/2020	56.00	.00	<u>25-6025 JANITORIAL</u>	0	11/20		
Total 320:						560.00	.00					
Total JONATHAN STRICKLAND:						1,246.00	.00					
<b>K &amp; L VENTURES</b>												
1949	K & L VENTURES	11202020KL		<u>K &amp; L VENTURES LLC, IDAHO REBOUNDS-MUNICIPAL SMALL BUSINESS GRANT, NOV. '20</u>	11/20/2020	10,000.00	10,000.00	<u>03-6369 CARES ACT CFAC REIMBURSEMENT</u>	0	11/20	11/20/2020	
Total 11202020KL:						10,000.00	10,000.00					
Total K & L VENTURES:						10,000.00	10,000.00					
<b>KUNA CHAMBER OF COMMERCE</b>												
314	KUNA CHAMBER OF COMMERCE	2052		<u>2021 YEARLY SUSTAINING MEMBERSHIP DUES, NOV. '20</u>	11/17/2020	1,000.00	.00	<u>01-6075 DUES &amp; MEMBERSHIPS</u>	0	11/20		
Total 2052:						1,000.00	.00					
Total KUNA CHAMBER OF COMMERCE:						1,000.00	.00					
<b>KUNA LUMBER</b>												
499	KUNA LUMBER	B144730	10714	<u>6 EA PVC PARTS, B.BURR, NOV. '20-WATER</u>	10/13/2020	8.92	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	11/20		
499	KUNA LUMBER	B144730	10714	<u>6 EA PVC PARTS, B.BURR, NOV. '20-PI</u>	10/13/2020	2.23	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	11/20		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total B144730:						11.15	.00					
499	KUNA LUMBER	B145402	10779	<u>YELLOW SPRAY PAINT FOR BOLLARDS WELL HOUSE, J.COX, NOV. '20</u>	10/29/2020	17.96	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	11/20		
Total B145402:						17.96	.00					
499	KUNA LUMBER	B145581	10835	<u>1 EA PIPE HEATING CABLE, J. PEREZ, NOV. '20</u>	11/12/2020	28.34	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	11/20		
Total B145581:						28.34	.00					
Total KUNA LUMBER:						57.45	.00					
<b>KUNA WELDING</b>												
46	KUNA WELDING	6255	10834	<u>6 "K" BIKE RACKS FOR DOWNTOWN REVITALIZATION PROJECT, PHASE II, CITY MATCH, B. WITHROW, NOV. '20</u>	11/06/2020	1,185.78	.00	<u>03-6370 EXP. - DOWNTOWN REVITALIZATION</u>	0	11/20		
Total 6255:						1,185.78	.00					
46	KUNA WELDING	6274	10866	<u>2 PIECES FLAT BAR FOR PARTITIONS FOR CITY HALL SECURITY GATES., J. MORFIN, NOV. '20</u>	11/19/2020	5.20	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	0	11/20		
Total 6274:						5.20	.00					
Total KUNA WELDING:						1,190.98	.00					
<b>LES SCHWAB TIRES</b>												
221	LES SCHWAB TIRES	12800451913	10785	<u>BACK TIRE FIXED ON BACK HOE AT THE SEWER LAGOON, NOV. '20-ADMIN</u>	10/30/2020	41.79	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	11/20		
221	LES SCHWAB TIRES	12800451913	10785	<u>BACK TIRE FIXED ON BACK HOE AT THE SEWER LAGOON, NOV. '20-WATER</u>	10/30/2020	28.59	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	11/20		

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
221	LES SCHWAB TIRES	12800451913	10785	<u>BACK TIRE FIXED ON BACK HOE AT THE SEWER LAGOON, NOV. '20-SEWER</u>	10/30/2020	28.59	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	11/20		
221	LES SCHWAB TIRES	12800451913	10785	<u>BACK TIRE FIXED ON BACK HOE AT THE SEWER LAGOON, NOV. '20-PI</u>	10/30/2020	11.02	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	11/20		
Total 12800451913:						109.99	.00					
Total LES SCHWAB TIRES:						109.99	.00					
<b>LOCAHAN LLC</b>												
1619	LOCAHAN LLC	AR896218		<u>MONTHLY COPYCARE INCLUDES, PARTS, LABOR &amp; TONER, CONTRACT BASE CHARGE FROM 11/03-12/02/2020 MODEL MPC4504EX, SERIAL # C737M540155 &amp; C737M540938-ADMIN</u>	11/05/2020	102.20	102.20	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	11/20	11/13/2020	
1619	LOCAHAN LLC	AR896218		<u>MONTHLY COPYCARE INCLUDES, PARTS, LABOR &amp; TONER, CONTRACT BASE CHARGE FROM 11/03-12/02/2020 MODEL MPC4504EX, SERIAL # C737M540155 &amp; C737M540938-P&amp;Z</u>	11/05/2020	36.51	36.51	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1003	11/20	11/13/2020	
1619	LOCAHAN LLC	AR896218		<u>MONTHLY COPYCARE INCLUDES, PARTS, LABOR &amp; TONER, CONTRACT BASE CHARGE FROM 11/03-12/02/2020 MODEL MPC4504EX, SERIAL # C737M540155 &amp; C737M540938-WATER</u>	11/05/2020	94.90	94.90	<u>20-6142 MAINT. &amp; REPAIRS- EQUIPMENT</u>	0	11/20	11/13/2020	
1619	LOCAHAN LLC	AR896218		<u>MONTHLY COPYCARE INCLUDES, PARTS, LABOR &amp; TONER, CONTRACT BASE CHARGE FROM 11/03-12/02/2020 MODEL MPC4504EX, SERIAL # C737M540155 &amp; C737M540938-SEWER</u>	11/05/2020	94.90	94.90	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	11/20	11/13/2020	

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
1619	LOCAHAN LLC	AR896218		MONTHLY COPYCARE INCLUDES PARTS, LABOR & TONER, CONTRACT BASE CHARGE FROM 11/03-12/02/2020 MODEL MPC4504EX, SERIAL # C737M540155 & C737M540938-PI	11/05/2020	36.50	36.50	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/20	11/13/2020	
1619	LOCAHAN LLC	AR896218		CONTRACT COUNT OVERAGES FROM 10/03-11/02/2020 MODEL MPC4504EX, SERIAL # C737M540155 & C737M540938-ADMIN	11/05/2020	38.11	38.11	01-6142 MAINT. & REPAIR - EQUIPMENT	0	11/20	11/13/2020	
1619	LOCAHAN LLC	AR896218		CONTRACT COUNT OVERAGES FROM 10/03-11/02/2020 MODEL MPC4504EX, SERIAL # C737M540155 & C737M540938-P&Z	11/05/2020	13.52	13.52	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	11/20	11/13/2020	
1619	LOCAHAN LLC	AR896218		CONTRACT COUNT OVERAGES FROM 10/03-11/02/2020 MODEL MPC4504EX, SERIAL # C737M540155 & C737M540938-WATER	11/05/2020	35.58	35.58	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/20	11/13/2020	
1619	LOCAHAN LLC	AR896218		CONTRACT COUNT OVERAGES FROM 10/03-11/02/2020 MODEL MPC4504EX, SERIAL # C737M540155 & C737M540938-SEWER	11/05/2020	35.38	35.38	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/20	11/13/2020	
1619	LOCAHAN LLC	AR896218		CONTRACT COUNT OVERAGES FROM 10/03-11/02/2020 MODEL MPC4504EX, SERIAL # C737M540155 & C737M540938-PI	11/05/2020	13.52	13.52	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/20	11/13/2020	
Total AR896218:						501.12	501.12					
Total LOCAHAN LLC:						501.12	501.12					
<b>MISCELLANEOUS VENDORS 2</b>												
1849	MISCELLANEOUS VENDORS 2	11202020CO		CONPAZ INC, IDAHO REBOUNDS-MUNICIPAL SMALL BUSINESS GRANT, NOV. '20	11/20/2020	10,000.00	10,000.00	03-6369 CARES ACT CFAC REIMBURSEMENT	0	11/20	11/20/2020	



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
				KELLEHER	11/23/2020	2,941.04	.00	25-6116 IRRIGATION / WATER COSTS	0	11/20		
Total 12202020NYID:						2,941.04	.00					
Total NEW YORK IRRIGATION DISTRICT:						2,941.04	.00					
<b>NICK'S CUSTOM CURBS &amp; DECORATIVE CONCRET</b>												
1403	NICK'S CUSTOM CURBS & DECORATIVE CONCRET	1038	10851	CONCRETE FLATWORK AND WINTER PROTECTION FOR WEST WELL REHAB PHASE #3, T. FLEMING, NOV'20	11/16/2020	960.00	.00	21-6020 CAPITAL IMPROVEMENTS	1157	11/20		
Total 1038:						960.00	.00					
Total NICK'S CUSTOM CURBS & DECORATIVE CONCRET:						960.00	.00					
<b>PARTS, INC.</b>												
470	PARTS, INC.	11092020PI	10822	1 EA HOOK-COTTER PIN PULLER, D. CROSSLEY, NOV'20	11/09/2020	9.44	.00	20-6175 SMALL TOOLS	0	11/20		
Total 11092020PI:						9.44	.00					
470	PARTS, INC.	224607	10819	2 EA ZIP TIES FOR HOLIDAY LIGHTS, B. WITHROW, NOV'20	11/09/2020	21.08	.00	01-6165 OFFICE SUPPLIES	1004	11/20		
Total 224607:						21.08	.00					
470	PARTS, INC.	224949	10842	3 EA FUEL TREATMENT FOR DIESEL EQUIPMENT, B. WITHROW, NOV'20	11/13/2020	47.97	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	11/20		
Total 224949:						47.97	.00					
470	PARTS, INC.	225098	10849	1 EA FUEL TREATMENT FOR EQUIPMENT, M. MEADE, NOV'20	11/17/2020	39.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	11/20		



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
				12/1-31/20 - WATER	12/01/2020	215.01	.00	20-6140 MAINT. & REPAIR BUILDING	0	11/20		
1021	PEAK ALARM COMPANY, INC	1071304		ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, BUTLER, BEST BATH, EL CAJON, & CEDAR), 12/1-12/31/20 - P.I	12/01/2020	53.75	.00	25-6140 MAINT & REPAIR BUILDING	0	11/20		
Total 1071304:						268.76	.00					
1021	PEAK ALARM COMPANY, INC	1071309		FIRE ALARM MONITORING AT THE TREATMENT PLANT, 12/1/20-2/28/21 - WATER	12/01/2020	40.04	.00	20-6140 MAINT. & REPAIR BUILDING	0	11/20		
1021	PEAK ALARM COMPANY, INC	1071309		FIRE ALARM MONITORING AT THE TREATMENT PLANT, 12/1/20-2/28/21 - SEWER	12/01/2020	40.04	.00	21-6140 MAINT & REPAIR BUILDING	0	11/20		
1021	PEAK ALARM COMPANY, INC	1071309		FIRE ALARM MONITORING AT THE TREATMENT PLANT, 12/1/20-2/28/21 - P.I	12/01/2020	15.26	.00	25-6140 MAINT & REPAIR BUILDING	0	11/20		
Total 1071309:						95.34	.00					
Total PEAK ALARM COMPANY, INC:						364.10	.00					
<b>REXEL USA, INC.</b>												
1613	REXEL USA, INC.	0X44184	10802	CONDUIT AND PVC FOR THE WEST WELL, R.WARWICK, NOV.'20	11/05/2020	32.36	.00	21-6090 FARM EXPENDITURES	0	11/20		
Total 0X44184:						32.36	.00					
1613	REXEL USA, INC.	0X92194	10829	CONDUIT FOR LEVEL PROBE, HEADWORKS BLDG, T.SHAFFER, NOV.'20	11/11/2020	389.01	.00	21-6140 MAINT & REPAIR BUILDING	0	11/20		
Total 0X92194:						389.01	.00					
Total REXEL USA, INC.:						421.37	.00					

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<b>RODDA PAINT CO.</b>												
1723	RODDA PAINT CO.	76065141	10854	<u>FLOOR PAINT FOR WELLS, J. COX, NOV. '20</u>	11/17/2020	644.16	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	11/20		
1723	RODDA PAINT CO.	76065141	10854	<u>FLOOR PAINT FOR WELLS, J. COX, NOV. '20 - P.I</u>	11/17/2020	161.04	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	11/20		
Total 76065141:						805.20	.00					
Total RODDA PAINT CO.:						805.20	.00					
<b>SILVER CREEK SUPPLY</b>												
1786	SILVER CREEK SUPPLY	0003960923-0	10863	<u>384 STRANDS OF HOLIDAY LIGHTS FOR BERNIE FISHER PARK, J. LORENTZ, NOV. 20</u>	11/10/2020	4,721.44	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	11/20		
Total 0003960923-001:						4,721.44	.00					
Total SILVER CREEK SUPPLY:						4,721.44	.00					
<b>ST. LUKE'S HEALTH SYSTEM</b>												
1441	ST. LUKE'S HEALTH SYSTEM	442159119		<u>EMPLOYEE DRUG SCREENING, OCT.'20</u>	10/26/2020	40.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1004	11/20		
Total 442159119:						40.00	.00					
Total ST. LUKE'S HEALTH SYSTEM:						40.00	.00					
<b>TATES RENTS, INC.</b>												
59	TATES RENTS, INC.	1418686-12	10801	<u>BOOM RENTAL FOR REPAIRS AT THE TREATMENT PLANT, S.HOWELL, NOV.'20 - WATER</u>	11/05/2020	79.38	.00	<u>20-6212 RENT - EQUIPMENT</u>	0	11/20		
59	TATES RENTS, INC.	1418686-12	10801	<u>BOOM RENTAL FOR REPAIRS AT THE TREATMENT PLANT, S.HOWELL, NOV.'20 - SEWER</u>	11/05/2020	79.38	.00	<u>21-6212 RENT- EQUIPMENT</u>	0	11/20		
59	TATES RENTS, INC.	1418686-12	10801	<u>BOOM RENTAL FOR REPAIRS AT THE TREATMENT PLANT, S.HOWELL, NOV.'20 - P.I</u>	11/05/2020	30.24	.00	<u>25-6212 RENT - EQUIPMENT</u>	0	11/20		

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 1418686-12:						189.00	.00					
Total TATES RENTS, INC.:						189.00	.00					
<b>TREASURE VALLEY COFFEE</b>												
992	TREASURE VALLEY COFFEE	2160:07060414	10837	12 EA 5-GALLON WATER BOTTLES, 3 SLEEVES OF CUPS, 1 CASE OF COFFEE, 1 CASE SWISS HOT COCO PKTS, 2 EA CANISTERS SUGAR, TREATMENT PLANT, D. CROSSELY, NOV'20 - WATER	11/13/2020	65.75	.00	20-6165 OFFICE SUPPLIES	0	11/20		
992	TREASURE VALLEY COFFEE	2160:07060414	10837	12 EA 5-GALLON WATER BOTTLES, 3 SLEEVES OF CUPS, 1 CASE OF COFFEE, 1 CASE SWISS HOT COCO PKTS, 2 EA CANISTERS SUGAR, TREATMENT PLANT, D. CROSSELY, NOV'20 - PI	11/13/2020	25.05	.00	25-6165 OFFICE SUPPLIES	0	11/20		
992	TREASURE VALLEY COFFEE	2160:07060414		12 EA 5-GALLON WATER BOTTLES, 3 SLEEVES OF CUPS, 1 CASE OF COFFEE, 1 CASE SWISS HOT COCO PKTS, 2 EA CANISTERS SUGAR, TREATMENT PLANT, D. CROSSELY, NOV'20 - SEWER	11/13/2020	65.75	.00	21-6165 OFFICE SUPPLIES	0	11/20		
Total 2160:07060414:						156.55	.00					
992	TREASURE VALLEY COFFEE	2160:07088887	10875	2 EA 5-GALLON WATER BOTTLES, NOV'20 - SHOP	11/20/2020	11.40	.00	01-6165 OFFICE SUPPLIES	1004	11/20		
Total 2160:070888876:						11.40	.00					
992	TREASURE VALLEY COFFEE	2160:07088964	10875	4 EA 5-GALLON WATER BOTTLES, NOV'20 - CITY HALL	11/20/2020	22.80	.00	01-6165 OFFICE SUPPLIES	0	11/20		
Total 2160:07088964:						22.80	.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
992	TREASURE VALLEY COFFEE	2160:07088976	10875	<u>2 EA 5-GALLON WATER BOTTLES, NOV'20 - PARKS</u>	11/20/2020	11.40	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	11/20		
Total 2160:07088976:						11.40	.00					
992	TREASURE VALLEY COFFEE	2160:07101636	10875	<u>1 CASE COFFEE, NOV'20 - CITY HALL</u>	11/18/2020	58.30	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	11/20		
Total 2160:07101636:						58.30	.00					
Total TREASURE VALLEY COFFEE:						260.45	.00					
<b>TREETOP PRODUCTS INC</b>												
1922	TREETOP PRODUCTS INC	TP200011222	10736	<u>1 EA BENCH FOR PARKS, B. WITHROW, NOV'20</u>	11/17/2020	729.84	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	11/20		
Total TP200011222:						729.84	.00					
Total TREETOP PRODUCTS INC:						729.84	.00					
<b>UNIVAR SOLUTIONS USA, INC.</b>												
1410	UNIVAR SOLUTIONS USA, INC.	48809832	10806	<u>1 TOTE OF CITRIC ACID, T. SHAFFER, NOV'20</u>	11/06/2020	2,364.12	.00	<u>21-6151 M &amp; R - PROCESS CHEMICALS</u>	0	11/20		
Total 48809832:						2,364.12	.00					
Total UNIVAR SOLUTIONS USA, INC.:						2,364.12	.00					
<b>USA BLUE BOOK</b>												
265	USA BLUE BOOK	412237	10814	<u>10 PAIR MSA ADVANTAGE GME RESPIRATOR CARTRIDGES, D. CROSSELY, NOV'20</u>	11/06/2020	231.01	.00	<u>21-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	11/20		
Total 412237:						231.01	.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 USA BLUE BOOK:						231.01	.00					
<b>UTILITY REFUND #10</b>												
2044	UTILITY REFUND #10	140550.02		ALEXSANDR ZHEMCHUZHNOVAND, 245 N SUNBIRD AVE, UTILITY REFUND	11/18/2020	80.35	.00	20-4500 METERED WATER SALES	0	11/20		
2044	UTILITY REFUND #10	140550.02		ALEXSANDR ZHEMCHUZHNOVAND, 245 N SUNBIRD AVE, UTILITY REFUND	11/18/2020	2.48	.00	21-4600 SEWER USER FEES	0	11/20		
2044	UTILITY REFUND #10	140550.02		ALEXSANDR ZHEMCHUZHNOVAND, 245 N SUNBIRD AVE, UTILITY REFUND	11/18/2020	1.86	.00	26-4975 SOLID WASTE USER FEES	0	11/20		
Total 140550.02:						84.69	.00					
2044	UTILITY REFUND #10	165085.02		BRANDI CLARK, 1057 N CAMBRICK DR, UTILITY REFUND	11/10/2020	25.24	.00	20-4500 METERED WATER SALES	0	11/20		
2044	UTILITY REFUND #10	165085.02		BRANDI CLARK, 1057 N CAMBRICK DR, UTILITY REFUND	11/10/2020	40.69	.00	21-4600 SEWER USER FEES	0	11/20		
2044	UTILITY REFUND #10	165085.02		BRANDI CLARK, 1057 N CAMBRICK DR, UTILITY REFUND	11/10/2020	18.78	.00	26-4975 SOLID WASTE USER FEES	0	11/20		
Total 165085.02:						84.71	.00					
2044	UTILITY REFUND #10	170610.02A		CONTESSA JOHNSON, 1891 W OAKLEY WAY, UTILITY REFUND	11/17/2020	97.73	.00	20-4500 METERED WATER SALES	0	11/20		
Total 170610.02A:						97.73	.00					
2044	UTILITY REFUND #10	190380.02		HERMINIO J DALTON, 1568 N TWO POINT PL, UTILITY REFUND	11/13/2020	7.49	.00	20-4500 METERED WATER SALES	0	11/20		



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				REFUND	11/13/2020	38.25	.00	21-4600 SEWER USER FEES	0	11/20		
2044	UTILITY REFUND #10	230650.03		JOHNATHAN EISFELDER, 580 W WILLOW DALE WAY, UTILITY REFUND	11/13/2020	32.88	.00	26-4975 SOLID WASTE USER FEES	0	11/20		
Total 230650.03:						102.09	.00					
2044	UTILITY REFUND #10	241049.00		HATHAWAY HOMES, 321 N BAY HAVEN AVE, UTILITY REFUND	11/03/2020	81.21	.00	20-4500 METERED WATER SALES	0	11/20		
2044	UTILITY REFUND #10	241049.00		HATHAWAY HOMES, 321 N BAY HAVEN AVE, UTILITY REFUND	11/03/2020	12.05	.00	21-4600 SEWER USER FEES	0	11/20		
Total 241049.00:						93.26	.00					
2044	UTILITY REFUND #10	241050.00		HATHAWAY HOMES, 335 N BAY HAVEN AVE, UTILITY REFUND	11/03/2020	87.32	.00	20-4500 METERED WATER SALES	0	11/20		
2044	UTILITY REFUND #10	241050.00		HATHAWAY HOMES, 335 N BAY HAVEN AVE, UTILITY REFUND	11/03/2020	17.77	.00	21-4600 SEWER USER FEES	0	11/20		
Total 241050.00:						105.09	.00					
2044	UTILITY REFUND #10	262000.01		DENISE RIDLON, 2090 N MAROON AVE, UTILITY REFUND	11/16/2020	86.00	.00	20-4500 METERED WATER SALES	0	11/20		
2044	UTILITY REFUND #10	262000.01		DENISE RIDLON, 2090 N MAROON AVE, UTILITY REFUND	11/16/2020	96.05	.00	21-4600 SEWER USER FEES	0	11/20		
2044	UTILITY REFUND #10	262000.01		DENISE RIDLON, 2090 N MAROON AVE, UTILITY REFUND	11/16/2020	86.31	.00	26-4975 SOLID WASTE USER FEES	0	11/20		
Total 262000.01:						268.36	.00					
2044	UTILITY REFUND #10	280700.02A		BRADLEY RICHARDSON, 1240 W HEARTLAND DR, UTILITY REFUND	11/16/2020	101.45	.00	20-4500 METERED WATER SALES	0	11/20		

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Total 280700.02A:						101.45	.00					
2044	UTILITY REFUND #10	291040.02		<u>JAMES WILLIAM REBENS DORF</u> <u>6884 S DONAWAY AVE, UTILITY</u> <u>REFUND</u>	11/18/2020	24.27	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	11/20		
2044	UTILITY REFUND #10	291040.02		<u>JAMES WILLIAM REBENS DORF</u> <u>6884 S DONAWAY AVE, UTILITY</u> <u>REFUND</u>	11/18/2020	28.92	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	11/20		
2044	UTILITY REFUND #10	291040.02		<u>JAMES WILLIAM REBENS DORF</u> <u>6884 S DONAWAY AVE, UTILITY</u> <u>REFUND</u>	11/18/2020	23.20	.00	<u>26-4975 SOLID</u> <u>WASTE USER</u> <u>FEES</u>	0	11/20		
Total 291040.02:						76.39	.00					
2044	UTILITY REFUND #10	302322.00		<u>RIVERWOOD HOMES, 8897 S</u> <u>LA PAMPA WAY, UTILITY</u> <u>REFUND</u>	11/02/2020	73.96	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	11/20		
2044	UTILITY REFUND #10	302322.00		<u>RIVERWOOD HOMES, 8897 S</u> <u>LA PAMPA WAY, UTILITY</u> <u>REFUND</u>	11/02/2020	19.30	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	11/20		
Total 302322.00:						93.26	.00					
2044	UTILITY REFUND #10	302330.00		<u>RIVERWOOD HOMES, 8974 S</u> <u>FORMOSA WAY, UTILITY</u> <u>REFUND</u>	11/04/2020	80.65	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	11/20		
2044	UTILITY REFUND #10	302330.00		<u>RIVERWOOD HOMES, 8974 S</u> <u>FORMOSA WAY, UTILITY</u> <u>REFUND</u>	11/04/2020	24.44	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	11/20		
Total 302330.00:						105.09	.00					
2044	UTILITY REFUND #10	302428.00		<u>RIVERWOOD HOMES, 9108 S</u> <u>CIPOLLETTI WAY, UTILITY</u> <u>REFUND</u>	11/03/2020	80.07	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	11/20		
2044	UTILITY REFUND #10	302428.00		<u>RIVERWOOD HOMES, 9108 S</u> <u>CIPOLLETTI WAY, UTILITY</u> <u>REFUND</u>	11/03/2020	25.02	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	11/20		

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Total 302428.00:						105.09	.00					
2044	UTILITY REFUND #10	302449.00		<u>RIVERWOOD HOMES, 933 E PASCUA DR. UTILITY REFUND</u>	11/04/2020	76.64	.00	<u>20-4500 METERED WATER SALES</u>	0	11/20		
2044	UTILITY REFUND #10	302449.00		<u>RIVERWOOD HOMES, 933 E PASCUA DR. UTILITY REFUND</u>	11/04/2020	28.45	.00	<u>21-4600 SEWER USER FEES</u>	0	11/20		
Total 302449.00:						105.09	.00					
2044	UTILITY REFUND #10	302454.00		<u>STYLISH HOMES, 1013 E PASCUA DR. UTILITY REFUND</u>	11/02/2020	75.18	.00	<u>20-4500 METERED WATER SALES</u>	0	11/20		
2044	UTILITY REFUND #10	302454.00		<u>STYLISH HOMES, 1013 E PASCUA DR. UTILITY REFUND</u>	11/02/2020	18.08	.00	<u>21-4600 SEWER USER FEES</u>	0	11/20		
Total 302454.00:						93.26	.00					
2044	UTILITY REFUND #10	32140.03		<u>ZACHARY HEMBREE, 1123 W ASHWOOD CT. UTILITY REFUND</u>	11/09/2020	6.48	.00	<u>20-4500 METERED WATER SALES</u>	0	11/20		
2044	UTILITY REFUND #10	32140.03		<u>ZACHARY HEMBREE, 1123 W ASHWOOD CT. UTILITY REFUND</u>	11/09/2020	6.79	.00	<u>21-4600 SEWER USER FEES</u>	0	11/20		
2044	UTILITY REFUND #10	32140.03		<u>ZACHARY HEMBREE, 1123 W ASHWOOD CT. UTILITY REFUND</u>	11/09/2020	-4.77	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	11/20		
Total 32140.03:						8.50	.00					
2044	UTILITY REFUND #10	323107.00		<u>TED MASON SIGNATURE HOMES, 1868 N RYDE AVE, UTILITY REFUND</u>	11/02/2020	24.71	.00	<u>20-4500 METERED WATER SALES</u>	0	11/20		
2044	UTILITY REFUND #10	323107.00		<u>TED MASON SIGNATURE HOMES, 1868 N RYDE AVE, UTILITY REFUND</u>	11/02/2020	24.33	.00	<u>21-4600 SEWER USER FEES</u>	0	11/20		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 323107.00:						49.04	.00					
2044	UTILITY REFUND #10	50365.01		<u>JULIE STEWART, 743 N LINDER AVE, UTILITY REFUND</u>	11/18/2020	130.90	.00	20-4500 METERED WATER SALES	0	11/20		
2044	UTILITY REFUND #10	50365.01		<u>JULIE STEWART, 743 N LINDER AVE, UTILITY REFUND</u>	11/18/2020	48.49	.00	21-4600 SEWER USER FEES	0	11/20		
2044	UTILITY REFUND #10	50365.01		<u>JULIE STEWART, 743 N LINDER AVE, UTILITY REFUND</u>	11/18/2020	41.00	.00	26-4975 SOLID WASTE USER FEES	0	11/20		
Total 50365.01:						220.39	.00					
2044	UTILITY REFUND #10	80030.01		<u>CHRISTOPHER ODEGARD, 850 W 4TH STREET, UTILITY REFUND</u>	11/16/2020	11.69	.00	20-4500 METERED WATER SALES	0	11/20		
2044	UTILITY REFUND #10	80030.01		<u>CHRISTOPHER ODEGARD, 850 W 4TH STREET, UTILITY REFUND</u>	11/16/2020	8.47	.00	21-4600 SEWER USER FEES	0	11/20		
2044	UTILITY REFUND #10	80030.01		<u>CHRISTOPHER ODEGARD, 850 W 4TH STREET, UTILITY REFUND</u>	11/16/2020	6.86	.00	26-4975 SOLID WASTE USER FEES	0	11/20		
Total 80030.01:						27.02	.00					
Total UTILITY REFUND #10:						2,043.30	.00					
<b>UTILITY REFUND #11</b>												
2062	UTILITY REFUND #11	190080.02		<u>JOSEPH REED, 408 W TROPHY ST, UTILITY REFUND</u>	11/20/2020	45.27	.00	20-4500 METERED WATER SALES	0	11/20		
2062	UTILITY REFUND #11	190080.02		<u>JOSEPH REED, 408 W TROPHY ST, UTILITY REFUND</u>	11/20/2020	41.63	.00	21-4600 SEWER USER FEES	0	11/20		
2062	UTILITY REFUND #11	190080.02		<u>JOSEPH REED, 408 W TROPHY ST, UTILITY REFUND</u>	11/20/2020	38.70	.00	26-4975 SOLID WASTE USER FEES	0	11/20		

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Total 190080.02:						125.60	.00					
Total UTILITY REFUND #11:						125.60	.00					
<b>UTILITY REFUND #9</b>												
2004	UTILITY REFUND #9	277503.00		<u>CBH, 287 W STRIPED OWL ST, UTILITY REFUND</u>	11/02/2020	76.28	.00	<u>20-4500 METERED WATER SALES</u>	0	11/20		
2004	UTILITY REFUND #9	277503.00		<u>CBH, 287 W STRIPED OWL ST, UTILITY REFUND</u>	11/02/2020	23.74	.00	<u>21-4600 SEWER USER FEES</u>	0	11/20		
Total 277503.00:						100.02	.00					
2004	UTILITY REFUND #9	292103.00		<u>CBH, 2573 W RICKON ST, UTILITY REFUND</u>	11/02/2020	72.20	.00	<u>20-4500 METERED WATER SALES</u>	0	11/20		
2004	UTILITY REFUND #9	292103.00		<u>CBH, 2573 W RICKON ST, UTILITY REFUND</u>	11/02/2020	19.37	.00	<u>21-4600 SEWER USER FEES</u>	0	11/20		
Total 292103.00:						91.57	.00					
2004	UTILITY REFUND #9	292106.00		<u>CBH, 8708 S HOBAN AVE, UTILITY REFUND</u>	11/02/2020	94.35	.00	<u>20-4500 METERED WATER SALES</u>	0	11/20		
2004	UTILITY REFUND #9	292106.00		<u>CBH, 8708 S HOBAN AVE, UTILITY REFUND</u>	11/02/2020	41.41	.00	<u>21-4600 SEWER USER FEES</u>	0	11/20		
Total 292106.00:						135.76	.00					
2004	UTILITY REFUND #9	292107.00		<u>CBH, 2465 W MALCOLM CT, UTILITY REFUND</u>	11/04/2020	77.30	.00	<u>20-4500 METERED WATER SALES</u>	0	11/20		
2004	UTILITY REFUND #9	292107.00		<u>CBH, 2465 W MALCOLM CT, UTILITY REFUND</u>	11/04/2020	22.52	.00	<u>21-4600 SEWER USER FEES</u>	0	11/20		
Total 292107.00:						99.82	.00					
2004	UTILITY REFUND #9	293057.00		<u>CBH, 3454 W CHARLENE ST, UTILITY REFUND</u>	11/02/2020	72.76	.00	<u>20-4500 METERED WATER SALES</u>	0	11/20		

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2004	UTILITY REFUND #9	293057.00		<u>CBH, 3454 W CHARLENE ST, UTILITY REFUND</u>	11/02/2020	20.50	.00	<u>21-4600 SEWER USER FEES</u>	0	11/20		
Total 293057.00:						93.26	.00					
2004	UTILITY REFUND #9	303358.00		<u>HUBBLE HOMES, 2574 N RIDGECREEK AVE, UTILITY REFUND</u>	11/04/2020	68.56	.00	<u>20-4500 METERED WATER SALES</u>	0	11/20		
2004	UTILITY REFUND #9	303358.00		<u>HUBBLE HOMES, 2574 N RIDGECREEK AVE, UTILITY REFUND</u>	11/04/2020	31.46	.00	<u>21-4600 SEWER USER FEES</u>	0	11/20		
Total 303358.00:						100.02	.00					
2004	UTILITY REFUND #9	303376.00		<u>HUBBLE HOMES, 709 E TAPER ST, UTILITY REFUND</u>	11/02/2020	81.34	.00	<u>20-4500 METERED WATER SALES</u>	0	11/20		
2004	UTILITY REFUND #9	303376.00		<u>HUBBLE HOMES, 709 E TAPER ST, UTILITY REFUND</u>	11/02/2020	34.14	.00	<u>21-4600 SEWER USER FEES</u>	0	11/20		
Total 303376.00:						115.48	.00					
2004	UTILITY REFUND #9	323026.00		<u>TRESIDIO HOMES, 1839 N RYDE AVE, UTILITY REFUND</u>	11/03/2020	79.07	.00	<u>20-4500 METERED WATER SALES</u>	0	11/20		
2004	UTILITY REFUND #9	323026.00		<u>TRESIDIO HOMES, 1839 N RYDE AVE, UTILITY REFUND</u>	11/03/2020	26.02	.00	<u>21-4600 SEWER USER FEES</u>	0	11/20		
Total 323026.00:						105.09	.00					
2004	UTILITY REFUND #9	323086.00A		<u>TODD CAMPBELL CUSTOM HOMES, 2134 E BEXLEY ST, UTILITY REFUND</u>	11/19/2020	52.67	.00	<u>20-4500 METERED WATER SALES</u>	0	11/20		
Total 323086.00A:						52.67	.00					
2004	UTILITY REFUND #9	323096.00A		<u>TODD CAMPBELL CUSTOM HOMES, 1763 N ROCKDALE AVE, UTILITY REFUND</u>	11/19/2020	52.67	.00	<u>20-4500 METERED WATER SALES</u>	0	11/20		

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 323096.00A:						52.67	.00					
2004	UTILITY REFUND #9	330311.00		<u>TOLL BROS INC. 2058 N THORNDALE AVE. UTILITY REFUND</u>	11/03/2020	38.98	.00	<u>20-4500 METERED WATER SALES</u>	0	11/20		
2004	UTILITY REFUND #9	330311.00		<u>TOLL BROS INC. 2058 N THORNDALE AVE. UTILITY REFUND</u>	11/03/2020	21.45	.00	<u>21-4600 SEWER USER FEES</u>	0	11/20		
Total 330311.00:						60.43	.00					
2004	UTILITY REFUND #9	330314.00		<u>TOLL BROS INC. 2116 N THORNDALE AVE. UTILITY REFUND</u>	11/03/2020	38.98	.00	<u>20-4500 METERED WATER SALES</u>	0	11/20		
2004	UTILITY REFUND #9	330314.00		<u>TOLL BROS INC. 2116 N THORNDALE AVE. UTILITY REFUND</u>	11/03/2020	21.45	.00	<u>21-4600 SEWER USER FEES</u>	0	11/20		
Total 330314.00:						60.43	.00					
2004	UTILITY REFUND #9	340006.01		<u>CBH. 1512 W QUEENS RIVER ST. UTILITY REFUND</u>	11/04/2020	69.66	.00	<u>20-4500 METERED WATER SALES</u>	0	11/20		
2004	UTILITY REFUND #9	340006.01		<u>CBH. 1512 W QUEENS RIVER ST. UTILITY REFUND</u>	11/04/2020	18.53	.00	<u>21-4600 SEWER USER FEES</u>	0	11/20		
Total 340006.01:						88.19	.00					
Total UTILITY REFUND #9:						1,155.41	.00					
<b>VALLI INFORMATION SYSTEMS, INC</b>												
857	VALLI INFORMATION SYSTEMS, INC	62011		<u>MONTHLY BILLING SERVICES INCLUDING POSTAGE AND INSERTS FOR OCTOBER '20 - ADMIN</u>	10/31/2020	993.10	.00	<u>01-6190 POSTAGE &amp; BILLING</u>	0	11/20		
857	VALLI INFORMATION SYSTEMS, INC	62011		<u>MONTHLY BILLING SERVICES INCLUDING POSTAGE AND INSERTS FOR OCTOBER '20 - WATER</u>	10/31/2020	1,560.59	.00	<u>20-6190 POSTAGE &amp; BILLING</u>	0	11/20		

City of Kuna

## Payment Approval Report - City Council Approval

Report dates: 11/13/2020-11/24/2020

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
857	VALLI INFORMATION SYSTEMS, INC	62011		<u>MONTHLY BILLING SERVICES INCLUDING POSTAGE AND INSERTS FOR OCTOBER '20 - SEWER</u>	10/31/2020	1,560.59	.00	<u>21-6190 POSTAGE &amp; BILLING</u>	0	11/20		
857	VALLI INFORMATION SYSTEMS, INC	62011		<u>MONTHLY BILLING SERVICES INCLUDING POSTAGE AND INSERTS FOR OCTOBER '20 - P.I</u>	10/31/2020	614.79	.00	<u>25-6190 POSTAGE &amp; BILLING</u>	0	11/20		
Total 62011:						4,729.07	.00					
857	VALLI INFORMATION SYSTEMS, INC	62012		<u>LOCKBOX TRANSACTIONS FOR OCTOBER '20 - ADMIN</u>	10/31/2020	35.97	.00	<u>01-6505 BANK FEES</u>	0	11/20		
857	VALLI INFORMATION SYSTEMS, INC	62012		<u>LOCKBOX TRANSACTIONS FOR OCTOBER '20 - WATER</u>	10/31/2020	56.53	.00	<u>20-6505 BANK FEES</u>	0	11/20		
857	VALLI INFORMATION SYSTEMS, INC	62012		<u>LOCKBOX TRANSACTIONS FOR OCTOBER '20 - SEWER</u>	10/31/2020	56.53	.00	<u>21-6505 BANK FEES</u>	0	11/20		
857	VALLI INFORMATION SYSTEMS, INC	62012		<u>LOCKBOX TRANSACTIONS FOR OCTOBER '20 - P.I</u>	10/31/2020	22.27	.00	<u>25-6505 BANK FEES</u>	0	11/20		
Total 62012:						171.30	.00					
857	VALLI INFORMATION SYSTEMS, INC	62231		<u>J &amp; M FLYER AND POSTAGE, NOV.'20 - ADMIN</u>	11/18/2020	799.47	.00	<u>01-6190 POSTAGE &amp; BILLING</u>	0	11/20		
857	VALLI INFORMATION SYSTEMS, INC	62231		<u>J &amp; M FLYER AND POSTAGE, NOV.'20 - WATER</u>	11/18/2020	1,256.31	.00	<u>20-6190 POSTAGE &amp; BILLING</u>	0	11/20		
857	VALLI INFORMATION SYSTEMS, INC	62231		<u>J &amp; M FLYER AND POSTAGE, NOV.'20 - SEWER</u>	11/18/2020	1,256.31	.00	<u>21-6190 POSTAGE &amp; BILLING</u>	0	11/20		
857	VALLI INFORMATION SYSTEMS, INC	62231		<u>J &amp; M FLYER AND POSTAGE, NOV.'20 - P.I</u>	11/18/2020	494.90	.00	<u>25-6190 POSTAGE &amp; BILLING</u>	0	11/20		
Total 62231:						3,806.99	.00					
Total VALLI INFORMATION SYSTEMS, INC:						8,707.36	.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
<b>VIKING INDUSTRIAL SYSTEMS, LLC</b>												
1428	VIKING INDUSTRIAL SYSTEMS, LLC	4283	10859	1 EA HAND TRIGGER, 1 EA SCREW CONNECTOR, PARTS FOR PRESSURE WASHER, T. SHAFFER, NOV'20	11/18/2020	168.06	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/20		
Total 4283:						168.06	.00					
Total VIKING INDUSTRIAL SYSTEMS, LLC:						168.06	.00					
<b>W.W. GRAINGER</b>												
162	W.W. GRAINGER	9706916187	10804	1 EA CHAIN DETACHER, 1 EA CHAIN & WIRE LUBRICANT, 1 EA CARBON STEEL ROLLER CHAIN, 1 EA CARBON STEEL SINGLE STRAND CONNECTING LINK, T. SHAFFER, NOV'20	11/04/2020	112.05	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/20		
Total 9706916187:						112.05	.00					
Total W.W. GRAINGER:						112.05	.00					
Grand Totals:						294,878.06	194,862.20					

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 11/13/2020-11/24/2020

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.



City of Kuna  
Planning & Zoning Department

**City of Kuna**  
P.O. Box 13  
Kuna, Idaho 83634  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
www.kunacity.id.gov

## Agency Notification

November 13, 2020

Notice is hereby given by the City of Kuna the following actions are under consideration:

<b>FILE NUMBER:</b>	20-21-FP (Final Plat) – Madrone Heights No. 1
<b>PROJECT DESCRIPTION</b>	KM Engineering, LLP, on behalf of Challenger Development, LLC, requests Final Plat approval for Madrone Heights No. 1 which consists of 55 buildable lots and 11 common lots (one which includes a shared driveway) on 10.35 acres (APN: S1322438410).
<b>SITE LOCATION</b>	2030 W Kuna Road, Kuna, ID 83634
<b>REPRESENTATIVE</b>	<i>Donna Wilson</i> KM Engineering, LLP 9233 W State Street Boise, ID 83634 (208) 639-6939 <a href="mailto:dwilson@kmengllp.com">dwilson@kmengllp.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>December 1, 2020.</b> 6:00 P.M.
<b>STAFF CONTACT</b>	Jessica Reid <a href="mailto:jreid@kunaid.gov">jreid@kunaid.gov</a> (208) 922-5274
<p>We have enclosed information to assist you with your consideration and response. <b><i>No response within 15 business days will indicate you have no objection or comments for this project.</i></b> We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4<sup>th</sup> Street, Kuna, ID 83634. Please contact staff with questions. <b><i>If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, included their email as well.</i></b> If your agency needs additional time for review, please let our office know ASAP.</p>	



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

### Commission & Council Review Application

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

\*Please submit the appropriate checklist (s) with application

**Type of Review (check all that apply):**

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

For Office Use Only	
File Number (s)	20-21-FP
Project name	Madrone Heights No.1
Date Received	10.14.2020
Date Accepted/Complete	11.04.2020
Cross Reference Files	N/A
Commission Hearing Date	N/A
City Council Hearing Date	12.01.2020

#### Contact/Applicant Information

Owners of Record: <u>DB Development, LLC</u>	Phone Number: _____
Address: <u>6152 West Half Moon Lane</u>	E-Mail: _____
City, State, Zip: <u>Eagle, ID 83616</u>	Fax #: _____
Applicant (Developer): <u>DB Development, LLC</u>	Phone Number: _____
Address: <u>same as owner</u>	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>KM Engineering, LLP</u>	Phone Number: <u>208.639.6939</u>
Address: <u>9233 W. State Street</u>	F-Mail: <u>Donna Wilson - dwilson@kmengllp.com</u>
City, State, Zip: <u>Boise, ID 83714</u>	Fax #: _____

#### Subject Property Information

Site Address: <u>2030 West Kuna Road</u>
Site Location (Cross Streets): <u>approx. 1/4 mile west of Ten Mile and Kuna Roads</u>
Parcel Number (s): <u>S1322438410</u>
Section, Township, Range: <u>Section 22, T2N, R1W</u>
Property size : <u>10.35 acres +/-</u>
Current land use: <u>AG</u> Proposed land use: <u>SFR</u>
Current zoning district: <u>R-6</u> Proposed zoning district: <u>R-6</u>

**Project Description**

Project / subdivision name: Madrone Heights Subdivision No. 1

General description of proposed project / request: final plat for single-family residential subdivision

Type of use proposed (check all that apply):

Residential single-family detached

Commercial \_\_\_\_\_

Office \_\_\_\_\_

Industrial \_\_\_\_\_

Other \_\_\_\_\_

Amenities provided with this development (if applicable): landscape buffers

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No

Please describe the existing buildings: \_\_\_\_\_

Any existing buildings to remain?  Yes  No

Number of residential units: 55 Number of building lots: 55

Number of common and/or other lots: 11 (one of these includes a shared driveway)

Type of dwellings proposed:

Single-Family \_\_\_\_\_

Townhouses \_\_\_\_\_

Duplexes \_\_\_\_\_

Multi-Family \_\_\_\_\_

Other \_\_\_\_\_

Minimum Square footage of structure (s): n/a

Gross density (DU/acre-total property): 5.3 Net density (DU/acre-excluding roads): 7.46

Percentage of open space provided: 6.0% Acreage of open space: 0.62

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

**Non-Residential Project Summary (if applicable)**

~~Number of building lots: \_\_\_\_\_ Other lots: \_\_\_\_\_~~

~~Gross floor area square footage: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_~~

~~Hours of operation (days & hours): \_\_\_\_\_ Building height: \_\_\_\_\_~~

~~Total number of employees: \_\_\_\_\_ Max. number of employees at one time: \_\_\_\_\_~~

~~Number and ages of students/children: \_\_\_\_\_ Seating capacity: \_\_\_\_\_~~

~~Fencing type, size & location (proposed or existing to remain): \_\_\_\_\_~~

~~Proposed Parking: a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_~~

~~b. Total Parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_~~

~~c. Width of driveway aisle: \_\_\_\_\_~~

~~Proposed Lighting: \_\_\_\_\_~~

~~Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): \_\_\_\_\_~~

Applicant's Signature: [Handwritten Signature]

Date: 10.14.20



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

## Final Plat Checklist

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

**Project name:** Madrone Heights Subdivision No. 1      **Applicant:** DB Development, LLC

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

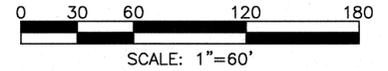
Applicant (√)	Description	Staff (√)
X	Completed and signed Commission & Council Review Application.	
X	All pages of the proposed Final Plat.	
X	Approved final engineering construction drawings for streets, water, sewer, sidewalks, pressure irrigation and other public improvements.	
X	Approved Findings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

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

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

# PLAT OF Madrone Heights Subdivision No. 1

A PARCEL OF LAND SITUATED IN A PORTION OF  
THE SW 1/4 OF THE SE 1/4 OF SECTION 22,  
TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M.,  
CITY OF KUNA, ADA COUNTY, IDAHO  
2020



### SHEET INDEX

- SHEET 1 – OVERALL SUBDIVISION MAP AND LEGEND
- SHEET 2 – NOTES AND CERTIFICATE OF OWNERS
- SHEET 3 – CERTIFICATES AND APPROVALS

### REFERENCES

- R1. RECORD OF SURVEY No. 1945, RECORDS OF ADA COUNTY, IDAHO.
- R2. RECORD OF SURVEY No. 3006, RECORDS OF ADA COUNTY, IDAHO.
- R3. RECORD OF SURVEY No. 3476, RECORDS OF ADA COUNTY, IDAHO.
- R4. RECORD OF SURVEY No. 7092, RECORDS OF ADA COUNTY, IDAHO.
- R5. WARRANTY DEED PER INSTRUMENT No. 2017-017610, RECORDS OF ADA COUNTY, IDAHO.

### LEGEND

- FOUND BRASS CAP AS NOTED
- FOUND 5/8" REBAR, AS NOTED
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- CALCULATED POINT
- LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ROAD CENTERLINE
- EASEMENT LINE
- ACHD EASEMENT (SEE NOTE 15)
- EMERGENCY ACCESS AND INGRESS/EGRESS EASEMENT (SEE NOTES 16 & 17)
- EMERGENCY ACCESS EASEMENT (SEE NOTE 17)

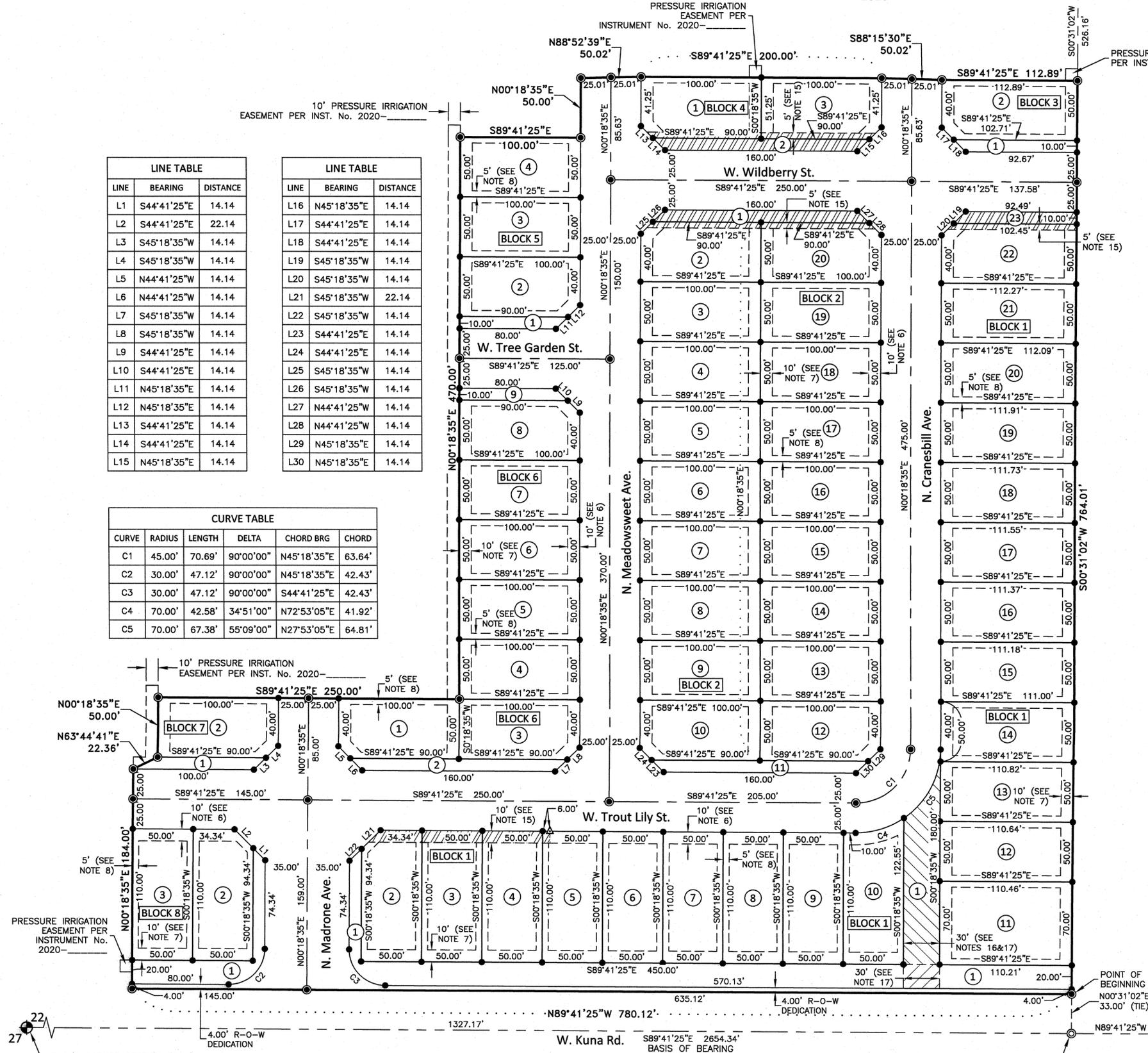
### SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.

LINE	BEARING	DISTANCE
L1	S44°41'25"E	14.14
L2	S44°41'25"E	22.14
L3	S45°18'35"W	14.14
L4	S45°18'35"W	14.14
L5	N44°41'25"W	14.14
L6	N44°41'25"W	14.14
L7	S45°18'35"W	14.14
L8	S45°18'35"W	14.14
L9	S44°41'25"E	14.14
L10	S44°41'25"E	14.14
L11	N45°18'35"E	14.14
L12	N45°18'35"E	14.14
L13	S44°41'25"E	14.14
L14	S44°41'25"E	14.14
L15	N45°18'35"E	14.14

LINE	BEARING	DISTANCE
L16	N45°18'35"E	14.14
L17	S44°41'25"E	14.14
L18	S44°41'25"E	14.14
L19	S45°18'35"W	14.14
L20	S45°18'35"W	14.14
L21	S45°18'35"W	22.14
L22	S45°18'35"W	14.14
L23	S44°41'25"E	14.14
L24	S44°41'25"E	14.14
L25	S45°18'35"W	14.14
L26	S45°18'35"W	14.14
L27	N44°41'25"W	14.14
L28	N44°41'25"W	14.14
L29	N45°18'35"E	14.14
L30	N45°18'35"E	14.14

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	45.00'	70.69'	90°00'00"	N45°18'35"E	63.64'
C2	30.00'	47.12'	90°00'00"	N45°18'35"E	42.43'
C3	30.00'	47.12'	90°00'00"	S44°41'25"E	42.43'
C4	70.00'	42.58'	34°51'00"	N72°53'05"E	41.92'
C5	70.00'	67.38'	55°09'00"	N27°53'05"E	64.81'



S 1/4 CORNER SECTION 22  
FOUND BRASS CAP  
PER CP&F No. 113002578

E 1/16 CORNER SECTIONS 22&27  
FOUND 5/8" REBAR  
PER CP&F No. 2020-

POINT OF COMMENCEMENT  
SE CORNER SECTION 22  
FOUND BRASS CAP  
PER CP&F No. 2019-013137



2-10-2020  
DEVELOPER  
**DB Development, LLC**  
MERIDIAN, IDAHO



# PLAT OF Madrone Heights Subdivision No. 1

### CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND SITUATED IN A PORTION OF SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., CITY OF KUNA, ADA COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 22, WHICH BEARS S89°41'25"E A DISTANCE OF 2,654.34 FEET FROM A FOUND BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 22, THENCE FOLLOWING THE SOUTHERLY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, N89°41'25"W A DISTANCE OF 1,327.17 FEET TO A FOUND 5/8-INCH REBAR MARKING THE EAST 1/16 CORNER OF SECTIONS 22 & 27; THENCE LEAVING SAID SOUTHERLY LINE AND FOLLOWING THE EASTERLY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22, N00°31'02"E A DISTANCE OF 33.00 FEET TO A SET 5/8-INCH REBAR ON THE NORTHERLY RIGHT-OF-WAY LINE OF W. KUNA ROAD AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID NORTHERLY RIGHT-OF-WAY LINE, N89°41'25"W A DISTANCE OF 780.12 FEET TO A SET 5/8-INCH REBAR; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N00°18'35"E A DISTANCE OF 184.00 FEET TO A SET 5/8-INCH REBAR; THENCE N63°44'41"E A DISTANCE OF 22.36 FEET TO A SET 5/8-INCH REBAR; THENCE N00°18'35"E A DISTANCE OF 50.00 FEET TO A SET 5/8-INCH REBAR; THENCE S89°41'25"E A DISTANCE OF 250.00 FEET TO A SET 5/8-INCH REBAR; THENCE N00°18'35"E A DISTANCE OF 470.00 FEET TO A SET 5/8-INCH REBAR; THENCE S89°41'25"E A DISTANCE OF 100.00 FEET TO A SET 5/8-INCH REBAR; THENCE N00°18'35"E A DISTANCE OF 50.00 FEET TO A SET 5/8-INCH REBAR; THENCE N88°52'39"E A DISTANCE OF 50.02 FEET TO A SET 5/8-INCH REBAR; THENCE S89°41'25"E A DISTANCE OF 200.00 FEET TO A SET 5/8-INCH REBAR; THENCE S88°15'30"E A DISTANCE OF 50.02 FEET TO A SET 5/8-INCH REBAR; THENCE S89°41'25"E A DISTANCE OF 112.89 FEET TO A SET 5/8-INCH REBAR ON THE EASTERLY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE FOLLOWING SAID EASTERLY LINE, S00°31'02"W A DISTANCE OF 764.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10.351 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM THE CITY OF KUNA AND THE CITY OF KUNA HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

  
JUSTIN BLACKSTOCK, MANAGER  
DB DEVELOPMENT, LLC

### ACKNOWLEDGMENT

STATE OF IDAHO }  
ADA COUNTY }  
}SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON June 25, 2020 BY JUSTIN BLACKSTOCK, AS MANAGER OF DB DEVELOPMENT, LLC.

  
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 5-6-2022

### CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF MADRONE HEIGHTS SUBDIVISION No. 1 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

AARON L. BALLARD, P.L.S. 12459



### NOTES

- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE MINIMAL DIMENSIONAL STANDARDS AS REQUIRED IN THE CITY OF KUNA ZONING ORDINANCE.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF RESUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED FROM THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF KUNA.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
- LOTS 1 AND 23, BLOCK 1, LOTS 1, AND 11, BLOCK 2, LOT 1, BLOCK 3, LOT 2, BLOCK 4, LOT 1, BLOCK 5, LOTS 2 AND 9, BLOCK 6, LOT 1, BLOCK 7 AND LOT 1, BLOCK 8 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE MADRONE HEIGHTS SUBDIVISION HOMEOWNER'S ASSOCIATION, INC., OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND CITY OF KUNA PRESSURE IRRIGATION.
- ALL FRONT LOT LINES AND ALL LOT LINES COMMON TO THE PUBLIC RIGHT-OF-WAYS CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, CITY OF KUNA STREET LIGHTS, CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
- UNLESS OTHERWISE DIMENSIONED, ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE EASEMENT FOR CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE.
- UNLESS OTHERWISE DIMENSIONED, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF KUNA.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
- DIRECT LOT OR PARCEL ACCESS TO W. KUNA ROAD IS PROHIBITED.
- THIS PLAT IS SUBJECT TO AN ACHD LANDSCAPE LICENSE AGREEMENT PER INSTRUMENT No. 2020-\_\_\_\_\_.
- THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE, AND MAY BE AMENDED FROM TIME TO TIME.
- AS SHOWN HEREON, ALL OF LOT 23, BLOCK 1, ALL OF LOT 1, BLOCK 2, ALL OF LOT 2, BLOCK 4, A PORTION OF LOTS 2-5 AND LOT 22, BLOCK 1, A PORTION OF LOTS 2 AND 20, BLOCK 2, AND A PORTION OF LOTS 1 AND 3, BLOCK 4 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT No. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- A PORTION OF LOT 1, BLOCK 1, AS SHOWN HEREON IS SUBJECT TO 30.00 FOOT WIDE EASEMENT FOR A COMMON DRIVEWAY TO PROVIDE ACCESS TO LOTS 11, 12 AND 13, BLOCK 1. SEE THE SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAINTENANCE AND REPAIR RESPONSIBILITIES OF SAID COMMON DRIVEWAY.
- A PORTION OF LOT 1, BLOCK 1, AS SHOWN HEREON IS SUBJECT TO 30.00 FOOT WIDE EASEMENT FOR EMERGENCY VEHICLE ACCESS, ONLY, TO W. KUNA ROAD. AT SUCH TIME THE EMERGENCY VEHICLE ACCESS IS NO LONGER NEEDED AND THE ACCESS (CONNECTION) TO W. KUNA ROAD IS REMOVED, THE EASEMENT FOR THAT PURPOSE SHALL BECOME NULL AND VOID.
- THE HOMEOWNERS' ASSOCIATION (HOA), IT'S OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO A FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
- MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY. SUCH LOTS MUST REMAIN FREE OF ENCROACHMENTS AND OBSTRUCTIONS TO SAID IRRIGATION/DRAINAGE FACILITIES.

DEVELOPER  
DB Development, LLC  
MERIDIAN, IDAHO



# PLAT OF Madrone Heights Subdivision No. 1

### ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
PRESIDENT  
ADA COUNTY HIGHWAY DISTRICT

### APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, HEREBY STATE THAT THE RECOMMENDED CONDITIONS OF APPROVAL HAVE BEEN SATISFIED.

\_\_\_\_\_  
CITY OF KUNA ENGINEER, P.E. No. \_\_\_\_\_

\_\_\_\_\_  
DATE

### APPROVAL OF CITY COUNCIL

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

\_\_\_\_\_  
CITY CLERK  
KUNA, IDAHO

### CERTIFICATE OF COUNTY SURVEYOR

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

\_\_\_\_\_  
ADA COUNTY SURVEYOR

\_\_\_\_\_  
DATE

### HEALTH CERTIFICATE

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

\_\_\_\_\_  
HEALTH OFFICER

\_\_\_\_\_  
DATE

### CERTIFICATE OF ADA COUNTY TREASURER

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

\_\_\_\_\_  
COUNTY TREASURER

\_\_\_\_\_  
DATE

### CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }  
ADA COUNTY } SS

I HEREBY CERTIFY THAT THIS PLAT OF MADRONE HEIGHTS SUBDIVISION No. 1 WAS FILED AT THE REQUEST OF \_\_\_\_\_ AT \_\_\_\_ MINUTES PAST \_\_\_\_ O'CLOCK \_\_M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_ A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK \_\_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_ THRU \_\_\_\_\_.

INSTRUMENT NUMBER \_\_\_\_\_

\_\_\_\_\_  
DEPUTY

\_\_\_\_\_  
EX-OFFICIO RECORDER

FEE:



2.10.2020  
DEVELOPER

DB Development, LLC  
MERIDIAN, IDAHO



ENGINEERS . SURVEYORS . PLANNERS  
9233 WEST STATE STREET  
BOISE, IDAHO 83714  
PHONE (208) 639-6939  
FAX (208) 639-6930



## City of Kuna

### Council Findings of Fact & Conclusions of Law

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

**To:** City Council

**Case Numbers:** 18-02-S (Pre Plat)  
**Madrone Heights**

**Location:** Near the northwest corner of Ten Mile and Kuna Roads, Kuna, Idaho 83642

**Planner:** Troy Behunin,  
 Planner III

**Hearing Date:** Nov. 7, 2018 (Elections)  
 Tabled until: November 20, 2018  
 Tabled until: January 15, 2019  
**Findings of Fact:** **February 5, 2019**

**Engineer:** KM Engineering  
 Kirsti Grabo  
 9233 W. State St,  
 Boise, ID 83714  
 208.639.6930  
[KGrabo@kmengllp.com](mailto:KGrabo@kmengllp.com)

**Owner:** *N Star Farm, LLC*  
*Tim Eck*  
 6152 W. Half Moon Ln.  
 Eagle, ID, 83616



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#### A. Process and Noticing:

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

##### a. Notifications

- |                                  |   |
|----------------------------------|---|
| i. Neighborhood Meeting          | April 11, 2018 (seven persons attended) |
| ii. Agency Comment Request       | June 26, 2018                           |
| iii. 375' Property Owners Notice | October 29, 2018                        |
| iv. Kuna, Melba Newspaper        | October 3, 2018                         |
| v. Site Posted                   | October 9, 2018                         |

### B. Applicant's Request:

On behalf of N Star Farm, LLC (the applicant), KM Engineering, requests approval to subdivide approximately 39.50 acres (previously zoned R-6) into 206 single home lots, an additional 27 common lots, and one shared driveway. A Design Review application for the landscaping for the 27 common lots accompanies this application. The address is 2030 W. Kuna Road, Kuna Idaho, and is located near the NWC of Ten Mile and Kuna Roads, in Section 22, T 2N, R 1W, APN #: S1322438400. This project is known as Madrone Heights Subdivision.

### C. Aerial Map:



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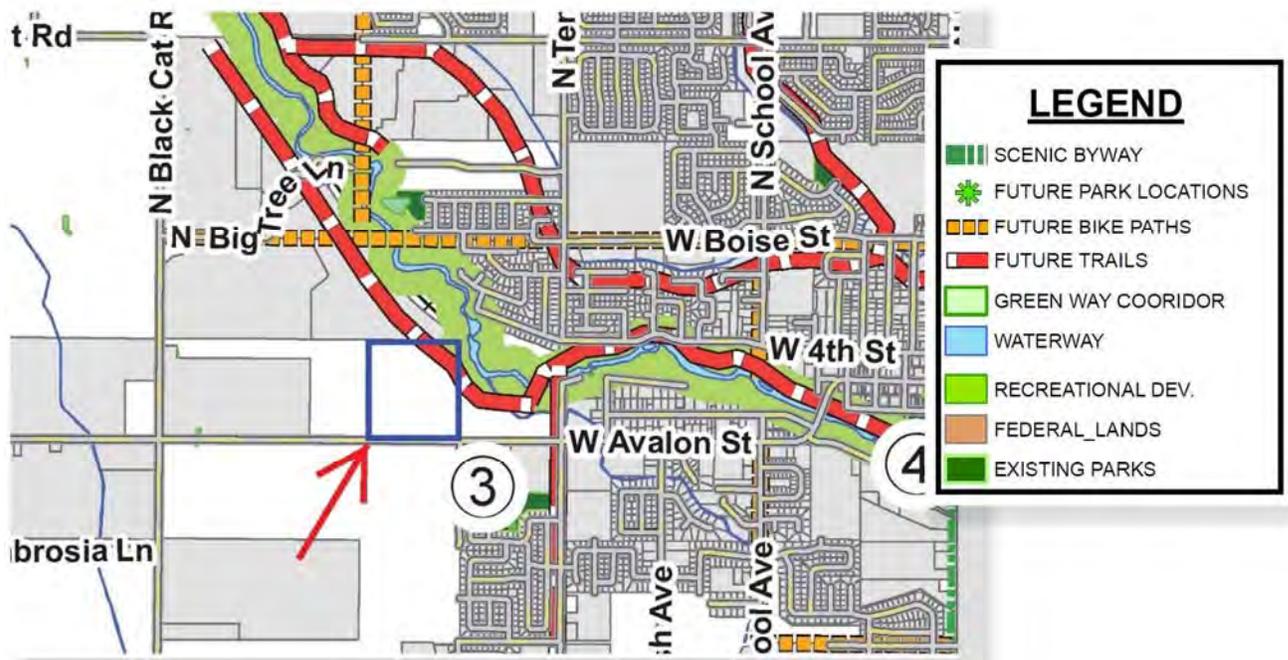
### D. Site History:

This parcel is in the City of Kuna limits, with varying historical uses, ranging from residential to farming and is currently zoned R-6 (Medium Density Residential).

### E. General Project Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The Comp Plan Map calls for Medium Density Residential for this parcel.
2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail near the NEC of the site, situated along Indian Creek. Accordingly, it is the City's goal and desire to increase the

number of trails and pathways in Kuna. It is necessary for each parcel to develop trails and pathways along their frontages of creeks, canals and ditches to comply with the Master Plan’s goals by either starting a pathway, or extending one in that area at time of development.



3. **Surrounding Land Uses:**

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

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

Property Owner	Parcel Size (Approximately)	Current Zone: (R-6) Medium Density Resident	Parcel Number
N Star Farm, LLC	39.48 acres	R-6	S1322438400

5. **Services:**

- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Irrigation District – Boise-Kuna Irrigation Dist.
- Pressurized Irrigation – City of Kuna (KMID)
- Fire Protection – Kuna Rural Fire District
- Police Protection – Kuna Police (Ada County Sheriff)
- Sanitation Services – J & M Sanitation

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

The majority of this land is being used for agricultural purposes, a small part of the land was used for residential purposes (Approx. 1.5 ac.) Applicant anticipates that the land will continue the historic agricultural uses on the lands until development occurs. There are no outbuildings on site, or any other structures.

7. **Transportation / Connectivity:**

All access points will need to follow design standards according to City and ACHD (Ada County Highway Dist.) codes. Applicant proposes ingress/egress on Kuna Road near the middle of the site, and a new segment of a mid-mile collector on the west property line. In accordance with City Code, the applicant proposes two (2)

additional connection to properties to the east and north for future connection. Current legal points of access being used at this time may remain until development requires a change.

**8. Environmental Issues:**

Beyond being within the nitrate priority area, staff is not aware of any environmental, health or safety conflicts.

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

- Kuna City Engineer (Paul Stevens) – Exhibit B-1 [*This report will be late, due to his recent hiring*].
- Ada County Highway District (ACHD – Austin Miller) – Exhibit B-2
- Boise-Kuna Irrigation District (Lauren Boehlke) – Exhibit B-3
- Cable One TV (Brett Pike) – Exhibit B-4
- Community Planning Association of Southwest Idaho (COMPASS – Carl Miller) – Exhibit B-5

**F. Staff Analysis:**

The applicant previously annexed the land as part of the former Urza property application and now submits an application for preliminary plat and subdivision design review approvals and entitlements.

This parcel was annexed into Kuna City limits last spring with a R-6 (Medium Density) zoning. During the public hearings for said annexation there were certain density conditions approved by the Commission and City Council. Staff finds that this proposal conforms to the condition as outlined in the Findings of Fact and Conclusions of law.

All major public utilities are approximately 1,325 feet east, at Ten Mile and Kuna Roads. Applicant has been made aware that development of this parcel will require extension of, and connection to city services. Connection fees will be required for those utilities at time a building permit is issued. It is anticipated that development will require four phases for complete build-out. Staff concurs with ACHD's recommendation (for the north-south mid-mile collector on the west side of the project) for construction of the proposed mid-mile up to the north property line. Staff concurs that all required improvements shall be installed along with a barricade to be constructed and placed just beyond the W. Park Street intersection; if development has not occurred when phase four begins (ACHD Condition 9 in section D: Site Specific Conditions of Approval).

Staff has reviewed Kuna's Comprehensive Plan (Comp Plan), and found the Comp Plan encourages a variety of housing types for all income levels numerous times throughout the document. Pertinent sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City attempts to balance all housing types within the City. Staff would recommend that the applicant work with Kuna City, ACHD, and Kuna Rural Fire District (KRFD) to conform to each agency's requirements.

In the northeast corner of the site is a pocket park on lot 12, block 2. The Kuna Recreation and Pathway Map indicates a trail in this area. Staff recommends that the applicant provide a public easement for a future greenbelt/pathway to be built in the future by the H.O.A. if development occurs on the east or north. While this is a very small pinch point, it could become a pivotal piece in the future. Staff recommends that plantings be arranged so that a blockade is not formed accidentally.

Staff has determined that this application complies with Title 5 of the Kuna City Code; Idaho Statute § 67-6511; as well as the Kuna Comprehensive Plan document; and forwards a recommendation of approval for Case No. 18-02-S subject to any conditions of approval outlined by Kuna's City Council.

**G. Applicable Standards:**

1. City of Kuna Zoning Ordinance Title 5, Chapter 13.
2. City of Kuna Comprehensive Plan, adopted September 1, 2009.

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

#### H. **Procedural Background:**

On January 15, 2019, the Council considered the case, including the application, agency comments, staff's memo, the application exhibits and public testimony presented or given.

#### I. **Factual Summary:**

This parcel is located near the northwest corners of Ten Mile and Kuna Roads. The project consists of 39.48 (approx.) acres and is in Kuna City limits and zoned R-6 (Medium Density Residential). Applicant requests preliminary plat approval to subdivide said property in 206 homes, 27 common lots and one shared driveway. This parcel is adjacent to Kuna Road; a principle arterial.

#### J. **Findings of Fact:**

Based upon the record contained in Case No. 18-02-S, including the Comprehensive Plan, Kuna City Code, staff's memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Council hereby approves the Findings of Fact and Conclusions of Law, and the conditions of approval for Case No. 18-02-S, a request for preliminary plat approval, according to the following:

*The Council concludes that the applications comply with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the Subdivision regulations outlined in title 6 of KCC.*

1. The Kuna Council accepts the facts as outlined in the staff memo, the public testimony and the supporting evidence list presented.

**Comment:** *The Kuna Council held a public hearing on the subject applications on January 15, 2019, to hear from City staff, the applicant and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written.*

2. Based on the evidence contained in Case No. 18-02-S, this proposal appears to *generally* comply with the Comprehensive Plan.

**Comment:** *The Comp Plan has listed numerous goals for providing single-family housing in Kuna. The Comp Plan describes this property as Medium Density. As this project proposes to accommodate single-family residential uses, the project follows the goals of the Comp Plan.*

3. The Kuna Council has the authority to approve the preliminary plat application.

**Comment:** *On January 15, 2019, Council will decide to vote for an approval for Case No. 18-02-S.*

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

**Comment:** *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on January 15, 2019.*

#### K. **Proposed Comprehensive Plan Analysis:**

Council determines the proposed preliminary plat and design review requests for the *site are* consistent with the following Comp Plan components:

Housing:

Residents expressed interest in a mix of residential type dwellings applications; including a variety of housing. They were receptive to a greater mix of lot sizes and house price to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21 Comprehensive Plan [CP]).

**Comment:** *The Comp Plan provides for a mix of residential uses. This project has proposed a zone that provides an opportunity for a variety of densities, therefore it generally conforms to the Comp Plan goals and policies.*

Private Property Rights Goals and Objectives - Section 2 - Summary:

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

**Comment:** *Utilizing the Idaho Attorney General's criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the Economic value is intact.*

Economic Development Goals and Objectives - Section 5 - Summary:

Promote and ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement (Pg. 42 – 1.5 and Pg. 43 – 3.1 [CP]).

**Comment:** *The Comp Plan encourages an adequate mix of housing for all income levels and calls for increasing pedestrian connections. The requested zoning for this project provides an opportunity for a number of additional housing types to Kuna's inventory and quality housing. At time of development, this project should be conditioned to add to the City's pedestrian network for non-motorized transportation, by proposing pathway connections for future development to connect to in the future.*

Land Use Goals and Objectives - Section 6 - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles (Pg. 64 – 3.1 & Goal 3, and Pg. 65 – 4.3 [CP]).

**Comment:** *The requested zoning provides an opportunity for quality housing opportunities and multiple housing varieties to the City's inventory for all types of lifestyles, ages and economic groups.*

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly development while discouraging development of land divisions greater than one-half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – Obj. 1.1, Pg. 163 12.4 and Pg. 165 – 2.1 [CP]).

**Comment:** *With the requested zoning, applicant proposes a future high quality development with a variety of dwelling types, densities, and price points for all income levels Kuna as encouraged by the Comp Plan. In the future, this project will add to the City's overall network of, utilities, sidewalks and roadways, therefore it complies with logical, orderly development and discourages land divisions and development greater than one half acre, and could avoid increased municipal services costs and sprawl.*

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create well planned neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place (Pg.167 – Goal 1 and Pg. 168 – 1.2 and 2.1[CP]).

**Comment:** Applicant should be conditioned to offer good community and urban design principles through creation of greenspaces, add to the pedestrian pathway network and add to the City's sidewalk network. Applicant has proposed and shall improve classified roadways, which add to the roadway system thereby complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). Applicant has proposed and should be conditioned to incorporate landscape buffers creating a sense of place for citizens. Applicant has proposed and should be conditioned to follow sound community design concepts and comply with the Comp Plan goals and help strengthen Kuna's image.

**L. Idaho State Code Analysis:**

1. **IC §67-6511 (2) C** requires that the Council analyze the proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, **or** would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.
2. **IC §67-6513** provides that the City provide for mitigation of the effects of subdivision development on the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate the proposed subdivision.
3. Through discussions and comments submitted by public service providers, the project would not create demonstrable adverse impact to quality of emergency service and/or delivery of said services, or impose substantial additional costs to current residents.

**M. Council's Conclusions of Law:**

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

1. The Council feels the site *is* physically suitable for development in the future.

**Comment:** *The 39.48 acre (approximate) proposal appears to be suitable for a subdivision, as proposed.*

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

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

3. The preliminary plat application *is not* likely to cause adverse public health problems.

**Comment:** *As proposed, the preliminary plat generally complies with the Comp Plan. The project will connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

**Comment:** *Through correspondence with public service providers and application evaluation, this subdivision request appears to avoid detriment to surrounding uses. Council did consider the subdivision and landscaping and the location of the property with adjacent uses.*

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

**Comment:** *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services (existing and proposed) are suitable and adequate for this subdivision, or will be as conditioned.*

6. Based on the evidence contained in Case No's 18-02-S, Council finds Case No. 18-02-S adequately complies with Kuna City Code.
7. Based on the evidence contained in Case No. 18-02-S, Council finds Case No. 18-02-S generally complies with Kuna's Zoning Code.

#### **N. Recommendation of the Commission:**

Based upon the facts outlined in staff's memo, the Comp Plan, City Code, the record before the Commission, the applicant's presentation, public testimony and discussion during the September 11, 2018, public hearing, the Kuna Commission votes to *recommend approval* for Case No. 18-02-S to Council with the following conditions of approval:

##### Preliminary Play Specific Conditions:

- Applicant shall follow conditions as outlined in the staff report with a revision to No. 13, a condition that the applicant shall provide a perimeter pathway around Lot 12, Block 2 (similar to the central park) in the northeast corner for future connectivity to the city greenbelt,
- Applicant shall install solid vinyl fencing across both stub streets at Park and Madrone Avenue to seal off the streets with the future signage as recommended in the ACHD report,
- Applicant shall install barricades north of the Park Street and Beadlily intersection to restrict access for the road to the north property line.
- Applicant shall install solid vinyl fencing across both stub streets at Park and Madrone Avenue,
- Applicant shall install barricades north of Park Street and along Beadlily,

#### **O. Council's Order of Decision:**

**18-02-S (Preliminary Plat), Note:** On January 15, 2019, the Council voted to approve Case No. 18-02-S (Madrone Heights), based upon the facts outlined in staff's memo, the Comp Plan, City Code, the record before the Council, the applicant's presentation, public testimony and discussion during the January 15, 2019, public hearing. Therefore, the Kuna Council votes to *approve* Case No. 18-02-S, with the following conditions of approval,

- Applicant shall follow all conditions as outlined in the staff Memo.
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
    - a. The City Engineer shall approve the sewer hook-ups.
    - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards

contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

- c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
  - d. The Boise-Kuna Irrigation District shall approval any modifications to the existing irrigation system.
  - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
    - 2.1- With development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
  3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.
  4. 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.
  5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
  6. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
  7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
  8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
  9. All signage/monuments within/for the project shall comply with Kuna City Code and shall be approved through the design review process with all subdivisions.
  10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
  11. Developer shall provide a perimeter pathway in Block 2 in the northwest corner for future connectivity to the city greenbelt
  12. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
  13. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
  14. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: this 5th day, of February, 2019.

ATTEST:

Chris Engels, Kuna City Clerk

*Chris Engels*



*Joe Stear*

Joe Stear, Mayor, Kuna City



# City of Kuna AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho )  
                          )  
County of Ada )

I, Tim Eck , 6152 West Half Moon Lane  
Name Address  
Eagle , Idaho 83616  
City State Zip Code

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my  
permission to KM Engineering, LLP 9233 West State Street, Boise, ID 83714  
Name Address

to submit the accompanying application pertaining to that property.

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

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

Dated this 27 day of February, 20 20

[Signature]  
Signature

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

[Signature]  
Notary Public for Idaho

Residing at: Star, ID

My commission expires: 2.20.24



ADA COUNTY RECORDER Phil McGrane BOISE IDAHO Pgs=5 NIKOLA OLSON FIDELITY NATIONAL TITLE - BOISE	<b>2020-096936</b> <b>07/31/2020 02:32 PM</b> \$15.00
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34602017570 tk

**SPECIAL WARRANTY DEED**

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, **Urza Farm LLC, an Idaho limited liability company** whose address is **1977 E. Overland Road, Meridian, ID 83642** (the "Grantor"), does hereby grant, bargain, sell and convey unto **DB Development, LLC, a Delaware limited liability company**, whose address is **2228 w Piazza St., Meridian, ID 83646** (the "Grantee"), the following described premises (the "Premises"):

**See the attached Exhibit A.**

TO HAVE AND TO HOLD the Premises, with their appurtenances unto the Grantee, and its successors and assigns forever.

TOGETHER WITH all and singular the improvements, hereditaments, and appurtenances thereon and thereunto belonging or in anywise appertaining, and the reversion or reversions, remainders, rents, issues and profits thereof; and all of the estate, title, interest, claim and demand whatsoever of the Grantor, either in law or in equity, of, in and to the above-described Premises with said improvements, hereditaments and appurtenances.

Grantee is relying solely upon Grantee's inspections as to the condition of the Premises. Grantor and Grantor's agents, employees and attorneys are not making, have not made and expressly disclaim any representations or warranties, express or implied, with respect to any aspect, feature or condition of the Premises, including, without limitation, the existence of hazardous waste, or the suitability of the Premises for Grantee's intended use. Grantee shall independently verify all information regarding any aspect or feature of the Premises provided by Grantor. Grantor does not guaranty the accuracy of any information provided by Grantor, its agents, employees or attorneys. Grantee is purchasing the Premises in "AS IS" "WHERE IS" condition, subject to all faults (whether they be physical, environmental or otherwise), including both latent and patent defects.

Grantor makes no covenants or warranties with respect to title, express or implied, other than as expressly stated hereinafter. Grantor is the owner of the Premises and has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the

execution of this instrument free from encumbrances caused, created, or suffered directly by Grantor.

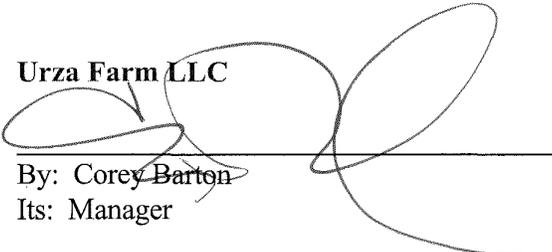
In addition to the foregoing, Grantor warrants the Premises is free and clear of all liens and encumbrances. The scope of Grantor's obligation pursuant to the warranty in this paragraph shall be limited to any amounts received by Grantor pursuant to the policy of title insurance, if any, obtained by Grantor upon acquisition of the Premises. All costs of pursuing a claim under such policy of title insurance shall be borne by Grantee.

Grantor does also hereby assign to Grantee, as to the Premises, the warranty Grantor obtained upon acquisition of the Premises if any. Said assignment is without warranty.

Grantee, by execution of this Special Warranty Deed, acknowledges Grantee's acceptance of the conveyance herein in accordance with the terms hereof and agrees to be bound by the restrictions set out herein.

Effective Date: 7/30/20

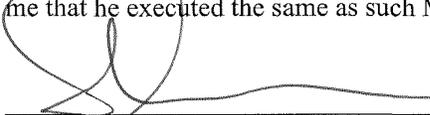
**GRANTOR:**

**Urza Farm LLC**  
  
By: Corey Barton  
Its: Manager

State of Idaho

County of Ada

On this 30 day of July, 2020, before me the undersigned, a Notary Public in and for said state, personally appeared **Corey Barton** or identified to me to be the person whose name is subscribed to the within instrument, as the Manager of **Urza Farm LLC**, the limited liability company and acknowledged to me that he executed the same as such Manager.

  
Notary Public Name: Tanya Lampman  
Residing at Middleton, id  
My Commission Expires: 7/16/22





# EXHIBIT "A"

## LEGAL DESCRIPTION FOR Urza Farm LLC Parcel



9233 WEST STATE STREET | BOISE, ID 83714 | 208.639.6939 | FAX 208.639.6930

### Legal Description for Urza Farm LLC Parcel

A parcel of land situated in a portion of Southwest 1/4 of the Southeast 1/4 of Section 22, Township 2 North, Range 1 West, B.M., City of Kuna, Ada County, Idaho, and being more particularly described as follows:

Commencing at a found brass cap marking the Southeast corner of said Section 22, which bears S89°41'25"E a distance of 2,654.34 feet from a found brass cap marking the South 1/4 corner of said Section 22, thence following the southerly line of the Southeast 1/4 of said Section 22, N89°41'25"W a distance of 1,327.17 feet to a found 5/8-inch rebar marking the East 1/16 corner of Sections 22 & 27; Thence leaving said southerly line and following the easterly line of the Southwest 1/4 of the Southeast 1/4 of said Section 22, N00°31'02"E a distance of 33.00 feet to a set 5/8-inch rebar on the northerly Right-of-Way line of W. Kuna Road and being the **POINT OF BEGINNING**;

Thence following said northerly right-of-Way line, N89°41'25"W a distance of 780.12 feet to a set 5/8-inch rebar;  
Thence leaving said northerly Right-of-Way line, N00°18'35"E a distance of 184.00 feet to a set 5/8-inch rebar;  
Thence N63°44'41"E a distance of 22.36 feet to a set 5/8-inch rebar;  
Thence N00°18'35"E a distance of 50.00 feet to a set 5/8-inch rebar;  
Thence S89°41'25"E a distance of 250.00 feet to a set 5/8-inch rebar;  
Thence N00°18'35"E a distance of 470.00 feet to a set 5/8-inch rebar;  
Thence S89°41'25"E a distance of 100.00 feet to a set 5/8-inch rebar;  
Thence N00°18'35"E a distance of 50.00 feet to a set 5/8-inch rebar;  
Thence N88°52'39"E a distance of 50.02 feet to a set 5/8-inch rebar;  
Thence S89°41'25"E a distance of 200.00 feet to a set 5/8-inch rebar;  
Thence S88°15'30"E a distance of 50.02 feet to a set 5/8-inch rebar;  
Thence S89°41'25"E a distance of 112.89 feet to a set 5/8-inch rebar on the easterly line of the Southwest 1/4 of the Southeast 1/4 of said Section 22;  
Thence following said easterly line, S00°31'02"W a distance of 764.01 feet to the **POINT OF BEGINNING**.

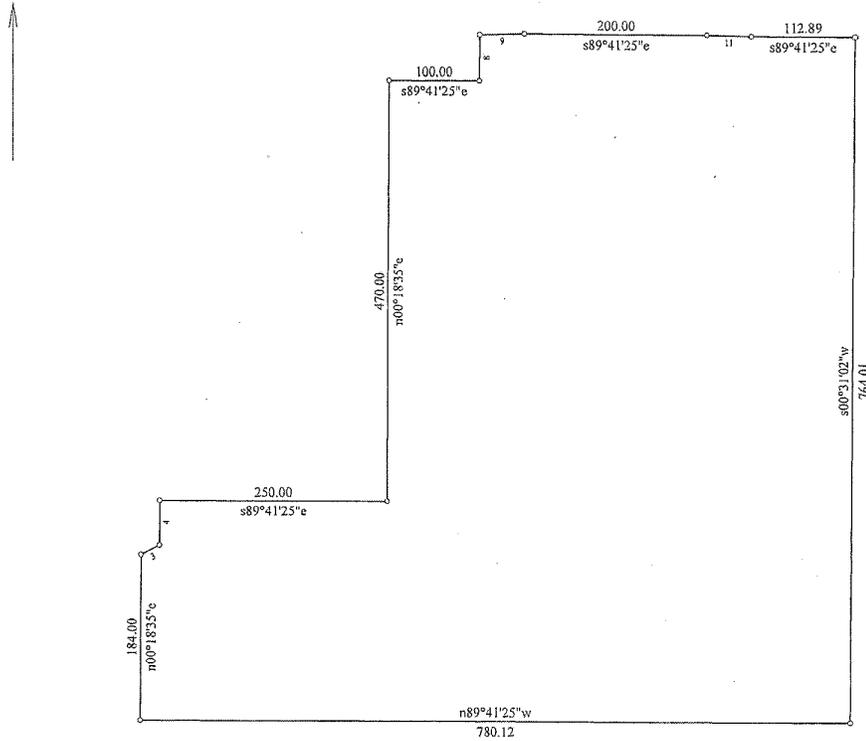
Said parcel contains 10.351 acres (450,888 square feet), more or less.



ENGINEERS | SURVEYORS | PLANNERS

# EXHIBIT "A"

## LEGAL DESCRIPTION FOR Urza Farm LLC Parcel



Title: Urza Farm LLC Parcel	
Scale: 1 inch = 140 feet	File:18-144
Tract 1: 10.351 Acres: 450888 Sq Feet: Closure = n65.2624w 0.01 Feet: Precision = 1/249830: Perimeter = 3083 Feet	
001=n89.4125w 780.12	006=n00.1835e 470.00
002=n00.1835e 184.00	007=s89.4125e 100.00
003=n63.4441e 22.36	008=n00.1835e 50.00
004=n00.1835e 50.00	009=n88.5239e 50.02
005=s89.4125e 250.00	010=s89.4125e 200.00
	011=s88.1530e 50.02
	012=s89.4125e 112.89
	013=s00.3102w 764.01

Real Estate Purchase and Sale Agreement Page 9

BUYER INITIAL JB

SELLER INITIAL TWE



October 14, 2020  
Project No.: 18-144

Mr. Troy Behunin  
Planning & Zoning Department  
City of Kuna  
751 West 4<sup>th</sup> Street  
Kuna, ID 83634

**RE: Madrone Heights Subdivision No. 1 – Kuna, ID  
Final Plat Application**

Dear Troy:

On behalf of DB Development, LLC, we are pleased to submit the attached application and required supplements for the final plat of Madrone Heights Subdivision No. 1.

The final plat for this phase encompasses approximately 10.35 acres of the overall site and includes 55 buildable single-family residential lots, 10 common lots and 1 shared driveway for a total of 66 lots. Permanent access for this subdivision is proposed via a connection to West Kuna Road.

To the best of our knowledge, the final plat for Madrone Heights Subdivision No. 1 is in conformance with the approved preliminary plat and meets the requirements and conditions of approval thereof. Further, the construction plans for this phase have been approved by the regulatory agencies and the project is under construction.

Should you have questions or require further information in order to process this application, please feel free to contact me.

Sincerely,  
**KM Engineering, LLP**

A handwritten signature in blue ink, appearing to read 'Donna Wilson', written over a light blue circular stamp.

Donna Wilson  
Development Assistant

cc: DB Development, LLC

Property that it owns to any city, county, the State of Idaho, the United States of America, or any political subdivision of any of the foregoing. The Board shall also have the power to receive a conveyance of any property interest from the above-referenced entities, or any other individual or entity, and to hold such property interest as Common Area.

5.5.2 Duties. In addition to duties necessary and proper to carry out the power delegated to the Association by this Declaration, and the Articles and Bylaws, without limiting the generality thereof, the Association or its agents, if any, shall have the authority and the obligation to conduct all business affairs of the Association and to perform, without limitation, each of the following duties:

5.5.2.1 Operation and Maintenance of the Common Area.

Operate, maintain, and otherwise manage, or provide for the operation, maintenance, and management of, the Common Area. Such properties may include those lands intended for open space uses and which may be referred to as “non-buildable” lots per the Plat. Without limiting the generality of the foregoing, the Association shall perform the following:

5.5.2.1.1 Maintain, repair, or replace all school bus staging areas;

5.5.2.1.2 Maintain the integrity of the vision triangles as required by the Plat Conditions;

5.5.2.1.3 Maintain the development’s Common Area landscaping and open spaces, including temporary irrigation and furnishings located in all public rights-of-way;

5.5.2.1.4 Maintain the Subdivision’s non-publically dedicated park and pathway areas;

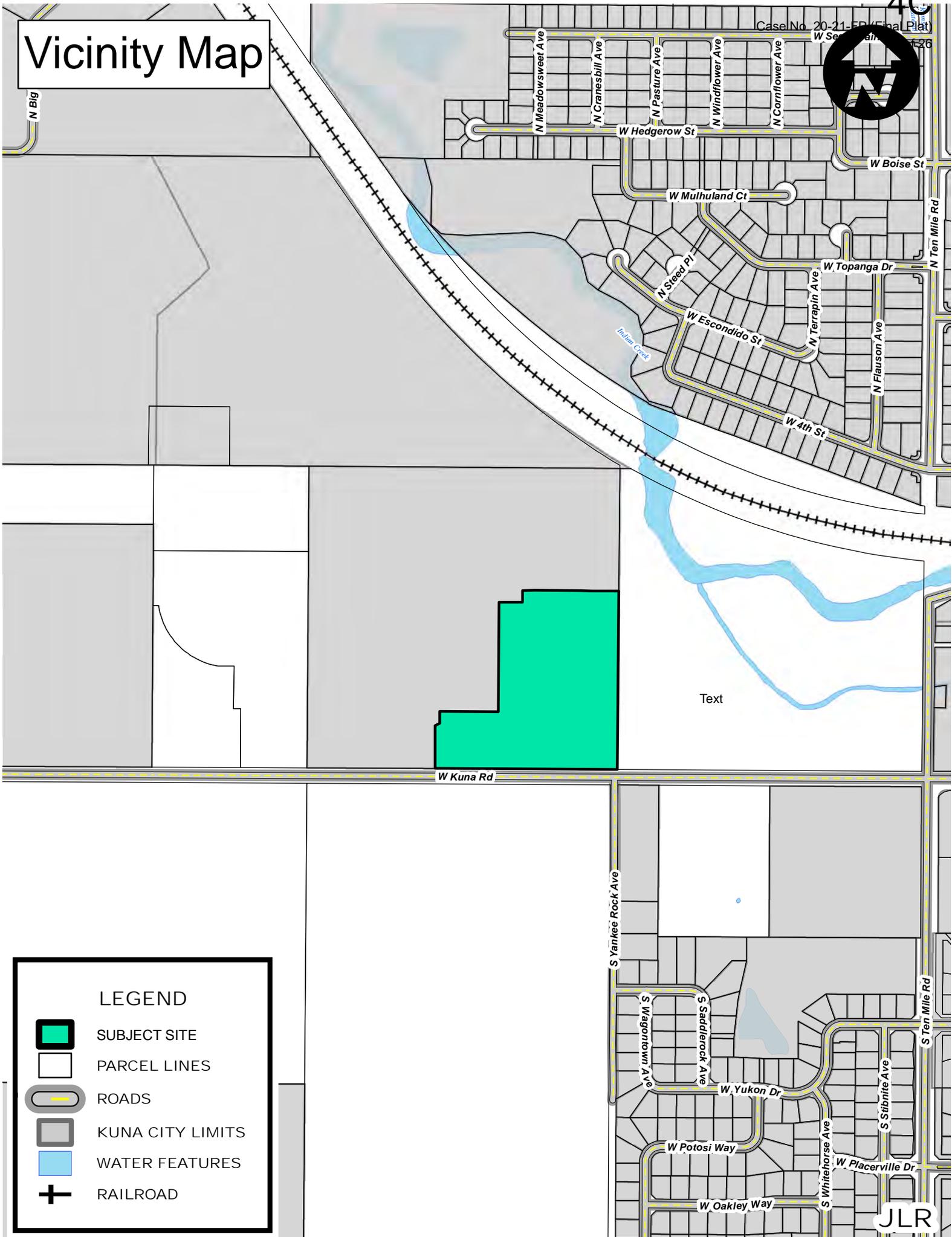
5.5.2.1.5 Participate in a Road Improvement District or utility local improvement district as the need for these improvements arise;

5.5.2.1.6 Provide for snow removal along pathways in the Common Areas so they are pedestrian accessible within 24 hours of a snow event;

5.5.2.1.7 If the Subdivision becomes part of a transit route(s), provide residents of the Subdivision with transit street furnishings; and

# Vicinity Map

Case No. 20-21-EP (Final Plat)  
W Se...  
1-26

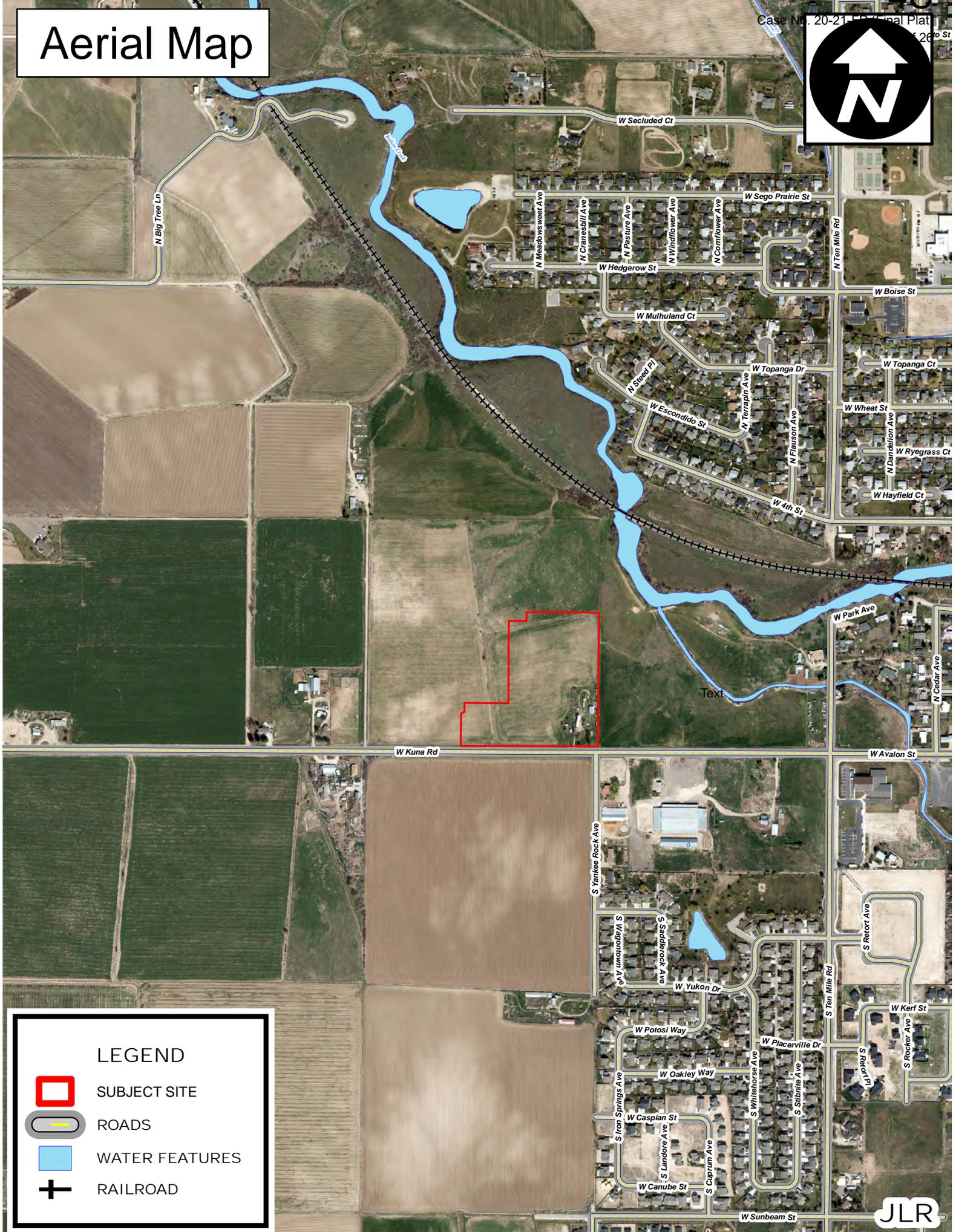


Text

## LEGEND

-  SUBJECT SITE
-  PARCEL LINES
-  ROADS
-  KUNA CITY LIMITS
-  WATER FEATURES
-  RAILROAD

# Aerial Map



**LEGEND**

-  SUBJECT SITE
-  ROADS
-  WATER FEATURES
-  RAILROAD

**RESOLUTION NO. R70-2020  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO REPEALING AND REPLACING RESOLUTION NO. R55-2020 AND APPOINTING A NEW MEMBER OF THE KUNA ARTS COMMISSION.**

**WHEREAS**, on November 15, 2016, the City Council for Kuna, Idaho established, by resolution, the Kuna Arts Commission; and

**WHEREAS**, the Commission has recommended appointing a new member to fill a seat vacated in 2020.

**BE IT HEREBY RESOLVED** by the Mayor and Council of the City of Kuna, Idaho that the following person is appointed to the Kuna Arts Commission:

1. Cassandra Artukovich

The Commission now consists of the following persons:

1. Cassandra Artukovich
2. Tom Matus
3. DebAnn Rippy
4. Catherine Seamons
5. Teri Woods

**PASSED BY THE COUNCIL** of Kuna, Idaho this 1<sup>st</sup> day of December, 2020.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 1<sup>st</sup> day of December, 2020.

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

ATTEST:

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

(Space above reserved for recording)

**ORDINANCE NO. 2020-33  
CITY OF KUNA, IDAHO**

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES  
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM  
[ENDURANCE HOLDINGS LLC. real property]**

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

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

**The City Council findings:** The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

- 1.1 The City of Kuna has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the “KMIS”); and
- 1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and
- 1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor’s office as ENDURANCE HOLDINGS LLC. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the “SUBJECT REAL PROPERTIES”) within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and
- 1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:**

Section 1: The boundaries of the Kuna Municipal Irrigation System are enlarged by the inclusion of the SUBJECT REAL PROPERTIES and the boundaries thereof are adjusted accordingly, said SUBJECT REAL PROPERTY being described as follows in **Exhibit A** attached hereto this Ordinance.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Boise~Kuna Irrigation District, the owner of the SUBJECT REAL PROPERTIES and to update the official City map of the exterior boundaries of KMIS.

Section 5: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

DATED this 1<sup>st</sup> day of December, 2020.

CITY OF KUNA

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

ATTEST:

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

**EXHIBIT A**

**LEGAL DESCRIPTION FOR WATER RIGHTS ON  
ENDURANCE HOLDINGS LLC  
DELORES SUBDIVISION**

A parcel of land located in the SW1/4 of Section 15, Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho, more particularly described as follows;

**COMMENCING** at the W1/4 corner of said Section 15, marked by an aluminum cap/PLS 7729, from which the C1/4 corner of said Section 15, marked by an aluminum cap/illegible, bears South 89°51'25" East, 2651.71 feet;

Thence South 89°51'25" East, coincident with the north line of said SW1/4 of Section 15, a distance of 25.00 feet to the **POINT OF BEGINNING**;

Thence continuing South 89°51'25" East, coincident with said north line, a distance of 1201.76 feet to the northwest corner of Block 21 of Crimson Point Subdivision-Phase 4, Book 96, Pages 11874-11877, Ada County Records;

Thence South 00°08'42" West, coincident with the west line of said Block 21, a distance of 321.85 feet to an angle point on said west line of Block 21;

Thence North 89°48'28" West, coincident with the north line of Lot 5, Block 21 of said Crimson Point Subdivision-Phase 4, and the north lines of Crimson Point Subdivision-Phase 6, Book 107, Pages 14845-14848, and Crimson Point Subdivision-Phase 1, Book 90, Pages 10621-10626, Ada County Records, a distance of 1202.10 feet;

Thence North 00°12'21" East, parallel with and offset 25.00 feet east of the west line of said SW1/4 of Section 15, a distance of 320.82 feet to the **POINT OF BEGINNING**.

The above described parcel contains 8.866 acres, more or less.

**BASIS OF BEARINGS** for this legal description is South 89°51'25" East between the W1/4 corner and the C1/4 corner of Section 15, T. 2 N., R. 1 W., B.M., Ada County, Idaho.



(Space above reserved for recording)

**ORDINANCE NO. 2020-34  
CITY OF KUNA, IDAHO**

**CHALLENGER DEVELOPMENT INC  
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 NOS. R5445760020, R5445760040, R5445760060, R5445760080, R5445760100, R5445760120, R5445760140, R5445760160, R5445760180, R5445760200, R5445760220, R5445760240, R5445760260, R5445760280, R5445760300, R5445760320, R5445760340, R5445760360, R5445760380, R5445760400, R5445760420, R5445760440, R5445760460, R5445760480, R5445760500, R5445760520, R5445760540, R5445760560, R5445760580, R5445760600, R5445760620, R5445760640, R5445760680, R5445760700, R5445760720, R5445760740, R5445760760, R5445760780, R5445760800, R5445760820, R5445760840, R5445760860, R5445760880, R5445760900, R5445760920, R5445760940, R5445760960, R5445760980, R5445761000, R5445761020, R5445761040, R5445761060, R5445761080, R5445761100, R5445761120, R5445761140, R5445761160, R5445761180, R5445761200, R5445761220, R5445761240, R5445761260, R5445761280, R5445761300, R5445761320 AND R5445761340 OWNED BY CHALLENGER 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.**

**Section 1: The City Council Finds:**

- 1.1 **WHEREAS**, City of Kuna, Idaho 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**, CHALLENGER DEVELOPMENT INC (the “Owner”) is the owner of the certain real property which has been designated by the Ada County Assessor’s office as Parcel Nos. **R5445760020, R5445760040, R5445760060, R5445760080, R5445760100, R5445760120, R5445760140, R5445760160, R5445760180, R5445760200, R5445760220, R5445760240, R5445760260, R5445760280, R5445760300, R5445760320, R5445760340, R5445760360, R5445760380, R5445760400, R5445760420, R5445760440, R5445760460, R5445760480, R5445760500, R5445760520, R5445760540, R5445760560, R5445760580, R5445760600,**

**R5445760620, R5445760640, R5445760680, R5445760700, R5445760720, R5445760740, R5445760760, R5445760780, R5445760800, R5445760820, R5445760840, R5445760860, R5445760880, R5445760900, R5445760920, R5445760940, R5445760960, R5445760980, R5445761000, R5445761020, R5445761040, R5445761060, R5445761080, R5445761100, R5445761120, R5445761140, R5445761160, R5445761180, R5445761200, R5445761220, R5445761240, R5445761260, R5445761280, R5445761280, R5445761300, R5445761320 AND R5445761340** and which is more particularly described in “Exhibit A” – Legal Description and “Exhibit B” – Location Map, 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 **A – AGRICULTURE ZONING DISTRICT TO R-4 – MEDIUM DENSITY RESIDENTIAL (the “Rezone”)**; and

- 1.3** WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on August 14, 2007 as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on August 28, 2007) where it was recommended to the Mayor and Council that the rezoning for the lands described in Exhibit A from Agriculture (A) to Medium Density Residential (R-4) be approved; and
- 1.4** WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on September 18, 2007 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 made findings (October 2, 2007) and determined that the requested rezone should be granted with a zoning classification R-4 (Medium Density Residential); 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.

**Section 2: Action:**

- 2.1** The Subject Real Property is rezoned from **A – AGRICULTURE TO R-4 – MEDIUM DENSITY RESIDENTIAL (the “Rezone”)**;
- 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.

DATED this 1<sup>st</sup> day of December, 2020.

CITY OF KUNA

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

ATTEST:

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

**EXHIBIT A****CHALLENGER DEVELOPMENT INC  
REZONE TO R-4****Legal Descriptions****Malaspina Ranch Subdivision No. 1**

A parcel being a portion of the NW ¼ of Section 14, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, more particularly describes as follows:

All of lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18 Block 1 of Malaspina Ranch Subdivision No. 1, as same is recorded in Book 119 pf Plats at Page 18420-18423, records of Ada County, Idaho along with;

All of lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 16 Block 2 of Malaspina Ranch Subdivision No. 1, as same is recorded in Book 119 pf Plats at Page 18420-18423, records of Ada County, Idaho along with;

All of lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 Block 3 of Malaspina Ranch Subdivision No. 1, as same is recorded in Book 119 pf Plats at Page 18420-18423, records of Ada County, Idaho along with;

All of lots, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 Block 4 of Malaspina Ranch Subdivision No. 1, as same is recorded in Book 119 pf Plats at Page 18420-18423, records of Ada County, Idaho along with;

All of lots, 1, 2, 3, 4, and 5 Block 5 of Malaspina Ranch Subdivision No. 1, as same is recorded in Book 119 pf Plats at Page 18420-18423, records of Ada County, Idaho along with;

All of lots, 1 and 2 Block 6 of Malaspina Ranch Subdivision No. 1, as same is recorded in Book 119 pf Plats at Page 18420-18423, records of Ada County, Idaho.

Said parcels containing 20.64 acres, more or less.

