

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, January 5, 2021

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 January 5, 2021 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
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
 - ✓ 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 December 15, 2020
- B. Accounts Payable Dated December 29, 2020 in the amount of \$504,194.78
- C. Case No. 20-22-FP (Final Plat) for Patagonia No. 8
- D. Findings of Fact and Conclusions of Law
 - 1. Case Nos. 19-08-ZC (Rezone) & 19-10-S (Preliminary Plat) for Monarch Landing Subdivision
 - 2. Case No. 20-03-AN (Annexation) for C&G Farms
 - 3. Case No. 20-07-S (Preliminary Plat) for Memory Ranch Subdivision No. 6-9

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, December 1, 2020, and December 15, 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.).

Staff requests this item be tabled to a date certain. Requested information is incomplete.

- B. Public Hearing and consideration to approve 20-02-ZC (Rezone) and 20-05-S (Preliminary Plat) for Rockaway Cove Subdivision – Jace Hellman, Interim Planning & Zoning Director **ACTION ITEM**

Tealey’s Land Surveying requests to rezone two parcels consisting of approximately 9.71-ac in Kuna City, from Agriculture (Ag.) **TO** the R-6 MDR (Medium Density Residential) zone and to subdivide the same lands into 31 total lots (28 buildable lots and 3 common lots). The applicant proposes a gross density at 3.21 DUA and Net Density at 4.30 DUA with 28,750 SF of open space or 7.6% of the gross area. The subject site is located near the NWC of Swan Falls Road and King Road within Section 26, Township 2 North, Range 1 West BM; (APNs: R8247270176 & R82477270180.)

Staff requests this item be tabled to without a date certain.

7. Business Items:

Consideration to approve Resolution No. R01-2021 – Mayor Stear **ACTION ITEM**

A RESOLUTION DECLARING THE CITY OF KUNA, IDAHO TO BE A SECOND AMENDMENT SANCTUARY CITY.

8. Ordinances:

- A. Consideration to approve Ordinance No. 2021-01 **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 DB DEVELOPMENT LLC.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; AND

- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; AND
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE NEW YORK IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to Waive Three Readings of Ordinance
Consideration to Approve Ordinance

B. Consideration to approve Ordinance No. 2021-02 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. R0501710340, R0501710360 AND R0501710380 OWNED BY CHALLENGER DEVELOPMENT INC, 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

C. Consideration to approve Ordinance No. 2021-03 ACTION ITEM

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

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NO. R8555340190 OWNED BY DENNIS AND HELENE WOLFGRAM AND PARCEL NO. R8555340180 OWNED BY LETE FAMILY REVOCABLE TRUST, 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:

Convene to Executive Session pursuant to:

Idaho Code Section 74-206 (1)(a), (d) and (e)

- (a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need.
- (d) To consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code
- (e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.

10. Business Continued

Consideration to consent to Mayor's appointment of a new Planning and Zoning Director
ACTION ITEM

11. Mayor/Council Announcements:

12. 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, December 15, 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.
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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 – Absent

CITY STAFF PRESENT:

Bill Gigray, City Attorney – Via Zoom
 Chris Engels, City Clerk – In Person
 Jared Empey, City Treasurer – Via Zoom
 Lisa Holland, Economic Development Director – Via Zoom
 Nancy Stauffer, Human Resources Director – Via Zoom
 Jace Hellman, Interim Planning & Zoning Director – Via Zoom
 Paul Stevens, Public Works Director – Via Zoom
 Bobby Withrow, Parks Director – Via Zoom
 Mike Fratusco, Kuna Police Chief – Via Zoom
 Doug Hanson, Planner I – Via Zoom

2. Invocation: None

3. Pledge of Allegiance: Mayor Stear

4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS (Timestamp 00:00:52)

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 December 1, 2020

B. Accounts Payable Dated December 10, 2020 in the amount of \$596,556.61

C. Resolutions

1. Resolution No. R71-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE “REAL ESTATE LEASE AGREEMENT” WITH JORGE AYALA DBA AYALA FARMS, FOR THE LEASE OF THE CITY OF KUNA, IDAHO’S PROPERTY LOCATED AT MEADOW VIEW ROAD, KUNA, IDAHO; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

2. Resolution No. R72-2020

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY 1099 LLC, FOR THE ATHLETA SUBDIVISION FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

3. Resolution No. R73-2020

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL ID I, LLC, FOR THE WINFIELD SPRING SUBDIVISION NO. 6 FOR UNCOMPLETED WORK INCLUDING PRESSURIZED IRRIGATION PURSUANT TO THE TERMS OF THIS RESOLUTION.

D. Case No. 20-23-FP (Final Plat) for Memory Ranch Subdivision No. 4

E. Findings of Fact and Conclusions of Law

1. Case Nos. 20-02-AN (Annexation) & 20-04-S (Preliminary Plat) for Rising Sun Commons Subdivision

2. Case No. 20-04-ZC (Rezone) for Durrant

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, and McPherson

Voting No: None

Absent: Council Member Laraway

Motion Passed: 3-0

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 tabled from November 17, 2020 and December 1, 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**
(Timestamp 00:01:31)

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.).

Staff requests this item be tabled to a date certain. Requested information is incomplete.

Motion To: Table the public hearing to January 5, 2021 meeting

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 3-0. Council Member Laraway was absent.

- B. Public Hearing tabled from November 17, 2020 and consideration to approve Case Nos. 19-08-ZC (Rezone) & 19-10-S (Preliminary Plat) for Monarch Landing Subdivision – Jace Hellman, Interim Planning & Zoning Director and Mason and Associates, Applicant **ACTION ITEM**
(Timestamp 00:02:55)

Mason & Associates, Inc. (applicant) requests Rezone and Preliminary Plat approvals for the Monarch Landing Subdivision. Applicant requests a rezone for approx. 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. 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/7264/6B-19-08-ZC---19-10-S-Monarch-Landing-Sub-Packet-PDF>

Interim Planning & Zoning Director Jace Hellman reviewed the staff report and stood for questions.

Mayor Stear invited Will Mason, the applicant, to testify, however, Mr. Mason was not on the Zoom meeting.

Mayor Stear asked Mr. Hellman if the applicant was planning to testify.

Mr. Hellman thought the applicant was going to testify but it looked like Angie Cuellar from his office and Inaki Lete, the property owner, were on Zoom. He did not know if they were listening or able to respond at that time.

Mayor Stear opened the public hearing. He asked if there was anyone who had requested to testify.

City Clerk Chris Engels said there was not.

Mayor Stear suggested Council direct their questions to Mr. Hellman for the time being.

City Attorney Bill Gigray recommended, since the applicant was unavailable, they ask Mr. Hellman if he was aware if the applicant was in agreement with the conditions recommended to Council.

Mayor Stear put the question to Mr. Hellman.

Mr. Hellman explained the applicant accepted the conditions of approval as they were laid out for the Planning & Zoning Commission. The conditions before Council were the same.

Council had no questions for Mr. Hellman.

Mayor Stear thought it was a pretty good project with commercial zoning and a minimal number of lots for the site. It wasn't problematic for providing wastewater services and everything else.

Council President McPherson agreed.

Council Member Christensen noted there was even something about helping traffic flow; which was promising when they talked about a potential roundabout there. He didn't have any questions pertaining to that though.

Mayor Stear stated, as long as Council was comfortable with proceeding forward and the conditions of approval already went through Planning & Zoning with no objections from the applicant, they could close the public hearing and move forward if that was the wish of the Council.

Support: None

Against: None

Neutral: None

Rebuttal: None

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: 3-0. Council Member Laraway was absent.

Motion To: Approve Case Nos. 19-08-ZC (Rezone) & 19-10-S (Preliminary Plat) and close the Public Hearing

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 3-0. Council Member Laraway was absent.

- C. Public Hearing and consideration to approve Case No. 20-07-S (Preliminary Plat) for Memory Ranch Subdivision No. 6-9 – Doug Hanson, Planner I and Jane Suggs, Gem State Planning **ACTION ITEM**
(Timestamp 00:11:58)

Trilogy Development and Gem State Planning request to subdivide 67.5 acres into 281 total lots (259 buildable lots and 22 common lots). The subject site is within Kuna City Limits with an R-6 (Medium Density Residential) zoning designation. The subject site is located at 3895 W Lake Hazel Road, Kuna, ID 83634, within Section 2, Township 2 North, Range 1 West; (APN: S1303120810, S1303120900, S1303121450, S1303121500).

Please follow the link below to view the Staff Report and Packet for Case No. 20-07-S (Preliminary Plat):

<https://www.kunacity.id.gov/DocumentCenter/View/7265/6C-Memory-Ranch-6-9-Staff-Packet-PDF>

Planner I Doug Hanson reviewed the staff report and stood for questions.

Jane Suggs with Gem State Planning, representing the applicant, reviewed the project with a map and layout she sent to the City Clerk. The applicant agreed with all the conditions of approval. She stood for questions.

Mayor Stear noted this was one of the original subdivisions conveniently located across from the treatment plant so it didn't provide any issues and so far the other part they had

been working on looked good. He asked if there were any questions for the applicant or Mr. Hanson.

Council had none.

Mayor Stear opened the public hearing. He asked if there was anyone who had requested to testify.

City Clerk Chris Engels said there were none.

Mayor Stear stated they could move on. The applicant already agreed to all the conditions of approval. It was up to Council now.

Support: None

Against: None

Neutral: None

Rebuttal: None

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: 3-0. Council Member Laraway was absent.

Motion To: Approve Case No. 20-07-S (Preliminary Plat) and close the Public Hearing

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 3-0. Council Member Laraway was absent.

- D.** Public Hearing and consideration to approve Case No. 20-03-AN (Annexation) for C&G Farms – Doug Hanson, Planner I and The Land Group, Inc **ACTION ITEM**
(Timestamp 00:18:53)

C&G Farms, Inc requests approval to annex approximately 440.25 acres into Kuna City limits with M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) zoning districts. The subject site is located at the southeast and southwest corners of Kuna Mora and Cole Roads, Kuna, ID 83634, within Section 1, Township 1 North, Range 1 East and Section 6, Township 1 North, Range 2 East (APNs: S2006220000, S2006231100, S2101110050, S2101120610, S2101130000, S2101310000).

Please follow the link below to view the Staff Report and Packet for Case No. 20-03-AN (Annexation):

<https://www.kunacity.id.gov/DocumentCenter/View/7266/6D-CG-Farms-Annexation-Staff-Packet-PDF>

Planner I Doug Hanson reviewed the staff report. Staff received additional comments from the Kuna Public Works Department regarding water rights. He entered the memo as Exhibit B7 and read it into the record. He stood for questions.

Tamera Thompson with The Land Group Inc, representing the applicant, reviewed the project. She stated they agreed with Staff's analysis and respectfully requested approval. She stood for questions.

Council had no questions.

Mayor Stear noted this would help bring in Kuna's industrial zone out there and provide more commercial properties for light and heavy industrial. The City's Economic Development Director had been working on that for quite some time. He saw it as a good thing. It wouldn't create a problem for the City in regards to wastewater treatment. It would probably have to provide its own source so they would have to work on some sort of agreement for that in the end. It went right up to the CS Beef Packers plant and got the City close; continuing the development out there.

Mayor Stear opened the public hearing. He asked if there was anyone who had signed up to testify.

City Clerk Chris Engels said there were none.

Support: None

Against: None

Neutral: None

Rebuttal: None

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: 3-0. Council Member Laraway was absent.

Motion To: Approve Case No. 20-03-AN (Annexation) with condition number 4 of the staff report excluded and/or revised and close the Public Hearing

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 3-0. Council Member Laraway was absent.

7. Business Items:

Consideration to approve Case No. 20-02-LS (Lot Split) Collias – Doug Hanson, Planner I
ACTION ITEM

(Timestamp 00:27:47)

On behalf of Stephanos Collias (owner), The Land Group Inc is requesting to split an approximately 40.87-acre parcel into two new parcels. The property is located near the SWC of Kuna Mora and Cole Roads, Kuna, ID 83634 (APN: S2101120610).

Planner I Doug Hanson presented the staff report and stood for questions.

Council Member Cardoza noted this had recently been annexed with either light or heavy manufacturing and asked if the two new parcels would remain with that zoning.

Mr. Hanson responded they would retain the zoning with which they were annexed.

Motion To: Approve Case No. 20-02-LS (Lot Split)

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 3-0. Council Member Laraway was absent.

8. Ordinances:

A. Consideration to approve Ordinance No. 2020-34 **ACTION ITEM**
(Timestamp 00:29:45)

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, R5445761300, R5445761320 AND R5445761340 OWNED BY Challenger Development Inc.,

- 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.

Council President McPherson asked if there was any reason to slow track this.

Mayor Stear did not see any reason for that.

Consideration to Waive Three Readings of Ordinance
Consideration to Approve Ordinance

Motion To: Waive three readings of Ordinance No. 2020-34
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 3-0. Council Member Laraway was absent.

Motion To: Approve Ordinance No. 2020-34
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, and McPherson
Voting No: None
Absent: Council Member Laraway
Motion Passed: 3-0.

B. Consideration to approve Ordinance No. 2020-35 ACTION ITEM
(Timestamp 00:31:39)

- AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:
- MAKING CERTAIN FINDINGS; AND
 - REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NO. S1301336350 OWNED BY DURRANT RUSSEL C & MARIE B LIVING TRUST, 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

Motion To: Waive three readings of Ordinance No. 2020-35
Motion By: Council President McPherson

Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 3-0. Council Member Laraway was absent.

Motion To: Approve Ordinance No. 2020-35
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, and McPherson
Voting No: None
Absent: Council Member Laraway
Motion Passed: 3-0.

C. Consideration to approve Ordinance No. 2020-36 **ACTION ITEM**
(Timestamp 00:33:06)

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S1419241000 OWNED BY HAYDENHOMESIDAHO, LLC WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; 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

Motion To: Waive three readings of Ordinance No. 2020-36
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 3-0. Council Member Laraway was absent.

Motion To: Approve Ordinance No. 2020-36
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, and McPherson
Voting No: None
Absent: Council Member Laraway

Motion Passed: 3-0.

D. Consideration to approve Ordinance No. 2020-37 **ACTION ITEM**
(Timestamp 00:34:40)

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

Consideration to Waive Three Readings of Ordinance
Consideration to Approve Ordinance

Motion To: Waive three readings of Ordinance No. 2020-37

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion:

Council Member Cardoza noted there was no parcel number and asked if there should be one identifying what the ordinance applied to.

Mayor Stear differed the question to City Attorney Bill Gigray.

Mr. Gigray replied there needed to be a legal description included. The boundaries of the system could not be enlarged without something in the ordinance identifying the land subject to the ordinance. He suggested Council table this to the next meeting.

Council Member Christensen and Council Member Cardoza noted it would be same for the next ordinances.

Public Works Director Paul Stevens noted the legal description was in the package and asked if that would work.

Mr. Gigray asked if there was a way of getting that description to the City Clerk.

City Clerk Chris Engels explained the legal description was part of the ordinance as Exhibit A. The parcel number itself was only missing from the header. It would be the same for the next four.

Mayor Stear asked if it was proper to read these in or if they needed to table these.

Mr. Gigray said as long as the legal description was properly referred to in the ordinance. He asked if it was just a problem in the title of the ordinance.

City Clerk Chris Engels explained where it was missing from the next four ordinances and where it was still included.

Mr. Gigray asked if there was an emergency with this.

Mr. Stevens said they were very anxious to record this plat.

Mayor Stear added this was required in order for the plat to move forward and they had a total of four ordinances with the same situation.

Mr. Gigray reiterated, as long as the ordinance had the legal description in it and was referred to properly so it was clear what the subject property for the enlargement of the system was, they should be fine.

Mayor Stear said it appeared to be.

Council Member Christensen added the exact same title company was referred to in both the legal description title and the ordinance header.

Mayor Stear asked if Exhibit A was part of the ordinance.

Ms. Engels said yes and it was published with the ordinance as well as filed with the appropriate parties.

Mayor Stear stated, as long as they were all in agreement that this was okay, they could move forward.

Motion To: Waive three readings of Ordinance No. 2020-37

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 3-0. Council Member Laraway was absent.

Motion To: Approve Ordinance No. 2020-37

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, and McPherson

Voting No: None

Absent: Council Member Laraway

Motion Passed: 3-0.

E. Consideration to approve Ordinance No. 2020-38 ACTION ITEM
(Timestamp 00:42:53)

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 SSM2 COMPANY.; 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

Motion To: Waive three readings of Ordinance No. 2020-38

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 3-0. Council Member Laraway was absent.

Motion To: Approve Ordinance No. 2020-38

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, and McPherson

Voting No: None

Absent: Council Member Laraway

Motion Passed: 3-0.

F. Consideration to approve Ordinance No. 2020-39 ACTION ITEM
(Timestamp 00:44:22)

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

- MAKING CERTAIN FINDINGS; AND
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR’S CHALLENGER DEVELOPMENT INC.; AND
- 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

Motion To: Waive three readings of Ordinance No. 2020-39

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 3-0. Council Member Laraway was absent.

Motion To: Approve Ordinance No. 2020-39

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, and McPherson

Voting No: None

Absent: Council Member Laraway

Motion Passed: 3-0.

G. Consideration to approve Ordinance No. 2020-40 **ACTION ITEM**
(Timestamp 00:45:41)

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 VIPER INVESTMENTS 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 NAMPA~MERIDIAN 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

Motion To: Waive three readings of Ordinance No. 2020-40

Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 3-0. Council Member Laraway was absent.

Motion To: Approve Ordinance No. 2020-40
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, and McPherson
Voting No: None
Absent: Council Member Laraway
Motion Passed: 3-0.

9. Executive Session: None

10. Mayor/Council Announcements:

(Timestamp 00:47:02)

Council President McPherson said the lights in the park looked good and the streets looked better.

Mayor Stear said it was awesome. They did a great job with the Christmas Tree Lighting. Some folks on Facebook had hoped to have the lights on by December 1st but, he thought about that and, by the time the Parks crew got done winterizing all the parks and getting through all the things they had to get to, he didn't even know how much time and effort it took to do all those lights, he doubted it was even possible to have them on by then. They talked about it and were thinking about leaving them on a little longer that year. It sure was nice to see that in the city. He gave kudos to the Parks Department.

Council Member Christensen added great job.

Mayor Stear wished everyone a merry Christmas. Hopefully one of these days they would wake up and 2020 would be over and they would be in a new phase of some kind of new life with some kind of normalcy. He was quite certain December 31st at midnight nothing would magically change but they could always hope. He said merry Christmas and happy New Year.

City Attorney Bill Gigray informed Council he just emailed his legislative report to City Clerk Chris Engels, Interim Planning & Zoning Director Jace Hellman, Parks Director Bobby Withrow, Public Works Director Paul Stevens, and Mayor Stear. He hoped that could be forwarded to the other members of the Council. He had been watching the special legislative property tax committee. The last time he looked at what they were doing was their minutes from their September meeting. They had since met on October 16, 2020 and November 19, 2020 and considered actual draft bills involving various aspects of the property tax law. These proposals could have profound affects on property tax income for all local government entities

with property tax income. He asked if Mayor Stear would like him to summarize it very quickly for them or have Ms. Engels forward the report.

Mayor Stear thought he should just pass the summary out. There was a lot of discussions with legislators at that time trying to come up with some ideas that were feasible. They were throwing a lot of points out there at that time that were probably not going to be the final they ended up with. They would look forward to the first meeting in January when they would possibly have a better idea of where they were at.

Mr. Gigray said he submitted the report.

Mayor Stear would have Ms. Engels pass it out to Council.

Mr. Gigray said he would also send it to City Treasurer Jared Empey. He had left him off the email and Mr. Empey was probably the most important to get the report when it came to income.

11. Adjournment: 6:57 P.M.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk
Date Approved: CCM 01.05.2021



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

C & G FARMS ANNEXATION MEMO

Date: December 15, 2020
From: Paul Stevens, Public Works Director
To: Mayor & City Council Members
RE: C&G Farms **Annexation**

Mayor and City Council Members,

C&G Farms requests relief from Section K, item 4 of the City of Kuna, City Council, Staff Memo.

Item 4 states: *"If required, at the time of future development, surface water rights for delivery purposes, as deemed required by the City Engineer, shall be annexed to the Kuna Municipal Irrigation System."*

Published irrigation water rights associated with this property are ground water rights and not surface water rights. C & G Farms would like to maintain ownership of the ground water irrigation water rights. Since we are not allowed to mix ground water irrigation rights and surface water irrigation rights, Public Works has no objection to this request.

It should be noted that at such time as the City of Kuna's infrastructure reaches this development site, connection to City Utilities may be required.

Respectfully,

Paul A. Stevens, P.E.
Public Works Director

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
A COMPANY, INC.												
1463	A COMPANY, INC.	114-11364315		ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 12/11/20-1/7/21 - BUTLER PARK	12/14/2020	212.75	.00	01-6212 RENT-EQUIPMENT	1004	12/20		
Total 114-11364315:						212.75	.00					
Total A COMPANY, INC.:						212.75	.00					
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	11302020ACH		ACHD IMPACT FEE, NOV:20	11/30/2020	102,990.00	102,990.00	01-2510 ACHD IMPACT FEE TRANSFER	0	12/20	12/11/2020	
Total 11302020ACHDI:						102,990.00	102,990.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						102,990.00	102,990.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16267		SHOP RENT FOR JANUARY 2021-PARKS	12/14/2020	148.50	.00	01-6211 RENT-BUILDINGS & LAND	1004	12/20		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16267		SHOP RENT FOR JANUARY 2021-WATER	12/14/2020	126.00	.00	20-6211 RENT-BUILDINGS & LAND	0	12/20		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16267		SHOP RENT FOR JANUARY 2021-SEWER	12/14/2020	121.50	.00	21-6211 RENT - BUILDINGS & LAND	0	12/20		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16267		SHOP RENT FOR JANUARY 2021-PI	12/14/2020	54.00	.00	25-6211 RENT - BUILDINGS & LAND	0	12/20		
Total 16267:						450.00	.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 HIGHWAY DISTRICT (RENT):						450.00	.00					
ADA COUNTY PROSECUTING ATTORNE												
176	ADA COUNTY PROSECUTING ATTORNE	12162020CPA		<u>PROSECUTORIAL SERVICES FOR JANUARY 2021</u>	12/16/2020	4,500.00	.00	01-6203 <u>PROSECUTORIAL SERVICES</u>	0	12/20		
Total 12162020CPA:						4,500.00	.00					
Total ADA COUNTY PROSECUTING ATTORNE:						4,500.00	.00					
ADVANCED COMMUNICATIONS, INC.												
1566	ADVANCED COMMUNICATIONS, INC.	27970		<u>QUARTERLY MAINTENANCE CHARGES 01/01/21-03/31/21-ADMIN</u>	12/01/2020	94.08	.00	01-6255 <u>TELEPHONE</u>	0	12/20		
1566	ADVANCED COMMUNICATIONS, INC.	27970		<u>QUARTERLY MAINTENANCE CHARGES 01/01/21-03/31/21-P&Z</u>	12/01/2020	33.60	.00	01-6255 <u>TELEPHONE</u>	1003	12/20		
1566	ADVANCED COMMUNICATIONS, INC.	27970		<u>QUARTERLY MAINTENANCE CHARGES 01/01/21-03/31/21-WATER</u>	12/01/2020	87.36	.00	20-6255 <u>TELEPHONE EXPENSE</u>	0	12/20		
1566	ADVANCED COMMUNICATIONS, INC.	27970		<u>QUARTERLY MAINTENANCE CHARGES 01/01/21-03/31/21-SEWER</u>	12/01/2020	87.36	.00	21-6255 <u>TELEPHONE EXPENSE</u>	0	12/20		
1566	ADVANCED COMMUNICATIONS, INC.	27970		<u>QUARTERLY MAINTENANCE CHARGES 01/01/21-03/31/21-PI</u>	12/01/2020	33.60	.00	25-6255 <u>TELEPHONE EXPENSE</u>	0	12/20		
Total 27970:						336.00	.00					
Total ADVANCED COMMUNICATIONS, INC.:						336.00	.00					
ALLSTREAM BUSINESS US, INC												
1411	ALLSTREAM BUSINESS US, INC	17195684		<u>TELEPHONE DATA & NETWORK SERVICES. 12/01-12/31/2020-ADMIN</u>	12/01/2020	336.09	336.09	01-6255 <u>TELEPHONE</u>	0	12/20	12/18/2020	
1411	ALLSTREAM BUSINESS US, INC	17195684		<u>TELEPHONE DATA & NETWORK SERVICES. 12/01-12/31/2020-WATER</u>	12/01/2020	312.08	312.08	20-6255 <u>TELEPHONE EXPENSE</u>	0	12/20	12/18/2020	

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
1411	ALLSTREAM BUSINESS US, INC	17195684		<u>TELEPHONE DATA & NETWORK SERVICES. 12/01-12/31/2020-SEWER</u>	12/01/2020	312.08	312.08	<u>21-6255 TELEPHONE EXPENSE</u>	0	12/20	12/18/2020	
1411	ALLSTREAM BUSINESS US, INC	17195684		<u>TELEPHONE DATA & NETWORK SERVICES. 12/01-12/31/2020-PI</u>	12/01/2020	120.04	120.04	<u>25-6255 TELEPHONE EXPENSE</u>	0	12/20	12/18/2020	
1411	ALLSTREAM BUSINESS US, INC	17195684		<u>TELEPHONE DATA & NETWORK SERVICES. 12/01-12/31/2020-P&Z</u>	12/01/2020	120.05	120.05	<u>01-6255 TELEPHONE</u>	1003	12/20	12/18/2020	
Total 17195684:						1,200.34	1,200.34					
Total ALLSTREAM BUSINESS US, INC:						1,200.34	1,200.34					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	77244		<u>MONTHLY BACTERIA SAMPLES NOV. '20 - WATER</u>	11/30/2020	394.25	.00	<u>20-6150 M & R - SYSTEM</u>	0	12/20		
Total 77244:						394.25	.00					
1	ANALYTICAL LABORATORIES	77245		<u>LAB TESTS. NOV. '20-SEWER</u>	11/30/2020	901.55	.00	<u>21-6152 M & R - LABORATORY COSTS</u>	0	12/20		
Total 77245:						901.55	.00					
Total ANALYTICAL LABORATORIES:						1,295.80	.00					
BARRY RENTAL INC												
1899	BARRY RENTAL INC	634251	10967	<u>SIDE MIRROR FOR THE TOOL CAT. B. VILLANUEVA. DEC', '20</u>	12/17/2020	44.26	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	12/20		
Total 634251:						44.26	.00					
Total BARRY RENTAL INC:						44.26	.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 4

Report dates: 12/11/2020-12/30/2020

Dec 29, 2020 08:49PM

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
BEDLINERS OF TREASURE VALLEY, INC.												
1192	BEDLINERS OF TREASURE VALLEY, INC.	14937	10930	<u>SPRAY IN BEDLINER FOR NEW TRUCK, SEWER DEPT. B. GILLOGY, DEC. '20</u>	12/09/2020	475.00	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	12/20		
Total 14937:						475.00	.00					
Total BEDLINERS OF TREASURE VALLEY, INC.:						475.00	.00					
BUYWYZ LLC												
1795	BUYWYZ LLC	160689	10828	<u>2 EA INK ROLLERS, J.COULTER, NOV.'20</u>	11/12/2020	8.92	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	12/20		
1795	BUYWYZ LLC	160689	10828	<u>1 EA FLEX RULER, 1 EA STENO BOOK, 4 PKS SIGNATURE FLAGS, CITY HALL, NOV.'20</u>	11/12/2020	9.46	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	12/20		
1795	BUYWYZ LLC	160689	10828	<u>1 EA FLEX RULER, 1 EA STENO BOOK, 4 PKS SIGNATURE FLAGS, CITY HALL, NOV.'20 - WATER</u>	11/12/2020	6.47	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	12/20		
1795	BUYWYZ LLC	160689	10828	<u>1 EA FLEX RULER, 1 EA STENO BOOK, 4 PKS SIGNATURE FLAGS, CITY HALL, NOV.'20 - SEWER</u>	11/12/2020	6.47	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	12/20		
1795	BUYWYZ LLC	160689	10828	<u>1 EA FLEX RULER, 1 EA STENO BOOK, 4 PKS SIGNATURE FLAGS, CITY HALL, NOV.'20 - P.]</u>	11/12/2020	2.50	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	12/20		
1795	BUYWYZ LLC	160689	10828	<u>1 CASE SOAP REFILLS FOR CITY HALL BATHROOMS, NOV.'20 - ADMIN</u>	11/12/2020	29.11	.00	<u>01-6025 JANITORIAL</u>	0	12/20		
1795	BUYWYZ LLC	160689	10828	<u>1 CASE SOAP REFILLS FOR CITY HALL BATHROOMS, NOV.'20 - WATER</u>	11/12/2020	19.92	.00	<u>20-6025 JANITORIAL</u>	0	12/20		
1795	BUYWYZ LLC	160689	10828	<u>1 CASE SOAP REFILLS FOR CITY HALL BATHROOMS, NOV.'20 - SEWER</u>	11/12/2020	19.92	.00	<u>21-6025 JANITORIAL</u>	0	12/20		
1795	BUYWYZ LLC	160689		<u>1 CASE SOAP REFILLS FOR CITY HALL BATHROOMS, NOV.'20 - P.]</u>	11/12/2020	7.65	.00	<u>25-6025 JANITORIAL</u>	0	12/20		

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 160689:						110.42	.00					
1795	BUYWYZ LLC	161049	10858	1 EA DESK ORGANIZER, C.FEISTNER, NOV.'20 - P&Z	11/19/2020	19.33	.00	01-6165 OFFICE SUPPLIES	1003	12/20		
1795	BUYWYZ LLC	161049	10858	1 EA DESK ORGANIZER, C.FEISTNER, NOV.'20 - WATER	11/19/2020	27.06	.00	20-6165 OFFICE SUPPLIES	0	12/20		
1795	BUYWYZ LLC	161049	10858	1 EA DESK ORGANIZER, C.FEISTNER, NOV.'20 - SEWER	11/19/2020	27.06	.00	21-6165 OFFICE SUPPLIES	0	12/20		
1795	BUYWYZ LLC	161049	10858	1 EA DESK ORGANIZER, C.FEISTNER, NOV.'20 - P.I	11/19/2020	3.86	.00	25-6165 OFFICE SUPPLIES	0	12/20		
1795	BUYWYZ LLC	161049	10858	3 CASES COPY PAPER, 2 BOXES FOLDERS, TREATMENT PLANT, NOV.'20 - WATER	11/19/2020	105.79	.00	20-6165 OFFICE SUPPLIES	0	12/20		
1795	BUYWYZ LLC	161049	10858	3 CASES COPY PAPER, 2 BOXES FOLDERS, TREATMENT PLANT, NOV.'20 - SEWER	11/19/2020	105.79	.00	21-6165 OFFICE SUPPLIES	0	12/20		
1795	BUYWYZ LLC	161049	10858	3 CASES COPY PAPER, 2 BOXES FOLDERS, TREATMENT PLANT, NOV.'20 - P.I	11/19/2020	40.30	.00	25-6165 OFFICE SUPPLIES	0	12/20		
Total 161049:						329.19	.00					
1795	BUYWYZ LLC	161222	10883	3 EA BINDERS, D.CROSSLEY, DEC.'20 - WATER	11/24/2020	7.83	.00	20-6165 OFFICE SUPPLIES	0	12/20		
1795	BUYWYZ LLC	161222	10883	3 EA BINDERS, D.CROSSLEY, DEC.'20 - SEWER	11/24/2020	7.83	.00	21-6165 OFFICE SUPPLIES	0	12/20		
1795	BUYWYZ LLC	161222	10883	3 EA BINDERS, D.CROSSLEY, DEC.'20 - P.I	11/24/2020	2.98	.00	25-6165 OFFICE SUPPLIES	0	12/20		
1795	BUYWYZ LLC	161222	10883	1 PACK LEGAL PADS AND 1 PACK KLEENEX, CITY HALL, DEC.'20 - ADMIN	11/24/2020	9.68	.00	01-6165 OFFICE SUPPLIES	0	12/20		
1795	BUYWYZ LLC	161222	10883	1 PACK LEGAL PADS AND 1 PACK KLEENEX, CITY HALL, DEC.'20 - WATER	11/24/2020	6.62	.00	20-6165 OFFICE SUPPLIES	0	12/20		

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
1795	BUYWYZ LLC	161222	10883	<u>1 PACK LEGAL PADS AND 1 PACK KLEENEX, CITY HALL, DEC.'20 - SEWER</u>	11/24/2020	6.62	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	12/20		
1795	BUYWYZ LLC	161222	10883	<u>1 PACK LEGAL PADS AND 1 PACK KLEENEX, CITY HALL, DEC.'20 - P.I</u>	11/24/2020	2.56	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	12/20		
Total 161222:						44.12	.00					
1795	BUYWYZ LLC	161517	10899	<u>LASER INDEX DIVIDERS, RETRACTABLE GEL PENS, T. SHAFFER, DEC. '20</u>	12/03/2020	138.97	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	12/20		
Total 161517:						138.97	.00					
1795	BUYWYZ LLC	161832	10924	<u>1 EA MAP FRAME, UTILITY BILLING, DEC.'20 - ADMIN</u>	12/11/2020	8.51	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	12/20		
1795	BUYWYZ LLC	161832	10924	<u>1 EA MAP FRAME, UTILITY BILLING, DEC.'20 - WATER</u>	12/11/2020	11.23	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	12/20		
1795	BUYWYZ LLC	161832	10924	<u>1 EA MAP FRAME, UTILITY BILLING, DEC.'20 - SEWER</u>	12/11/2020	11.23	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	12/20		
1795	BUYWYZ LLC	161832	10924	<u>1 EA MAP FRAME, UTILITY BILLING, DEC.'20 - P.I</u>	12/11/2020	3.05	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	12/20		
1795	BUYWYZ LLC	161832	10924	<u>2 EA INK REFILLS, J.COULTER, DEC.'20</u>	12/11/2020	12.52	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	12/20		
1795	BUYWYZ LLC	161832	10924	<u>1 EA TAPE DISPENSER, D.CROSSLEY, DEC.'20 - WATER</u>	12/11/2020	1.77	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	12/20		
1795	BUYWYZ LLC	161832	10924	<u>1 EA TAPE DISPENSER, D.CROSSLEY, DEC.'20 - SEWER</u>	12/11/2020	1.77	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	12/20		
1795	BUYWYZ LLC	161832	10924	<u>1 EA TAPE DISPENSER, D.CROSSLEY, DEC.'20 - P.I</u>	12/11/2020	.68	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	12/20		
Total 161832:						50.76	.00					

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1795	BUYWYZ LLC	162129	10959	<u>2 DOZEN PENS, TREATMENT PLANT, DEC.'20 - WATER</u>	12/17/2020	14.28	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	12/20		
1795	BUYWYZ LLC	162129	10959	<u>2 DOZEN PENS, TREATMENT PLANT, DEC.'20 - SEWER</u>	12/17/2020	14.28	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	12/20		
1795	BUYWYZ LLC	162129	10959	<u>2 DOZEN PENS, TREATMENT PLANT, DEC.'20 - P.I</u>	12/17/2020	5.43	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	12/20		
1795	BUYWYZ LLC	162129	10959	<u>1 BOTTLE GLUE, 1 PK KLEENEX, 1 PK CORRECTION TAPE, CITY HALL, DEC.'20 - ADMIN</u>	12/17/2020	10.49	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	12/20		
1795	BUYWYZ LLC	162129	10959	<u>1 BOTTLE GLUE, 1 PK KLEENEX, 1 PK CORRECTION TAPE, CITY HALL, DEC.'20 - WATER</u>	12/17/2020	7.18	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	12/20		
1795	BUYWYZ LLC	162129	10959	<u>1 BOTTLE GLUE, 1 PK KLEENEX, 1 PK CORRECTION TAPE, CITY HALL, DEC.'20 - SEWER</u>	12/17/2020	7.18	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	12/20		
1795	BUYWYZ LLC	162129	10959	<u>1 BOTTLE GLUE, 1 PK KLEENEX, 1 PK CORRECTION TAPE, CITY HALL, DEC.'20 - P.I</u>	12/17/2020	2.76	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	12/20		
1795	BUYWYZ LLC	162129	10959	<u>2 REAMS OF BLUE CARD STOCK, BUILDING INSPECTION, DEC.'20</u>	12/17/2020	38.90	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	12/20		
Total 162129:						100.50	.00					
1795	BUYWYZ LLC	162129.1	10959	<u>1 BOX SHARPIES, CITY HALL, DEC.'20</u>	12/21/2020	8.55	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	12/20		
Total 162129.1:						8.55	.00					
1795	BUYWYZ LLC	162187	10963	<u>2 CASES PAPER TOWELS FOR CITY HALL BATHROOM, DEC.'20 - ADMIN</u>	12/21/2020	55.16	.00	<u>01-6025 JANITORIAL</u>	0	12/20		
1795	BUYWYZ LLC	162187	10963	<u>2 CASES PAPER TOWELS FOR CITY HALL BATHROOM, DEC.'20 - WATER</u>	12/21/2020	37.74	.00	<u>20-6025 JANITORIAL</u>	0	12/20		

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1795	BUYWYZ LLC	162187	10963	<u>2 CASES PAPER TOWELS FOR CITY HALL BATHROOM, DEC. '20 - SEWER</u>	12/21/2020	37.74	.00	<u>21-6025 JANITORIAL</u>	0	12/20		
1795	BUYWYZ LLC	162187	10963	<u>2 CASES PAPER TOWELS FOR CITY HALL BATHROOM, DEC. '20 - P.I</u>	12/21/2020	14.52	.00	<u>25-6025 JANITORIAL</u>	0	12/20		
Total 162187:						145.16	.00					
1795	BUYWYZ LLC	8579CM		<u>CREDIT/RETURN OF 2 CHAIRS, UTILITY BILLING, NOV.'20 - ADMIN</u>	11/13/2020	-172.92	.00	<u>01-6175 SMALL TOOLS</u>	0	12/20		
1795	BUYWYZ LLC	8579CM		<u>CREDIT/RETURN OF 2 CHAIRS, UTILITY BILLING, NOV.'20 - WATER</u>	11/13/2020	-228.25	.00	<u>20-6175 SMALL TOOLS</u>	0	12/20		
1795	BUYWYZ LLC	8579CM		<u>CREDIT/RETURN OF 2 CHAIRS, UTILITY BILLING, NOV.'20 - SEWER</u>	11/13/2020	-228.25	.00	<u>21-6175 SMALL TOOLS</u>	0	12/20		
1795	BUYWYZ LLC	8579CM		<u>CREDIT/RETURN OF 2 CHAIRS, UTILITY BILLING, NOV.'20 - P.I</u>	11/13/2020	-62.24	.00	<u>25-6175 SMALL TOOLS</u>	0	12/20		
Total 8579CM:						-691.66	.00					
Total BUYWYZ LLC:						236.01	.00					
CAPITAL PAVING CO												
20	CAPITAL PAVING CO	10429		<u>PATCH FOR 1249 W POUCH STREET, D. CROSSLEY, DEC. '20</u>	12/17/2020	460.00	.00	<u>20-6150 M & R - SYSTEM</u>	0	12/20		
Total 10429:						460.00	.00					
Total CAPITAL PAVING CO:						460.00	.00					
CENTURYLINK												
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 12/07 -01/06/2021-ADMIN</u>	12/04/2020	13.96	13.96	<u>01-6255 TELEPHONE</u>	0	12/20	12/18/2020	

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62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 12/07 -01/06/2021-P&Z</u>	12/04/2020	5.00	5.00	01-6255 TELEPHONE	1003	12/20	12/18/2020	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 12/07 -01/06/2021-WATER</u>	12/04/2020	12.96	12.96	20-6255 TELEPHONE EXPENSE	0	12/20	12/18/2020	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 12/07 -01/06/2021-SEWER</u>	12/04/2020	12.96	12.96	21-6255 TELEPHONE EXPENSE	0	12/20	12/18/2020	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 12/07 -01/06/2021-PI</u>	12/04/2020	5.00	5.00	25-6255 TELEPHONE EXPENSE	0	12/20	12/18/2020	
Total 2089229179548B12072020:						49.88	49.88					
Total CENTURYLINK:						49.88	49.88					
CITIBANK, N.A.												
1874	CITIBANK, N.A.	125467		<u>12V FUEL PUMP, 62 GALLON COMBO TANK, FUEL FILTER, SWIVEL CONNECTOR, THREAD SEALANT, B. GILLOGY, DEC. '20</u>	12/10/2020	1,311.95	.00	21-6175 SMALL TOOLS	0	12/20		
Total 125467:						1,311.95	.00					
Total CITIBANK, N.A.:						1,311.95	.00					
CONRAD & BISCHOFF INC												
2020	CONRAD & BISCHOFF INC	0501348-IN		<u>2 DRUMS OF OIL FOR TRUCK #39, S. HOWELL, DEC. '20</u>	12/09/2020	310.00	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/20		
Total 0501348-IN:						310.00	.00					
2020	CONRAD & BISCHOFF INC	0807340-IN	10915	<u>1500 GALLONS NON ETHANOL UNLEADED GAS, T. SHAFFER, DEC. '20</u>	12/09/2020	2,588.85	.00	21-6300 FUEL	0	12/20		

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Total 0807340-IN:						2,588.85	.00					
Total CONRAD & BISCHOFF INC:						2,898.85	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	N465607	10929	TRAFFIC GRADED LID FOR REPAIR AT DOMINOS PIZZA, J. OSBORN, DEC. '20	12/10/2020	286.40	.00	20-6150 M & R - SYSTEM	0	12/20		
Total N465607:						286.40	.00					
Total CORE & MAIN LP:						286.40	.00					
CREATIVE WRAPS												
1970	CREATIVE WRAPS	1799	10939	KUNA LOGO PUT ON NEW SEWER TRUCK, S. HOWELL, DEC. '20	12/11/2020	60.00	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/20		
Total 1799:						60.00	.00					
1970	CREATIVE WRAPS	1804	10957	VINYL SIGN SERVICE, STAY OFF THE ICE, J.LORENTZ, DEC.'20	12/17/2020	120.00	.00	01-6188 SIGNAGE	1004	12/20		
Total 1804:						120.00	.00					
Total CREATIVE WRAPS:						180.00	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	8552	10951	TROUBLESHOOTING PUMP #2 AT TEN MILE LIFT STATION, T.FLEMING, DEC.'20	12/15/2020	150.00	.00	21-6150 M & R - SYSTEM	0	12/20		
Total 8552:						150.00	.00					
147	CUSTOM ELECTRIC, INC.	8566		TROUBLESHOOT AND DOWNLOAD PROGRAM TO SIEMENS PLC AT THE TREATMENT PLANT	12/28/2020	170.00	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/20		

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 8566:						170.00	.00					
147	CUSTOM ELECTRIC, INC.	8567	10996	<u>TROUBLESHOOT PUMP ALTERNATION AT TEN MILE LIFT STATION AND CONTROLS AT SPRING HILL LIFT STATION, T.FLEMING, DEC. '20</u>	12/28/2020	170.00	.00	21-6150 M & R - SYSTEM	0	12/20		
Total 8567:						170.00	.00					
Total CUSTOM ELECTRIC, INC.:						490.00	.00					
D & B SUPPLY												
75	D & B SUPPLY	33730	10960	<u>LEAF BLOWER BAG, M. MEADE, DEC'20</u>	12/16/2020	49.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/20		
Total 33730:						49.99	.00					
75	D & B SUPPLY	49325	10945	<u>ICE MELT SCOOP, J.LORENTZ, DEC.'20</u>	12/14/2020	5.99	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/20		
Total 49325:						5.99	.00					
75	D & B SUPPLY	49341	10947	<u>RODENT BAIT FOR LAGOONS, R. WARWICK, DEC. '20</u>	12/14/2020	39.99	.00	21-6150 M & R - SYSTEM	0	12/20		
Total 49341:						39.99	.00					
75	D & B SUPPLY	61180	10983	<u>IMPACT SET, B.WITHROW, DEC.'20</u>	12/21/2020	299.99	.00	01-6175 SMALL TOOLS	1004	12/20		
Total 61180:						299.99	.00					
75	D & B SUPPLY	65146	10938	<u>PUMP AND PRESSURE GAUGE FOR VAC TRAILER, B. BURR, DEC. '20-WATER</u>	12/11/2020	127.98	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	12/20		

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75	D & B SUPPLY	65146	10938	<u>PUMP AND PRESSURE GAUGE FOR VAC TRAILER, B. BURR, DEC. '20-PI</u>	12/11/2020	32.00	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/20		
Total 65146:						159.98	.00					
Total D & B SUPPLY:						555.94	.00					
DELL MARKETING L.P.												
1466	DELL MARKETING L.P.	12182020DE		<u>DELL 24 TOUCH MONITOR, DEC. '20-ADMIN</u>	12/10/2020	725.22	725.22	<u>01-6141 IT SMALL EQUIPMENT</u>	0	12/20	12/18/2020	
1466	DELL MARKETING L.P.	12182020DE		<u>DELL 24 TOUCH MONITOR, DEC. '20-WATER</u>	12/10/2020	496.20	496.20	<u>20-6141 IT SMALL EQUIPMENT</u>	0	12/20	12/18/2020	
1466	DELL MARKETING L.P.	12182020DE		<u>DELL 24 TOUCH MONITOR, DEC. '20-SEWER</u>	12/10/2020	496.20	496.20	<u>21-6141 IT SMALL EQUIPMENT</u>	0	12/20	12/18/2020	
1466	DELL MARKETING L.P.	12182020DE		<u>DELL 24 TOUCH MONITOR, DEC. '20-PI</u>	12/10/2020	190.86	190.86	<u>25-6141 IT SMALL EQUIPMENT</u>	0	12/20	12/18/2020	
Total 12182020DE:						1,908.48	1,908.48					
Total DELL MARKETING L.P.:						1,908.48	1,908.48					
DMH ENTERPRISES												
1745	DMH ENTERPRISES	11302020DMH		<u>PLUMBING PERMITS, NOV.'20</u>	11/30/2020	10,959.00	10,959.00	<u>01-6052 CONTRACT SERVICES</u>	1005	12/20	12/11/2020	
Total 11302020DMH:						10,959.00	10,959.00					
Total DMH ENTERPRISES:						10,959.00	10,959.00					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-2061287	10973	<u>1 TOTE OF CHLORINE, D. CROSSLEY, DEC.'20</u>	12/23/2020	751.06	.00	<u>20-6151 M & R - PROCESS CHEMICALS</u>	0	12/20		

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Total IN-2061287:						751.06	.00					
Total DUBOIS CHEMICALS INC:						751.06	.00					
ED STAUB & SONS PETROLEUM, INC												
1731	ED STAUB & SONS PETROLEUM, INC	3828774		180.40 GALLONS PROPANE DELIVERED TO 475 SHORTLINE RD FOR FLEET-ADMIN	12/10/2020	157.85	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	12/20		
1731	ED STAUB & SONS PETROLEUM, INC	3828774		180.40 GALLONS PROPANE DELIVERED TO 475 SHORTLINE RD FOR FLEET-WATER	12/10/2020	63.14	.00	20-6150 M & R - SYSTEM	0	12/20		
1731	ED STAUB & SONS PETROLEUM, INC	3828774		180.40 GALLONS PROPANE DELIVERED TO 475 SHORTLINE RD FOR FLEET-SEWER	12/10/2020	63.14	.00	21-6150 M & R - SYSTEM	0	12/20		
1731	ED STAUB & SONS PETROLEUM, INC	3828774		180.40 GALLONS PROPANE DELIVERED TO 475 SHORTLINE RD FOR FLEET-PI	12/10/2020	31.57	.00	25-6500 CASH OVER/SHORT	0	12/20		
Total 3828774:						315.70	.00					
1731	ED STAUB & SONS PETROLEUM, INC	3928947		72.80 GALLONS PROPANE FOR 201 AVE A. D. CROSSLEY, DEC. '20	12/16/2020	131.04	.00	01-6290 UTILITIES	1004	12/20		
Total 3928947:						131.04	.00					
Total ED STAUB & SONS PETROLEUM, INC:						446.74	.00					
ELAM & BURKE												
796	ELAM & BURKE	188488		PROFESSIONAL SERVICES, URBAN RENEWAL, GENERAL REPRESENTATION, L.HOLLAND, NOV.'20	11/30/2020	3,825.00	.00	52-6045 CONTINGENCY	1217	12/20		
Total 188488:						3,825.00	.00					
Total ELAM & BURKE:						3,825.00	.00					

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ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	11302020ECI		<u>ELECTRICAL PERMITS, NOV.'20</u>	11/30/2020	11,536.14	11,536.14	01-6052 <u>CONTRACT SERVICES</u>	1005	12/20	12/11/2020	
Total 11302020ECI:						11,536.14	11,536.14					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						11,536.14	11,536.14					
FATBEAM LLC												
1831	FATBEAM LLC	15693		<u>MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICE, 100 MB, JAN. '21-ADMIN</u>	01/01/2021	95.00	.00	01-6052 <u>CONTRACT SERVICES</u>	0	12/20		
1831	FATBEAM LLC	15693		<u>MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICE, 100 MB, JAN. '21-WATER</u>	01/01/2021	65.00	.00	20-6052 <u>CONTRACT SERVICES</u>	0	12/20		
1831	FATBEAM LLC	15693		<u>MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICE, 100 MB, JAN. '21-SEWER</u>	01/01/2021	65.00	.00	21-6052 <u>CONTRACT SERVICES</u>	0	12/20		
1831	FATBEAM LLC	15693		<u>MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICE, 100 MB, JAN. '21-PI</u>	01/01/2021	25.00	.00	25-6052 <u>CONTRACT SERVICES</u>	0	12/20		
Total 15693:						250.00	.00					
Total FATBEAM LLC:						250.00	.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0763974-1		<u>140 EA PVC PIPE, T.FLEMING, DEC. '20-WEST WELL</u>	12/09/2020	1,505.00	.00	21-6020 <u>CAPITAL IMPROVEMENTS</u>	1157	12/20		
Total 0763974-1:						1,505.00	.00					
219	FERGUSON ENTERPRISES INC	0767041	10940	<u>PARTS AND LABOR FOR SWAN FALLS SEWER MAIN LINE BREAK, T.FLEMING, DEC.'20</u>	12/16/2020	3,405.80	.00	21-6150 <u>M & R - SYSTEM</u>	0	12/20		

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Total 0767041:						3,405.80	.00					
Total FERGUSON ENTERPRISES INC:						4,910.80	.00					
FIRE EXTINGUISHER CO., INC												
110	FIRE EXTINGUISHER CO., INC	61012		<u>FIRE SUPPRESSION SYSTEM ANNUAL SERVICE, SENIOR CENTER, JUL. '20</u>	07/10/2020	171.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1001	12/20		
Total 61012:						171.00	.00					
Total FIRE EXTINGUISHER CO., INC:						171.00	.00					
FLUID CONNECTOR PRODUCTS, INC.												
1083	FLUID CONNECTOR PRODUCTS, INC.	7786487	10934	<u>6 PIPE CLAMPS FOR HEADERS, M. NADEAU, DEC. '20</u>	12/10/2020	26.09	.00	21-6150 M & R - SYSTEM	0	12/20		
Total 7786487:						26.09	.00					
Total FLUID CONNECTOR PRODUCTS, INC.:						26.09	.00					
FREUND PROPERTIES LLC												
2014	FREUND PROPERTIES LLC	2313		<u>CAT 6 PATCH CABLE, UBIQUITI ACCESS POINT, DEC. '20-ADMIN</u>	10/30/2020	119.30	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	12/20		
2014	FREUND PROPERTIES LLC	2313		<u>CAT 6 PATCH CABLE, UBIQUITI ACCESS POINT, DEC. '20-WATER</u>	10/30/2020	81.62	.00	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/20		
2014	FREUND PROPERTIES LLC	2313		<u>CAT 6 PATCH CABLE, UBIQUITI ACCESS POINT, DEC. '20-SEWER</u>	10/30/2020	81.62	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/20		
2014	FREUND PROPERTIES LLC	2313		<u>CAT 6 PATCH CABLE, UBIQUITI ACCESS POINT, DEC. '20-PI</u>	10/30/2020	31.42	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/20		
Total 2313:						313.96	.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
2014	FREUND PROPERTIES LLC	2500		<u>CMIT MARATHON/GUARDIAN UNLIMITED REMOTE & ONSITE SUPPORT, DEC. '20-ADMIN</u>	12/01/2020	1,748.00	1,748.00	<u>01-6141 IT SMALL EQUIPMENT</u>	0	12/20	12/11/2020	
2014	FREUND PROPERTIES LLC	2500		<u>CMIT MARATHON/GUARDIAN UNLIMITED REMOTE & ONSITE SUPPORT, DEC. '20-WATER</u>	12/01/2020	1,196.00	1,196.00	<u>20-6141 IT SMALL EQUIPMENT</u>	0	12/20	12/11/2020	
2014	FREUND PROPERTIES LLC	2500		<u>CMIT MARATHON/GUARDIAN UNLIMITED REMOTE & ONSITE SUPPORT, DEC. '20-SEWER</u>	12/01/2020	1,196.00	1,196.00	<u>21-6141 IT SMALL EQUIPMENT</u>	0	12/20	12/11/2020	
2014	FREUND PROPERTIES LLC	2500		<u>CMIT MARATHON/GUARDIAN UNLIMITED REMOTE & ONSITE SUPPORT, DEC. '20-PI</u>	12/01/2020	460.00	460.00	<u>25-6141 IT SMALL EQUIPMENT</u>	0	12/20	12/11/2020	
Total 2500:						4,600.00	4,600.00					
Total FREUND PROPERTIES LLC:						4,913.96	4,600.00					
HERITAGE ELECTRICAL CONSTRUCTION INC												
2059	HERITAGE ELECTRICAL CONSTRUCTION INC	INV-10967	10962	<u>REPAIRED THE PANEL SYSTEM BY SKATEPARK, J. MORFIN, DEC. '20</u>	12/16/2020	500.00	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1235	12/20		
Total INV-10967:						500.00	.00					
2059	HERITAGE ELECTRICAL CONSTRUCTION INC	INV-10968	10848	<u>DEDICATED OUTLETS FOR DOOR LOCK SYSTEMS FOR BATHROOMS, B. WITHROW, DEC. '20</u>	12/16/2020	500.00	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	12/20		
Total INV-10968:						500.00	.00					
Total HERITAGE ELECTRICAL CONSTRUCTION INC:						1,000.00	.00					
HYDRAULIC CONTROLS INC												
2051	HYDRAULIC CONTROLS INC	02368106	10943	<u>OUTRIGGER CYLINDERS FOR THE BACKHOE REPAIR AT LAGOONS, S. HOWELL, DEC'20</u>	12/14/2020	1,162.82	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/20		

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Total 02368106:						1,162.82	.00					
Total HYDRAULIC CONTROLS INC:						1,162.82	.00					
ICON ENTERPRISES, INC.												
1631	ICON ENTERPRISES, INC.	207233		<u>CIVICREC ACQUISITION, PARKS, 12/02/2020-12/01/2021</u>	12/08/2020	33,160.00	33,160.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	12/20	12/11/2020	
Total 207233:						33,160.00	33,160.00					
Total ICON ENTERPRISES, INC.:						33,160.00	33,160.00					
IDAHO ASSOCIATION OF BUILDING OFFICIALS												
565	IDAHO ASSOCIATION OF BUILDING OFFICIALS	5264		<u>2021 ANNUAL MEMBERSHIP DUES-J. COULTER, DEC. '20</u>	12/16/2020	210.00	210.00	<u>01-6075 DUES & MEMBERSHIPS</u>	1005	12/20	12/24/2020	
Total 5264:						210.00	210.00					
Total IDAHO ASSOCIATION OF BUILDING OFFICIALS:						210.00	210.00					
IDAHO POWER CO												
38	IDAHO POWER CO	12162020IP		<u>ELECTRIC SERVICE FOR STREET LIGHTS 10/14-11/12/2020</u>	12/16/2020	1,569.67	1,569.67	<u>01-6290 UTILITIES</u>	1002	12/20	12/18/2020	
Total 12162020IP:						1,569.67	1,569.67					
38	IDAHO POWER CO	12172020IP		<u>ELECTRIC SERVICE FOR DEC '20-ADMIN</u>	12/17/2020	462.69	.00	<u>01-6290 UTILITIES</u>	0	12/20		
38	IDAHO POWER CO	12172020IP		<u>ELECTRIC SERVICE FOR DEC '20-SENIOR CENTER</u>	12/17/2020	272.31	.00	<u>01-6290 UTILITIES</u>	1001	12/20		
38	IDAHO POWER CO	12172020IP		<u>ELECTRIC SERVICE FOR DEC '20-STREET LIGHTS</u>	12/17/2020	5,829.06	.00	<u>01-6290 UTILITIES</u>	1002	12/20		
38	IDAHO POWER CO	12172020IP		<u>ELECTRIC SERVICE FOR DEC '20-PARKS</u>	12/17/2020	1,180.17	.00	<u>01-6290 UTILITIES</u>	1004	12/20		

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38	IDAHO POWER CO	12172020IP		<u>ELECTRIC SERVICE FOR DEC</u> <u>'20-WATER</u>	12/17/2020	8,801.61	.00	<u>20-6290 UTILITIES</u> <u>EXPENSE</u>	0	12/20		
38	IDAHO POWER CO	12172020IP		<u>ELECTRIC SERVICE FOR DEC</u> <u>'20-SEWER</u>	12/17/2020	21,823.61	.00	<u>21-6290 UTILITIES</u> <u>EXPENSE</u>	0	12/20		
38	IDAHO POWER CO	12172020IP		<u>ELECTRIC SERVICE FOR DEC</u> <u>'20-FARMS</u>	12/17/2020	375.34	.00	<u>21-6090 FARM</u> <u>EXPENDITURES</u>	0	12/20		
38	IDAHO POWER CO	12172020IP		<u>ELECTRIC SERVICE FOR DEC</u> <u>'20-PI</u>	12/17/2020	1,540.71	.00	<u>25-6290 UTILITIES</u> <u>EXPENSE</u>	0	12/20		
Total 12172020IP:						40,285.50	.00					
Total IDAHO POWER CO:						41,855.17	1,569.67					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	4429	10598	<u>AD#40141. LEGAL</u> <u>PUBLICATION NOTICE # 19-14-</u> <u>AN & 19-11. PATAGONIA</u> <u>EAST/RIDGE/LAKES</u> <u>SUBDIVISION, J. HELLMAN</u>	10/14/2020	149.08	.00	<u>01-6125 LEGAL</u> <u>PUBLICATIONS</u>	1003	12/20		
Total 4429:						149.08	.00					
1802	IDAHO PRESS TRIBUNE, LLC	5247	10812	<u>AD#48031. LEGAL</u> <u>PUBLICATION NOTICE, 20-04-</u> <u>ZC. DURRANT REZONE. J.</u> <u>REID. NOV. '20</u>	11/11/2020	128.95	.00	<u>01-6125 LEGAL</u> <u>PUBLICATIONS</u>	1003	12/20		
Total 5247:						128.95	.00					
1802	IDAHO PRESS TRIBUNE, LLC	5812	10909	<u>AD#10909. LEGAL</u> <u>PUBLICATION NOTICE OF</u> <u>ORDINANCE NO. 2020-33. A.</u> <u>WELKER. DEC. '20-WATER</u>	12/09/2020	221.74	.00	<u>20-6125 LEGAL</u> <u>PUBLICATIONS</u>	0	12/20		
1802	IDAHO PRESS TRIBUNE, LLC	5812		<u>AD#10909. LEGAL</u> <u>PUBLICATION NOTICE OF</u> <u>ORDINANCE NO. 2020-33. A.</u> <u>WELKER. DEC. '20-PI</u>	12/09/2020	55.44	.00	<u>25-6125 LEGAL</u> <u>PUBLICATIONS</u>	0	12/20		

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Total 5812:						277.18	.00					
1802	IDAHO PRESS TRIBUNE, LLC	6032	10931	<u>AD#58354. LEGAL PUBLICATION NOTICE #20-02-ZC & 20-05-S FOR ROCKAWAY COVE SUBDIVISION REZONE & PRE-PLAT, J. HELLMAN, DEC. '20</u>	12/16/2020	141.76	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	12/20		
Total 6032:						141.76	.00					
1802	IDAHO PRESS TRIBUNE, LLC	6137	10969	<u>AD# 60128. LEGAL PUBLICATION NOTICE FOR LINROCK SUBDIVISION, CASE NO 20-04-AN, 20-05-ZC, 20-09-S, J. REID, DEC. '20</u>	12/23/2020	145.42	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	12/20		
Total 6137:						145.42	.00					
1802	IDAHO PRESS TRIBUNE, LLC	6138		<u>AD# 60403. LEGAL PUBLICATION NOTICES, ORDINANCE 2020-40, A, WELKER, DEC. '20</u>	12/23/2020	313.78	.00	<u>25-6125 LEGAL PUBLICATIONS</u>	0	12/20		
Total 6138:						313.78	.00					
1802	IDAHO PRESS TRIBUNE, LLC	6139	10958	<u>AD# 60404. LEGAL PUBLICATION NOTICES, ORDINANCE 2020-39, A, WELKER, DEC. '20</u>	12/23/2020	282.67	.00	<u>25-6125 LEGAL PUBLICATIONS</u>	0	12/20		
Total 6139:						282.67	.00					
1802	IDAHO PRESS TRIBUNE, LLC	6140	10958	<u>AD# 60405. LEGAL PUBLICATION NOTICES, ORDINANCE 2020-38, A, WELKER, DEC. '20</u>	12/23/2020	198.49	.00	<u>25-6125 LEGAL PUBLICATIONS</u>	0	12/20		
Total 6140:						198.49	.00					

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1802	IDAHO PRESS TRIBUNE, LLC	6141	10958	<u>AD# 60406. LEGAL PUBLICATION NOTICES, ORDINANCE 2020-37. A. WELKER, DEC. '20</u>	12/23/2020	319.27	.00	<u>25-6125 LEGAL PUBLICATIONS</u>	0	12/20		
Total 6141:						319.27	.00					
1802	IDAHO PRESS TRIBUNE, LLC	6142	10958	<u>AD# 60407 LEGAL PUBLICATION NOTICE, ORDINANCE 2020-34. A. WELKER, DEC. '20</u>	12/23/2020	470.18	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	12/20		
Total 6142:						470.18	.00					
1802	IDAHO PRESS TRIBUNE, LLC	6143	10958	<u>AD# 60426. LEGAL PUBLICATION NOTICES, ORDINANCE 2020-36. A. WELKER, DEC. '20</u>	12/23/2020	326.59	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	12/20		
Total 6143:						326.59	.00					
1802	IDAHO PRESS TRIBUNE, LLC	6144	10958	<u>AD# 60441. LEGAL PUBLICATION NOTICES, ORDINANCE 2020-35. A. WELKER, DEC. '20</u>	12/23/2020	282.67	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	12/20		
Total 6144:						282.67	.00					
1802	IDAHO PRESS TRIBUNE, LLC	6145	10965	<u>AD# 60454. LEGAL PUBLICATION NOTICE OF CITY'S COMBINED MEETING, A. WELKER, DEC. '20</u>	12/23/2020	466.66	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	12/20		
Total 6145:						466.66	.00					
Total IDAHO PRESS TRIBUNE, LLC:						3,502.70	.00					
IDAHO TOOL & EQUIPMENT, INC.												
1667	IDAHO TOOL & EQUIPMENT, INC.	1494589-0001-	10952	<u>TOOLS FOR NEW SEWER TRUCK #41, T.FLEMING, DEC.'20</u>	12/15/2020	3,140.96	.00	<u>21-6175 SMALL TOOLS</u>	0	12/20		

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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 1494589-0001-01:						3,140.96	.00					
Total IDAHO TOOL & EQUIPMENT, INC.:						3,140.96	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482195000110		<u>NATURAL GAS CONSUMPTION AT WASTEWATER TREATMENT PLANT. 11/03-12/04/2020-WATER</u>	12/07/2020	505.53	505.53	<u>20-6290 UTILITIES EXPENSE</u>	0	12/20	12/11/2020	
37	INTERMOUNTAIN GAS CO	482195000110		<u>NATURAL GAS CONSUMPTION AT WASTEWATER TREATMENT PLANT. 11/03-12/04/2020- SEWER</u>	12/07/2020	505.53	505.53	<u>21-6290 UTILITIES EXPENSE</u>	0	12/20	12/11/2020	
37	INTERMOUNTAIN GAS CO	482195000110		<u>NATURAL GAS CONSUMPTION AT WASTEWATER TREATMENT PLANT. 11/03-12/04/2020-PI</u>	12/07/2020	192.60	192.60	<u>25-6290 UTILITIES EXPENSE</u>	0	12/20	12/11/2020	
Total 482195000110312042020:						1,203.66	1,203.66					
Total INTERMOUNTAIN GAS CO:						1,203.66	1,203.66					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	12042020-121		<u>SANITATION RECEIPT TRANSFER 12/04-12/10/2020</u>	12/11/2020	64,017.74	64,017.74	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	12/20	12/11/2020	
230	J & M SANITATION, INC.	12042020-121		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 12/04-12/10/2020</u>	12/11/2020	-6,324.95	-6,324.95	<u>01-4170 FRANCHISE FEES</u>	0	12/20	12/11/2020	
Total 12042020-12102020:						57,692.79	57,692.79					
230	J & M SANITATION, INC.	12112020-1217		<u>SANITATION RECEIPT TRANSFER 12/11-12/17/2020</u>	12/18/2020	92,877.32	92,877.32	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	12/20	12/18/2020	
230	J & M SANITATION, INC.	12112020-1217		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 12/11/-12/17/2020</u>	12/18/2020	-9,176.27	-9,176.27	<u>01-4170 FRANCHISE FEES</u>	0	12/20	12/18/2020	

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
Total 12112020-12172020:						83,701.05	83,701.05					
230	J & M SANITATION, INC.	12182020-122		<u>SANITATION RECEIPT TRANSFER 12/18-12/23/2020</u>	12/24/2020	22,047.77	22,047.77	26-7000 SOLID WASTE SERVICE FEES	0	12/20	12/24/2020	
230	J & M SANITATION, INC.	12182020-122		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 12/18-12/23/2020</u>	12/24/2020	-2,178.31	-2,178.31	01-4170 FRANCHISE FEES	0	12/20	12/24/2020	
Total 12182020-12232020:						19,869.46	19,869.46					
Total J & M SANITATION, INC.:						161,263.30	161,263.30					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	3570349		<u>ENTERPRISE MONTHLY PAYMENT FEE, NOV. '20-ADMIN</u>	12/01/2020	43.75	.00	01-6052 CONTRACT SERVICES	0	12/20		
1328	JACK HENRY & ASSOCIATES, INC.	3570349		<u>ENTERPRISE MONTHLY PAYMENT FEE, NOV. '20-WATER</u>	12/01/2020	29.93	.00	20-6052 CONTRACT SERVICES	0	12/20		
1328	JACK HENRY & ASSOCIATES, INC.	3570349		<u>ENTERPRISE MONTHLY PAYMENT FEE, NOV. '20-SEWER</u>	12/01/2020	29.93	.00	21-6052 CONTRACT SERVICES	0	12/20		
1328	JACK HENRY & ASSOCIATES, INC.	3570349		<u>ENTERPRISE MONTHLY PAYMENT FEE, NOV. '20-PI</u>	12/01/2020	11.54	.00	25-6052 CONTRACT SERVICES	0	12/20		
Total 3570349:						115.15	.00					
Total JACK HENRY & ASSOCIATES, INC.:						115.15	.00					
JONATHAN STRICKLAND												
1976	JONATHAN STRICKLAND	331		<u>JANITORIAL SERVICES FOR DECEMBER 2020, CITY HALL - ADMIN</u>	12/16/2020	212.80	.00	01-6025 JANITORIAL	0	12/20		
1976	JONATHAN STRICKLAND	331		<u>JANITORIAL SERVICES FOR DECEMBER 2020, CITY HALL - WATER</u>	12/16/2020	145.60	.00	20-6025 JANITORIAL	0	12/20		

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1976	JONATHAN STRICKLAND	331		<u>JANITORIAL SERVICES FOR DECEMBER 2020, CITY HALL - SEWER</u>	12/16/2020	145.60	.00	<u>21-6025 JANITORIAL</u>	0	12/20		
1976	JONATHAN STRICKLAND	331		<u>JANITORIAL SERVICES FOR DECEMBER 2020, CITY HALL - P.I</u>	12/16/2020	56.00	.00	<u>25-6025 JANITORIAL</u>	0	12/20		
Total 331:						560.00	.00					
1976	JONATHAN STRICKLAND	332		<u>JANITORIAL SERVICES FOR DECEMBER 2020, SENIOR CENTER</u>	12/16/2020	446.00	.00	<u>01-6025 JANITORIAL</u>	1001	12/20		
Total 332:						446.00	.00					
1976	JONATHAN STRICKLAND	333		<u>JANITORIAL SERVICES AND COVID19 DISINFECTING FOR DECEMBER 2020, TREATMENT PLANT - WATER</u>	12/17/2020	132.30	.00	<u>20-6025 JANITORIAL</u>	0	12/20		
1976	JONATHAN STRICKLAND	333		<u>JANITORIAL SERVICES AND COVID19 DISINFECTING FOR DECEMBER 2020, TREATMENT PLANT - SEWER</u>	12/17/2020	132.30	.00	<u>21-6025 JANITORIAL</u>	0	12/20		
1976	JONATHAN STRICKLAND	333		<u>JANITORIAL SERVICES AND COVID19 DISINFECTING FOR DECEMBER 2020, TREATMENT PLANT - P.I</u>	12/17/2020	50.40	.00	<u>25-6025 JANITORIAL</u>	0	12/20		
Total 333:						315.00	.00					
Total JONATHAN STRICKLAND:						1,321.00	.00					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0139094		<u>PROFESSIONAL SERVICES FOR CITY KUNA PARKING LOT DESIGN, DESIGN SERVICES, 11/01-11/28/2020</u>	12/14/2020	5,424.28	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1173	12/20		

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Total 0139094:						5,424.28	.00					
Total J-U-B ENGINEERS, INC.:						5,424.28	.00					
KENDALL FORD OF MERIDIAN LLC												
1616	KENDALL FORD OF MERIDIAN LLC	12082020KFM		SEWER DEPARTMENT NEW VEHICLE, 2020 FORD 4WD F150 SUPERCAB, DEC. '20	12/08/2020	32,353.01	32,353.01	21-6166 PP&E PURCHASES - OPERATIONS	1243	12/20	12/11/2020	
Total 12082020KFM:						32,353.01	32,353.01					
Total KENDALL FORD OF MERIDIAN LLC:						32,353.01	32,353.01					
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	825		FIBER OPTIC LEASE FOR NOVEMBER & DECEMBER 2020 - ADMIN	12/14/2020	228.00	228.00	01-6255 TELEPHONE	0	11/20	12/18/2020	
199	KUNA JT. SCHOOL DISTRICT NO. 3	825		FIBER OPTIC LEASE FOR NOVEMBER & DECEMBER 2020 - WATER	12/14/2020	156.00	156.00	20-6255 TELEPHONE EXPENSE	0	12/20	12/18/2020	
199	KUNA JT. SCHOOL DISTRICT NO. 3	825		FIBER OPTIC LEASE FOR NOVEMBER & DECEMBER 2020 - SEWER	12/14/2020	156.00	156.00	21-6255 TELEPHONE EXPENSE	0	12/20	12/18/2020	
199	KUNA JT. SCHOOL DISTRICT NO. 3	825		FIBER OPTIC LEASE FOR NOVEMBER & DECEMBER 2020 - P.I	12/14/2020	60.00	60.00	25-6255 TELEPHONE EXPENSE	0	12/20	12/18/2020	
Total 825:						600.00	600.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						600.00	600.00					
KUNA LUMBER												
499	KUNA LUMBER	A118887	10919	SPRINKLER PARTS FOR WINCHESTER PARK, B. WITHROW, DEC.'20	12/08/2020	22.47	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/20		
Total A118887:						22.47	.00					

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499	KUNA LUMBER	A119010	10955	<u>2 EA LUBRICANT, 2 EA ELECTRICAL TAPE, 1 EA PENETRANT, 1 EA SELF IGNITING TORCH KIT, R. WARWICK, DEC. '20</u>	12/15/2020	49.08	.00	<u>21-6150 M & R - SYSTEM</u>	0	12/20		
Total A119010:						49.08	.00					
499	KUNA LUMBER	A119037	10964	<u>INSTALLATION SUPPLIES FOR THIN ICE SIGNS & BENCHES, J. DURHAM, DEC. '20</u>	12/17/2020	105.02	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	12/20		
Total A119037:						105.02	.00					
499	KUNA LUMBER	B145025	10740	<u>NUTS AND BOLTS FOR TRACTOR AT CITY HALL, M MEADE, OCT'20</u>	12/09/2020	42.30	.00	<u>01-6070 DONATIONS EXPENSE</u>	0	12/20		
Total B145025:						42.30	.00					
499	KUNA LUMBER	B145583	10971	<u>REPAIR ULTRASONIC EYE, M. NADEAU, DEC. '20</u>	12/17/2020	10.00	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/20		
499	KUNA LUMBER	B145583	10971	<u>4 GLUE STICKS FOR MOUSE TRAPS, & MOUSE TRAP, M. NADEAU, DEC. '20</u>	12/17/2020	6.28	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	12/20		
Total B145583:						16.28	.00					
499	KUNA LUMBER	B146253	10918	<u>1 EA COTTER PIN, J. OSBORN, DEC. '20</u>	12/08/2020	.32	.00	<u>20-6150 M & R - SYSTEM</u>	0	12/20		
Total B146253:						.32	.00					
499	KUNA LUMBER	B146287	10923	<u>6 EA 80# BAGS OF CONCRETE, J.OSBORN, DEC.'20</u>	12/09/2020	25.68	.00	<u>20-6150 M & R - SYSTEM</u>	0	12/20		

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 B146287:						25.68	.00					
499	KUNA LUMBER	B146289	10925	<u>SCREWS FOR PALLET BINS AT BARN FOR 6 INCH HOSES, T. FLEMING, DEC. '20</u>	12/09/2020	4.61	.00	<u>21-6150 M & R - SYSTEM</u>	0	12/20		
Total B146289:						4.61	.00					
499	KUNA LUMBER	B146291	10926	<u>HAND CLEANER, RUBBER WASHERS, R. HERRERA, DEC. '20</u>	12/09/2020	13.84	.00	<u>21-6150 M & R - SYSTEM</u>	0	12/20		
Total B146291:						13.84	.00					
499	KUNA LUMBER	B146542	10970	<u>HITCH FOR TRUCK #41, SHOVEL, SEALANT, HITCH PIN, PENETRANT, R. WARWICK, DEC'20</u>	12/17/2020	150.51	.00	<u>21-6175 SMALL TOOLS</u>	0	12/20		
Total B146542:						150.51	.00					
499	KUNA LUMBER	B146645	10987	<u>ELECTRIC SUPPLIES FOR CHRISTMAS LIGHTS, J. DURHAM, DEC. '20</u>	12/22/2020	68.80	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	12/20		
Total B146645:						68.80	.00					
Total KUNA LUMBER:						498.91	.00					
KUNA MACHINE LLC												
1775	KUNA MACHINE LLC	3524	10977	<u>METAL FOR DOOR OF WELL #10, S. HOWELL, DEC. '20</u>	12/18/2020	6.36	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	12/20		
Total 3524:						6.36	.00					
Total KUNA MACHINE LLC:						6.36	.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
KUNA RURAL FIRE DISTRICT (IMPACT)												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	11302020KRF		<u>KRFD IMPACT FEES, NOV.'20</u>	11/30/2020	32,548.15	32,548.15	<u>01-2511 KRFD IMPACT FEE TRANSFER</u>	0	12/20	12/11/2020	
Total 11302020KRFDI:						32,548.15	32,548.15					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						32,548.15	32,548.15					
KUNA RURAL FIRE DISTRICT (PLAN REVIEW)												
1945	KUNA RURAL FIRE DISTRICT (PLAN REVIEW)	11302020KRF		<u>KRFD PLAN REVIEW FEES, NOV.'20</u>	11/30/2020	644.60	644.60	<u>01-2512 KRFD PLAN REVIEW FEE TRANSFER</u>	0	12/20	12/11/2020	
Total 11302020KRFDPR:						644.60	644.60					
Total KUNA RURAL FIRE DISTRICT (PLAN REVIEW):						644.60	644.60					
KUNA SENIOR CENTER												
638	KUNA SENIOR CENTER	12112020KS		<u>KUNA SENIOR CENTER-IDAHO REBOUNDS-MUNICIPAL SMALL BUSINESS GRANT, DEC. '20</u>	12/11/2020	657.30	657.30	<u>03-6369 CARES ACT CFAC REIMBURSEMENT</u>	0	12/20	12/11/2020	
Total 12112020KS:						657.30	657.30					
Total KUNA SENIOR CENTER:						657.30	657.30					
LOCAHAN LLC												
1619	LOCAHAN LLC	AR904439		<u>CONTRACT BASE RATE (12/03/2020-01/02/2021 AND CONTRACT OVERAGE CHARGE (11/03-12/02/2020) MODEL #MPC4504EX, SERIAL# C737M540155 & C737M540938 - ADMIN</u>	12/04/2020	140.23	140.23	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	12/20	12/11/2020	
1619	LOCAHAN LLC	AR904439		<u>CONTRACT BASE RATE (12/03/2020-01/02/2021 AND CONTRACT OVERAGE CHARGE (11/03-12/02/2020) MODEL #MPC4504EX, SERIAL# C737M540155 & C737M540938 - WATER</u>	12/04/2020	130.22	130.22	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	12/20	12/11/2020	

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
				<u>& Z</u>	12/14/2020	100.70	100.70	01-6265 TRAINING & SCH00LING	1003	12/20	12/18/2020	
1849	MISCELLANEOUS #2	12142020CF		CATHERINE FEISTNER, EMPLOYEE EXAM REIMBURSEMENT, DEC.'20 - WATER	12/14/2020	140.98	140.98	20-6265 TRAINING & SCH00LING EXPENSE	0	12/20	12/18/2020	
1849	MISCELLANEOUS #2	12142020CF		CATHERINE FEISTNER, EMPLOYEE EXAM REIMBURSEMENT, DEC.'20 - SEWER	12/14/2020	140.98	140.98	21-6265 TRAINING & SCH00LING EXPENSE	0	12/20	12/18/2020	
1849	MISCELLANEOUS #2	12142020CF		CATHERINE FEISTNER, EMPLOYEE EXAM REIMBURSEMENT, DEC.'20 - PI	12/14/2020	20.14	20.14	25-6265 TRAINING & SCH00LING EXPENSE	0	12/20	12/18/2020	
Total 12142020CF:						402.80	402.80					
Total MISCELLANEOUS #2:						2,907.64	2,907.64					
PARTS, INC.												
470	PARTS, INC.	226151	10914	1 EA FIX A FLAT, JACOBSON LAWNMOWER, DEC'20	12/07/2020	13.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/20		
Total 226151:						13.99	.00					
470	PARTS, INC.	226243	10917	2 EA QT SYNTHETIC 20W50, TORO MOWER OIL, B. WITHROW, DEC'20	12/28/2020	19.58	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/20		
Total 226243:						19.58	.00					
470	PARTS, INC.	226309	10921	15 EA FAB/LOOM SPLIT POLY, 1 EA STRBRT LIQ ELEC TAPE, SPINKLER PARTS FOR WINCHESTER PARK, B. WITHROW, DEC'20	12/09/2020	20.49	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/20		
Total 226309:						20.49	.00					

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470	PARTS, INC.	226337	10927	<u>4 EA TUBES OF GREASE FOR BELT PRESS. T. SHAFFER, DEC'20</u>	12/09/2020	32.28	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/20		
Total 226337:						32.28	.00					
470	PARTS, INC.	226423		<u>1 EA .75 INCH X 14 FT HOSE, FOR NEW SEWER TRUCK, D. CROSSLEY, DEC'20</u>	12/10/2002	46.49	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	12/20		
Total 226423:						46.49	.00					
470	PARTS, INC.	226425	10933	<u>1 EA BATTERY FACILITIES TRUCK #72, D. CROSSLEY, DEC'20 - CITY HALL</u>	12/10/2020	60.61	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	12/20		
470	PARTS, INC.	226425	10933	<u>1 EA BATTERY FACILITIES TRUCK #72, D. CROSSLEY, DEC'20 - WATER</u>	12/10/2020	24.24	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	12/20		
470	PARTS, INC.	226425	10933	<u>1 EA BATTERY FACILITIES TRUCK #72, D. CROSSLEY, DEC'20 - SEWER</u>	12/10/2020	24.24	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	12/20		
470	PARTS, INC.	226425	10933	<u>1 EA BATTERY FACILITIES TRUCK #72, D. CROSSLEY, DEC'20 - PI</u>	12/10/2020	12.12	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	12/20		
Total 226425:						121.21	.00					
470	PARTS, INC.	226454	10935	<u>1 EA APP PADS, 1 EA METAL POLISH, 1 EA VENT CAP, SPLASH PAD & MEMORIAL PLAQUES, B. WITHROW, DEC'20</u>	12/11/2020	34.67	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	12/20		
Total 226454:						34.67	.00					
470	PARTS, INC.	226466	10937	<u>1 EA BATTERY CHARGER, FOR DIGGER, D. CROSSLEY, DEC'20</u>	12/11/2020	39.99	.00	<u>20-6175 SMALL TOOLS</u>	0	12/20		

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Total 226466:						39.99	.00					
470	PARTS, INC.	226615	10949	<u>1 EA SNAP RING PLIERS, FACILITIES FLEET SHOP TOOL, D. CROSSLEY, DEC'20 - CITY HALL</u>	12/14/2020	7.99	.00	<u>01-6175 SMALL TOOLS</u>	0	12/20		
470	PARTS, INC.	226615	10949	<u>1 EA SNAP RING PLIERS, FACILITIES FLEET SHOP TOOL, D. CROSSLEY, DEC'20 - WATER</u>	12/14/2020	3.20	.00	<u>20-6175 SMALL TOOLS</u>	0	12/20		
470	PARTS, INC.	226615	10949	<u>1 EA SNAP RING PLIERS, FACILITIES FLEET SHOP TOOL, D. CROSSLEY, DEC'20 - SEWER</u>	12/14/2020	3.20	.00	<u>21-6175 SMALL TOOLS</u>	0	12/20		
470	PARTS, INC.	226615	10949	<u>1 EA SNAP RING PLIERS, FACILITIES FLEET SHOP TOOL, D. CROSSLEY, DEC'20 - PI</u>	12/14/2020	1.60	.00	<u>25-6175 SMALL TOOLS</u>	0	12/20		
Total 226615:						15.99	.00					
470	PARTS, INC.	226661	10953	<u>1 EA NAPA BATTERY, 1 EA FUEL FILTER, WATER TRUCK #18, D. CROSSELY, DEC'20 - WATER</u>	12/15/2020	45.43	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	12/20		
470	PARTS, INC.	226661	10953	<u>1 EA NAPA BATTERY, 1 EA FUEL FILTER, WATER TRUCK #18, D. CROSSELY, DEC'20 - PI</u>	12/15/2020	11.36	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	12/20		
Total 226661:						56.79	.00					
470	PARTS, INC.	226863	10972	<u>1 EA THROTTLE POSITION, 1 EA THROTTLE BODY INJECTION, WATER TRUCK #6, D. CROSSLEY, DEC'20 - WATER</u>	12/17/2020	28.34	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	12/20		
470	PARTS, INC.	226863	10972	<u>1 EA THROTTLE POSITION, 1 EA THROTTLE BODY INJECTION, WATER TRUCK #6, D. CROSSLEY, DEC'20 - PI</u>	12/17/2020	7.08	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	12/20		
Total 226863:						35.42	.00					

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470	PARTS, INC.	226894	10978	1 EA DISTRIBUTOR CAP, 1 EA DISTRIBUTOR ROTOR, WATER TRUCK #6, D. CROSSLEY, DEC'20 - WATER	12/18/2020	16.68	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/20		
470	PARTS, INC.	226894	10978	1 EA DISTRIBUTOR CAP, 1 EA DISTRIBUTOR ROTOR, WATER TRUCK #6, D. CROSSLEY, DEC'20 - PI	12/18/2020	4.17	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	12/20		
Total 226894:						20.85	.00					
470	PARTS, INC.	226906	10979	1 EA DEXCOOL, COOLANT FOR 550, DEC'20	12/18/2020	11.56	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/20		
Total 226906:						11.56	.00					
470	PARTS, INC.	227061	10988	1 EA EXHAUST FLUID, B. WITHROW, DEC'20	12/22/2020	10.67	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	12/20		
Total 227061:						10.67	.00					
Total PARTS, INC.:						479.98	.00					
PEAK ALARM COMPANY, INC												
1021	PEAK ALARM COMPANY, INC	1076969		ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, BUTLER, BEST BATH, EL CAJON, & CEDAR), 1/1-31/21 - WATER	01/01/2021	215.01	.00	20-6140 MAINT. & REPAIR BUILDING	0	12/20		
1021	PEAK ALARM COMPANY, INC	1076969		ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, BUTLER, BEST BATH, EL CAJON, & CEDAR), 1/1-31/21 - P.I	01/01/2021	53.75	.00	25-6140 MAINT & REPAIR BUILDING	0	12/20		
Total 1076969:						268.76	.00					

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Total PEAK ALARM COMPANY, INC:						268.76	.00					
QUADIENT FINANCE USA INC												
1770	QUADIENT FINANCE USA INC	11302020QF		<u>POSTAGE METER REFILL, NOVEMBER 2020 - ADMIN</u>	11/30/2020	140.00	.00	<u>01-6190 POSTAGE & BILLING</u>	0	12/20		
1770	QUADIENT FINANCE USA INC	11302020QF		<u>POSTAGE METER REFILL, NOVEMBER 2020 - P&Z</u>	11/30/2020	50.00	.00	<u>01-6190 POSTAGE & BILLING</u>	1003	12/20		
1770	QUADIENT FINANCE USA INC	11302020QF		<u>POSTAGE METER REFILL, NOVEMBER 2020 - WATER</u>	11/30/2020	130.00	.00	<u>20-6190 POSTAGE & BILLING</u>	0	12/20		
1770	QUADIENT FINANCE USA INC	11302020QF		<u>POSTAGE METER REFILL, NOVEMBER 2020 - SEWER</u>	11/30/2020	130.00	.00	<u>21-6190 POSTAGE & BILLING</u>	0	12/20		
1770	QUADIENT FINANCE USA INC	11302020QF		<u>POSTAGE METER REFILL, NOVEMBER 2020 - P.I</u>	11/30/2020	50.00	.00	<u>25-6190 POSTAGE & BILLING</u>	0	12/20		
Total 11302020QF:						500.00	.00					
Total QUADIENT FINANCE USA INC:						500.00	.00					
REXEL USA, INC.												
1613	REXEL USA, INC.	12172020R	10968	<u>INFRA RED THERMOMETER GUN FOR J. COULTER, DEC. '20</u>	12/17/2020	95.00	.00	<u>01-6175 SMALL TOOLS</u>	1005	12/20		
Total 12172020R:						95.00	.00					
1613	REXEL USA, INC.	1B37104		<u>LED LIGHTS FOR THE WATER TOWER, S.HOWELL, DEC.'20</u>	12/02/2020	241.67	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	12/20		
Total 1B37104:						241.67	.00					
1613	REXEL USA, INC.	1B60776	10900	<u>TRANSFORMER FOR CHAPAROSSA PI STATION, S. HOWELL, DEC. '20</u>	12/14/2020	264.27	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	12/20		
Total 1B60776:						264.27	.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
1613	REXEL USA, INC.	1C72287	10954	1 EA FLUKE, 1 EA ACV DETECTOR, 1 EA TERMINAL KIT, 1 EA TOOL BAG, 1 EA JOURNEYMAN CRIMP TOOL, FOR TRUCK #41, T.FLEMING, DEC.'20	12/16/2020	341.24	.00	21-6175 SMALL TOOLS	0	12/20		
Total 1C72287:						341.24	.00					
1613	REXEL USA, INC.	Z775332	10901	STREET LIGHT REPAIR PARTS, PHOTO SENSOR, S. HOWELL, DEC. '20	12/07/2020	154.66	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1002	12/20		
Total Z775332:						154.66	.00					
Total REXEL USA, INC.:						1,096.84	.00					
RIMI INC												
1991	RIMI INC	11302020RIMI		COMMERCIAL MECHANICAL PERMIT FEES, NOV.'20	11/30/2020	433.45	433.45	01-6052 CONTRACT SERVICES	1005	12/20	12/11/2020	
Total 11302020RIMI:						433.45	433.45					
Total RIMI INC:						433.45	433.45					
SIMPLOT PARTNERS												
491	SIMPLOT PARTNERS	216051274		49 BAGS OF SNOW ICE MELT, TREATMENT PLANT, DEC.'20 - WATER	12/04/2020	154.35	.00	20-6150 M & R - SYSTEM	0	12/20		
491	SIMPLOT PARTNERS	216051274		49 BAGS OF SNOW ICE MELT, TREATMENT PLANT, DEC.'20 - SEWER	12/04/2020	154.35	.00	21-6150 M & R - SYSTEM	0	12/20		
491	SIMPLOT PARTNERS	216051274		49 BAGS OF SNOW ICE MELT, TREATMENT PLANT, DEC.'20 - P.I	12/04/2020	58.80	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/20		
Total 216051274:						367.50	.00					

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491	SIMPLOT PARTNERS	216051338		<u>98 BAGS OF SNO PLOW ICE MELT, DEC.'20 - PARKS</u>	12/22/2020	735.00	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	12/20		
Total 216051338:						735.00	.00					
Total SIMPLOT PARTNERS:						1,102.50	.00					
SPECIALTY PLASTICS & FABRICATI, INC.												
1477	SPECIALTY PLASTICS & FABRICATI, INC.	79362		<u>REPAIRS ON THE GRIT SNAIL IN THE HEADWORKS BUILDING, NOV.'20</u>	11/30/2020	85.82	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/20		
Total 79362:						85.82	.00					
Total SPECIALTY PLASTICS & FABRICATI, INC.:						85.82	.00					
SUMMERS ENTERPRISES												
1819	SUMMERS ENTERPRISES	12112020SE		<u>SUMMERS ENTERPRISES INC- IDAHO REBOUNDS-MUNICIPAL SMALL BUSINESS GRANT, DEC. '20</u>	12/11/2020	5,896.83	5,896.83	<u>03-6369 CARES ACT CFAC REIMBURSEMENT</u>	0	12/20	12/11/2020	
Total 12112020SE:						5,896.83	5,896.83					
Total SUMMERS ENTERPRISES:						5,896.83	5,896.83					
TAYLOR CORPORATION												
1435	TAYLOR CORPORATION	206094472	10956	<u>BUSINESS CARDS FOR C. FEISTNER, D. CROSSLEY, DEC. '20 - P&Z</u>	12/23/2020	9.62	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	12/20		
1435	TAYLOR CORPORATION	206094472	10956	<u>BUSINESS CARDS FOR C. FEISTNER, D. CROSSLEY, DEC. '20 - WATER</u>	12/23/2020	12.70	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	12/20		
1435	TAYLOR CORPORATION	206094472	10956	<u>BUSINESS CARDS FOR C. FEISTNER, D. CROSSLEY, DEC. '20 - SEWER</u>	12/23/2020	12.70	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	12/20		
1435	TAYLOR CORPORATION	206094472	10956	<u>BUSINESS CARDS FOR C. FEISTNER, D. CROSSLEY, DEC. '20 - P.I</u>	12/23/2020	3.47	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	12/20		

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Total 206094472:						38.49	.00					
Total TAYLOR CORPORATION:						38.49	.00					
TECHNOLOGY SOLUTIONS LLC												
1823	TECHNOLOGY SOLUTIONS LLC	4074		<u>CAMERA INSTALLATION AT SKATE PARK, DEC.'20</u>	12/21/2020	3,501.65	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1235	12/20		
Total 4074:						3,501.65	.00					
Total TECHNOLOGY SOLUTIONS LLC:						3,501.65	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:07100777	10898	<u>10 EA 5-GALLON WATER BOTTLES, 2 SLEEVES OF CUPS, 2 CASES OF COFFEE, 1 BOX OF HOT CHOCOLATE, D. CROSSLEY, DEC'20 - WATER</u>	12/10/2020	81.50	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	12/20		
992	TREASURE VALLEY COFFEE	2160:07100777		<u>10 EA 5-GALLON WATER BOTTLES, 2 SLEEVES OF CUPS, 2 CASES OF COFFEE, 1 BOX OF HOT CHOCOLATE, D. CROSSLEY, DEC'20 - SEWER</u>	12/10/2020	81.50	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	12/20		
992	TREASURE VALLEY COFFEE	2160:07100777		<u>10 EA 5-GALLON WATER BOTTLES, 2 SLEEVES OF CUPS, 2 CASES OF COFFEE, 1 BOX OF HOT CHOCOLATE, D. CROSSLEY, DEC'20 - PI</u>	12/10/2020	31.05	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	12/20		
Total 2160:07100777:						194.05	.00					
992	TREASURE VALLEY COFFEE	2160:07112365	10976	<u>2 EA 5-GALLON WATER BOTTLES, DEC'20 - SHOP</u>	12/18/2020	11.40	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	12/20		
Total 2160:07112365:						11.40	.00					
992	TREASURE VALLEY COFFEE	2160:07112403	10976	<u>7 EA 5-GALLON WATER BOTTLES, DEC'20 - CITY HALL</u>	12/18/2020	43.75	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	12/20		

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Total 2160:07112403:						43.75	.00					
992	TREASURE VALLEY COFFEE	2160:07112411	10976	<u>4 EA 5-GALLON WATER BOTTLES, DEC'20 - PARKS</u>	12/18/2020	22.80	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	12/20		
Total 2160:07112411:						22.80	.00					
Total TREASURE VALLEY COFFEE:						272.00	.00					
TREASURE VALLEY FIRE PROTECTION INC												
1844	TREASURE VALLEY FIRE PROTECTION INC	120-172	10986	<u>FIRE SYSTEM INSPECTION, CITY HALL, S. HOWELL, DEC'20 - ADMIN</u>	12/22/2020	117.80	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	12/20		
1844	TREASURE VALLEY FIRE PROTECTION INC	120-172	10986	<u>FIRE SYSTEM INSPECTION, CITY HALL, S. HOWELL, DEC'20 - WATER</u>	12/22/2020	80.60	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	12/20		
1844	TREASURE VALLEY FIRE PROTECTION INC	120-172	10986	<u>FIRE SYSTEM INSPECTION, CITY HALL, S. HOWELL, DEC'20 - SEWER</u>	12/22/2020	80.60	.00	<u>21-6140 MAINT. & REPAIR BUILDING</u>	0	12/20		
1844	TREASURE VALLEY FIRE PROTECTION INC	120-172	10986	<u>FIRE SYSTEM INSPECTION, CITY HALL, S. HOWELL, DEC'20 - P.I</u>	12/22/2020	31.00	.00	<u>25-6140 MAINT. & REPAIR BUILDING</u>	0	12/20		
Total 120-172:						310.00	.00					
Total TREASURE VALLEY FIRE PROTECTION INC:						310.00	.00					
U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)												
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	431561026		<u>COPIER LEASE CONTRACT AND YEARLY CONTRACT FEES, #500-0519539-000, MODEL #MPC4504EX, SERIAL # C737M540938 & C737M540155, DEC.'20</u>	12/18/2020	542.33	.00	<u>01-6212 RENT-EQUIPMENT</u>	0	12/20		
Total 431561026:						542.33	.00					

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Total U.S. BANK NATIONAL ASSOC (EQUIP FINANCE):						542.33	.00					
UNION PACIFIC RAILROAD COMPANY												
121	UNION PACIFIC RAILROAD COMPANY	310353689		<u>2021 LAND LEASE 01/01/21-12/31/21, N BRIDGE AVE TO N LINDER AVE-PARKS</u>	12/01/2020	300.00	300.00	<u>01-6211 RENT-BUILDINGS & LAND</u>	1004	12/20	12/24/2020	
Total 310353689:						300.00	300.00					
Total UNION PACIFIC RAILROAD COMPANY:						300.00	300.00					
UTILITY REFUND #10												
2044	UTILITY REFUND #10	241054.00		<u>HATHAWAY HOMES, 1014 E FOLGADO ST, UTILITY REFUND</u>	12/02/2020	58.45	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2044	UTILITY REFUND #10	241054.00		<u>HATHAWAY HOMES, 1014 E FOLGADO ST, UTILITY REFUND</u>	12/02/2020	56.15	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 241054.00:						114.60	.00					
2044	UTILITY REFUND #10	241055.00		<u>HATHAWAY HOMES, 1026 E FOLGADO ST, UTILITY REFUND</u>	12/04/2020	53.51	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2044	UTILITY REFUND #10	241055.00		<u>HATHAWAY HOMES, 1026 E FOLGADO ST, UTILITY REFUND</u>	12/04/2020	55.99	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 241055.00:						109.50	.00					
2044	UTILITY REFUND #10	241056.00		<u>HATHAWAY HOMES, 1038 E FOLGADO ST, UTILITY REFUND</u>	12/08/2020	56.58	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2044	UTILITY REFUND #10	241056.00		<u>HATHAWAY HOMES, 1038 E FOLGADO ST, UTILITY REFUND</u>	12/08/2020	55.18	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 241056.00:						111.76	.00					
2044	UTILITY REFUND #10	260065.04A		<u>ROESHELLE L APPEL, 2546 W CERULEAN DR, UTILITY REFUND</u>	12/09/2020	53.02	53.02	<u>20-4500 METERED WATER SALES</u>	0	12/20	12/11/2020	

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Total 260065.04A:						53.02	53.02					
2044	UTILITY REFUND #10	302405.00		<u>KW HOMES, 1094 E PASCUA DR, UTILITY REFUND</u>	12/02/2020	17.56	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2044	UTILITY REFUND #10	302405.00		<u>KW HOMES, 1094 E PASCUA DR, UTILITY REFUND</u>	12/02/2020	26.93	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 302405.00:						44.49	.00					
2044	UTILITY REFUND #10	302410.00		<u>OLYMPUS HOMES, 982 E PASCUA DR, UTILITY DEPOSIT</u>	12/08/2020	12.65	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2044	UTILITY REFUND #10	302410.00		<u>OLYMPUS HOMES, 982 E PASCUA DR, UTILITY DEPOSIT</u>	12/08/2020	21.39	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 302410.00:						34.04	.00					
2044	UTILITY REFUND #10	302411.00		<u>KW HOMES, 966 E PASCUA DR, UTILITY REFUND</u>	12/08/2020	77.94	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2044	UTILITY REFUND #10	302411.00		<u>KW HOMES, 966 E PASCUA DR, UTILITY REFUND</u>	12/08/2020	23.98	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 302411.00:						101.92	.00					
2044	UTILITY REFUND #10	302434.00		<u>RIVERWOOD HOMES, 9199 S CIPOLLETTI WAY, UTILITY REFUND</u>	12/02/2020	77.84	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2044	UTILITY REFUND #10	302434.00		<u>RIVERWOOD HOMES, 9199 S CIPOLLETTI WAY, UTILITY REFUND</u>	12/02/2020	13.94	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 302434.00:						91.78	.00					
2044	UTILITY REFUND #10	302447.00		<u>RIVERWOOD HOMES, 901 E PASCUA DR, UTILITY REFUND</u>	12/08/2020	77.28	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		

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2044	UTILITY REFUND #10	302447.00		<u>RIVERWOOD HOMES, 901 E PASCUA DR. UTILITY REFUND</u>	12/08/2020	29.13	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 302447.00:						106.41	.00					
2044	UTILITY REFUND #10	323020.00		<u>TED MASON SIGNATURE HOMES, 1709 N RYDE AVE, UTILITY REFUND</u>	12/02/2020	5.44	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2044	UTILITY REFUND #10	323020.00		<u>TED MASON SIGNATURE HOMES, 1709 N RYDE AVE, UTILITY REFUND</u>	12/02/2020	6.92	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 323020.00:						12.36	.00					
Total UTILITY REFUND #10:						779.88	53.02					
UTILITY REFUND #11												
2062	UTILITY REFUND #11	121560.04		<u>DAVID POLLARD, 845 N CRANESBILL AVE, UTILITY REFUND</u>	12/28/2020	32.79	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2062	UTILITY REFUND #11	121560.04		<u>DAVID POLLARD, 845 N CRANESBILL AVE, UTILITY REFUND</u>	12/28/2020	41.01	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	121560.04		<u>DAVID POLLARD, 845 N CRANESBILL AVE, UTILITY REFUND</u>	12/28/2020	23.59	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
Total 121560.04:						97.39	.00					
2062	UTILITY REFUND #11	121630.01		<u>MELVIN G JR BEATTY, 861 N PASTURE AVE, UTILITY REFUND</u>	12/11/2020	36.96	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2062	UTILITY REFUND #11	121630.01		<u>MELVIN G JR BEATTY, 861 N PASTURE AVE, UTILITY REFUND</u>	12/11/2020	42.59	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	121630.01		<u>MELVIN G JR BEATTY, 861 N PASTURE AVE, UTILITY REFUND</u>	12/11/2020	31.99	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		

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Total 121630.01:						111.54	.00					
2062	UTILITY REFUND #11	130540.03		<u>SETH CORDELL CRAWFORD, 1387 W WHEAT ST, UTILITY REFUND</u>	12/28/2020	84.09	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2062	UTILITY REFUND #11	130540.03		<u>SETH CORDELL CRAWFORD, 1387 W WHEAT ST, UTILITY REFUND</u>	12/28/2020	75.81	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	130540.03		<u>SETH CORDELL CRAWFORD, 1387 W WHEAT ST, UTILITY REFUND</u>	12/28/2020	60.13	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
Total 130540.03:						220.03	.00					
2062	UTILITY REFUND #11	160360.02		<u>ABIGAIL R WARD, 223 W WHITE WAY, UTILITY REFUND</u>	12/18/2020	22.99	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2062	UTILITY REFUND #11	160360.02		<u>ABIGAIL R WARD, 223 W WHITE WAY, UTILITY REFUND</u>	12/18/2020	24.46	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	160360.02		<u>ABIGAIL R WARD, 223 W WHITE WAY, UTILITY REFUND</u>	12/18/2020	20.14	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
Total 160360.02:						67.59	.00					
2062	UTILITY REFUND #11	173320.03		<u>JAYMIE D HOYLE, 524 S RETORT PL, UTILITY REFUND</u>	12/28/2020	31.78	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2062	UTILITY REFUND #11	173320.03		<u>JAYMIE D HOYLE, 524 S RETORT PL, UTILITY REFUND</u>	12/28/2020	36.44	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	173320.03		<u>JAYMIE D HOYLE, 524 S RETORT PL, UTILITY REFUND</u>	12/28/2020	27.59	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
Total 173320.03:						95.81	.00					
2062	UTILITY REFUND #11	182430.01		<u>MARCUS J DAY, 1698 N HAREM WAY, UTILITY REFUND</u>	12/15/2020	86.80	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		

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2062	UTILITY REFUND #11	182430.01		<u>MARCUS J DAY, 1698 N HAREM WAY, UTILITY REFUND</u>	12/15/2020	102.46	.00	21-4600 SEWER USER FEES	0	12/20		
2062	UTILITY REFUND #11	182430.01		<u>MARCUS J DAY, 1698 N HAREM WAY, UTILITY REFUND</u>	12/15/2020	88.21	.00	26-4975 SOLID WASTE USER FEES	0	12/20		
Total 182430.01:						277.47	.00					
2062	UTILITY REFUND #11	201345.03		<u>AUSTIN B LEV, 1910 N COOL SPRINGS, UTILITY REFUND</u>	12/18/2020	64.32	.00	20-4500 METERED WATER SALES	0	12/20		
2062	UTILITY REFUND #11	201345.03		<u>AUSTIN B LEV, 1910 N COOL SPRINGS, UTILITY REFUND</u>	12/18/2020	74.71	.00	21-4600 SEWER USER FEES	0	12/20		
2062	UTILITY REFUND #11	201345.03		<u>AUSTIN B LEV, 1910 N COOL SPRINGS, UTILITY REFUND</u>	12/18/2020	63.18	.00	26-4975 SOLID WASTE USER FEES	0	12/20		
Total 201345.03:						202.21	.00					
2062	UTILITY REFUND #11	210430.03		<u>ELAINE S STURM, 525 E BLACK HAWK CT, UTILITY REFUND</u>	12/28/2020	24.85	.00	20-4500 METERED WATER SALES	0	12/20		
2062	UTILITY REFUND #11	210430.03		<u>ELAINE S STURM, 525 E BLACK HAWK CT, UTILITY REFUND</u>	12/28/2020	26.66	.00	21-4600 SEWER USER FEES	0	12/20		
2062	UTILITY REFUND #11	210430.03		<u>ELAINE S STURM, 525 E BLACK HAWK CT, UTILITY REFUND</u>	12/28/2020	18.70	.00	26-4975 SOLID WASTE USER FEES	0	12/20		
Total 210430.03:						70.21	.00					
2062	UTILITY REFUND #11	222006.01		<u>MARIAH PERRY, 754 S WISTON PL, UTILITY REFUND</u>	12/11/2020	2.91	.00	20-4500 METERED WATER SALES	0	12/20		
2062	UTILITY REFUND #11	222006.01		<u>MARIAH PERRY, 754 S WISTON PL, UTILITY REFUND</u>	12/11/2020	3.50	.00	21-4600 SEWER USER FEES	0	12/20		
2062	UTILITY REFUND #11	222006.01		<u>MARIAH PERRY, 754 S WISTON PL, UTILITY REFUND</u>	12/11/2020	2.75	.00	26-4975 SOLID WASTE USER FEES	0	12/20		

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Total 222006.01:						9.16	.00					
2062	UTILITY REFUND #11	250375.03		<u>CRYSTAL COOK, 894 S JUMP ROPE PL. UTILITY REFUND</u>	12/11/2020	27.61	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2062	UTILITY REFUND #11	250375.03		<u>CRYSTAL COOK, 894 S JUMP ROPE PL. UTILITY REFUND</u>	12/11/2020	33.04	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	250375.03		<u>CRYSTAL COOK, 894 S JUMP ROPE PL. UTILITY REFUND</u>	12/11/2020	28.96	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
Total 250375.03:						89.61	.00					
2062	UTILITY REFUND #11	260475.02		<u>JORDAN BRADLEY REYNOLDS, 1685 N FIREBRICK DR. UTILITY REFUND</u>	12/11/2020	30.91	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2062	UTILITY REFUND #11	260475.02		<u>JORDAN BRADLEY REYNOLDS, 1685 N FIREBRICK DR. UTILITY REFUND</u>	12/11/2020	39.97	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	260475.02		<u>JORDAN BRADLEY REYNOLDS, 1685 N FIREBRICK DR. UTILITY REFUND</u>	12/11/2020	17.18	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
Total 260475.02:						88.06	.00					
2062	UTILITY REFUND #11	264850.03		<u>LARIN E COX, 2131 N FIREBRICK DR. UTILITY REFUND</u>	12/14/2020	29.73	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2062	UTILITY REFUND #11	264850.03		<u>LARIN E COX, 2131 N FIREBRICK DR. UTILITY REFUND</u>	12/14/2020	35.77	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	264850.03		<u>LARIN E COX, 2131 N FIREBRICK DR. UTILITY REFUND</u>	12/14/2020	31.89	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
Total 264850.03:						97.39	.00					

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				<u>REFUND</u>	12/14/2020	75.78	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	303115.02		<u>BRIAN L HOBBS, 2264 N GREENVILLE AVE, UTILITY REFUND</u>	12/14/2020	63.86	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
	Total 303115.02:					203.43	.00					
2062	UTILITY REFUND #11	303285.01		<u>DON BRANDT, 1091 E BRUSH CREEK ST, UTILITY REFUND</u>	12/16/2020	70.68	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2062	UTILITY REFUND #11	303285.01		<u>DON BRANDT, 1091 E BRUSH CREEK ST, UTILITY REFUND</u>	12/16/2020	74.22	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	303285.01		<u>DON BRANDT, 1091 E BRUSH CREEK ST, UTILITY REFUND</u>	12/16/2020	57.86	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
	Total 303285.01:					202.76	.00					
2062	UTILITY REFUND #11	70140.01		<u>MARIA F WHEELER, 702 W TRINI ST, UTILITY REFUND</u>	12/14/2020	73.74	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2062	UTILITY REFUND #11	70140.01		<u>MARIA F WHEELER, 702 W TRINI ST, UTILITY REFUND</u>	12/14/2020	46.67	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	70140.01		<u>MARIA F WHEELER, 702 W TRINI ST, UTILITY REFUND</u>	12/14/2020	-43.91	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
	Total 70140.01:					76.50	.00					
	Total UTILITY REFUND #11:					2,119.74	.00					
UTILITY REFUND #9												
2004	UTILITY REFUND #9	277501.00		<u>CBH, 245 W STRIPED OWL ST, UTILITY REFUND</u>	12/02/2020	98.19	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	277501.00		<u>CBH, 245 W STRIPED OWL ST, UTILITY REFUND</u>	12/02/2020	35.69	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		

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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 277501.00:						133.88	.00					
2004	UTILITY REFUND #9	277509.00		<u>CBH, 244 W STRIPED OWL ST, UTILITY REFUND</u>	12/02/2020	93.66	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	277509.00		<u>CBH, 244 W STRIPED OWL ST, UTILITY REFUND</u>	12/02/2020	30.08	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 277509.00:						123.74	.00					
2004	UTILITY REFUND #9	277515.00		<u>CBH, 370 W STRIPED OWL ST, UTILITY REFUND</u>	11/25/2020	64.09	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	277515.00		<u>CBH, 370 W STRIPED OWL ST, UTILITY REFUND</u>	11/25/2020	51.96	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 277515.00:						116.05	.00					
2004	UTILITY REFUND #9	277516.00		<u>CBH, 382 W STRIPED OWL ST, UTILITY REFUND</u>	11/25/2020	46.58	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	277516.00		<u>CBH, 382 W STRIPED OWL ST, UTILITY REFUND</u>	11/25/2020	13.48	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 277516.00:						60.06	.00					
2004	UTILITY REFUND #9	293042.00		<u>CBH, 3290 W REMEMBRANCE DR, UTILITY REFUND</u>	11/25/2020	68.78	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	293042.00		<u>CBH, 3290 W REMEMBRANCE DR, UTILITY REFUND</u>	11/25/2020	38.51	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 293042.00:						107.29	.00					
2004	UTILITY REFUND #9	293044.00		<u>CBH, 3322 W REMEMBRANCE DR, UTILITY REFUND</u>	11/25/2020	52.20	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	293044.00		<u>CBH, 3322 W REMEMBRANCE DR, UTILITY REFUND</u>	11/25/2020	27.10	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		

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Total 293044.00:						79.30	.00					
2004	UTILITY REFUND #9	293046.00		<u>CBH, 3354 W REMEMBRANCE DR, UTILITY REFUND</u>	11/25/2020	44.18	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	293046.00		<u>CBH, 3354 W REMEMBRANCE DR, UTILITY REFUND</u>	11/25/2020	14.25	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 293046.00:						58.43	.00					
2004	UTILITY REFUND #9	293050.00		<u>CBH, 3355 W REMEMBRANCE DR, UTILITY REFUND</u>	12/02/2020	72.53	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	293050.00		<u>CBH, 3355 W REMEMBRANCE DR, UTILITY REFUND</u>	12/02/2020	9.11	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 293050.00:						81.64	.00					
2004	UTILITY REFUND #9	293058.00		<u>CBH, 3470 W CHARLENE ST, UTILITY REFUND</u>	12/02/2020	94.65	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	293058.00		<u>CBH, 3470 W CHARLENE ST, UTILITY REFUND</u>	12/02/2020	32.47	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 293058.00:						127.12	.00					
2004	UTILITY REFUND #9	302319.00		<u>STACY CONSTRUCTION, 8934 S LA PAMPA WAY, UTILITY REFUND</u>	12/02/2020	78.60	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	302319.00		<u>STACY CONSTRUCTION, 8934 S LA PAMPA WAY, UTILITY REFUND</u>	12/02/2020	14.87	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 302319.00:						93.47	.00					
2004	UTILITY REFUND #9	302321.00		<u>EAGLEWOOD HOMES, 8898 S LA PAMPA WAY, UTILITY REFUND</u>	12/02/2020	14.91	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		

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2004	UTILITY REFUND #9	302321.00		<u>EAGLEWOOD HOMES, 8898 S LA PAMPA WAY, UTILITY REFUND</u>	12/02/2020	14.78	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 302321.00:						29.69	.00					
2004	UTILITY REFUND #9	302432.00		<u>BALT LLC, 9169 S CIPOLLETTI WAY, UTILITY REFUND</u>	12/02/2020	75.12	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	302432.00		<u>BALT LLC, 9169 S CIPOLLETTI WAY, UTILITY REFUND</u>	12/02/2020	18.35	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 302432.00:						93.47	.00					
2004	UTILITY REFUND #9	303359.00		<u>HUBBLE HOMES, 2588 N RIDGECREEK AVE, UTILITY REFUND</u>	11/25/2020	52.18	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	303359.00		<u>HUBBLE HOMES, 2588 N RIDGECREEK AVE, UTILITY REFUND</u>	11/25/2020	44.97	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 303359.00:						97.15	.00					
2004	UTILITY REFUND #9	303363.00		<u>HUBBLE HOMES, 2644 N RIDGECREEK AVE, UTILITY REFUND</u>	12/28/2020	17.67	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	303363.00		<u>HUBBLE HOMES, 2644 N RIDGECREEK AVE, UTILITY REFUND</u>	12/28/2020	35.00	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 303363.00:						52.67	.00					
2004	UTILITY REFUND #9	303371.00		<u>HUBBLE HOMES, 2717 N RIDGECREEK AVE, UTILITY REFUND</u>	12/08/2020	87.72	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	303371.00		<u>HUBBLE HOMES, 2717 N RIDGECREEK AVE, UTILITY REFUND</u>	12/08/2020	22.65	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		

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Total 303371.00:						110.37	.00					
2004	UTILITY REFUND #9	320114.00		<u>HAYDEN HOMES, 1847 E JADE FALLS ST, UTILITY REFUND</u>	11/25/2020	37.58	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	320114.00		<u>HAYDEN HOMES, 1847 E JADE FALLS ST, UTILITY REFUND</u>	11/25/2020	22.54	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 320114.00:						60.12	.00					
2004	UTILITY REFUND #9	320119.00		<u>HAYDEN HOMES, 1046 N WARM RIVER AVE, UTILITY REFUND</u>	11/25/2020	37.58	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	320119.00		<u>HAYDEN HOMES, 1046 N WARM RIVER AVE, UTILITY REFUND</u>	11/25/2020	22.54	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 320119.00:						60.12	.00					
2004	UTILITY REFUND #9	323011.00		<u>TRESIDIO HOMES, 2219 E WHITETAIL ST, UTILITY REFUND</u>	11/25/2020	26.23	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	323011.00		<u>TRESIDIO HOMES, 2219 E WHITETAIL ST, UTILITY REFUND</u>	11/25/2020	23.89	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 323011.00:						50.12	.00					
2004	UTILITY REFUND #9	323068.00		<u>TRESIDIO HOMES, 1842 N HURTSVILLE AVE, UTILITY REFUND</u>	12/02/2020	81.33	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	323068.00		<u>TRESIDIO HOMES, 1842 HURTSVILLE AVE, UTILITY REFUND</u>	12/02/2020	23.97	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 323068.00:						105.30	.00					
2004	UTILITY REFUND #9	323113.00		<u>TODD CAMPBELL CUSTOM HOMES, 1726 N RYDE AVE, UTILITY REFUND</u>	12/08/2020	27.51	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		

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2004	UTILITY REFUND #9	323113.00		<u>TODD CAMPBELL CUSTOM HOMES, 1726 N RYDE AVE, UTILITY REFUND</u>	12/08/2020	19.43	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 323113.00:						46.94	.00					
2004	UTILITY REFUND #9	330321.00		<u>TOLL BROS INC, 1286 E WHIG DR, UTILITY REFUND</u>	11/25/2020	38.98	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	330321.00		<u>TOLL BROS INC, 1286 E WHIG DR, UTILITY REFUND</u>	11/25/2020	21.45	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 330321.00:						60.43	.00					
2004	UTILITY REFUND #9	330325.00		<u>TOLL BROS INC, 1222 E WHIG DR, UTILITY REFUND</u>	11/25/2020	46.72	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	330325.00		<u>TOLL BROS INC, 1222 E WHIG DR, UTILITY REFUND</u>	11/25/2020	13.54	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 330325.00:						60.26	.00					
2004	UTILITY REFUND #9	3303330.00		<u>TOLL BROS INC, 1175 E WHIG DR, UTILITY REFUND</u>	11/25/2020	36.33	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	3303330.00		<u>TOLL BROS INC, 1175 E WHIG DR, UTILITY REFUND</u>	11/25/2020	23.99	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 3303330.00:						60.32	.00					
2004	UTILITY REFUND #9	330335.00		<u>TOLL BROS INC, 1255 E WHIG DR, UTILITY REFUND</u>	12/02/2020	79.14	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	330335.00		<u>TOLL BROS INC, 1255 E WHIG DR, UTILITY REFUND</u>	12/02/2020	14.33	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 330335.00:						93.47	.00					

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2004	UTILITY REFUND #9	340014.01		<u>CBH, 7067 S BIRCH CREEK AVE, UTILITY REFUND</u>	12/14/2020	18.50	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/20		
Total 340014.01:						18.50	.00					
2004	UTILITY REFUND #9	341011.00		<u>CBH, 3445 W EARLY LIGHT DR, UTILITY REFUND</u>	12/02/2020	95.54	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	341011.00		<u>CBH, 3445 W EARLY LIGHT DR, UTILITY REFUND</u>	12/02/2020	33.42	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 341011.00:						128.96	.00					
2004	UTILITY REFUND #9	341014.00		<u>CBH, 3391 W EARLY LIGHT DR, UTILITY REFUND</u>	12/02/2020	82.47	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	341014.00		<u>CBH, 3391 W EARLY LIGHT DR, UTILITY REFUND</u>	12/02/2020	19.45	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 341014.00:						101.92	.00					
2004	UTILITY REFUND #9	341024.00		<u>CBH, 5976 S DONAWAY AVE, UTILITY REFUND</u>	12/08/2020	85.76	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	341024.00		<u>CBH, 5976 S DONAWAY AVE, UTILITY REFUND</u>	12/08/2020	24.61	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 341024.00:						110.37	.00					
2004	UTILITY REFUND #9	341036.00		<u>CBH, 3326 W ZAREA DR, UTILITY REFUND</u>	11/25/2020	32.58	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	341036.00		<u>CBH, 3326 W ZAREA DR, UTILITY REFUND</u>	11/25/2020	27.68	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 341036.00:						60.26	.00					
2004	UTILITY REFUND #9	341040.00		<u>CBH, 3400 W ZAREA DR, UTILITY REFUND</u>	11/25/2020	45.93	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		

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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
2004	UTILITY REFUND #9	341040.00		<u>CBH, 3400 W ZAREA DR, UTILITY REFUND</u>	11/25/2020	19.20	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 341040.00:						65.13	.00					
2004	UTILITY REFUND #9	341041.00		<u>CBH, 3430 W ZAREA DR, UTILITY REFUND</u>	12/02/2020	106.69	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	341041.00		<u>CBH, 3430 W ZAREA DR, UTILITY REFUND</u>	12/02/2020	23.42	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2004	UTILITY REFUND #9	341041.00		<u>CBH, 3430 W ZAREA DR, UTILITY REFUND</u>	12/02/2020	9.10	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
Total 341041.00:						139.21	.00					
2004	UTILITY REFUND #9	341043.00		<u>CBH, 5889 S ALISO AVE, UTILITY REFUND</u>	12/02/2020	81.65	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	341043.00		<u>CBH, 5889 S ALISO AVE, UTILITY REFUND</u>	12/02/2020	18.58	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 341043.00:						100.23	.00					
Total UTILITY REFUND #9:						2,685.99	.00					
UTILITY TRAILER SALES OF IDAHO, INC.												
1641	UTILITY TRAILER SALES OF IDAHO, INC.	62339PB	10981	<u>1 DRUM OF WINDOW WASHING FLUID, FOR FLEET, B.GILLOGLY, DEC.'20 - ADMIN</u>	12/21/2020	74.97	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	12/20		
1641	UTILITY TRAILER SALES OF IDAHO, INC.	62339PB	10981	<u>1 DRUM OF WINDOW WASHING FLUID, FOR FLEET, B.GILLOGLY, DEC.'20 - WATER</u>	12/21/2020	29.99	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	12/20		
1641	UTILITY TRAILER SALES OF IDAHO, INC.	62339PB	10981	<u>1 DRUM OF WINDOW WASHING FLUID, FOR FLEET, B.GILLOGLY, DEC.'20 - SEWER</u>	12/21/2020	29.99	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	12/20		
1641	UTILITY TRAILER SALES OF IDAHO, INC.	62339PB	10981	<u>1 DRUM OF WINDOW WASHING FLUID, FOR FLEET, B.GILLOGLY, DEC.'20 - P.I</u>	12/21/2020	14.99	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	12/20		

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Total 62339PB:						149.94	.00					
Total UTILITY TRAILER SALES OF IDAHO, INC.:						149.94	.00					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9868169817		<u>TABLET IPAD SERVICE, 11/02 - 12/01/20 - ADMIN</u>	12/01/2020	42.58	42.58	01-6255 TELEPHONE	0	12/20	12/18/2020	
1575	VERIZON WIRELESS	9868169817		<u>TABLET IPAD SERVICE, 11/02 - 12/01/20 - P & Z</u>	12/01/2020	86.91	86.91	01-6255 TELEPHONE	1003	12/20	12/18/2020	
1575	VERIZON WIRELESS	9868169817		<u>TABLET IPAD SERVICE, 11/02 - 12/01/20 - PARKS</u>	12/01/2020	26.94	26.94	01-6255 TELEPHONE	1004	12/20	12/18/2020	
1575	VERIZON WIRELESS	9868169817		<u>TABLET IPAD SERVICE, 11/02 - 12/01/20 - BUILDING INSPECTION</u>	12/01/2020	36.50	36.50	01-6255 TELEPHONE	1005	12/20	12/18/2020	
1575	VERIZON WIRELESS	9868169817		<u>TABLET IPAD SERVICE, 11/02 - 12/01/20 - WATER</u>	12/01/2020	86.04	86.04	20-6255 TELEPHONE EXPENSE	0	12/20	12/18/2020	
1575	VERIZON WIRELESS	9868169817		<u>TABLET IPAD SERVICE, 11/02 - 12/01/20 - SEWER</u>	12/01/2020	96.47	96.47	21-6255 TELEPHONE EXPENSE	0	12/20	12/18/2020	
1575	VERIZON WIRELESS	9868169817		<u>TABLET IPAD SERVICE, 11/02 - 12/01/20 - PI</u>	12/01/2020	24.33	24.33	25-6255 TELEPHONE EXPENSE	0	12/20	12/18/2020	
Total 9868169817:						399.77	399.77					
1575	VERIZON WIRELESS	9868169818		<u>CELL PHONE SERVICE, 11/2- 12/01/20 - ADMIN</u>	12/01/2020	10.97	10.97	01-6255 TELEPHONE	0	12/20	12/18/2020	
1575	VERIZON WIRELESS	9868169818		<u>CELL PHONE SERVICE, 11/2- 12/01/20 - P & Z</u>	12/01/2020	12.19	12.19	01-6255 TELEPHONE	1003	12/20	12/18/2020	
1575	VERIZON WIRELESS	9868169818		<u>CELL PHONE SERVICE, 11/2- 12/01/20 - PARKS</u>	12/01/2020	112.15	112.15	01-6255 TELEPHONE	1004	12/20	12/18/2020	
1575	VERIZON WIRELESS	9868169818		<u>CELL PHONE SERVICE, 11/2- 12/01/20 - WATER</u>	12/01/2020	115.31	115.31	20-6255 TELEPHONE EXPENSE	0	12/20	12/18/2020	

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1575	VERIZON WIRELESS	9868169818		<u>CELL PHONE SERVICE, 11/2-12/01/20 - SEWER</u>	12/01/2020	110.44	110.44	<u>21-6255 TELEPHONE EXPENSE</u>	0	12/20	12/18/2020	
1575	VERIZON WIRELESS	9868169818		<u>CELL PHONE SERVICE, 11/2-12/01/20 - PI</u>	12/01/2020	29.01	29.01	<u>25-6255 TELEPHONE EXPENSE</u>	0	12/20	12/18/2020	
1575	VERIZON WIRELESS	9868169818		<u>CELL PHONE SERVICE, 11/2-12/01/20 - ECONOMIC DEVELOPMENT</u>	12/01/2020	24.38	24.38	<u>01-6255 TELEPHONE</u>	4000	12/20	12/18/2020	
Total 9868169818:						414.45	414.45					
1575	VERIZON WIRELESS	9868169819		<u>CELL PHONE SERVICE, 11/02-12/01/20 - ADMIN</u>	12/01/2020	51.96	51.96	<u>01-6255 TELEPHONE</u>	0	12/20	12/18/2020	
1575	VERIZON WIRELESS	9868169819		<u>CELL PHONE SERVICE, 11/02-12/01/20 - P & Z</u>	12/01/2020	20.35	20.35	<u>01-6255 TELEPHONE</u>	1003	12/20	12/18/2020	
1575	VERIZON WIRELESS	9868169819		<u>CELL PHONE SERVICE, 11/02-12/01/20 - PARKS</u>	12/01/2020	149.75	149.75	<u>01-6255 TELEPHONE</u>	1004	12/20	12/18/2020	
1575	VERIZON WIRELESS	9868169819		<u>CELL PHONE SERVICE, 11/02-12/01/20 - BUILDING INSPECTION</u>	12/01/2020	45.38	45.38	<u>01-6255 TELEPHONE</u>	1005	12/20	12/18/2020	
1575	VERIZON WIRELESS	9868169819		<u>CELL PHONE SERVICE, 11/02-12/01/20 - WATER</u>	12/01/2020	121.66	121.66	<u>20-6255 TELEPHONE EXPENSE</u>	0	12/20	12/18/2020	
1575	VERIZON WIRELESS	9868169819		<u>CELL PHONE SERVICE, 11/02-12/01/20 - SEWER</u>	12/01/2020	167.04	167.04	<u>21-6255 TELEPHONE EXPENSE</u>	0	12/20	12/18/2020	
1575	VERIZON WIRELESS	9868169819		<u>CELL PHONE SERVICE, 11/02-12/01/20 - PI</u>	12/01/2020	33.77	33.77	<u>25-6255 TELEPHONE EXPENSE</u>	0	12/20	12/18/2020	
Total 9868169819:						589.91	589.91					
Total VERIZON WIRELESS:						1,404.13	1,404.13					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
162	W.W. GRAINGER	9730929388	10890	REPLACED HOUR METERS AT CRIMSON POINT & DISCOVERY LIFT STATIONS, T. SHAFFER, NOV'20	11/30/2020	129.08	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/20		
Total 9730929388:						129.08	.00					
162	W.W. GRAINGER	9736956815	10911	HYDRANT REPAIRS, T.SHAFFER, DEC.'20	12/04/2020	31.00	.00	21-6140 MAINT & REPAIR BUILDING	0	12/20		
Total 9736956815:						31.00	.00					
Total W.W. GRAINGER:						160.08	.00					
Grand Totals:						504,194.78	408,949.45					

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

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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Report Criteria:
Detail report.
Invoices with totals above \$0.00 included.
Paid and unpaid invoices included.



751 W 4th Street | Kuna, ID | 83634
 (208) 922-5274 | www.kunacity.id.gov
EXHIBIT CHECKLIST



Case Name: Patagonia No. 8

Case No.(s): 20-22-FP (Final Plat)

EXHIBITS		Page #
1	Exhibit List	1
2	City Council Staff Memo	2
3	Commission & Council Review Application	3
4	Final Plat Application	5
5	Final Plat	6
6	Approved Findings of Face & Conclusions of Law 12.16.2014	10
7	Affidavit of Legal Interest	17
8	Grant Deed	18
9	Vicinity Map	21
10	Operation & Maintenance of Common Areas Agreement	22
11	Agency Notification 11.14.2020	24
12	Approved Civil Plans	25



City of Kuna

City Council

Staff Memo

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

To: **Kuna City Council**

Case Number: 20-22-FP (Final Plat) – Patagonia No. 8

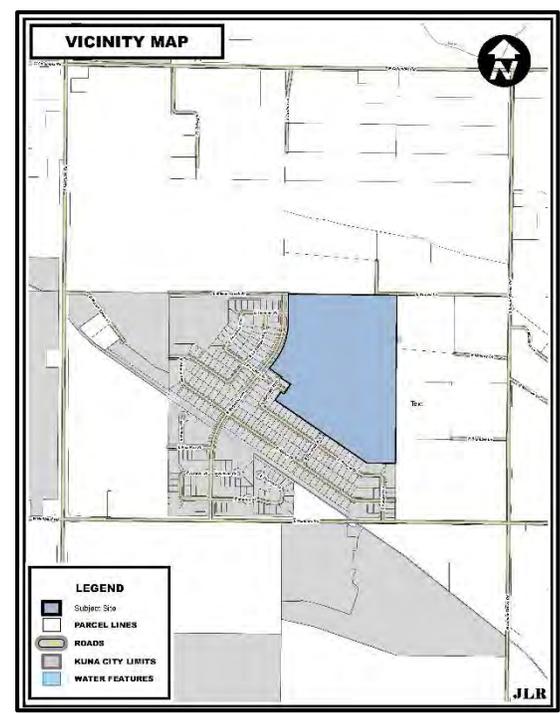
Location: Near NE corner of N Meridian Road & Hubbard Road

Planner: Jessica Reid, Planning & Zoning Staff

Meeting Date: January 5, 2021

Owner: *Patagonia Development*
PO Box 344
Meridian, ID 83680

Engineer: *Kent Brown, Kent Brown Planning Services*
3161 E Springwood Drive
Meridian, ID 83642
kentkb@gmail.com



A. General Project Facts:

1. Kent Brown, on behalf of Patagonia Development, requests Final Plat approval for Patagonia No. 8 which consists of 95 buildable lots and 7 common lots, on approximately 29.61 acres (APN: S1407427955).

B. Staff Analysis:

1. In accordance with Kuna City Code (KCC) Title 6 Subdivision Regulations, this application seeks Final Plat approval for Patagonia No. 8.
2. Staff has determined that the proposed Final Plat for Patagonia No. 8 is in conformance with the approved Preliminary Plat.

C. Applicable Standards:

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

D. Conditions of Approval:

1. Applicant shall correct any technical items and make any requested changes to bring the Final Plat into conformance as recommended by Kuna Public Works Staff.
2. Upon City Council Council’s approval, no revisions shall be made to the Final Plat. If revisions are desired, the applicant shall bring a copy of the changes to Planning and Zoning Staff to determine if a new approval is required via City Council or Planning and Zoning Staff.
3. Applicant shall secure all signatures on the Final Plat check-off list prior to requesting Kuna City Engineer’s signature on the Final Plat Mylar.



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

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)	20-22-FP
Project name	Patagonia No. 8
Date Received	11.09.2020
Date Accepted/Complete	11.10.2020
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	01.05.2021

Contact/Applicant Information

Owners of Record: <u>PATAGONIA DEVELOPMENT</u>	Phone Number: <u>208-888-9946</u>
Address: <u>PO BOX 344</u>	E-Mail: <u>GRREG@WESTPARKCO.COM</u>
City, State, Zip: <u>MERIDIAN ID 83680</u>	Fax #: _____
Applicant (Developer): <u>PATAGONIA DEVELOPMENT</u>	Phone Number: <u>208-888-9946</u>
Address: <u>PO BOX 344</u>	E-Mail: <u>GREG@WESTPARKCO.COM</u>
City, State, Zip: <u>MERIDIAN ID 83680</u>	Fax #: _____
Engineer/Representative: <u>KENT BROWN</u>	Phone Number: <u>208-871-6842</u>
Address: <u>3161 E SPRINGWOOD DR</u>	E-Mail: <u>KENTLKB@GMAIL.COM</u>
City, State, Zip: <u>MERIDIAN ID 83642</u>	Fax #: _____

Subject Property Information

Site Address: <u>0 E RIO CHICO DR</u>
Site Location (Cross Streets): <u>NE OF MERIDIAN RD AND HUBBARD ROAD</u>
Parcel Number (s): <u>S1407427955</u>
Section, Township, Range: <u>SEC 7, TN; R1 E</u>
Property size : <u>29.61</u>
Current land use: <u>VACANT</u> Proposed land use: <u>RESIDENTIAL</u>
Current zoning district: <u>R-6</u> Proposed zoning district: <u>R-6</u>

Project Description

Project / subdivision name: PATAGONIA NO 8

General description of proposed project / request: SEE ATTACHED LETTER

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: _____

Any existing buildings to remain? Yes No

Number of residential units: _____ Number of building lots: 95

Number of common and/or other lots: 7

Type of dwellings proposed:

Single-Family SINGLE FAMILY

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): _____

Gross density (DU/acre-total property): 3.44 Net density (DU/acre-excluding roads): 4.39

Percentage of open space provided: .008 Acreage of open space: .24

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

Non-Residential Project Summary (if applicable) N/A

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:

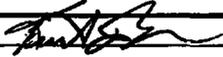
a. Handicapped spaces: _____ Dimensions: _____

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: KENT BROWN  Date: 11/9/2020



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: PATAGONIA NO 8	Applicant: PATAGONIA DEVELOPMENT
--	--

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

Applicant (√)	Description	Staff (√)
KB	Completed and signed Commission & Council Review Application.	
KB	All pages of the proposed Final Plat.	
KB	Approved final engineering construction drawings for streets, water, sewer, sidewalks, pressure irrigation and other public improvements.	
KB	Approved Findings of Fact, Conclusions of Law for Preliminary Plat	
KB	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.	
KB	Such other information as deemed necessary to establish whether or not all proper parties have signed and/or approved said final plat.	
KB	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.	
KB	Any proposed restrictive covenants and/or deed restrictions, and homeowners' association documents.	
KB	The final plat shall include and be in compliance with all items required under title 50, chapter 13 of the Idaho Code.	

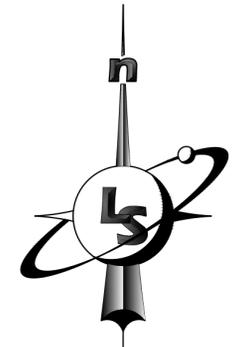
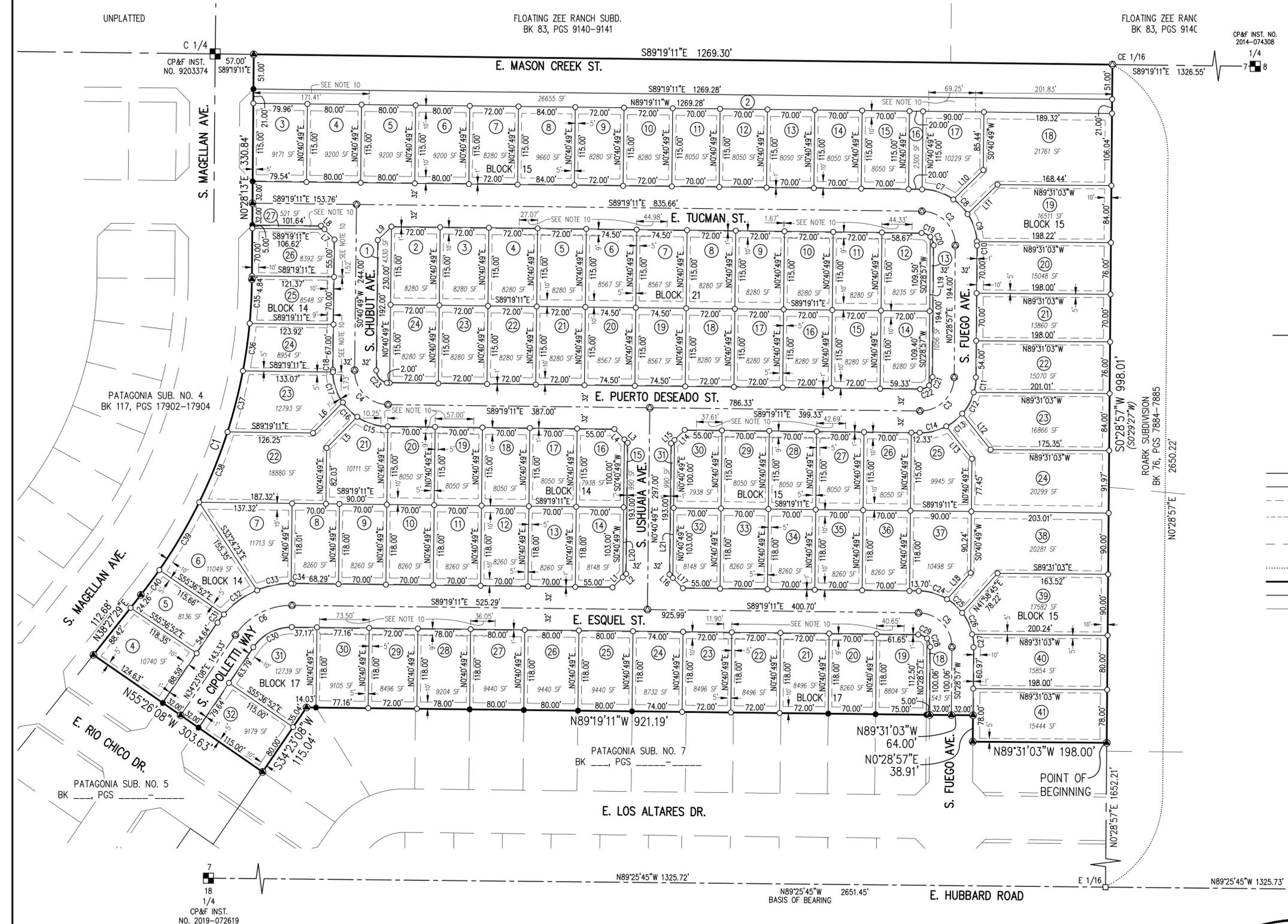
Note: Only one copy of the above items need to be submitted when applying for multiple applications.

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.

PATAGONIA SUBDIVISION NO. 8

LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 7, T.2N.,
R.1E., B.M. CITY OF KUNA, ADA COUNTY, IDAHO
2020

BOOK _____, PAGE _____

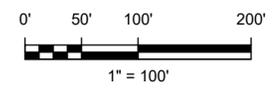


LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND 1/2" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
- FOUND 5/8" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
- SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
- ⊙ SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
- CALCULATED POINT
- SECTION LINE
- CENTER LINE
- EASEMENT LINE AS NOTED
- ACHD STORM WATER DRAINAGE EASEMENT LINE, SEE NOTE 10
- 1.00 FOOT WIDE ACHD SIDEWALK EASEMENT LINE PER INSTRUMENT NO. _____
- SURVEY TIE LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- ⑦ LOT NUMBER

SURVEY NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARY OF PATAGONIA SUBDIVISION NO. 4, PATAGONIA SUBDIVISION NO. 5, PATAGONIA SUBDIVISION NO. 7, FLOATING ZEE RANCH SUBDIVISION, ROARK SUBDIVISION, INFORMATION FROM RECORD OF SURVEY NUMBERS 5995, 7589, AND 9940, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.



SEE SHEET 2 OF 4 FOR NOTES
AND CURVE AND LINE DATA

CLINTON W. HANSEN
PLS 11118



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

7
18
1/4
CP&F INST.
NO. 2019-072619

7
18
1/4
CP&F INST.
NO. 2019-072618

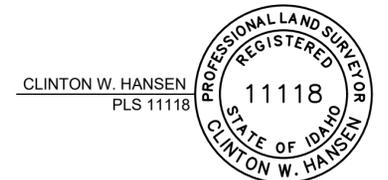
PATAGONIA SUBDIVISION NO. 8

NOTES

- 1- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE, AND PRESSURE IRRIGATION OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- 2- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE ON FIVE (5) FEET ADJACENT TO SIDE LOT LINES.
- 3- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PRESSURE IRRIGATION AND LOT DRAINAGE ON TEN (10) FEET ADJACENT TO REAR LOT LINES AND EXTERIOR SUBDIVISION BOUNDARIES.
- 4- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- 5- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____.
- 6- MAINTENANCE OF ANY IRRIGATION, DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
- 7- THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, RIGHT TO FARM ACT, WHICH STATES: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITION 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.
- 8- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AND CONDITIONS OF THE STAFF REPORT FOR PATAGONIA SUBDIVISION.
- 9- LOTS 15 AND 27 OF BLOCK 14, LOTS 2, 16 AND 31 OF BLOCK 15, LOT 18 OF BLOCK 17 AND LOTS 1 AND 13 OF BLOCK 21 ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE, AND PRESSURE IRRIGATION EASEMENT. SAID LOTS ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE FAMILY DWELLINGS. THIS OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF KUNA. THE PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR PAYMENT OF IRRIGATION ASSESSMENTS. IN THE EVENT PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION FAILS TO PAY ASSESSMENTS, EACH RESIDENTIAL LOT IS RESPONSIBLE FOR A FRACTIONAL SHARE OF THE ASSESSMENT.
- 10- LOT 27, BLOCK 14 AND PORTIONS OF LOTS 19, 20, 21, 23, 24, AND 25, BLOCK 14; LOTS 2, 27, 28, 29 AND 30, BLOCK 15; LOTS 19, 20, 21, 22, 23, 27, 28, 29 AND 30, BLOCK 17 AND LOTS 4, 5, 6, 7, 9, 10, 11 AND 12, BLOCK 21 AS SHOWN HEREON 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 AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- 11- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH KUNA CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 12- PRESSURE IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS THROUGH NEW YORK IRRIGATION DISTRICT, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM CITY OF KUNA. SUBJECT TO ORDINANCE _____ ANNEXING PATAGONIA SUBDIVISION NO. 8 INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT AND POOLING THE APPURTENANT WATER RIGHTS THEREOF, RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	501.90'	757.00'	37°59'16"	N19°27'51"E	492.76'
C2	78.37'	50.00'	89°48'08"	N44°25'07"W	70.59'
C3	78.71'	50.00'	90°11'52"	N45°34'53"E	70.83'
C4	78.54'	50.00'	90°00'00"	S44°19'11"E	70.71'
C5	78.37'	50.00'	89°48'08"	N44°25'07"W	70.59'
C6	98.25'	100.00'	56°17'41"	S62°31'58"W	94.35'
C7	49.18'	82.00'	34°21'39"	N72°08'22"W	48.44'
C8	30.17'	82.00'	21°04'50"	N44°25'07"W	30.00'
C9	43.17'	82.00'	30°09'53"	N18°47'46"W	42.67'
C10	6.01'	82.00'	41°1'46"	N1°36'56"W	6.00'
C11	22.27'	82.00'	15°33'43"	N8°15'48"E	22.20'
C12	35.84'	82.00'	25°02'40"	N28°34'00"E	35.56'
C13	30.17'	82.00'	21°04'50"	N51°37'45"E	30.00'
C14	40.80'	82.00'	28°30'39"	N76°25'30"E	40.38'
C15	47.82'	82.00'	33°24'42"	S72°36'50"E	47.14'
C16	30.17'	82.00'	21°04'50"	S45°22'04"E	30.00'
C17	47.82'	82.00'	33°24'42"	S18°07'19"E	47.14'
C18	3.00'	82.00'	2°05'47"	S0°22'04"E	3.00'
C19	14.46'	18.00'	46°02'26"	N66°17'58"W	14.08'
C20	13.75'	18.00'	43°45'42"	N21°23'54"W	13.42'
C21	13.75'	18.00'	43°45'42"	N22°21'48"E	13.42'
C22	14.59'	18.00'	46°26'10"	N67°27'44"E	14.19'
C23	28.27'	18.00'	90°00'00"	S44°19'11"E	25.46'
C24	44.02'	82.00'	30°45'31"	N73°56'26"W	43.49'
C25	30.17'	82.00'	21°04'50"	N48°01'15"W	30.00'
C26	35.12'	82.00'	24°32'33"	N25°12'34"W	34.86'
C27	19.21'	82.00'	13°25'15"	N6°13'40"W	19.16'
C28	13.75'	18.00'	43°45'42"	N21°23'54"W	13.42'
C29	14.46'	18.00'	46°02'26"	N66°17'58"W	14.08'
C30	66.81'	68.00'	56°17'41"	S62°31'58"W	64.16'
C31	15.40'	132.00'	6°40'56"	S37°43'36"W	15.39'
C32	60.89'	132.00'	26°25'45"	S54°16'57"W	60.35'
C33	51.70'	132.00'	22°26'28"	S78°43'03"W	51.37'
C34	1.71'	132.00'	0°44'32"	N89°41'27"W	1.71'
C35	65.23'	757.00'	4°56'13"	N2°56'20"E	65.21'
C36	70.61'	757.00'	5°20'41"	N8°04'47"E	70.59'
C37	92.65'	757.00'	7°00'44"	N14°15'29"E	92.59'
C38	111.74'	757.00'	8°27'26"	N21°59'33"E	111.63'
C39	115.83'	757.00'	8°46'01"	N30°36'16"E	115.72'
C40	45.85'	757.00'	3°28'12"	N36°43'23"E	45.84'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	21.21'	S45°40'49"W
L2	7.07'	S45°40'49"W
L3	7.07'	S44°19'11"E
L4	21.21'	S44°19'11"E
L5	64.62'	N44°37'56"E
L6	63.02'	N44°37'56"E
L7	21.21'	S44°19'11"E
L8	7.07'	S44°19'11"E
L9	28.28'	N45°40'49"E
L10	61.93'	N45°34'53"E
L11	61.93'	S45°34'53"W
L12	67.58'	N38°22'15"W
L13	61.16'	N38°22'15"W
L14	21.21'	N45°40'49"E
L15	7.07'	N45°40'49"E
L16	7.07'	N44°19'11"W
L17	21.21'	N44°19'11"W
L18	52.20'	S41°51'07"W
L19	218.90'	S0°28'57"W
L20	203.00'	S0°40'49"W
L21	203.00'	S0°40'49"W



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

PATAGONIA SUBDIVISION NO. 8

BOOK _____, PAGE _____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PATAGONIA SUBDIVISION NO. 8;

A PARCEL LOCATED IN THE NW ¼ OF THE SE ¼ AND THE NE ¼ OF THE SW ¼ OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHEAST CORNER OF THE SE ¼ OF SAID SECTION 7, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SE ¼ OF SECTION 7 BEARS N 89°25'45" W A DISTANCE OF 2651.45 FEET;

THENCE N 89°25'45" W ALONG THE SOUTHERLY BOUNDARY OF SAID SE ¼ A DISTANCE OF 1325.73 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF THE SW ¼ OF THE SE ¼ OF SAID SECTION 7;

THENCE N 0°28'57" E ALONG THE EASTERLY BOUNDARY OF SAID SW ¼ OF THE SE ¼ A DISTANCE OF 1652.21 FEET TO A POINT MARKING THE NORTHEASTERLY CORNER OF PATAGONIA SUBDIVISION NO. 7, AS FILED FOR RECORD IN BOOK ____ OF PLATS AT PAGES ____ THROUGH ____, RECORDS OF ADA COUNTY, IDAHO, THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PATAGONIA SUBDIVISION NO. 7 THE FOLLOWING COURSES AND DISTANCES:

- THENCE N 89°31'03" W A DISTANCE OF 198.00 FEET TO A POINT;
- THENCE N 0°28'57" E A DISTANCE OF 38.91 FEET TO A POINT;
- THENCE N 89°31'03" W A DISTANCE OF 64.00 FEET TO A POINT;
- THENCE N 89°19'11" W A DISTANCE OF 921.19 FEET TO A POINT;

THENCE S 34°23'08" W A DISTANCE OF 115.04 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PATAGONIA SUBDIVISION NO. 5, AS FILED FOR RECORD IN BOOK ____ OF PLATS AT PAGES ____ THROUGH ____, RECORDS OF ADA COUNTY, IDAHO;

THENCE LEAVING THE BOUNDARY OF SAID PATAGONIA SUBDIVISION NO. 7 AND ALONG THE NORTHERLY BOUNDARY OF SAID PATAGONIA SUBDIVISION NO. 5 N 55°26'08" W A DISTANCE OF 303.63 FEET TO A POINT ON THE EASTERLY BOUNDARY OF PATAGONIA SUBDIVISION NO. 4, AS FILED FOR RECORD IN BOOK 117 OF PLATS AT PAGES 17902 THROUGH 17904, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING COURSES AND DISTANCES:

- THENCE N 38°27'29" E A DISTANCE OF 112.68 FEET TO A POINT OF CURVATURE;
- THENCE A DISTANCE OF 501.90 FEET ALONG THE ARC OF A 757.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 37°59'16" AND A LONG CHORD BEARING N 19°27'51" E A DISTANCE OF 492.76 FEET TO A POINT OF TANGENCY;
- THENCE N 0°28'13" E A DISTANCE OF 330.84 FEET TO THE NORTHEASTERLY CORNER OF SAID PATAGONIA SUBDIVISION NO. 4, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF SAID SE ¼ OF SECTION 7 AND THE SOUTHERLY BOUNDARY OF FLOATING ZEE RANCH SUBDIVISION AS FILED FOR RECORD IN BOOK 83 OF PLATS AT PAGES 9140 AND 9141, RECORDS OF ADA COUNTY, IDAHO;

THENCE LEAVING SAID SUBDIVISION BOUNDARY, AND ALONG THE NORTHERLY BOUNDARY OF SAID SE ¼ AND SAID SOUTHERLY BOUNDARY OF FLOATING ZEE RANCH SUBDIVISION, S 89°19'11" E A DISTANCE OF 1269.30 FEET TO THE NORTHEAST CORNER OF THE NW ¼ OF SAID SE ¼, ALSO BEING THE NORTHWESTERLY CORNER OF ROARK SUBDIVISION, AS FILED FOR RECORD IN BOOK 76 OF PLATS AT PAGES 7884 AND 7885, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID NW ¼ OF THE SE ¼, ALSO BEING THE WESTERLY BOUNDARY OF SAID ROARK SUBDIVISION, S 0°28'57" W (FORMERLY S 0°29'27" W) A DISTANCE OF 998.01 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 29.61 ACRES.

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

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____, 20__.

PATAGONIA DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY

BY GREGORY B. JOHNSON, PRESIDENT OF PGM CORPORATION, THE MANAGER OF PATAGONIA DEVELOPMENT, LLC.

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } S.S.

ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED GREGORY B. JOHNSON, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF PGM CORPORATION, AN IDAHO CORPORATION BEING THE MANAGER OF PATAGONIA DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

MY COMMISSION EXPIRES _____

RESIDING AT _____

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A 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.

CLINTON W. HANSEN
PLS 11118



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

PATAGONIA SUBDIVISION NO. 8

BOOK _____, PAGE _____

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 RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH, EHS DATE

APPROVAL OF THE CITY COUNCIL

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

CITY CLERK OF KUNA CITY, IDAHO

APPROVAL OF THE CITY ENGINEER

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

CITY ENGINEER ~ KUNA, IDAHO

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE 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

CERTIFICATE OF THE 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.

DATE: _____
COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
COUNTY OF ADA } s.s. INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT _____ MINUTES PAST _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____, 20____, IN BOOK _____ OF PLATS AT PAGES _____.

DEPUTY EX-OFFICIO RECORDER

FEE: _____

CLINTON W. HANSEN
PLS 11118



231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz



City of Kuna

Council Findings of Fact, Conclusions of Law

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

To: City Council
Case Number(s): 14-05-AN (Annexation) 14-04-DA (Develop Agreement -VOIDED) and 14-03-S (Preliminary Plat) Patagonia Subdivision
Location: North side of Hubbard Road, 1/2 mile east of Meridian Road Kuna, Idaho 83634
Planner: Troy Behunin, Senior Planner
Hearing Date: December 2, 2014
Findings of Fact: December 16, 2014
Applicant: Westpark Company Inc., Taylor Merrill
P.O Box 344
Meridian, ID, 83680
208.870.3432
Taylor@westparkco.com
Engineer: Civil-Innovations - Ben Thomas
P.O. Box 170811
Boise, ID 83717
208.884.8181
Ben@civil-innovations.com

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J. Conclusions of Law
K. Recommendation By the Planning and Zoning Commission
L. Order of Decision by the Council

A. Course of Proceedings

- 1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states annexation, zone changes, subdivisions and development agreements are designated as public hearings, with the City Council as the decision making body. This land use was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

- | | |
|---------------------------|--------------------|
| i. Neighborhood Meeting | January 29, 2014 |
| ii. Agencies | August 19, 2014 |
| iii. 300' Property Owners | September 19, 2014 |
| iv. Kuna, Melba Newspaper | November 12, 2014 |
| v. Site Posted | November 22, 2014 |

B. Applicants Request:

1. Request:

Applicant requests approval to annex approximately 150.35 acres into the City limits in order to create a 470 lot residential subdivision (Patagonia). The applicant also proposes to develop 18 additional lots into common lots for the use and enjoyment of residents. These lots will make up 11.95% of the site, or 17.96 acres. One common lot will be developed with a park sufficient in size for sports fields while another common lot will be developed into a swimming pool facility. Two other (separate) lots will house tot-lots for children. An HOA will be established for the care and maintenance of the common lots. The applicant seeks an R-6 (Medium Density Residential) zone for the subdivision as a whole. Applicant is proposing seven (7) phases of development which will be driven by the consumer market. The applicant is aware a development agreement will be recorded to guide all future development for the project.

C. Vicinity and Aerial Maps:



D. History: The subject parcel is in Ada County, zoned RR (Rural Residential), and it is adjacent to Kuna City limits. This parcel has historically been farmed. The *Mason Creek Feeder* splits the property in the southwest corner.

E. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies this site as Mixed-Use General, with a Public Designation nearby. Staff views this land use request to be consistent with the approved FLU map.

2. **Surrounding Land Uses:**

North	RR	Rural Residential – Ada County
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County
West	A, R-2, RR	Agricultural Low Den. Resident; Kuna City AND Rural Residential – Ada County

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

- Approx. 150.35 total acres
- RR, Rural Residential
- Parcel # - S1407347110

4. **Services:**

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

5. **Existing Structures, Vegetation and Natural Features:** Currently the land is being used for agricultural purposes and it is anticipated it will continue its historic uses on the remaining lands until development occurs. This site's topography is generally flat.
6. **Transportation / Connectivity:** The applicant proposes two access points on Hubbard Road and one on the north side of the project, for Mason Creek Road.
7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts.
8. **Agency Responses:** The following agencies returned comments: City Engineer (Gordon Law, P.E.), Ada County Highway District (ACHD), Central District Health Department, the Idaho Transportation Department (ITD), Kuna Fire District, Boise-Kuna Irrigation District and Boise Project Board of Control. The responding agency comments are included as exhibits with this case file. The following agencies did not send in comments; Kuna Police Department, Kuna School District, Ada County Planning and Zoning, Idaho Power, J&M Sanitation, or the US Post Office.

F. Staff Analysis:

This site is located near the northeast corner (NEC) of Meridian & Hubbard Roads. The applicant proposes to annex 150.35 acres into the City and create a 470 buildable lot subdivision. The applicant is proposing 17.96 acres (11.95 % of the project – not including park-strips) of common space for the use and of residents to be owned and maintained by an HOA. This project will include a large centralized park, two tot-lots and a swimming pool and a pool house. Applicant also proposes a pathway on the north side of Mason Creek

Feeder including an accompanying ten foot path. Separated sidewalks throughout the project encourage a pedestrian friendly environment.

Public services will be extended to the property from the existing facilities west of the project. This project anticipates a new pressure irrigation pump to serve this property and others in the area as it could be extended in the future.

The applicant is proposing a 23 foot increase in the rights-of-way (ROW) along the north side of their Hubbard Road frontage. The existing ROW is 50 feet, total width, or 25 feet each side of centerline. This additional 23 feet would provide 48 total feet on the north side of centerline for Hubbard Road. In theory, 48 feet on each side of Hubbard Road Centerline would provide 96 total feet of ROW for Hubbard Road. Kuna City Code 6-3-4 (Road Widths) calls for 97 total feet of ROW for Hubbard.

The applicant is not proposing sidewalks along their Hubbard Road frontage which are required along all classified roads in Kuna at a minimum width of at least eight feet.

The Applicant is proposing a mid-mile collector through the project at 70 feet, Kuna's Functional Classified Road Map calls for 74 feet. The Applicant has worked with the Planning Department and ACHD for the best solution and while it does not meet the true mid-mile alignment, Planning and Zoning and ACHD believe it meets the spirit and intent of the mid-mile requirement.

Staff will rely on the Planning and Zoning Commission and City Council for a determination relating to any ROW width deficiencies for this project.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No.'s 14-05-AN, 14-04-DA, 14-03-Sub and 14-06-DRC, subject to the recommended conditions of approval.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230, 546 and 570,
2. City of Kuna Subdivision Ordinance No. 2012-18, Title 5 Zoning Regulations,
3. City of Kuna Comprehensive Plan and Future Land Use Map,
4. City of Kuna Landscape Regulations, Title 5, Chapter 17, Section 1 thru 26,
5. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. Comprehensive Plan Analysis:

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

1. The proposed applications for this site are consistent with the following Comprehensive Plan components:

GOALS AND POLICY – Property Rights

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

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

GOALS AND POLICY – Economic Development

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

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

GOALS AND POLICY – Land Use

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

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

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

I. Findings of Fact:

1. This request appears to be consistent and in compliance with all Kuna City Code (KCC).
2. The use appears to meet the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a subdivision.
4. The annexation and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The annexation application is not likely to cause adverse public health problems.
6. 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.
7. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
8. The Kuna City Council accepts the facts as outlined in the staff report, any public testimony and the supporting evidence list as presented.
9. Based on the evidence contained in Case No.s 14-05-AN, 14-04-DA, 14-03-Sub and 14-06-DRC, this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map (FLU).
10. The City Council has the authority to approve or deny these applications.
11. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Conclusions of Law:

1. Based on the evidence contained in Case No.s 14-05-AN, 14-04-DA, 14-03-Sub and 14-06-DRC, the Kuna City Council finds Case No.s 14-05-AN, 14-04-DA, 14-03-Sub and 14-06-DRC, comply with Kuna City Code.
2. Based on the evidence contained in Case No's 14-05-AN, 14-04-DA, 14-03-Sub and 14-06-DRC., the Kuna City Council finds Case No.s 14-05-AN, 14-04-DA, 14-03-Sub and 14-06-DRC, are consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Recommendation by the Planning and Zoning Commission:

On October 28, 2014, the Planning and Zoning Commission voted 4-0, to recommend approval for Case No. 14-05-AN, 14-04-DA and 14-03-Sub based on the facts outlined in staff's report and the public testimony at the public hearing. The Planning and Zoning Commission of Kuna, Idaho, hereby recommends approval of Case No.s 14-05-AN, 14-04-DA and 14-03-Sub, annexation, development agreement and preliminary plat, with the following conditions of approval to City Council:

- Follow all Staff recommended conditions of approval and any additional Kuna Rural Fire District requirements,
- Sidewalk will be placed throughout project according to City standards,
- Provide Rights-of-Way in sufficient width for the project at City and ACHD standards.

L. Order of Decision by the City Council:

14-05-AN, 14-04-DA and 14-03-Sub, Note: *This proposed motion is to approve, conditionally approve, or deny this request.. If the Council wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

On December 2, 2014, the Council voted 4-0 approving Case No. 14-05-AN and 14-03-SUB, based on the facts outlined in staff's report and the public testimony at the public hearing. The City Council of Kuna, Idaho, hereby approves Case No.s 14-05-AN and 14-03-Sub, annexation and preliminary plat, with the following conditions of approval:

Conditions of Approval:

- Approve the request with the listed conditions of approval within the staff report, engineers report and staffs recommended conditions of approval – *including, removing the need for a Development Agreement for this project.*
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 Project and Board of Control* shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
 2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District, and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.

2.1- With future development and as necessary, dedicate right-of-way in sufficient amounts to follow Kuna 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. Street lighting shall be LED lights and meet the approval of the City.
6. Parking within the site shall comply with Kuna City Code, unless specifically approved otherwise.
7. Fencing within and around the site shall comply with Kuna City Code unless specifically approved otherwise).
8. Signage within the site shall comply with Kuna City Code (A sign permit is required prior to sign construction).
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
10. Submit a petition to the City (if necessary and confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID).
11. 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 Council, or seek amending them through public hearing processes.
12. The applicant's proposed preliminary plat (dated 11.01.13) and landscape plan (dated 2.21.2014) shall be considered a binding site plans, or as modified and approved.
13. Applicant shall follow all staff, city engineer and other agency recommended requirements as applicable.
14. Developer shall comply with all local, state and federal laws.

DATED: This 16th day of December, 2014.



 W. Greg Nelson, Mayor
 Kuna City

ATTEST:

 Brenda Bingham
 Kuna City Clerk





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, Patagonia Development, LLC PO Box 344
Name Address
Meridian ID 83680
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 KENT BROWN 3161 E SPRINGWOOD DR MERIDIAN ID 83642
Name Address
to submit the accompanying application pertaining to that property.

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

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

Dated this 9TH day of November, 2020

by [Signature], its Manager
Signature

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

Debbie A Taylor
Notary Public for Idaho

Residing at: Kuna, ID

My commission expires: 11/30/2023





Grant Deed

Arbor Ridge, LLC, an Idaho limited liability company, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain and convey to Patagonia Development LLC, an Idaho limited liability company, whose current address is P.O. Box 344, Meridian, Idaho 83680, Grantee, effective September 5, 2018, the following described real property located in Ada County, Idaho, more particularly described as follows:

See EXHIBIT "A" attached.

Together with all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

SUBJECT TO taxes and assessments for the year 2018 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions, and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.

The property described in this conveyance shall be the separate property of the Grantee, and in accordance with the provisions of Idaho Code § 32-906(1), all income, rents, issues, profits, gains and appreciation of said property shall be the separate property of the Grantee.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 6TH day of December, 2018.

Arbor Ridge, LLC

J-Line, LP, its Manager

By: Gregory B. Johnson
Gregory B. Johnson, its General Partner

"Grantor"

STATE OF IDAHO)
 : ss.
COUNTY OF ADA)

On this 6TH day of December, 2018, before me, a Notary Public in and for said State, personally appeared Gregory B. Johnson, General Partner of J-Line, LP an Idaho limited partnership, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same on behalf of said entity.

(SEAL)



Debbie A Taylor
Notary Public for Idaho
Commission expires: 11/30/2023

Legal Description
Patagonia Subdivision Remainder Parcel

A parcel located in the S ½ of Section 7, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the northwest corner of the SE ¼ of said Section 7, from which an Aluminum Cap monument marking the northeast corner of the SE ¼ of said Section 7 bears S 89°19'11" E a distance of 2652.85 feet;

Thence S 89°19'11" E along the north boundary of said SE ¼ a distance of 57.00 feet to the **POINT OF BEGINNING**;

Thence continuing along said north boundary S 89°19'11" E a distance of 1269.30 feet to a 5/8 inch diameter rebar marking the northeast corner of the NW ¼ of the SE ¼ (CE 1/16 corner) of said Section 7;

Thence S 0°28'57" W along the east boundary of the W ½ of said SE ¼ a distance of 1963.72 feet to a point;

Thence leaving said boundary N 89°25'45" W a distance of 334.81 feet to a point;

Thence N 55°36'52" W a distance of 1298.62 feet to a point;

Thence N 34°23'08" E a distance of 119.74 feet to a point;

Thence S 55°36'52" E a distance of 44.31 feet to a point;

Thence N 34°23'08" E a distance of 134.77 feet to a point;

Thence N 55°36'52" W a distance of 133.07 feet to a point;

Thence N 34°23'08" E a distance of 12.41 feet to a point;

Thence N 55°36'52" W a distance of 180.94 feet to a point on the future easterly boundary of Patagonia Subdivision No. 4;

Thence along said future easterly boundary the following courses and distances:

Thence N 38°27'29" E a distance of 94.44 feet to a 5/8 inch diameter rebar marking a point of curvature;

Thence a distance of 501.90 feet along the arc of a 757.00 foot radius curve left, said curve having a central angle of 37°59'16" and a long chord bearing N 19°27'51" E a distance of 492.76 feet to a 5/8 inch diameter rebar;

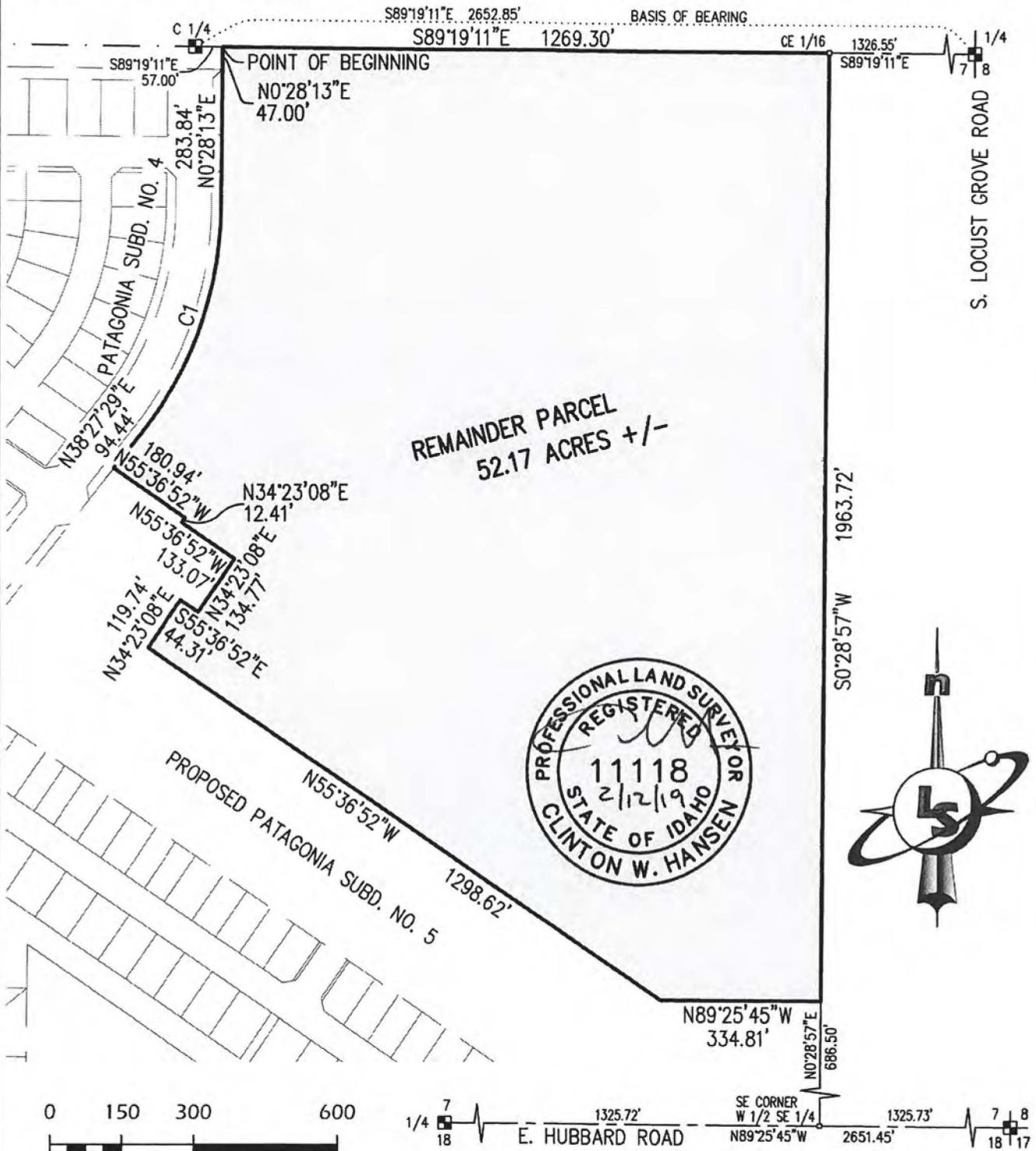
Thence N 0°28'13" E a distance of 283.84 feet to the northeasterly corner of said subdivision;

Thence leaving said boundary and continuing N 0°28'13" E a distance of 47.00 feet to the **POINT OF BEGINNING**.

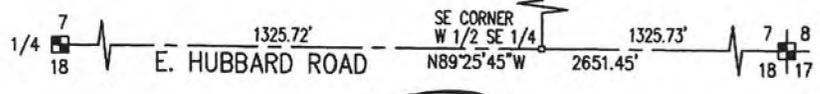
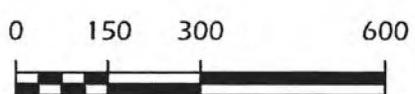
This parcel contains 52.17 acres.

PATAGONIA SUBDIVISION - REMAINDER PARCEL

LOCATED IN THE S 1/2 OF SECTION 7, T.2N., R.1E., B.M., KUNA, ADA COUNTY, IDAHO



REMAINDER PARCEL
52.17 ACRES +/-



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	501.90'	757.00'	37°59'16"	N19°27'51"E	492.76'

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JOB NO. 18-40

Association Rules shall be deemed to be superseded by the provisions of this Declaration, the Articles or the Bylaws to the extent of any such inconsistency.

5.5.1.5 Emergency Powers. The power, exercised by the Association or by any person authorized by it, to enter upon any property (but not inside any building constructed thereon) in the event of any emergency involving illness or potential danger to life or property or when necessary in connection with any maintenance or construction for which the Association is responsible. Such entry shall be made with as little inconvenience to the Owner as practicable, and any damage caused thereby shall be repaired by the Association.

5.5.1.6 Licenses, Easements and Rights-of-Way. The power to grant and convey to any third party such licenses, easements and rights-of-way in, on or under the Common Area as may be necessary or appropriate for the orderly maintenance, preservation and enjoyment of the Common Area, and for the preservation of the health, safety, convenience and the welfare of the Owners, for the purpose of constructing, erecting, operating or maintaining:

5.5.1.6.1 Underground lines, cables, wires, conduits or other devices for the transmission of electricity or electronic signals-for lighting, heating, power, telephone, television or other purposes, and the above ground lighting stanchions, meters, and other facilities associated with the provisions of lighting and services.

5.5.1.6.2 Public sewers, storm drains, water drains and pipes, water supply systems, sprinkling systems, heating and gas lines or pipes, and any similar public or quasi-public improvements or facilities.

5.5.1.6.3 Mailboxes and sidewalk abutments around such mailboxes or any service facility, berm, fencing and landscaping abutting Common Area, public and private streets or land conveyed for any public or quasi-public purpose including, but not limited to, bicycle pathways.

The right to grant such licenses, easements and rights-of-way are hereby expressly reserved to the Association and may be granted at any time.

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 agent, 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:

5.5.2.7 Operation and Maintenance of Patagonia Subdivision Common Area.

Operate, maintain, and otherwise manage or provide for the operation, maintenance and management of Patagonia Subdivision Common Area, including the repair and replacement of property damaged or destroyed by casualty loss.

Specifically, the Association shall, at Grantor's sole discretion, operate and maintain all properties owned by Grantor which are designated by Grantor for temporary or permanent use by Members of the Association.

5.5.2.8 Reserve Account. Establish and fund a reserve account with a reputable banking institution or savings and loan association or title insurance company authorized to do business in the State of Idaho, which reserve account shall be dedicated to the costs of repair, replacement, maintenance and improvement of the Common Area.

5.5.2.9 Maintenance of Berms, Retaining Walls and Fences. Maintain the berms, retaining walls, fences and water amenities within and abutting Common Area. Maintain any water amenities constructed by Grantor or Association located in the associated easements in, over and through Building Lots as shown on the Plat.

5.5.2.10 Taxes and Assessments. Pay all real and personal property taxes and Assessments separately levied against Patagonia Subdivision Common Area or against the Association and/or any other property owned by the Association. Such taxes and Assessments may be contested or compromised by the Association, provided, however, that such taxes and Assessments are paid or a bond insuring payment is posted prior to the sale or disposition of any property to satisfy the payment of such taxes and Assessments. In addition, the Association shall pay all other federal, state or local taxes, including income or corporate taxes levied against the Association, in the event that the Association is denied the status of a tax exempt corporation.

5.5.2.11 Water and Other Utilities. Acquire, provide and/or pay for water, sewer, garbage disposal, refuse and rubbish collection, electrical, telephone and gas and other necessary services for Patagonia Subdivision Common Area, and to manage for the benefit of Patagonia Subdivision all water rights and rights to receive water held by the Association, whether such rights are evidenced by license, permit, claim, stock ownership or otherwise.

5.5.2.12 Insurance. Obtain insurance from reputable insurance companies authorized to do business in the State of Idaho, and maintain in effect any insurance policy the Board deems necessary or advisable, including, without limitation the following policies of insurance:

5.5.2.12.1 Fire insurance including those risks embraced by coverage of the type known as the broad form "All Risk" or special extended coverage endorsement on a blanket agreed amount basis for the full insurable replacement value of all Improvements, equipment and fixtures located within Patagonia Subdivision Common Area.

5.5.2.12.2 Comprehensive public liability insurance insuring the Board, the Association, the Grantor and the individual grantees and agents



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 14, 2020

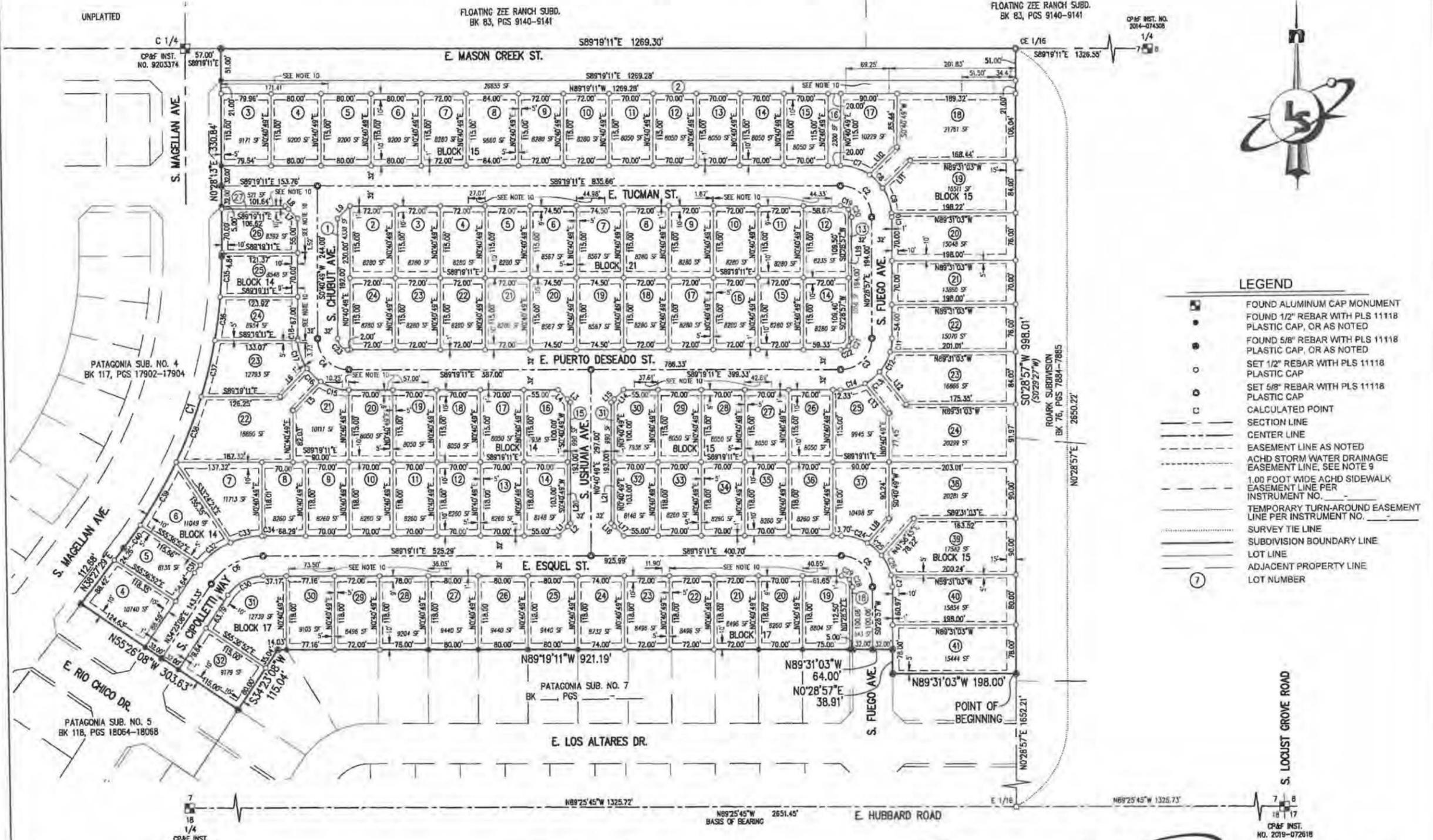
Notice is hereby given by the City of Kuna the following actions are under consideration:

FILE NUMBER:	20-22-FP (Final Plat) – Patagonia No. 8
PROJECT DESCRIPTION	Kent Brown, on behalf of Patagonia Development, LLC, requests Final Plat approval for Patagonia No. 8 which consists of 95 buildable lots and 7 common lots on approximately 29.61 acres (APN: S1407427955).
SITE LOCATION	0 E Rio Chico Drive, Kuna, ID 83634; NE of Meridian Road and Hubbard Road
REPRESENTATIVE	<i>Kent Brown</i> 3161 E Springwood Drive Meridian, ID 83642 kentlkb@gmail.com
SCHEDULED HEARING DATE	Tuesday, December 15, 2020. 6:00 P.M.
STAFF CONTACT	Jessica Reid jreid@kunaid.gov (208) 922-5274

We have enclosed information to assist you with your consideration and response. *No response within 15 business days will indicate you have no objection or comments for this project.* 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. 4th Street, Kuna, ID 83634. Please contact staff with questions. *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.* If your agency needs additional time for review, please let our office know ASAP.

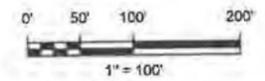
PATAGONIA SUBDIVISION NO. 8

LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 7, T.2N., R.1E., B.M. CITY OF KUNA, ADA COUNTY, IDAHO
2020



- ### LEGEND
- FOUND ALUMINUM CAP MONUMENT
 - FOUND 1/2" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
 - FOUND 5/8" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
 - SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
 - SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
 - CALCULATED POINT
 - SECTION LINE
 - CENTER LINE
 - EASEMENT LINE AS NOTED
 - ACHD STORM WATER DRAINAGE EASEMENT LINE, SEE NOTE 9
 - 1.00 FOOT WIDE ACHD SIDEWALK EASEMENT LINE PER INSTRUMENT NO. _____
 - TEMPORARY TURN-AROUND EASEMENT LINE PER INSTRUMENT NO. _____
 - SURVEY TIE LINE
 - SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - ADJACENT PROPERTY LINE
 - LOT NUMBER

SURVEY NARRATIVE
THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION. THE PLATTED SUBDIVISION BOUNDARY OF PATAGONIA SUBDIVISION NO. 4, PATAGONIA SUBDIVISION NO. 5, PATAGONIA SUBDIVISION NO. 7, FLOATING ZEE RANCH SUBDIVISION, ROARK SUBDIVISION, INFORMATION FROM RECORD OF SURVEY NUMBERS 5995, 7589, AND 9940, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.



SEE SHEET 2 OF 4 FOR NOTES AND CURVE AND LINE DATA



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ADA COUNTY SURVEY

PATAGONIA SUBDIVISION NO. 8

BOOK _____, PAGE _____

NOTES

1- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE, AND PRESSURE IRRIGATION OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.

2- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR CITY OF KUNA, PRESSURE IRRIGATION, AND LOT DRAINAGE ON FIVE (5) FEET ADJACENT TO SIDE LOT LINES.

3- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR CITY OF KUNA, PRESSURE IRRIGATION AND LOT DRAINAGE ON TEN (10) FEET ADJACENT TO REAR LOT LINES AND EXTERIOR SUBDIVISION BOUNDARIES.

4- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.

5- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____.

6- MAINTENANCE OF ANY IRRIGATION, DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.

7- THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, RIGHT TO FARM ACT, WHICH STATES: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITION 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.

8- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AND CONDITIONS OF THE STAFF REPORT FOR PATAGONIA SUBDIVISION.

9- LOTS 15 AND 27 OF BLOCK 14, LOTS 2, 16 AND 31 OF BLOCK 15, LOT 18 OF BLOCK 17 AND LOTS 1 AND 13 OF BLOCK 21 ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE, AND PRESSURE IRRIGATION EASEMENT. SAID LOTS ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE FAMILY DWELLINGS. THIS OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF KUNA. THE PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR PAYMENT OF IRRIGATION ASSESSMENTS. IN THE EVENT PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION FAILS TO PAY ASSESSMENTS, EACH RESIDENTIAL LOT IS RESPONSIBLE FOR A FRACTIONAL SHARE OF THE ASSESSMENT.

10- LOT 27, BLOCK 14 AND PORTIONS OF LOTS 19, 20, 21, 23, 24, AND 25, BLOCK 14; LOTS 2, 27, 29, 29 AND 30, BLOCK 15; LOTS 19, 20, 21, 22, 23, 27, 28, 29 AND 30, BLOCK 17 AND LOTS 4, 5, 6, 7, 9, 10, 11 AND 12, BLOCK 21 AS SHOWN HEREON 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 AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.

11- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH KUNA CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

12- PRESSURE IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS THROUGH NEW YORK IRRIGATION DISTRICT, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM CITY OF KUNA, SUBJECT TO ORDINANCE _____ ANNEXING PATAGONIA SUBDIVISION NO. 8 INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT AND POOLING THE APPURTENANT WATER RIGHTS THEREOF, RECORDED AS INSTRUMENT NO. _____ RECORDS OF ADA COUNTY, IDAHO.

13- SURVEY MONUMENTS SHALL BE PRESERVED, SET, AND/OR RESTORED IN ACCORDANCE WITH IC 50-1303.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	501.90'	757.00'	3759'16"	N19°27'51"E	492.76'
C2	76.37'	50.00'	89°48'08"	N44°25'07"W	70.59'
C3	76.71'	50.00'	90°11'52"	N45°34'53"E	70.83'
C4	76.54'	50.00'	90°00'00"	S44°19'11"E	70.71'
C5	76.37'	50.00'	89°48'08"	N44°25'07"W	70.59'
C6	98.25'	100.00'	56°17'41"	S62°31'58"W	94.35'
C7	48.18'	82.00'	34°21'39"	N72°08'22"W	48.44'
C8	30.17'	82.00'	21°04'50"	N44°25'07"W	30.00'
C9	43.17'	82.00'	30°09'53"	N18°47'46"W	42.67'
C10	6.01'	82.00'	41°1'46"	N1°36'56"W	6.00'
C11	22.27'	82.00'	15°33'43"	N81°5'48"E	22.20'
C12	35.84'	82.00'	25°02'40"	N28°34'00"E	35.56'
C13	30.17'	82.00'	21°04'50"	N51°37'45"E	30.00'
C14	40.89'	82.00'	28°30'39"	N76°29'30"E	40.38'
C15	47.82'	82.00'	33°24'42"	S72°36'50"E	47.14'
C16	30.17'	82.00'	21°04'50"	S45°22'04"E	30.00'
C17	47.82'	82.00'	33°24'42"	S18°07'19"E	47.14'
C18	3.00'	82.00'	2°05'47"	S92°22'04"E	3.00'
C19	14.46'	18.00'	46°02'26"	N66°17'58"W	14.08'
C20	13.75'	18.00'	43°45'42"	N21°23'54"W	13.42'
C21	13.75'	18.00'	43°45'42"	N22°21'48"E	13.42'
C22	14.59'	18.00'	46°26'10"	N67°27'44"E	14.19'
C23	28.27'	18.00'	90°00'00"	S44°19'11"E	25.46'
C24	44.02'	82.00'	30°45'31"	N73°56'28"W	43.49'
C25	30.17'	82.00'	21°04'50"	N48°01'15"W	30.00'
C26	35.12'	82.00'	24°32'33"	N25°12'34"W	34.86'
C27	19.21'	82.00'	13°25'15"	N61°3'40"W	19.16'
C28	13.75'	18.00'	43°45'42"	N21°23'54"W	13.42'
C29	14.46'	18.00'	46°02'26"	N66°17'58"W	14.08'
C30	66.81'	68.00'	56°17'41"	S62°31'58"W	64.16'
C31	15.40'	132.00'	6°40'58"	S37°43'36"W	15.39'
C32	60.89'	132.00'	26°25'45"	S54°16'57"W	60.35'
C33	51.70'	132.00'	22°26'28"	S76°43'03"W	51.37'
C34	1.71'	132.00'	0°44'32"	N88°41'27"W	1.71'
C35	65.23'	757.00'	4°56'13"	N2°56'20"E	65.21'
C36	70.61'	757.00'	5°20'41"	N8°04'47"E	70.59'
C37	92.65'	757.00'	7°00'44"	N14°15'29"E	92.59'
C38	111.74'	757.00'	8°27'26"	N21°58'33"E	111.63'
C39	115.83'	757.00'	8°46'01"	N30°36'16"E	115.72'
C40	45.85'	757.00'	3°28'12"	N36°43'23"E	45.84'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	21.21'	S45°40'49"W
L2	7.07'	S45°40'49"W
L3	7.07'	S44°19'11"E
L4	21.21'	S44°19'11"E
L5	64.62'	N44°37'56"E
L6	63.02'	N44°37'56"E
L7	21.21'	S44°19'11"E
L8	7.07'	S44°19'11"E
L9	28.28'	N45°40'49"E
L10	61.93'	N45°34'53"E
L11	61.93'	S45°34'53"W
L12	67.58'	N38°22'15"W
L13	61.16'	N38°22'15"W
L14	21.21'	N45°40'49"E
L15	7.07'	N45°40'49"E
L16	7.07'	N44°19'11"W
L17	21.21'	N44°19'11"W
L18	52.20'	S41°51'07"W
L19	218.90'	S07°28'57"W
L20	203.00'	S07°40'49"W
L21	203.00'	S07°40'49"W

CLINTON W. HANSEN
PLS 11118



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231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
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GENERAL CONSTRUCTION NOTES

- ALL WORK (INCLUDING BUT NOT LIMITED TO CONSTRUCTION OF PRESSURIZED IRRIGATION, SEWER, WATER, STREETS, CURB GUTTER SIDEWALK, AND STREETLIGHTS) SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KUMA STANDARD CONSTRUCTION SPECIFICATIONS, ADA COUNTY HIGHWAY DISTRICT SPECIFICATIONS, IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, IDAHO STATE PLUMBING CODE, IDAHO STATE ELECTRICAL CODE, FEDERAL, AND STATE LAWS.
- CONTRACTOR SHALL REQUEST CITY OF KUMA INSPECTION OF PRESSURIZED IRRIGATION, SEWER, WATER LINES AND APPURTENANCES AT LEAST TWENTY-FOUR (24) HOURS BEFORE BACKFILLING.
- CONTRACTOR SHALL NOTIFY OWNER'S ENGINEER AND THE CITY OF KUMA FORTY-EIGHT (48) HOURS BEFORE INITIAL CONSTRUCTION BEGINS.
- CONTRACTOR SHALL NOTIFY THE CITY OF KUMA WHEN SHUTTING DOWN A JOB FOR ANY REASON AND PROVIDE 48 HOURS NOTICE BEFORE RESTARTING WORK.
- CONTRACTOR SHALL STAMP P, E, OR W IN THE SIDEWALK OR CURB WHERE PRESSURIZED IRRIGATION, SEWER, OR WATER CROSS UNDER THE SIDEWALK OR CURB. WATER (W) STAMP SHALL BE IN LINE WITH THE WATER METER BOX.
- ALL PIPE (PRESSURIZED IRRIGATION, SEWER & WATER) MAINS AND SERVICES, SHALL BE BEDDED WITH TYPE II BEDDING, IN AREAS OF ROCK EXCAVATION, BEDDING BELOW THE BOTTOM OF PIPE SHALL BE SIX (6) INCHES THICK.
- CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS, ABOVE AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROUND, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCE STRUCTURES, DEBRIS, RUBBISH AND MATERIALS WHICH, IN THE OPINION OF THE ENGINEER, ARE UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS.
- ALL MATERIALS (IS NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- SURVEY CONTROL POINTS WHICH ARE CRITICAL TO THE CONSTRUCTION OF THE PROJECT ARE TO BE LOCATED WITHIN THE WORK LIMITS. THE CONTRACTOR SHALL PROTECT SURVEY CONTROL POINTS.
- SURVEY CONTROL MONUMENTS SHALL BE PRESERVED, SET, AND/OR RESTORED IN ACCORDANCE WITH IDAHO CODE 50-1303.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL REPLACEMENT DRAINAGE FACILITIES ARE IN PLACE, FUNCTIONING, AND ACCEPTED BY ACHD OR CITY.
- ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, TRENCH SHORING, SAFETY DEVICES AND TRAFFIC CONTROL WITHIN AND AROUND THE CONSTRUCTION AREA.
- EXISTING A.C. PAVEMENT SHALL BE SAW CUT TO A NEAT, STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION BEFORE PAVING.
- ALL MATERIALS MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE. ALL MATERIALS AND EQUIPMENT SHALL BE NEW.
- ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY SHALL SECURE A RIGHT-OF-WAY PERMIT FROM ACHD AT LEAST 24 HOURS BEFORE ANY CONSTRUCTION.
- ALL COSTS OF RETESTING FAILED TESTS SHALL BE BORNE BY THE CONTRACTOR.
- ALL COSTS FOR CORRECTING DEFICIENT WORK SHALL BE BORNE BY THE CONTRACTOR. FAILURE TO CORRECT DEFECTIVE WORK WILL BE CAUSE FOR A STOP WORK ORDER.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CURBS, GUTTERS, STORM DRAINS, CHANNEL CROSSINGS AND SEWER ELEVATIONS OR INVERTS BEFORE BEGINNING CONSTRUCTION AND SHALL NOTIFY THE OWNER'S ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PROJECT DRAWINGS.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED NPDES PERMITS, SUBMITTING NOTICE OF INTENT (NOI) TO DISCHARGE STORM WATER, AND PREPARING A POLLUTION PREVENTION PLAN (PPP) IN ACCORDANCE WITH ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS. CONTACT THE EPA AT (202) 576-2746 FOR REQUIRED INFORMATION. STORM WATER PERMIT SHALL BE PRESENTED TO THE ENGINEER AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.
- ALL UTILITIES INCLUDING SERVICE LINES, WITHIN STREET TRAVEL WAYS SHALL BE IN PLACE, TESTED AND FULLY FUNCTIONAL PRIOR TO CURB, GUTTER, SIDEWALK AND STREET CONSTRUCTION.
- PAVEMENT AND CONCRETE REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITHIN SEVEN (7) CALENDAR DAYS FROM THE TIME THE PAVEMENT AND/OR CONCRETE IS REMOVED PER IDPW AND ACHD STANDARDS.
- PAVING SHALL NOT PROCEED UNTIL THE CONTRACTOR OBTAINS WRITTEN APPROVAL OF ALL INSTALLED WATER, SEWER, AND PRESSURE IRRIGATION FACILITIES FROM THE CITY OF KUMA.
- ALL ROCK BLASTING SHALL OCCUR BEFORE INSTALLING SEWER MAINS, WATER MAINS, PRESSURE IRRIGATION MAINS OR SERVICE LINE CROSSINGS. BLASTING IN THE PROXIMITY OF EXISTING UTILITIES MAY BE PERFORMED AS LONG AS THE HORIZONTAL DISTANCE FROM THE EXISTING UTILITY IS EQUAL TO OR GREATER THAN THE EXCAVATION DEPTH FROM THE EXISTING UTILITY OR FIFTEEN (15) FEET, WHICHEVER IS GREATER. THE BLASTING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY/ALL DAMAGE TO ANNUAL EXISTING UTILITIES.
- THE DEVELOPER SHALL RETAIN AN IDAHO REGISTERED PROFESSIONAL ENGINEER TO PERFORM INSPECTION SERVICES DURING CONSTRUCTION. THE ENGINEER SHALL PROVIDE A WRITTEN CERTIFICATION LETTER TO THE CITY OF KUMA THAT THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. COPIES OF ALL AIR TESTS, DEFLECTION TESTS, PRESSURE TESTS, AND BACTERIOLOGICAL TEST RESULTS SHALL BE FURNISHED WITH THE CERTIFICATION LETTER.
- THE CITY OF KUMA WILL PROVIDE PERIODIC INSPECTION AND OBSERVE TESTING FOR AN EIGHT (8) HOUR DAY, FROM 8:00 A.M. TO 5:00 P.M. FOR A FORTY (40) HOUR WORK WEEK. CONTRACTOR SHALL REMEMBRSE THE CITY AT RATES ESTABLISHED BY THE CITY FOR INSPECTIONS EXCEEDING THE NORMAL WORK WEEK, INCLUDING LEGAL HOLIDAYS. OVER TIME INSPECTION RATES AND A LIST OF LEGAL HOLIDAYS AND A REQUEST FOR INSPECTION OUTSIDE STANDARD CITY BUSINESS HOURS FORM CAN BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT.
- WHEN CONSTRUCTION IS SATISFACTORILY COMPLETED, CLEANED AND TESTED AND AFTER ALL OTHER UTILITIES ARE INSTALLED THE DEVELOPER SHALL REQUEST A CITY OF KUMA FINAL ACCEPTANCE INSPECTION. AT A MINIMUM, THE FINAL ACCEPTANCE INSPECTION SHALL INCLUDE:
 - CLEAN ALL SEWER MAINLINES
 - DEFLECTION TEST SEWER MAINLINE
 - VISUALLY INSPECT EACH MANHOLE
 - WITNESS SEWER MAINLINE AIR PRESSURE TEST
 - WITNESS WATER MAINLINE PRESSURE TEST
 - WITNESS PRESSURE IRRIGATION PRESSURE TEST
 - CLEAN AND TEST EACH SEWER MAIN LINE
 - VISUAL INSPECTION OF THE SEWER MAINS
 - PROVIDE A DVD OF ALL SEWER MAIN VISUAL INSPECTION
 - ALL TESTING SHALL BE PROVIDED AND PAID FOR BY THE DEVELOPER
- CITY HAS THE RIGHT TO INSPECT THE WORK AT ANY TIME DURING CONSTRUCTION. ANY WORK NOT CONFORMING TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE REJECTED.
- THE DEVELOPER SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE CITY. THIS GUARANTEE SHALL COVER ALL DAMAGE, MATERIALS, LABOR, AND WORKMANSHIP.
- DEVELOPER SHALL NOTIFY ALL PURCHASERS OF LOTS, AND THEIR CONTRACTORS, THAT CITY UTILITY SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. ANY DAMAGE TO THESE SYSTEMS DURING HOME CONSTRUCTION SHALL BE BILLED DIRECTLY TO THE OWNER OF RECORD WHEN THE DAMAGE IS FOUND.
- THE DEVELOPER SHALL PROVIDE RECORD DRAWINGS: ONE (1) SET OF ELECTRONIC DRAWINGS ON CD IN PDF FORMAT, AND TWO (2) 24" X 36" SETS ON WHITE PAPER BEFORE FINAL PLAT OR WITHIN 30 DAYS OF FINAL ACCEPTANCE.

ROADWAY CONSTRUCTION NOTES

- ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CURRENT EDITION OF THE IDPW AND THE ACHD SUPPLEMENTAL SPECIFICATIONS. NO EXCEPTIONS TO DISTRICT POLICY STANDARDS AND THE IDPW WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY ACHD.
- ADA COUNTY HIGHWAY DISTRICT WILL INSPECT ALL WORK WITHIN THE RIGHT-OF-WAY.
- SET THE TOPS OF ALL VALVE BOXES AND SEWER MANHOLES FLUSH WITH THE SLOPE OF THE FINISHED STREET GRADE.
- ADA COUNTY HIGHWAY DISTRICT WILL INSPECT AND APPROVE ALL STORM DRAINAGE IMPROVEMENTS.
- PLACE ALL WATER VALVES, BLOW-OFFS AND MANHOLES SO THAT THEY DO NOT CONFLICT WITH ANY CONCRETE CURB AND GUTTER, VALLEY GUTTER, OR SIDEWALK IMPROVEMENTS.
- CONTACT ACHD INSPECTION SERVICES AT (208) 347-4288 A MINIMUM OF 24 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- ACTUAL FIELD CONDITIONS DURING CONSTRUCTION MAY REQUIRE ADDITIONAL PAYMENT REPAIR BEYOND THE LIMITS SHOWN ON THE PLAN. THE FOLLOWING CONDITIONS ARE LISTED IN SECTION 8000 HIGHWAY CUTS OF THE ACHD POLICY MANUAL.
 - ALL ASPHALT MATCH LINES FOR PAVEMENT REPAIR SHALL BE PARALLEL TO THE CENTERLINE OF THE STREET AND INCLUDE ANY AREA DAMAGED BY EQUIPMENT DURING TRENCHING OPERATIONS.
 - IF THE CUMULATIVE DAMAGED PAVEMENT AREA EXCEEDS 50% OF THE TOTAL ROAD SURFACE, THE CONTRACTOR SHALL REPLACE THE ENTIRE ROADWAY SURFACE.
- CONTRACTOR SHALL REPLACE THE PAVEMENT SURFACE TO ENSURE MATCH LINES DOES NOT FALL WITHIN THE WHEEL PATH OF A LANE. MATCH LINE SHALL ONLY FALL IN THE CENTER OR EDGE OF A TRAVEL LANE.
- FLOWABLE FILL OR IMPORTED MATERIAL MAY BE REQUIRED IF THE NATIVE TRENCH MATERIAL IS DEEMED UNSUITABLE BY ACHD INSPECTOR, DOES NOT MEET COMPACTION STANDARDS OR TIME IS A CRITICAL FACTOR.
- ANY EXCEPTIONS TO THESE RULES SHALL BE PRE-APPROVED IN WRITING BY DISTRICT STAFF BEFORE CONSTRUCTION BEGINS.
- STORM DRAIN PIPING SHALL BE A MINIMUM OF 30R-35, OR APPROVED EQUAL.

SEWER NOTES

- THE HORIZONTAL SEPARATION OF POTABLE WATER AND SEWER MAINS SHALL BE A MINIMUM OF TEN (10) FEET FROM PIPE EDGE TO PIPE EDGE AS SHOWN IN IDPW 50-437.
- GROUNDWATER LEVELS SHALL BE MAINTAINED BELOW THE BOTTOM OF THE TRENCH DURING PIPE LAYING AND JOINTING OPERATIONS.
- TRENCH BACKFILL ABOVE THE PIPE ZONE SHALL BE INSPECTED BY ACHD OR BY THE OWNER'S ENGINEER IN ACCORDANCE WITH THE LATEST EDITION OF THE "CONSTRUCTION QUALITY ASSURANCE MANUAL". COMPACTION TESTS ARE REQUIRED IN THE BACKFILL ABOVE THE PIPE ZONE, WITHIN PUBLIC RIGHT-OF-WAY, ACCORDING TO ACHD REQUIREMENTS. SUBMIT DENSITY TEST RESULTS TO THE CITY OF KUMA AND ACHD BEFORE FINAL ACCEPTANCE.
- CONTRACTOR SHALL LEAVE THE EXCAVATION FOR THE UPSTREAM END OF ALL SERVICE LINES OPEN TO ALLOW ON SITE VERIFICATION OF THE INVERT ELEVATIONS AND SLOPES BY THE CITY'S INSPECTOR. CONTRACTOR SHALL NOT BACKFILL THE ENDS OF SERVICE LINES UNTIL APPROVED BY THE CITY OF KUMA INSPECTOR OR OTHER ARRANGEMENTS HAVE BEEN MADE FOR THE VERIFICATION OF SERVICE LINE INVERT ELEVATIONS AND SLOPES.
- CONTRACTOR SHALL INSTALL A REMOVABLE PLUG IN THE DOWN STREAM SIDE OF THE EXISTING MANHOLE WHERE THE NEW CONNECTION WILL BE MADE. THE PLUG SHALL REMAIN IN PLACE UNTIL FINAL ACCEPTANCE OF THE SEWER PROJECT.
- ALL SEWER PIPE AND FITTINGS 18 INCH THROUGH 18 INCH DIAMETER SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO ASTM D-3034, SDR-35. SEWER PIPE AND FITTINGS SIZES 18 INCH THROUGH 36 INCH DIAMETER SHALL BE PVC CONFORMING TO ASTM F 575. PRESSURE SEWER PIPE SHALL CONFORM TO AWWA C900 PVC, DR 11 (255 PSI).
- SEWER SERVICE LINES SHALL BE INSTALLED BEFORE STREET IMPROVEMENTS & SEWER SERVICE MARKERS SHALL BE IN PLACE BEFORE FINAL INSPECTION. CONTRACTOR SHALL NOTIFY THE CITY WHEN SEWER SERVICE STUB OUTS ARE INSTALLED, MARKED & READY FOR INSPECTION.
- CONSTRUCT ALL MANHOLES WATER TIGHT. THE TOP OF MANHOLE COLE SHALL BE WITHIN TWELVE (12) INCHES OF FINISHED GRADE. CONTRACTOR SHALL SUPPLY ALL JO ASSEMBLIES AND GRADE RINGS.
- SEWER CONSTRUCTION SHALL MEET THE SPECIFIC DETAILS AND REQUIREMENTS OF THE FOLLOWING STANDARD DRAWINGS AND ACCOMPANYING SPECIFICATIONS FOUND IN "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" AND ACHD STANDARD DRAWINGS:
 - STANDARD MANHOLE - TYPE A DRAWING NO. SD-501 AND SD-501A.
 - STANDARD SMALL MANHOLE - DRAWING NO. SD-505.
 - MANHOLE COLLAR DETAIL - DRAWING NO. SD-458.
 - MANHOLE COVER AND FRAME - DRAWING NO. SD-387.
 - STANDARD SEWER SERVICE LINE - DRAWING NO. SD-511 & SD-511A.
 - SEWER SERVICE MARKER - DRAWING NO. SD-512.
- MANHOLE: APPLY NON-SHRINK GROUT BETWEEN THE METAL FRAME AND GRADE RINGS. GRADE RINGS SHALL NOT BE STACKED WITHOUT NON-SHRINK GROUT OR MORTAR.
- CONTRACTOR SHALL FIELD VERIFY THE TOP ELEVATION OF MANHOLE CORES TO ASSURE THAT ALL RING ELEVATIONS MATCH FINAL STREET GRADES.
- PAVING CONTRACTOR SHALL SET THE GRADE RINGS AND POUR THE CONCRETE COLLARS PER IDPW DRAWING NO. SD-508. THE PAVING CONTRACTOR SHALL CONTACT ACHD 24 HOURS PRIOR TO POURING CONCRETE COLLARS.
- GET EACH GRADE RING IN A BED OF NON-SHRINK GROUT OR MORTAR. TROWEL SMOOTH WITH THE INSIDE OF THE MANHOLE.
- PRIOR TO CONNECTING TO THE EXISTING SEWER SYSTEM, WHERE THE CONNECTION IS MADE BETWEEN MANHOLES AND EXISTING SERVICES, ALL SEWER MAINS AND SERVICES MUST BE AIR TESTED.
- COMPLETE INTEGRITY TESTING, AFTER ALL UTILITIES ARE INSTALLED AND BEFORE PAVING.
- CONTRACTOR SHALL CONTACT OWNER'S ENGINEER AND THE CITY OF KUMA AT LEAST 24 HOURS BEFORE TESTING. SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH DIVISION 509 OF THE IDPW SPECIFICATIONS. A CITY REPRESENTATIVE MUST OBSERVE THE TESTING. TESTING SHALL INCLUDE AIR PRESSURE TESTING, DEFLECTION TESTING, INVERT ELEVATION SURVEY AND VISUAL INSPECTION USING A CLOSED-CIRCUIT TELEVISION (CCTV) CAMERA. ALL SEWER LINES SHALL BE CLEANED AND CHECKED FOR DEFLECTION BEFORE BEGINNING THE CCTV CAMERA INSPECTION. PROVIDE A COPY (DVD) OF THE VISUAL INSPECTION TO THE CITY OF KUMA FOR QUALITY VERIFICATION. NO SEWER MAINLINE SHALL BE CONSIDERED APPROVED AND ACCEPTED UNTIL THE VISUAL REVIEW IS COMPLETE.
- SEWER CONSTRUCTION INSPECTIONS WILL BE PERFORMED BY THE OWNER'S ENGINEER OR DESIGNATED REPRESENTATIVE. SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER, IN CONFORMANCE WITH THE APPROVED MASTER PLAN, CONTRACT DRAWINGS, AND ASSOCIATED SPECIFICATIONS.
- CITY OF KUMA SHALL PROVIDE FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION.

IRRIGATION NOTES

- THE DEVELOPER SHALL NOTIFY ALL LOT PURCHASERS THAT THERE MUST BE NO INTERCONNECTION BETWEEN THE PRESSURE IRRIGATION SYSTEM AND HOUSE PLUMBING. OUTSIDE HOUSE FAUCETS MUST ONLY BE CONNECTED TO THE MUNICIPAL POTABLE WATER SYSTEM THROUGH THE HOUSE SERVICE CONNECTION.
- INSTALL PRESSURIZED IRRIGATION SYSTEMS CONSISTING OF IRRIGATION MAINS AND INDIVIDUAL SERVICE CONNECTIONS TO EACH LOT.
- CONNECTION TO THE CITY OF KUMA MUNICIPAL WATER (POTABLE) SYSTEM FOR IRRIGATION PURPOSES IS NOT ALLOWED.
- LOT SERVICE REQUIREMENTS:

LOT SIZE A.P.	IRRIGATION RISERS
0-14,000	ONE 1"
14,000 - 26,000	TWO 1" OR ONE 1.5"
26,000+	DETERMINED BY CITY ENGINEER
- ALL IRRIGATION MAINLINES SHALL BE INSTALLED SUCH THAT AIR AUTOMATICALLY VENTS DURING FILLING AND DRAINING. AUTOMATIC AIR/VACUUM RELIEF VALVES SHALL BE INSTALLED AT ALL HIGH POINTS IN THE SYSTEM AND IN LOCATIONS DETERMINED BY THE CITY ENGINEER. IN LIEU OF AUTOMATIC VENTS, THE CONTRACTOR MAY INSTALL SERVICES WITH THE TAP ON TOP OF THE MAIN AT THE HIGH POINT WITH THE SERVICE LINE LAID LEVEL OR RISING TO THE SERVICE BOX.
- ALL IRRIGATION MAINS SHALL FREELY DRAIN. "FREELY DRAIN" MEANS TO DRAIN BY GRAVITY INTO A DRAINAGE SWALE, DRAINAGE POND, OR ANOTHER SUFFICIENTLY SIZED DRAIN. THE DRAIN SYSTEM SHALL INCLUDE MANUALLY OPERATED VALVES AS DETAILED IN CITY OF KUMA STANDARD DETAILS. LOCATE DRAINS IN COMMON AREAS, ALONG PATHWAYS OR STREET FRONTS UNLESS SPECIFICALLY APPROVED OTHERWISE BY THE CITY ENGINEER.
- PIPE DEPTH: ALL IRRIGATION MAIN LINES NOT WITHIN ROAD RIGHT OF WAY (ROW) SHALL HAVE AT LEAST THREE (3) FEET OF COVER FROM FINISH GRADE TO CROWN OF PIPE IF THE PIPE IS FREE DRAINING. A MINIMUM OF FOUR (4) FEET OF COVER SHALL BE REQUIRED FROM FINISH GRADE TO CROWN OF PIPE UNDER ROADWAYS AND WHERE PIPE IS NOT FREE-DRAINING.
- PRESSURE IRRIGATION MAIN LINE PIPING 4 INCH DIAMETER AND LARGER SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE (PVC), DR11 (255 PSI), CONFORMING TO ASTM D2241.
- PRESSURE IRRIGATION MAIN LINE PIPING IN THE R.O.W. AND PARALLEL TO CENTER LINE SHALL BE PVC, DR11 OR 18.
- 4 INCH DIAMETER AND LARGER PIPE SHALL HAVE RUBBER GASKETED JOINTS.
- PRESSURE IRRIGATION PIPE SHALL BE CLEARLY MARKED WITH TYPE, CLASS OR THICKNESS. LETTERING SHALL BE LEGIBLE AND PERMANENT.
- ALL IRRIGATION PIPE SHALL BE INSTALLED WITH RINGER TAPE. TAPE SHALL BE TWO (2) INCHES WIDE, PURPLE IN COLOR, WITH THE WORDS "DANGER-UNSAFE WATER" OR "NON-POTABLE WATER" CLEARLY MARKED ALONG THE LENGTH OF THE TAPE. TAPE SHALL BE PLACED BETWEEN SIX (6) INCHES BELOW GROUND SURFACE AND SIXTEEN (16) INCHES ABOVE THE TOP OF PIPE.
- TAPE A #12 DIRECT BURIAL TRACER WIRE ALONG THE CROWN OF THE PRESSURE IRRIGATION MAINLINE. LOOP THE TRACER WIRE FROM THE MAINLINE TO EACH SERVICE BOX AND BACK TO THE MAINLINE. THE TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES AND EXTENDED ALONG THE OUTSIDE OF THE LOWER PORTION AND ALONG THE INSIDE OF THE UPPER PORTION OF THE VALVE BOX. CONDUCT AN ELECTRICAL CONTINUITY TEST BEFORE PAVING TO VERIFY TRACER WIRE INTEGRITY.
- EQUIP EACH PRESSURE IRRIGATION SERVICE WITH A METAL OR PLASTIC TAG (DUSKY FACE) "NON-POTABLE WATER-DO NOT DRINK".
- VALVES 4 INCH DIAMETER AND LARGER SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO THE REQUIREMENTS OF AWWA/C200, WITH MECHANICAL OR FLANGED JOINTS AND 2 INCH SQUARE OPERATING NUT. ACCEPTABLE VALVES ARE MUELLER MODEL A-2560 AND A-2561 OR CLOW MODEL 2639 AND 2640. ANY OTHERS MUST BE SPECIFICALLY APPROVED BY THE CITY ENGINEER. VALVE BOXES FOR VALVES 4 INCH DIAMETER AND LARGER SHALL BE STANDARD CAST IRON 5 1/4 INCH DIAMETER ADJUSTABLE VALVE BOX.
- VALVES FOR STREET CROSSINGS SHALL BE PLACED WITHIN 2 FEET OF THE BACK EDGE OF SIDEWALK.
- RITINGS SHALL BE CAST IRON, DUCTILE IRON, PVC, BRASS OR STAINLESS STEEL, AND SHALL HAVE A MINIMUM PRESSURE RATING EQUAL TO OR GREATER THAN 200 PSI. ALL FITTINGS FOUR (4) INCHES AND LARGER SHALL BE DUCTILE IRON WITH FLANGED OR MECHANICAL JOINTS. THRUST BLOCKS OR OTHER CITY ENGINEER APPROVED RESTRAINTS SHALL BE PROVIDED AT CHANGES OF DIRECTION.
- IRRIGATION SYSTEMS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH IDPW SPECIFICATIONS FOLLOWING INSTALLATION OF ALL OTHER UTILITIES AND BEFORE PAVING. TESTING SHALL BE OBSERVED BY A CITY REPRESENTATIVE.

WATER NOTES

- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER SERVICE TO ALL EXISTING WATER LINES AFFECTED BY CONSTRUCTION.
- CONTRACTOR SHALL PREVENT THE ENTRY OF ANIMALS, DIRT AND OTHER FOREIGN MATTER INTO PIPES AND SHALL NOT LEAVE ANY OPEN PIPE END AT ANY TIME WHEN ABSENT FROM THE WORK SITE.
- ALL WATER MAIN LINE PIPE SHALL BE PVC CONFORMING TO AWWA C-900 DR 18 (255 PSI) OR CLASS 152 CEMENT MORTAR LINED DUCTILE IRON CONFORMING TO AWWA C-152. ALL FITTINGS SHALL BE DUCTILE IRON CONFORMING TO AWWA C-110.
- ALL WATER MAIN LINE PIPE AND SERVICES SHALL BE BEDDED WITH TYPE I OR TYPE II BEDDING. IN AREAS OF ROCK EXCAVATION, BEDDING SHALL BE SIX (6) INCHES BELOW THE BOTTOM OF PIPE.
- MINIMUM DEPTH FOR ALL WATER MAIN PIPE SHALL BE FOUR (4) FEET FROM FINISHED GRADE TO TOP OF PIPE.
- COMPACT TRENCH BACKFILL TO 95% OF ASTM D 893 (MINIMUM).
- TAPE NO. 12 DIRECT BURIAL TRACER WIRE TO THE CROWN OF WATER MAIN PIPE AND SERVICE LINES. LOOP THE TRACER WIRE FROM THE MAIN LINE TO EACH SERVICE VALVE ALONG THE SERVICE PIPE AND BACK TO THE MAIN LINE. THE TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES AND SHALL BE EXTENDED ALONG THE OUTSIDE OF THE LOWER PORTION AND ALONG THE INSIDE OF THE UPPER PORTION OF THE VALVE BOX. WIRE SHALL BE TAPED TO GATE VALVES SO IT IS ACCESSIBLE FROM ABOVE WITHOUT INTERFERING WITH VALVE OPERATION. CONDUCT AN ELECTRICAL CONTINUITY VERIFICATION TEST BEFORE PAVING.
- ALL MAINLINE WATER VALVES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO AWWA/C200. ACCEPTABLE VALVES ARE MUELLER MODEL A-2560 AND A-2561 OR CLOW MODEL 2639 AND 2640. OTHER WATER VALVES MUST BE APPROVED BY THE CITY ENGINEER.
- RUBISH ALL WATER VALVES WITH A STANDARD CAST IRON 5-1/4 INCH DIAMETER 3-PIECE ADJUSTABLE VALVE BOX. THE CAST IRON COVER SHALL BE DESIGNED TO SLIP INSIDE THE TOP BELL, MARKED WITH THE WORD "WATER" AS AN INTEGRAL PART OF THE CONCRETE COLLAR SHALL BE REQUIRED WHEN LOCATED IN PAVEMENT.
- ALL REE, PLUGS, BENDS, AND OTHER LOCATIONS WHERE UNBALANCED FORCES EXIST, SHALL BE SECURED AND ANCHORED BY SHATBLE THRUST BLOCKS AS SHOWN ON IDPW 50-093.
- SLEEVE WATER SERVICE LINES IN A FOUR (4) INCH DIAMETER SCHEDULE 80 WATER CLASS PIPE WHENEVER THE SERVICE LINE CROSSES A STREET DRAINAGE DEEPAGE BED.
- OPEN EACH METER SETTER AND VERIFY THAT THE CORPORATION STOP IS OPEN AND THE SERVICE IS OPERABLE BEFORE PAVING.
- OPERATE EACH VALVE AND FIRE HYDRANT TO ENSURE PROPER FUNCTION BEFORE PAVING. A CITY OF KUMA REPRESENTATIVE SHALL OBSERVE THE TESTING.
- LEAK-TEST, FLUSH AND DISINFECT ALL WATER MAIN LINES AFTER INSTALLATION OF ALL UTILITIES, BEFORE CONNECTING TO THE WATER DISTRIBUTION SYSTEM, AND BEFORE PAVING. THE WATER DISTRIBUTION SYSTEM SHALL BE IDPW SECTION 401.
- THE CONTRACTOR MAY PRESSURE TEST ALL WATER LINES AFTER INSPECTION AND FLUSHING BUT BEFORE INSTALLATION OF OTHER UTILITIES. AFTER ALL UTILITIES ARE INSTALLED AND PRIOR TO PAVING THE CONTRACTOR SHALL PERFORM A FINAL PRESSURE TEST WITH CITY PERSONNEL IN ATTENDANCE. THE CONTRACTOR SHALL FURNISH ALL PERSONNEL, AND EQUIPMENT NECESSARY TO CONDUCT THE TEST.
- DISINFECT AND FLUSH WATER MAINLINES ACCORDING TO IDPW DIVISION 400. THE DISINFECTION AND FINAL FLUSHING SHALL BE TESTED TO DETERMINE IF THE APPROPRIATE MINIMUM CHLORINE RESIDUALS HAVE BEEN MET.
- SAMPLE AND TEST ALL WATER LINES FOR BACTERIAL COLIFORMS. ALL WATER LINES SHALL PASS THE REQUIRED BACTERIOLOGICAL TEST BEFORE BEING PUT INTO SERVICE.
- CONTRACTOR SHALL PROVIDE BACTERIAL TEST REPORTS FROM A CERTIFIED LABORATORY SHOWING THAT THE WATER LINES HAVE PASSED BACTERIA SAFETY REQUIREMENTS. A CITY OF KUMA REPRESENTATIVE SHALL OBSERVE THE SAMPLE. EVENT THE CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER SERVICE TO ALL EXISTING WATER USERS AFFECTED BY CONSTRUCTION.
- LOCATE VALVES, FLANGED OR BALL, IN THE STREET UNLESS EXPLICITLY APPROVED BY THE CITY ENGINEER. SET ALL GATE VALVES AS CLOSE (FLANGE CONNECTION) AS POSSIBLE TO WATER MAIN LINE FITTINGS.
- CONTRACTOR SHALL FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ENSURE THAT LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS MATCH SIDEWALK ELEVATIONS.
- LOCATE ALL WATER METERS AND FIRE HYDRANTS OUT OF THE ROAD RIGHT-OF-WAY. PROVIDE AT LEAST ONE (1) FOOT SEPARATION BETWEEN BACK OF SIDEWALK (OR CURB IF NO SIDEWALK) AND THE LEADING EDGE OF ANY FIRE HYDRANT.
- THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING SERVICE CONNECTIONS WITH AN 8 FOOT 2" X 4" BOARD OR METAL T POST PAINTED BLUE.
- PAVING CONTRACTOR SHALL SET WATER VALVE RISERS IN CONCRETE COLLARS PER IDPW STANDARD DRAWING 50-406.
- ALL FIRE HYDRANTS SHALL BE DRY BARREL, CONFORMING TO AWWA D-508, INSTALLED PER IDPW SECTION 400 AND IDPW 50-404. FIRE HYDRANTS SHALL HAVE A FIVE (5) FOOT SETTING MINIMUM. 1.50 PSI WORKING PRESSURE. ONE 1-1/2 INCH DIAMETER NATIONAL STANDARD PUMPER NOZZLE EQUIPPED WITH STORZ FITTINGS, AND TWO 2-1/2 INCH DIAMETER NATIONAL STANDARD THREADED FIRE HOSE NOZZLES. THE VALVE OPERATOR SHALL OPEN COUNTER CLOCKWISE. THE HYDRANT SHALL BE EQUIPPED WITH A DRAIN THAT OPENS WHEN THE HYDRANT IS CLOSED, AND A SIX (6) INCH FLANGED BY MECHANICAL JOINT RESILIENT WEDGE GATE VALVE ATTACHED DIRECTLY TO THE WATER MAIN LINE. ALPHA RESTRAINT ALLOWED.
- FIRE HYDRANTS SHALL BE CLOW MEDALLION, WATERGUS PAGER 100, OR MUELLER A423. NO OTHER WILL BE ACCEPTED. MAXIMUM HYDRANT SPACING SHALL BE 500 FEET. HYDRANT LOCATIONS SHALL BE APPROVED IN WRITING BY THE KUMA RURAL FIRE DEPARTMENT AND SUBMITTED WITH THE CONSTRUCTION PLANS FOR FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER.
- INSTALL INDIVIDUAL ONE (1) INCH WATER SERVICES FOR EACH CONNECTION FROM A SINGLE OR DUAL METER VAULT. EXTEND THE ONE (1) INCH WATER SERVICE FOR EACH CONNECTION AT LEAST 10 FEET ON THE HOUSE SIDE OF THE METER, OR AS REQUIRED TO EXTEND PAST OTHER UTILITIES LOCATED WITHIN THE 10-FOOT UTILITY EASEMENT. DETAILS SHALL BE AS NOTED IN IDPW DWG 50-491.
- THE CITY OF KUMA SHALL FURNISH AND INSTALL WATER METERS.
- CONTRACTOR SHALL PROVIDE EACH WATER SERVICE LEG WITH 18-INCH TALL 1/2-INCH COPPER METER SETTER. CURB STOP LOOKABLE SHUTOFF VALVE AND CHECK VALVE, 20-INCH DIAMETER BY 36-INCH TALL INSULATED METER BOX AS MANUFACTURED BY "MIDSTATES PLASTICS, INC." WITH 20" X 1" FOAM INSULATION PADS AND A CAST IRON FRAME AND COVER TAPPED WITH A 1-INCH DIAMETER RECESSED HOLE FOR THE CITY AUTOREAD METER SENSOR AS APPROVED BY THE CITY.
- METER BOXES SHALL BE LOCATED ON THE NORTH OR EAST SIDE OF THE PROPERTY, OR IN CASE OF DUAL WATER SERVICE, ON THE NORTH OR EAST SIDE OF THE COMMON PROPERTY LOT LINE.
- THE CENTERLINE OF THE METER SETTER SHALL BE LOCATED 18-INCHES BELOW FINISH GRADE. METERS SHALL BE PLACED 15-INCHES INSIDE THE PROPERTY LINE AND 18-INCHES AWAY FROM THE SIDE LOT LINE.
- MULTIPLE TAPS IN THE SAME PIPE JOINT SHALL BE STAGGERED AND SHALL BE SEPARATED BY A MINIMUM OF ONE AND A HALF (1 1/2) FEET OR AS LISTED IN THE PIPE MANUFACTURER'S RECOMMENDATIONS, WHICHEVER IS GREATER.

CIVIL INNOVATIONS, PLLC
1043 E. PARK BLVD. STE 101
BOISE, ID 83712
PHONE: (208) 364-8181
www.civilinnovations.com



NO.	DESCRIPTION	DATE

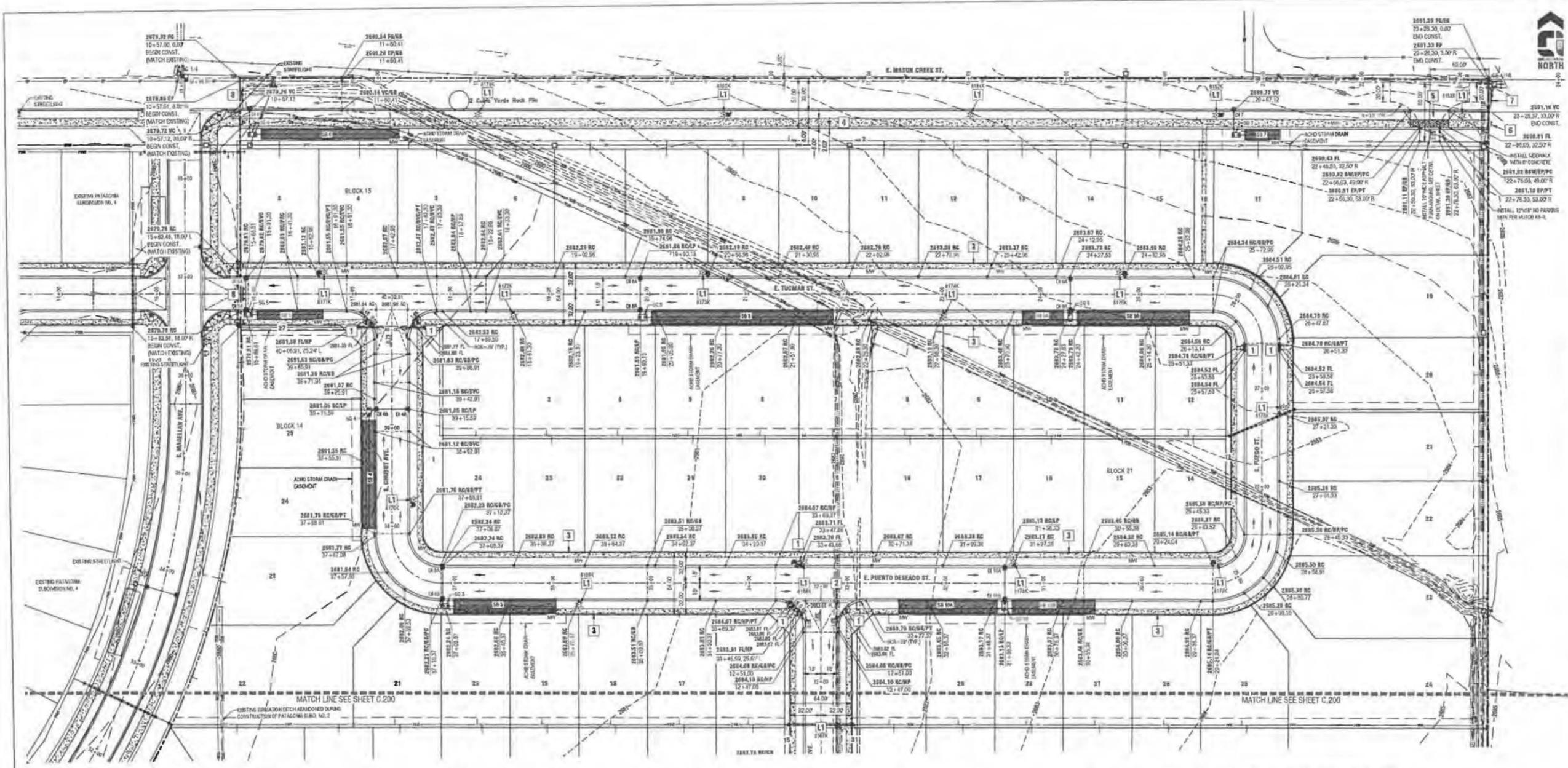
PATAGONIA SUBDIVISION NO. 8
KUMA, IDAHO

Plans Are Accepted For Public Street Construction

By: Michael H. ... 10/29/2020

10/20/2020

PROJECT NO.	19-1205-P48
DWG FILE	C-101
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	10/16/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN
C.101	
SHEET 2 OF 24	



2 STREET AND STORM DRAIN DATA
SEEPAGE BED NO. 4

- DI 4A**
CULVERT, 18" x 18" R.C. CONCRETE PIPE
DRAIN INLET, ACHD Supplemental Overlay 10-404A, TYPE IV
TOP OF CURB = 2611.05
12" MANHOLE @ 2611.05
INSTALL 12" x 12" PVC (S-100) @ 0.7% TO DI 4B
GWS = 2.48 cfs
GWS = 0.89 cfs
- DI 4B**
CULVERT, 18" x 18" R.C. CONCRETE PIPE
DRAIN INLET, ACHD Supplemental Overlay 10-404A, TYPE IV
TOP OF CURB = 2611.05
12" MANHOLE @ 2611.05
INSTALL 12" x 12" PVC (S-100) @ 0.7% TO DI 4A
GWS = 2.48 cfs
GWS = 0.89 cfs
- DI 4C**
CULVERT, 18" x 18" R.C. CONCRETE PIPE
DRAIN INLET, ACHD Supplemental Overlay 10-404A, TYPE IV
TOP OF CURB = 2611.05
12" MANHOLE @ 2611.05
INSTALL 12" x 12" PVC (S-100) @ 0.7% TO DI 4B
GWS = 2.48 cfs
GWS = 0.89 cfs
- DI 4D**
CULVERT, 18" x 18" R.C. CONCRETE PIPE
DRAIN INLET, ACHD Supplemental Overlay 10-404A, TYPE IV
TOP OF CURB = 2611.05
12" MANHOLE @ 2611.05
INSTALL 12" x 12" PVC (S-100) @ 0.7% TO DI 4C
GWS = 2.48 cfs
GWS = 0.89 cfs

3 STREET AND STORM DRAIN DATA
SEEPAGE BED NO. 5

- DI 5A**
CULVERT, 18" x 18" R.C. CONCRETE PIPE
DRAIN INLET, ACHD Supplemental Overlay 10-404A, TYPE IV
TOP OF CURB = 2611.05
12" MANHOLE @ 2611.05
INSTALL 12" x 12" PVC (S-100) @ 0.7% TO DI 5B
GWS = 2.48 cfs
GWS = 0.89 cfs
- DI 5B**
CULVERT, 18" x 18" R.C. CONCRETE PIPE
DRAIN INLET, ACHD Supplemental Overlay 10-404A, TYPE IV
TOP OF CURB = 2611.05
12" MANHOLE @ 2611.05
INSTALL 12" x 12" PVC (S-100) @ 0.7% TO DI 5A
GWS = 2.48 cfs
GWS = 0.89 cfs
- DI 5C**
CULVERT, 18" x 18" R.C. CONCRETE PIPE
DRAIN INLET, ACHD Supplemental Overlay 10-404A, TYPE IV
TOP OF CURB = 2611.05
12" MANHOLE @ 2611.05
INSTALL 12" x 12" PVC (S-100) @ 0.7% TO DI 5B
GWS = 2.48 cfs
GWS = 0.89 cfs
- DI 5D**
CULVERT, 18" x 18" R.C. CONCRETE PIPE
DRAIN INLET, ACHD Supplemental Overlay 10-404A, TYPE IV
TOP OF CURB = 2611.05
12" MANHOLE @ 2611.05
INSTALL 12" x 12" PVC (S-100) @ 0.7% TO DI 5C
GWS = 2.48 cfs
GWS = 0.89 cfs

4 STREET AND STORM DRAIN DATA
SEEPAGE BED NO. 6

- DI 6A**
CULVERT, 18" x 18" R.C. CONCRETE PIPE
DRAIN INLET, ACHD Supplemental Overlay 10-404A, TYPE IV
TOP OF CURB = 2611.05
12" MANHOLE @ 2611.05
INSTALL 12" x 12" PVC (S-100) @ 0.7% TO DI 6B
GWS = 2.48 cfs
GWS = 0.89 cfs
- DI 6B**
CULVERT, 18" x 18" R.C. CONCRETE PIPE
DRAIN INLET, ACHD Supplemental Overlay 10-404A, TYPE IV
TOP OF CURB = 2611.05
12" MANHOLE @ 2611.05
INSTALL 12" x 12" PVC (S-100) @ 0.7% TO DI 6A
GWS = 2.48 cfs
GWS = 0.89 cfs
- DI 6C**
CULVERT, 18" x 18" R.C. CONCRETE PIPE
DRAIN INLET, ACHD Supplemental Overlay 10-404A, TYPE IV
TOP OF CURB = 2611.05
12" MANHOLE @ 2611.05
INSTALL 12" x 12" PVC (S-100) @ 0.7% TO DI 6B
GWS = 2.48 cfs
GWS = 0.89 cfs
- DI 6D**
CULVERT, 18" x 18" R.C. CONCRETE PIPE
DRAIN INLET, ACHD Supplemental Overlay 10-404A, TYPE IV
TOP OF CURB = 2611.05
12" MANHOLE @ 2611.05
INSTALL 12" x 12" PVC (S-100) @ 0.7% TO DI 6C
GWS = 2.48 cfs
GWS = 0.89 cfs



STREET LIGHT KEY NOTES

- 1) INSTALL STANDARD METAL STREET LIGHT PER IESNA STD LUMS K302-1118 SEE DETAIL ON DETAIL SHEET

CONSTRUCTION KEY NOTES

- 1) INSTALL PEDESTAL RAMP TYPE "1" PER ACHD SUPPLEMENTAL SD-110A AND TACTILE WARNING SURFACE PER ACHD SUPPLEMENTAL SD-110B, SEE DETAIL ON DETAIL SHEET
- 2) INSTALL 4" WIDE VALLEY GUTTER PER ACHD SUPPLEMENTAL SD-110C
- 3) INSTALL 8" WIDE SIDEWALK PER ACHD SUPPLEMENTAL SD-110D
- 4) INSTALL 12" WIDE SIDEWALK PER ACHD SUPPLEMENTAL SD-110E
- 5) INSTALL 12" WIDE SIDEWALK PER ACHD SUPPLEMENTAL SD-110F
- 6) INSTALL 12" WIDE SIDEWALK PER ACHD SUPPLEMENTAL SD-110G
- 7) INSTALL 12" WIDE SIDEWALK PER ACHD SUPPLEMENTAL SD-110H
- 8) INSTALL 12" WIDE SIDEWALK PER ACHD SUPPLEMENTAL SD-110I

5 STREET AND STORM DRAIN DATA
SEEPAGE BED NO. 7

- DI 7A**
CULVERT, 18" x 18" R.C. CONCRETE PIPE
DRAIN INLET, ACHD Supplemental Overlay 10-404A, TYPE IV
TOP OF CURB = 2611.05
12" MANHOLE @ 2611.05
INSTALL 12" x 12" PVC (S-100) @ 0.7% TO DI 7B
GWS = 2.48 cfs
GWS = 0.89 cfs
- DI 7B**
CULVERT, 18" x 18" R.C. CONCRETE PIPE
DRAIN INLET, ACHD Supplemental Overlay 10-404A, TYPE IV
TOP OF CURB = 2611.05
12" MANHOLE @ 2611.05
INSTALL 12" x 12" PVC (S-100) @ 0.7% TO DI 7A
GWS = 2.48 cfs
GWS = 0.89 cfs
- DI 7C**
CULVERT, 18" x 18" R.C. CONCRETE PIPE
DRAIN INLET, ACHD Supplemental Overlay 10-404A, TYPE IV
TOP OF CURB = 2611.05
12" MANHOLE @ 2611.05
INSTALL 12" x 12" PVC (S-100) @ 0.7% TO DI 7B
GWS = 2.48 cfs
GWS = 0.89 cfs
- DI 7D**
CULVERT, 18" x 18" R.C. CONCRETE PIPE
DRAIN INLET, ACHD Supplemental Overlay 10-404A, TYPE IV
TOP OF CURB = 2611.05
12" MANHOLE @ 2611.05
INSTALL 12" x 12" PVC (S-100) @ 0.7% TO DI 7C
GWS = 2.48 cfs
GWS = 0.89 cfs

6 STREET AND STORM DRAIN DATA
SEEPAGE BED NO. 8

- DI 8A**
CULVERT, 18" x 18" R.C. CONCRETE PIPE
DRAIN INLET, ACHD Supplemental Overlay 10-404A, TYPE IV
TOP OF CURB = 2611.05
12" MANHOLE @ 2611.05
INSTALL 12" x 12" PVC (S-100) @ 0.7% TO DI 8B
GWS = 2.48 cfs
GWS = 0.89 cfs
- DI 8B**
CULVERT, 18" x 18" R.C. CONCRETE PIPE
DRAIN INLET, ACHD Supplemental Overlay 10-404A, TYPE IV
TOP OF CURB = 2611.05
12" MANHOLE @ 2611.05
INSTALL 12" x 12" PVC (S-100) @ 0.7% TO DI 8A
GWS = 2.48 cfs
GWS = 0.89 cfs
- DI 8C**
CULVERT, 18" x 18" R.C. CONCRETE PIPE
DRAIN INLET, ACHD Supplemental Overlay 10-404A, TYPE IV
TOP OF CURB = 2611.05
12" MANHOLE @ 2611.05
INSTALL 12" x 12" PVC (S-100) @ 0.7% TO DI 8B
GWS = 2.48 cfs
GWS = 0.89 cfs
- DI 8D**
CULVERT, 18" x 18" R.C. CONCRETE PIPE
DRAIN INLET, ACHD Supplemental Overlay 10-404A, TYPE IV
TOP OF CURB = 2611.05
12" MANHOLE @ 2611.05
INSTALL 12" x 12" PVC (S-100) @ 0.7% TO DI 8C
GWS = 2.48 cfs
GWS = 0.89 cfs

7 STREET AND STORM DRAIN DATA
SEEPAGE BED NO. 9

- DI 9A**
CULVERT, 18" x 18" R.C. CONCRETE PIPE
DRAIN INLET, ACHD Supplemental Overlay 10-404A, TYPE IV
TOP OF CURB = 2611.05
12" MANHOLE @ 2611.05
INSTALL 12" x 12" PVC (S-100) @ 0.7% TO DI 9B
GWS = 2.48 cfs
GWS = 0.89 cfs
- DI 9B**
CULVERT, 18" x 18" R.C. CONCRETE PIPE
DRAIN INLET, ACHD Supplemental Overlay 10-404A, TYPE IV
TOP OF CURB = 2611.05
12" MANHOLE @ 2611.05
INSTALL 12" x 12" PVC (S-100) @ 0.7% TO DI 9A
GWS = 2.48 cfs
GWS = 0.89 cfs
- DI 9C**
CULVERT, 18" x 18" R.C. CONCRETE PIPE
DRAIN INLET, ACHD Supplemental Overlay 10-404A, TYPE IV
TOP OF CURB = 2611.05
12" MANHOLE @ 2611.05
INSTALL 12" x 12" PVC (S-100) @ 0.7% TO DI 9B
GWS = 2.48 cfs
GWS = 0.89 cfs
- DI 9D**
CULVERT, 18" x 18" R.C. CONCRETE PIPE
DRAIN INLET, ACHD Supplemental Overlay 10-404A, TYPE IV
TOP OF CURB = 2611.05
12" MANHOLE @ 2611.05
INSTALL 12" x 12" PVC (S-100) @ 0.7% TO DI 9C
GWS = 2.48 cfs
GWS = 0.89 cfs

Plans Are Accepted For Public Street Construction

By accepting the plans, the Engineer warrants that the plans comply with the applicable laws, rules and regulations of the State of Idaho and the City of Kuna. The Engineer warrants that the plans are complete and correct as shown, and that the Engineer is not responsible for any errors or omissions in the plans. The Engineer warrants that the plans are for the use of the City of Kuna and are not to be used for any other purpose. The Engineer warrants that the plans are for the use of the City of Kuna and are not to be used for any other purpose.

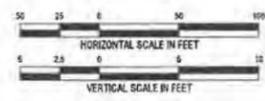
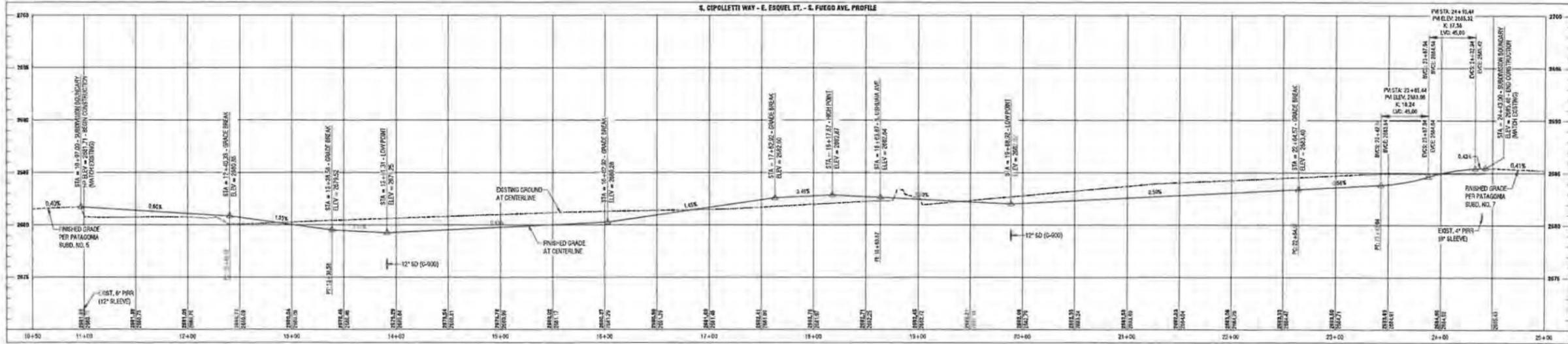
CIVIL INNOVATIONS, PLLC
1041 E. PARK BLVD., STE. 101
BOISE, ID 83712
PHONE: (208) 884-8181
www.civilinnovations.com



NO.	DESCRIPTION	BY	DATE

PATAGONIA SUBDIVISION NO. 8
KUNA, IDAHO
STREET LIGHTS AND STORM DRAIN PLAN

PROJECT NO. 10-1205-01A
DWG FILE C201
DESIGNED BY BT
DRAWN BY JJA
CHECKED BY BT
SCALE DATE 10/11/20
HORIZ. SCALE AS SHOWN
VERT. SCALE AS SHOWN
C.201
SHEET 4 OF 84



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1043 E. PARK BLVD, STE 101
BOISE, ID 83712
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NO.	DESCRIPTION	BY	DATE

PATAGONIA SUBDIVISION NO. 8
KUNA, IDAHO

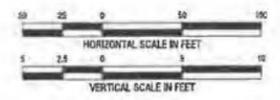
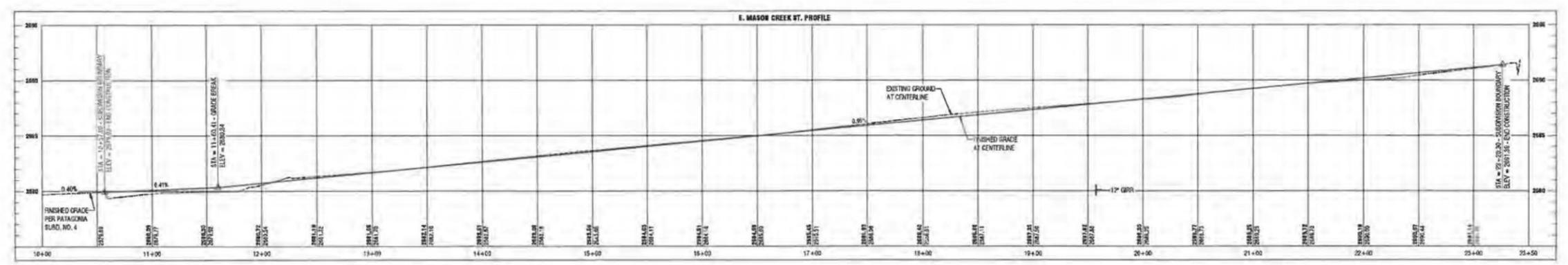
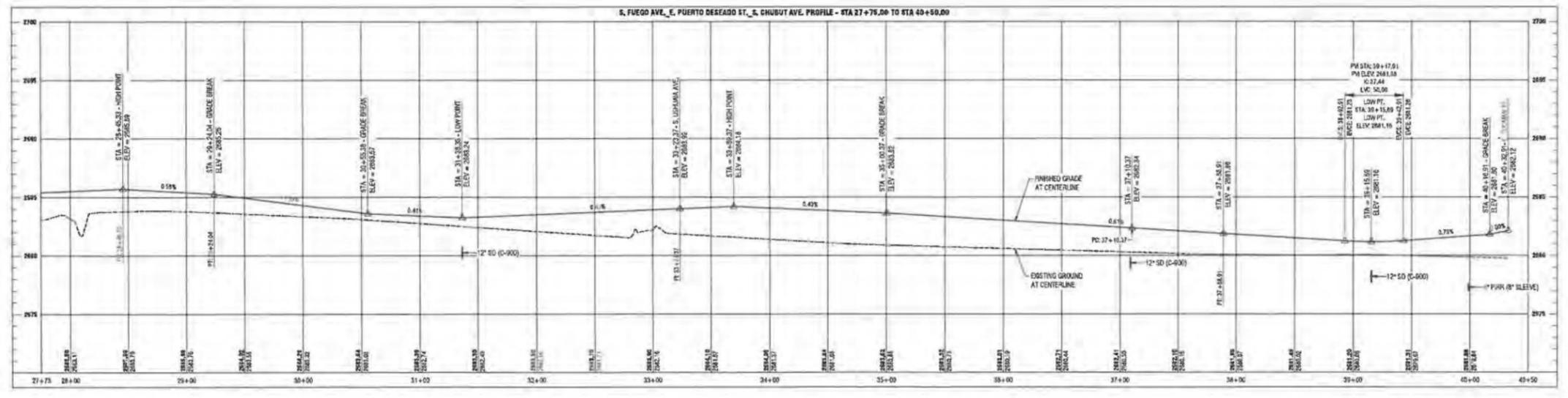
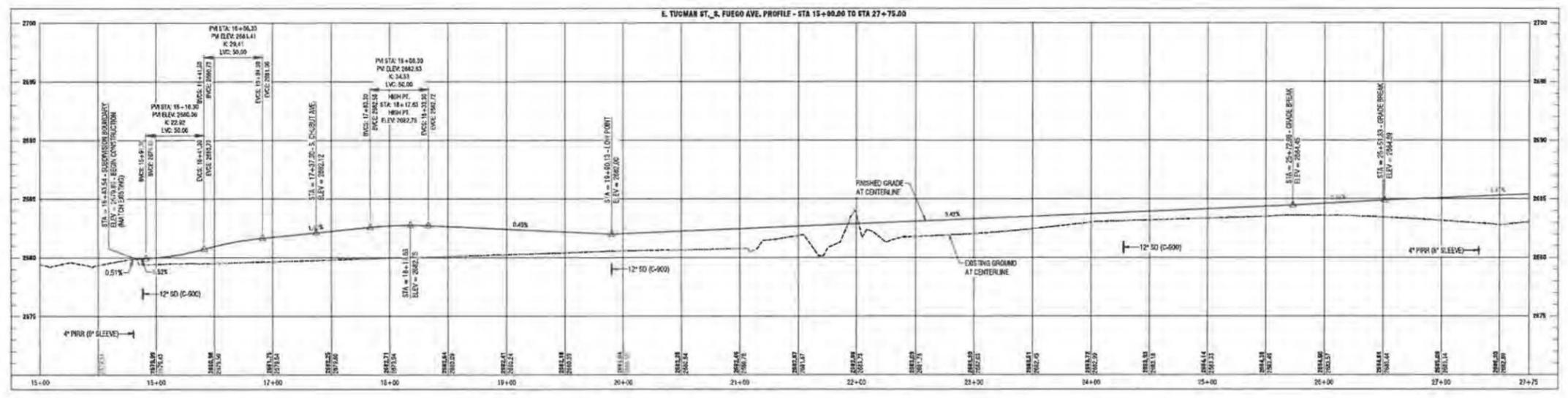
STREET PROFILES

PROJECT NO.	16-1205-P&S
DWG FILE	C.202
DESIGNED BY	BT
DRAWN BY	JJA
CHECKED BY	BT
ISSUE DATE	10/01/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

Plans Are Accepted For Public Street Construction

By accepting and signing the Specifications, Plans, the Resolution of the Board of Directors and the Certificate of Public Use, the City of Kuna, Idaho, hereby certifies that the plans contained herein are substantially true and correct as shown on the drawings and as approved by the City Engineer. The City Engineer's signature is required for the City to issue a permit for the construction of the project shown on these plans. The City Engineer's signature is required for the City to issue a permit for the construction of the project shown on these plans.

C.202
SHEET 5 OF 24



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 BOISE, ID 83712
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REV.	DESCRIPTION	BY	DATE

PATAGONIA SUBDIVISION NO. 8
 KUNA, IDAHO

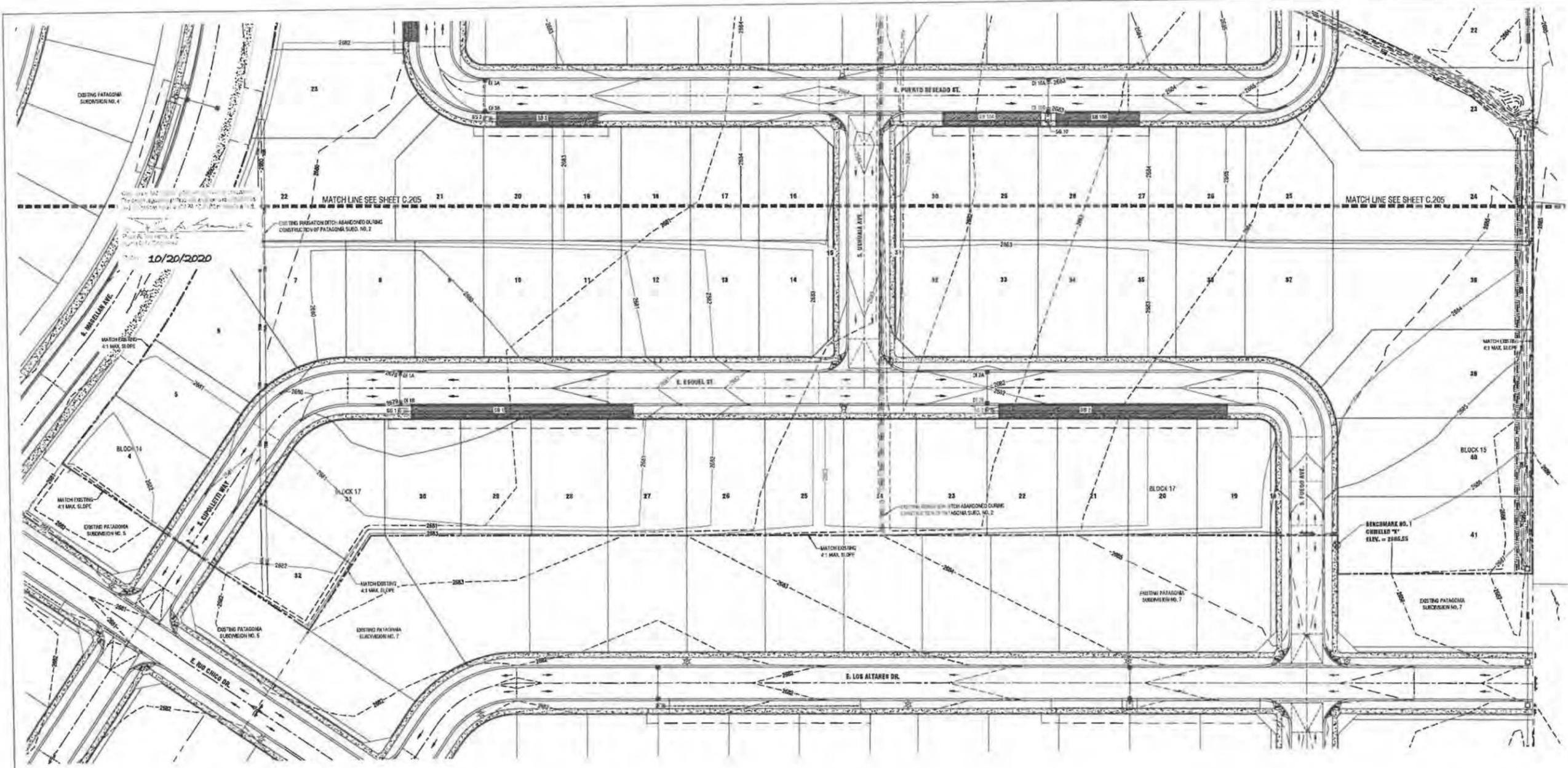
PROJECT NO. 19-209-PAA
 DWG FILE C.203
 DESIGNED BY BT
 DRAWN BY JTA
 CHECKED BY BT
 ISSUE DATE 10/01/20
 HORIZ. SCALE AS SHOWN
 VERT. SCALE AS SHOWN

C.203
 SHEET 5 OF 24

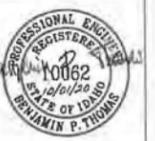
Plans Are Accepted For Public Street Construction

By certifying and signing the aforementioned plans, the Registered Engineer certifies the Data that he or she certifies in all respects to be correct and that the same conform to all applicable laws and ordinances of the State of Idaho. It is the Engineer's duty to see that the plans are prepared in accordance with the provisions of the Code of Ordinances of the City of Kuna, Idaho, and that the same conform to the requirements of the State of Idaho.

Benjamin P. Thomas 10/28/20
 AGA COUNTY - HIGHWAY DISTRICT



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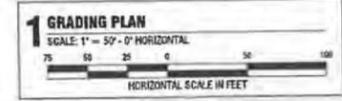


THESE DRAWINGS OR ANY PORTION OR EXTENSION THEREOF, SHALL NOT BE USED OR REPRODUCED IN ANY PROJECT WITHOUT WRITTEN CONSENT FROM CIVIL INNOVATIONS, PLLC

NO.	DESCRIPTION	BY	DATE

PATAGONIA SUBDIVISION NO. 8
KUNA, IDAHO

GRADING PLAN



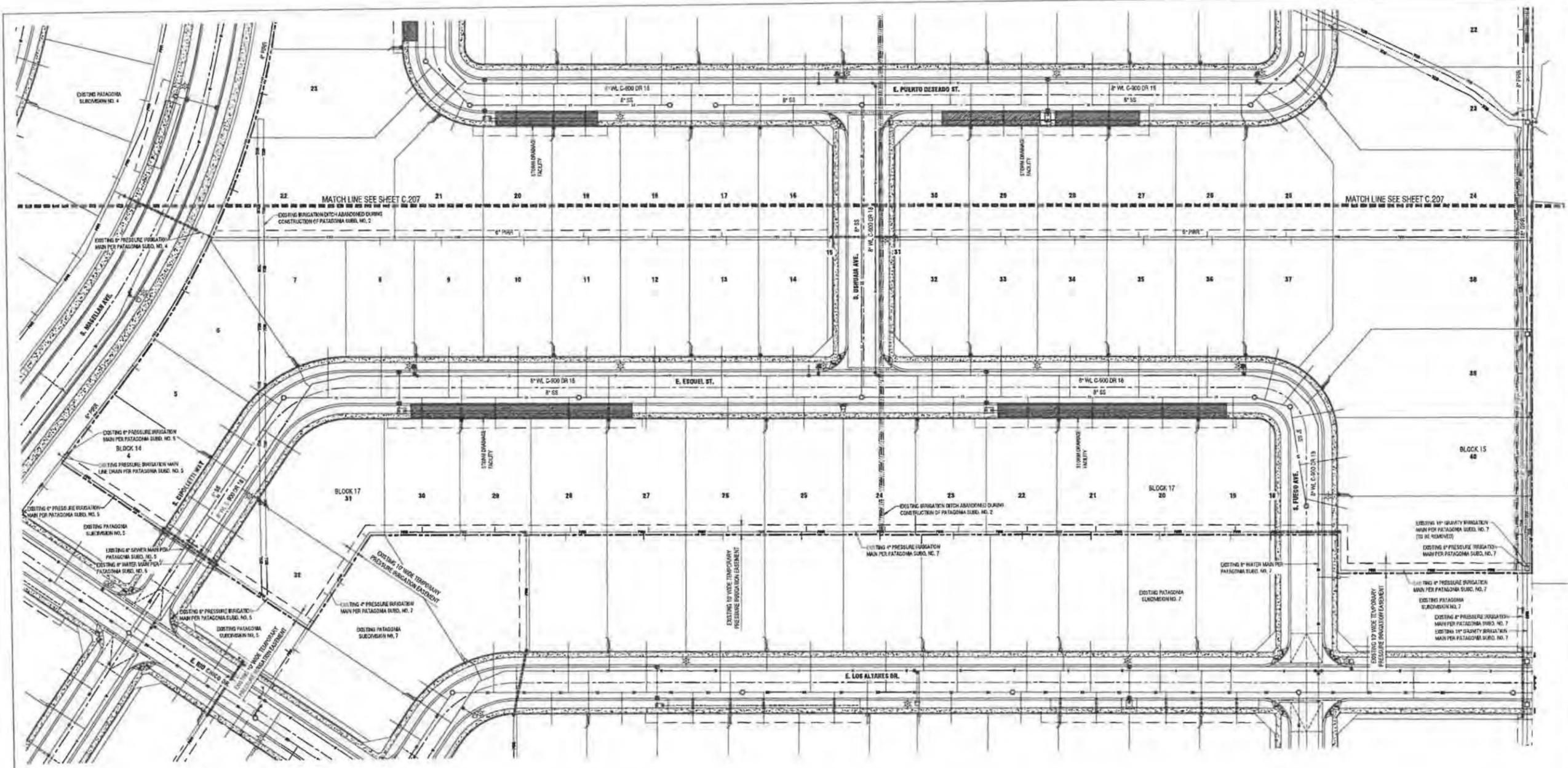
- GRADING CONSTRUCTION NOTES**
1. PRIOR TO COMMENCING SITE GRADING OR FOUNDATION EXCAVATIONS, ALL BUILDING AREAS AND FILL AREAS SHOULD BE STRIPPED OF ALL DEBRIS, VEGETATION, AND UNDOCUMENTED FILL.
 2. FILL PLACED TO DEVELOP BUILDING PADS SITE GRADING SHOULD MEET THE REQUIREMENTS FOR GENERAL FILL. GENERAL FILL USED FOR SITE GRADING MAY BE OBTAINED FROM ON-SITE EXCAVATIONS OR APPROVED BORROW SOURCES. GENERAL FILL SHALL CLASSIFY ACCORDING TO ASTM D2487 AS GW, GP, GC, GM, SW, SP, SC, SM, ML, CL (OR COMBINATIONS OF THESE SUCH AS SP-SM) MATERIALS. IN ADDITION, THE GENERAL FILL MATERIAL SHALL HAVE A MAXIMUM PARTICLE SIZE LESS THAN 4 INCHES AND SHALL BE FREE OF EXCESS MOISTURE, ORGANIC MATTER AND DEBRIS.
 3. MATERIALS THAT ARE FROZEN, CONTAMINATED, CONTAIN EXCESS MOISTURE, ORGANIC MATTER (SUCH AS STRIPPING OR ROOTS), TRASH, DEBRIS, STONES LARGER THAN 4 INCHES, OR THAT CLASSIFY BY ASTM D2487 AS CH, MH, PT, OL, AND ARE NOT SUITABLE FOR GENERAL FILL.
 4. AFTER THE REMOVAL OF ALL VEGETATION AND PRIOR TO ANY PLACEMENT OF GENERAL FILL, THE EXPOSED SUBGRADE SHOULD BE UNIFORMLY SCARIFIED TO A MINIMUM DEPTH OF 8 INCHES, MOISTURE-CONDITIONED AS NECESSARY, AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698.
 5. AFTER SITE PREPARATION IS COMPLETED, GENERAL FILL SHOULD BE PLACED IN 8-INCH MAXIMUM LOOSE HORIZONTAL LIFTS AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 - STANDARD PROCTOR COMPACTION TEST. EACH LIFT AT EACH BUILDING PAD SHOULD BE DOCUMENTED FOR DENSITY.
 6. GENERAL FILL PLACED WITHIN ROADWAY EMBANKMENTS SHOULD BE PLACED IN 8-INCH MAXIMUM LOOSE HORIZONTAL LIFTS AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D698 - STANDARD PROCTOR COMPACTION TEST.
 7. ALL EXISTING IRRIGATION DITCHES, TEST PITS, FOUNDATIONS, AND DRAIN FIELDS SHALL BE RE-EXCAVATED TO NATIVE SOIL AND BACKFILLED WITH STRUCTURAL FILL PER ISPCW SPECIFICATIONS. PROVIDE SOILS DATA TO VERIFY NATIVE MATERIAL MEETS THE REQUIREMENTS FOR ENGINEERED FILL PER ISPCW SPECIFICATIONS AND A COPY OF THE COMPACTION TESTS.

Plans Are Accepted For Public Street Construction

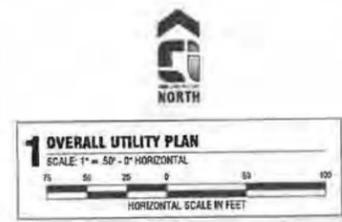
By: *Michael Thomas* 10/20/2020
Professional Engineer
No. 10062
State of Idaho

PROJECT NO.	19-1205-PAB
DWG FILE	C.204
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	10/20/20
HORIZ SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.204
SHEET 7 OF 24



- GENERAL CONSTRUCTION NOTES**
1. PRIOR TO PLACEMENT OF ANY PAVEMENT MARKINGS, CONTACT ACHD INSPECTION FOR VERIFICATION OF COMPLIANCE WITH POLICY AND EXISTING PAVEMENT MARKINGS.
 2. SIGN CONTRACTORS OTHER THAN ACHD MUST BE BONDED WITH ACHD AND MUST OBTAIN A NO-CHARGE RIGHT-OF-WAY PERMIT.
 3. ASPHALT REPAIR AND WIDENING CONSTRUCTION SHALL CONFORM TO ISPMVC STANDARD DETAIL SD-301, AND ACHD SUPPLEMENTAL STANDARD DETAILS SD-303 AND SD-406.
 4. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2.0% PER ADA REQUIREMENTS. THERE ARE NO TOLERANCES ALLOWED.
- UTILITY CONSTRUCTION NOTES**
- ACTUAL FIELD CONDITIONS DURING TRENCHING MAY REQUIRE ADDITIONAL PAVEMENT REPAIR BEYOND THE LIMITS SHOWN ON THE PLANS.
- THE FOLLOWING CONDITIONS ARE LISTED IN SECTION 6020 OF THE ACHD POLICY MANUAL.
1. ALL ASPHALT MATCH LINES FOR PAVEMENT REPAIR SHALL BE PARALLEL TO THE CENTERLINE OF THE STREET AND INCLUDE ANY AREA DAMAGED BY EQUIPMENT DURING TRENCHING OPERATIONS.
 2. IF THE CUMULATIVE DAMAGED PAVEMENT AREA EXCEEDS 50% OF THE TOTAL ROAD SURFACE, CONTRACTOR SHALL REPLACE THE ENTIRE ROADWAY SURFACE.
 3. CONTRACTOR SHALL REPLACE THE PAVEMENT SURFACE TO ENSURE MATCH LINE DOES NOT FALL WITHIN THE WHEEL PATH OF A LANE. MATCH LINE SHALL ONLY FALL IN THE CENTER OR EDGE OF A TRAVEL LANE.
 4. FLOWABLE FILL OR IMPORTED MATERIAL MAY BE REQUIRED IF THE NATIVE TRENCH MATERIAL IS DEEMED UNSUITABLE BY ACHD INSPECTOR, DOES NOT MEET COMPACTION STANDARDS OR TIME IS A CRITICAL FACTOR.
 5. ANY EXCEPTIONS TO THESE RULES SHALL BE PRE-APPROVED IN WRITING BY DISTRICT STAFF BEFORE CONSTRUCTION BEGINS.



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THESE CHANGES, OR ANY PORTION OR EXTENSION THEREOF, SHALL NOT BE USED OR REPRODUCED ON ANY PROJECT WITHOUT THE WRITTEN CONSENT FROM CIVIL INNOVATIONS, PLLC.

NO.	DESCRIPTION	BY	DATE

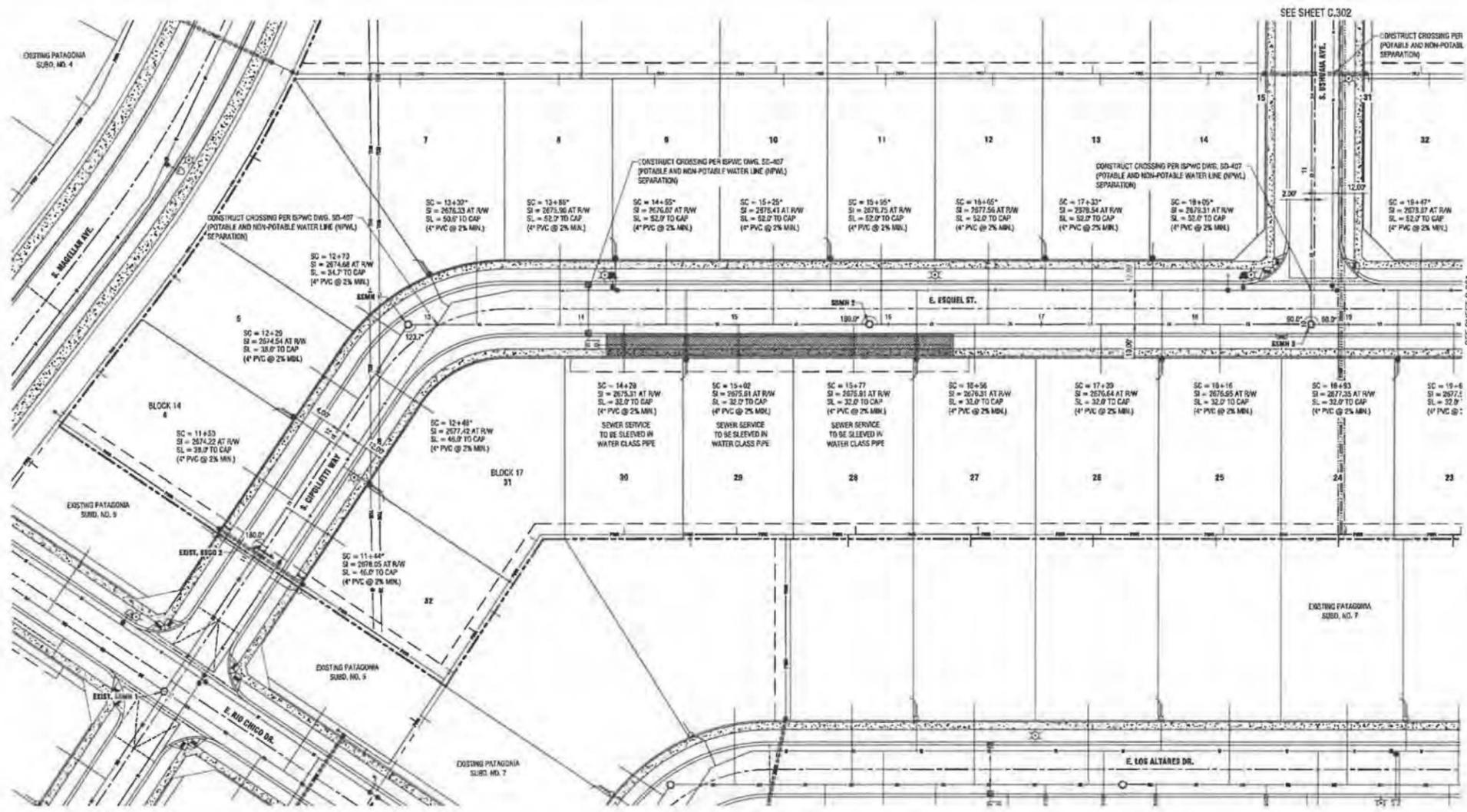
PATAGONIA SUBDIVISION NO. 8
KUNA, IDAHO

OVERALL UTILITY PLAN

PROJECT NO.	19-125-PAR
DWG FILE	C.206
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	10/20/2020
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

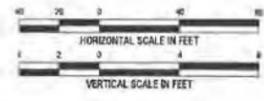
C.206
SHEET 9 OF 24

By: *[Signature]*
Benjamin P. Thomas, P.E.
Kuna City Engineer
Date: 10/20/2020



1 SEWER PLAN AND PROFILE
SCALE: 1" = 40'-0" HORIZONTAL AND VERTICAL 1" = 4'-0"

SEWER SERVICE LINE NOTES
* POTABLE/NON-POTABLE CROSSING, REFER TO POTABLE AND NON-POTABLE WATER LINE (PNWL) SEPARATION REQUIREMENTS PER IBCPW STANDARD DRAWING 90-407. SEWER SERVICE LINES WITH LESS THAN 18 INCHES VERTICAL SEPARATION SHALL BE CONSTRUCTED TO MEET MINIMUM STANDARDS PER IBCPW STANDARD DRAWING 90-407.



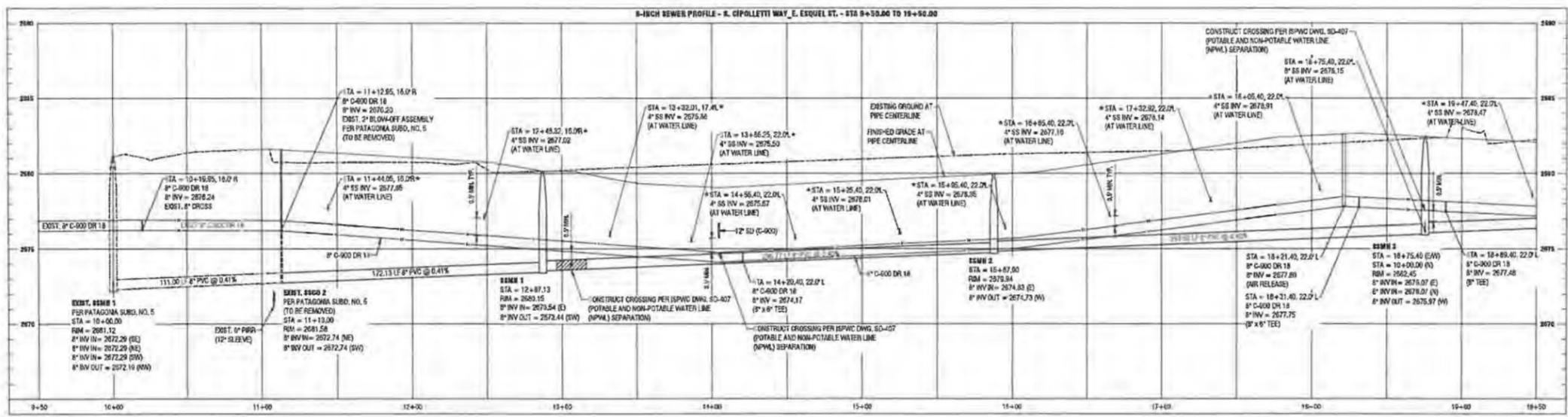
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NO.	DESCRIPTION	BY	DATE

PATAGONIA SUBDIVISION NO. 8
KUNA, IDAHO

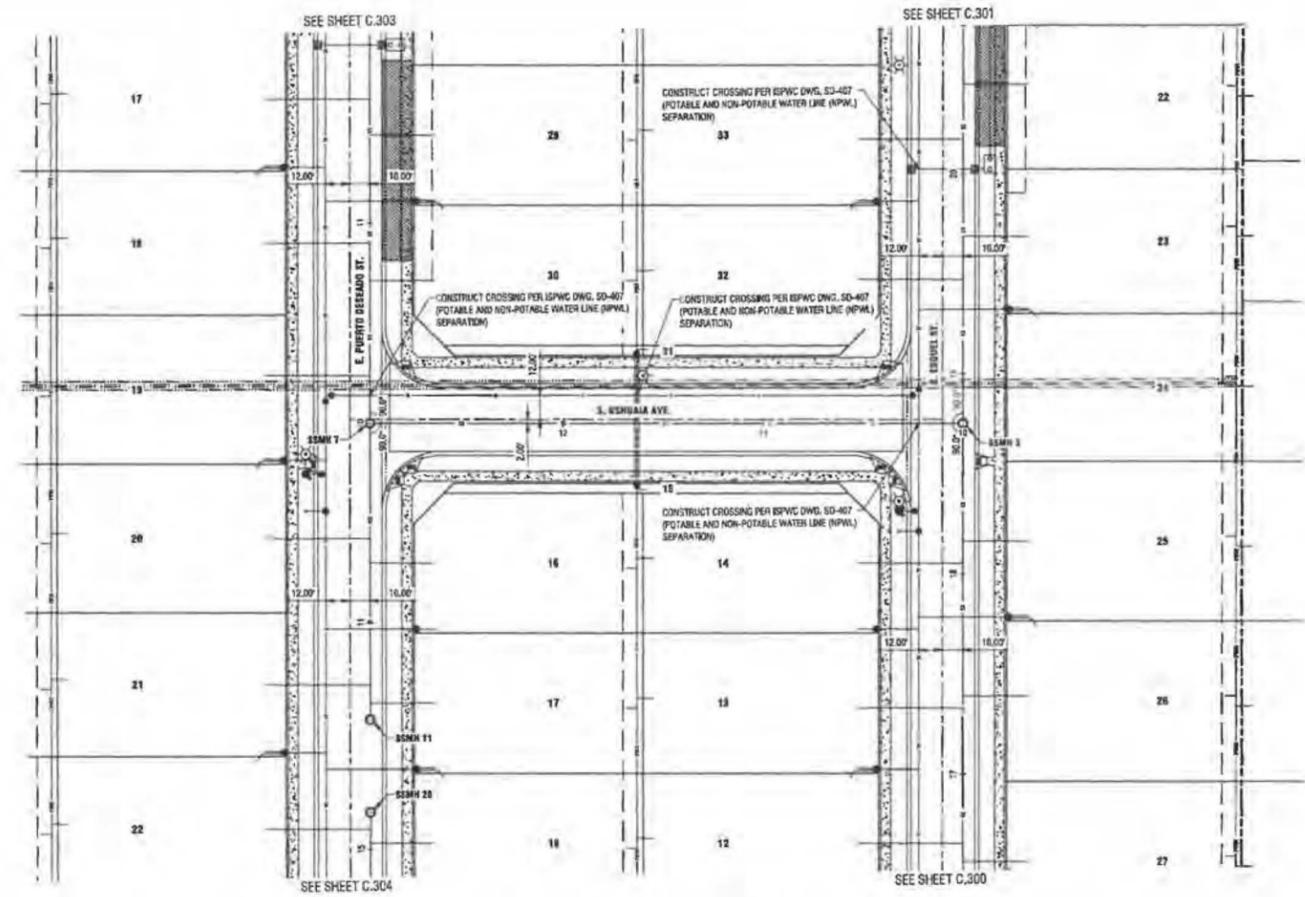
SEWER PLAN AND PROFILE



10/20/2020
10/20/2020

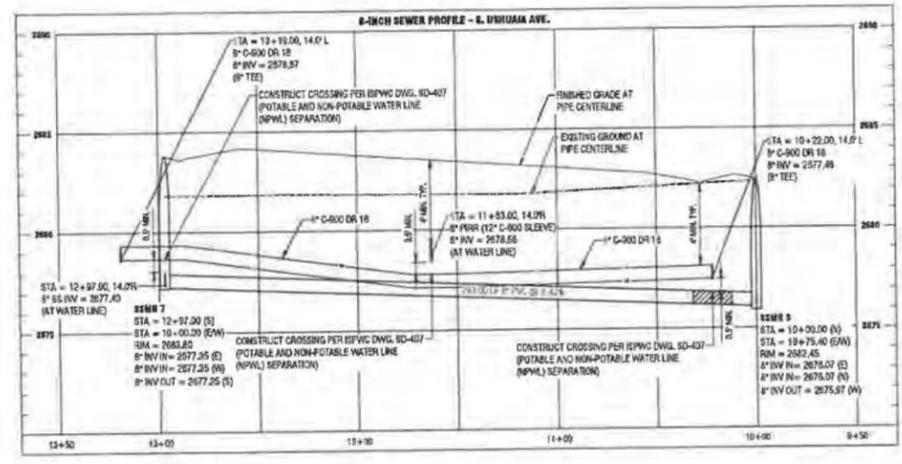
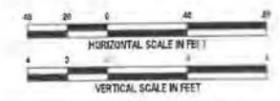
PROJECT NO.	19-1005-FAS
DWG FILE	C.300
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	10/01/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.300
SHEET 11 OF 24



1 SEWER PLAN AND PROFILE
 SCALE: 1" = 40'-0" HORIZONTAL AND VERTICAL 1" = 4'-0"

SEWER SERVICE LINE NOTES
 * FOR ALL SERVICE LINE CROSSINGS, REFER TO POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION REPAIRS PER ISPWC STANDARD DRAWING SD-407. SEWER SERVICE LINES WITH LESS THAN 18 INCHES VERTICAL SEPARATION SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS PER ISPWC STANDARD DRAWING SD-407.



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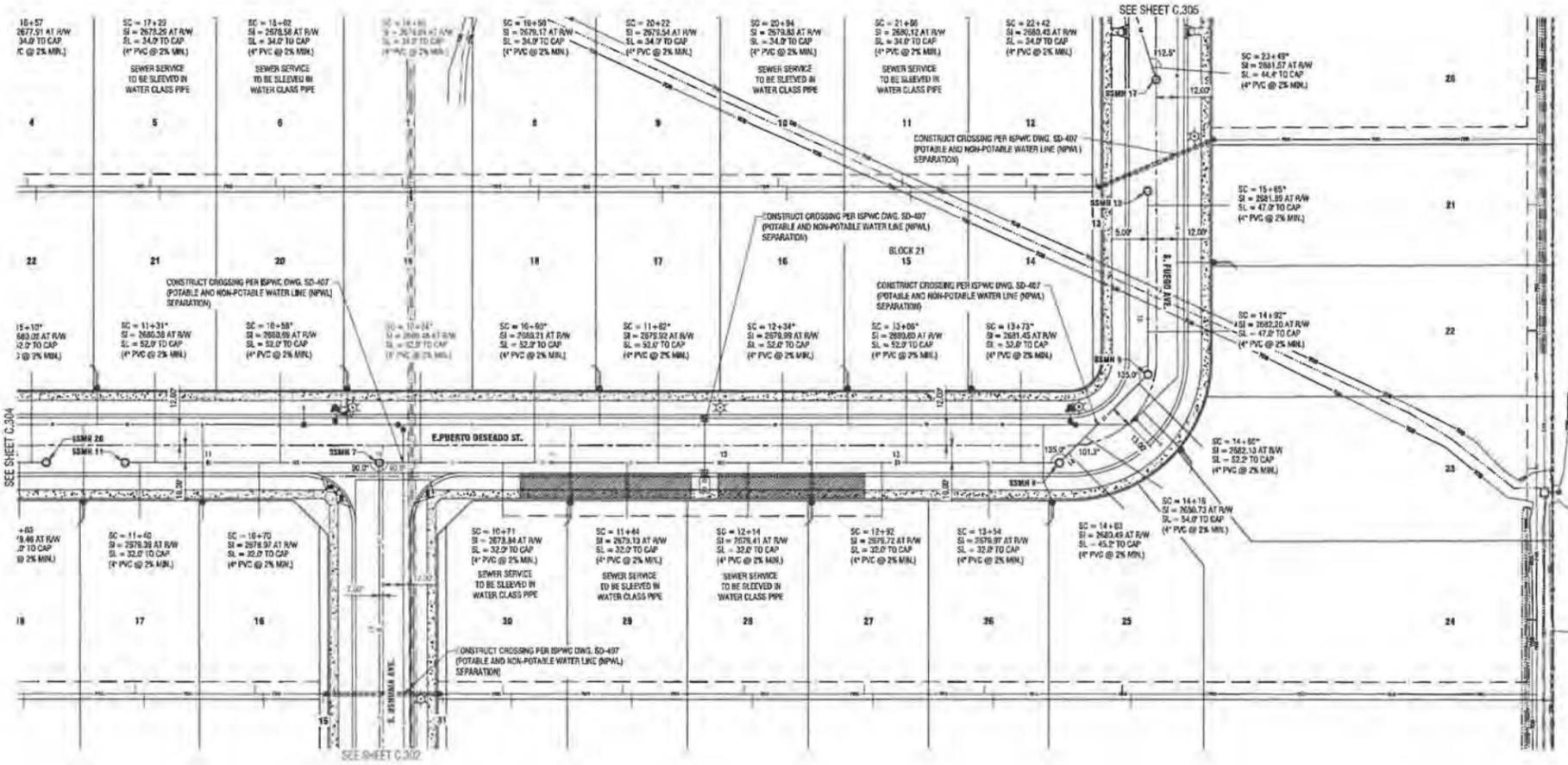
NO.	DESCRIPTION	BY	DATE

PATAGONIA SUBDIVISION NO. 8
 KUNA, IDAHO

PROJECT NO.	19-1205-PAR
DWG FILE	C.302
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	10/21/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

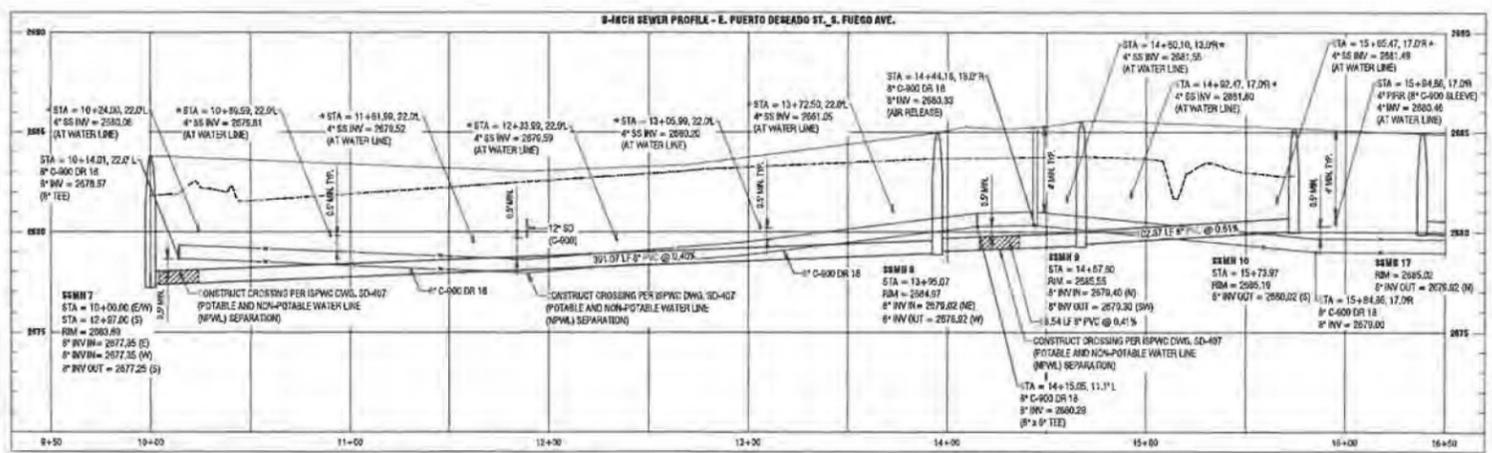
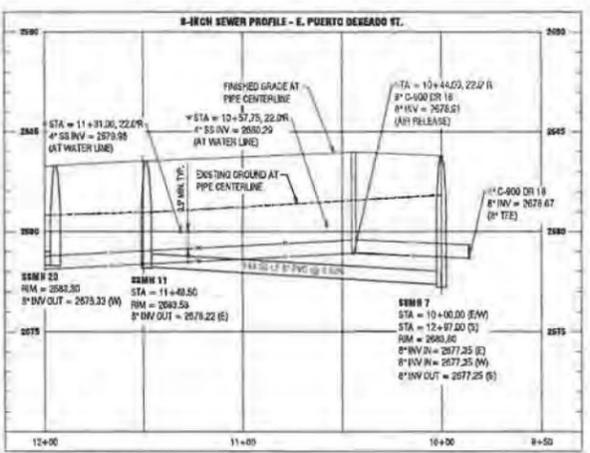
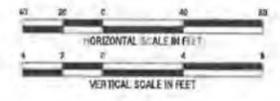
C.302
 SHEET 13 OF 24

10/20/2020



1 SEWER PLAN AND PROFILES
SCALE: 1" = 40' - 0" HORIZONTAL AND VERTICAL 1" = 4' - 0"

SEWER SERVICE LINE NOTES
1. POTABLE AND NON-POTABLE CROSSING: REFER TO POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION DRAWING SD-407.
2. SEWER SERVICE LINES WITH LESS THAN 18 INCHES VERTICAL SEPARATION SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS PER ISPMVC STANDARD DRAWING SD-407.



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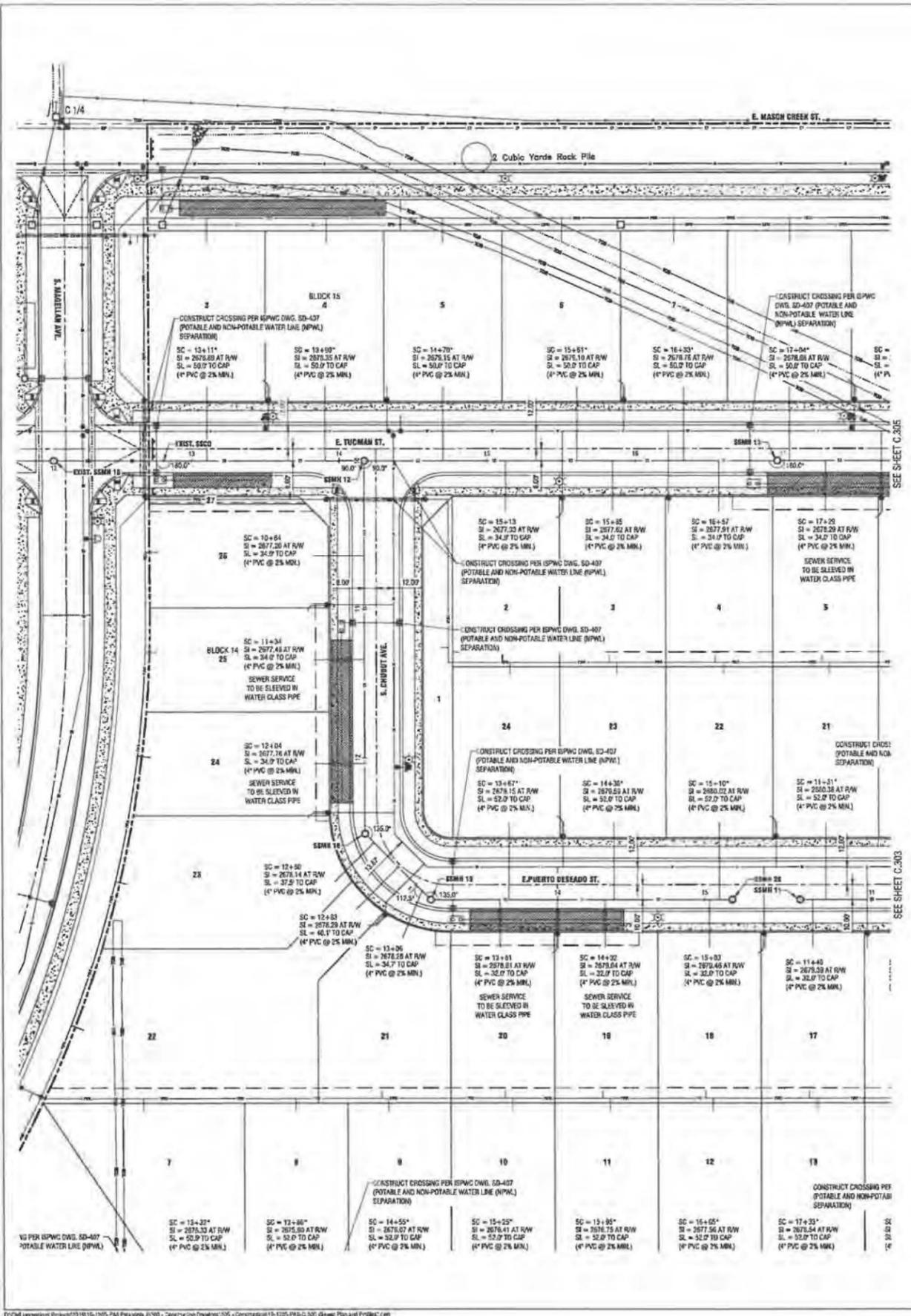
NO.	DESCRIPTION	BY	DATE

PATAGONIA SUBDIVISION NO. 8
KUNA, IDAHO

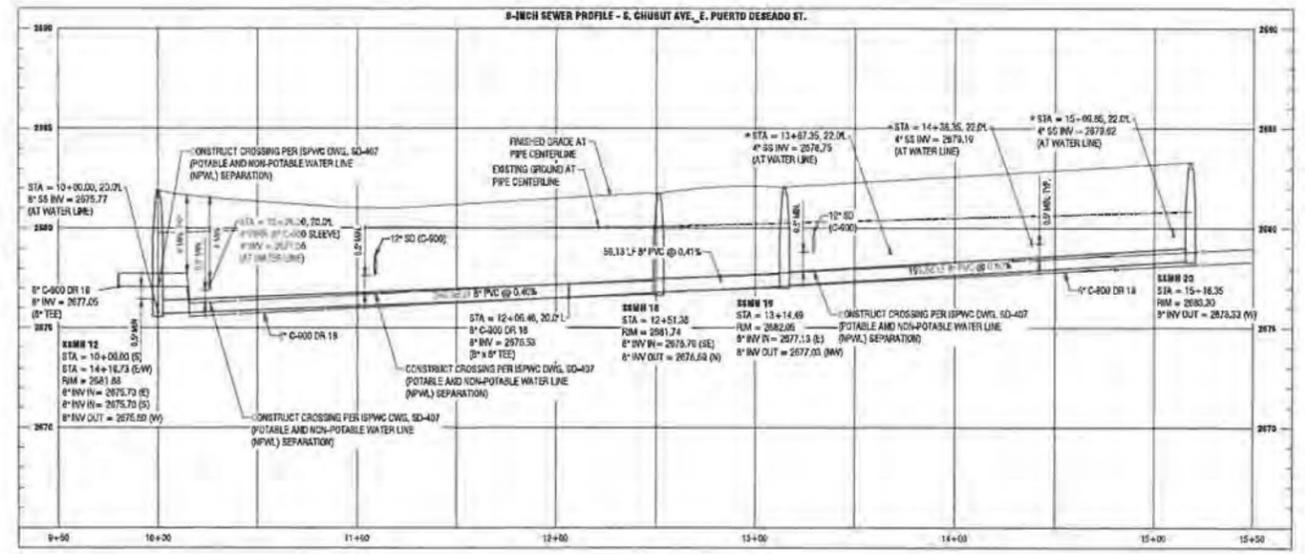
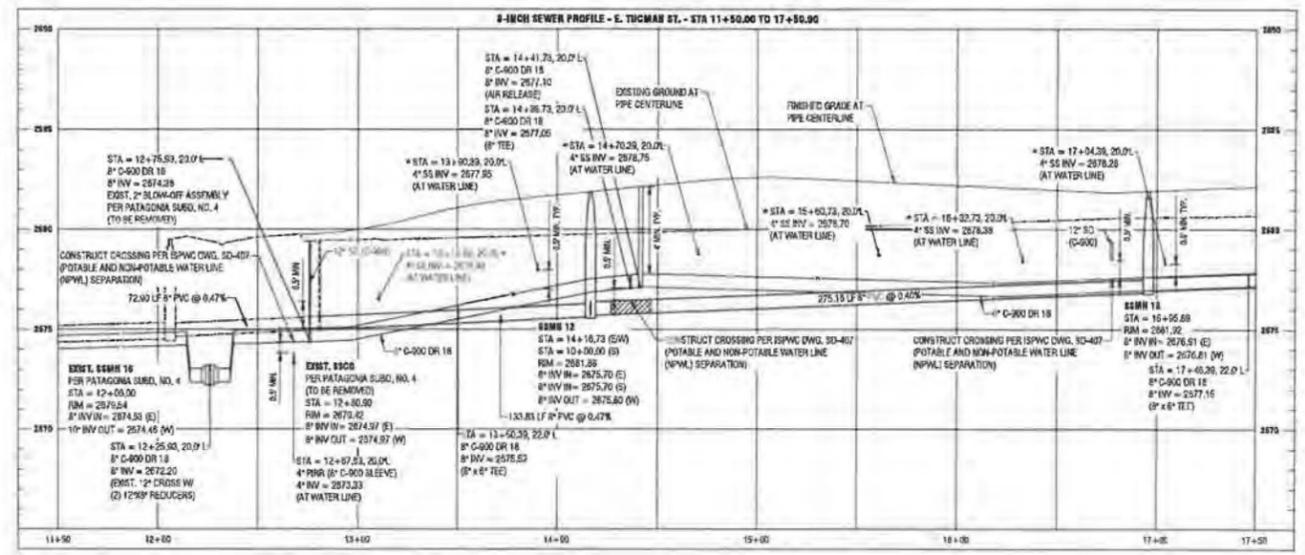
PROJECT NO.	19-1205-P48
DWG FILE	0.303
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	10/20/2020
WORK SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.303
SHEET 14 OF 24

10/20/2020
PAUL A. THOMAS, P.E.
KUNA, IDAHO



1 SEWER PLAN AND PROFILES
SCALE: 1" = 40' - 0" HORIZONTAL AND VERTICAL 1" = 4' - 0"



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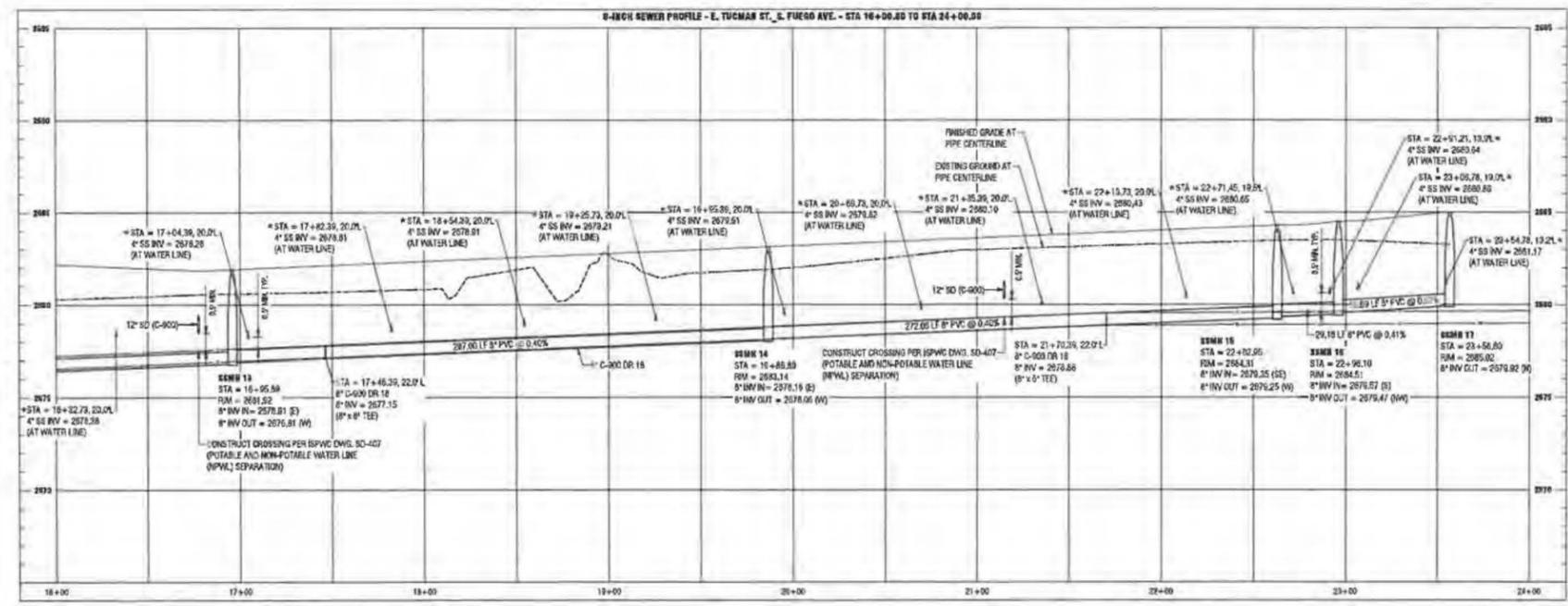
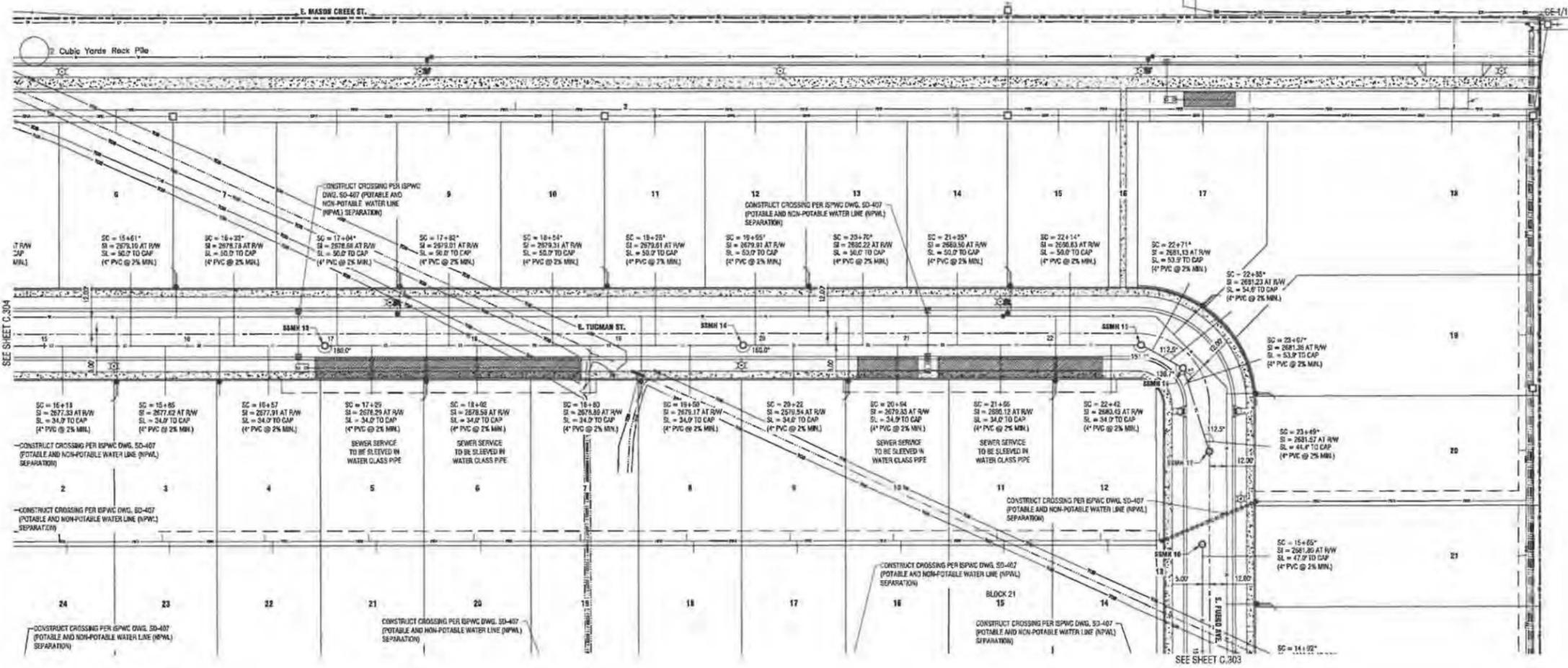
NO.	DESCRIPTION	BY	DATE

PATAGONIA SUBDIVISION NO. 8
KUNA, IDAHO

PROJECT NO.	15-1005-PAS
DWG FILE	C304
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
DATE	10/10/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.304
SHEET 15 OF 24

CDM | Sewer Plan and Profiles | 15-1005-PAS Patagonia 2020 - Construction Drawings 205 - Construction 15-1005-PAS-C.304 (Sewer Plan and Profiles)



1 SEWER PLAN AND PROFILE
SCALE: 1" = 40' - 0" HORIZONTAL AND VERTICAL 1" = 4' - 0"

SEWER SERVICE LINE NOTES
* POTABLE/NON-POTABLE CROSSING: REFER TO POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION PRESUBDIVISIONS PER ISFWC STANDARD DRAWING 50-407. SEWER SERVICE LINES WITH LESS THAN 18 INCHES VERTICAL SEPARATION SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS PER ISFWC STANDARD DRAWING 50-407.



10/20/2020

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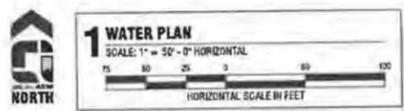
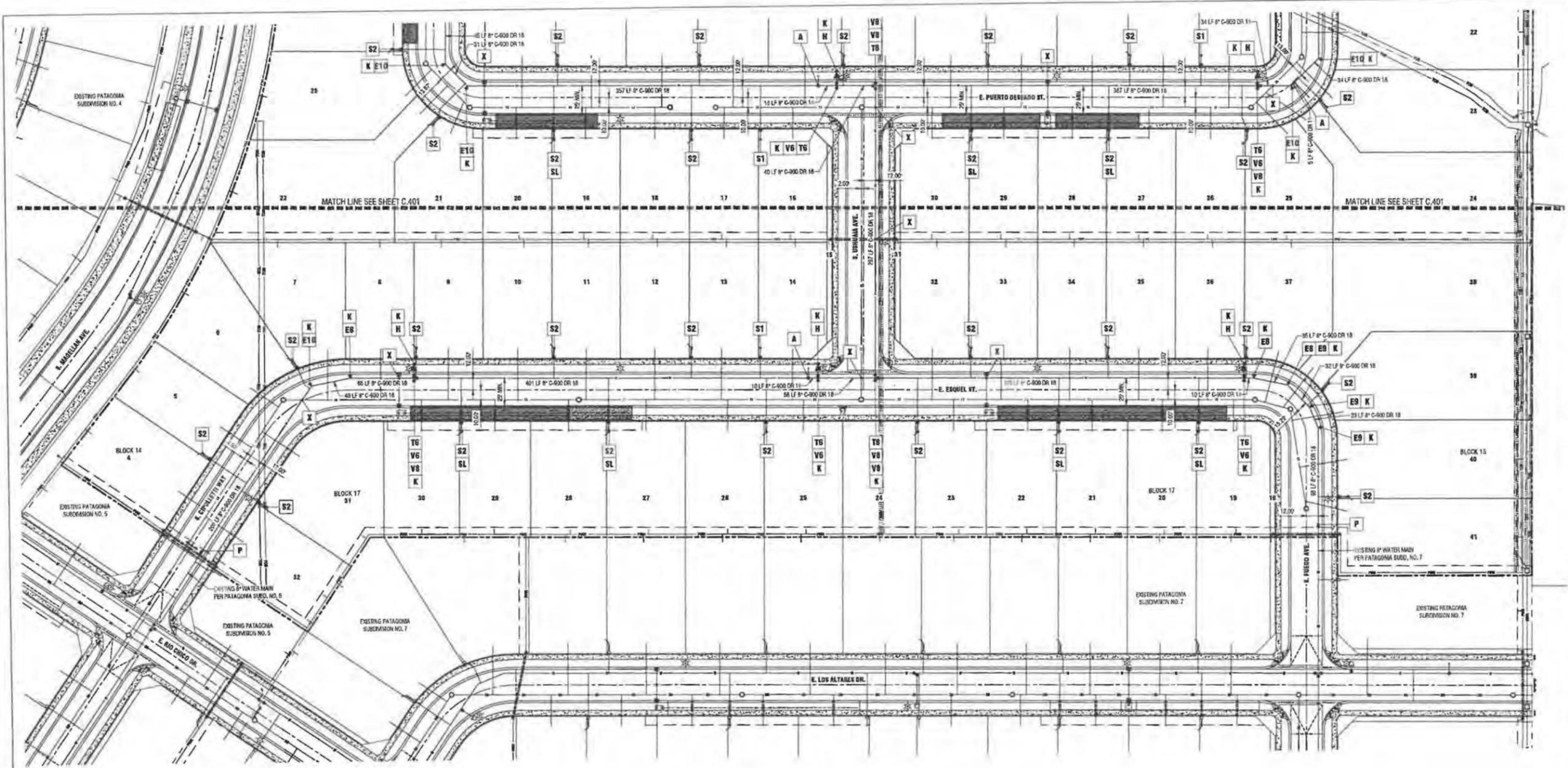


NO.	REVISIONS	BY	DATE

PATAGONIA SUBDIVISION NO. 8
KUNA, IDAHO

PROJECT NO.	19-1095-PAD
DWG FILE	C.305
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	10/20/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.305
SHEET 16 OF 24



- 2 CONSTRUCTION KEY NOTES**
WATER PLAN
- | | |
|--------------------------------|---|
| T6 Tee, 8" x 8" x 8" | S1 Single Water Service Per Kuna STD DWG K401-75 (See Detail on Sheet C.401) |
| T8 Tee, 8" x 8" x 8" | S2 Double Water Service Per Kuna STD DWG K401-75 (See Detail on Sheet C.401) |
| T12 Tee, 12" x 8" x 12" | SL Water Service Sleeve (2" PVC Schedule 80) |
| V6 Valve, 6" Gate | B 2" Blow-Off Assembly Per Kuna STD DWG K-403 (See Detail on Sheet C.401) |
| V8 Valve, 8" Gate | H Fire Hydrant Assembly Complete Per ISWPC Standard Drawing SD-404 |
| V12 Valve, 12" Gate | K P.C.G. Thrust Block (As Required Even if Not Shown) |
| EB Elbow, 8", 11-1/4" | X Potable/Non-Potable Crossing. Refer To ISWPC Standard Drawing No. SD-407 |
| EE Elbow, 8", 22-1/2" | P Point of Connection - Remove Existing Blow-Off And Connect to Existing Water Main. |
| E10 Elbow, 8", 45" | A Install Combination Air Release/Vacuum Valve. Per ISWPC Standard Drawing SD-408A |

10/30/2020

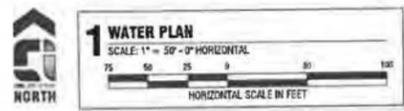
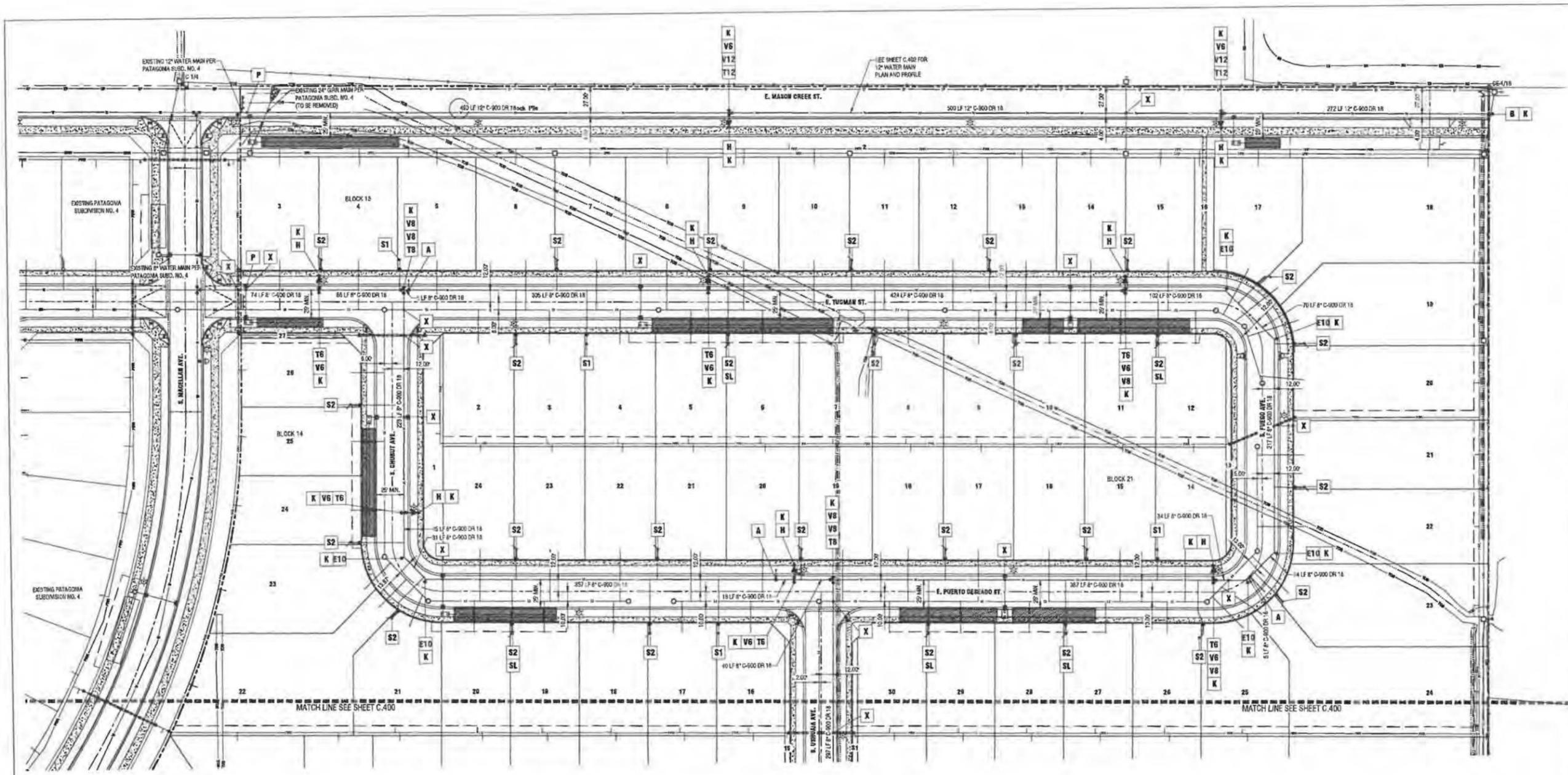
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PROJECT NO.	19-1205-P48
DWG FILE	C.400
DESIGNED BY	JTA
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	10/20/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

PATAGONIA SUBDIVISION NO. 8
KUNA, IDAHO

C.400
SHEET 17 OF 24



1 WATER PLAN
SCALE: 1" = 50'-0" HORIZONTAL
HORIZONTAL SCALE IN FEET

- 2 CONSTRUCTION KEY NOTES**
- WATER PLAN**
- T6 Tee, 8" x 8" x 8"
 - T8 Tee, 8" x 8" x 8"
 - T12 Tee, 12" x 6" x 12"
 - V6 Valve, 8" Gate
 - V8 Valve, 8" Gate
 - V12 Valve, 12" Gate
 - E8 Elbow, 8", 11-1/4"
 - E6 Elbow, 8", 22-1/2"
 - E10 Elbow, 8", 45"
 - S1 Single Water Service Per Kuna STD DWG K401-75 (See Detail on Sheet C.601)
 - S2 Double Water Service Per Kuna STD DWG K401-75 (See Detail on Sheet C.601)
 - SL Water Service Sleeve (4" PVC Schedule 80)
 - B 2" Blow-Off Assembly Per Kuna STD DWG K-405 (See Detail on Sheet C.601)
 - H Fire Hydrant Assembly Complete Per ISPPWC Standard Drawing SD-104
 - K P.I.C.C. Thrust Block (As Required Even If Not Shown)
 - X Potable/Non-Potable Crossing. Refer To ISPPWC Standard Drawing No. SD-407
 - P Point of Connection - Remove Existing Blow-Off And Connect to Existing Water Main.
 - A Install Combination Air Release/Vacuum Valve. Per ISPPWC Standard Drawing SD-406A

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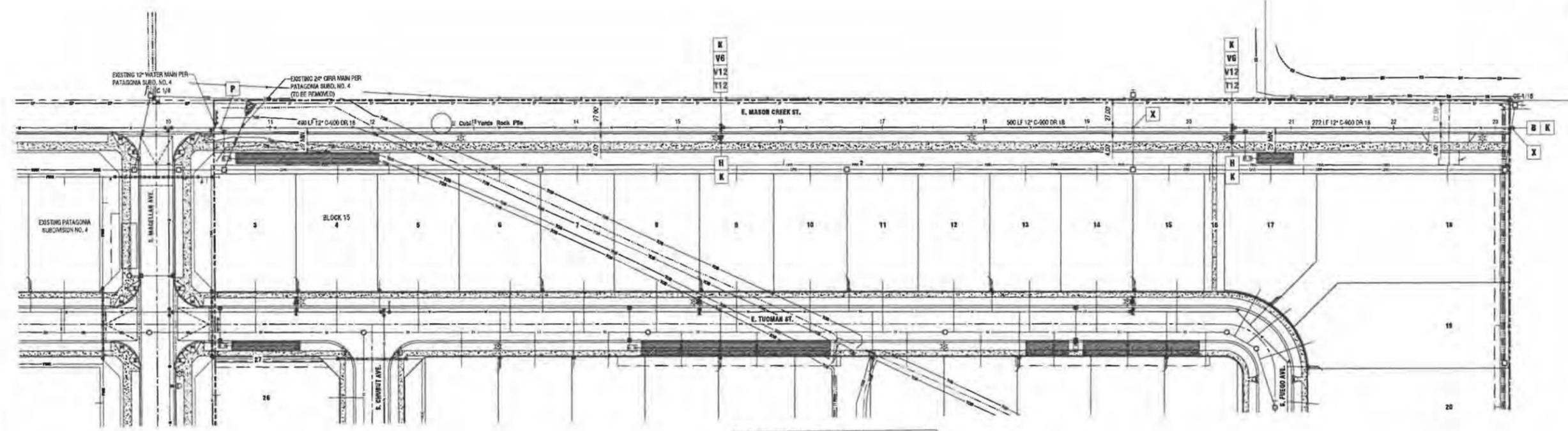
PATAGONIA SUBDIVISION NO. 8
KUNA, IDAHO
WATER PLAN

PROJECT NO.	19-1206-P46
DWG FILE	C.401
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	10/21/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

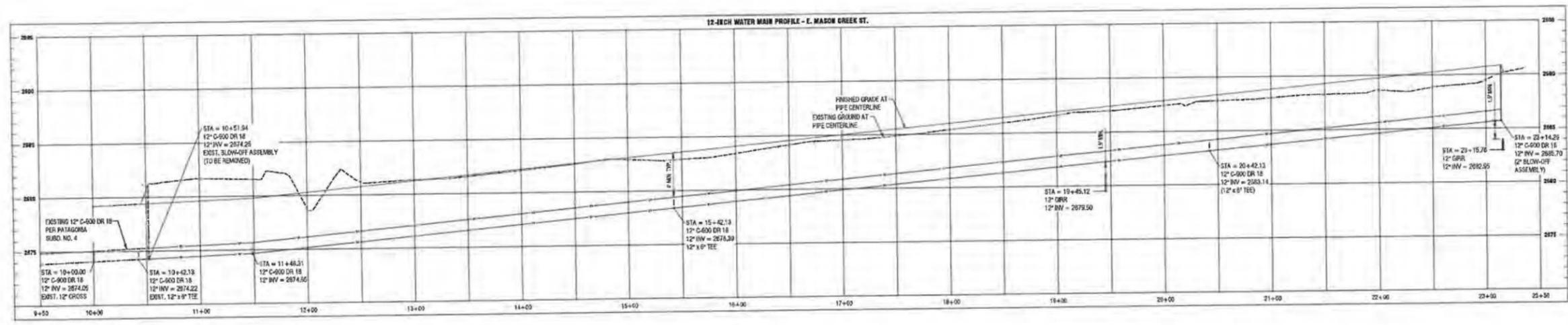
C.401
SHEET 18 OF 24

10/20/2020

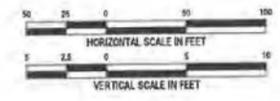
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1 WATER PLAN AND PROFILE
SCALE: 1" = 50'-0" HORIZONTAL AND VERTICAL 1" = 5'-0"



- 2 CONSTRUCTION KEY NOTES**
- WATER PLAN**
- T6** Tee, 6" x 6" x 6"
 - T8** Tee, 8" x 8" x 8"
 - T12** Tee, 12" x 6" x 12"
 - V6** Valve, 6" Gate
 - V8** Valve, 8" Gate
 - V12** Valve, 12" Gate
 - E6** Elbow, 6", 11-1/4"
 - E8** Elbow, 8", 22-1/2"
 - E10** Elbow, 8", 45"
 - B1** Single Water Service Per Kuna STD DWG K401-75 (See Detail on Sheet C.601)
 - B2** Double Water Service Per Kuna STD DWG K401-75 (See Detail on Sheet C.601)
 - SL** Water Service Sleeve (4" PVC Schedule 80)
 - B** 2" Blow-Off Assembly Per Per Kuna STD DWG K-405 (See Detail on Sheet C.601)
 - R** Fire Hydrant Assembly Complete Per ISPPWC Standard Drawing SD-104
 - K** P.C.C. Thrust Block (As Required Even if Not Shown)
 - X** Potable/Non-Potable Crossing. Refer To ISPPWC Standard Drawing No. SD-407
 - P** Point of Connection - Remove Existing Blow-Off And Connect to Existing Water Main.
 - A** Install Combination Air Release/Vacuum Valve, Per ISPPWC Standard Drawing SD-458A



10/20/2020

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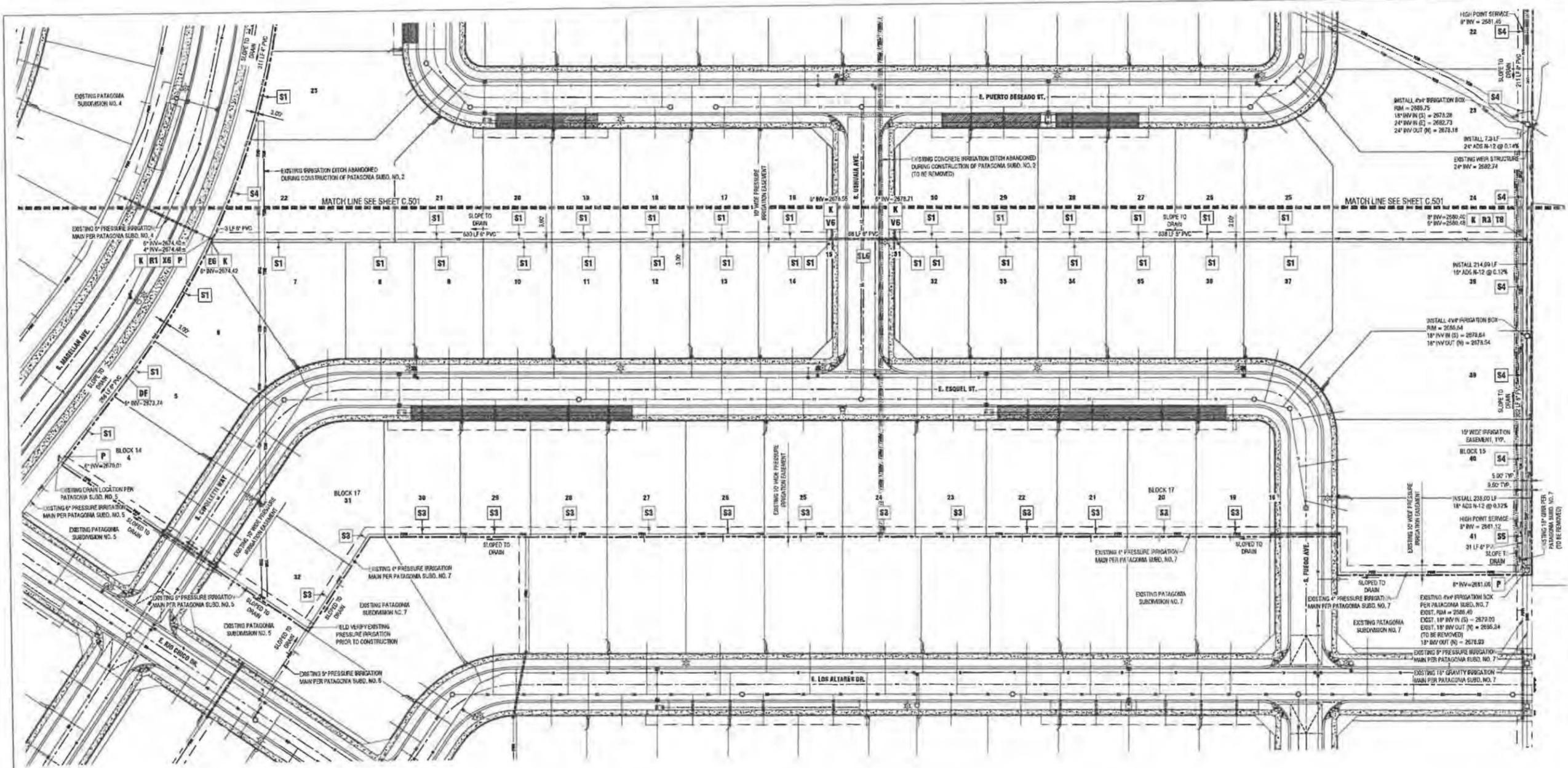
NO.	DESCRIPTION	BY	DATE

PATAGONIA SUBDIVISION NO. 8
KUNA, IDAHO

WATER PLAN AND PROFILE

PROJECT NO.	19-1205-PAB
DWG FILE	C.402
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	10/20/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.402
SHEET 19 OF 24



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NO.	DESCRIPTION	BY	DATE

PATAGONIA SUBDIVISION NO. 8
KUNA, IDAHO
IRRIGATION PLAN

PROJECT NO.	19-105-748
DWG FILE	C.500
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	10/20/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN
C.500	
SHEET	20 OF 24

1 IRRIGATION PLAN
SCALE: 1" = 50' - 0" HORIZONTAL



3 CONSTRUCTION KEY NOTES
PRESSURE IRRIGATION PLAN

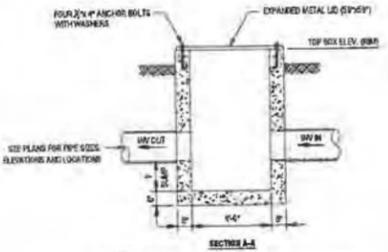
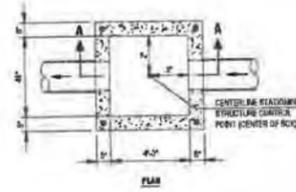
- | | |
|---|------------------------------|
| BL4 Pressure Irrigation Sleeve, 8" PVC, C-300 | E3 Elbow, 4", 45° |
| BL6 Pressure Irrigation Sleeve, 12" PVC, C-300 | E4 Elbow, 4", 90° |
| X6 Drain, 6" | E5 Elbow, 6", 11 1/4° |
| T4 Tee, 4" | E6 Elbow, 6", 22-1/2° |
| T6 Tee, 6" | E7 Elbow, 6", 45° |
| T8 Tee, 8" | E8 Elbow, 6", 90° |
| T12 Tee, 12" | E9 Elbow, 12", 90° |
| VA Valve, 4" Gate | R1 Reducer, 8" x 4" |
| VB Valve, 6" Gate | R2 Reducer, 8" x 4" |
| VC Valve, 8" Gate | R3 Reducer, 8" x 6" |
| VD Valve, 12" Gate | R4 Reducer, 12" x 4" |
| E1 Elbow, 4", 11 1/4° | R6 Reducer, 12" x 8" |
| E2 Elbow, 4", 22 1/2° | C12 Plug Or Cap, 12" |

- S1** 1" Irrigation Service Per Kona STD DWG K-602-S/L (See Detail on Sheet C.602)
- S2** 1" Irrigation Service Per Kona STD DWG K-602-S/L, Local Service At High Point Of Main Line And Offset Tap To Crown Of The Pipe. This Service Will Act As An Air Release Valve.
- S3** Existing Irrigation Service Per Patagonia Subd. No. 7
- S4** 1 1/2" Irrigation Service
- S5** 1 1/2" Irrigation Service, Local Service At High Point Of Main Line And Offset Tap To Crown Of The Pipe. This Service Will Act As An Air Release Valve.
- S6** 2" Irrigation Service
- K** P.C.C. Thrust Block (As Required Even If Not Shown)
- F** Connect To Existing Pressure Irrigation Main
- DF** Ductile Pipe Per Manufacturers Specifications
- D** Pressure Irrigation Drain Valve Per Kona STD DWG K-602 (See Detail on Sheet C.602)

Plans Are Accepted For Public Street Construction

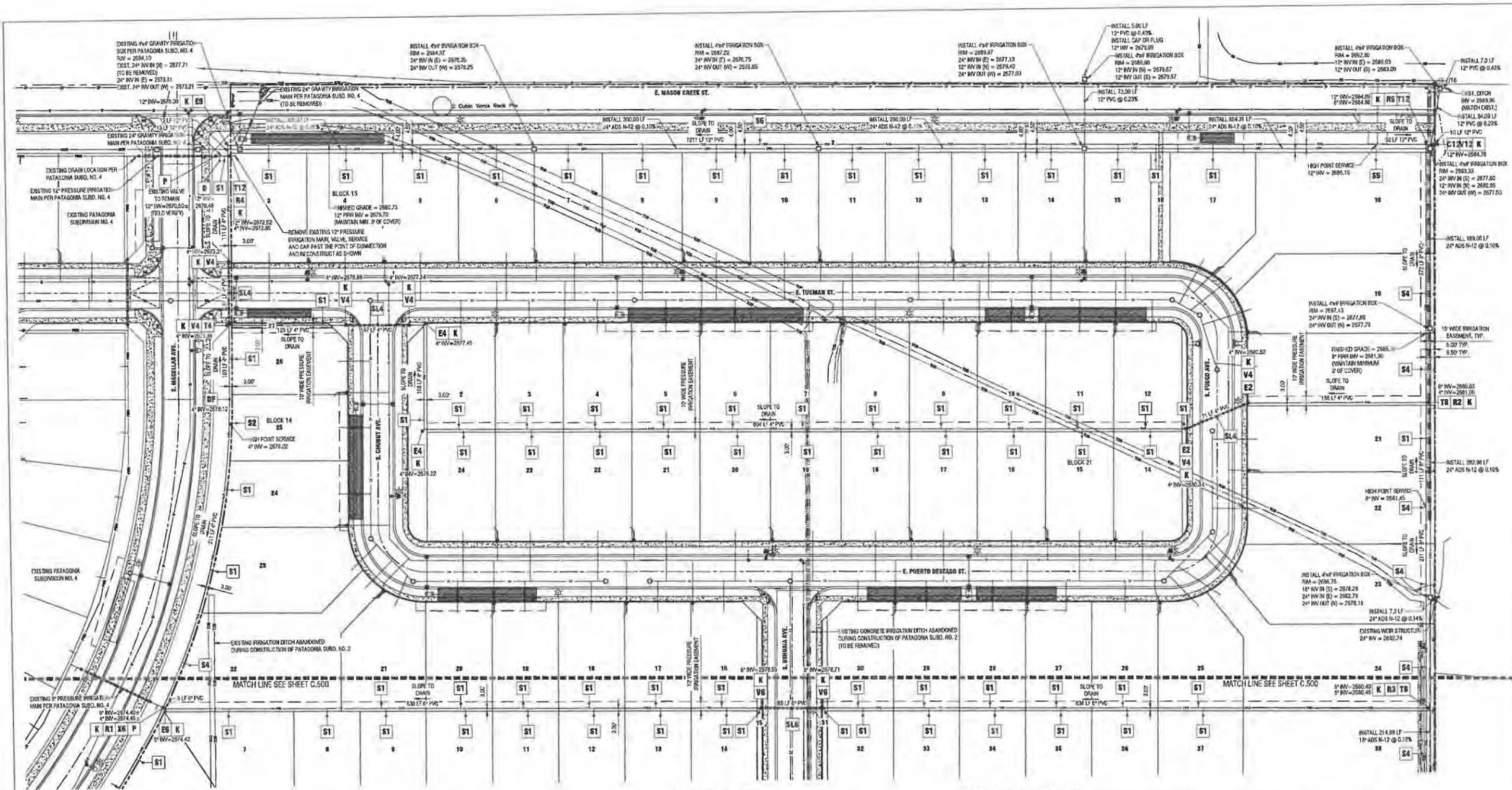
By: *[Signature]* Date: 10/20/20
10/20/2020

NOTE: GRAVITY IRRIGATION PIPE LENGTHS AND SLOPES SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

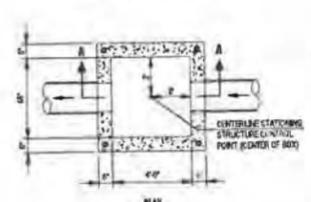


2 TYPICAL CONCRETE 4' x 4' IRRIGATION BOX WITH 1' SUMP
NOT TO SCALE

NOTE:
1. SEE THIS SHEET FOR PIPE SIZE, ELEVATIONS, AND DIRECTION OF FLOW.
2. BOXES SHALL BE CONSTRUCTED TO BE WATER-TIGHT.



NOTE: GRAVITY IRRIGATION PIPE LENGTHS AND SLOPES SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.



2 TYPICAL CONCRETE 4' x 4' IRRIGATION BOX WITH 1' SUMP
NOT TO SCALE

1 IRRIGATION PLAN
SCALE: 1" = 50' - 0" HORIZONTAL



3 CONSTRUCTION KEY NOTES
PRESSURE IRRIGATION PLAN

- SLA Pressure Irrigation Sleeve, 8" PVC, C-503
- SLB Pressure Irrigation Sleeve, 12" PVC, C-503
- XL Cross, 6"
- TA Tee, 4"
- TR Tee, 6"
- TS Tee, 8"
- T12 Tee, 12"
- V4 Valve, 4" Gate
- V6 Valve, 6" Gate
- V8 Valve, 8" Gate
- V12 Valve, 12" Gate
- E1 Elbow, 4", 11 1/4"
- E2 Elbow, 4", 22 1/2"
- E3 Elbow, 4", 45"
- E4 Elbow, 4", 90"
- E5 Elbow, 6", 11 1/4"
- E6 Elbow, 6", 22 1/2"
- E7 Elbow, 6", 45"
- E8 Elbow, 6", 90"
- E9 Elbow, 12", 90"
- R1 Reducer, 8" x 4"
- R2 Reducer, 8" x 4"
- R3 Reducer, 8" x 6"
- R4 Reducer, 12" x 4"
- R5 Reducer, 12" x 6"
- E11 Plug Or Cap, 12"
- S1 1" Irrigation Service Per Kuna STD DWG K-502-S/L (See Detail on Sheet C.502)
- S2 1" Irrigation Service Per Kuna STD DWG K-503-S/L, Local Service At High Point Or Main Line And Global Tap To Crown Of The Pipe. This Service Will Act As An Air Release Valve. Existing Irrigation Service Per Patagonia Subd. No. 7
- S3 1 1/2" Irrigation Service
- S4 1 1/2" Irrigation Service, Local Service At High Point Of Main Line And Global Tap To Crown Of The Pipe. This Service Will Act As An Air Release Valve.
- S5 2" Irrigation Service
- S6 P.C.C. Throat Block (As Required Even If Not Shown)
- P Connect To Existing Pressure Irrigation Main
- DF Sulfed Pipe Per Manufacturer Specifications
- B Pressure Irrigation Drain Valve Per Kuna STD DWG K-503 (See Detail on Sheet C.502)

Plans Are Accepted For Public Street Construction

By accepting and signing the plans, the Registered Professional Engineer certifies that the plans conform to all applicable laws, rules, and regulations of the State of Idaho. Acceptance of these plans by the State Engineer does not constitute an endorsement of the plans or the engineer's professional services.

Michael J. Slayton, P.E.
10/20/2020
Professional Engineer
No. 51424

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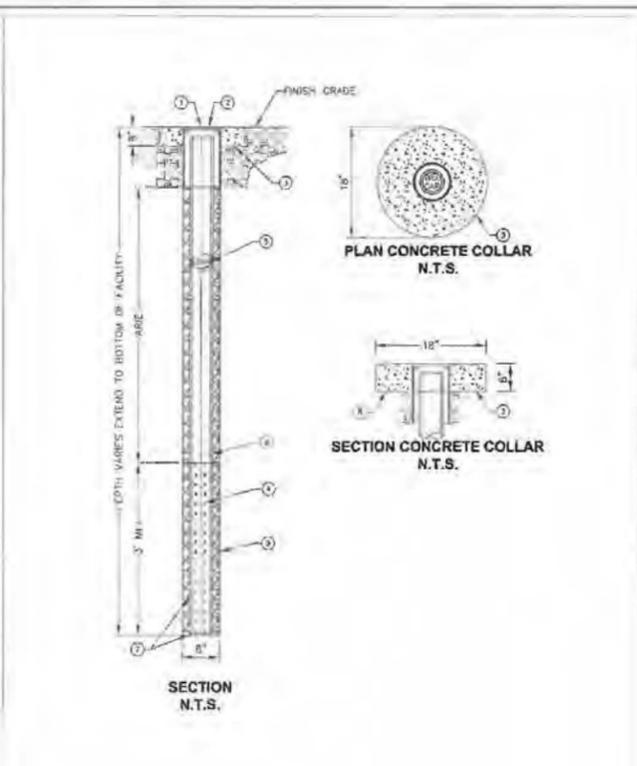
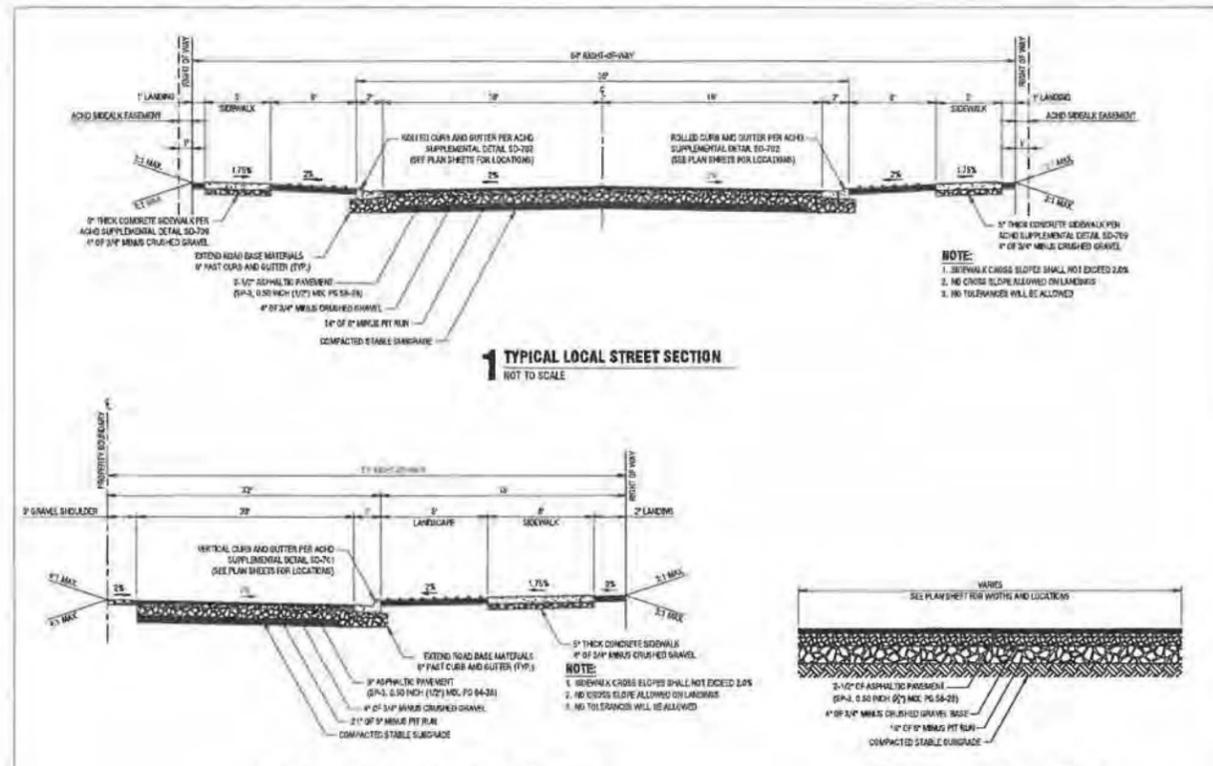
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NO.	DESCRIPTION	BY	DATE

PATAGONIA SUBDIVISION NO. 8
KUNA, IDAHO

PROJECT NO.	18-1205-PAR
DWG FILE	C.501
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	10/01/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.501
SHEET 21 OF 24



2017 ACHD REVISION
 IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT)
GROUNDWATER OBSERVATION WELL
 STANDARD DRAWING SD-627 1 OF 2

LEGEND

- WELL COVER, 8" DIA. WATER TIGHT GALVANIZED STEEL BOLT DOWN COVER AND CAST IRON
- 2 OR 3 BOLT L/S WITH 9/16" HEAD AND SAE THREADED GAS TIGHT
- CONCRETE COLLAR CLASS 8000 (SPWID SECTION 704)
- 3/8" DIA HOLES OR SLOTS CUT INTO PIPE AT 3" ON CENTER
- TRACER WIRE SHALL BE PLACED ON OUTSIDE OF PVC PIPE, MINIMUM 18 GAUGE, INSULATED, SINGLE-CONDUCTION COPPER WIRE. INSULATION COLOR SHALL BE GREEN WITH 1/8" THICK 1/2" DIAMETER COILS
- PIPE SHALL BE PER DRATED PVC, ASTM D-3035, HDPE 50. WELLS BACKFILLED WITH A PERMEABLE 6" PIPE, DRILLED WELLS MAY USE 4" PIPE
- NONWOVEN FILTER FABRIC AROUND OPENINGS AND BOTTOM FABRIC OVER CHIPS/DRAIN ROCK
- POLYPROPYLENE FIBER REINFORCEMENT AT 1 1/2 LBS/LY
- BACKFILL MATERIAL TO MATCH STORAGE VOLUME FOR OBSERVATION WELLS LOCATED WITHIN A BMF FACILITY, USE PIPE BEDDING CHIPS FOR OBSERVATION WELLS LOCATED OUTSIDE BMF FACILITIES

NOTES:

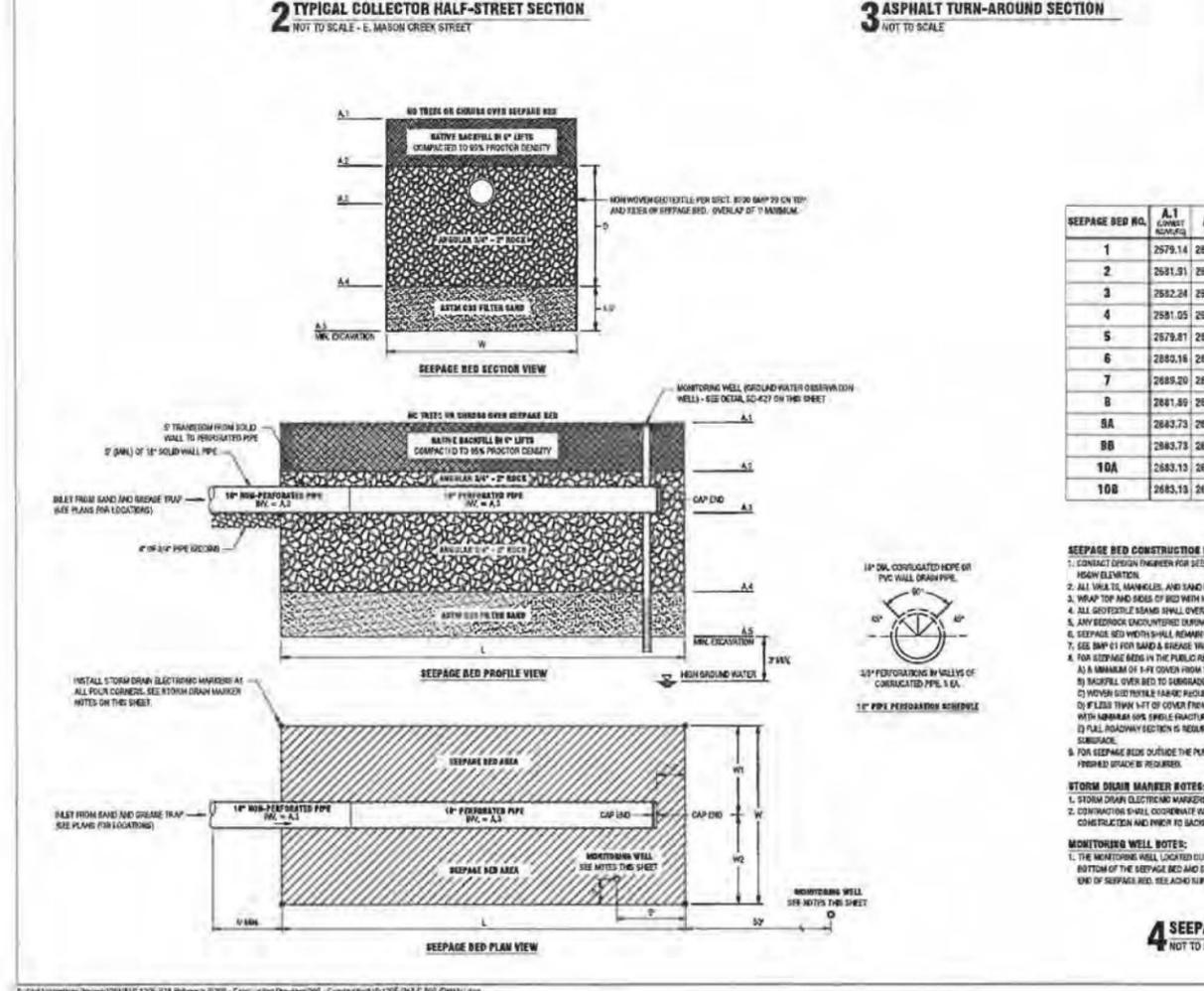
- GROUNDWATER OBSERVATION WELLS ARE FOR MEASUREMENT OF GROUNDWATER LEVELS WITHIN OR NEAR STORM DRAINAGE FACILITIES
- THIS DETAIL IS FOR WELLS INSTALLED BY THE ACHD OR BY EXCAVATED PITS
- LOCALITY OF GROUNDWATER OBSERVATION WELLS SHALL BE APPROVED BY ACHD
- OBSERVATION WELLS NOT ALLOWED IN CURB OR VALLEY OUTER SECTION

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NO.	DESCRIPTION	BY	DATE



2017 ACHD REVISION
 IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT)
GROUNDWATER OBSERVATION WELL
 STANDARD DRAWING SD-627 2 OF 2

2017 ACHD REVISION
 IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT)
GROUNDWATER OBSERVATION WELL
 STANDARD DRAWING SD-627 2 OF 2

SEEPAGE BED TABLE

SEEPAGE BED NO.	A.1 (CONCRETE) (INCHES)	A.2	A.3	A.4	A.5	L (INCHES)	W (INCHES)	D (INCHES)	WT (LBS)	W2 (LBS)
1	2579.14	2576.80	2572.80	2670.80	2669.30	226.0"	15.0"	6.0"	7.5"	7.5"
2	2581.81	2576.50	2575.50	2673.50	2672.00	233.0"	15.0"	6.0"	7.5"	7.5"
3	2582.24	2575.80	2576.10	2673.80	2672.30	164.0"	15.0"	6.0"	7.5"	7.5"
4	2581.05	2578.90	2575.00	2672.50	2671.00	110.0"	15.0"	6.1"	7.5"	7.5"
5	2579.81	2577.40	2575.30	2671.40	2669.90	87.0"	10.0"	6.0"	5.0"	5.0"
6	2580.16	2574.50	2575.55	2672.55	2671.00	140.0"	10.0"	6.0"	5.0"	5.0"
7	2589.20	2587.50	2584.55	2581.50	2580.00	36.0"	10.0"	6.0"	5.0"	5.0"
8	2581.89	2579.50	2575.80	2673.50	2672.00	185.0"	15.0"	6.0"	7.5"	7.5"
8A	2583.73	2581.30	2577.40	2675.30	2673.80	42.0"	15.0"	6.0"	5.9"	5.9"
8B	2583.73	2581.30	2577.40	2675.30	2673.80	114.0"	15.0"	6.0"	5.9"	5.9"
10A	2583.13	2580.70	2576.70	2674.70	2673.20	100.0"	15.0"	6.0"	5.9"	5.9"
10B	2583.13	2580.70	2576.70	2674.70	2673.20	85.0"	15.0"	6.0"	5.9"	5.9"

SEEPAGE BED CONSTRUCTION NOTES:

- CONTACT DESIGN ENGINEER FOR SEEPAGE BED DESIGN IF GROUNDWATER IS ENCOUNTERED ABOVE MAJOR HIGH WATER.
- ALL SUEDE, MANHOLE, AND SAND & GREASE TRAPS SHALL BE NEAR OR GREATER LAND RATED.
- WRAP TOP AND SIDES OF BED WITH NON-WOVEN FILTER FABRIC.
- ALL SUEDE TRAPS SHALL OVERLAP 1 FOOT MINIMUM.
- ANY SEWERS ENCLOSED DURING SEEPAGE BED CONSTRUCTION SHALL BE BLASTED.
- SEEPAGE BED WIDTH SHALL REMAIN CONSTANT.
- SEE BMP #1 FOR SAND & GREASE TRAP DETAILS.
- FOR SEEPAGE BEDS IN THE PUBLIC RIGHT-OF-WAY:
 - A MINIMUM OF 1.5' COVER FROM TOP OF BED TO ROAD SURFACE IS REQUIRED.
 - MINIMUM OVER BED TO SURFACE WITH 4" MINIMUM FT. RUN DRAINAGE.
 - MINIMUM OVER BED TO SURFACE WITH 4" MINIMUM FT. RUN DRAINAGE.
 - MINIMUM OVER BED TO SURFACE WITH 4" MINIMUM FT. RUN DRAINAGE.
 - MINIMUM OVER BED TO SURFACE WITH 4" MINIMUM FT. RUN DRAINAGE.
 - MINIMUM OVER BED TO SURFACE WITH 4" MINIMUM FT. RUN DRAINAGE.
- FOR SEEPAGE BEDS OUTSIDE THE PUBLIC RIGHT-OF-WAY A MINIMUM OF 1.5' COVER FROM TOP OF BED TO FINISHED GRADE IS REQUIRED.

STORM DRAIN MARKER NOTES:

- STORM DRAIN ELECTRIC MARKERS SHALL BE INSTALLED AT ALL FOUR CORNERS OF THE STORM DRAIN.
- CONSTRUCTION SHALL COORDINATE WITH ACHD INSPECTION FOR PLACEMENT OF MARKERS DURING CONSTRUCTION AND PRIOR TO BACKFILLING.

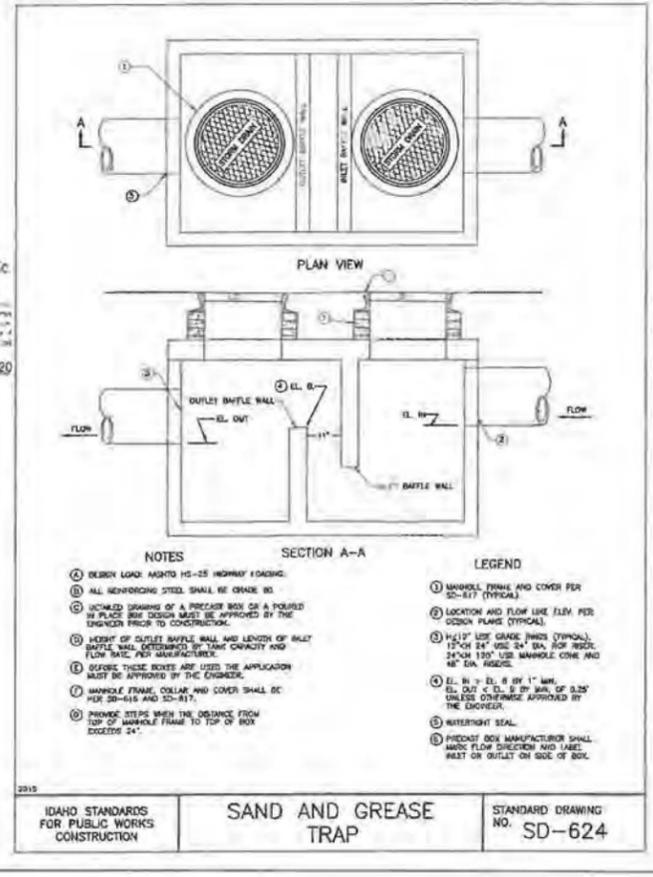
MONITORING WELL NOTES:

- THE MONITORING WELL LOCATED OUTSIDE OF THE SEEPAGE BED SHALL EXTEND A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF THE SEEPAGE BED AND SHALL BE INSTALLED WITHIN THE PROPOSED EXISTING A MINIMUM OF 5' PART OF THE 10' OF SEEPAGE BED REACHED SUPPLEMENTAL DRAWING 010A, SD-627 (THIS SHEET).

SEEPAGE BED DESIGN NOTES:

- SOILS AND GROUNDWATER INFORMATION PROVIDED BY ACCREDITED DATA SERVICES, INC. REPORTS, SECTION 4, SHALL BE USED UNLESS OTHERWISE NOTED IN ANY TEST PITS OR OBSERVATION WELLS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF GROUNDWATER IS ENCOUNTERED WITHIN 3 FEET OF THE BOTTOM OF THE DESIGN ELEMENTS FOR ANY WATER TREATMENT FACILITY.
- DESIGN INLET TRAP RATES IS 1.5 INCHES PER HOUR.
- CONTRACTOR TO HAVE A PERCOLATION TEST PERFORMED BY A SOILS ENGINEER AFTER SEEPAGE BEDS ARE FULLY INSTALLED. IF THE TEST RESULTS INDICATE THAT THE DESIGN PERMEABILITY CONSTRUCTION MAY NEED TO BE ADJUSTED TO CREATE A CONDUIT FOR DRAINAGE OR HAVE THE SYSTEM REDESIGNED TO ACHIEVE THE REQUIRED INFILTRATION RATE. PERCOLATION TEST TO BE WITNESSED BY ACHD INSPECTION STAFF.
- 100-YEAR DESIGN INFILTRATION RATE:

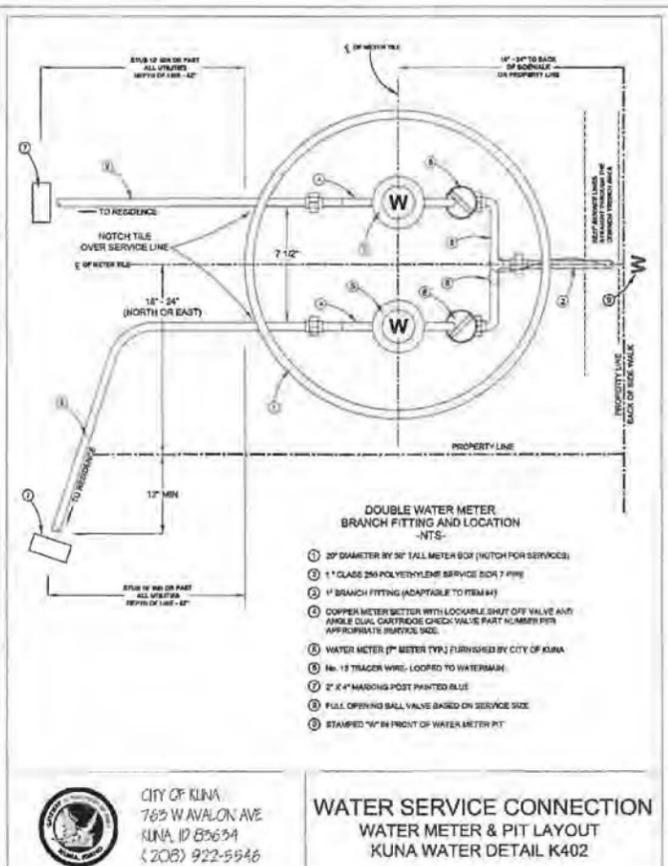
SEEPAGE BED NO. 1:	REQUIRED STORAGE VOLUME = 4,140 C.F.
SEEPAGE BED NO. 2:	REQUIRED STORAGE VOLUME = 4,023 C.F.
SEEPAGE BED NO. 3:	REQUIRED STORAGE VOLUME = 3,732 C.F.
SEEPAGE BED NO. 4:	REQUIRED STORAGE VOLUME = 4,030 C.F.
SEEPAGE BED NO. 5:	REQUIRED STORAGE VOLUME = 1,800 C.F.
SEEPAGE BED NO. 6:	REQUIRED STORAGE VOLUME = 3,378 C.F.
SEEPAGE BED NO. 7:	REQUIRED STORAGE VOLUME = 867 C.F.
SEEPAGE BED NO. 8:	REQUIRED STORAGE VOLUME = 4,047 C.F.
SEEPAGE BED NO. 8A & 8B:	REQUIRED STORAGE VOLUME = 5,814 C.F.
SEEPAGE BED NO. 10A & 10B:	REQUIRED STORAGE VOLUME = 4,048 C.F.



2015
 IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION
SAND AND GREASE TRAP
 STANDARD DRAWING NO. SD-624

PATAGONIA SUBDIVISION NO. 8
 KUNA, IDAHO

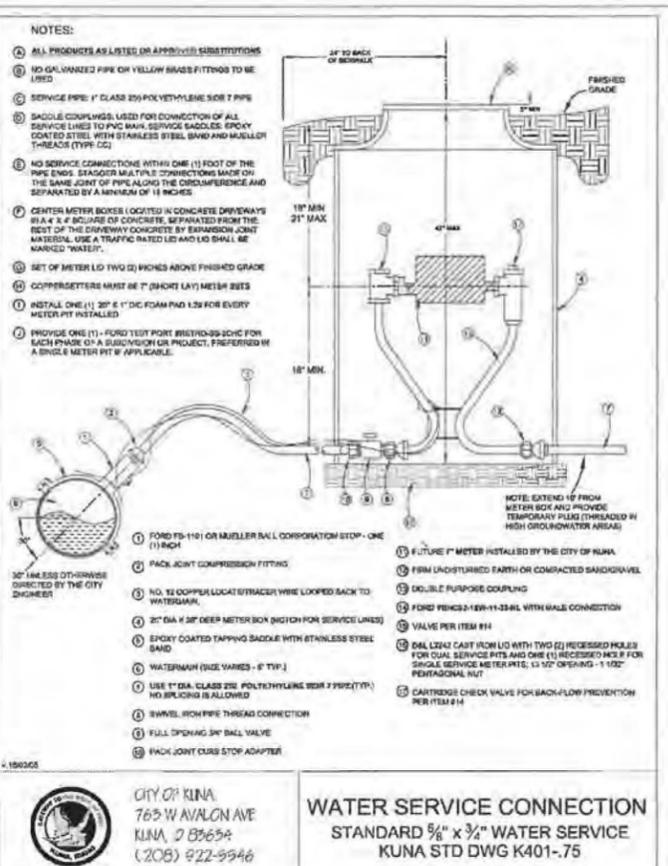
PROJECT NO. 19-1005-PAS
 DWG FILE 0.600
 DESIGNED BY BT
 DRAWN BY JTA
 CHECKED BY BT
 ISSUE DATE 10/01/20
 HORIZ. SCALE AS SHOWN
 VERT. SCALE AS SHOWN
C.600
 SHEET 22 OF 24



- DOUBLE WATER METER BRANCH FITTING AND LOCATION -NTS-**
- 1 20" DIAMETER BY 36" TALL METER BOX (NOTION FOR SERVICE)
 - 2 1" CLASS 200 POLYETHYLENE SERVICE SICH 7 PIPE
 - 3 1" BRANCH FITTING (ADAPTABLE TO ITEM #4)
 - 4 COPPER METER SETTER WITH LOCKABLE SHUT OFF VALVE AND SINGLE DUAL CARTRIDGE CHECK VALVE PART NUMBER PER APPROPRIATE SERVICE SIZE.
 - 5 WATER METER (2" METER TYP.) FURNISHED BY CITY OF KUNA
 - 6 1/2" TRACER WIRE, LOOPED TO WATERMAN.
 - 7 2" X 4" MARKING POST PAINTED BLUE
 - 8 FULL OPENING BALL VALVE BASED ON SERVICE SIZE
 - 9 STAMPED "K" IN FRONT OF WATER METER PIT

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KUNA, ID 83654
(208) 922-5546

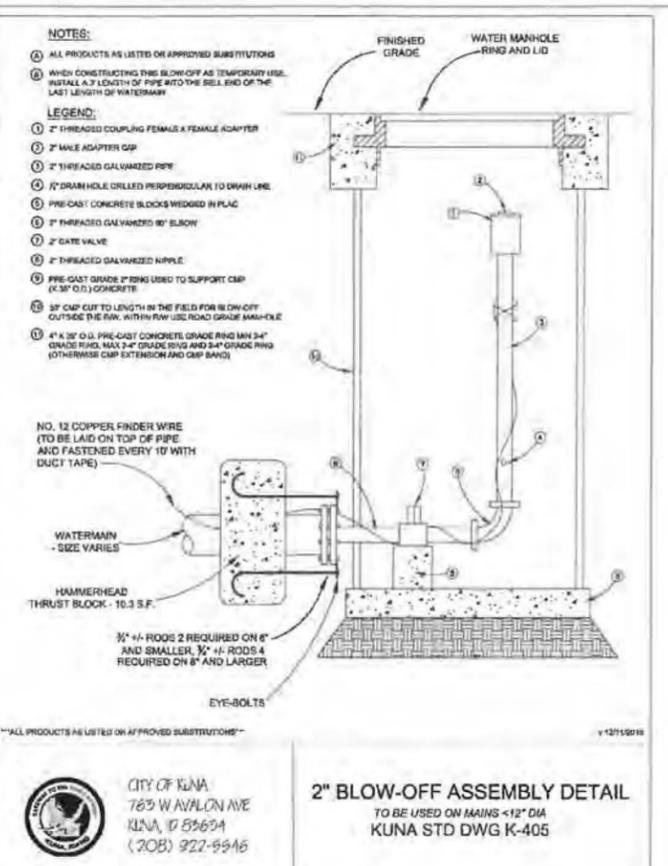
WATER SERVICE CONNECTION WATER METER & PIT LAYOUT
KUNA STD DWG K402



- NOTES:**
- 1 ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS
 - 2 NO GALVANIZED PIPE OR YELLOW BRASS FITTINGS TO BE USED
 - 3 SERVICE PIPE: 1" CLASS 200 POLYETHYLENE SICH 7 PIPE
 - 4 SADDLE COUPLINGS USED FOR CONNECTION OF ALL SERVICE LINES TO PVC BANK SERVICE SADDLES. DRYCO COATED STEEL WITH STAINLESS STEEL BAND AND MALLEABLE T-REAS (TYPE CC)
 - 5 NO SERVICE CONNECTIONS WITHIN ONE (1) FOOT OF THE PIPE ENDS. SADDLE MULTIPLE CONNECTIONS MADE ON THE SAME JOINT OF PIPE ALONG THE CIRCUMFERENCE AND SEPARATED BY A MINIMUM OF 18 INCHES.
 - 6 CENTER METER BOXES (LOCATED IN CONCRETE DRIVEWAYS 8" X 4" X 4" CURB) OF CONCRETE, SEPARATED FROM THE REST OF THE DRIVEWAY CONCRETE BY EXPANSION JOINT MATERIAL. USE A TRAFFIC RATED LID AND LID SHALL BE MARKED "WATER".
 - 7 SET OF METER LID TWO (2) INCHES ABOVE FINISHED GRADE
 - 8 COPPER SETTING MUST BE 7" (SHOW LAY) MESH BARS
 - 9 INSTALL ONE (1) 20" X 6" 1" DC FOAM PAD 1.5# FOR EVERY METER PIT INSTALLED
 - 10 FINISH ONE (1) - FORD TEST PORT REVISIONS SPECIFIC FOR EACH PHASE OF A SUBDIVISION OR PROJECT, PREFERRED BY A SINGLE METER PIT IF APPLICABLE.
 - 11 FUTURE 2" METER INSTALLED BY THE CITY OF KUNA
 - 12 FIRM UNDISTURBED FARTH OR COMPACTED SAND/GRVEL
 - 13 DOUBLE PURPOSE COUPLING
 - 14 FORD FIKES 2-18W-11-3346 WITH MALE CONNECTION
 - 15 VALVE PER ITEM #4
 - 16 DUAL LID CAST FROM LID WITH TWO (2) RECESSED HOLES FOR DUAL SERVICE PITS AND ONE (1) RECESSED HOLE FOR SINGLE SERVICE METER PITS. 1 1/2" O.D. RINGS - 1" DIA.
 - 17 CARTRIDGE CHECK VALVE FOR BACK-FLOW PREVENTION PER ITEM #4
 - 18 20" TALLESS DOWNSIDE DIRECTED BY THE CITY ENGINEER
 - 19 PACK JOINT COMPRESSION FITTING
 - 20 NO. 12 COPPER LOCAT STRUCKER WIRE LOOPED BACK TO WATERMAN.
 - 21 2" DIA X 3/8" DEEP METER BOX (NOTION FOR SERVICE LINES)
 - 22 SPOXY COATED TAPPING SADDLE WITH STAINLESS STEEL BAND
 - 23 WATERMAN (SIZE VARIES - 8" TYP.)
 - 24 USE 1" DIA. CLASS 200 POLYETHYLENE SICH 7 PIPE (TYP.) NO BRIDING IS ALLOWED
 - 25 SWELL BOND PIPE THREAD CONNECTION
 - 26 FULL OPENING 2" BALL VALVE
 - 27 PACK JOINT CURB STOP ADAPTER

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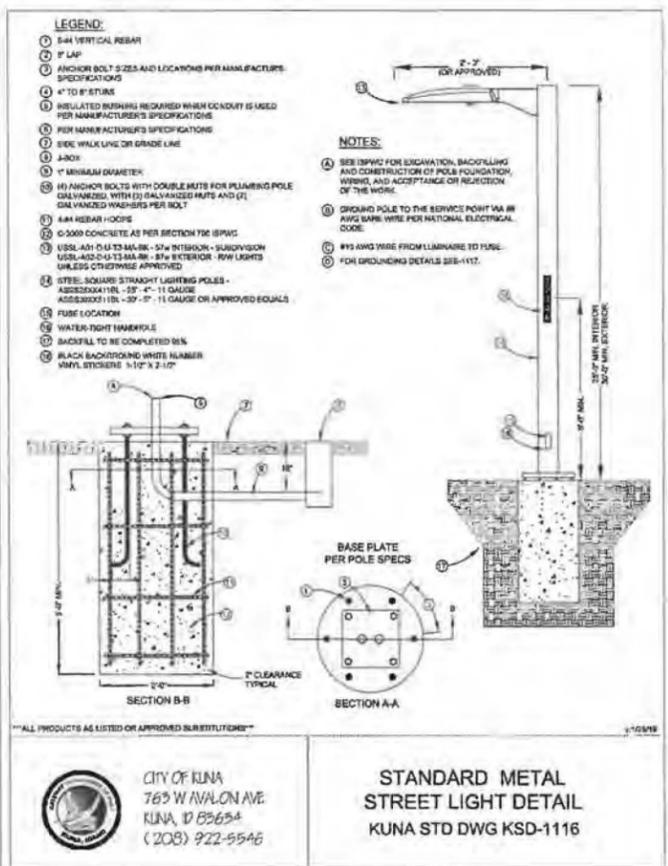
WATER SERVICE CONNECTION STANDARD 5/8" x 3/4" WATER SERVICE
KUNA STD DWG K401-75



- NOTES:**
- 1 ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS
 - 2 WHEN CONSTRUCTING THIS BLOW-OFF AS TEMPORARY USE, INSTALL A 7' LENGTH OF PIPE INTO THE BELL END OF THE LAST LENGTH OF WATERMAN
- LEGEND:**
- 1 2" THREADED COUPLING FEMALE X FEMALE ADAPTER
 - 2 2" MALE ADAPTER COP
 - 3 2" THREADED GALVANIZED PIPE
 - 4 1/2" DRAM HOLE DRILLED PERPENDICULAR TO DRWH LINE
 - 5 PRE-CAST CONCRETE BLOCKS WEDGED IN PLACE
 - 6 2" THREADED GALVANIZED 90° ELBOW
 - 7 2" GATE VALVE
 - 8 2" THREADED GALVANIZED NIPPLE
 - 9 PRE-CAST GRADE 2" RING USED TO SUPPORT COP (2" O.D.) CONCRETE
 - 10 3/4" COP CUT TO LENGTH IN THE FIELD FOR BLOW-OFF OUTSIDE THE RING WITH 1" FOR USE ROAD GRADE MARKER
 - 11 4" X 3" O.D. PRE-CAST CONCRETE GRADE RING MIN 3/4" SERVICE RING MAX 2" GRADE RING AND 3/4" GRADE RING (OTHERWISE COP EXTENSION AND COP BAND)
- NO. 12 COPPER FINDER WIRE (TO BE LAID ON TOP OF PIPE AND FASTENED EVERY 10' WITH DUCT TAPE)
- WATERMAN - SIZE VARIES
- HAMMERHEAD THRUST BLOCK - 10.3 S.F.
- NOTE: EXTEND 1/2" FROM METER BOX AND PROVIDE TEMPORARY PLUG (THREADED IN HIGH DROU/DWATER AREAS)
- FINISHED GRADE
- WATER MANHOLE RING AND LID
- EYE-BOLTS
- 1/2" X 1/4" ROD 2 REQUIRED ON 4" AND SMALLER, 3/4" X 1/4" ROD 4 REQUIRED ON 6" AND LARGER

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2" BLOW-OFF ASSEMBLY DETAIL
TO BE USED ON MAINS <12" DIA
KUNA STD DWG K-405



- LEGEND:**
- 1 5/8" VERTICAL REBAR
 - 2 2" LAP
 - 3 ANCHOR BOLT SIZES AND LOCATIONS PER MANUFACTURE SPECIFICATIONS
 - 4 4" TO 8" STUBS
 - 5 INSULATED BURNING REQUIRED WHEN CONDUIT IS USED PER MANUFACTURER'S SPECIFICATIONS
 - 6 PER MANUFACTURER'S SPECIFICATIONS
 - 7 SIDE WALK LINE OR GRADE LINE
 - 8 J BOX
 - 9 1" MINIMUM DIAMETER
 - 10 ANCHOR BOLTS WITH DOUBLE NUTS FOR PLUMBING POLE GALVANIZED WITH (3) GALVANIZED NUTS AND (2) GALVANIZED WASHERS PER BOLT
 - 11 6#4 REBAR - 100CS
 - 12 6-3000 CONCRETE AS PER SECTION TBE SPEC
 - 13 USE 3/8" DIA 13-MIL-30# WITH 1/8" DIA 13-MIL-30# EXTERIOR - RW LIGHTS UNLESS OTHERWISE APPROVED
 - 14 3/8" DIA SQUARE STRAIGHT LIGHTING POLES - ACCESSORIES 11 LB. - 30" - 2" - 11 GAUGE OR APPROVED EQUALS
 - 15 FUSE LOCATION
 - 16 WATER TIGHT HAMMERLID
 - 17 BACKFILL TO BE COMPLETED PER
 - 18 BLACK BACKFILLING WHITE NUMBER VINYL STICKERS 1-1/2" X 2-1/2"
- NOTES:**
- 1 SEE SPEC FOR ELEVATION, BACKFILLING AND CONSTRUCTION OF POLE FOUNDATION, WIRING AND ACCEPTANCE OR REJECTION OF THE WORK.
 - 2 GROUND POLE TO THE SERVICE POINT VIA AN AWG SAME WIRE PER NATIONAL ELECTRICAL CODE
 - 3 1/2" DIA WIRE FROM LUMINAIRE TO FUSE
 - 4 FOR GROUNDING DETAILS SEE-1117.

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KUNA, ID 83654
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STANDARD METAL STREET LIGHT DETAIL
KUNA STD DWG KSD-1116

CIVIL INNOVATIONS, PLLC
1043 E. PARK BLVD. STE 101
BOISE, ID 83712
PHONE: (208) 854-8181
www.civil-innovations.com



DATE	BY
DESCRIPTION	BY
REVISIONS	BY

PATAGONIA SUBDIVISION NO. 8
KUNA, IDAHO

WATER AND STREET LIGHT DETAILS

PROJECT NO.	19-1205-PAS
DWG FILE	C401
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	10/10/20
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.601
SHEET 23 OF 24

10/20/2020

7	Legal Description			X
8	Affidavits of Legal Interest			X
9	Letter of Intent			X
10	Commitment to Property Posting			X
11	Subdivision Name Reservation			X
12	Preliminary Plat for Monarch Landing			X
13	Landscape Plan for Monarch Landing			X
14	Neighborhood Meeting Certification			X
15	Request for Comment – Agency Transmittal			X
16	City Engineer Letter			X
17	Ada County Highway District Letter			X
18	Boise Project Board of Control Letter			X
19	Central District Health Department Letter			X
20	Department of Environmental Quality Letter			X
21	Kuna Melba News Legal Notification			X
22	400 ft Legal Notice			X
23	Proof of Property Posting			X
24	Public Testimony – James Clark (Submitted 11/12/2020)			X
25	Public Testimony – Michael & Doris Bailey (Submitted 6/23/2020)			X
26	Public Testimony – James Schecter (Submitted 11/12/2020)			X

1.2 Hearings

1.2.1 Planning and Zoning Commission heard this on June 23, 2020, The FCO's were approved by the Planning and Zoning Commission on July 14, 2020. The Council heard this on November 17, 2020 and tabled it to December 15, 2020. The FCO's have been requested to go Council on January 5, 2020.

1.3 Witness Testimony

1.3.1 Those who testified at the Commission's June 23, 2020 hearing are as follows, to-wit:

- 1.3.1.1** City Staff:
Troy Behunin, Planner III
- 1.3.1.2** Appearing for the Applicant:
Will Mason, Mason & Associates, Inc.
- 1.3.1.3** Neighboring Property Owners appearing neutral:
James & Vicki Clark, 2965 N Linder Road, Kuna, ID 83634; Submitted Written Testimony.
- 1.3.1.4** Neighboring Property Owners appearing in opposition:
Zachary Wesley, 2767 N. Kelsan Avenue, Kuna, ID 83634; Virtual Testimony via Zoom.

Michael and Doris Bailey, 2766 N Kelsan Avenue, Kuna, ID 83634; Submitted Written Testimony, read into record.

1.3.1.5 Neighboring Property Owners appearing in support:
None.

1.3.2 Those who testified at the Council's November 17, 2020 hearing are as follows, to-wit:

1.3.2.1 City Staff:
Jace Hellman, Interim Planning and Zoning Director

1.3.2.2 Appearing for the Applicant:
None.

1.3.2.3 Neighboring Property Owners appearing neutral:
None.

1.3.2.4 Neighboring Property Owners appearing in opposition:
None.

1.3.2.5 Neighboring Property Owners appearing in support:
None.

1.3.3 Those who testified at the Council's December 15, 2020 hearing are as follows, to-wit:

1.3.3.1 City Staff:
Jace Hellman, Interim Planning and Zoning Director

1.3.3.2 Appearing for the Applicant:
None.

1.3.3.3 Neighboring Property Owners appearing neutral:
James Schecter, 1520 W Soldotna Dr, Kuna, ID 83634; Submitted Written Testimony.
James & Vicki Clark, 2965 N Linder Road, Kuna, ID 83634; Submitted Written Testimony.

1.3.3.4 Neighboring Property Owners appearing in opposition:
Michael and Doris Bailey, 2766 N Kelsan Avenue, Kuna, ID 83634; Submitted Written Testimony.

1.3.3.5 Neighboring Property Owners appearing in support:
None.

II DECISION

WHEREUPON THE CITY COUNCIL being duly informed upon the premises and having reviewed the record, evidence, and testimony received and being fully advised in the premises, DO

HEREBY MAKE THE FOLLOWING FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER,

to-wit:

**III
FINDINGS OF FACT**

3.1 Findings Regarding Notice

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

3.1.2 Notice Provided

3.1.2.1 Notice was published for the November 17, 2020 hearing on the preliminary plat and rezone for Monarch Landing Subdivision was published in the *Kuna Melba Newspaper*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City and in Ada County and Canyon County.

<i>Newspaper</i>	<i>Dates Published</i>
<i>Kuna Melba Newspaper</i>	October 21, 2020

3.1.2.2 Notice for the November 17, 2020 hearing containing the description of the property proposed to be developed was mailed on the November 6, 2020 to all known and affected property owners within four hundred (400) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the November 17, 2020 hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on October 9, 2020. A Proof of Property Posting was provided to staff on October 12, 2020.

3.1.2.4 Notice for the November 17, 2020 and December 15, 2020 hearing was posted in conspicuous places within City Hall on the Foyer’s Bulletin Boards and City Website.

3.2 Findings Regarding Rezone

3.2.1 The land for proposed Rezone is comprised of one parcel totaling approximately 17.34 acres. The parcels include the following:

Property Owner	Parcel Size:	Current Zone	Parcel Number
Wolfgram, Dennis & Helene	17.34 acres	Ag. – Agriculture	R8555340170

3.2.2 None of the landowners of the parcel at issue opposed rezoning.

- 3.2.3** The Parcel is currently in Kuna City Limits and has a zoning district classification of Agriculture. The Comprehensive Plan Future Land Use Map identifies the subject parcels as Commercial.
- 3.2.4** The existing land uses and zoning district classifications for lands surrounding the subject parcels are as follows:

North	RR	Rural Residential – Ada County
South	A	Agriculture – Kuna City
East	C-1	Neighborhood Commercial – Kuna City
West	R-4	Medium-Density Residential – Kuna City

- 3.2.5** The Property was annexed into Kuna City Limits on July 5, 2006.
- 3.2.6** The proposed project sites contain one single-family home and three agricultural outbuildings. The site around the existing home and outbuildings will be platted as an out parcel with the Monarch Landing Subdivision. Vegetation in direct proximity to the single-family home includes trees, shrubs and grass. Vegetation on the remainder of the site is consistent with that of crop fields.
- 3.2.7** The parcels have an estimated average slope of less than 1.25%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be greater than 60 inches across the proposed development area.

3.3 Findings Regarding Preliminary Plat Application

- 3.3.1** All technical requirements listed in KCC 6-2-3 were provided on the Preliminary Plat.
- 3.3.2** The proposal is for a multi-phased Subdivision that would include 15 lots (10 commercial lots and 5 Common lots).
- 3.3.3** The applicant requested a C-3 (Service Commercial).
- 3.3.5** Monarch Landing Subdivision is located in the Hubbard Lift Station Sewer Drainage Basin. Approximately 200 EDU connections may be available in the Hubbard Lift Station Drainage Basin. Developer participation may be needed to expand the Hubbard Lift Station and associated force main. Sewer and Water “Will Serve” commitments shall be based on available water and sewer capacities at the time of construction drawing approval.
- 3.3.6** Correspondence from ACHD, confirmed by City Council, requires both access points on Hubbard Road to align with the two existing accesses to the north, and the most western access (approx. 675-ft west of the Hubbard Road and Linder Road Intersection) be approved as a temporary full access. Additionally, the access proposed on Linder shall be approved as Right In/Right Out.

3.4 Testimony of the City Planner

- 3.4.1 Conclusions:** The City Planner, in a staff report to the City Council dated December 15, 2020, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

- 3.4.1.1** The applicant proposes to rezone lot 1, Block 1 within the Tukila subdivision from Agriculture (Ag.) to C-3 (Area Commercial). Lot 1, Block 1 is approximately 17.34 acres, and is within Kuna City limits. Applicant proposes to subdivide the 17.34 acres into 15 total lots (10 buildable lots, five (5) common lots). The applicant held a neighborhood meeting with residents within 400 ft of the subject site on September 5, 2019. There were 10 people who attended the meeting. Minutes from the neighborhood meeting are included in packet.
- 3.4.1.2** The applicant proposes three separate points of access, two on Hubbard road, and one on Linder Road per the originally submitted preliminary plat dated 12.9.2020. ACHD has policies and design standards for access on classified roads that must be followed; both are classified as Mile arterial roads. ACHD has recommended that both access points on Hubbard line up with the two existing accesses to the north, and that the western access should be a temporary full-access. ACHD has also recommended that the Linder Rd. access be a Right In/Right Out and located between lots 14 & 15. Staff supports a full access for the proposed western Hubbard Rd. access (approx. 675' west of the intersection) as long as it lines up with the northern access. With Councils approval staff will support a Right In/Right Out for the proposed eastern Hubbard access and a Right in/Right Out for the Linder Road access. Due to the increasing volume of traffic at this intersection staff does not support a full-access for the proposed eastern Hubbard Road or Linder Road access points. Staff would recommend the applicant be conditioned to follow Kuna City Code (KCC) for improvements to include curb, gutter and an 8-foot sidewalk on both frontages. A Preliminary Plat, dated August 5, 2020, has since been submitted to Staff incorporating the improvements required by Kuna City Code and Ada County Highway District, as well as comments provided by the Kuna Planning and Zoning Commission at their June 23, 2020 public hearing, which includes a 15-ft landscape buffer along the western property line.
- 3.4.1.3** The City does not allow for borrow ditches for any roads. If a classified road does not meet the ACHD policies for vertical curb and if the need arises for borrow ditches on classified roads *and* if ACHD specifically does not allow vertical curb, staff recommends the applicant be conditioned to obtain a license agreement from ACHD to provide sod and watering source in the borrow ditches as allowed. Applicant shall provide sand windows for draining. It is the goal of the City of Kuna to have a completed project along roadways and dirt/gravel are not a completed road section.
- 3.4.1.4** Although the existing residence is not a part of the proposed preliminary plat, it is still part of the overall project and impact to the area. Staff notified the applicant prior to submittal to expect to be required to fully improve the frontage along Hubbard Road including connection to the existing sidewalk to the west to complete this section of an arterial road. This proposed development will create a small remnant property and will likely not be redeveloped for a long time. If this is not improved with this development, it will create a gap in the road section and the sidewalk greater than 300' with commercial attracting more vehicle and foot traffic, in compliance with Objective 4.B.2 of the Comp Plan.

- 3.4.1.5** Kuna’s Comprehensive Plan (Comp Plan), encourages a variety of commercial uses to be established throughout the City numerous times throughout the document. Additionally, the City encourages commercial uses on corners of arterial roadways. Staff supports a five-acre self-storage facility at this location provided the applicant places the storage units as proposed. This application also provides for additional commercial uses on the Linder and Hubbard frontages, including the hard corner. The Comp plan encourages a variety of Commercial uses throughout the City.
- 3.4.1.6** Staff has determined the rezone and preliminary plat requests generally comply with the goals and policies for Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan. The applicant will be required to work with staff, Ada County Highway District, Kuna Rural Fire District, as well as any other applicable agencies to ensure conformance to each agency’s requirements.
- 3.4.2 Staff Recommendations:** As a result of the review, Interim Planning and Zoning Director, Jace Hellman, recommended that if the City Council approves case nos. 19-08-ZC (Rezone) and 19-10-S (Preliminary Plat), the applicant be subject to the following conditions of approval, including one additional condition:
- 3.4.2.1** 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:
- 3.4.2.1.1** The City Engineer shall approve the sewer hook-ups.
- 3.4.2.1.2** The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
- 3.4.2.1.3** Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, “Catalog for Best Management Practices for Idaho Cities and Counties”.
- 3.4.2.1.4** The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
- 3.4.2.1.5** The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
- 3.4.2.1.6** Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).

- 3.4.2.1.7** All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
- 3.4.2.2** Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
- 3.4.2.3** Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- 3.4.2.4** When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMIS).
- 3.4.2.5** Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform all corresponding Master Plans.
- 3.4.2.6** Curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code Title 5 Chapter 17 and Title 6 Chapter 4.
- 3.4.2.7** Preliminary Plat note No. 9 shall be amended to state common lots, or be eliminated. A revised preliminary plat shall be submitted to the Planning and Zoning Department for approval.
- 3.4.2.8** Applicant shall work with staff in order to provide locations of street lights as required by Kuna City Code.
- 3.4.2.9** Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
- 3.4.2.10** Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
- 3.4.2.11** All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
- 3.4.2.12** If ACHD *specifically* does not allow vertical curb for classified roads, the applicant is conditioned to obtain a license agreement from ACHD to provide sod and watering source in the borrow ditches as allowed, including sand windows for draining.

Otherwise, road widening and full improvements is hereby conditioned.

- 3.4.2.13** The applicant's updated Landscape Plan shall be considered a binding site plan, *or as modified and approved* through the public hearing process.
- 3.4.2.14** Applicant shall comply with Kuna City Code 5-17 for all common areas. The applicant shall provide staff with an amended landscape plan.
- 3.4.2.15** Landscaping cannot be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves, and/or ACHD underground facilities and must honor all vision triangles.
- 3.4.2.16** Applicant shall provide an organic landscaped strip at least 15' wide on the west side during the Design Review for the Storage units.
- 3.4.2.17** If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.
- 3.4.2.18** Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.
- 3.4.2.19** 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.
- 3.4.2.20** Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
- 3.4.2.21** Developer/owner/applicant shall comply with all local, state and federal laws.

3.5 Other Testimony

- 3.5.1** 6/23/2020 Public Hearing – William Mason, Mason & Associates, testified that the proposed project complies with the future land use map. The main purpose of this project to acquire a special use permit for additional self-storage and the remaining lots will be for gas station and strip mall type users. They do agree with Staffs and ACHD's concerns and will provide an update plat correcting the concerns. Cross access will be provided across the site. Additional access concerns and solutions were discussed.
- 3.5.2** 6/23/2020 Public Hearing – Zachary Wesley, 2767 N Kelsan Avenue, testified about concern for competing commercial and residential uses and future compatibility issues in the area. Commercial is appropriate there, but was not convinced the applicant had done enough to consider the existing residential.
- 3.5.3** 6/23/2020 Public Hearing – Michael & Doris Bailey (read into record by City Planner III, Troy Behunin) 2766 N Kelsan Avenue, testified that their home is directly adjacent to the first phase of this project. Concerns regarding lighting and noise that would impact their ability to enjoy their own backyard. Traffic will increase as a result as well.

- 3.5.4** 6/23/2020 Public Hearing (Rebuttal) – William Mason, Mason & Associates, discussed potential mitigations to reduce the impact on existing residences including additional organic landscape strip along western boundary in addition to a CMU wall. They would also incorporate dark sky lighting, so lights will shine directly down and not into neighbors' backyards.

IV

CONCLUSIONS OF LAW

RE: POWERS AND DUTIES OF THE CITY COUNCIL

- 4.1** City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.
- 4.2** The power of the City of Kuna lies in the City Council to hear this matter as provided in Idaho Code §§ 50-13 & 67-65, and Kuna City Code §1-14-3.

V

CONCLUSIONS OF LAW

RE: APPLICATION FOR REZONE

- 5.1** The City of Kuna has authority to rezone lands within its boundaries pursuant to I.C. § 67-6511.
- 5.2** Kuna City Code, Title 1, Chapter 14, Section 3, states that Rezones are designated as public hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body.
- 5.3** The Rezone, proposed by the Rezone Application in Case No. 19-08-ZC, would comply with the comprehensive plan.

VI

CONCLUSIONS OF LAW

RE: APPLICATION FOR PRELIMINARY PLAT

- 6.1** The City of Kuna has authority to approve preliminary plats within its boundaries pursuant to I.C. § 50-13 & 67-65.
- 6.2** Kuna City Code, Title 1, Chapter 14, Section 3, states that Preliminary Plats are designated as public hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body.
- 6.3** Subdivision regulations as defined in Kuna City Code Title 6 are authorized by I.C. §§ 50-13 & 67-65 and Article 12, section 2.

VII

ORDER OF APPROVAL OF APPLICATIONS FOR REZONE AND PRELIMINARY PLAT

The Kuna City Council, having reviewed the above-entitled record, having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon

the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY ORDER AND THIS DOES ORDER:

7.1 That the Rezone application (Case No. 19-08-ZC) is approved

7.2 That the Preliminary Plat application (Case No. 19-10-S) is approved.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 5th day of January, 2020.

Joe Stear, Mayor

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

	)	Case Nos. 20-03-AN (Annexation)
IN THE MATTER OF THE APPLICATIONS OF)	
COLLIAS FAMILY TRUST)	
NARRAGANSETT PROPERTIES, LLC)	
HOLTON EQUIDEBT, LLC)	
STEPHANOS COLLIAS)	
	)	FINDINGS OF FACT,
	)	CONCLUSIONS OF LAW, AND
	)	ORDER OF APPROVAL OF
For Annexation for <i>C&G Farms</i>.	)	ANNEXATION APPLICATION.

THESE MATTERS came before the City Council for public hearing on December 15, 2020 for the receipt and consideration by the City Council of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced Application. The City Council does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and Order of Decision.

**I
RECORD OF PROCEEDINGS**

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

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1	Exhibit List			X
2	City Council Staff Memo			X
3	Planning and Zoning Commission Findings of Fact			X
4	Planning and Zoning Commission Meeting Minutes 10.27.2020			X
5	Planning and Zoning Commission Sign in Sheet			X
6	Commission and Council Review Application			X

7	Letter of Intent			X
8	Vicinity Map			X
9	Site Photos			X
10	Legal Description			X
11	Zone Descriptions			X
12	Affidavit of Legal Interest			X
13	Property Deeds			X
14	Neighborhood Meeting Certification			X
15	Commitment to Property Posting			X
16	Agency Transmittal			X
17	Kuna Rural Fire District			X
18	City Engineer			X
19	Ada County Highway District			X
20	Economic Development			X
21	Planning and Zoning Commission KMN Legal Notice			X
22	Planning and Zoning Commission Certificate of Mailing			X
23	Planning and Zoning Commission Proof of Property Posting			X
24	City Council KMN Legal Notice			X
25	City Council Certificate of Mailing			X
26	City Council Proof of Property Posting			X

1.2 Hearings

1.2.1 Planning and Zoning Commission heard this on October 27, 2020. The City Council heard this on December 15, 2020. The FCO's have been requested to go before the City Council on January 5, 2021.

1.3 Witness Testimony

1.3.1 Those who testified at the Planning and Zoning Commission's October 27, 2020 hearing are as follows, to-wit:

1.3.1.1 City Staff:
Doug Hanson, Planner I

1.3.1.2 Appearing for the Applicant:
Tamara Thompson, The Land Group, Inc

1.3.2 The hearing was then closed for the receipt of evidence and testimony.

1.3.3 Those who testified at the City Council's December 15, 2020 hearing are as follows, to-wit:

- 1.3.3.1** City Staff:
Doug Hanson, Planner I
- 1.3.3.2** Appearing for the Applicant:
Tamara Thompson, The Land Group, Inc

1.3.4 The hearing was then closed for the receipt of evidence and testimony.

II DECISION

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

III FINDINGS OF FACT

3.1 Findings Regarding Notice

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

3.1.2 Notice Provided

3.1.2.1 Notice was published for the December 15, 2020 hearing on the Annexation for C&G Farms was published in the *Kuna Melba Newspaper*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City and in Ada County and Canyon County.

<i>Newspaper</i>	<i>Date Published</i>
<i>Kuna Melba Newspaper</i>	November 25, 2020

3.1.2.2 Notice for the December 15, 2020 hearing containing the legal description of the property proposed to be developed was mailed on November 24, 2020 to all known and affected property owners within three hundred (300) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the December 15, 2020 hearing was posted in conspicuous places within City Hall on the Foyer Bulletin Boards and City Website.

3.2 Findings Regarding Annexation

3.2.1 The land for proposed annexation is comprised of six parcels totaling approximately 440.25 acres. The parcels are as follows:

Property Owner	Parcel Size – Approx.	Current Zone	Parcel Number
Collias Family Trust	42.2	RP (Ada County)	S2006220000
Collias Family Trust	156.22	RP (Ada County)	S2101310000
Narragansett Properties, LLC	42.04	RP (Ada County)	S2006231100
Narragansett Properties, LLC	119.25	RP (Ada County)	S2101130000
Holton EquiDebt, LLC	39.67	RP (Ada County)	S2101110050
Stephanos Collias	40.87	RP (Ada County)	S2101120610

3.2.2 None of the landowners of the parcels at issue opposed annexation.

3.2.3 The existing land uses and zoning designations for lands surrounding the subject parcel is as follows:

North	RP	Rural Preservation – Ada County
South	RP P	Rural Preservation – Ada County Public – Kuna City
East	RP	Rural Preservation – Ada County
West	P	Public – Kuna City

3.2.4 The proposed project site contains one residence. On-site vegetation is consistent with that of agricultural fields.

3.2.5 The parcels have an estimated slope average of 1% to 1.4%. According to the USDA Soil Survey for Ada County, bedrock depth for the site is estimated to be 20” to 40”.

3.3 Testimony of the City Planner

3.3.1 Conclusions: The City Planner, in a staff report to the City Council dated December 15, 2020 confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 On June 12, 2020 Planning and Zoning staff held a pre-application meeting with the applicant, Public Works, and Kuna Rural Fire District to discuss the project. The applicant held a neighborhood meeting with neighboring land owners within 300-feet of the proposed project area on July 29, 2020, there were 10 attendees. The meeting minutes have been included as a part of this application.

3.3.1.2 Staff has determined that the property is eligible for annexation into Kuna City limits. The property owner is consenting to the annexation and the property is contiguous with Kuna City limits situated to the west of the subject site.

- 3.3.1.3** The applicant is proposing to annex approximately 440.25 acres into Kuna City Limits; approximately 164.78 acres will be zoned M-1 (Light Manufacturing/Industrial) and 275.47 acres will be zoned M-2 (Heavy Manufacturing/Industrial), in accordance with the Industrial future land use designation on the Future Land Use Map (FLUM).
- 3.3.1.4** This request is limited to the annexation of the land into Kuna City Limits, with no development associated with the application.
- 3.3.1.5** Staff has determined the applicant’s annexation request is in compliance with Kuna City Code (KCC), Title 5; Idaho Statutes §50-222 and §67-65 and the goals and policies set in Kuna’s Comprehensive Plan. Staff recommends if the Council approves Case No. 20-03-AN, that the applicant be subject to the conditions of approval listed in Section 3.3.2 of this report, as well as any additional conditions designated by the City Council.
- 3.3.2 Staff Recommendations:** As a result of the review, City Planner I, Doug Hanson, recommended that if the City Council approves of Case No. 20-03-AN (Annexation), the applicant be subject to the following conditions of approval:
- 3.3.2.1** 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:
- 3.3.2.1.1** The City Engineer shall approve the sewer hook-ups.
- 3.3.2.1.2** The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
- 3.3.2.1.3** Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, “Catalog for Best Management Practices for Idaho Cities and Counties”.
- 3.3.2.1.4** The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.
- 3.3.2.1.5** The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.

- 3.3.2.1.6 Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid *prior to issuance* of any building permit(s).
- 3.3.2.1.7 All public rights-of-way shall be dedicated and constructed to standards of the City and ACHD. No public street construction may commence without the approval and permit from ACHD.
- 3.3.2.2 Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.
- 3.3.2.3 Compliance with Idaho Code §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- 3.3.2.4 At such time as the City of Kuna's infrastructure reaches this development site, connection to City Utilities may be required.
- 3.3.2.5 The Landowner/Applicant/Developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through the public hearing process.
- 3.3.2.6 Developer/Owner/Applicant shall follow staff, City Engineers and other agency requirements as applicable.
- 3.3.2.7 Developer/Owner/Applicant shall comply with all local, state and federal laws.

3.4 Other Testimony

- 3.4.1 10/27/2020 Public Hearing – Tamara Thompson, The Land Group Inc, testified about the specifics of the project discussing the proposed annexations alignment with the FLUM and Comprehensive Plan.
- 3.4.2 12/15/2020 Public Hearing - Tamara Thompson, The Land Group Inc, testified about the specifics of the project discussing the proposed annexations alignment with the FLUM and Comprehensive Plan.

IV

CONCLUSIONS OF LAW

RE: POWERS AND DUTIES OF THE CITY COUNCIL

- 4.1 City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.

- 4.2 The power of the City of Kuna lies in the City Council to hear this matter as provided in Idaho Code §50-222 and Kuna City Code 2-1-5 (B).

V

CONCLUSIONS OF LAW RE: APPLICATION FOR ANNEXATION

- 5.1 The City of Kuna has authority to annex lands into its boundaries pursuant to Idaho Code §50-222.

5.1.1 I.C. §50-222(1) provides that:

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

(emphasis added).

- 5.2 The proposed annexation is a Category A Annexation as described in I.C. §50-222(3)(a), because all private landowners of the parcels at issue have consented to the proposed annexation.
- 5.3 The annexation, proposed by the Annexation Application in Case No. 20-03-AN, would constitute an orderly development and would not contribute to urban sprawl of the City.

VI

ORDER OF APPROVAL OF APPLICATION FOR ANNEXATION

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

- 6.1 That the Annexation application (Case Nos. 20-03-AN) is hereby *approved*.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 5th day of January 2021.

Joe Stear, Mayor

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

	)	Case Nos. 20-07-S (Preliminary Plat)
)	
IN THE MATTER OF THE APPLICATIONS OF)	
)	
HEARTLAND TOWNHOMES)	
PROPERTY MANAGEMENT, LLC)	
UNION SQUARE LLC)	
	)	FINDINGS OF FACT,
	)	CONCLUSIONS OF LAW, AND
	)	ORDER OF APPROVAL OF
For Preliminary Plat for the <i>Memory Ranch</i>	)	PRELIMINARY PLAT
<i>Subdivision No. 6-9.</i>	)	APPLICATION.

THESE MATTERS came before the City Council for public hearing on December 15, 2020 for receipt and consideration by the City Council of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced Application. The City Council does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and Order of Decision.

**I
RECORD OF PROCEEDINGS**

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

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1	Exhibit List			X
2	City Council Staff Memo			X
3	Planning and Zoning Commission Findings of Fact			X
4	Planning and Zoning Meeting Minutes			X
5	Planning and Zoning Commission Sign in Sheet			X
6	Commission and Council Review Application			X

7	Preliminary Plat Checklist			X
8	Vicinity Map			X
9	Common Area Maintenance Agreement			X
10	Legal Description			X
11	Affidavit of Legal Interest			X
12	Letter of Intent			X
13	Commitment to Property Posting			X
14	TIS Executive Summary			X
15	Preliminary Plat			X
16	Landscape Plan			X
17	Neighborhood Meeting Certification			X
18	Agency Transmittal			X
19	Boise Project Board of Control			X
20	Central District Health Department			X
21	City Engineer			X
22	Ada County Highway District			X
23	Planning and Zoning Commission KMN Legal Notice			X
24	Planning and Zoning Certificate of Mailing			X
25	Planning and Zoning Commission Proof of Property Posting			X
26	City Council KMN Legal Notice			X
27	City Council Certificate of Mailing			X
28	City Council Proof of Property Posting			X
29	Mary Griffin Online Public Testimony Form 10.3.2020			X
30	Laramie Lerastre Online Public Testimony Form 10.8.2020			X

1.2 Hearings

1.2.1 Planning and Zoning Commission heard this on October 13, 2020. The Council heard this on December 1, 2020. The FCO's have been requested to go before the City Council on December 15, 2020.

1.3 Witness Testimony

1.3.1 Those who testified at the Commissions October 13, 2020 hearing are as follows, to-wit:

1.3.1.1 City Staff:
Doug Hanson, Planner I

1.3.1.2 Appearing for the Applicant:
Jane Suggs, Gem State Planning

- 1.3.2** The hearing was then closed for the receipt of evidence and testimony.
- 1.3.3** Those who testified at the Council December 15, 2020 hearing are as follows, to-wit:
- 1.3.3.1** City Staff:
Doug Hanson, Planner I
- 1.3.3.2** Appearing for the Applicant:
Jane Suggs, Gem State Planning
- 1.3.4** The hearing was then closed for the receipt of evidence and testimony.

II DECISION

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

III FINDINGS OF FACT

3.1 Findings Regarding Notice

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

3.1.2 Notice Provided

3.1.2.1 Notice was published for the December 15, 2020 hearing on the Preliminary Plat for Memory Ranch Subdivision No. 6-9 was published in the *Kuna Melba Newspaper*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City and in Ada County and Canyon County.

<i>Newspaper</i>	<i>Dates Published</i>
<i>Kuna Melba Newspaper</i>	November 25, 2020

3.1.2.2 Notice for the December 15, 2020 hearing containing the legal description of the property proposed to be developed was mailed on the November 24, 2020 to all known and affected property owners within four hundred (400) feet of the boundaries of the area described in the application.

- 3.1.2.3** Notice for the December 15, 2020 hearing was posted in conspicuous places within City Hall on the Foyer's Bulletin Boards, City Website, and Post Office.

3.2 Findings Regarding Preliminary Plat Application

- 3.2.1** The land for proposed subdivision is four parcels totaling approximately 67.5 acres. The parcels include the following:

Property Owner	Parcel Size:	Current Zone:	APN:
Heartland Townhomes Property Management	5.14	R-6 (Medium Density Residential)	S1303120810
Heartland Townhomes Property Management	20	R-6 (Medium Density Residential)	S1303120900
Heartland Townhomes Property Management	20	R-6 (Medium Density Residential)	S1303121450
Union Square LLC	21.64	R-6 (Medium Density Residential)	S1303121500

- 3.2.2** Applicant requested to divide 67.5 acres into 259 single-family lots and 22 common lots.
- 3.2.3** The site is located at 3895 W Lake Hazel Road, Kuna, ID 83634.
- 3.2.4** The existing land uses and zoning designations for lands surrounding the subject parcel are as follows:

Property Owner	Parcel Size:	Current Zone:	APN:
Heartland Townhomes Property Management	5.14	R-6 (Medium Density Residential)	S1303120810
Heartland Townhomes Property Management	20	R-6 (Medium Density Residential)	S1303120900
Heartland Townhomes Property Management	20	R-6 (Medium Density Residential)	S1303121450
Union Square LLC	21.64	R-6 (Medium Density Residential)	S1303121500

- 3.2.5** The Comprehensive Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups in Kuna, as well as the installation of pathways and open space.
- 3.2.6** Several improvements and changes to existing roadways would need to be made as part of the proposed project. The applicant testified to their willingness to make these improvements.
- 3.2.7** All technical requirements listed in KCC 6-2-3 were provided on the Preliminary Plat.

3.4 Testimony of the City Planner

3.4.1 Conclusions: The City Planner, in a staff report to the City Council dated December 15, 2020 confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.4.1.1 On February 14, 2020 Planning and Zoning staff held a pre-application meeting with the applicant, Public Works, Parks Department, Kuna Joint School District, Kuna Rural Fire District and Kuna Police Department to discuss the project. The applicant held a neighborhood meeting on June 2, 2020. There was a total of four (4) residents who attended the meeting. Neighborhood meeting minutes as well as mailed materials have been provided as a part of this application.

3.4.1.2 The applicant is proposing to subdivide the approximately 67.5-acres into 281 total lots (259 buildable lots and 22 common lots), the property is zoned R-6 (Medium Density Residential) within Kuna City Limits. The overall gross density of the project is 3.84 dwelling units per acre (DUA).

3.4.1.3 With this proposed project, the applicant will improve Lake Hazel Road along the northern boundary of the subdivision. Lake Hazel is listed as an east west major arterial on the City of Kuna Street Circulation Map. Staff would recommend that Lake Hazel Road be improved as half of a 96-foot street section with vertical curb, gutter and detached sidewalk installed in accordance with Kuna City Code (KCC) 5-17-13 and 6-4-2 and Ada County Highway District (ACHD) Policy. The proposed project will construct sections of two entirely new collector roads, Shayla Avenue and Butterfly Street. Shayla Avenue is proposed as a north south major collector and Butterfly Street is proposed as an east west major collector, conforming to the Street Circulation Map. Staff recommends that both roadways be constructed as half of a 36-foot street section plus 12 additional feet of pavement widening, with vertical curb, gutter and detached sidewalk installed in accordance with KCC 5-17-13 and 6-4-2 and ACHD Policy. The applicant will be required to install a sign at the terminus of Shayla Avenue and Butterfly Street, as well as each proposed stub street stating that these roads will continue in the future. Staff will defer the applicant to comments provided by ACHD for preferred language. ACHD recommends the applicant should be required to construct a temporary turnaround at the east terminus of Butterfly Street, as it is greater than 150-feet in length. The temporary turnaround should be paved and constructed with a minimum 45-degree turning radius, staff agrees with this recommendation.

3.4.1.4 The installation of streetlights are a required public improvement listed under KCC 6-4-2. The applicant has not included proposed locations of streetlights on the preliminary plat. Staff will require the applicant to

work with staff in order to comply with KCC and install street lights with a maximum spacing of 250 ft. The final location of street lights will be approved at the time of construction document review. Staff would note that these streetlights must be designed and installed according to “Dark Sky” standards.

3.4.1.5 The proposed application includes several internal pathways; staff will require the applicant comply with KCC 5-5-5-F and install “see-through” fencing. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. Additionally, staff notes that if this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves, or ACHD underground facilities. In the event that locations of landscaping are within the locations listed above, the landscaping in that area must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a final landscape inspection. The developer, owner and/or applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to signature on the Final Plat.

3.4.1.6 Kuna’s Comprehensive Plan (Comp Plan) encourages a variety of housing types for all income levels, open space and pathways numerous times throughout the document. Pertinent sections of the Comp Plan that address the above listed items are included below in Section G of this report. Staff has reviewed the proposed preliminary plat for technical compliance with KCC, and finds the pre-plat and landscape plan are in compliance with Kuna City Code, Title 5 and Title 6 of the Kuna City Code; Idaho Statute §67-6511; and Kuna Comprehensive Plan. The applicant will be required to work with Kuna staff, Ada County Highway District (ACHD), the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency’s requirements. Staff recommends that if the City Council approves of Case No. 20-07-S (Preliminary Plat), the applicant be subject to the conditions of approval listed in Section 3.4.2 of this report, as well as any additional conditions requested by the City Council.

3.4.2 Staff Recommendations: As a result of the review, Doug Hanson, Planner I, recommends that if the City Council approves of Case No. 20-07-S (Preliminary Plat), the applicant be subject to the conditions of approval:

3.4.2.1 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:

- 3.4.2.1.1** The City Engineer shall approve the sewer hook-ups.
- 3.4.2.1.2** The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
- 3.4.2.1.3** Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
- 3.4.2.1.4** The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
- 3.4.2.1.5** The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
- 3.4.2.1.6** Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid *prior to issuance* of any building permit(s).
- 3.4.2.1.7** All public rights-of-way shall be dedicated and constructed to standards of the City and ACHD. No public street construction may commence without the approval and permit from ACHD.
- 3.4.2.2** Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.
- 3.4.2.3** Compliance with Idaho Code §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
- 3.4.2.4** When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System (KMIS) of the City).
- 3.4.2.5** Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform to all corresponding Master Plans.

- 3.4.2.6** The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional lift station capacity.
- 3.4.2.7** Curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code Title 5 Chapter 17 and Title 6 Chapter 4.
- 3.4.2.8** Applicant/Developer shall install a sign at the terminus of Shayla Avenue and Butterfly Street, as well as every proposed stub street stating these roads will continue in the future. Applicant/Developer shall obtain proper language from Ada County Highway District.
- 3.4.2.9** Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code.
- 3.4.2.10** Street lights for the site shall be LED lighting and must comply with Kuna City Code and established “Dark Sky” practices.
- 3.4.2.11** Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
- 3.4.2.12** 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.
- 3.4.2.13** Landscaping shall not be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
- 3.4.2.14** The applicant shall install sod wherever the landscape plan (dated June 2, 2020) identifies “Lawn” and provide staff an updated landscaping plan accommodating the requested change.
- 3.4.2.15** All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in KCC 5-10.
- 3.4.2.16** If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.
- 3.4.2.17** Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.
- 3.4.2.18** 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.

3.4.2.19 Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements as applicable.

3.4.2.16 Developer/Owner/Applicant shall comply with all local, state and federal laws.

3.5 Other Testimony

3.5.1 10/13/2020 Public Hearing – Jane Suggs, Gem State Planning, testified about the specifics of the development, providing a mix of lot sizes; subdivision amenities will include a large park, picnic shelter, half basketball court and walking paths, mid-mile collectors, Shayla and Butterfly, will be constructed as a part of this project.

3.5.2 12/15/2020 Public Hearing – Jane Suggs, Gem State Planning, testified about the specifics of the development discussing amenities including a large park, half basketball court and pedestrian pathway system. Improvements to the property frontage on Lake Hazel Road and the construction of two new mid-mile collectors, Shayla Avenue and Butterfly Street.

IV

CONCLUSIONS OF LAW

RE: POWERS AND DUTIES OF THE CITY COUNCIL

4.1 City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.

4.2 The power of the City of Kuna lies in the City Council to hear this matter as provided in Idaho Code §50-222, §67-6513, & §67-6615, and Kuna City Code 6-2-3 (F).

4.3 The Kuna City Council has the exclusive general supervisory authority over all plat approvals and certification under their jurisdiction as provided in Idaho Code §50-1308.

V

CONCLUSIONS OF LAW

RE: APPLICATION FOR PRELIMINARY PLAT

5.1 The City of Kuna has authority to approve preliminary plats within its boundaries pursuant to Idaho Code §50-13 & §67-65, and Kuna City Code 6-1-2.

VI

ORDER OF APPROVAL OF APPLICATION FOR

PRELIMINARY PLAT

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

6.1 That the preliminary plat application (Case No. 20-07-S) is hereby *approved*.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 5th day of January, 2021.

Joe Stear, Mayor



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

MEMO

Date: January 5, 2021
From: Doug Hanson, Planning and Zoning Department
To: Mayor & City Council Members
RE: Case Nos. 20-02-S (Preliminary Plat) & 20-01-ZC (Rezone) - Sera Sole

Mayor and City Council Members,

Staff is currently working with the applicant, Ada County Highway District (ACHD), Kuna Rural Fire District (KRFD) and Kuna Police Department (KPD) in order to obtain additional comment on the proposed Sera Sole Subdivision as specified by the City Council on December 1, 2020.

The applicant is working with ACHD in order to complete a sight distance analysis. KRFD and KPD are providing comments to staff on emergency services response time and accessibility. Additional comments have not been completed in time for the January 5, 2021 public hearing. Staff requests that Case Nos. 20-02-S (Preliminary Plat) & 20-01-ZC (Rezone) – Sera Sole be tabled to a date certain.

Best Regards,

Doug Hanson
Planner I
Planning and Zoning Department
dhanson@kunaid.gov
208.922.5274

**RESOLUTION NO. R01-2021
CITY OF KUNA, IDAHO**

A RESOLUTION DECLARING THE CITY OF KUNA, IDAHO TO BE A SECOND AMENDMENT SANCTUARY CITY.

WHEREAS, the Right of the People to Keep and Bear Arms is guaranteed as an Individual Right under the Second Amendment to the United States Constitution and under the Constitution of the State of Idaho, Article 1, Section 11; and

WHEREAS, the Right of the People to Keep and Bear Arms for defense of Life, Liberty, and Property is regarded as an Inalienable Right by the People of the City of Kuna, Idaho; and

WHEREAS, the Kuna, Idaho City Council has been elected to represent the People of Kuna, Idaho and, being duly sworn by their Oath of Office to uphold the United States Constitution and the Constitution of the State of Idaho; and

WHEREAS, the citizens of Kuna are opposed to any legislation considered by the Idaho State Legislature or the United States Congress that would infringe upon the right to keep and bear arms and would ban the possession and use of any firearms, magazines, ammunition, or accessories now employed by individual citizens of Kuna, Idaho for defense of life, liberty, and property or would require a firearms owner's ID card or tax the possession of the firearms or ammunition within Kuna, Idaho.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Kuna City Council hereby declares the City of Kuna to be a Second Amendment Sanctuary City.

BE IT FURTHER RESOLVED the Kuna City Council does hereby oppose the enactment of any legislation that would infringe upon the rights of the People to keep and bear arms and consider such laws to be unconstitutional and beyond lawful legislative authority.

BE IT FURTHER THE RESOLVED the People of Kuna, Idaho affirm support of the Kuna Police Department and, additionally, specifically to exercise sound discretion to not enforce against any citizen any unconstitutional laws.

BE IT FURTHER RESOLVED that the Kuna City Council will not appropriate any funds for any enforcement of unconstitutional laws against the People of Kuna, Idaho.

PASSED BY THE COUNCIL of Kuna, Idaho this 5th day of January, 2021.

APPROVED BY THE MAYOR of Kuna, Idaho this 5th day of January, 2021.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

(Space above reserved for recording)

**ORDINANCE NO. 2021-01
CITY OF KUNA, IDAHO**

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM
[DB DEVELOPMENT LLC. REAL PROPERTY]**

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

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

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 DB DEVELOPMENT LLC. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the “SUBJECT REAL PROPERTIES”) within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and

1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

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

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

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

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

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

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

DATED this 5th day of January, 2021.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A
LEGAL DESCRIPTION FOR WATER RIGHTS ON
DB DEVELOPMENT LLC
SPRINGHILL 2 SUBDIVISION

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

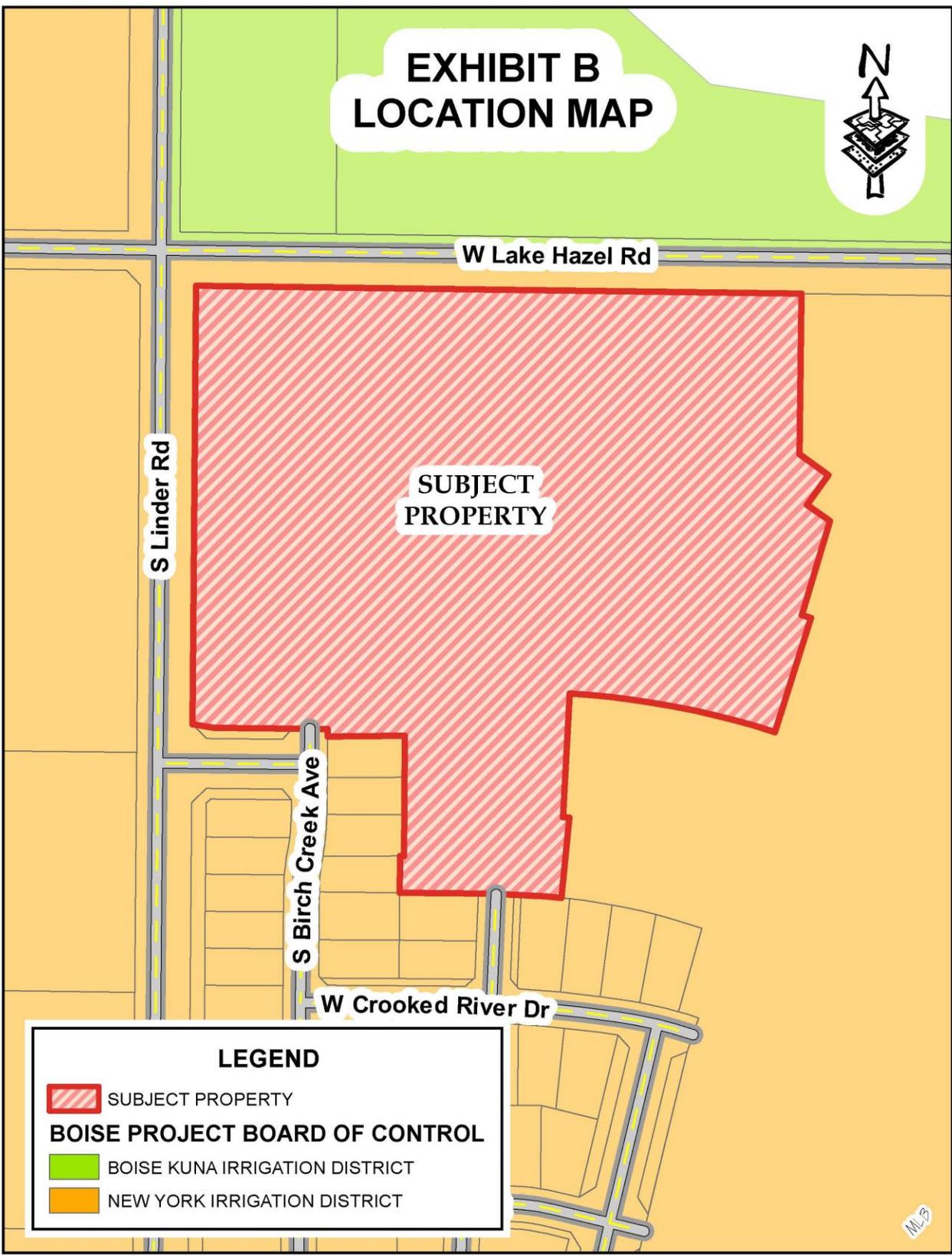
Commencing at a found aluminum cap marking the Northwest corner of said Section 1, which bears N00°27'02"E a distance of 2,610.62 feet from a found aluminum cap marking the West 1/4 corner of said Section 1, thence following the westerly line of said Northwest 1/4, S00°27'02"W a distance of 666.72 feet to a found 5/8-inch rebar;
Thence leaving said westerly line, S89°32'58"E a distance of 48.00 feet to a found 5/8-inch rebar marking the Northwest corner of Springhill Subdivision No. 1 (Book 114 of Plats at Pages 17,026 through 17,031, records of Ada County, Idaho) and being on the easterly right-of-way of South Linder Road and being the **POINT OF BEGINNING**.

Thence following said easterly right-of-way, N00°27'02"E a distance of 616.44 feet to the southerly right-of-way of West Lake Hazel Road;
Thence leaving said easterly right-of-way and following said southerly right-of-way, S89°12'50"E a distance of 851.16 feet;
Thence leaving said southerly right-of-way, S00°47'06"W a distance of 225.56 feet;
Thence S54°18'56"E a distance of 50.00 feet;
Thence S35°41'04"W a distance of 51.33 feet;
Thence S54°18'56"E a distance of 39.42 feet;
Thence S16°31'36"W a distance of 138.00 feet;
Thence 13.39 along the arc of a circular curve to the right, said curve having a radius of 825.00 feet, a delta angle of 00°55'49", a chord bearing of S73°00'30"E and a chord distance of 13.39 feet;
Thence S17°27'25"W a distance of 168.00 feet;
Thence 294.47 feet along the arc of a circular curve to the left, said curve having a radius of 1,196.20 feet, a delta angle of 14°06'17", a chord bearing of N79°18'55"W and a chord distance of 293.73 feet;
Thence S03°10'04"W a distance of 174.19 feet;
Thence 9.23 feet along the arc of a circular curve to the right, said curve having a radius of 975.00 feet, a delta angle of 00°32'33", a chord bearing of S84°40'06"E and a chord distance of 9.23 feet;
Thence S05°36'11"W a distance of 113.00 feet to the boundary of said Springhill Subdivision No. 1;
Thence following said boundary the following eleven (11) courses:

1. 47.22 feet along the arc of a circular curve to the left, said curve having a radius of 862.09 feet, a delta angle of 03°08'18", a chord bearing of N85°57'56"W and a chord distance of 47.21 feet to a found 5/8-inch rebar;
2. N87°28'09"W a distance of 19.86 feet to a found 5/8-inch rebar;
3. N87°58'54"W a distance of 50.00 feet to a found 5/8-inch rebar;
4. N89°32'58"W a distance of 110.53 feet to a found 5/8-inch rebar;

5. N00°27'02"E a distance of 52.00 feet to a found 5/8-inch rebar;
6. S89°32'58"E a distance of 5.50 feet to a found 5/8-inch rebar;
7. N00°27'02"E a distance of 168.72 feet to a found 5/8-inch rebar;
8. S89°39'06"W a distance of 108.51 feet to a found 5/8-inch rebar;
9. N00°27'02"E a distance of 10.58 feet to a found 5/8-inch rebar;
10. N89°32'58"W a distance of 160.00 feet to a found 5/8-inch rebar;
11. N80°05'14"W a distance of 30.41 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 13.194 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.



(Space above reserved for recording)

**ORDINANCE NO. 2021-02
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. R0501710340, R0501710360 AND R0501710380 OWNED BY CHALLENGER DEVELOPMENT INC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND**
- **AMENDING THE ZONING MAP; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

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

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

- 1.1** City of Kuna, Idaho (the “City”) is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized under the provisions of 67-6511, Idaho Code, to establish within its jurisdiction one or more zones or zoning districts where appropriate which zoning districts are established in Kuna City Code § 5-2-2; and
- 1.2** 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. R0501710340, R0501710360 and R0501710380 and which is legally described in “Exhibit A” –and is depicted in the Location Map “Exhibit B” both of which are attached to this Ordinance and incorporated herein by reference (the “Subject Real Property”) and has requested that the Subject Real Property be rezoned from the City’s R-4 – MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT TO C-1 – NEIGHBORHOOD COMMERCIAL (the “Rezone”); and
- 1.3** The Subject Real Property formerly was in two parcels of 114 acres more or less; and
- 1.4** Corey Barton Homes, Inc. the original owner of the Subject Real Property, filed an application for the annexation of the Subject Real Property from a Rural Residential Zone to an R-4 zone which was processed as Case No. 02-01-AN (Annexation), a Preliminary Plat which was processed as Case No. 02-01-S, a Planned Unit Development which was

processed as 02-01-PUD and a Development Agreement with a request for Neighborhood Commercial as a condition of development; (the “Subject Permit Applications”) and

- 1.5 The City Planning and Zoning Commission, pursuant to public notice as required by law, held a public hearing on the Subject Permit Applications on November 19, 2002 as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on November 25, 2002) with a recommendation to the Mayor and Council that the rezoning for the Subject Real Property from Medium Density Residential (R-4) to Neighborhood Commercial (C-1) be approved; and
- 1.6 The Kuna City Council, pursuant to public notice as required by law, held a public hearing on April 14, 2003 on the Rezone, as required by Section 67-6525, Idaho Code, and in accordance with the provisions of Kuna City Code Section 5-1A-7 issued findings of fact, conclusions of law and decision on (April 28, 2003) that the requested rezone was granted with a zoning classification C-1 (Neighborhood Commercial); and
- 1.7 The City still provides in Section 5-2-2 of the Kuna City Code for a C-1 Neighborhood commercial district as it did in April of 2003; and
- 1.8 Based upon the request of the Owner and upon the prior actions of the Kuna City Council as herein set forth it is necessary that the City Council adopt this Ordinance, as required by Section 67-6511 (2) Idaho Code and Kuna City Code § 5-1A-7 G, to complete the process of implementing the decision of the Kuna City Council to Rezone the Subject Real Property from the City’s R-4 – MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT TO C-1 – NEIGHBORHOOD COMMERCIAL (the “Rezone”).

Section 2: Action:

- 2.1 The Subject Real Property is rezoned from R-4 – MEDIUM DENSITY RESIDENTIAL TO C-1 – NEIGHBORHOOD COMMERCIAL (the “Rezone”); and
- 2.2 The Zoning Map of the City of Kuna is hereby amended to comply with this Rezone.

Section 3: Directing the City Engineer and City Clerk:

- 3.1 The City Engineer is directed to change the zoning district depictions of the Subject Real Property on the Zoning Map of the City in accordance with this Rezone ordinance; and
- 3.2 The City Clerk is directed to file, this Ordinance in the official records of the City and to provide a conformed copy to the City Engineer, Planning and Zoning Director and Owner.

Section 4: Effective Date

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

DATED this 5th day of January, 2021.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A**CHALLENGER DEVELOPMENT INC
REZONE TO C-1**

Legal Descriptions

Arbor Ridge Villas

A parcel being a portion of the SW $\frac{1}{4}$ 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, 17, 18, and 19 of Block 15 of Arbor Ridge Subdivision No. 5, as same is recorded in Book 118 of Plats at Page 18091-18094, records of Ada County, Idaho.

Said parcels containing 2.10 acres, more or less.



(Space above reserved for recording)

**ORDINANCE NO. 2021-03
CITY OF KUNA, IDAHO**

**DENNIS & HELENE WOLFGRAM & LETE FAMILY REVOCABLE TRUST
MUNICIPAL REZONE**

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

- **MAKING CERTAIN FINDINGS; AND**
- **REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NO. R8555340190 OWNED BY DENNIS AND HELENE WOLFGRAM AND PARCEL NO. R8555340180 OWNED BY LETE FAMILY REVOCABLE TRUST, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND**
- **AMENDING THE ZONING MAP; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

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

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

- 1.1 WHEREAS**, City of Kuna, Idaho 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**, Dennis and Helene Wolfgram (the “Owners”) is the owner of the certain real property which has been designated by the Ada County Assessor’s office as Parcel No. **R8555340190** and which is more particularly described in “Exhibit A-1” – 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 **Agriculture (A) zoning district classification to C-3 – service commercial zoning district classification (the “Rezone”)**; and
- 1.3 WHEREAS**, Lete Family Revocable Trust (the “Owners”) is the owner of the certain real property which has been designated by the Ada County Assessor’s office as Parcel No. **R8555340180** and which is more particularly described in “Exhibit A-2” – 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 **Agriculture (A) zoning district classification to C-3 – service commercial zoning district classification (the “Rezone”)**; and

- 1.4 **WHEREAS**, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on June 23, 2020 as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on July 14, 2020) where it was recommended to the Mayor and Council that the rezoning for the lands described in Exhibit A from Agriculture (A) to Service Commercial (C-3) be approved; and
- 1.5 **WHEREAS**, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on December 15, 2020 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 (January 5, 2020) and determined that the requested rezone should be granted with a zoning classification of C-3 (Service Commercial); and
- 1.6 **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 Properties are rezoned from **A – Agriculture TO C-3 – Service Commercial (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 Properties 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 confirmed 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 5th day of January, 2021.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A-1

**DENNIS & HELENE WOLFGRAM
MUNICIPAL REZONE TO C-3**

LEGAL DESCRIPTION

A parcel of land being a portion of Lot 1 Block 1 of Tukila Meadow Subdivision in Book 62 at Pages 6188 & 6189 on file in the Ada County Recorder's Office laying in the NE1/4 NE1/4 of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at the northeast corner of the NE1/4 NE1/4;

Thence N 89° 27' 03" W a distance of 1317.18 feet along the north boundary of the NE1/4 NE1/4 to the northwest corner of the NE1/4 NE1/4;

Thence S 00° 06' 07" W a distance of 30.00 feet along the west boundary of the NE1/4 NE1/4 to the northwest corner of Lot 1 and the **POINT OF BEGINNING**;

Thence S 89° 27' 03" E a distance of 327.45 feet along the north boundary of Lot 1;

Thence S 00° 06' 07" W a distance of 214.90 feet parallel with the west boundary of Lot 1;

Thence N 89° 27' 03" W a distance of 327.45 feet parallel with the north boundary of Lot 1 to a point on the west boundary of Lot 1;

Thence N 00° 06' 07" E a distance of 214.90 feet along the west boundary of Lot 1 to the **POINT OF BEGINNING**.

This parcel contains 1.615 acres more or less.

This parcel is subject to all easements and rights-of-way of record or implied.

EXHIBIT A-2

**LETE FAMILY REVOCABLE TRUST
MUNICIPAL REZONE TO C-3**

LEGAL DESCRIPTION

A parcel of land being a portion of Lot 1 Block 1 of Tukila Meadow Subdivision in Book 62 at Pages 6188 & 6189 on file in the Ada County Recorder's Office laying in the NE1/4 NE1/4 of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at the northeast corner of the NE1/4 NE1/4;

Thence N 89° 27' 03" W a distance of 1317.18 feet along the north boundary of the NE1/4 NE1/4 to the northwest corner of the NE1/4 NE1/4;

Thence S 00° 06' 07" W a distance of 244.90 feet along the west boundary of the NE1/4 NE1/4 to the **POINT OF BEGINNING**;

Thence S 89° 27' 03" E a distance of 327.45 feet parallel with the north boundary of Lot 1;

Thence N 00° 06' 07" E a distance of 214.90 feet parallel with the west boundary of Lot 1 to a point on the north boundary of Lot 1;

Thence S 89° 27' 03" E a distance of 944.76 feet along the north boundary of Lot 1;

Thence S 44° 41' 46" E a distance of 21.30 feet along the easterly boundary of Lot 1;

Thence S 00° 03' 31" W a distance of 570.48 feet along the east boundary of Lot 1 to the southeast corner of Lot 1;

Thence N 89° 33' 26" W a distance of 1287.63 feet along the south boundary of Lot 1 to the southwest corner of Lot 1;

Thence N 00° 06' 07" E a distance of 372.98 feet along the west boundary of Lot 1 to the **POINT OF BEGINNING**.

This parcel contains 15.721 acres more or less.

This parcel is subject to all easements and rights-of-way of record or implied.

