

**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, April 06, 2021**

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

*For questions, 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.1. Regular City Council Meeting Minutes Dated March 16, 2021**

**A.2. Board of Correction Meeting Minutes Dated March 16, 2021**

**B. Accounts Payable Dated April 01, 2021 in the amount of \$501,857.13**

**C. Resolution No. R16-2021**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE ADA COUNTY JUVENILE COURT SERVICES INDIVIDUAL PLACEMENT SITE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.**

**D. Consideration to approve 21-04-FP (Final Plat) - Applicant seeks final plat approval for the Memory Ranch Subdivision No. 5 over 15.38 acres. If approved, this will create 56 single family lots, and five (5) common lots. Troy Behunin, Planner III**

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.

- E. Consideration to approve **21-02-FP** (Final Plat) - Applicant seeks final plat approval for the Greyhawk Subdivision No. 12 for approx. 12.39 acres. If approved, this will create 48 single family lots, and nine (9) common lots. Troy Behunin, Planner III

#### 5. *External Reports or Requests:*

- A. Grange Month Proclamation.
- B. Fair Housing Month Proclamation.

#### 6. *Public Hearings:*

- A. **Continued Public Hearing item from March 2, 2021, continued from March 16, 2021, 20-09-S (Preliminary Plat), 20-04-AN (Annexation) & 20-05-ZC (Rezone) Linrock Subdivision:** Trilogy Development and Gem State Planning request to annex an approximately 0.75-acre parcel into Kuna City Limits and rezone an approximately 39.64-acre parcel already within Kuna City Limits. The two parcels will make up a mixed-use development with C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-12 (High Density Residential) zoning district classification. The total 40.4 acres will be subdivided into 208 total lots (148 single family residential, 26 multifamily with 104 units, 30 common, and 4 commercial). The subject site is located at 5700 S Linder Road, Kuna, ID 83634, within Section 36, Township 3 North, Range 1 West; (APN: S1236335800, S1236315400) – Doug Hansen, Planner II **ACTION ITEM**

<https://www.kunacity.id.gov/DocumentCenter/View/7458/Linrock-Subdivision-Staff-Packet-City-Council-462021-PDF>

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

*Potential Motions:*

*Consideration to either:*

*Option 1: Approve or Deny Case and Close the Public Hearing*

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

- B. Resolution: Consideration for approval of the Kuna Market Village Fee Schedule & License Agreement:** A RESOLUTION OF THE CITY OF KUNA, IDAHO, ESTABLISHING FEES FOR THE KUNA MARKET VILLAGE, THE VENDOR APPLICATION REQUIREMENTS, THE VENDOR LICENSE AGREEMENT AND PROVIDING AN EFFECTIVE DATE. Lisa Holland, Economic Development Director. **ACTION ITEM**

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

*Potential Motions:*

*Consideration to either:*

*Option 1: Approve or Deny Case and Close the Public Hearing*  
*Option 2: Continue the Public Hearing to a time and date certain.*

## **7. Business Items:**

- A.** Recommendation to appoint William Howe to Park Impact Fee Committee: Bobby Withrow, Parks Director **ACTION ITEM**
- B.** Consideration to approve 21-01-FP (Final Plat) Ledgestone No. 2 – Jessica Reid, Planning Services Specialist **ACTION ITEM**

Kent Brown requests Final Plat approval for Ledgestone No. 2, consisting of eighty-three (83) Single-Family Residential building lots, twelve (12) common lots, and 2.77 acres (14.3%) open space, on approximately 19.38 acres (APN: S1418120758).

## **8. Ordinances:**

- A.** *Third Reading* Ordinance No. 2021-06 **ACTION ITEM**

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

- AMENDING TITLE 3 KUNA CITY CODE BY THE ADDITION THERE TO OF A NEW CHAPTER 10 PROVIDING FOR DAYCARE LICENSURE,
- REQUIRING A DAYCARE LICENSE,
- ADOPTING STATE CODE DEFINITIONS,
- PROVIDE FOR TYPES OF DAYCARE LICENSES AND FEES,
- PROVIDING FOR LICENSE APPLICATION INVESTIGATION,
- LICENSE TERM,
- CITY CLERK ISSUANCE DENIAL AND REVOCATION,
- PROVIDING FOR LICENSE APPLICATION DENIAL APPEALS TO CITY COUNCIL,
- ORDER TO SHOW CAUSE HEARINGS BEFORE CITY COUNCIL FOR LICENSE REVOCATIONS;
- DECLARING IT UNLAWFUL TO ENGAGE OR CONDUCT OR OPERATION OF A DAYCARE WITHOUT A LICENSE AND ESTABLISHING A PUNISHMENT;
- DIRECTING THE CITY CLERK; AND PROVIDING AN EFFECTIVE DATE.

*Consideration to approve Ordinance*

*Consideration to approve summary publication*

## **9. Executive Session: None**

## **10. Mayor/Council Announcements:**

***11. Adjournment:***

**OFFICIALS**

Joe Stear, Mayor  
 Greg McPherson, Council President  
 Richard Cardoza, Council Member  
 Warren Christensen, Council Member  
 John Laraway, Council Member

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

**City Council Meeting**  
**MINUTES**  
**Tuesday, March 16, 2021**

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

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

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

*(Timestamp 00:05:00)*

**COUNCIL MEMBERS PRESENT:**

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

**CITY STAFF PRESENT:**

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

**2. Invocation: None**

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

*(Timestamp 00:05:15)*

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

*(Timestamp 00:05:37)*

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

- A. Regular City Council Meeting Minutes Dated March 2, 2021
- B. Accounts Payable Dated March 11, 2021 in the amount of \$703,543.33

**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 Christensen, Laraway, and McPherson

**Voting No:** None

**Absent:** Cardoza

**Motion Passed:** 3-0-1

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

#### 6. *Public Hearings:*

*(Timestamp 00:06:14)*

#### **20-09-S (Preliminary Plat), 20-04-AN (Annexation) & 20-05-ZC (Rezone) Linrock**

**Subdivision:** Trilogy Development and Gem State Planning request to annex an approximately 0.75-acre parcel into Kuna City Limits and rezone an approximately 39.64-acre parcel already within Kuna City Limits. The two parcels will make up a mixed-use development with C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-12 (High Density Residential) zoning district classification. The total 40.4 acres will be subdivided into 208 total lots (148 single family residential, 26 multifamily with 104 units, 30 common, and 4 commercial). The subject site is located at 5700 S Linder Road, Kuna, ID 83634, within Section 36, Township 3 North, Range 1 West; (APN: S1236335800, S1236315400) – Doug Hansen, Planner II **ACTION ITEM**

Doug Hansen, Planner II reviewed the application.

Jane Suggs, representing Linrock Subdivision reviewed her power point presentation with the council.

<https://www.kunacity.id.gov/DocumentCenter/View/7437/Linrock-Subdivision-Staff-Packet-City-Council-PDF>

Support

Neutral

Against

Martha Drake expressed concern about the school boundaries and the Kuna School District provided information that West Ada School District would have part of the subdivision and said the West Ada School District should be sent a letter.

*(Timestamp 00:22:47)*

Mayor Stear stated that the concerns were questioned during the Planning & Zoning meeting and West Ada School District did not respond to any request for comment.

*(Timestamp 00:23:18)*

Jane Suggs responds to Ms. Drake's concerns regarding the school boundaries.

*(Timestamp 00:27:37)*

Bill Gigray, City Attorney makes recommendation to continue the hearing due to notice issues with Meridian Fire District.

*(Timestamp 00:30:44)*

Doug Hansen, Planner II request public hearing be continued to April 6, 2021.

*(Timestamp 00:32:37)*

Bill Gigray, City Attorney reviews statutory procedure where property is de-annexed and annexed from one fire district to another and the petition process that would take place.

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

*Potential Motions:*

*Consideration to either:*

*Option 1: Approve or Deny Case and Close the Public Hearing*

*Option 2:*

**Motion To:** *Continue 20-09-S (Preliminary Plat), 20-04-AN (Annexation) & 20-05-ZC (Rezone) Linrock Subdivision. Public Hearing to April 6, 2021*

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Recused:** None

**Absent:** Cardoza

**Motion Passed:** 3-0-1

## **7. Business Items:**

*(Timestamp 00:36:54)*

A. Zamzow Park design update: Bobby Withrow, Parks Director **ACTION ITEM**

Bobby Withrow, Parks Director reviewed Zamzow Park design update.

- B.** Consideration to approve two new full-time positions for the Parks Department: Bobby Withrow, Parks Director **ACTION ITEM**  
(Timestamp 00:42:50)

Bobby Withrow, Parks Director reviewed the reasoning behind needing two more full time employees added to the Parks Department.

**Motion To:** Approve two new full-time positions for the Parks Department

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Absent:** Cardoza

**Motion Passed:** 3-0-1

## **8. Ordinances:**

(Timestamp 00:48:43)

- A.** *Second Reading* Ordinance No. 2021-06 **ACTION ITEM**

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

- AMENDING TITLE 3 KUNA CITY CODE BY THE ADDITION THERE TO OF A NEW CHAPTER 10 PROVIDING FOR DAYCARE LICENSURE,
- REQUIRING A DAYCARE LICENSE,
- ADOPTING STATE CODE DEFINITIONS,
- PROVIDE FOR TYPES OF DAYCARE LICENSES AND FEES,
- PROVIDING FOR LICENSE APPLICATION INVESTIGATION,
- LICENSE TERM,
- CITY CLERK ISSUANCE DENIAL AND REVOCATION,
- PROVIDING FOR LICENSE APPLICATION DENIAL APPEALS TO CITY COUNCIL,
- ORDER TO SHOW CAUSE HEARINGS BEFORE CITY COUNCIL FOR LICENSE REVOCATIONS;
- DECLARING IT UNLAWFUL TO ENGAGE OR CONDUCT OR OPERATION OF A DAYCARE WITHOUT A LICENSE AND ESTABLISHING A PUNISHMENT;
- DIRECTING THE CITY CLERK; AND  
PROVIDING AN EFFECTIVE DATE.

## **9. Executive Session: None**

## **10. Mayor/Council Announcements: None**

## **11. Adjournment:**

**6:53 pm**

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Joe L. Stear, Mayor

ATTEST:

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Chris Engels, City Clerk

*Minutes prepared by Nathan Stanley, Deputy City Clerk  
Date Approved: CCM 04.06.2021*



**CITY OF KUNA  
BOARD OF CORRECTION MEETING  
MINUTES  
TUESDAY, MARCH 16, 2021**

**Kuna City Hall Council Chamber, 751 W 4<sup>th</sup> Street, Kuna, Idaho**

**5:30 P.M. – ANNUAL BOARD OF CORRECTION MEETING**

**Call to Order and Roll Call**

*(Timestamp 00:00:19)*

**COUNCIL MEMBERS PRESENT:**

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

**CITY STAFF PRESENT:**

Mike Borzick – In Person  
Paul Stevens – In Person  
Bobby Withrow – In Person  
Nancy Stauffer – In Person  
Jared Empey – In Person  
Chris Engels – In Person

**KUNA POLICE DEPARTMENT:**

Chief Fratusco – In Person

**1. Introduction:**

*(Timestamp 00:00:35)*

Introductory memo from Mike Borzick, to include Financial adjustments, Delinquent accounts, Tax Deeds, Water supply balance and any protestants either scheduled or otherwise

**2. Irrigation irregularities:**

*(Timestamp 00:03:50)*

**Group A.** Lots with simple errors

Mike Borzick reviewed errors that were fixed.

**3. Approve the Assessment Roll**

**4. Announcements:** *None*

**5. Adjournment:** 5:35 PM

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Joe L. Stear, Mayor

ATTEST:

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Chris Engels, City Clerk

*Minutes prepared by Nathan Stanley, Deputy City Clerk  
Date Approved: CCM 04.06.2021*





City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				<u>WINCHESTER PARK</u>	03/29/2021	163.02	.00	<u>01-6212_RENT-EQUIPMENT</u>	1004	3/21		
	Total 114-11778855:					163.02	.00					
	Total A COMPANY, INC.:					1,338.78	.00					
<b>ABC STAMP, SIGNS &amp; AWARDS</b>												
277	ABC STAMP, SIGNS & AWARDS	0550015	11257	<u>NAME PLATE FOR J. REID, MAR. '21-P&amp;Z</u>	03/15/2021	19.83	.00	<u>01-6165_OFFICE SUPPLIES</u>	1003	3/21		
	Total 0550015:					19.83	.00					
277	ABC STAMP, SIGNS & AWARDS	0550247	11313	<u>NAME PLATE FOR J. EDINGER, MAR. '21-ADMIN</u>	03/19/2021	18.84	.00	<u>01-6165_OFFICE SUPPLIES</u>	0	3/21		
277	ABC STAMP, SIGNS & AWARDS	0550247	11313	<u>NAME PLATE FOR J. EDINGER, MAR. '21-WATER</u>	03/19/2021	.40	.00	<u>20-6165_OFFICE SUPPLIES</u>	0	3/21		
277	ABC STAMP, SIGNS & AWARDS	0550247	11313	<u>NAME PLATE FOR J. EDINGER, MAR. '21-SEWER</u>	03/19/2021	.40	.00	<u>21-6165_OFFICE SUPPLIES</u>	0	3/21		
277	ABC STAMP, SIGNS & AWARDS	0550247	11313	<u>NAME PLATE FOR J. EDINGER, MAR. '21-PI</u>	03/19/2021	.19	.00	<u>25-6165_OFFICE SUPPLIES</u>	0	3/21		
	Total 0550247:					19.83	.00					
	Total ABC STAMP, SIGNS & AWARDS:					39.66	.00					
<b>ADA COUNTY HIGHWAY DISTRICT (RENT)</b>												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16510		<u>SHOP RENT FOR APRIL 2021- PARKS</u>	03/15/2021	148.50	.00	<u>01-6211_RENT- BUILDINGS &amp; LAND</u>	1004	3/21		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16510		<u>SHOP RENT FOR APRIL 2021- WATER</u>	03/15/2021	126.00	.00	<u>20-6211_RENT- BUILDINGS &amp; LAND</u>	0	3/21		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16510		<u>SHOP RENT FOR APRIL 2021- SEWER</u>	03/15/2021	121.50	.00	<u>21-6211_RENT - BUILDINGS &amp; LAND</u>	0	3/21		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16510		<u>SHOP RENT FOR APRIL 2021-PI</u>	03/15/2021	54.00	.00	<u>25-6211_RENT - BUILDINGS &amp; LAND</u>	0	3/21		

City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 16510:						450.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
<b>ADA COUNTY PROSECUTING ATTORNE</b>												
176	ADA COUNTY PROSECUTING ATTORNE	03172021ACP		<u>PROSECUTORIAL SERVICES FOR APRIL 2021</u>	03/24/2021	4,500.00	.00	01-6203 <u>PROSECUTORIAL SERVICES</u>	0	3/21		
Total 03172021ACPA:						4,500.00	.00					
Total ADA COUNTY PROSECUTING ATTORNE:						4,500.00	.00					
<b>ADA COUNTY SHERIFF'S OFFICE</b>												
6	ADA COUNTY SHERIFF'S OFFICE	080750		<u>SHERIFF SERVICE CONTRACT FOR MARCH 2021</u>	03/02/2021	213,244.00	213,244.00	01-6000 <u>LAW ENFORCEMENT SERVICES</u>	0	3/21	03/19/2021	
Total 080750:						213,244.00	213,244.00					
Total ADA COUNTY SHERIFF'S OFFICE:						213,244.00	213,244.00					
<b>ADVANCED COMMUNICATIONS, INC.</b>												
1566	ADVANCED COMMUNICATIONS, INC.	28761		<u>QUARTERLY MAINTENANCE CHARGES 04/01/2021-06/30/2021-ADMIN</u>	03/01/2021	94.08	.00	01-6255 <u>TELEPHONE</u>	0	3/21		
1566	ADVANCED COMMUNICATIONS, INC.	28761		<u>QUARTERLY MAINTENANCE CHARGES 04/01/2021-06/30/2021-P&amp;Z</u>	03/01/2021	33.60	.00	01-6255 <u>TELEPHONE</u>	1003	3/21		
1566	ADVANCED COMMUNICATIONS, INC.	28761		<u>QUARTERLY MAINTENANCE CHARGES 04/01/2021-06/30/2021-WATER</u>	03/01/2021	87.36	.00	20-6255 <u>TELEPHONE EXPENSE</u>	0	3/21		
1566	ADVANCED COMMUNICATIONS, INC.	28761		<u>QUARTERLY MAINTENANCE CHARGES 04/01/2021-06/30/2021-SEWER</u>	03/01/2021	87.36	.00	21-6255 <u>TELEPHONE EXPENSE</u>	0	3/21		
1566	ADVANCED COMMUNICATIONS, INC.	28761		<u>QUARTERLY MAINTENANCE CHARGES 04/01/2021-06/30/2021-PI</u>	03/01/2021	33.60	.00	25-6255 <u>TELEPHONE EXPENSE</u>	0	3/21		

City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 28761:						336.00	.00					
Total ADVANCED COMMUNICATIONS, INC.:						336.00	.00					
<b>AMERICAN WATER WORKS ASSOC.</b>												
1016	AMERICAN WATER WORKS ASSOC.	05012021CD		<u>MEMBERSHIP RENEWAL FOR C. DEYOUNG, MEMBER #02658827, 5/1/21 - 4/30/22 - WATER</u>	01/29/2021	68.80	.00	<u>20-6075 DUES &amp; MEMBERSHIPS</u>	0	3/21		
1016	AMERICAN WATER WORKS ASSOC.	05012021CD		<u>MEMBERSHIP RENEWAL FOR C. DEYOUNG, MEMBER #02658827, 5/1/21 - 4/30/22 - PI</u>	01/29/2021	17.20	.00	<u>25-6075 DUES &amp; MEMBERSHIPS EXPENSE</u>	0	3/21		
Total 05012021CD:						86.00	.00					
Total AMERICAN WATER WORKS ASSOC.:						86.00	.00					
<b>BONNEVILLE BLUEPRINT SUPPLY, INC.</b>												
1378	BONNEVILLE BLUEPRINT SUPPLY, INC.	77396/2	11283	<u>14 EA PAPER ROLLS, D.STEPHENS, MAR.'21</u>	03/15/2021	192.08	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	3/21		
Total 77396/2:						192.08	.00					
Total BONNEVILLE BLUEPRINT SUPPLY, INC.:						192.08	.00					
<b>BRUCE L GILLOGY</b>												
2024	BRUCE L GILLOGY	02102021GRC		<u>SHOVEL HOOKS FOR SEWER TRUCKS, B. WITHROW, MAR. '21</u>	02/10/2021	60.00	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	3/21		
Total 02102021GRC:						60.00	.00					
Total BRUCE L GILLOGY:						60.00	.00					
<b>BUYWYZ LLC</b>												
1795	BUYWYZ LLC	165386	11271	<u>1 EA CASE OF TOILET TISSUE, 1 EA CARTON OF PAPER TOWELS, C. MERRITT, MARCH'21 - SENIOR CENTER</u>	03/11/2021	127.20	.00	<u>01-6025 JANITORIAL</u>	1001	3/21		

City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 165386:						127.20	.00					
1795	BUYWYZ LLC	165661	11316	<u>1 EA BOX OF RETRACTABLE GEL ROLLERBALL PENS, 2 EA CARTON OF COPY PAPER, 2 EA CORRECTION FLUID, 1 EA ADDRESS LABELS, 1 EA PACK OF DUSTERS, 1 EA BUSINESS CARD HOLDER, C. MERRITT, MARCH'21 - P&amp;Z</u>	03/18/2021	200.56	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	3/21		
1795	BUYWYZ LLC	165661	11316	<u>1 EA CARTON OF COPY PAPER, C. MERRITT, MARCH'21 - ADMIN</u>	03/18/2021	14.82	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	3/21		
1795	BUYWYZ LLC	165661	11316	<u>1 EA CARTON OF COPY PAPER, C. MERRITT, MARCH'21 - WATER</u>	03/18/2021	10.14	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	3/21		
1795	BUYWYZ LLC	165661	11316	<u>1 EA CARTON OF COPY PAPER, C. MERRITT, MARCH'21 - SEWER</u>	03/18/2021	10.14	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	3/21		
1795	BUYWYZ LLC	165661	11316	<u>1 EA CARTON OF COPY PAPER, C. MERRITT, MARCH'21 - PI</u>	03/18/2021	3.89	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	3/21		
Total 165661:						239.55	.00					
1795	BUYWYZ LLC	165661.1	11316	<u>1 EA BOX OF RETRACTABLE BLUE GEL PEN, C. MERRITT, MARCH'21 - P&amp;Z</u>	03/22/2021	26.44	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	3/21		
Total 165661.1:						26.44	.00					
1795	BUYWYZ LLC	165925	11355	<u>1 EA CASE SOAP REFILL, J. LORENTZ, MAR. '21 - PARKS</u>	03/25/2021	78.90	.00	<u>01-6025 JANITORIAL</u>	1004	3/21		
Total 165925:						78.90	.00					
Total BUYWYZ LLC:						472.09	.00					

CAMPBELL TRACTOR &amp; IMPLEMENT COMPANY

City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
135	CAMPBELL TRACTOR & IMPLEMENT COMPANY	N76651	11249	<u>DOOR CYLINDER KIT FOR JOHN DEERE GATOR, S. HOWELL, MAR.'21</u>	03/16/2021	185.82	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	3/21		
Total N76651:						185.82	.00					
135	CAMPBELL TRACTOR & IMPLEMENT COMPANY	N77068	11249	<u>DOOR PARTS FOR JOHN DEERE GATOR, S. HOWELL, MAR.'21</u>	03/19/2021	44.87	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	3/21		
Total N77068:						44.87	.00					
135	CAMPBELL TRACTOR & IMPLEMENT COMPANY	N77694	11368	<u>DOOR LATCH PART FOR GATOR, S. HOWELL, MAR. '21</u>	03/26/2021	17.50	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	3/21		
Total N77694:						17.50	.00					
Total CAMPBELL TRACTOR & IMPLEMENT COMPANY:						248.19	.00					
<b>CENTURYLINK</b>												
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 03/07-04/06/2021-ADMIN</u>	03/07/2021	14.09	14.09	<u>01-6255 TELEPHONE</u>	0	3/21	03/19/2021	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 03/07-04/06/2021-WATER</u>	03/07/2021	13.08	13.08	<u>20-6255 TELEPHONE EXPENSE</u>	0	3/21	03/19/2021	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 03/07-04/06/2021-SEWER</u>	03/07/2021	13.08	13.08	<u>21-6255 TELEPHONE EXPENSE</u>	0	3/21	03/19/2021	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 03/07-04/06/2021-PI</u>	03/07/2021	5.03	5.03	<u>25-6255 TELEPHONE EXPENSE</u>	0	3/21	03/19/2021	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 03/07-04/06/2021-P&amp;Z</u>	03/07/2021	5.03	5.03	<u>01-6255 TELEPHONE</u>	1003	3/21	03/19/2021	

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Total 2089229179548B003072021:						50.31	50.31					
Total CENTURYLINK:						50.31	50.31					
<b>CITY OF BOISE</b>												
571	CITY OF BOISE	427		<u>JANUARY-MARCH 2021 CONTRIBUTION FOR ALLUMBAUGH HOUSE</u>	03/17/2021	3,316.33	.00	<u>01-6070 DONATIONS EXPENSE</u>	0	3/21		
Total 427:						3,316.33	.00					
Total CITY OF BOISE:						3,316.33	.00					
<b>CORE &amp; MAIN LP</b>												
63	CORE & MAIN LP	N663797	11320	<u>ADAPTERS, SNAP IN HANGERS, CONNECTORS, &amp; CABLE COAX FOR FIXED METER BASE READING, B. BURR, MAR. '21</u>	03/18/2021	1,531.91	.00	<u>20-6166 PP&amp;E PURCHASES OPERATIONS</u>	1244	3/21		
Total N663797:						1,531.91	.00					
63	CORE & MAIN LP	N882701	11320	<u>100 EA METERS, 200 EA GASKETS, B.BURR, MAR.'21</u>	03/18/2021	31,244.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	3/21		
Total N882701:						31,244.00	.00					
63	CORE & MAIN LP	N912900	11338	<u>3" HYDRANT METER, J.PEREZ, MAR.'21-WATER</u>	03/22/2021	614.46	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	3/21		
63	CORE & MAIN LP	N912900	11338	<u>3" HYDRANT METER, J.PEREZ, MAR.'21-SEWER</u>	03/22/2021	614.46	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	3/21		
63	CORE & MAIN LP	N912900	11338	<u>3" HYDRANT METER, J.PEREZ, MAR.'21-PI</u>	03/22/2021	234.08	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	3/21		
Total N912900:						1,463.00	.00					

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Total CORE & MAIN LP:						34,238.91	.00					
<b>CUSTOM ELECTRIC, INC.</b>												
147	CUSTOM ELECTRIC, INC.	8617	11321	<u>WIRE IN NEW FLOW METER- WEST WELL, T. FLEMING, MARCH. 21</u>	03/17/2021	210.16	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1157	3/21		
Total 8617:						210.16	.00					
Total CUSTOM ELECTRIC, INC.:						210.16	.00					
<b>D &amp; B SUPPLY</b>												
75	D & B SUPPLY	19952	11269	<u>REPLACEMENT FOR THE TILLER ENGINE, J. MORFIN, MAR. '21</u>	03/10/2021	269.99	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	3/21		
75	D & B SUPPLY	19952		<u>SAFETY WELDING JACKET AND GLOVES, J. MORFIN, MAR. '21</u>	03/10/2021	46.98	.00	<u>01-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	1004	3/21		
75	D & B SUPPLY	19952		<u>LINE REEL &amp; OIL FOR EQUIPMENT, J. MORFIN, MAR. '21</u>	03/10/2021	19.98	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	3/21		
Total 19952:						336.95	.00					
75	D & B SUPPLY	39727	11324	<u>METAL CHOP SAW &amp; BLADES, J. MORFIN, MAR. '21</u>	03/18/2021	191.96	.00	<u>01-6175 SMALL TOOLS</u>	1004	3/21		
Total 39727:						191.96	.00					
75	D & B SUPPLY	39746	11328	<u>FITTINGS FOR THE DISK, AND CUT OFF WHEELS FOR GRINDER, R. WARWICK, MAR. '21</u>	03/18/2021	32.93	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	3/21		
Total 39746:						32.93	.00					
75	D & B SUPPLY	39767	11331	<u>GOPHER PEST CONTROL. B. VILLANUEVA, MARCH'21</u>	03/18/2021	18.98	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	3/21		

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75	D & B SUPPLY	39767		<u>EDGER BLADES, B. VILLANUEVA, MARCH'21</u>	03/18/2021	23.94	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	3/21		
Total 39767:						42.92	.00					
75	D & B SUPPLY	40255	11339	<u>BOOTS FOR B. BOWEN, M. MEADE, MAR. '21</u>	03/22/2021	209.99	.00	<u>01-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	1004	3/21		
Total 40255:						209.99	.00					
75	D & B SUPPLY	41422	11383	<u>BAR &amp; CHAIN OIL FOR SAWS .M. MEADE, MARCH'21 - PARKS</u>	03/30/2021	16.69	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	3/21		
Total 41422:						16.69	.00					
75	D & B SUPPLY	71203	11265	<u>1 EA SAW BLADE AND 1 EA LIMIT STOP KIT, B. WITHROW, MAR.'20</u>	03/10/2021	61.48	.00	<u>01-6175 SMALL TOOLS</u>	1004	3/21		
Total 71203:						61.48	.00					
75	D & B SUPPLY	73526	11366	<u>1 BAG OF WEED KILLER FOR IRRIGATION PUMP STATION, J.COX, MAR. '21-WATER</u>	03/25/2021	47.99	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	3/21		
75	D & B SUPPLY	73526	11366	<u>1 BAG OF WEED KILLER FOR IRRIGATION PUMP STATION, J.COX, MAR. '21-PI</u>	03/25/2021	12.00	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	3/21		
Total 73526:						59.99	.00					
Total D & B SUPPLY:						952.91	.00					
<b>DAY MANAGEMENT CORPORATION</b>												
374	DAY MANAGEMENT CORPORATION	#INV668654	11146	<u>LABOR FOR THE FIX BASE TOWER SYSTEM, B. BURR, FEB. '20</u>	03/03/2021	1,620.00	.00	<u>20-6166 PP&amp;E PURCHASES OPERATIONS</u>	1244	3/21		

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Total #INV668654:						1,620.00	.00					
Total DAY MANAGEMENT CORPORATION:						1,620.00	.00					
<b>DISCOUNTCELL INC</b>												
2045	DISCOUNTCELL INC	OE-24431	11273	<u>1 EA WALL MOUNT ANTENNA, 2 EA SMALL CABLES FOR WELL 10, T. SHAFFER, MARCH'21</u>	03/23/2021	286.24	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	3/21		
Total OE-24431:						286.24	.00					
Total DISCOUNTCELL INC:						286.24	.00					
<b>ED STAUB &amp; SONS PETROLEUM, INC</b>												
1731	ED STAUB & SONS PETROLEUM, INC	4460282		<u>52.00 GALLONS PROPANE FOR BERNIE FISHER PARK (WATER TOWER)</u>	03/08/2021	106.60	.00	<u>01-6290 UTILITIES</u>	1004	3/21		
Total 4460282:						106.60	.00					
1731	ED STAUB & SONS PETROLEUM, INC	4511457		<u>190.00 GALLONS OF PROPANE DELIVERED TO 475 SHORTLINE RD-FLEET-ADMIN</u>	03/17/2021	194.75	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	0	3/21		
1731	ED STAUB & SONS PETROLEUM, INC	4511457		<u>190.00 GALLONS OF PROPANE DELIVERED TO 475 SHORTLINE RD-FLEET-WATER</u>	03/17/2021	77.90	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	3/21		
1731	ED STAUB & SONS PETROLEUM, INC	4511457		<u>190.00 GALLONS OF PROPANE DELIVERED TO 475 SHORTLINE RD-FLEET-SEWER</u>	03/17/2021	77.90	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	3/21		
1731	ED STAUB & SONS PETROLEUM, INC	4511457		<u>190.00 GALLONS OF PROPANE DELIVERED TO 475 SHORTLINE RD-FLEET-PI</u>	03/17/2021	38.95	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	3/21		
Total 4511457:						389.50	.00					
Total ED STAUB & SONS PETROLEUM, INC:						496.10	.00					

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<b>ELAM &amp; BURKE</b>												
796	ELAM & BURKE	189339		<u>PROFESSIONAL SERVICES, URBAN RENEWAL, GENERAL REPRESENTATION, L.HOLLAND, 01/04-01/31/2021</u>	01/31/2021	740.00	.00	<u>52-6045 CONTINGENCY</u>	1217	3/21		
Total 189339:						740.00	.00					
796	ELAM & BURKE	189725		<u>PROFESSIONAL SERVICES, URBAN RENEWAL, GENERAL REPRESENTATION, L.HOLLAND, 02/03-02/28/2021</u>	02/28/2021	672.50	.00	<u>52-6045 CONTINGENCY</u>	1217	3/21		
Total 189725:						672.50	.00					
796	ELAM & BURKE	189726		<u>PROFESSIONAL SERVICES, URBAN RENEWAL, EAST KUNA PLAN, L.HOLLAND, 02/15- 02/28/2021</u>	02/28/2021	957.50	.00	<u>52-6045 CONTINGENCY</u>	1217	3/21		
Total 189726:						957.50	.00					
Total ELAM & BURKE:						2,370.00	.00					
<b>FASTENAL COMPANY</b>												
1507	FASTENAL COMPANY	IDBOS240094		<u>24 EA FLEX GUARD GLOVES, B. WITHROW</u>	06/29/2020	92.82	.00	<u>01-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	1004	3/21		
Total IDBOS240094:						92.82	.00					
Total FASTENAL COMPANY:						92.82	.00					
<b>FERGUSON ENTERPRISES INC</b>												
219	FERGUSON ENTERPRISES INC	0773189		<u>FULL BARREL METER BOX FOR WEST WELL, T. FLEMING, MAR. '21</u>	03/04/2021	164.92	.00	<u>21-6166 PP&amp;E PURCHASES - OPERATIONS</u>	1157	3/21		
Total 0773189:						164.92	.00					

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219	FERGUSON ENTERPRISES INC	9142825	11329	<u>3 BALL VALVES, M. NADEAU, MAR. '21</u>	03/22/2021	117.03	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	3/21		
Total 9142825:						117.03	.00					
219	FERGUSON ENTERPRISES INC	CM062740		<u>CREDIT FOR OLD/ RETURNED METERS, C. OSWALD, MAR. '21</u>	03/05/2021	-170.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	3/21		
Total CM062740:						-170.00	.00					
Total FERGUSON ENTERPRISES INC:						111.95	.00					
<b>G &amp; R AG PRODUCTS, INC.</b>												
376	G & R AG PRODUCTS, INC.	1253832-0001-		<u>REPAIR PARTS FOR MAG SPRAYER, M. MEADE, MAR. '21</u>	03/12/2021	94.53	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	3/21		
Total 1253832-0001-01:						94.53	.00					
Total G & R AG PRODUCTS, INC.:						94.53	.00					
<b>HACH COMPANY</b>												
157	HACH COMPANY	12377463	11299	<u>PH SENSOR, CLEAN WATER SENSOR, MOUNTING ADAPTER, T. SHAFFER, MARCH'21</u>	03/22/2021	1,363.60	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	3/21		
Total 12377463:						1,363.60	.00					
Total HACH COMPANY:						1,363.60	.00					
<b>HUBER TECHNOLOGY, INC.</b>												
1611	HUBER TECHNOLOGY, INC.	CD10021058	11354	<u>REPLACE SOLENOID VALVE ON FINE SCREEN, T. SHAFFER, MARCH'21</u>	03/25/2021	1,140.00	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	3/21		
Total CD10021058:						1,140.00	.00					

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Total HUBER TECHNOLOGY, INC.:						1,140.00	.00					
<b>IDAHO MATERIALS &amp; CONSTRUCTION</b>												
418	IDAHO MATERIALS & CONSTRUCTION	5487044	11282	<u>LOADS OF SAND FOR BEACH AT DOGPARK, B. VILLANUEVA, MAR. '21</u>	03/11/2021	47.16	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	3/21		
Total 5487044:						47.16	.00					
418	IDAHO MATERIALS & CONSTRUCTION	5487702	11282	<u>LOADS OF SAND FOR BEACH AT DOGPARK, B. VILLANUEVA, MAR. '21</u>	03/12/2021	278.33	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	3/21		
Total 5487702:						278.33	.00					
418	IDAHO MATERIALS & CONSTRUCTION	5488878	11282	<u>LOADS OF SAND FOR AROUND THE POND, B. VILLANUEVA, MAR. '21</u>	03/15/2021	188.04	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	3/21		
Total 5488878:						188.04	.00					
Total IDAHO MATERIALS & CONSTRUCTION:						513.53	.00					
<b>IDAHO POWER CO</b>												
38	IDAHO POWER CO	03252021IP		<u>ELECTRIC SERVICE FOR MAR 2021-SENIOR CENTER</u>	03/25/2021	246.15	246.15	<u>01-6290 UTILITIES</u>	1001	3/21	03/25/2021	
38	IDAHO POWER CO	03252021IP		<u>ELECTRIC SERVICE FOR MAR 2021-ADMIN</u>	03/25/2021	500.22	500.22	<u>01-6290 UTILITIES</u>	0	3/21	03/25/2021	
38	IDAHO POWER CO	03252021IP		<u>ELECTRIC SERVICE FOR MAR 2021- STREET LIGHTS</u>	03/25/2021	5,833.40	5,833.40	<u>01-6290 UTILITIES</u>	1002	3/21	03/25/2021	
38	IDAHO POWER CO	03252021IP		<u>ELECTRIC SERVICE FOR MAR 2021-PARKS</u>	03/25/2021	1,086.17	1,086.17	<u>01-6290 UTILITIES</u>	1004	3/21	03/25/2021	
38	IDAHO POWER CO	03252021IP		<u>ELECTRIC SERVICE FOR MAR 2021-WATER</u>	03/25/2021	282.38	282.38	<u>20-6290 UTILITIES EXPENSE</u>	0	3/21	03/25/2021	
38	IDAHO POWER CO	03252021IP		<u>ELECTRIC SERVICE FOR MAR 2021-SEWER</u>	03/25/2021	16,320.59	16,320.59	<u>21-6290 UTILITIES EXPENSE</u>	0	3/21	03/25/2021	

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38	IDAHO POWER CO	03252021IP		<u>ELECTRIC SERVICE FOR MAR 2021-LAGOONS</u>	03/25/2021	3.61	3.61	<u>21-6090 FARM EXPENDITURES</u>	0	3/21	03/25/2021	
38	IDAHO POWER CO	03252021IP		<u>ELECTRIC SERVICE FOR MAR 2021-PI</u>	03/25/2021	113.36	113.36	<u>25-6290 UTILITIES EXPENSE</u>	0	3/21	03/25/2021	
Total 03252021IP:						24,385.88	24,385.88					
Total IDAHO POWER CO:						24,385.88	24,385.88					
<b>IDAHO PRESS TRIBUNE, LLC</b>												
1802	IDAHO PRESS TRIBUNE, LLC	8312	11263	<u>AD# 81946 . LEGAL PUBLIC NOTICE. URA MEETING NOTICE, N. STANLEY, MAR. '21</u>	03/17/2021	24.24	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1217	3/21		
Total 8312:						24.24	.00					
1802	IDAHO PRESS TRIBUNE, LLC	8422	11332	<u>AD#83798. LEGAL PUBLIC NOTICE. WILLA FIELDS SUBDIVISION, CASE NO. 21-01- CPF, J. RIED, MAR. '21</u>	03/24/2021	45.70	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	3/21		
Total 8422:						45.70	.00					
1802	IDAHO PRESS TRIBUNE, LLC	8423	11333	<u>AD#83800. LEGAL PUBLIC NOTICE. MARKOVETZ ANNEXATION, CASE NO. 21-02- AN: J. RIED, MAR. '21</u>	03/24/2021	42.74	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	3/21		
Total 8423:						42.74	.00					
1802	IDAHO PRESS TRIBUNE, LLC	8424	11233	<u>AD#83802. LEGAL PUBLIC NOTICE FOR ARROWWOOD HEIGHTS SUBDIVISION, CASE NO. 20-07-AN &amp; 20-16-S, T. BEHUNIN, MAR. '21</u>	03/24/2021	55.32	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	3/21		
Total 8424:						55.32	.00					

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Total IDAHO PRESS TRIBUNE, LLC:						168.00	.00					
<b>IDAHO STATE POLICE</b>												
1509	IDAHO STATE POLICE	S21092493		<u>SOLICITOR BACKGROUND INVESTIGATION, T. ANZALONE, MAR.'21</u>	03/25/2021	33.25	.00	<u>01-2075 UNEARNED REVENUE</u>	0	3/21		
Total S21092493:						33.25	.00					
Total IDAHO STATE POLICE:						33.25	.00					
<b>J &amp; M SANITATION, INC.</b>												
230	J & M SANITATION, INC.	03112021-0318		<u>SANITATION RECEIPT TRANSFER 03/11-03/18/2021</u>	03/19/2021	109,019.76	109,019.76	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	3/21	03/19/2021	
230	J & M SANITATION, INC.	03112021-0318		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 03/11-03/18/2021</u>	03/19/2021	-10,771.15	-10,771.15	<u>01-4170 FRANCHISE FEES</u>	0	3/21	03/19/2021	
Total 03112021-03182021:						98,248.61	98,248.61					
230	J & M SANITATION, INC.	03192021-032		<u>SANITATION RECEIPT TRANSFER 03/19-03/25/2021</u>	03/25/2021	13,466.29	13,466.29	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	3/21	03/25/2021	
230	J & M SANITATION, INC.	03192021-032		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 03/19-03/25/2021</u>	03/25/2021	-1,330.47	-1,330.47	<u>01-4170 FRANCHISE FEES</u>	0	3/21	03/25/2021	
Total 03192021-03252021:						12,135.82	12,135.82					
Total J & M SANITATION, INC.:						110,384.43	110,384.43					
<b>JACK HENRY &amp; ASSOCIATES, INC.</b>												
1328	JACK HENRY & ASSOCIATES, INC.	3636856		<u>ENTERPRISE MONTHLY PAYMENT FEE, FEB. '21-ADMIN</u>	03/01/2021	45.13	45.13	<u>01-6052 CONTRACT SERVICES</u>	0	3/21	03/19/2021	
1328	JACK HENRY & ASSOCIATES, INC.	3636856		<u>ENTERPRISE MONTHLY PAYMENT FEE, FEB. '21-WATER</u>	03/01/2021	30.88	30.88	<u>20-6052 CONTRACT SERVICES</u>	0	3/21	03/19/2021	

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1328	JACK HENRY & ASSOCIATES, INC.	3636856		<u>ENTERPRISE MONTHLY PAYMENT FEE, FEB. '21-SEWER</u>	03/01/2021	30.88	30.88	<u>21-6052 CONTRACT SERVICES</u>	0	3/21	03/19/2021	
1328	JACK HENRY & ASSOCIATES, INC.	3636856		<u>ENTERPRISE MONTHLY PAYMENT FEE, FEB. '21-PI</u>	03/01/2021	11.87	11.87	<u>25-6052 CONTRACT SERVICES</u>	0	3/21	03/19/2021	
Total 3636856:						118.76	118.76					
Total JACK HENRY & ASSOCIATES, INC.:						118.76	118.76					
<b>J-U-B ENGINEERS, INC.</b>												
1236	J-U-B ENGINEERS, INC.	0141387		<u>PROFESSIONAL SERVICES FOR KUNA EAST URD PLAN, 01/31/2021-02/27/2021</u>	03/17/2021	1,500.00	.00	<u>52-6045 CONTINGENCY</u>	1217	3/21		
Total 0141387:						1,500.00	.00					
Total J-U-B ENGINEERS, INC.:						1,500.00	.00					
<b>KAMAN INDUSTRIAL TECHNOLOGIES</b>												
396	KAMAN INDUSTRIAL TECHNOLOGIES	B694807	11317	<u>SHAFT COUPLER FOR REPAIRING EXHAUST FAN AT PROCESS BUILDING, R. HERRERA, MARCH'21</u>	03/17/2021	39.86	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	3/21		
Total B694807:						39.86	.00					
Total KAMAN INDUSTRIAL TECHNOLOGIES:						39.86	.00					
<b>KELLER ASSOCIATES, INC.</b>												
429	KELLER ASSOCIATES, INC.	0210502		<u>PROFESSIONAL SERVICES 02/01-02/28/2021, KUNA LAGOON 1 SEEPAGE TEST, MAR. '21</u>	03/04/2021	1,580.00	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	3/21		
Total 0210502:						1,580.00	.00					

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429	KELLER ASSOCIATES, INC.	0210545		<u>PROFESSIONAL SERVICES</u> <u>02/01-02/28/2021, KUNA-PI</u> <u>UTILITY CONNECTION FEE</u> <u>STUDY, MAR. '21</u>	03/09/2021	12,500.00	.00	<u>25-6045</u> <u>CONTINGENCY</u> <u>FUND</u>	1248	3/21		
Total 0210545:						12,500.00	.00					
429	KELLER ASSOCIATES, INC.	0210548		<u>PROFESSIONAL SERVICES-</u> <u>KUNA LEDGESTONE</u> <u>MODELING, 02/01-02/28/2021-</u> <u>WATER</u>	03/09/2021	802.20	.00	<u>20-6202</u> <u>PROFESSIONAL</u> <u>SERVICES</u>	0	3/21		
429	KELLER ASSOCIATES, INC.	0210548		<u>PROFESSIONAL SERVICES-</u> <u>KUNA LEDGESTONE</u> <u>MODELING, 02/01-02/28/2021-</u> <u>SEWER</u>	03/09/2021	802.20	.00	<u>21-6202</u> <u>PROFESSIONAL</u> <u>SERVICES</u>	0	3/21		
429	KELLER ASSOCIATES, INC.	0210548		<u>PROFESSIONAL SERVICES-</u> <u>KUNA LEDGESTONE</u> <u>MODELING, 02/01-02/28/2021-</u> <u>PI</u>	03/09/2021	305.60	.00	<u>25-6202</u> <u>PROFESSIONAL</u> <u>SERVICES</u>	0	3/21		
Total 0210548:						1,910.00	.00					
429	KELLER ASSOCIATES, INC.	0210549		<u>PROFESSIONAL SERVICES,</u> <u>KUNA MEMORY RANCH</u> <u>MODELING, 02/01-02/28/2021-</u> <u>WATER</u>	03/09/2021	181.13	.00	<u>20-6202</u> <u>PROFESSIONAL</u> <u>SERVICES</u>	0	3/21		
429	KELLER ASSOCIATES, INC.	0210549		<u>PROFESSIONAL SERVICES,</u> <u>KUNA MEMORY RANCH</u> <u>MODELING, 02/01-02/28/2021-</u> <u>SEWER</u>	03/09/2021	181.13	.00	<u>21-6202</u> <u>PROFESSIONAL</u> <u>SERVICES</u>	0	3/21		
429	KELLER ASSOCIATES, INC.	0210549		<u>PROFESSIONAL SERVICES,</u> <u>KUNA MEMORY RANCH</u> <u>MODELING, 02/01-02/28/2021-PI</u>	03/09/2021	68.99	.00	<u>25-6202</u> <u>PROFESSIONAL</u> <u>SERVICES</u>	0	3/21		
Total 0210549:						431.25	.00					
Total KELLER ASSOCIATES, INC.:						16,421.25	.00					

**KUNA LUMBER**

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499	KUNA LUMBER	A120316	11275	<u>1 EA CHIP BRUSH, 6 EA BLACK SPRAY PAINT FOR SUPPLIES FOR PARK RESTROOMS, J. DURHAM, MARCH'21</u>	03/11/2021	30.17	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	3/21		
Total A120316:						30.17	.00					
499	KUNA LUMBER	A120407	11292	<u>STAIN AND SANDPAPER FOR BENCHES AND TABLES, S. JONES, MAR.' 21</u>	03/15/2021	90.42	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	3/21		
Total A120407:						90.42	.00					
499	KUNA LUMBER	A120438	11334	<u>60 EA PIPE PLUGS FOR POND #7, 1 EA GALVANIZED BUSHING, 2 EA GALVANIZED NIPPLE, 3 EA PTFE TAPE FOR WEST WELL, R. WARWICK, MAR.'21</u>	03/19/2021	88.41	.00	<u>21-6090 FARM EXPENDITURES</u>	0	3/21		
Total A120438:						88.41	.00					
499	KUNA LUMBER	A120507	11327	<u>1 EA TAPPER, CAP &amp; LOCK FOR SEGO PRAIRE PUMP STATION, M. SMITH, MAR. '21</u>	03/18/2021	11.46	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	3/21		
Total A120507:						11.46	.00					
499	KUNA LUMBER	A120623	11345	<u>2 EA SCREWDRIVERS, 2 EA BUNGEY CORDS, M.GOMEZ, MAR.'21 - PARKS</u>	03/23/2021	24.26	.00	<u>01-6175 SMALL TOOLS</u>	1004	3/21		
499	KUNA LUMBER	A120623	11345	<u>4 EA STAR DRIVE EPOXY SCREWS, M.GOMEZ, MAR.'21 - PARKS</u>	03/23/2021	25.16	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	3/21		
Total A120623:						49.42	.00					
499	KUNA LUMBER	A120668	11364	<u>HAMMERDRILL BIT FOR TRUCK #39, J. COX, MAR. 21</u>	03/25/2021	3.25	.00	<u>20-6175 SMALL TOOLS</u>	0	3/21		

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499	KUNA LUMBER	A120668	11364	<u>HAMMERDRILL BIT FOR TRUCK #39, J. COX, MAR. 21</u>	03/25/2021	.79	.00	<u>25-6175 SMALL TOOLS</u>	0	3/21		
Total A120668:						4.04	.00					
499	KUNA LUMBER	B148497		<u>1 EA TOILET SHIM KIT, J. OSBORN, MAR. '21-WATER</u>	03/03/2021	1.51	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	3/21		
499	KUNA LUMBER	B148497		<u>1 EA TOILET SHIM KIT, J. OSBORN, MAR. '21-SEWER</u>	03/03/2021	1.51	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	3/21		
499	KUNA LUMBER	B148497		<u>1 EA TOILET SHIM KIT, J. OSBORN, MAR. '21-PI</u>	03/03/2021	.57	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	3/21		
Total B148497:						3.59	.00					
499	KUNA LUMBER	B148545	11236	<u>1 EA ADAPTER, 1 EA THREAD BALL VALVE, J. OSBORNE, MAR. '21</u>	03/04/2021	12.94	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	3/21		
Total B148545:						12.94	.00					
499	KUNA LUMBER	B148593	11245	<u>PARTS TO REPAIR WATER LINE BREAK ON MAIN ST, M.DAVILA, MAR.'21</u>	03/05/2021	17.86	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	3/21		
Total B148593:						17.86	.00					
499	KUNA LUMBER	B148731	11266	<u>ROLLERS, COVER, TRAY FOR PAINT SUPPLIES FOR PARK RESTROOMS, M.MEADE, MAR. '21</u>	03/10/2021	16.25	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	3/21		
Total B148731:						16.25	.00					
499	KUNA LUMBER	B148759	11276	<u>2 SETS OF CLAMPS, M. NADEAU, MARCH'21</u>	03/11/2021	5.40	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	3/21		

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499	KUNA LUMBER	B148759	11276	<u>HAND DUSTER, COMMERCIAL COBWEB DUSTER, M. NADEAU, MARCH'21</u>	03/11/2021	17.54	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	3/21		
Total B148759:						22.94	.00					
499	KUNA LUMBER	B148900	11293	<u>IRRIGATION PARTS FOR SPRINKLERS AT CITY HALL GREENBELT, B.BOWEN, MAR.'21</u>	03/15/2021	18.76	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	3/21		
Total B148900:						18.76	.00					
499	KUNA LUMBER	B148906	11296	<u>3 EA CAUTION TAPE FOR SAFETY DURING WELL #2 CLEANING, D.ABBOTT, MAR.'21</u>	03/15/2021	26.97	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1232	3/21		
Total B148906:						26.97	.00					
499	KUNA LUMBER	B148980	11315	<u>2 EA SCREW DRIVERS, B.WITHROW, MAR.'21</u>	03/17/2021	11.05	.00	<u>01-6175 SMALL TOOLS</u>	1004	3/21		
499	KUNA LUMBER	B148980	11315	<u>2 EA ELECTRICAL SOCKETS FOR BERNIE FISHER RESTROOM, B.WITHROW, MAR.'21</u>	03/17/2021	35.98	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	3/21		
Total B148980:						47.03	.00					
499	KUNA LUMBER	B149003	11318	<u>6 EA CAP SCREWS &amp; 6 EA HEX NUTS, T.SHAFER, MAR.'21</u>	03/17/2021	7.13	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	3/21		
Total B149003:						7.13	.00					
499	KUNA LUMBER	B149006	11319	<u>HOLE SAW SET, B.WITHROW, MAR.'21</u>	03/17/2021	88.19	.00	<u>01-6175 SMALL TOOLS</u>	1004	3/21		

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Total B149006:						88.19	.00					
499	KUNA LUMBER	B149020	11322	<u>MARKING PAINT AND APPLICATOR, M. MEADE, MAR. '21</u>	03/18/2021	60.24	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	3/21		
Total B149020:						60.24	.00					
499	KUNA LUMBER	B149217	11347	<u>1 EA DUCT TAPE, R.DAVILA, MAR.'21</u>	03/23/2021	7.91	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	3/21		
Total B149217:						7.91	.00					
499	KUNA LUMBER	B149291	11358	<u>PPE RACK FOR DRINKING WELLS, J. COX, MARCH. '21</u>	03/25/2021	38.20	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	3/21		
Total B149291:						38.20	.00					
499	KUNA LUMBER	B149327	11369	<u>REPLACE LOCK ON RESERVATION COVER, J. MORFIN, MARCH. 21</u>	03/26/2021	6.74	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	3/21		
Total B149327:						6.74	.00					
499	KUNA LUMBER	B149439	11379	<u>TOUCH UP PAINTING ON EXTERIOR PIPING, M.NADEAU, MAR.'21</u>	03/29/2021	50.79	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	3/21		
Total B149439:						50.79	.00					
Total KUNA LUMBER:						699.46	.00					
<b>KUNA WELDING</b>												
46	KUNA WELDING	6480	11287	<u>288 FT 3/8 " STAINLESS STEEL SHAFT, 250 EA STEEL FLAT WASHERS &amp; NYLOC NUTS FOR WEST WELL LAGOON, T.FLEMING, MAR.'21</u>	03/05/2021	2,665.48	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1157	3/21		



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				<u>#C737M540938-PI</u>	03/04/2021	36.51	36.51	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	3/21	03/19/2021	
1619	LOCAHAN LLC	AR930559		<u>CONTRACT BASE RATE CHARGE (03/03/2021-04/02/2021) MODEL#MPC4504EX &amp; SERIAL #C737M540938-P&amp;Z</u>	03/04/2021	36.50	36.50	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1003	3/21	03/19/2021	
1619	LOCAHAN LLC	AR930559		<u>CONTRACT BASE RATE CHARGE (03/03/2021-04/02/2021) MODEL#MPC4504EX &amp; SERIAL #C737M540938-WATER</u>	03/04/2021	94.90	94.90	<u>20-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	3/21	03/19/2021	
Total AR930559:						365.01	365.01					
Total LOCAHAN LLC:						365.01	365.01					
<b>MISCELLANEOUS #2</b>												
1849	MISCELLANEOUS #2	100		<u>6 EA HANDHELD TWO WAY RADIOS, 6 EA SPEAK MICS, 6 EA EXTRA BATTERIES FOR PARKS EVENT STAFF, B. WITHROW, MAR. '21</u>	03/23/2021	300.00	.00	<u>01-6175 SMALL TOOLS</u>	1004	3/21		
Total 100:						300.00	.00					
Total MISCELLANEOUS #2:						300.00	.00					
<b>NORCO, INC.</b>												
222	NORCO, INC.	34801776772	11289	<u>1 EA LINER FOR THE WELDER, B. GILLOGY, MAR. '21 - ADMIN</u>	03/15/2021	15.01	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	3/21		
222	NORCO, INC.	34801776772	11289	<u>1 EA LINER FOR THE WELDER, B. GILLOGY, MAR. '21 - WATER</u>	03/15/2021	6.00	.00	<u>20-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	3/21		
222	NORCO, INC.	34801776772	11289	<u>1 EA LINER FOR THE WELDER, B. GILLOGY, MAR. '21 - SEWER</u>	03/15/2021	6.00	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	3/21		

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222	NORCO, INC.	34801776772	11289	<u>1 EA LINER FOR THE WELDER, B. GILLOGY, MAR. '21 - PI</u>	03/15/2021	3.01	.00	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	3/21		
Total 34801776772:						30.02	.00					
Total NORCO, INC.:						30.02	.00					
<b>PACIFIC STEEL</b>												
584	PACIFIC STEEL	7537219		<u>BERNIE FISHER FENCE UPGRADED, B. WITHROW, FEB'21 - PARKS</u>	02/17/2021	6,853.18	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1242	3/21		
Total 7537219:						6,853.18	.00					
584	PACIFIC STEEL	7541196		<u>100 EA XL WELDING TABS, BERNIE FISHER PARK FENCE, B. WITHROW, FEB'21 - PARKS</u>	02/22/2021	83.00	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1242	3/21		
Total 7541196:						83.00	.00					
584	PACIFIC STEEL	7543720		<u>METAL FOR NEW FENCE, BERNIE FISHER PARK, B. WITHROW, FEB'21 - PARKS</u>	02/23/2021	820.80	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1242	3/21		
Total 7543720:						820.80	.00					
Total PACIFIC STEEL:						7,756.98	.00					
<b>PARTS, INC.</b>												
470	PARTS, INC.	230941	11211	<u>1 EA BATTERY, B. WITHROW, MARCH'21 - BUILDING INSPECTION</u>	03/01/2021	121.21	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	1005	3/21		
470	PARTS, INC.	230941		<u>1 EA CORE DEPOSIT, BATTERY FOR BUILDING DEPT TRUCK, B. WITHROW, MARCH'21 - BUILDING INSPECTION</u>	03/01/2021	18.00	.00	<u>01-6097 DEPOSITS ON ACCOUNT</u>	1005	3/21		

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Total 230941:						139.21	.00					
470	PARTS, INC.	231091	11226	<u>1 EA FUEL TANK SELECTOR, FOR PARKS F350 TRUCK #13, B. WITHROW, MARCH'21 - PARKS</u>	03/03/2021	14.87	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	1004	3/21		
Total 231091:						14.87	.00					
470	PARTS, INC.	231182	11231	<u>1 EA HARNESS BRACKET, 1 EA PRIMARY WIRE, 1 EA CABLE TIE, 1 EA ROCKER LED, 1 EA PLIER, PARTS FOR SAFETY LIGHT, FOR TRUCK #28, B. WITHROW, MARCH'21 - PARKS</u>	03/04/2021	44.09	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	1004	3/21		
Total 231182:						44.09	.00					
470	PARTS, INC.	231217	11238	<u>1 EA ALUMINUM RIVETS, FLEET SHOP SUPPLY, B. WITHROW, MARCH'21 - ADMIN</u>	03/04/2021	1.34	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	0	3/21		
470	PARTS, INC.	231217	11238	<u>1 EA ALUMINUM RIVETS, FLEET SHOP SUPPLY, B. WITHROW, MARCH'21 - WATER</u>	03/04/2021	.54	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	3/21		
470	PARTS, INC.	231217	11238	<u>1 EA ALUMINUM RIVETS, FLEET SHOP SUPPLY, B. WITHROW, MARCH'21 - SEWER</u>	03/04/2021	.54	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	3/21		
470	PARTS, INC.	231217	11238	<u>1 EA ALUMINUM RIVETS, FLEET SHOP SUPPLY, B. WITHROW, MARCH'21 - PI</u>	03/04/2021	.27	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	3/21		
Total 231217:						2.69	.00					
470	PARTS, INC.	231457	11248	<u>2 EA REPLACEABLE LENS &amp; BULBS, FOR PARKS LITTLE TRAILER LIGHTS, B. WITHROW, MARCH'21 - PARKS</u>	03/08/2021	23.22	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	3/21		

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Total 231457:						23.22	.00					
470	PARTS, INC.	231537	11254	<u>FILTERS FOR PLANTS TRACTOR AND JOHN DEERE MOWER, S. HOWELL, MARCH'21 - SEWER</u>	03/09/2021	105.17	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	3/21		
Total 231537:						105.17	.00					
470	PARTS, INC.	231624	11264	<u>1 EA ROCKER LED, 1 EA HEAT SHRINK TUBING, STROBE INSTALL FOR NEW PARKS F- 150 TRUCK, B. WITHROW, MARCH'21 - PARKS</u>	03/10/2021	16.64	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	1004	3/21		
470	PARTS, INC.	231624	11264	<u>1 EA SOCKET SET, FOR B. GILLOGLY, MARCH'21 - PARKS</u>	03/10/2021	20.39	.00	<u>01-6175 SMALL TOOLS</u>	1004	3/21		
470	PARTS, INC.	231624	11264	<u>1 EA SOCKET SET, FOR B. GILLOGLY, MARCH'21 - ADMIN</u>	03/10/2021	6.80	.00	<u>01-6175 SMALL TOOLS</u>	0	3/21		
470	PARTS, INC.	231624	11264	<u>1 EA SOCKET SET, FOR B.GILLOGLY, MARCH'21 - WATER</u>	03/10/2021	2.86	.00	<u>20-6175 SMALL TOOLS</u>	0	3/21		
470	PARTS, INC.	231624	11264	<u>1 EA SOCKET SET, FOR B.GILLOGLY, MARCH'21 - SEWER</u>	03/10/2021	2.86	.00	<u>21-6175 SMALL TOOLS</u>	0	3/21		
470	PARTS, INC.	231624	11264	<u>1 EA SOCKET SET, FOR B.GILLOGLY, MARCH'21 - PI</u>	03/10/2021	1.08	.00	<u>25-6175 SMALL TOOLS</u>	0	3/21		
Total 231624:						50.63	.00					
470	PARTS, INC.	231703	11274	<u>1 EA SHOP TOWELS IN BOX, 1 EA 25 PK. RED TOWELS, 10 EA GREASE, 1 EA FINEPOINT MARKER, VEHICLE MAINTENANCE SUPPLIES, B. WITHROW, MARCH'21 - PARKS</u>	03/11/2021	51.26	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	1004	3/21		
Total 231703:						51.26	.00					



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				<u>WITHROW, MARCH'21 - PI</u>	03/15/2021	.93	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	3/21		
	Total 231985:					9.38	.00					
470	PARTS, INC.	232104	11303	<u>3 EA STARTING FLUID, FOR FLEET SHOP SUPPLY, B. WITHROW, MARCH'21 - ADMIN</u>	03/16/2021	4.25	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	3/21		
470	PARTS, INC.	232104	11303	<u>3 EA STARTING FLUID, FOR FLEET SHOP SUPPLY, B. WITHROW, MARCH'21 - WATER</u>	03/16/2021	1.70	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	3/21		
470	PARTS, INC.	232104	11303	<u>3 EA STARTING FLUID, FOR FLEET SHOP SUPPLY, B. WITHROW, MARCH'21 - SEWER</u>	03/16/2021	1.70	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	3/21		
470	PARTS, INC.	232104	11303	<u>3 EA STARTING FLUID, FOR FLEET SHOP SUPPLY, B. WITHROW, MARCH'21 - PI</u>	03/16/2021	.84	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	3/21		
	Total 232104:					8.49	.00					
470	PARTS, INC.	232129	11308	<u>1 EA OIL FILTER, FOR LAGOONS SIDE BY SIDE, B. WITHROW, MARCH'21 - SEWER</u>	03/16/2021	7.53	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	3/21		
	Total 232129:					7.53	.00					
470	PARTS, INC.	232174	11314	<u>2 EA FLUID, FOR TRUCK #39, D. CROSSLEY, MARCH'21 - WATER</u>	03/17/2021	12.78	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	3/21		
470	PARTS, INC.	232174	11314	<u>2 EA FLUID, FOR TRUCK #39, D. CROSSLEY, MARCH'21 - PI</u>	03/17/2021	3.20	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	3/21		
	Total 232174:					15.98	.00					
470	PARTS, INC.	232319	11323	<u>MAP SENSOR FOR SEWER TRUCK F550, TRUCK #23, S. HOWELL, MAR. '21 - SEWER</u>	03/18/2021	68.55	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	3/21		

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Total 232319:						68.55	.00					
470	PARTS, INC.	232561	11344	FUEL FILTERS FOR THE LAWN MOWER AT FARM. D. CROSSLEY, MAR. '21	03/23/2021	5.26	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/21		
Total 232561:						5.26	.00					
470	PARTS, INC.	232759	11359	1 EA IMPACT SOCKET, FOR FLEET SHOP, B. WITHROW, MARCH'21 - ADMIN	03/25/2021	3.35	.00	01-6175 SMALL TOOLS	0	3/21		
470	PARTS, INC.	232759	11359	1 EA IMPACT SOCKET, FOR FLEET SHOP, B. WITHROW, MARCH'21 - WATER	03/25/2021	1.34	.00	20-6175 SMALL TOOLS	0	3/21		
470	PARTS, INC.	232759	11359	1 EA IMPACT SOCKET, FOR FLEET SHOP, B. WITHROW, MARCH'21 - SEWER	03/25/2021	1.34	.00	21-6175 SMALL TOOLS	0	3/21		
470	PARTS, INC.	232759	11359	1 EA IMPACT SOCKET, FOR FLEET SHOP, B. WITHROW, MARCH'21 - PI	03/25/2021	.66	.00	25-6175 SMALL TOOLS	0	3/21		
470	PARTS, INC.	232759	11359	1 EA PARTS WASHER SOLVENT, 1 EA BRUSH PARTS CLEANER, SHOP SUPPLIES, B. WITHROW, MARCH'21 - ADMIN	03/25/2021	46.07	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/21		
470	PARTS, INC.	232759	11359	1 EA PARTS WASHER SOLVENT, 1 EA BRUSH PARTS CLEANER, SHOP SUPPLIES, B. WITHROW, MARCH'21 - WATER	03/25/2021	18.43	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/21		
470	PARTS, INC.	232759	11359	1 EA PARTS WASHER SOLVENT, 1 EA BRUSH PARTS CLEANER, SHOP SUPPLIES, B. WITHROW, MARCH'21 - SEWER	03/25/2021	18.43	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/21		
470	PARTS, INC.	232759	11359	1 EA PARTS WASHER SOLVENT, 1 EA BRUSH PARTS CLEANER, SHOP SUPPLIES, B. WITHROW, MARCH'21 - PI	03/25/2021	9.21	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	3/21		

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Total 232759:						98.83	.00					
Total PARTS, INC.:						682.18	.00					
<b>PEAK ALARM COMPANY, INC</b>												
1021	PEAK ALARM COMPANY, INC	1096758		<u>ALARM SERVICE LABOR AT THE TREATMENT PLANT, MARCH'21 - WATER</u>	03/15/2021	47.25	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	3/21		
1021	PEAK ALARM COMPANY, INC	1096758		<u>ALARM SERVICE LABOR AT THE TREATMENT PLANT, MARCH'21 - SEWER</u>	03/15/2021	47.25	.00	<u>21-6140 MAINT. &amp; REPAIR BUILDING</u>	0	3/21		
1021	PEAK ALARM COMPANY, INC	1096758		<u>ALARM SERVICE LABOR AT THE TREATMENT PLANT, MARCH'21 - PI</u>	03/15/2021	18.00	.00	<u>25-6140 MAINT. &amp; REPAIR BUILDING</u>	0	3/21		
Total 1096758:						112.50	.00					
1021	PEAK ALARM COMPANY, INC	1097487		<u>ALARM MONITORING FOR WELLS(SNOWHAWK, DANSKIN, BEST BATH, EL CAJON, BUTLER, CEDAR, &amp; SEGO PRAIRIE) 4/1/21 - 4/30/21 - WATER</u>	04/01/2021	215.01	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	3/21		
1021	PEAK ALARM COMPANY, INC	1097487		<u>ALARM MONITORING FOR WELLS(SNOWHAWK, DANSKIN, BEST BATH, EL CAJON, BUTLER, CEDAR, &amp; SEGO PRAIRIE) 4/1/21 - 4/30/21 - PI</u>	04/01/2021	53.75	.00	<u>25-6140 MAINT. &amp; REPAIR BUILDING</u>	0	3/21		
Total 1097487:						268.76	.00					
Total PEAK ALARM COMPANY, INC:						381.26	.00					
<b>RAIN FOR RENT</b>												
144	RAIN FOR RENT	1586361	11304	<u>75 EA SPRINKLER NOZZLES, T. FLEMING. MARCH'21 - FARM</u>	03/16/2021	48.75	.00	<u>21-6090 FARM EXPENDITURES</u>	0	3/21		
Total 1586361:						48.75	.00					

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Total RAIN FOR RENT:						48.75	.00					
<b>REXEL USA, INC.</b>												
1613	REXEL USA, INC.	1J08380	11242	<u>CONDUIT STRAPS &amp; SCREWS FOR LAGOON #7, R. WARWICK, MAR. '21 - SEWER</u>	03/08/2021	69.88	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	3/21		
Total 1J08380:						69.88	.00					
1613	REXEL USA, INC.	1J33101	11305	<u>1 EA DRIVER, FACILITIES LED DRIVER FOR STREET LIGHT BACK UP. B. WITHROW, MARCH'21</u>	03/17/2021	117.40	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1002	3/21		
Total 1J33101:						117.40	.00					
1613	REXEL USA, INC.	Y368575	11298	<u>1 EA LED DRIVER, FACILITIES STREET LIGHT REPAIR PART. B. WITHROW, MARCH'21 -</u>	03/17/2021	168.41	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1002	3/21		
Total Y368575:						168.41	.00					
1613	REXEL USA, INC.	Z835729	11221	<u>1 EA BASIC LOCKOUT, 1 EA BREAKER LOCKOUT, 1 EA LITEFIT, 1 EA DECOIL LANYARD, 2 EA HARD HAT, ELECTRICAL SAFETY EQUIPMENT. B. WITHROW, MARCH'21 - ADMIN</u>	03/12/2021	131.02	.00	<u>01-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	3/21		
1613	REXEL USA, INC.	Z835729	11221	<u>1 EA BASIC LOCKOUT, 1 EA BREAKER LOCKOUT, 1 EA LITEFIT, 1 EA DECOIL LANYARD, 2 EA HARD HAT, ELECTRICAL SAFETY EQUIPMENT. B. WITHROW, MARCH'21 - PARKS</u>	03/12/2021	46.79	.00	<u>01-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	1004	3/21		
1613	REXEL USA, INC.	Z835729	11221	<u>1 EA BASIC LOCKOUT, 1 EA BREAKER LOCKOUT, 1 EA LITEFIT, 1 EA DECOIL LANYARD, 2 EA HARD HAT, ELECTRICAL SAFETY EQUIPMENT. B. WITHROW, MARCH'21 - WATER</u>	03/12/2021	121.66	.00	<u>20-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	3/21		

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1613	REXEL USA, INC.	Z835729	11221	<u>1 EA BASIC LOCKOUT, 1 EA BREAKER LOCKOUT, 1 EA LITEFIT, 1 EA DECOIL LANYARD, 2 EA HARD HAT, ELECTRICAL SAFETY EQUIPMENT, B. WITHROW, MARCH'21 - SEWER</u>	03/12/2021	121.66	.00	<u>21-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	3/21		
1613	REXEL USA, INC.	Z835729	11221	<u>1 EA BASIC LOCKOUT, 1 EA BREAKER LOCKOUT, 1 EA LITEFIT, 1 EA DECOIL LANYARD, 2 EA HARD HAT, ELECTRICAL SAFETY EQUIPMENT, B. WITHROW, MARCH'21 - PI</u>	03/12/2021	46.80	.00	<u>25-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	3/21		
Total Z835729:						467.93	.00					
1613	REXEL USA, INC.	Z842380	11281	<u>1 EA MOTION SENSOR, FOR PARKS GREENBELT MENS BATHROOM, B. WITHROW, MARCH'21 - PARKS</u>	03/18/2021	88.93	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	3/21		
Total Z842380:						88.93	.00					
Total REXEL USA, INC.:						912.55	.00					
<b>RIDGEWOOD ENTERPRISES, INC</b>												
1728	RIDGEWOOD ENTERPRISES, INC	2056808	11243	<u>FUEL PUMP FOR SEWER VAC TRAILER, B.GILLOGLY, MAR.'21 - SEWER</u>	03/05/2021	21.99	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	3/21		
Total 2056808:						21.99	.00					
Total RIDGEWOOD ENTERPRISES, INC:						21.99	.00					
<b>RODDA PAINT CO.</b>												
1723	RODDA PAINT CO.	75075573	11267	<u>2 EA GALLONS BLUE PAINT FOR THE PLANT WATER OFFICE, D. CROSSLEY, MARCH'21 - WATER</u>	03/11/2021	86.40	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	3/21		

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1723	RODDA PAINT CO.	75075573		<u>2 EA GALLONS BLUE PAINT FOR THE PLANT WATER OFFICE, D. CROSSLEY, MARCH'21 - PI</u>	03/11/2021	21.60	.00	<u>25-6140_MAINT &amp; REPAIR BUILDING</u>	0	3/21		
Total 75075573:						108.00	.00					
Total RODDA PAINT CO.:						108.00	.00					
<b>SEID CRANE SERVICE, INC</b>												
1766	SEID CRANE SERVICE, INC	14227	11326	<u>FINE SCREEN REBUILD, T. SHAFFER, MARCH'21 - SEWER</u>	03/18/2021	225.00	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1249	3/21		
Total 14227:						225.00	.00					
1766	SEID CRANE SERVICE, INC	14237	11326	<u>FINE SCREEN REBUILD, T. SHAFFER, MARCH'21 - SEWER</u>	03/12/2021	225.00	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1249	3/21		
Total 14237:						225.00	.00					
Total SEID CRANE SERVICE, INC:						450.00	.00					
<b>SIMPLOT PARTNERS</b>												
491	SIMPLOT PARTNERS	216051879		<u>FERTILIZER &amp; HERBICIDES, B. WITHROW, MARCH'21 - PARKS</u>	03/09/2021	10,781.00	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	3/21		
Total 216051879:						10,781.00	.00					
491	SIMPLOT PARTNERS	216052013		<u>5 EA BAGS OF BROMACIL/DIURON, B. WITHROW, MARCH'21 - PARKS</u>	03/12/2021	350.00	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	3/21		
Total 216052013:						350.00	.00					
491	SIMPLOT PARTNERS	216052374		<u>14 EA TOTES OF LAWN FERTILIZER, B. WITHROW, MARCH'21 - PARKS</u>	03/25/2021	6,678.00	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	3/21		

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Total 216052374:						6,678.00	.00					
Total SIMPLOT PARTNERS:						17,809.00	.00					
<b>SPECIALTY CONSTRUCTION SUPPLY</b>												
780	SPECIALTY CONSTRUCTION SUPPLY	0205671-IN	11250	<u>CLASS FOR FLAGGING, FOR M. SMITH, MARCH'21 - WATER</u>	03/23/2021	60.00	.00	<u>20-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	3/21		
780	SPECIALTY CONSTRUCTION SUPPLY	0205671-IN	11250	<u>CLASS FOR FLAGGING, FOR M. SMITH, MARCH'21 - PI</u>	03/23/2021	15.00	.00	<u>25-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	3/21		
780	SPECIALTY CONSTRUCTION SUPPLY	0205671-IN	11250	<u>CLASS FOR FLAGGING, J. OSBORN, MARCH'21 - WATER</u>	03/23/2021	60.00	.00	<u>20-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	3/21		
780	SPECIALTY CONSTRUCTION SUPPLY	0205671-IN	11250	<u>CLASS FOR FLAGGING, J. OSBORN, MARCH'21 - PI</u>	03/23/2021	15.00	.00	<u>25-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	3/21		
780	SPECIALTY CONSTRUCTION SUPPLY	0205671-IN	11250	<u>CLASS FOR FLAGGING, C. MCDANIEL, MARCH'21 - SEWER</u>	03/23/2021	75.00	.00	<u>21-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	3/21		
780	SPECIALTY CONSTRUCTION SUPPLY	0205671-IN	11250	<u>CLASS FOR FLAGGING, T. SHAFFER, MARCH'21 - SEWER</u>	03/23/2021	75.00	.00	<u>21-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	3/21		
Total 0205671-IN:						300.00	.00					
Total SPECIALTY CONSTRUCTION SUPPLY:						300.00	.00					
<b>SPECIALTY PLASTICS &amp; FABRICATI, INC.</b>												
1477	SPECIALTY PLASTICS & FABRICATI, INC.	80329	11225	<u>10 EA 1 INCH DIAPHRAM, 10 EA 1/2 INCH DIAPHRAM, REPAIR DIAPHRAM VALVES IN PROCESS BUILDING, M. NADEAU, MARCH'21 - SEWER</u>	03/12/2021	326.56	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	3/21		
Total 80329:						326.56	.00					

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1477	SPECIALTY PLASTICS & FABRICATI, INC.	80415	11337	8 EA PVC FITTINGS, REPAIR FINE SCREEN WATER PIPES, T. SHAFFER, MARCH'21 - SEWER	03/19/2021	43.27	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/21		
Total 80415:						43.27	.00					
Total SPECIALTY PLASTICS & FABRICATI, INC.:						369.83	.00					
<b>ST. LUKE'S HEALTH SYSTEM</b>												
1441	ST. LUKE'S HEALTH SYSTEM	444641545-A		NEW EMPLOYEE DRUG SCREEN, A.EVERHART, MAR.'21 - BUILDING INSPECTION	03/11/2021	40.00	.00	01-6202 PROFESSIONAL SERVICES	1005	3/21		
Total 444641545-A:						40.00	.00					
1441	ST. LUKE'S HEALTH SYSTEM	445076482		NEW EMPLOYEE DRUG SCREEN, J.EDINGER, MAR.'21	03/11/2021	33.25	.00	01-6202 PROFESSIONAL SERVICES	0	3/21		
1441	ST. LUKE'S HEALTH SYSTEM	445076482		NEW EMPLOYEE DRUG SCREEN, J.EDINGER, MAR.'21 - WATER	03/11/2021	.70	.00	20-6202 PROFESSIONAL SERVICES	0	3/21		
1441	ST. LUKE'S HEALTH SYSTEM	445076482		NEW EMPLOYEE DRUG SCREEN, J.EDINGER, MAR.'21 - SEWER	03/11/2021	.70	.00	21-6202 PROFESSIONAL SERVICES	0	3/21		
1441	ST. LUKE'S HEALTH SYSTEM	445076482		NEW EMPLOYEE DRUG SCREEN, J.EDINGER, MAR.'21 - P.I	03/11/2021	.35	.00	25-6202 PROFESSIONAL SERVICES	0	3/21		
Total 445076482:						35.00	.00					
Total ST. LUKE'S HEALTH SYSTEM:						75.00	.00					
<b>TAYLOR CORPORATION</b>												
1435	TAYLOR CORPORATION	211024109	11258	1 BOX BUSINESS CARDS, J. REID, MAR.'21	03/17/2021	38.49	.00	01-6165 OFFICE SUPPLIES	1003	3/21		

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Total 211024109:						38.49	.00					
Total TAYLOR CORPORATION:						38.49	.00					
<b>THE JORDEL COMPANY</b>												
1523	THE JORDEL COMPANY	2	11288	<u>PRINTING OF LABELS FOR J.COULTER, MAR.'21 - BUILDING INSPECTION</u>	03/15/2021	202.99	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	3/21		
Total 2:						202.99	.00					
Total THE JORDEL COMPANY:						202.99	.00					
<b>TREASURE VALLEY COFFEE</b>												
992	TREASURE VALLEY COFFEE	2160:07228138	11367	<u>8 EA 5-GALLON WATER BOTTLES, C. MERRITT, MARCH'21 - PARKS</u>	03/26/2021	45.60	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	3/21		
Total 2160:07228138:						45.60	.00					
992	TREASURE VALLEY COFFEE	2160:07249212		<u>1 EA CASE OF COFFEE, 3 EA CANISTER OF CREAM, C. MERRITT, MARCH'21 - CITY HALL</u>	03/10/2021	64.18	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	3/21		
Total 2160:07249212:						64.18	.00					
992	TREASURE VALLEY COFFEE	2160:07296035	11284	<u>1 EA WATER COOLER RENTAL, 7 EA 5-GALLON WATER BOTTLES, C. MERRITT, MARCH'21 - CITY HALL</u>	03/12/2021	52.90	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	3/21		
Total 2160:07296035:						52.90	.00					
992	TREASURE VALLEY COFFEE	2160:07296040	11284	<u>1 EA WATER COOLER RENTAL, 2 EA 5-GALLON WATER BOTTLES, C. OSWALD, MARCH'21 - PARKS</u>	03/12/2021	22.40	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	3/21		

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Total 2160:07296040:						22.40	.00					
992	TREASURE VALLEY COFFEE	2160:07296043	11284	<u>1 EA WATER COOLER RENTAL, MARCH'21 - PARKS</u>	03/12/2021	13.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	3/21		
Total 2160:07296043:						13.00	.00					
992	TREASURE VALLEY COFFEE	2160:07296108	11367	<u>3 EA 5-GALLON WATER BOTTLES, C. MERRITT, MARCH'21 - PARKS</u>	03/26/2021	17.10	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	3/21		
Total 2160:07296108:						17.10	.00					
992	TREASURE VALLEY COFFEE	2160:07296132	11367	<u>6 EA 5 GALLON-WATER BOTTLES, C. MERRITT, MARCH'21 - CITY HALL</u>	03/26/2021	34.20	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	3/21		
Total 2160:07296132:						34.20	.00					
992	TREASURE VALLEY COFFEE	2160:07356743	11330	<u>1 EA 50 CT HOT CHOCOLATE, 1 EA CASE OF COFFEE, 12 EA 5- GALLON WATER BOTTLES, C. OSWALD, MARCH'21 - WATER</u>	03/18/2021	57.56	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	3/21		
992	TREASURE VALLEY COFFEE	2160:07356743	11330	<u>1 EA 50 CT HOT CHOCOLATE, 1 EA CASE OF COFFEE, 12 EA 5- GALLON WATER BOTTLES, C. OSWALD, MARCH'21 - SEWER</u>	03/18/2021	57.56	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	3/21		
992	TREASURE VALLEY COFFEE	2160:07356743	11330	<u>1 EA 50 CT HOT CHOCOLATE, 1 EA CASE OF COFFEE, 12 EA 5- GALLON WATER BOTTLES, C. OSWALD, MARCH'21 - PI</u>	03/18/2021	21.93	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	3/21		
Total 2160:07356743:						137.05	.00					
Total TREASURE VALLEY COFFEE:						386.43	.00					

TREASURE VALLEY DRILLING, INC.

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1325	TREASURE VALLEY DRILLING, INC.	6317W		<u>WELL #2 CLEAN OUT, B. WITHROW, MARCH'21</u>	03/26/2021	30,000.00	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1232	3/21		
Total 6317W:						30,000.00	.00					
Total TREASURE VALLEY DRILLING, INC.:						30,000.00	.00					
<b>TREASURE VALLEY FENCE PANELS LLC</b>												
2068	TREASURE VALLEY FENCE PANELS LLC	03297	11353	<u>DOG PARK FENCE REPAIR, B. WITHROW, MARCH'21 - PARKS</u>	03/24/2021	1,668.91	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	3/21		
Total 03297:						1,668.91	.00					
Total TREASURE VALLEY FENCE PANELS LLC:						1,668.91	.00					
<b>U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)</b>												
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	438803041		<u>COPIER CONTRACT NUMBER #500-0519539-000, MODEL #MPC4504EX, SERIAL #C737M540938 &amp; #C737M540155, CONTRACT PAYMENT &amp; PROPERTY DAMAGE SURCHARGE, MARCH'21- ADMIN</u>	03/18/2021	412.85	.00	<u>01-6212 RENT-EQUIPMENT</u>	0	3/21		
Total 438803041:						412.85	.00					
Total U.S. BANK NATIONAL ASSOC (EQUIP FINANCE):						412.85	.00					
<b>UNIVAR SOLUTIONS USA, INC.</b>												
1410	UNIVAR SOLUTIONS USA, INC.	49014654	11272	<u>SODIUM LIQUICHLOR, T. SHAFFER, MARCH'21 - SEWER</u>	03/12/2021	1,170.84	.00	<u>21-6151 M &amp; R - PROCESS CHEMICALS</u>	0	3/21		
1410	UNIVAR SOLUTIONS USA, INC.	49014654	11272	<u>TOTE DEPOSIT FOR SODIUM LIQUICHLOR, T. SHAFFER, MARCH'21 - SEWER</u>	03/12/2021	700.00	.00	<u>21-6097 DEPOSITS ON ACCOUNT</u>	0	3/21		
Total 49014654:						1,870.84	.00					

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Total UNIVAR SOLUTIONS USA, INC.:						1,870.84	.00					
<b>USA BLUE BOOK</b>												
265	USA BLUE BOOK	526382	11255	1 EA DRUM PUMP END, 1 EA DRUM PUMP MOTOR, D. CROSSLEY, MARCH'21 - WATER	03/09/2021	1,544.35	.00	20-6150 M & R - SYSTEM	0	3/21		
Total 526382:						1,544.35	.00					
Total USA BLUE BOOK:						1,544.35	.00					
<b>UTILITY REFUND #10</b>												
2044	UTILITY REFUND #10	302426.00		RIVERWOOD HOMES, 706 E PASCUA DR, UTILITY REFUND	03/05/2021	88.26	.00	20-4500 METERED WATER SALES	0	3/21		
2044	UTILITY REFUND #10	302426.00		RIVERWOOD HOMES, 706 E PASCUA DR, UTILITY REFUND	03/05/2021	34.97	.00	21-4600 SEWER USER FEES	0	3/21		
Total 302426.00:						123.23	.00					
2044	UTILITY REFUND #10	302456.00		STYLISH HOMES, 1045 E PASCUA DR, UTILITY REFUND	03/05/2021	80.33	.00	20-4500 METERED WATER SALES	0	3/21		
2044	UTILITY REFUND #10	302456.00		STYLISH HOMES, 1045 E PASCUA DR, UTILITY REFUND	03/05/2021	22.15	.00	21-4600 SEWER USER FEES	0	3/21		
Total 302456.00:						102.48	.00					
2044	UTILITY REFUND #10	323001.00		TED MASON SIGNATURE HOMES, 1782 N PEAKHURT AVE, UTILITY REFUND	02/24/2021	33.89	.00	20-4500 METERED WATER SALES	0	3/21		
2044	UTILITY REFUND #10	323001.00		TED MASON SIGNATURE HOMES, 1782 N PEAKHURT AVE, UTILITY REFUND	02/24/2021	37.27	.00	21-4600 SEWER USER FEES	0	3/21		
Total 323001.00:						71.16	.00					
2044	UTILITY REFUND #10	323082.00		TED MASON SIGNATURE HOMES, 2195 E TROPHY ST, UTILITY REFUND	02/24/2021	19.55	.00	20-4500 METERED WATER SALES	0	3/21		

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2044	UTILITY REFUND #10	323082.00		<u>TED MASON SIGNATURE HOMES, 2195 E TROPHY ST, UTILITY REFUND</u>	02/24/2021	17.49	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 323082.00:						37.04	.00					
Total UTILITY REFUND #10:						333.91	.00					
<b>UTILITY REFUND #11</b>												
2062	UTILITY REFUND #11	121940.03		<u>NORBET F LUCIUS, 1933 W HEDGEROW ST, UTILITY REFUND</u>	03/23/2021	16.53	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2062	UTILITY REFUND #11	121940.03		<u>NORBET F LUCIUS, 1933 W HEDGEROW ST, UTILITY REFUND</u>	03/23/2021	20.78	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
2062	UTILITY REFUND #11	121940.03		<u>NORBET F LUCIUS, 1933 W HEDGEROW ST, UTILITY REFUND</u>	03/23/2021	19.17	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/21		
Total 121940.03:						56.48	.00					
2062	UTILITY REFUND #11	131030.02		<u>JAMES CLARK, 1530 W HAYFIELD CT, UTILITY REFUND</u>	03/19/2021	35.02	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2062	UTILITY REFUND #11	131030.02		<u>JAMES CLARK, 1530 W HAYFIELD CT, UTILITY REFUND</u>	03/19/2021	35.97	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
2062	UTILITY REFUND #11	131030.02		<u>JAMES CLARK, 1530 W HAYFIELD CT, UTILITY REFUND</u>	03/19/2021	33.01	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/21		
Total 131030.02:						104.00	.00					
2062	UTILITY REFUND #11	131060.03		<u>RACHEL ROSE, 1573 W HAYFIELD CT, UTILITY REFUND</u>	03/17/2021	117.44	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2062	UTILITY REFUND #11	131060.03		<u>RACHEL ROSE, 1573 W HAYFIELD CT, UTILITY REFUND</u>	03/17/2021	39.64	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		

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2062	UTILITY REFUND #11	131060.03		<u>RACHEL ROSE, 1573 W HAYFIELD CT, UTILITY REFUND</u>	03/17/2021	35.24	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/21		
Total 131060.03:						192.32	.00					
2062	UTILITY REFUND #11	133000.01A		<u>ENRIQUE CONTRERAS &amp; ANA PAZ, 310 W 4TH ST, UTILITY REFUND</u>	03/19/2021	11.11	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/21		
Total 133000.01A:						11.11	.00					
2062	UTILITY REFUND #11	160835.02		<u>ROBERT GORDLEY, 231 W CASE ST, UTILITY REFUND</u>	03/12/2021	100.95	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2062	UTILITY REFUND #11	160835.02		<u>ROBERT GORDLEY, 231 W CASE ST, UTILITY REFUND</u>	03/12/2021	.86	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/21		
Total 160835.02:						101.81	.00					
2062	UTILITY REFUND #11	173070.04		<u>RYAN ALLEN DALE, 1498 W KERF ST, UTILITY REFUND</u>	03/12/2021	30.11	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2062	UTILITY REFUND #11	173070.04		<u>RYAN ALLEN DALE, 1498 W KERF ST, UTILITY REFUND</u>	03/12/2021	36.89	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
2062	UTILITY REFUND #11	173070.04		<u>RYAN ALLEN DALE, 1498 W KERF ST, UTILITY REFUND</u>	03/12/2021	25.27	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/21		
Total 173070.04:						92.27	.00					
2062	UTILITY REFUND #11	173335.02		<u>JOEL W HIRTLE, 535 S RETORT PL, UTILITY REFUND</u>	03/19/2021	34.27	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2062	UTILITY REFUND #11	173335.02		<u>JOEL W HIRTLE, 535 S RETORT PL, UTILITY REFUND</u>	03/19/2021	41.23	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
2062	UTILITY REFUND #11	173335.02		<u>JOEL W HIRTLE, 535 S RETORT PL, UTILITY REFUND</u>	03/19/2021	31.82	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/21		

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Total 173335.02:						107.32	.00					
2062	UTILITY REFUND #11	182920.02		<u>WALLACE A EVANS, 1257 W HAVER ST, UTILITY REFUND</u>	03/16/2021	47.00	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2062	UTILITY REFUND #11	182920.02		<u>WALLACE A EVANS, 1257 W HAVER ST, UTILITY REFUND</u>	03/16/2021	66.37	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
2062	UTILITY REFUND #11	182920.02		<u>WALLACE A EVANS, 1257 W HAVER ST, UTILITY REFUND</u>	03/16/2021	39.42	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/21		
Total 182920.02:						152.79	.00					
2062	UTILITY REFUND #11	190315.02		<u>LAYNE THORNTON, 297 W TROPHY ST, UTILITY REFUND</u>	03/23/2021	30.17	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2062	UTILITY REFUND #11	190315.02		<u>LAYNE THORNTON, 297 W TROPHY ST, UTILITY REFUND</u>	03/23/2021	21.44	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
2062	UTILITY REFUND #11	190315.02		<u>LAYNE THORNTON, 297 W TROPHY ST, UTILITY REFUND</u>	03/23/2021	33.50	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/21		
Total 190315.02:						85.11	.00					
2062	UTILITY REFUND #11	190375.02		<u>DOUG OLSON, 1546 N TWO POINT PL, UTILITY REFUND</u>	03/12/2021	3.55	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2062	UTILITY REFUND #11	190375.02		<u>DOUG OLSON, 1546 N TWO POINT PL, UTILITY REFUND</u>	03/12/2021	4.12	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
2062	UTILITY REFUND #11	190375.02		<u>DOUG OLSON, 1546 N TWO POINT PL, UTILITY REFUND</u>	03/12/2021	3.38	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/21		
Total 190375.02:						11.05	.00					
2062	UTILITY REFUND #11	202085.05		<u>CURTIS HOAGLAND, 427 E WHITBECK ST, UTILITY REFUND</u>	03/23/2021	33.91	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		

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2062	UTILITY REFUND #11	202085.05		<u>CURTIS HOAGLAND, 427 E WHITBECK ST. UTILITY REFUND</u>	03/23/2021	37.39	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
2062	UTILITY REFUND #11	202085.05		<u>CURTIS HOAGLAND, 427 E WHITBECK ST. UTILITY REFUND</u>	03/23/2021	29.49	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/21		
Total 202085.05:						100.79	.00					
2062	UTILITY REFUND #11	220755.03		<u>HAROLD SEARS, 563 E GREAT BEAR ST. UTILITY REFUND</u>	03/19/2021	35.71	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2062	UTILITY REFUND #11	220755.03		<u>HAROLD SEARS, 563 E GREAT BEAR ST. UTILITY REFUND</u>	03/19/2021	28.96	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
2062	UTILITY REFUND #11	220755.03		<u>HAROLD SEARS, 563 E GREAT BEAR ST. UTILITY REFUND</u>	03/19/2021	21.69	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/21		
Total 220755.03:						86.36	.00					
2062	UTILITY REFUND #11	250120.03		<u>ANTHONY C HALL, 377 W TALLULAH DR. UTILITY REFUND</u>	03/19/2021	34.79	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2062	UTILITY REFUND #11	250120.03		<u>ANTHONY C HALL, 377 W TALLULAH DR. UTILITY REFUND</u>	03/19/2021	33.16	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
2062	UTILITY REFUND #11	250120.03		<u>ANTHONY C HALL, 377 W TALLULAH DR. UTILITY REFUND</u>	03/19/2021	12.18	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/21		
Total 250120.03:						80.13	.00					
2062	UTILITY REFUND #11	260835.02		<u>KEVIN CRANFORD, 2145 W QUILCEDA ST. UTILITY REFUND</u>	03/16/2021	49.54	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2062	UTILITY REFUND #11	260835.02		<u>KEVIN CRANFORD, 2145 W QUILCEDA ST. UTILITY REFUND</u>	03/16/2021	44.51	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		

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2062	UTILITY REFUND #11	260835.02		<u>KEVIN CRANFORD, 2145 W QUILCEDA ST, UTILITY REFUND</u>	03/16/2021	55.11	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/21		
2062	UTILITY REFUND #11	260835.02		<u>KEVIN CRANFORD, 2145 W QUILCEDA ST, UTILITY REFUND</u>	03/16/2021	-.02	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	4/21		
Total 260835.02:						149.14	.00					
2062	UTILITY REFUND #11	264220.02		<u>ROBYN KNOELK, 1971 W FELTSON ST, UTILITY REFUND</u>	03/19/2021	8.33	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2062	UTILITY REFUND #11	264220.02		<u>ROBYN KNOELK, 1971 W FELTSON ST, UTILITY REFUND</u>	03/19/2021	5.45	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
2062	UTILITY REFUND #11	264220.02		<u>ROBYN KNOELK, 1971 W FELTSON ST, UTILITY REFUND</u>	03/19/2021	5.82	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/21		
Total 264220.02:						19.60	.00					
2062	UTILITY REFUND #11	276026.02		<u>ANDRUS YERYMESKU, 2240 N BLUEBLOSSOM WAY, UTILITY REFUND</u>	03/22/2021	29.42	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2062	UTILITY REFUND #11	276026.02		<u>ANDRUS YERYMESKU, 2240 N BLUEBLOSSOM WAY, UTILITY REFUND</u>	03/22/2021	34.63	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
2062	UTILITY REFUND #11	276026.02		<u>ANDRUS YERYMESKU, 2240 N BLUEBLOSSOM WAY, UTILITY REFUND</u>	03/22/2021	25.12	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/21		
Total 276026.02:						89.17	.00					
2062	UTILITY REFUND #11	276064.02		<u>KENNETH E JONES, 2308 N BLUEBLOSSOM WAY, UTILITY REFUND</u>	03/22/2021	25.35	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2062	UTILITY REFUND #11	276064.02		<u>KENNETH E JONES, 2308 N BLUEBLOSSOM WAY, UTILITY REFUND</u>	03/22/2021	31.65	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		

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2062	UTILITY REFUND #11	276064.02		<u>KENNETH E JONES, 2308 N BLUEBLOSSOM WAY, UTILITY REFUND</u>	03/22/2021	-14.56	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/21		
Total 276064.02:						42.44	.00					
2062	UTILITY REFUND #11	277335.02		<u>KIMBERLY J MILES, 181 W SCREECH OWL DR, UTILITY REFUND</u>	03/23/2021	43.00	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2062	UTILITY REFUND #11	277335.02		<u>KIMBERLY J MILES, 181 W SCREECH OWL DR, UTILITY REFUND</u>	03/23/2021	45.86	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
2062	UTILITY REFUND #11	277335.02		<u>KIMBERLY J MILES, 181 W SCREECH OWL DR, UTILITY REFUND</u>	03/23/2021	34.39	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/21		
Total 277335.02:						123.25	.00					
2062	UTILITY REFUND #11	278105.02		<u>LARRY GROSSMAN, 3035 W FUJI CT, UTILITY REFUND</u>	03/15/2021	29.31	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2062	UTILITY REFUND #11	278105.02		<u>LARRY GROSSMAN, 3035 W FUJI CT, UTILITY REFUND</u>	03/15/2021	35.62	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
2062	UTILITY REFUND #11	278105.02		<u>LARRY GROSSMAN, 3035 W FUJI CT, UTILITY REFUND</u>	03/15/2021	25.86	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/21		
Total 278105.02:						90.79	.00					
2062	UTILITY REFUND #11	291054.01		<u>JERRY ROWAN, 3465 W DEVOTION DR, UTILITY REFUND</u>	03/23/2021	32.37	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2062	UTILITY REFUND #11	291054.01		<u>JERRY ROWAN, 3465 W DEVOTION DR, UTILITY REFUND</u>	03/23/2021	34.36	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
2062	UTILITY REFUND #11	291054.01		<u>JERRY ROWAN, 3465 W DEVOTION DR, UTILITY REFUND</u>	03/23/2021	24.68	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/21		

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Total 291054.01:						91.41	.00					
2062	UTILITY REFUND #11	292010.01		<u>TONYA B WOOD, 2603 W PEAR APPLE ST, UTILITY REFUND</u>	03/15/2021	35.57	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2062	UTILITY REFUND #11	292010.01		<u>TONYA B WOOD, 2603 W PEAR APPLE ST, UTILITY REFUND</u>	03/15/2021	47.08	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
2062	UTILITY REFUND #11	292010.01		<u>TONYA B WOOD, 2603 W PEAR APPLE ST, UTILITY REFUND</u>	03/15/2021	17.65	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/21		
Total 292010.01:						100.30	.00					
2062	UTILITY REFUND #11	323094.01		<u>MARTIN NEAL HARPSTER, 1727 N ROCKDALE AVE, UTILITY REFUND</u>	03/12/2021	44.97	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2062	UTILITY REFUND #11	323094.01		<u>MARTIN NEAL HARPSTER, 1727 N ROCKDALE AVE, UTILITY REFUND</u>	03/12/2021	68.30	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
2062	UTILITY REFUND #11	323094.01		<u>MARTIN NEAL HARPSTER, 1727 N ROCKDALE AVE, UTILITY REFUND</u>	03/12/2021	46.78	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/21		
Total 323094.01:						160.05	.00					
Total UTILITY REFUND #11:						2,047.69	.00					
<b>UTILITY REFUND #9</b>												
2004	UTILITY REFUND #9	268421.00		<u>CBH, 1488 N CRAWFORD AVE, UTILITY REFUND</u>	03/02/2021	90.11	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	268421.00		<u>CBH, 1488 N CRAWFORD AVE, UTILITY REFUND</u>	03/02/2021	35.77	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 268421.00:						125.88	.00					
2004	UTILITY REFUND #9	268423.00		<u>CBH, 1520 N CRAWFORD AVE, UTILITY REFUND</u>	02/19/2021	68.95	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		

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2004	UTILITY REFUND #9	268423.00		<u>CBH, 1520 N CRAWFORD AVE, UTILITY REFUND</u>	02/19/2021	2.98	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 268423.00:						71.93	.00					
2004	UTILITY REFUND #9	268454.00		<u>CBH, 1473 N CRAWFORD AVE, UTILITY REFUND</u>	02/24/2021	29.10	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	268454.00		<u>CBH, 1473 N CRAWFORD AVE, UTILITY REFUND</u>	02/24/2021	35.30	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 268454.00:						64.40	.00					
2004	UTILITY REFUND #9	268456.00		<u>CBH, 1503 N CRAWFORD AVE, UTILITY REFUND</u>	03/03/2021	86.14	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	268456.00		<u>CBH, 1503 N CRAWFORD AVE, UTILITY REFUND</u>	03/03/2021	30.32	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 268456.00:						116.46	.00					
2004	UTILITY REFUND #9	268457.00		<u>CBH, 1535 N CRAWFORD AVE, UTILITY REFUND</u>	03/05/2021	86.76	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	268457.00		<u>CBH, 1535 N CRAWFORD AVE, UTILITY REFUND</u>	03/05/2021	34.79	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 268457.00:						121.55	.00					
2004	UTILITY REFUND #9	277521.00		<u>CBH, 307 W SNOWY OWL ST, UTILITY REFUND</u>	03/02/2021	82.45	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	277521.00		<u>CBH, 307 W SNOWY OWL ST, UTILITY REFUND</u>	03/02/2021	22.18	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 277521.00:						104.63	.00					
2004	UTILITY REFUND #9	277530.00		<u>CBH, 322 W SNOWY OWL ST, UTILITY REFUND</u>	03/02/2021	92.83	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		

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2004	UTILITY REFUND #9	277530.00		<u>CBH, 322 W SNOWY OWL ST, UTILITY REFUND</u>	03/02/2021	34.74	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 277530.00:						127.57	.00					
2004	UTILITY REFUND #9	277552.00		<u>CBH, 787 W PIN CHERRY ST, UTILITY REFUND</u>	02/19/2021	71.02	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	277552.00		<u>CBH, 787 W PIN CHERRY ST, UTILITY REFUND</u>	02/19/2021	8.43	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 277552.00:						79.45	.00					
2004	UTILITY REFUND #9	277579.00		<u>CBH, 2749 N KENNETH AVE, UTILITY REFUND</u>	02/24/2021	30.94	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	277579.00		<u>CBH, 2749 N KENNETH AVE, UTILITY REFUND</u>	02/24/2021	39.84	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 277579.00:						70.78	.00					
2004	UTILITY REFUND #9	277589.00		<u>CBH, 738 W PIN CHERRY ST, UTILITY REFUND</u>	03/02/2021	90.19	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	277589.00		<u>CBH, 738 W PIN CHERRY ST, UTILITY REFUND</u>	03/02/2021	37.38	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 277589.00:						127.57	.00					
2004	UTILITY REFUND #9	292112.00		<u>CBH, 2458 W MALCOLM CT, UTILITY REFUND</u>	03/02/2021	95.29	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	292112.00		<u>CBH, 2458 W MALCOLM CT, UTILITY REFUND</u>	03/02/2021	32.28	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 292112.00:						127.57	.00					
2004	UTILITY REFUND #9	292114.00		<u>CBH, 2490 W MALCOLM CT, UTILITY REFUND</u>	02/24/2021	38.71	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		

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2004	UTILITY REFUND #9	292114.00		<u>CBH, 2490 W MALCOLM CT, UTILITY REFUND</u>	02/24/2021	32.26	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 292114.00:						70.97	.00					
2004	UTILITY REFUND #9	292119.00		<u>CBH, 2586 W MALCOLM WAY, UTILITY REFUND</u>	02/24/2021	38.98	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	292119.00		<u>CBH, 2586 W MALCOLM WAY, UTILITY REFUND</u>	02/24/2021	31.99	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 292119.00:						70.97	.00					
2004	UTILITY REFUND #9	293001.00		<u>CBH, 6688 S ALLEGIANCE AVE, UTILITY REFUND</u>	03/02/2021	93.73	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	293001.00		<u>CBH, 6688 S ALLEGIANCE AVE, UTILITY REFUND</u>	03/02/2021	32.15	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 293001.00:						125.88	.00					
2004	UTILITY REFUND #9	293014.00		<u>CBH, 6708 S NORDEAN AVE, UTILITY REFUND</u>	03/02/2021	90.34	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	293014.00		<u>CBH, 6708 S NORDEAN AVE, UTILITY REFUND</u>	03/02/2021	33.85	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 293014.00:						124.19	.00					
2004	UTILITY REFUND #9	293015.00		<u>CBH, 6692 S NORDEAN AVE, UTILITY REFUND</u>	03/02/2021	102.34	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	293015.00		<u>CBH, 6692 S NORDEAN AVE, UTILITY REFUND</u>	03/02/2021	48.89	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 293015.00:						151.23	.00					
2004	UTILITY REFUND #9	293016.00		<u>CBH, 6676 S NORDEAN AVE, UTILITY REFUND</u>	02/19/2021	69.62	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		

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2004	UTILITY REFUND #9	293016.00		<u>CBH, 6676 S NORDEAN AVE, UTILITY REFUND</u>	02/19/2021	2.31	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 293016.00:						71.93	.00					
2004	UTILITY REFUND #9	293018.00		<u>CBH, 6644 S NORDEAN AVE, UTILITY REFUND</u>	02/19/2021	88.12	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	293018.00		<u>CBH, 6644 S NORDEAN AVE, UTILITY REFUND</u>	02/19/2021	26.18	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 293018.00:						114.30	.00					
2004	UTILITY REFUND #9	293023.00		<u>CBH, 6609 S DONAWAY AVE, UTILITY REFUND</u>	03/05/2021	94.19	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	293023.00		<u>CBH, 6609 S DONAWAY AVE, UTILITY REFUND</u>	03/05/2021	33.38	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 293023.00:						127.57	.00					
2004	UTILITY REFUND #9	293024.00		<u>CBH, 6625 S DONAWAY AVE, UTILITY REFUND</u>	02/24/2021	51.76	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	293024.00		<u>CBH, 6625 S DONAWAY AVE, UTILITY REFUND</u>	02/24/2021	45.53	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 293024.00:						97.29	.00					
2004	UTILITY REFUND #9	293026.00		<u>CBH, 6657 S DONAWAY AVE, UTILITY REFUND</u>	03/03/2021	94.59	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	293026.00		<u>CBH, 6657 S DONAWAY AVE, UTILITY REFUND</u>	03/03/2021	32.98	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 293026.00:						127.57	.00					
2004	UTILITY REFUND #9	293027.00		<u>CBH, 6673 S DONAWAY AVE, UTILITY REFUND</u>	03/02/2021	93.79	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		

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2004	UTILITY REFUND #9	293027.00		<u>CBH, 6673 S DONAWAY AVE, UTILITY REFUND</u>	03/02/2021	32.09	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 293027.00:						125.88	.00					
2004	UTILITY REFUND #9	293030.00		<u>CBH, 6717 S DONAWAY AVE, UTILITY REFUND</u>	03/02/2021	96.96	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	293030.00		<u>CBH, 6717 S DONAWAY AVE, UTILITY REFUND</u>	03/02/2021	35.55	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 293030.00:						132.51	.00					
2004	UTILITY REFUND #9	293048.00		<u>CBH, 3387 W REMEMBRANCE DR, UTILITY REFUND</u>	02/19/2021	72.69	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	293048.00		<u>CBH, 3387 W REMEMBRANCE DR, UTILITY REFUND</u>	02/19/2021	4.56	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 293048.00:						77.25	.00					
2004	UTILITY REFUND #9	293049.00		<u>CBH, 3375 W REMEMBRANCE DR, UTILITY REFUND</u>	03/02/2021	89.99	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	293049.00		<u>CBH, 3375 W REMEMBRANCE DR, UTILITY REFUND</u>	03/02/2021	29.13	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 293049.00:						119.12	.00					
2004	UTILITY REFUND #9	293052.00		<u>CBH, 3374 W CHARLENE ST, UTILITY REFUND</u>	02/19/2021	69.45	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	293052.00		<u>CBH, 3374 W CHARLENE ST, UTILITY REFUND</u>	02/19/2021	2.48	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 293052.00:						71.93	.00					
2004	UTILITY REFUND #9	293053.00		<u>CBH, 3390 W CHARLENE ST, UTILITY REFUND</u>	02/24/2021	35.18	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		

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2004	UTILITY REFUND #9	293053.00		<u>CBH, 3390 W CHARLENE ST, UTILITY REFUND</u>	02/24/2021	41.88	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 293053.00:						77.06	.00					
2004	UTILITY REFUND #9	302312.00		<u>EAGLEWOOD HOMES, 9100 S LA PAMPA WAY, UTILITY REFUND</u>	02/19/2021	30.77	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	302312.00		<u>EAGLEWOOD HOMES, 9100 S LA PAMPA WAY, UTILITY REFUND</u>	02/19/2021	39.88	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 302312.00:						70.65	.00					
2004	UTILITY REFUND #9	302414.00		<u>EAGLEWOOD HOMES, 918 E PASCUA DR, UTILITY REFUND</u>	03/05/2021	90.21	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	302414.00		<u>EAGLEWOOD HOMES, 918 E PASCUA DR, UTILITY REFUND</u>	03/05/2021	36.75	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 302414.00:						126.96	.00					
2004	UTILITY REFUND #9	302421.00		<u>RIVERWOOD HOMES, 786 E PASCUA DR, UTILITY REFUND</u>	02/19/2021	23.64	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	302421.00		<u>RIVERWOOD HOMES, 786 E PASCUA DR, UTILITY REFUND</u>	02/19/2021	40.28	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 302421.00:						63.92	.00					
2004	UTILITY REFUND #9	303377.00		<u>HUBBLE HOMES, 723 E TAPER ST, UTILITY REFUND</u>	03/02/2021	90.75	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	303377.00		<u>HUBBLE HOMES, 723 E TAPER ST, UTILITY REFUND</u>	03/02/2021	33.44	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 303377.00:						124.19	.00					

City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2004	UTILITY REFUND #9	303506.00		<u>HUBBLE HOMES, 757 E BRUSH CREEK ST, UTILITY REFUND</u>	02/19/2021	100.65	.00	<u>20-4500_METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	303506.00		<u>HUBBLE HOMES, 757 E BRUSH CREEK ST, UTILITY REFUND</u>	02/19/2021	49.68	.00	<u>21-4600_SEWER USER FEES</u>	0	3/21		
Total 303506.00:						150.33	.00					
2004	UTILITY REFUND #9	303507.00		<u>HUBBLE HOMES, 743 E BRUSH CREEK ST, UTILITY REFUND</u>	02/19/2021	88.88	.00	<u>20-4500_METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	303507.00		<u>HUBBLE HOMES, 743 E BRUSH CREEK ST, UTILITY REFUND</u>	02/19/2021	28.49	.00	<u>21-4600_SEWER USER FEES</u>	0	3/21		
Total 303507.00:						117.37	.00					
2004	UTILITY REFUND #9	303515.00		<u>HUBBLE HOMES, 2505 N RAPID CREEK WAY, UTILITY REFUND</u>	02/24/2021	33.93	.00	<u>20-4500_METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	303515.00		<u>HUBBLE HOMES, 2505 N RAPID CREEK WAY, UTILITY REFUND</u>	02/24/2021	37.04	.00	<u>21-4600_SEWER USER FEES</u>	0	3/21		
Total 303515.00:						70.97	.00					
2004	UTILITY REFUND #9	320107.00		<u>HAYDEN HOMES, 1075 N HALE CANYON AVE, UTILITY REFUND</u>	02/24/2021	63.10	.00	<u>20-4500_METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	320107.00		<u>HAYDEN HOMES, 1075 N HALE CANYON AVE, UTILITY REFUND</u>	02/24/2021	76.40	.00	<u>21-4600_SEWER USER FEES</u>	0	3/21		
Total 320107.00:						139.50	.00					
2004	UTILITY REFUND #9	320117.00		<u>HAYDEN HOMES, 1895 E JADE FALLS ST, UTILITY REFUND</u>	03/02/2021	92.87	.00	<u>20-4500_METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	320117.00		<u>HAYDEN HOMES, 1895 E JADE FALLS ST, UTILITY REFUND</u>	03/02/2021	34.70	.00	<u>21-4600_SEWER USER FEES</u>	0	3/21		
Total 320117.00:						127.57	.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
2004	UTILITY REFUND #9	330198.00		<u>TOLL BROS INC, 986 E WHITETAIL ST, UTILITY REFUND</u>	03/02/2021	90.93	.00	<u>20-4500_METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	330198.00		<u>TOLL BROS INC, 986 E WHITETAIL ST, UTILITY REFUND</u>	03/02/2021	33.26	.00	<u>21-4600_SEWER USER FEES</u>	0	3/21		
Total 330198.00:						124.19	.00					
2004	UTILITY REFUND #9	330324.00		<u>TOLL BROS INC, 1238 E WHIG DR, UTILITY REFUND</u>	03/02/2021	108.32	.00	<u>20-4500_METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	330324.00		<u>TOLL BROS INC, 1238 E WHIG DR, UTILITY REFUND</u>	03/02/2021	25.29	.00	<u>21-4600_SEWER USER FEES</u>	0	3/21		
Total 330324.00:						133.61	.00					
2004	UTILITY REFUND #9	330333.00		<u>TOLL BROS INC, 1223 E WHIG DR, UTILITY REFUND</u>	02/24/2021	34.43	.00	<u>20-4500_METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	330333.00		<u>TOLL BROS INC, 1223 E WHIG DR, UTILITY REFUND</u>	02/24/2021	36.54	.00	<u>21-4600_SEWER USER FEES</u>	0	3/21		
Total 330333.00:						70.97	.00					
2004	UTILITY REFUND #9	330361.00		<u>TOLL BROS INC, 2169 N WINDMILL WAY, UTILITY REFUND</u>	02/19/2021	68.59	.00	<u>20-4500_METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	330361.00		<u>TOLL BROS INC, 2169 N WINDMILL WAY, UTILITY REFUND</u>	02/19/2021	3.74	.00	<u>21-4600_SEWER USER FEES</u>	0	3/21		
Total 330361.00:						72.33	.00					
2004	UTILITY REFUND #9	341050.00		<u>CBH, 5892 S NORDEAN AVE, UTILITY REFUND</u>	02/24/2021	33.44	.00	<u>20-4500_METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	341050.00		<u>CBH, 5892 S NORDEAN AVE, UTILITY REFUND</u>	02/24/2021	35.46	.00	<u>21-4600_SEWER USER FEES</u>	0	3/21		

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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 341050.00:						68.90	.00					
2004	UTILITY REFUND #9	341055.00		<u>CBH, 5982 S NORDEAN AVE, UTILITY REFUND</u>	02/19/2021	69.35	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	341055.00		<u>CBH, 5982 S NORDEAN AVE, UTILITY REFUND</u>	02/19/2021	2.77	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 341055.00:						72.12	.00					
2004	UTILITY REFUND #9	341057.00		<u>CBH, 5965 S NORDEAN AVE, UTILITY REFUND</u>	03/03/2021	89.73	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	341057.00		<u>CBH, 5965 S NORDEAN AVE, UTILITY REFUND</u>	03/03/2021	32.77	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 341057.00:						122.50	.00					
2004	UTILITY REFUND #9	341059.00		<u>CBH, 5929 S NORDEAN AVE, UTILITY REFUND</u>	03/02/2021	81.53	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	341059.00		<u>CBH, 5929 S NORDEAN AVE, UTILITY REFUND</u>	03/02/2021	23.10	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 341059.00:						104.63	.00					
2004	UTILITY REFUND #9	341060.00		<u>CBH, 5911 S NORDEAN AVE, UTILITY REFUND</u>	03/02/2021	95.66	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	341060.00		<u>CBH, 5911 S NORDEAN AVE, UTILITY REFUND</u>	03/02/2021	40.36	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		
Total 341060.00:						136.02	.00					
2004	UTILITY REFUND #9	341064.00		<u>CBH, 5993 S DONAWAY AVE, UTILITY REFUND</u>	02/24/2021	56.48	.00	<u>20-4500 METERED WATER SALES</u>	0	3/21		
2004	UTILITY REFUND #9	341064.00		<u>CBH, 5993 S DONAWAY AVE, UTILITY REFUND</u>	02/24/2021	67.65	.00	<u>21-4600 SEWER USER FEES</u>	0	3/21		

City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 341064.00:						124.13	.00					
Total UTILITY REFUND #9:						4,844.30	.00					
<b>WESTERN STATES EQUIPMENT CO.</b>												
98	WESTERN STATES EQUIPMENT CO.	IN001588831	11290	<u>COOLING SYSTEM &amp; RADIATOR, PARTS, CLEANING, REPAIR &amp; INSTALL, FOR BUTLER WELL, C. OSWALD, MARCH'21 - WATER</u>	03/15/2021	2,376.26	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	3/21		
Total IN001588831:						2,376.26	.00					
Total WESTERN STATES EQUIPMENT CO.:						2,376.26	.00					
<b>ZAMZOWS</b>												
66	ZAMZOWS	394100807		<u>1 EA 55 GALLON DRUM OF THRIVE, FOR TREES, B. WITHROW, MARCH'21 - PARKS</u>	03/01/2021	599.99	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	3/21		
Total 394100807:						599.99	.00					
Total ZAMZOWS:						599.99	.00					
Grand Totals:						501,857.13	348,548.39					

City of Kuna

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

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**RESOLUTION NO. R16-2021  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE ADA COUNTY JUVENILE COURT SERVICES INDIVIDUAL PLACEMENT SITE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.**

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

Section 1. The ADA COUNTY JUVENILE COURT SERVICES INDIVIDUAL PLACEMENT SITE AGREEMENT, in substantially the form as attached hereto as EXHIBIT A is hereby approved.

Section 2. The Mayor of the City of Kuna, Idaho is hereby authorized to execute the Agreement on behalf of the City of Kuna, Idaho.

**PASSED BY THE COUNCIL** of Kuna, Idaho this 6<sup>th</sup> day of April, 2021.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 6<sup>th</sup> day of April, 2021.

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

ATTEST:

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



751 W 4<sup>th</sup> Street | Kuna, ID | 83634  
 (208) 922-5274 | [www.kunacity.id.gov](http://www.kunacity.id.gov)  
**EXHIBIT CHECKLIST**



Case Name: Memory Ranch Subdivision No. 5  
 Case No.(s): 21-04-FP (Final Plat)

EXHIBITS		Page No.
1	Staff Memo	2
2	Commission and Council Review Application	4
3	Final Plat Checklist	6
4	Vicinity Map	7
5	Letter of Intent	8
6	Final Plat	9
7	Memory Ranch No. 4 Legal Description	14
8	Affidavit of Legal Interest	17
9	Covenants, Conditions and Restrictions	18
10	Memory Ranch Preliminary Plat Findings of Fact and Conclusions of Law	28



# 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: 21-04-FP (Final Plat) –  
Memory Ranch No. 5

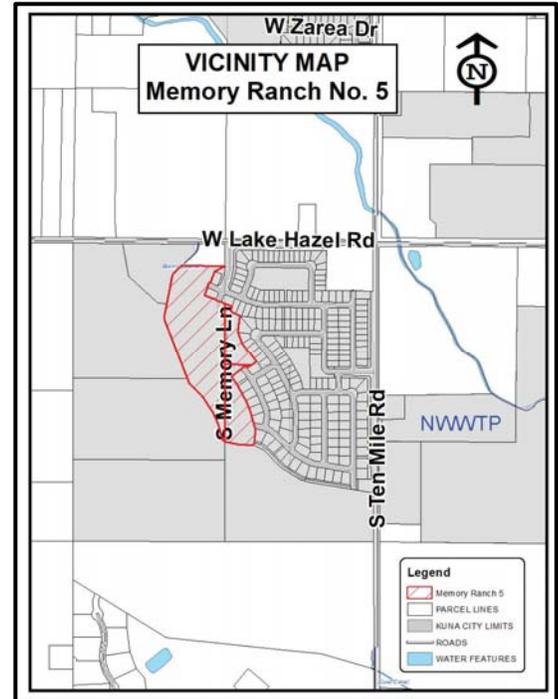
Location: Near the SWC of Lake Hazel and  
Ten Mile Road,  
Kuna, ID 83634

Planner: Troy Behunin, Planner III

Meeting Date: April 6, 2021

Owner: Viper Investments  
1977 E Overland Road  
Meridian, ID 83642  
208.895.8858  
[Shawn@Trilogyidaho.com](mailto:Shawn@Trilogyidaho.com)

Applicant: Kent Brown Planning Services  
3161 E Springwood Dr  
Meridian, ID 83642  
208.871.6842  
[Kentlkb@gmail.com](mailto:Kentlkb@gmail.com)



### A. General Project Facts:

1. Kent Brown, with Kent Brown Planning Services, is requesting Final Plat approval on behalf of Viper Investments for Memory Ranch Subdivision No. 5 which contains 56 single family buildable lots and five (5) common lots, on approximately 15.38 acres (APN No's: S1303121110, S1303111640 & S1303110350).

### B. Staff Analysis:

1. In accordance with Kuna City Code (KCC) Title 6 Subdivision Regulations, this application seeks final plat approval for Memory Ranch No. 5.
2. Staff has determined that the proposed Final Plat for Memory Ranch No. 5 is in substantial conformance with the previously Council-approved Preliminary Plat (10.20.15; **15-01-S**).

### 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)	
Project name	Memory Ranch No. 5
Date Received	02.28.21
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	03.06.21

### Contact/Applicant Information

Owners of Record: <u>VIPER INVESTMENTS</u> Address: <u>1977 E OVERLAND RD</u> City, State, Zip: <u>MERIDIAN ID 83642</u>	Phone Number: <u>208-895-8858</u> E-Mail: <u>SHAWN@TRILOGYIDAHO.COM</u> Fax #: _____
Applicant (Developer): <u>TRILOGY IDAHO</u> Address: <u>9839 W CABLE CAR ST STE 101</u> City, State, Zip: <u>BOISE ID 83709</u>	Phone Number: <u>208-895-8858</u> E-Mail: <u>SHAWN@TRILOGYIDAHO.COM</u> Fax #: _____
Engineer/Representative: <u>KENT BROWN</u> Address: <u>3161 E SPRINGWOOD DR</u> City, State, Zip: <u>MERIDIAN ID 83642</u>	Phone Number: <u>208-871-6842</u> E-Mail: <u>KENTLKB@GMAIL.COM</u> Fax #: _____

### Subject Property Information

Site Address: <u>3601 S MEMORY LN</u>
Site Location (Cross Streets): <u>Memory Lane and Lake Hazel</u>
Parcel Number (s): <u>S1303121110; S1303111640 &amp; S1303110350</u>
Section, Township, Range: <u>SEC 3 R2N T1W</u>
Property size : <u>15.38</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: MEMORY RANCH NO 5

General description of proposed project / request: SEE ATTACHED LETTER

---

Type of use proposed (check all that apply):

Residential 56

Commercial \_\_\_\_\_

Office \_\_\_\_\_

Industrial \_\_\_\_\_

Other 5 COMMON LOTS

---

Amenities provided with this development (if applicable): MICRO PATHWAYS

**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: 56

Number of common and/or other lots: 5

Type of dwellings proposed:

Single-Family 56

Townhouses \_\_\_\_\_

Duplexes \_\_\_\_\_

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

Other \_\_\_\_\_

Minimum Square footage of structure (s): \_\_\_\_\_

Gross density (DU/acre-total property): 3.46 Net density (DU/acre-excluding roads): \_\_\_\_\_

Percentage of open space provided: \_\_\_\_\_ Acreage of open space: \_\_\_\_\_

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

**Non-Residential Project Summary (if applicable) 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: \_\_\_\_\_ Date: \_\_\_\_\_



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.

<b>Project name:</b> Memory Ranch no 5	<b>Applicant:</b> Challenger Development /Kent Brown
---	---

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

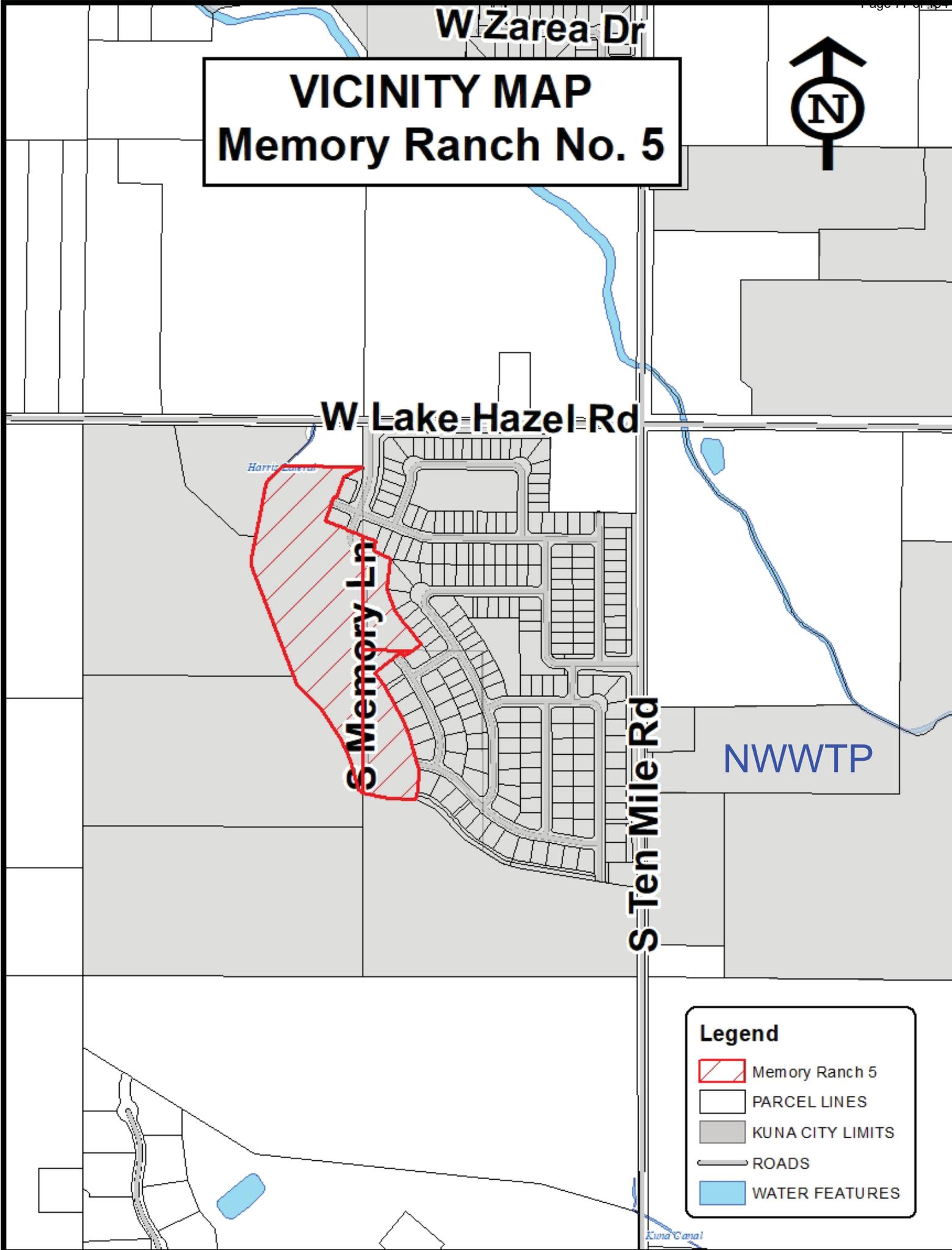
Applicant (√)	Description	Staff (√)
KB	Completed and signed Commission & Council Review Application.	
KB	All pages of the proposed Final Plat.	
KB	Approved final engineering construction drawings for streets, water, sewer, sidewalks, pressure irrigation and other public improvements.	
KB	Approved Findings 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.	
KKB	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.*

# VICINITY MAP

## Memory Ranch No. 5



**Legend**

-  Memory Ranch 5
-  PARCEL LINES
-  KUNA CITY LIMITS
-  ROADS
-  WATER FEATURES

# KENT BROWN PLANNING SERVICES

March 4, 2021

Kuna City Planning & Development Services  
PO Box 13  
Kuna, ID 83634

**RE: Memory Ranch No. 5 Subdivision Final Plat Application**

Dear Planning Staff:

On behalf of Challenge Development LLC, we are requesting approval of the Final Plat application for the Memory Ranch Subdivision No 5. The site is located on the west-side of Ten Mile Road approximately 1,000 feet south of the intersection of Lake Hazel Road and Ten Mile Road. The site is currently vacant and is 15.38 acres in size.

Memory Ranch No. 5 is proposed with 61 total lots, consisting of 56 buildable and 5 common, all 56 buildable lots will be single-family homes. The common space will total 1.08 acres, or 14% of the site. The common area lots will consist of a landscape buffers, and micro pathways. The final plat complies too all the preliminary plat requirements. The proposed construction design has been done to comply with all City and ACHD and general engineering practices. The construction plans have been reviewed and are in the process of making the minor changes, requested by the City Engineer.

If you have any questions regarding this or any other of our application for Memory Ranch No 5 feel free to contact me.

Sincerely,



Kent Brown  
Planner

# PLAT SHOWING MEMORY RANCH SUBDIVISION NO. 5

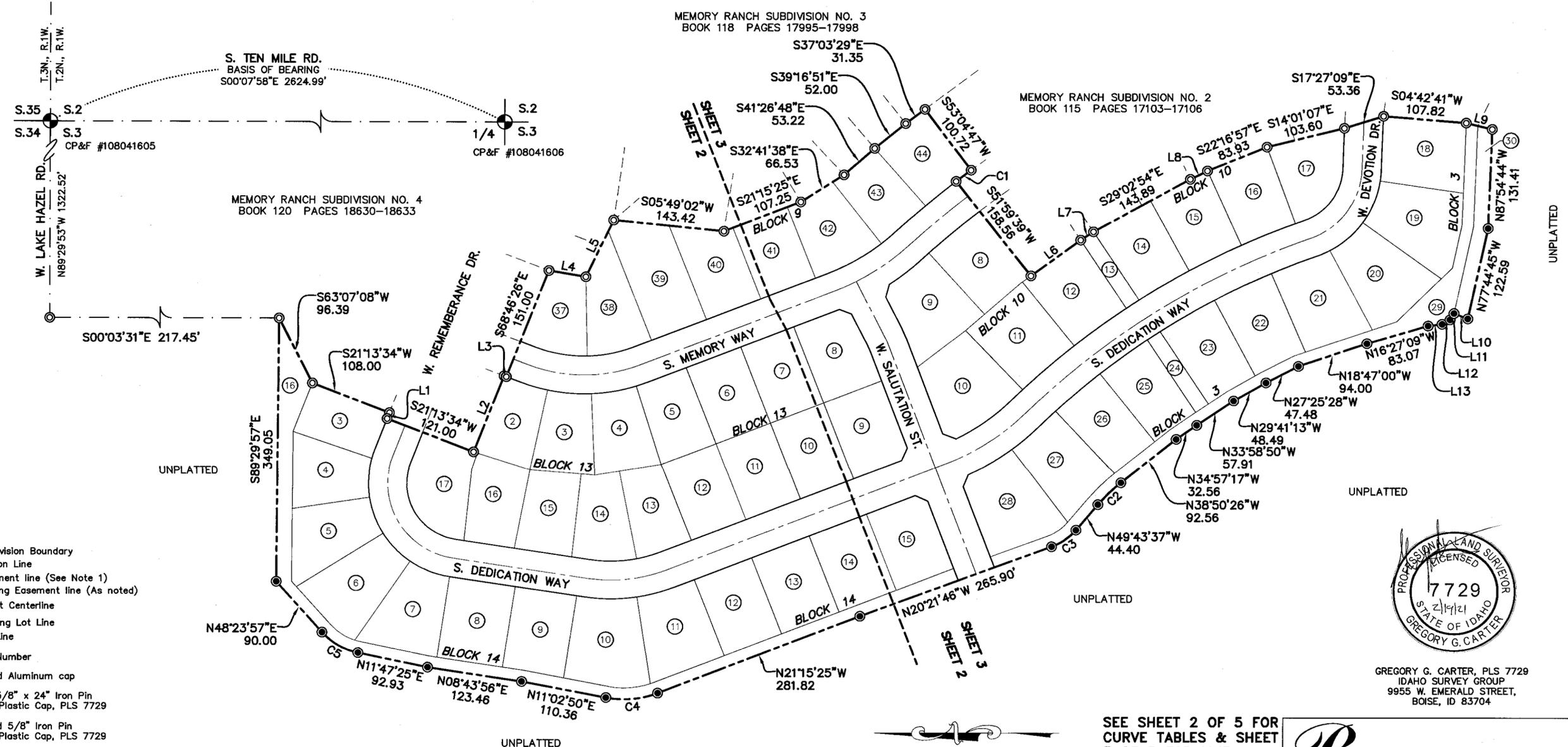
LOCATED IN THE NE 1/4 OF SECTION 3,  
T.2N., R.1W., B.M., KUNA, ADA COUNTY, IDAHO  
2021

Line #	Direction	Length
L1	N68°46'26"W	8.37
L2	S68°46'26"E	108.00
L3	S21°13'34"W	3.05
L4	S09°54'42"W	47.95
L5	S64°30'54"E	83.24
L6	S36°22'48"E	79.98
L7	S33°27'17"E	20.00
L8	S26°31'39"E	24.91
L9	S13°53'38"W	34.73
L10	N21°42'17"E	19.26
L11	N58°50'42"W	9.81
L12	N29°40'00"W	11.84
L13	N07°19'04"W	18.22

Curve Table						
Curve #	Radius	Length	Chord	Bearing	Delta	
C1	1291.00	24.46	24.46	N37°27'47"W	1°05'08"	
C2	219.00	41.61	41.55	N44°17'02"W	10°53'11"	
C3	76.00	38.95	38.53	N35°02'42"W	29°21'51"	
C4	121.00	68.22	67.32	N05°06'18"W	32°18'15"	
C5	86.00	54.95	54.02	N30°05'41"E	36°36'32"	

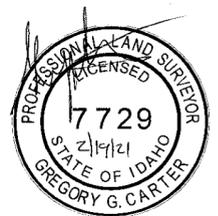
**NOTES:**

- Lot lines common to a public right-of-way line have a ten (10) foot wide permanent public utilities, water, sewer, drainage & irrigation easement unless otherwise shown. All rear lot lines have a ten (10) foot wide permanent drainage and irrigation easement as shown.
- Each side of interior lot lines have a five (5) foot wide drainage and irrigation easement as shown. Where a City of Kuna Pressure Irrigation Main is constructed, said lot line easements are TEN (10) feet wide as shown.
- Any resubdivision of this Plat shall comply with the applicable zoning regulations in effect at the time of resubdivision and may require amendment of the development agreement.
- Lots 24, 29 and 30, Block 3, Lot 13, Block 10 and Lot 16, Block 14 are designated as common area lots to be owned and maintained by the Memory Ranch Subdivision Homeowner's Association. The Homeowners' Association (HOA), its ownership and maintenance commitments cannot be dissolved without the express written consent of the City of Kuna, Idaho. All improved individual lots are subject to the fractional share of the irrigation assessment for each HOA common lot(s) that receive(s) municipal irrigation. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment.
- Irrigation water will be provided by Kuna Municipal Irrigation District in compliance with Idaho Code Section 31-3805(1)(b). All lots within this subdivision will be entitled to irrigation rights, and will be obligated for assessments from City of Kuna. The City of Kuna will own, operate and maintain the system.
- Minimum building setbacks shall be in accordance with the City of Kuna applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and/or required.
- This development recognizes Idaho Code Section 22-4503, right to farm act, which states: "No agricultural facility or an expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof.
- ACHD License Agreement - See Inst. No. \_\_\_\_\_
- This subdivision does not fall within any FEMA flood hazard zone. Reference FIRM Panel 16001C0250J revised October 2, 2003.
- Vacation of Idaho Power Company Easement Inst. No. \_\_\_\_\_ per Inst. No. \_\_\_\_\_
- Survey monuments shall be preserved, set, and/or restored in accordance with IC 50-1303.

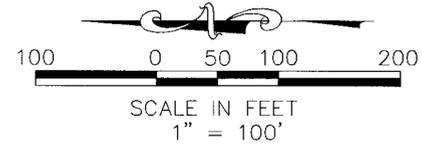


**LEGEND**

- Subdivision Boundary
- Section Line
- Easement line (See Note 1)
- Existing Easement line (As noted)
- Street Centerline
- Existing Lot Line
- Lot Line
- Lot Number
- Found Aluminum cap
- Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 7729
- Found 5/8" Iron Pin with Plastic Cap, PLS 7729
- Set 1/2" x 24" Iron Pin with Plastic Cap, PLS 7729
- Found 1/2" x 24" Iron Pin with Plastic Cap, PLS 7729



GREGORY G. CARTER, PLS 7729  
IDAHO SURVEY GROUP  
9955 W. EMERALD STREET,  
BOISE, ID 83704



SEE SHEET 2 OF 5 FOR  
CURVE TABLES & SHEET  
3 OF 5 FOR LINE  
TABLES

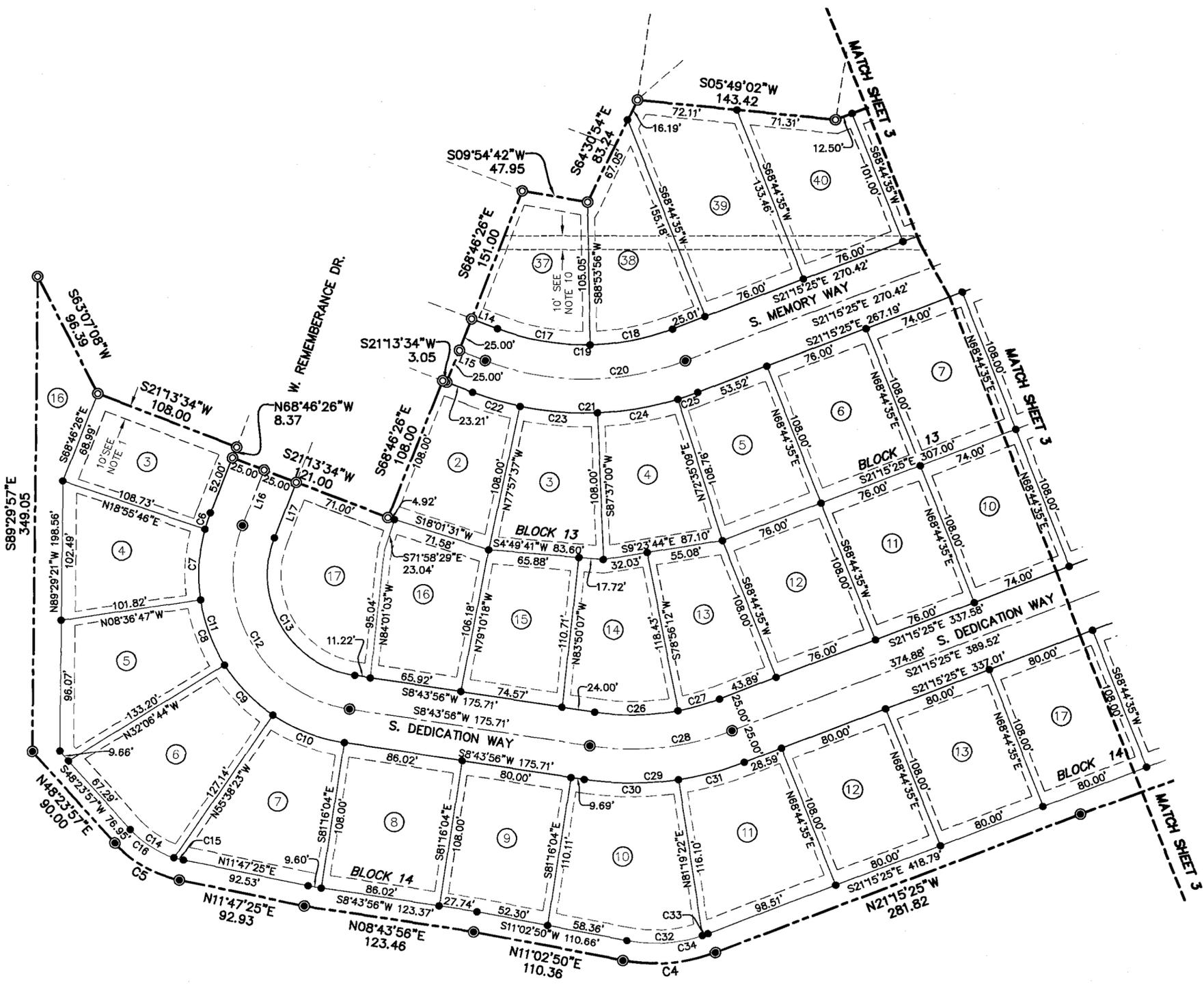
**Bailey Engineering, Inc.**

CIVIL ENGINEERING | PLANNING | CADD

1119 E. STATE STREET, SUITE 210  
EAGLE, ID 83616

TEL 208-938-0013  
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# MEMORY RANCH SUBDIVISION NO. 5

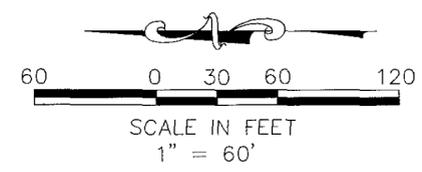


Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	1291.00	24.46	24.46	N37°27'47"W	1°05'08"
C2	219.00	41.61	41.55	N44°17'02"W	10°53'11"
C3	76.00	38.95	38.53	N35°02'42"W	29°21'51"
C4	121.00	68.22	67.32	N05°06'18"W	32°18'15"
C5	86.00	54.95	54.02	N30°05'41"E	36°36'32"
C6	125.00	12.66	12.65	S71°40'29"E	5°48'07"
C7	125.00	52.44	52.06	S86°35'40"E	24°02'14"
C8	125.00	51.27	50.91	N69°38'15"E	23°29'57"
C9	125.00	51.33	50.97	N46°07'26"E	23°31'39"
C10	125.00	55.91	55.45	N21°32'47"E	25°37'41"
C11	125.00	223.61	194.96	S59°58'45"W	102°29'38"
C12	100.00	178.89	155.97	S59°58'45"W	102°29'38"
C13	75.00	134.16	116.98	S59°58'45"W	102°29'38"
C14	71.00	38.27	37.81	S32°57'31"W	30°52'52"
C15	71.00	7.10	7.09	S14°39'15"W	5°43'41"
C16	71.00	45.37	44.60	S30°05'41"W	36°36'32"
C17	175.00	68.49	68.06	S10°00'49"W	22°25'30"
C18	175.00	61.26	60.95	S11°33'40"E	20°03'29"
C19	175.00	129.76	128.81	S00°00'55"E	42°28'59"
C20	200.00	148.29	144.92	S00°00'55"E	42°28'59"
C21	225.00	166.83	163.04	S00°00'55"E	42°28'59"
C22	225.00	36.08	36.04	N16°37'59"E	9°11'12"
C23	225.00	56.64	56.49	N04°49'41"E	14°25'23"
C24	225.00	58.92	58.75	N09°53'06"W	15°00'12"
C25	225.00	15.20	15.20	N19°19'19"W	3°52'13"
C26	175.00	60.46	60.16	S01°09'56"E	19°47'44"
C27	175.00	31.13	31.09	S16°09'36"E	10°11'37"
C28	200.00	104.68	103.49	S06°15'44"E	29°59'21"
C29	225.00	117.77	116.43	S06°15'44"E	29°59'21"
C30	225.00	68.37	68.10	N00°01'39"E	17°24'34"
C31	225.00	49.40	49.30	N14°58'01"W	12°34'47"
C32	106.00	55.39	54.76	S03°55'22"E	29°56'23"
C33	106.00	4.37	4.37	S20°04'29"E	2°21'52"
C34	106.00	59.76	58.98	S05°06'18"E	32°18'15"
C35	275.00	80.46	80.18	S29°38'21"E	16°45'52"
C36	275.00	22.34	22.33	S40°20'53"E	4°39'13"
C37	275.00	102.80	102.20	S31°57'57"E	21°25'05"
C38	300.00	30.59	30.58	S24°10'42"E	5°50'33"
C39	300.00	81.55	81.30	S34°53'14"E	15°34'32"
C40	300.00	112.14	111.49	S31°57'57"E	21°25'05"
C41	325.00	51.73	51.68	N38°06'53"W	9°07'13"
C42	1291.00	53.73	53.73	S41°28'58"E	2°23'05"
C43	1291.00	75.94	75.93	S38°36'19"E	3°22'13"

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C44	1291.00	129.67	129.61	N39°47'51"W	5°45'17"
C45	1286.00	103.17	103.14	N40°20'25"W	4°40'09"
C46	1241.00	101.13	101.11	N40°20'25"W	4°40'09"
C47	1241.00	14.76	14.76	N42°20'04"W	0°40'52"
C48	1241.00	86.38	86.36	N39°59'59"W	3°59'17"
C49	75.00	8.22	8.21	N66°02'20"E	6°16'36"
C50	100.00	10.95	10.95	N66°02'20"E	6°16'36"
C51	125.00	13.69	13.69	S66°02'20"W	6°16'36"
C52	275.00	88.54	88.16	S35°34'06"E	18°26'52"
C53	300.00	123.23	122.37	S33°01'30"E	23°32'09"
C54	325.00	111.89	111.14	S34°56'53"E	19°41'23"
C55	325.00	66.48	66.37	S30°57'48"E	11°43'14"
C56	325.00	45.20	45.17	S40°48'30"E	7°58'09"
C57	61.00	31.26	30.92	S35°02'42"E	29°21'51"
C58	1025.00	20.58	20.58	S44°13'04"E	1°09'01"
C59	1025.00	88.34	88.32	S41°10'24"E	4°56'18"
C60	1025.00	83.93	83.91	S36°21'30"E	4°41'30"
C61	1025.00	20.00	20.00	S33°27'13"E	1°07'05"
C62	1025.00	75.93	75.92	S30°46'20"E	4°14'40"
C63	1025.00	75.94	75.93	S26°31'39"E	4°14'42"
C64	1025.00	75.94	75.93	S22°16'57"E	4°14'42"
C65	1025.00	12.09	12.09	S19°49'19"E	0°40'33"
C66	1025.00	452.76	449.09	N32°08'18"W	25°18'31"
C67	1000.00	441.72	438.14	N32°08'18"W	25°18'31"
C68	975.00	430.68	427.18	N32°08'18"W	25°18'31"
C69	975.00	30.75	30.75	S43°53'21"E	1°48'26"
C70	975.00	76.10	76.08	S40°44'59"E	4°28'19"
C71	975.00	76.11	76.09	S36°16'39"E	4°28'21"
C72	975.00	20.00	20.00	S33°27'13"E	1°10'31"
C73	975.00	82.12	82.09	S30°27'11"E	4°49'33"
C74	975.00	82.11	82.08	S25°37'40"E	4°49'30"
C75	975.00	63.49	63.48	S21°20'59"E	3°43'52"
C76	234.00	44.46	44.39	N44°17'02"W	10°53'11"
C77	75.00	89.57	84.34	S53°41'54"E	68°25'42"
C78	100.00	119.43	112.46	S53°41'54"E	68°25'42"
C79	125.00	149.29	140.57	S53°41'54"E	68°25'42"
C80	125.00	18.47	18.45	S23°42'59"E	8°27'52"
C81	125.00	57.00	56.51	S41°00'42"E	26°07'36"
C82	125.00	60.10	59.52	S67°50'57"E	27°32'54"
C83	125.00	13.72	13.71	S84°46'04"E	6°17'20"
C84	300.00	3.62	3.62	N87°34'00"W	0°41'29"
C85	275.00	12.59	12.59	S86°36'02"E	2°37'25"

### LEGEND

- Subdivision Boundary
- Section Line
- Easement line (See Note 1)
- Existing Easement line (As noted)
- Street Centerline
- Existing Lot Line
- Lot Line
- Lot Number
- Found Aluminum cap
- Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 7729
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SEE SHEET 1 OF 5 FOR NOTES, SHEET 2 OF 5 FOR CURVE TABLES & SHEET 3 OF 5 FOR LINE TABLES

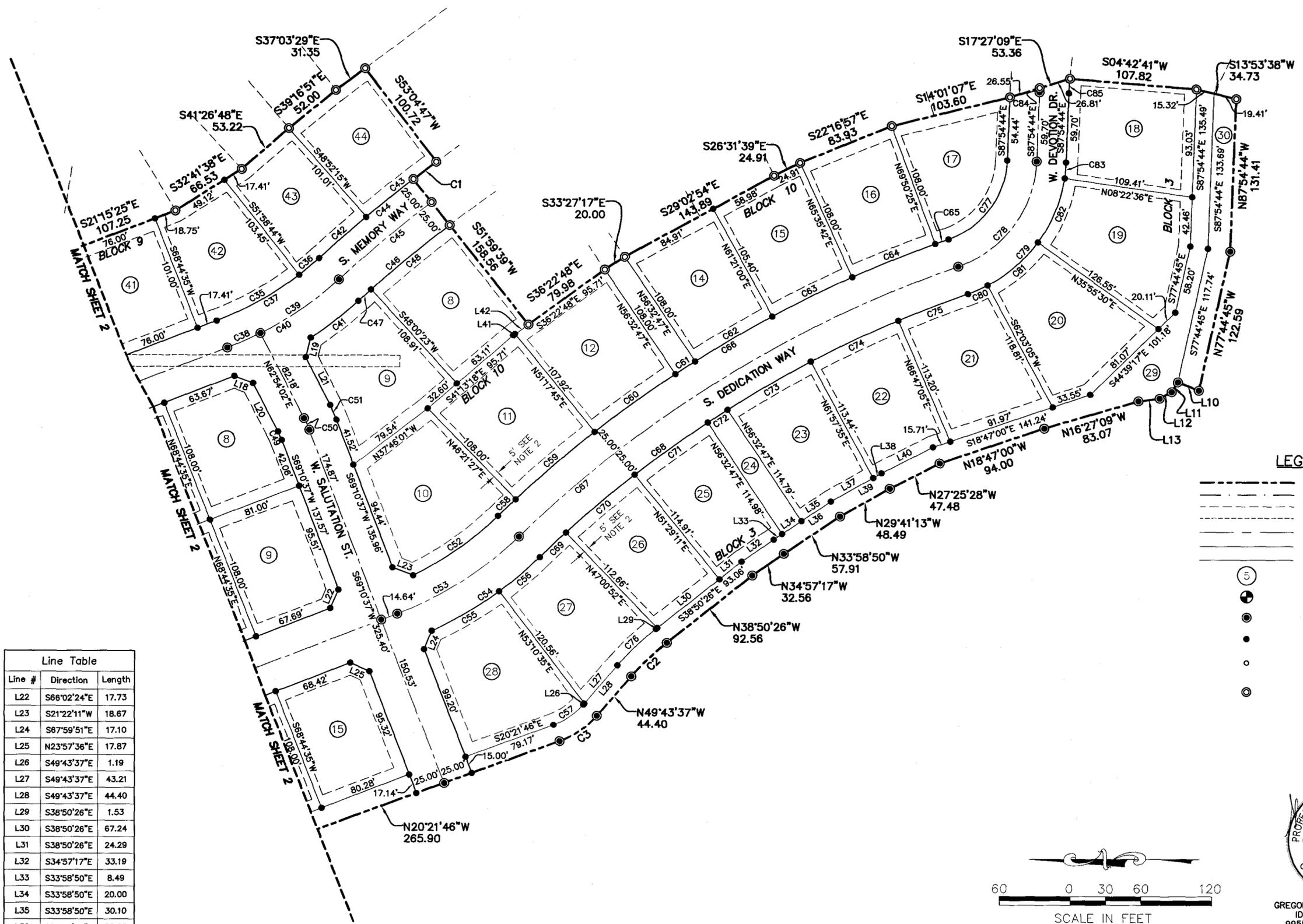
SHEET 2 OF 5



GREGORY G. CARTER, PLS 7729  
IDAHO SURVEY GROUP  
9955 W. EMERALD STREET,  
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**Bailey Engineering, Inc.**  
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# MEMORY RANCH SUBDIVISION NO. 5



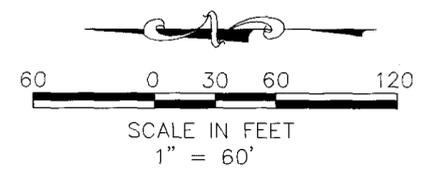
- LEGEND**
- Subdivision Boundary
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**Line Table**

Line #	Direction	Length
L1	N68°46'26"W	8.37
L2	S88°46'26"E	108.00
L3	S21°13'34"W	3.05
L4	S09°54'42"W	47.95
L5	S64°30'54"E	83.24
L6	S36°22'48"E	79.98
L7	S33°27'17"E	20.00
L8	S26°31'39"E	24.91
L9	S13°53'38"W	34.73
L10	N21°42'17"E	19.26
L11	N58°50'42"W	9.81
L12	N29°40'00"W	11.84
L13	N07°19'04"W	18.22
L14	S21°13'34"W	20.16
L15	N21°13'34"E	20.16
L16	N68°46'26"W	43.63
L17	N68°46'26"W	43.63
L18	N20°49'18"E	16.85
L19	N75°19'38"W	17.32
L20	N62°54'02"E	46.69
L21	S62°54'02"W	46.32

**Line Table**

Line #	Direction	Length
L22	S66°02'24"E	17.73
L23	S21°22'11"W	18.67
L24	S67°59'51"E	17.10
L25	N23°57'36"E	17.87
L26	S49°43'37"E	1.19
L27	S49°43'37"E	43.21
L28	S49°43'37"E	44.40
L29	S38°50'26"E	1.53
L30	S38°50'26"E	67.24
L31	S38°50'26"E	24.29
L32	S34°57'17"E	33.19
L33	S33°58'50"E	8.49
L34	S33°58'50"E	30.10
L35	S33°58'50"E	58.60
L37	S29°41'13"E	41.27
L38	S29°41'13"E	8.08
L39	S29°41'13"E	49.35
L40	S27°25'28"E	48.91
L41	S36°22'48"E	1.91
L42	S36°22'48"E	13.82



GREGORY G. CARTER, PLS 7729  
 IDAHO SURVEY GROUP  
 9955 W. EMERALD STREET,  
 BOISE, ID 83704

SEE SHEET 1 OF 5 FOR NOTES, SHEET 2 OF 5 FOR CURVE TABLES & SHEET 3 OF 5 FOR LINE TABLES

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# MEMORY RANCH SUBDIVISION NO. 5

## CERTIFICATE OF OWNERS

Know all men by these presents: That Challenger Development, Inc., an Idaho Corporation is the owner of the property described as follows:

A parcel of land located in the NE 1/4 of Section 3, T.2N., R.1W., B.M., Kuna, Ada, County, Idaho more particularly described as follows:

Commencing at the NE corner of said Section 3 from which the E1/4 corner of said Section 3 bears South 00°07'58" East, 2624.99 feet;

thence along the North boundary line of said Section 3 North 89°29'53" West, 1,322.52 feet to the W 1/16 corner of said Section 3, said point also being the NW corner of Memory Ranch Subdivision No. 4 as filed in Book 120 of Plats at Pages 18630 through 18633, records of Ada County, Idaho;

thence along the exterior boundary line of said Memory Ranch Subdivision No. 4 the following 10 courses and distances:  
thence South 00°03'31" East, 217.45 feet to the **REAL POINT OF BEGINNING**;  
thence South 63°07'08" West, 96.39 feet; thence South 21°13'34" West, 108.00 feet; thence North 68°46'26" West, 8.37 feet;  
thence South 21°13'34" West, 121.00 feet; thence South 68°46'26" East, 108.00 feet; thence South 21°13'34" West, 3.05 feet;  
thence South 68°46'26" East, 151.00 feet; thence South 09°54'42" West, 47.95 feet;  
thence South 64°30'54" East, 83.24 feet to the northerly most corner of Lot 8, Block 9 of Memory Ranch Subdivision No. 3 as

file in Book 118 of Plats at Pages 17995 through 17998, records of Ada County Idaho;

thence along the exterior boundary line of said Memory Ranch Subdivision No. 3 the following 6 courses and distances:  
thence South 05°49'02" West, 143.42 feet; thence South 21°15'25" East, 107.25 feet; thence South 32°41'38" East, 66.53 feet;  
thence South 41°26'48" East, 53.22 feet; thence South 39°16'51" East, 52.00 feet;

thence South 37°03'29" East, 31.35 feet to the northerly most corner of Lot 1, Block 9 of Memory Ranch Subdivision No. 2 as filed in Book 115 of Plats at Pages 17103 through 17106, records of Ada County, Idaho;

thence along the exterior boundary line of said Memory Ranch Subdivision No. 2 for the following 12 courses and distances:  
thence South 53°04'47" West, 100.72 feet;

thence 24.46 feet along the arc of a non-tangent curve to the left, said curve having a radius of 1,291.00 feet, a central angle of 01°05'08" and a long chord which bears North 37°27'47" West, 24.46 feet;

thence South 51°59'39" West, 158.56 feet; thence South 36°22'48" East, 79.98 feet; thence South 33°27'17" East, 20.00 feet;  
thence South 29°02'54" East, 143.89 feet; thence South 26°31'39" East, 24.91 feet; thence South 22°16'57" East, 83.93 feet;  
thence South 14°01'07" East, 103.60 feet; thence South 17°27'09" East, 53.36 feet; thence South 04°42'41" West, 107.82 feet;  
thence South 13°53'38" West, 34.73 feet to a point on the approximate centerline of Harris Lateral;

thence along the approximate centerline of Harris Lateral for the following 2 course and distances:  
thence North 87°54'44" West, 131.41 feet; thence North 77°44'45" West, 122.59 feet;

thence leaving said approximate centerline North 21°42'17" East, 19.26 feet;  
thence North 58°50'42" West, 9.81 feet; thence North 29°40'00" West, 11.84 feet; thence North 07°19'04" West, 18.22 feet;  
thence North 16°27'09" West, 83.07 feet; thence North 18°47'00" West, 94.00 feet; thence North 27°25'28" West, 47.48 feet;  
thence North 29°41'13" West, 48.49 feet; thence North 33°58'50" West, 57.91 feet; thence North 34°57'17" West, 32.56 feet;  
thence North 38°50'26" West, 92.56 feet;

thence 41.61 feet along the arc of curve to the left, said curve having a radius of 219.00 feet, a central angle of 10°53'11" and a long chord which bears North 44°17'02" West, 41.55 feet;

thence North 49°43'37" West, 44.40 feet;  
thence 38.95 feet along the arc of curve to the right, said curve having a radius of 76.00 feet, a central angle of 29°21'51" and a long chord which bears North 35°02'42" West, 38.53 feet;

thence North 20°21'46" West, 265.90 feet; thence North 21°15'25" West, 281.82 feet;

thence 68.22 feet along the arc of curve to the right, said curve having a radius of 121.00 feet, a central angle of 32°18'15" and a long chord which bears North 05°06'18" West, 67.32 feet;

thence North 11°02'50" East, 110.36 feet; thence North 08°43'56" East, 123.46 feet; thence North 11°47'25" East, 92.93 feet;

thence 54.95 feet along the arc of curve to the right, said curve having a radius of 86.00 feet, a central angle of 36°36'32" and a long chord which bears North 30°05'41" East, 54.02 feet;

thence North 48°23'57" East, 90.00 feet;  
thence leaving said East easement line South 89°29'57" East, 349.05 feet to the **REAL POINT OF BEGINNING**. Containing 15.38 acres, more or less.

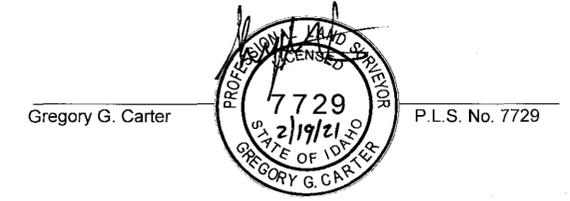
It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from an existing City of Kuna main line located adjacent to the subject subdivision, and the City of Kuna has agreed in writing to serve all the lots in this subdivision.

Challenger Development, Inc., an Idaho Corporation

\_\_\_\_\_  
Corey D. Barton, President

## CERTIFICATE OF SURVEYOR

I, Gregory G. Carter, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.



## ACKNOWLEDGMENT

State of Idaho )  
                          ) s.s.  
County of Ada )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey D. Barton, known or identified to me to be the President of Challenger Development, Inc., an Idaho Corporation, the corporation which executed the within instrument and acknowledged to me that he 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

\_\_\_\_\_  
Notary Public for Idaho  
Residing in \_\_\_\_\_, Idaho

**Bailey Engineering, Inc.**  
CIVIL ENGINEERING | PLANNING | CADD  
1119 E. STATE STREET, SUITE 210 TEL 208-938-0013  
EAGLE, ID 83616 www.baileyengineers.com

# MEMORY RANCH SUBDIVISION NO. 5

### 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 \_\_\_\_\_ Date \_\_\_\_\_

### 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 ACHD \_\_\_\_\_

### APPROVAL OF CITY ENGINEER

I, Paul Stevens, the City Engineer in and for the City of Kuna, Ada County, Idaho, hereby approve this plat.

City Engineer \_\_\_\_\_

### APPROVAL OF 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, Kuna, Idaho \_\_\_\_\_

### CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

County Surveyor \_\_\_\_\_

### CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C.50-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Date \_\_\_\_\_ County Treasurer \_\_\_\_\_

### COUNTY RECORDER'S CERTIFICATE

State of Idaho )  
                  ) s.s.  
County of Ada )

I hereby certify that this instrument was filed for record at the request of \_\_\_\_\_ at \_\_\_\_\_ Minutes past \_\_\_\_\_ O'clock \_\_\_\_\_ M. on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in Book \_\_\_\_\_ of Plats at Pages \_\_\_\_\_

Instrument No. \_\_\_\_\_

Deputy \_\_\_\_\_ Ex-Officio Recorder \_\_\_\_\_



**Bailey Engineering, Inc.**  
 CIVIL ENGINEERING | PLANNING | CADD  
 1119 E. STATE STREET, SUITE 210 TEL 208-938-0013  
 EAGLE, ID 83616 www.baileyengineers.com

**DESCRIPTION FOR  
MEMORY RANCH SUBDIVISION NO. 5**

A parcel of land located in the NE 1/4 of Section 3, T.2N., R.1W., B.M., Kuna, Ada, County, Idaho more particularly described as follows:

Commencing at the NE corner of said Section 3 from which the E1/4 corner of said Section 3 bears South 00°07'58" East, 2624.99 feet;

thence along the North boundary line of said Section 3 North 89°29'53" West, 1,322.52 feet to the W 1/16 corner of said Section 3, said point also being the NW corner of Memory Ranch Subdivision No. 4 as filed in Book \_\_\_\_ of Plats at Pages \_\_\_\_ through \_\_\_\_\_, records of Ada County, Idaho;

thence along the exterior boundary line of said Memory Ranch Subdivision No. 4 the following 10 courses and distances:

thence South 00°03'31" East, 217.45 feet to the **REAL POINT OF BEGINNING**;

thence South 63°07'08" West, 96.39 feet;

thence South 21°13'34" West, 108.00 feet;

thence North 68°46'26" West, 8.37 feet;

thence South 21°13'34" West, 121.00 feet;

thence South 68°46'26" East, 108.00 feet;

thence South 21°13'34" West, 3.05 feet;

thence South 68°46'26" East, 151.00 feet;

thence South 09°54'42" West, 47.95 feet;

thence South 64°30'54" East, 83.24 feet to the northerly most corner of Lot 8, Block 9 of Memory Ranch Subdivision No. 3 as file in Book 118 of Plats at Pages 17995 through 17998, records of Ada County Idaho;

thence along the exterior boundary line of said Memory Ranch Subdivision No. 3 the following 6 courses and distances:

thence South 05°49'02" West, 143.42 feet;

thence South 21°15'25" East, 107.25 feet;

thence South 32°41'38" East, 66.53 feet;

thence South 41°26'48" East, 53.22 feet;

thence South 39°16'51" East, 52.00 feet;

thence South 37°03'29" East, 31.35 feet to the northerly most corner of Lot 1, Block 9 of Memory Ranch Subdivision No. 2 as filed in Book 115 of Plats at Pages 17103 through 17106, records of Ada County, Idaho;

thence along the exterior boundary line of said Memory Ranch Subdivision No. 2 for the following 12 courses and distances:

thence South 53°04'47" West, 100.72 feet;

thence 24.46 feet along the arc of a non-tangent curve to the left, said curve having a radius of 1,291.00 feet, a central angle of 01°05'08" and a long chord which bears North 37°27'47" West, 24.46 feet;

thence South 51°59'39" West, 158.56 feet;

thence South 36°22'48" East, 79.98 feet;

thence South 33°27'17" East, 20.00 feet;

thence South 29°02'54" East, 143.89 feet;

thence South 26°31'39" East, 24.91 feet;

thence South 22°16'57" East, 83.93 feet;

thence South 14°01'07" East, 103.60 feet;

thence South 17°27'09" East, 53.36 feet;

thence South 04°42'41" West, 107.82 feet;

thence South 13°53'38" West, 34.73 feet to a point on the approximate centerline of Harris Lateral;

thence along the approximate centerline of Harris Lateral for the following 2 course and distances:

thence North 87°54'44" West, 131.41 feet;

thence North 77°44'45" West, 122.59 feet;

thence leaving said approximate centerline North 21°42'17" East, 19.26 feet;

thence North 58°50'42" West, 9.81 feet;

thence North 29°40'00" West, 11.84 feet;

thence North 07°19'04" West, 18.22 feet;

thence North 16°27'09" West, 83.07 feet;

thence North 18°47'00" West, 94.00 feet;

thence North 27°25'28" West, 47.48 feet;

thence North 29°41'13" West, 48.49 feet;

thence North 33°58'50" West, 57.91 feet;

thence North 34°57'17" West, 32.56 feet;

thence North 38°50'26" West, 92.56 feet;

thence 41.61 feet along the arc of curve to the left, said curve having a radius of 219.00 feet, a central angle of 10°53'11" and a long chord which bears North 44°17'02" West, 41.55 feet;

thence North 49°43'37" West, 44.40 feet;

thence 38.95 feet along the arc of curve to the right, said curve having a radius of 76.00 feet, a central angle of 29°21'51" and a long chord which bears North 35°02'42" West, 38.53 feet;

thence North 20°21'46" West, 265.90 feet;

thence North 21°15'25" West, 281.82 feet;

thence 68.22 feet along the arc of curve to the right, said curve having a radius of 121.00 feet, a central angle of 32°18'15" and a long chord which bears North 05°06'18" West, 67.32 feet;

thence North 11°02'50" East, 110.36 feet;

thence North 08°43'56" East, 123.46 feet;

thence North 11°47'25" East, 92.93 feet;

thence 54.95 feet along the arc of curve to the right, said curve having a radius of 86.00 feet, a central angle of 36°36'32" and a long chord which bears North 30°05'41" East, 54.02 feet;

thence North 48°23'57" East, 90.00 feet;

thence leaving said East easement line South 89°29'57" East, 349.05 feet to the **REAL POINT OF BEGINNING**. Containing 15.38 acres, more or less.



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

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



# City of Kuna AFFIDAVIT OF LEGAL INTEREST

State of Idaho )  
) ss  
County of Ada )

I, Cory B Barton 1977 E Overland Rd  
Name Address  
Meridian ID 83642  
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 Name Address  
to submit the accompanying application pertaining to that property. MEMORY RANCH NO 4

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 28<sup>th</sup> day of April, 2020

Signature \_\_\_\_\_

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

Adair  
Notary Public for Idaho

Residing at: Nampa, ID

My commission expires: 6-05-22



**FOURTH SUPPLEMENT TO THE  
DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR MEMORY RANCH SUBDIVISION**

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**FOURTH SUPPLEMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR MEMORY RANCH SUBDIVISION**

This Fourth Supplement To The Declaration Of Covenants, Conditions And Restrictions For Memory Ranch Subdivision (this "Fourth Supplement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by Challenger Development Inc., an Idaho corporation ("Declarant").

**ARTICLE I: SUPPLEMENT/PURPOSES**

Section 1. Supplement to Declaration. This Fourth Supplement is a supplement to:

- a. That certain Declaration of Covenants, Conditions and Restrictions for Memory Ranch Subdivision, recorded on August 23, 2017, as Ada County, Idaho Instrument Number 2017-078957 ("Master Declaration");
- b. That certain First Supplement to the Declaration of Covenants, Conditions and Restrictions for Memory Ranch Subdivision, recorded on September 28, 2017, as Ada County, Idaho Instrument Number 2017-091731 ("First Supplement");
- c. That certain Second Supplement to the Declaration of Covenants, Conditions and Restrictions for Memory Ranch Subdivision, recorded on December 13, 2018, as Ada County, Idaho Instrument Number 2018-117397 ("Second Supplement"); and
- d. That certain Third Supplement to the Declaration of Covenants, Conditions and Restrictions for Memory Ranch Subdivision, recorded on March 18, 2020, as Ada County, Idaho Instrument Number 2020-032245 ("Third Supplement").

The Master Declaration, First Supplement, Second Supplement and Third Supplement shall collectively be referred to herein as the "Existing CC&Rs".

This Fourth Supplement supplements the Existing CC&Rs with respect to that certain real property legally described on the attached Exhibit A, which is made a part hereof ("Fourth Supplement Property"). The Fourth Supplement Property is shown on the Memory Ranch Subdivision No. 4 final plat, a copy of which is attached hereto as Exhibit B, which is made a part hereof ("Fourth Supplement Plat"). The covenants, conditions and restrictions contained in this Fourth Supplement are in addition to those covenants, conditions and restrictions contained in the Existing CC&Rs, except insofar as the covenants, conditions and restrictions of the Existing CC&Rs are hereinafter expressly modified hereby.

Section 2. Purposes. The purposes of this Fourth Supplement are to subject the Fourth Supplement Property to all the terms and Restrictions contained in the Existing CC&Rs, to designate the Fourth Supplement Property, to designate additional Common Lots and to set forth other terms and Restrictions, if any, which are unique to the Fourth Supplement Property.

## ARTICLE II: DECLARATION

Pursuant to Article I, Section 1 and Article XI, Section 4 of the Master Declaration, Declarant hereby declares that the Fourth Supplement Property, including any parcel or portion thereof, is hereby annexed into, and made a part of, the Property, as that term is defined in the Master Declaration, and is and/or shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to all the terms and Restrictions of the Existing CC&Rs and this Fourth Supplement. In addition, each Owner of any Lot within the Fourth Supplement Property shall be a member in the Association, and shall pay all Assessments levied thereby.

## ARTICLE III: DEFINITIONS

Section 1. “Common Lots” shall mean all real property within the Fourth Supplement Property (including the Improvements thereto) owned by the Association for the common benefit and enjoyment of the Owners. The Common Lots are legally described on the attached Exhibit C, which is made a part hereof.

Section 2. All Other Definitions. Except as otherwise defined or modified herein, all terms appearing herein initially capitalized shall have the same meanings as are ascribed to such terms in the Master Declaration.

## ARTICLE IV: COMMON LOTS/DRAINAGE

Section 1. Common Lots. The Common Lots shall be owned and maintained by the Association and all terms and Restrictions contained in the Master Declaration shall be applicable to the Common Lots.

Section 2. Drainage. A portion of Lot 5, Block 12, as shown on the Fourth Supplement Plat, is servient to and contains the Ada County Highway District (“ACHD”) storm water drainage system. This Common Lot is encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement recorded November 10, 2015, as Instrument No. 2015-103256, official records of Ada County, and is incorporated herein by this reference as if set forth in full (“Master Easement”). The Master Easement and the storm water drainage system are dedicated to ACHD pursuant to Section 40-2302 of the Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system and such system shall be maintained by ACHD. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect the operation and maintenance of the storm drainage facilities.

There shall be no interference with the established drainage pattern over any portion of this Common Lot unless an adequate alternative provision is made for proper drainage and is first approved in writing by the Architectural Committee and ACHD. For the purposes hereof, “established” drainage is defined as the system of drainage, whether natural or otherwise, which exists at the time the overall grading of any portion of this Common Lot is completed by the Declarant, or that drainage which is shown on any plans approved by the Architectural Committee and/or ACHD.

The Association shall also be responsible for certain maintenance, repair and/or replacement of storm water drainage systems located on the Fourth Supplement Property (other than storm water drainage systems on, and serving only, individual Lots) in accordance with that certain Storm Drainage Facilities Operation & Maintenance Manual For Memory Ranch Subdivision (Phases 1-4), dated \_\_\_\_\_, a copy of

which is attached hereto as Exhibit D, and made a part hereof (“O&M Plan”). The O&M Plan shall not be revised or otherwise amended without the prior written consent of the Ada County Highway District (“ACHD”).

ACHD shall have the right to inspect any of the aforementioned storm water drainage systems and, if necessary, perform any maintenance, repairs or replacements caused by the Association and/or the Owners. The cost of any such maintenance, repairs and/or replacements shall be promptly paid by the Association within thirty (30) days of receiving an invoice therefore. In the event any such cost is not timely paid by the Association, ACHD shall be entitled to enforce its collection rights pursuant to all rights and remedies afforded it pursuant to applicable law, including, without limitation, the right to place a lien on the Property until such costs are paid in full.

All Owners, at his/her/their sole cost and expense, shall be responsible for the maintenance, repair and/or replacement of any storm water drainage system located on, and serving only, his/her/their individual Lot. Such maintenance, repair and/or replacement shall be done in accordance with all applicable laws, rules, regulations and/or ordinances.

Notwithstanding the forgoing, all Lots and Common Lots shall be graded such that all storm water and other water drainage shall run across a curb or to a drainage easement and no drainage shall cross from a Lot or Common Lot onto another Lot or Common Lot except within an applicable drainage easement.

#### ARTICLE V: GENERAL PROVISIONS

Section 1.      Enforcement. The Association, Declarant and/or any Owner, shall have the right to enforce, by any proceeding at law or in equity, any terms or Restrictions now or hereafter imposed by the provisions of this Fourth Supplement. Failure by the Association, Declarant or any Owner to enforce any such term or Restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2.      Severability. Invalidation of any one of these terms or Restrictions by judgment or court order shall in no way affect any other term or Restrictions which shall remain in full force and effect.

Section 3.      Term and Amendment. The terms and Restrictions of this Fourth Supplement shall run with and bind the land concurrently with the term of the Master Declaration. This Fourth Supplement may be amended pursuant to the amendment process(es) contained in the Master Declaration.

Section 4.      Duration and Applicability to Successors. The terms and Restrictions contained within this Fourth Supplement shall run with the land and shall inure to the benefit of and be binding upon the Declarant, Association and all Owners, as well as all their successors in interest.

Section 5.      Attorneys Fees. In the event it shall become necessary for the Association, Declarant or any Owner to retain legal counsel to enforce any term or Restriction contained within this Fourth Supplement, the prevailing party to any court proceeding shall be entitled to recover their reasonable attorneys' fees and costs of suit, including any bankruptcy, appeal or arbitration proceeding.

Section 6.      Governing Law. This Fourth Supplement shall be construed and interpreted in accordance with the laws of the State of Idaho.

WITNESS WHEREOF, the undersigned has duly executed this Fourth Supplement as of the date first above written.

Declarant:

Challenger Development Inc.,  
an Idaho corporation

By: \_\_\_\_\_  
Corey D. Barton, President

STATE OF IDAHO     )  
                                  ) ss.  
County of Ada         )

This record was acknowledged before me on \_\_\_\_\_, 2020, by Corey D. Barton as the President of Challenger Development Inc.

\_\_\_\_\_  
Signature of Notary Public

My commission expires: \_\_\_\_\_

**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE FOURTH SUPPLEMENT PROPERTY**

Lots 24 through 36, Block 9; Lots 6 through 31, Block 11; Lots 2 through 12, Block 12; Lot 1, Block 13; and Lots 1 and 2, Block 14, Memory Ranch Subdivision No. 4, according to the official plat thereof, filed in Book \_\_\_ of Plats at Pages \_\_\_\_\_ through \_\_\_\_\_, Records of Ada County, Idaho.

**EXHIBIT B**  
MEMORY RANCH SUBDIVISION NO. 4 FINAL PLAT

See attached.

**EXHIBIT C**  
**LEGAL DESCRIPTION OF THE COMMON LOTS**

Lot 27, Block 9; Lot 31, Block 11; Lot 5, Block 12; and Lot 2, Block 14, Memory Ranch Subdivision No. 4, according to the official plat thereof, filed in Book \_\_\_ of Plats at Pages \_\_\_\_\_ through \_\_\_\_\_, Records of Ada County, Idaho.

**EXHIBIT D**  
MEMORY RANCH SUBDIVISION NO. 4 O&M PLAN

See attached.



# City of Kuna

## City Council Findings of Fact & Conclusions of Law

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

**To:** City Council

**Case Number(s):** **15-02-AN** (Annexation) **15-02-ZC** (Zone Change), **15-01-S** (Preliminary Plat) **Memory Ranch Subdivision**. **15-04-DRC** (Design Review) *approved by Design Review Committee*

**Location:** Southwest Corner (SWC) Ten Mile and Lake Hazel Roads,  
Kuna, Idaho 83634

**Planner:** Troy Behunin, Senior Planner

**Hearing Date:** September 15, 2015  
**Tabled Until:** October 6, 2015  
**Findings of Fact:** **October 20, 2015**

**Applicant:** **Trilogy Development; Shawn Brownlee**  
 2358 S. Titanium Plc  
 Meridian, ID, 83642  
 208.895.8858  
[shawn@trilogvidaho.com](mailto:shawn@trilogvidaho.com)

**Representative:** **Suggs Community Solutions, Jane Suggs**  
 200 Louisa St.  
 Boise, ID 83712  
 208.939.91358  
[jbsuggs@cablone.net](mailto:jbsuggs@cablone.net)

**Engineer:** Bailey Engineers  
 4242 N. Brookside Ln.  
 Boise, Idaho 83714  
 208.938.0013  
[www.baileyengineers.com](http://www.baileyengineers.com)

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**A. Process and Noticing:**

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

**a. Notifications**

- |                           |                   |
|---------------------------|-------------------|
| i. Neighborhood Meeting   | April 22, 2015    |
| ii. Agencies              | June 23, 2015     |
| iii. 300' Property Owners | July 27, 2015     |
| iv. Kuna, Melba Newspaper | September 2, 2015 |
| v. Site Posted            | September 4, 2015 |

**B. Kuna Planning and Zoning Commission Adopted Findings of Fact and Conclusions of Law:**

On August 11, 2015, the Planning and Zoning Commission voted 5-0, to recommend approval for Case No's 15-02-AN, 15-02-ZC and 15-01-S 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, for the annexation and zone change, rezone, preliminary plat and Design Review *with* the following conditions of approval to Council:

- Follow all Staff recommended conditions outlined in staff report,
- Approve request for changes in phasing as proposed by applicant (order of phases may change with Staffs prior concurrence due to current utilities and other site related constraints),
- Make future homeowners/purchasers clearly aware the southern entry may turn into a buildable lot in the future,
- Condition of approval # 9 shall read "... rights-of-way shall be with the approval from the lot Owner."

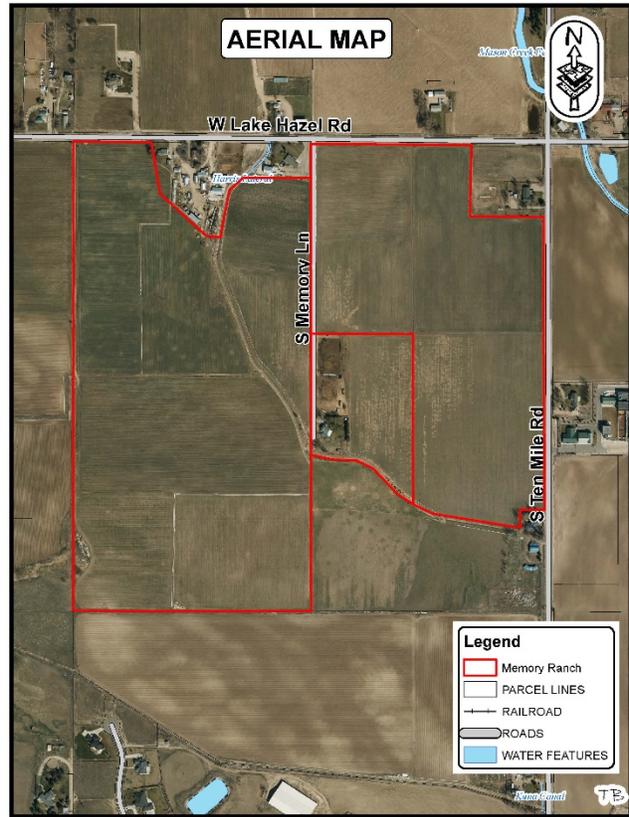
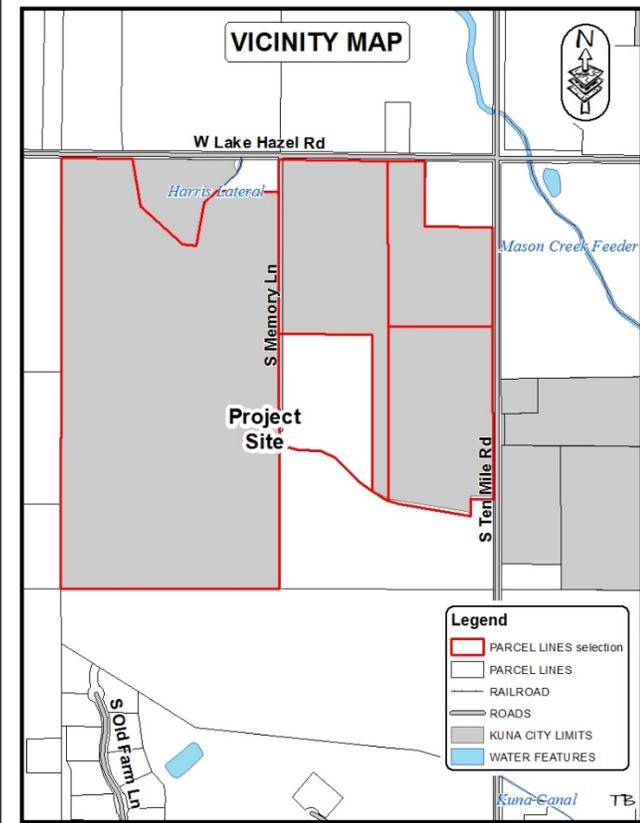
**C. Applicant's Request:**

**1. Request:**

Applicant requested approval to annex approximately 10 acres into the City limits and rezone an additional (approximate) 125 acres from A (Agriculture) to R-6 (Medium Density Residential in order to create a 262 lot residential subdivision (Memory Ranch). The applicant also proposed to develop 20 additional lots into common lots for the use by residents. These common lots will make up 11.1% of the site, or 7.47 acres. The common lots will be developed as large parks, with a tot-lot, gazebo and a swimming pool facility and large open common lots including a large greenbelt that runs through the project on a southeast to north central axis (adjacent the Harris Lateral). The applicant requested an R-6 (Medium Density Residential) zone for the subdivision as a whole. Applicant is also proposing a minimum of seven (7) phases of development which will be driven by the consumer market. Applicant proposes to develop the east half of the overall site in six (6) phases and return in the future to develop the west half. The Harris lateral is the natural dividing line for the project. Applicant proposes to return and navigate the subdivision process as the market dictates. Applicant is aware this will require the public hearing process for a preliminary plat & final plat.

**D. Vicinity and Aerial Maps:**

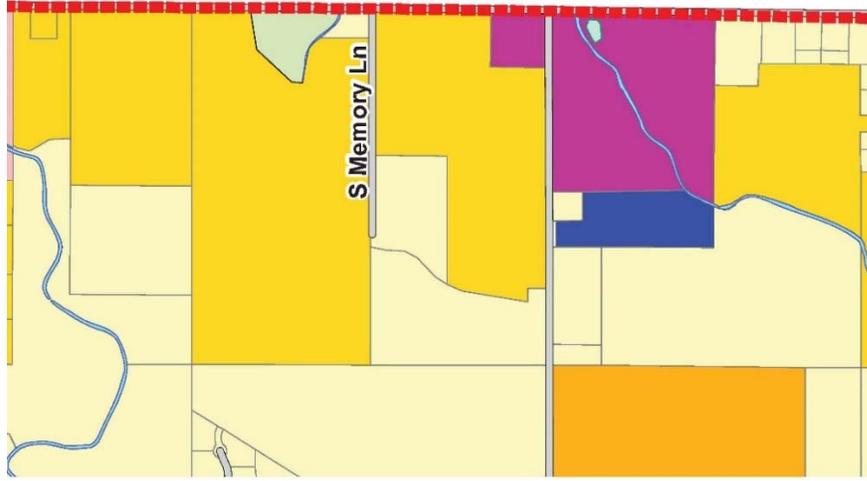
(See Below)



E. **History:** The subject parcel is partially in Ada County and Kuna City limits. The 10 acres currently situated in Ada County are adjacent to Kuna City limits and are zoned RR (Rural Residential). The 121 acres already in Kuna are zoned A (Agriculture). This property has historically been used for Agriculture purposes and farmed.

**F. General Projects Facts:**

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies the majority of this site as Medium Density Residential. The 10 acre parcel requiring annexation is designated as Low Density. Staff generally views this land use request to be consistent with the approved FLU map.



2. **Surrounding Land Uses:**

<b>North</b>	RUT	Rural Urban Transition – Ada County
<b>South</b>	RR	Rural Residential – Ada County
<b>East</b>	A, RR	Ag. – Kuna City, Rural Residential – Ada County
<b>West</b>	RR	Rural Residential – Ada County

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

- Approx. 135 total acres
- A, (Agriculture) and RR, (Rural Residential)
- Parcel #'s - S1303120820 (73 ac.), S1303110115 (33.5 ac.), and S1303111635 (10 ac.)

4. **Services Provided to the Project:**

- 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 there is a home on the 10 acre parcel. The remaining land is being used for agricultural purposes. It is anticipated it will continue its historic uses on the remaining lands until development occurs. This site slopes from northeast to southwest, generally.

6. **Transportation / Connectivity:** The applicant proposes two access points on Ten Mile Road and one access point on the north side of the project, on Lake Hazel Road. When the west half of the project develops, there will be additional points of access on Lake Hazel along with additional access points on the west side when a mid-mile road is constructed with improvements to the west half of the project.

7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts.
8. **Agency Responses:** The following agencies returned written comments that have been included by staff and incorporated herein: City Engineer (Gordon Law, P.E.), Ada County Highway District (ACHD), Central District Health Department and the Idaho Transportation Department (ITD). The responding agency comments are included as exhibits with this case file. The following agencies did not send in comments; Boise Project Board of Control, DEQ, Kuna Police Department, Kuna School District, Ada County Planning and Zoning, Idaho Power, J&M Sanitation, or the US Post Office.

#### G. **Staff Analysis:**

This site is located near the southwest corner (SWC) of Ten Mile & Lake Hazel Roads. The applicant proposed to annex 10 acres into the City and rezone approximately 125 acres from Ag. to R-6 (Med. Density Residential) in order to create a 262 buildable lot subdivision. Applicant proposed to develop 20 additional lots into common lots for the use by future residents. These common lots will make up 11.1% of the site, or 7.47 acres. The developed common lots will include amenities such as large parks, a tot-lot, gazebo and a swimming pool facility (with changing rooms), and a large greenbelt that runs through the project on a southeast to north central axis (adjacent the Harris Lateral). There are multiple connections (using pathways) through blocks to encourage a pedestrian friendly environment. An HOA will be established for the care and maintenance of the common lots. This application includes Design Review for the common spaces and buffers.

Applicant proposed an R-6 (Medium Density Residential) zone for the subdivision as a whole (all 135 acres), with a minimum of seven (7) phases of development which will be driven by the consumer market. The Harris lateral is the natural dividing line for the project. The total number of phases will be determined when the west half returns for development and re-enters the public hearing process. Applicant proposes to develop the east half of the site in six phases and return in the future and navigate the subdivision process. Applicant is aware the future preliminary & final plats will require the public hearing process.

Public services will be extended by the developer to the property from the existing facilities east of the project. The Kuna Waste Water Treatment Plant is directly (east) adjacent to the property. This project anticipates a new temporary lift station to serve 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 Case No.'s 15-02-AN, 15-02-ZC and 15-01-Sub, to the Council with recommended conditions of approval.

#### H. **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.

#### I. **Procedural background:**

On September 15, 2015, City Council considered the project, including the application, agency comments, staff's report, application exhibits and public testimony. The public hearing was closed and the matter was tabled until October 6, 2015, when Council approved the annexation, the rezone and the preliminary plat.

J. **Findings of Fact for Council's Approval:**

1. **15-02-AN, 15-02-ZC and 15-01-S:** Based on the record contained in Case No.s 15-02-AN, 15-02-ZC and 15-01-S, including the exhibits, staff's report and the public testimony at the public hearing, the City Council of Kuna, Idaho, hereby *approves* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 15-02-AN, 15-02-ZC and 15-01-S, annexation, rezone and preliminary plat.
2. The Kuna City Council accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

**Comment:** *The Kuna City Council held a public hearing on the subject applications on September 15, 2015 to hear from the City staff and the applicant and to accept public testimony. The decision by City Council is based on the application, staff report and public testimony, both oral and written.*

3. Based on the evidence contained in Case No.'s 15-02-AN, 15-02-ZC and 15-01-S, this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map (FLU).

**Comment:** *The Comprehensive Plan Future Land Use Map designates the approximately 125 acres of the subject property as Medium Density Residential, or 4-7 dwelling units per acre, and approximately 10 acres as Low Density Residential, or 2-3 dwelling units per acre. The proposed project density is planned to be 3.87 dwelling units per acres, which complies with the FLU.*

4. The Kuna City Council has the authority to approve or deny these applications.

**Comment:** *On October 6, 2015, Kuna City Council voted to approve applications 15-02-AN, 15-02-ZC and 15-01-S. On October 20, 2015, Kuna City Council voted to approve the referenced Findings of Fact and Conclusions of Law.*

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

**Comment:** *As noted in the process and noticing section, notice requirements were met and a public hearing was held on September 15, 2015.*

K. **Factual Summary:**

This site is located near the southwest corner (SWC) of Ten Mile & Lake Hazel Roads. Applicant has proposed to annex approximately 10 acres into the City limits and rezone an additional (approximate) 125 acres from A (Agriculture) to R-6 (Medium Density Residential).

The site will take access from Ten Mile Road in two places (proposed Memorial Street and Hayward Street), and when the east / west mid-mile is constructed (south of this project), proposed ingress/egress at Hayward Street will be closed and will become a buildable lot. The site will also take access from Lake Hazel with proposed Memory Way as depicted on the Pre Plat (Dated 5.22.2015) for the east half of the overall site.

Applicant proposed a 262 lot residential subdivision and 20 additional lots into common lots known as Memory Ranch. The common lots will equate approximately 11.1% of the site, or 7.47 acres. The common lots will be developed into two large parks, which will include a tot-lot, gazebo and a swimming pool facility. There are multiple connecting pathways through blocks to encourage a pedestrian friendly environment. A Homeowners Association (HOA) will be established for the care and maintenance for all common lots. Other common lots will be developed into a large common lots including a large greenbelt running through the project on a southeast to north central axis (adjacent the Harris Lateral). This application went through Design Review for the common spaces and buffers.

The applicant seeks an R-6 (Medium Density Residential) zone for the subdivision as a whole. Applicant proposes a minimum of seven (7) phases of development which will be driven by the consumer market. Applicant proposes to develop the east half of the overall site in six (6) phases and return in the future to develop the west half. The

Harris lateral is the natural dividing line for the project. Applicant proposes to navigate the subdivision process in the future as the market dictates, to develop the west half of the overall site. Applicant is aware this will require the public hearing process for a preliminary plat & final plat.

#### L. **Comprehensive Plan Analysis:**

The Kuna City Council finds that this project and its proposed uses comply with the Kuna City Comprehensive Plan;

##### 1. **Goals, Policies and Objectives From The Kuna Comprehensive Plan:**

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

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

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

###### Economic Development Goals and Objectives - Section 5 - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement.

**Comment:** The proposed application complies with the comprehensive plan by providing 262 lots of mixed lot sizes, pathways and greenways to meet this goal.

###### Land Use Goals and Objectives - Section 6 - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles.

**Comment:** The project complies with the land use plan as adopted by the City by incorporating the following; open spaces and utilizing the Harris Lateral, connecting two parks with pedestrian walkways, varied housing densities and types and promotes a desirable character and high quality neighborhood.

###### Natural Resources Goals and Objectives - Section 7 - Summary:

Retain natural resources that contribute to Kuna's quality of life while developing a green grid of trails for bikes throughout the City for recreation and alternative transportation needs.

**Comment:** The proposed application provides a green grid as well as trails along the Harris Lateral for recreation (natural grasses and landscaping) and alternate transportation needs.

###### Public Services, Facilities and Utilities Goals and Objectives - Section 8 - Summary:

Provide adequate services, facilities, and utilities for all City residents and annex contiguous properties that request City services. Ensure that development within Kuna connects into the City's sanitary sewer and potable water systems and continue expansion of the City's sewer systems as resources allow.

**Comment:** Kuna has adequate services for this development and the authority to annex the requested lands into the City. This application will expand the City's sanitary sewer system, potable water and add up to one mile of off-site pressure irrigation mainline in orderly development.

Transportation Goals and Objectives - Section 9 - Summary:

Work with ACHD, COMPASS, and ITD to promote and encourage bicycling and walking as transportation modes. Develop a transportation strategy and identify future transit corridors while requiring developers to preserve rights-of-way, to improve mobility on major routes while balancing land use planning with transportation needs.

**Comment:** Applicant provided a Traffic Impact Study. ACHD has provided comments and a staff report and the City engineer has provided a staff report. The project meets with the transportation goals of the City adding additional rights-of-way on Lake Hazel and Ten Mile Roads.

Recreation Goals and Objectives - Section 10 - Summary:

Ensure a City wide system of parks, trails and recreational opportunities for a variety of year round outdoor activities balancing active and passive open spaces with easy access for users. Encourage the development of community and neighborhood-centered recreational facilities including gathering places connected by trails, walkways, bikeways and horse paths.

**Comment:** Applicant's proposed subdivision incorporates trails along the Harris Lateral, open spaces, a tot-lot, two parks, pool for residents among other gathering places for the community, meeting the goals of the City.

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl.

**Comment:** Applicant has proposed 262 lots which will contribute to high quality lots of varied sizes in a logical and orderly manner.

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place.

**Comment:** The application incorporates sound community design and landscape features to buffer incompatible uses.

**M. Kuna City Code Analysis:**

1. This request appears to be consistent and in compliance with all Kuna City Code (KCC).

**Comment:** The proposed project meets the land use and area standards in Chapter 3, Title 5 of the KCC. Staff also finds that the proposed project meets all applicable requirements of Title 6 of the KCC.

2. The site is physically suitable for a subdivision.

**Comment:** The 67.4 acre subdivision is large enough to include a mix of lot sizes, 2 parks, and several pathways and a trail along the Harris Lateral.

3. The annexation and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

**Comment:** *The land to be annexed is currently used as farmland and pasture and is not used as wildlife habitat. Roads, homes and open spaces are planned for construction according the City requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

4. The annexation application is not likely to cause adverse public health problems.

**Comment:** *The annexation of the property requires a zoning designation per Kuna Code 5-13-9. The medium density zoning designation requires connection to public sewer and water, therefore eliminating the occurrence of adverse public health problems.*

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

**Comment:** *The annexation, rezone and design of the subdivision did consider the location of the property adjacent to the Harris Lateral and to two arterial roadways: Ten Mile Road and Lake Hazel Road. The subject property is located adjacent to Kuna's North Sewer Treatment plant and can also be connected to the public water system. The adjacent uses are farmland and agriculture— that are also designated as future residential and commercial uses in the Kuna Comprehensive Plan Future Land Use Map.*

6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for Residential purposes.

**Comment:** *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for the residential project. A traffic study prepared by Thompson Engineers was submitted with the application and also reviewed by ACHD. The traffic study and ACHD agree that the streets within the subdivision are adequate for the planned development and the roadways in proximity to the project are adequate for the traffic generated by the new development as conditioned by ACHD.*

#### **N. Conclusions of Law:**

1. Based on the evidence contained in Case No's 15-02-AN, 15-02-ZC and 15-01-S, the Kuna City Council finds Case No's 15-02-AN, 15-02-ZC and 15-01-S, comply with Kuna City Code.
2. Based on the evidence contained in Case No's 15-02-AN, 15-02-ZC and 15-01-S, the Kuna City Council finds Case No's 15-02-AN, 15-02-ZC and 15-01-S, are consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

#### **O. Recommended Conditions of Approval:**

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 use LED lights, with spacing and wattages meeting the approval of the City; Applicant shall coordinate a street light plan for P&Z approval in concert with the prepared construction drawings for the project.
  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 as well as Design Review).
  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) prior to requesting final plat signature from the City Engineer.
  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 Commission and/or Council, or seek amending them through public hearing processes.
  12. The applicant's proposed preliminary plat (dated 05.22.15) and landscape plan (dated 05.22.2015) shall be considered a binding site plans, or as modified and approved through the public hearing process.
  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 20<sup>th</sup>, day of October 2015.

ATTEST:

Chris Engels  
Chris Engels  
Kuna City Clerk



W. Greg Nelson  
W. Greg Nelson, Mayor  
Kuna City



751 W 4<sup>th</sup> Street | Kuna, ID | 83634  
 (208) 922-5274 | [www.kunacity.id.gov](http://www.kunacity.id.gov)  
**EXHIBIT CHECKLIST**



Case Name: Greyhawk Subdivision No. 12  
 Case No.: 21-02-FP (Final Plat)

EXHIBITS		Page No.
1	Staff Memo	2
2	Commission and Council Review Application	3
3	Final Plat Checklist	5
4	Vicinity Map	6
5	Letter of Intent	7
6	Final Plat	8
7	Warranty Deeds	12
8	Legal Description ( <i>within the Final Plat and Warranty Deed</i> )	15
9	Covenants, Conditions and Restrictions	18
10	Original Greyhawk West Council Findings of Fact & Conclusions of Law	23



# 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: 21-02-FP (Final Plat) –  
Greyhawk No. 12

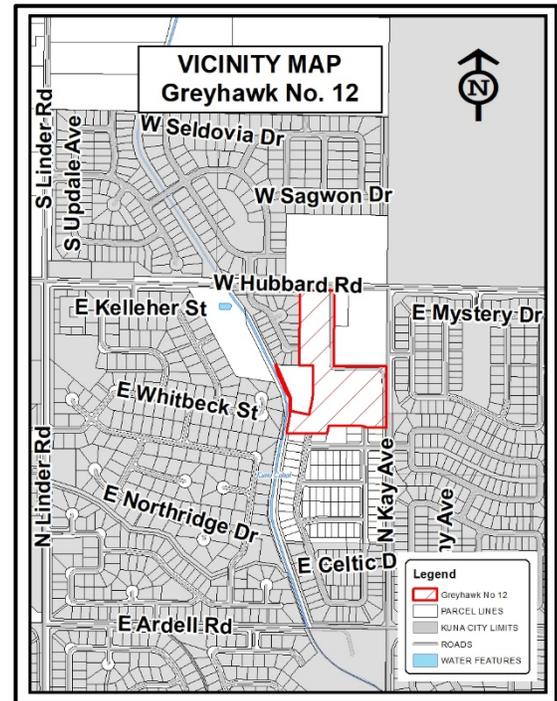
Location: Near NWC of E. Ardell Road  
And N. Kay Avenue,  
Kuna Idaho 83634

Planner: Troy Behunin, Planner III

Meeting Date: *April 6, 2021*

Owner/Applicant: Greyhawk West LLC  
701 S Allen Street, Suite 104  
Meridian, ID 83642  
208.695.2000  
[marmuth@hubblehomes.com](mailto:marmuth@hubblehomes.com)

Representative: Kent Brown  
3161 E Springwood Drive  
Meridian, ID 83642  
208.871.6842  
[kentlkb@gmail.com](mailto:kentlkb@gmail.com)



### A. General Project Facts:

1. Kent Brown, on behalf of Greyhawk West LLC, is requesting final plat approval for Greyhawk No. 12 which has forty eight (48) buildable lots and nine (9) common lots on approximately 12.39 acres (Ada County Assessor Parcel No's: S1313212485 and S1313212495).

### B. Staff Analysis:

1. In accordance with Kuna City Code (KCC) Title 6 Subdivision Regulations, this application seeks final plat approval for Greyhawk No. 12.
2. Staff has determined the proposed final plat for Greyhawk No. 12 is in substantial conformance with the previously Council-approved preliminary plat (8.20.19; **19-01-S**).

### 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)	
Project name	Greyhawk No. 12
Date Received	02.08.21
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	03.06.21

### Contact/Applicant Information

Owners of Record: <u>Greyhawk West LLC</u>	Phone Number: <u>208-695-2000</u>
Address: <u>701 S Allen St Ste 104</u>	E-Mail: <u>marmuth@hubblehomes.com</u>
City, State, Zip: <u>Meridian ID 83642</u>	Fax #: _____
Applicant (Developer): <u>same as above</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>Kent Brown</u>	Phone Number: <u>208-871-6842</u>
Address: <u>3161 E Springwood Dr</u>	E-Mail: <u>kentkb@gmail.com</u>
City, State, Zip: <u>Meridian ID 83642</u>	Fax #: _____

### Subject Property Information

Site Address: <u>197 W Hubbard Rd</u>
Site Location (Cross Streets): _____
Parcel Number (s): <u>S1313212485 &amp; S1313212495</u>
Section, Township, Range: <u>Sec 13; T2N ; R1W</u>
Property size : <u>12.39</u>
Current land use: <u>Ag / Residential</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: Greyhawk No 12  
 General description of proposed project / request: 48 single family and 9 common lots

---

Type of use proposed (check all that apply):  
 Residential \_\_\_\_\_  
 Commercial \_\_\_\_\_  
 Office \_\_\_\_\_  
 Industrial \_\_\_\_\_  
 Other \_\_\_\_\_

---

Amenities provided with this development (if applicable): park and pathway and buffers

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No  
 Please describe the existing buildings: existing home and outbuildings to remain  
 Any existing buildings to remain?  Yes  No  
 Number of residential units: \_\_\_\_\_ Number of building lots: 48  
 Number of common and/or other lots: 9  
 Type of dwellings proposed:  
 Single-Family 48  
 Townhouses \_\_\_\_\_  
 Duplexes \_\_\_\_\_  
 Multi-Family \_\_\_\_\_  
 Other \_\_\_\_\_

Minimum Square footage of structure (s): \_\_\_\_\_  
 Gross density (DU/acre-total property): 3.8 Net density (DU/acre-excluding roads): 5.2  
 Percentage of open space provided: 9.13 Acreage of open space: 1.13  
 Type of open space provided (i.e. landscaping, public, common, etc.): portion of the park and buffers

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

~~Number of building lots: \_\_\_\_\_ Other lots: \_\_\_\_\_  
 Gross floor area square footage: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_  
 Hours of operation (days & hours): \_\_\_\_\_ Building height: \_\_\_\_\_  
 Total number of employees: \_\_\_\_\_ Max. number of employees at one time: \_\_\_\_\_  
 Number and ages of students/children: \_\_\_\_\_ Seating capacity: \_\_\_\_\_  
 Fencing type, size & location (proposed or existing to remain): \_\_\_\_\_  
 Proposed Parking: a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_  
 b. Total Parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_  
 c. Width of driveway aisle: \_\_\_\_\_  
 Proposed Lighting: \_\_\_\_\_  
 Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): \_\_\_\_\_~~

Applicant's Signature: \_\_\_\_\_ Date: 2/8/2021



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.

<b>Project name:</b>	<b>Applicant:</b>
GREYHAWK SUBDIVISION NO 12	KENT BROWN

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.	
	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.*

# VICINITY MAP Greyhawk No. 12



S Linder Rd

S Updale Ave

W Seldovia Dr

W Sagwon Dr

W Hubbard Rd

E Kelleher St

E Mystery Dr

E Whitbeck St

N Linder Rd

E Northridge Dr

*Kuna Canal*

N Kay Ave

ay Ave

E Celtic Dr

E Ardell Rd

**Legend**

-  Greyhawk No 12
-  PARCEL LINES
-  KUNA CITY LIMITS
-  ROADS
-  WATER FEATURES

# KENT BROWN PLANNING SERVICES

February 8, 2021

Kuna City Planning & Development Services  
763 W. Avalon  
Kuna, ID 83634

**RE: Greyhawk Subdivision No 12 Final Plat Application**

Dear Mayor and Council:

On behalf of Greyhawk LLC, we are requesting approval of the Final Plat application for the Greyhawk No.12 Subdivision. The site is located near the southwest corner of Ardell Road and Kay Ave. The site is 12.39 acres in size, and is currently vacant.

Greyhawk No. 12 is proposed with 57 total lots, consisting of 48 buildable and 9 common. All 48 buildable lots will have single-family homes. The common space will consist of additional park area and micro pathways and street buffers. The final plat complies too all the preliminary plat requirements. The proposed construction design has been done to local agency and general engineering practices.

If you have any questions regarding this or any other of our application for Greyhawk No 12 feel free to contact me.

Sincerely,

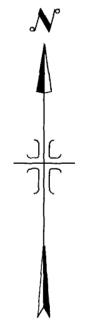


Kent Brown  
Planner

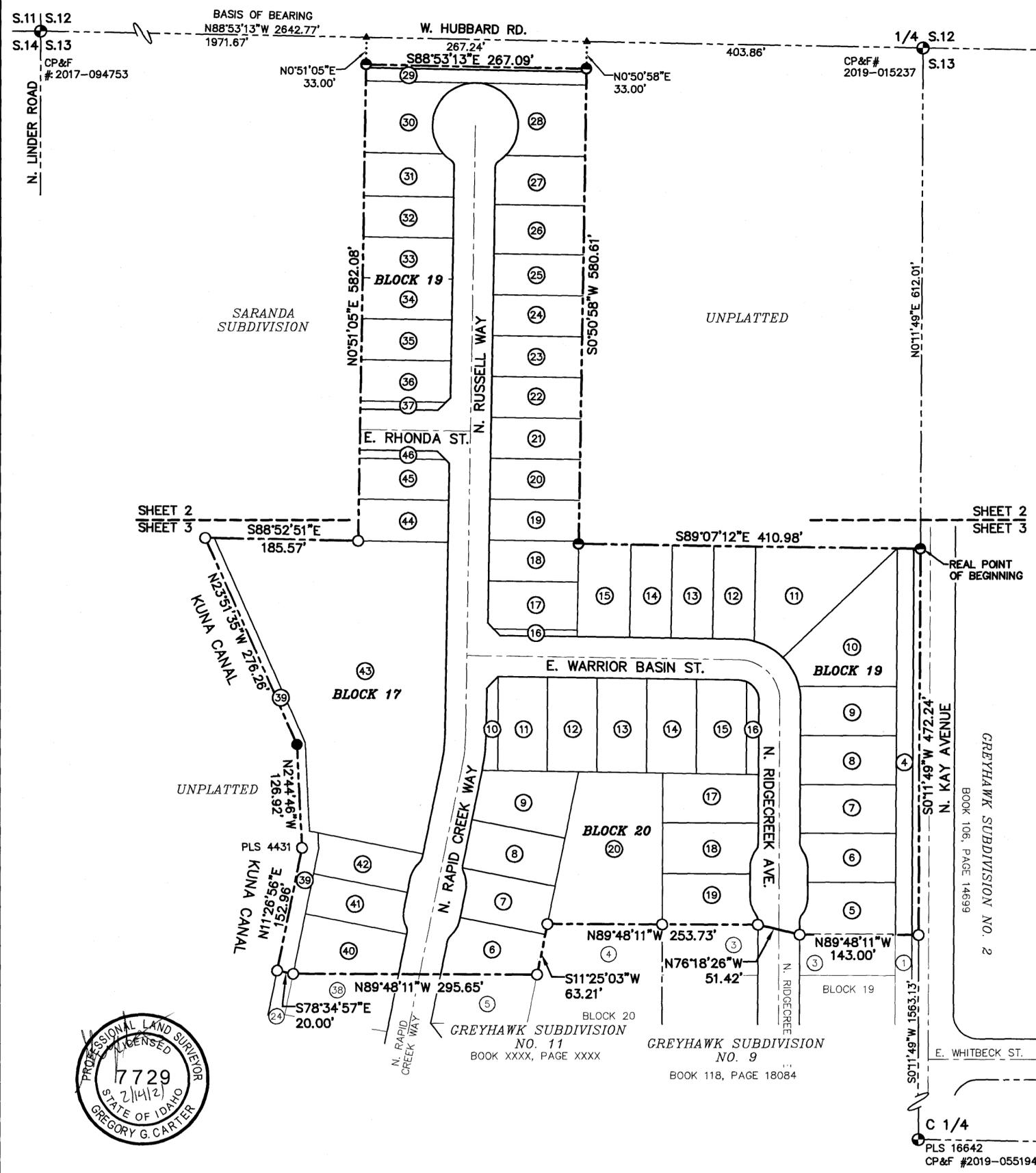
PLAT SHOWING  
**GREYHAWK SUBDIVISION NO. 12**  
 LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 13,  
 T.2N., R.1W., B.M. KUNA, ADA COUNTY, IDAHO  
 2021

**LEGEND**

- FOUND 1/2" IRON PIN "JJ HOWARD", REPLACE WITH 5/8" IRON PIN, PLS 7729
- FOUND 5/8" IRON PIN PLS 7729 UNLESS OTHERWISE NOTED
- SET 1/2 IRON PIN WITH PLS 7729
- SET 5/8" IRON PIN WITH PLS 7729
- △ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- \_\_\_\_\_ LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- ⑦ LOT NO.



SCALE: 1" = 100'



1. EXCEPT FOR THE COMMON AREA LOTS THE FOLLOWING EASEMENTS SHALL APPLY. LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE AND ALL REAR LOT LINES SHALL HAVE A TEN (10) FOOT WIDE PROPERTY DRAINAGE AND PRESSURE IRRIGATION EASEMENT AS SHOWN ON THIS PLAT. EACH SIDE OF INTERIOR LOT LINES HAVE A FIVE (5) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE AND PRESSURE IRRIGATION EASEMENT AS SHOWN ON THIS PLAT.
2. A PORTION OF LOTS 4, 32, 33, AND 34, BLOCK 19, A PORTION OF LOTS 43, 44, 45 AND 46, BLOCK 17 AND A PORTION OF LOT 16, BLOCK 20 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. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION AND MAY REQUIRE AMENDMENT OF THE DEVELOPMENT AGREEMENT.
3. LOTS 39, AND 46 BLOCK 17; LOTS 4, 16, 29, AND 37, BLOCK 19; LOT 10, 16 AND 20, BLOCK 20, ARE DESIGNATED AS COMMON AREA LOTS AND SHALL BE SUBJECT TO A BLANKET PUBLIC UTILITIES, PROPERTY DRAINAGE AND PRESSURE IRRIGATION EASEMENT. SAID LOTS SHALL BE OWNED AND MAINTAINED BY THE GREYHAWK SOUTH HOMEOWNERS ASSOCIATION, INC. THIS OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF CITY OF KUNA. THE GREYHAWK SOUTH HOMEOWNERS ASSOCIATION, INC. IS RESPONSIBLE FOR PAYMENT OF IRRIGATION ASSESSMENTS FOR THE COMMON LOTS. IN THE EVENT THE GREYHAWK HOMEOWNER'S ASSOCIATION, INC. FAILS TO PAY THE ASSESSMENTS, EACH RESIDENTIAL LOT WILL BE RESPONSIBLE FOR A FRACTIONAL SHARE OF THE ASSESSMENT.
4. 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.
5. IRRIGATION WATER WILL BE PROVIDED BY CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION RIGHTS THROUGH THE NEW YORK IRRIGATION DISTRICT AND WILL BE OBLIGATED FOR ASSESSMENTS FROM CITY OF KUNA SUBJECT TO ORDINANCE 2016-19, ANNEXING THE GREYHAWK SUBDIVISION NO. 9 INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT AND POOLING THE APPURTENANT WATER RIGHTS THEREOF, RECORDED AS INSTRUMENT NO. xxxxxxxxx RECORDS OF ADA COUNTY, IDAHO.
6. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
7. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL FACILITY OR AN EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
8. THIS SUBDIVISION IS LOCATED WITHIN ZONE X AS SHOWN ON THE FIRM PANEL 125 OF 875, ADA COUNTY, IDAHO AND INCORPORATED AREAS. A BUILDING PERMIT SHALL NOT BE ISSUED FOR ANY LOT THAT IS LOCATED WITHIN THE MAPPED FLOODPLAIN UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT IS OBTAINED FOR THE INDIVIDUAL LOT. EACH LOT WITHIN THE MAPPED FLOODPLAIN SHALL REQUIRE AN INDIVIDUAL FLOOD PLAIN DEVELOPMENT PERMIT.
9. THE HOMEOWNERS' ASSOCIATION (HOA), ITS OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO THE FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
10. DIRECT LOT OR PARCEL ACCESS TO W. HUBBARD RD. AND N. KAY AVE. STREETS ARE PROHIBITED.
11. ACHD PERMANENT EASEMENT INSTRUMENT NO. \_\_\_\_\_
12. LOT 43, BLOCK 17 SHALL BE SUBJECT TO A TEN (10) FOOT WIDE PRESSURE IRRIGATION EASEMENT IN FAVOR OF THE GREYHAWK HOMEOWNER'S ASSOCIATION, INC.

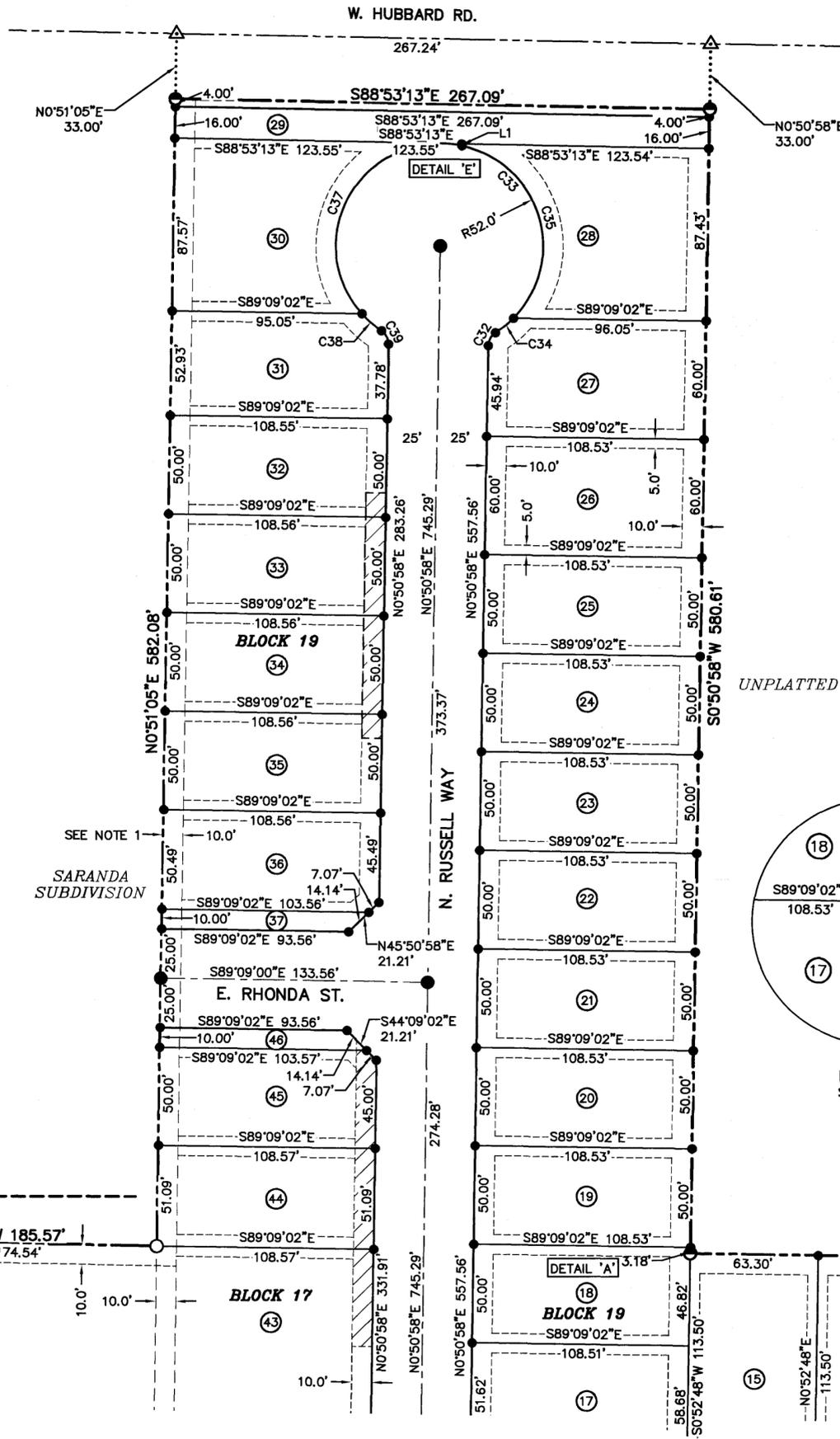


BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**ISG** IDAHO SURVEY GROUP, LLC

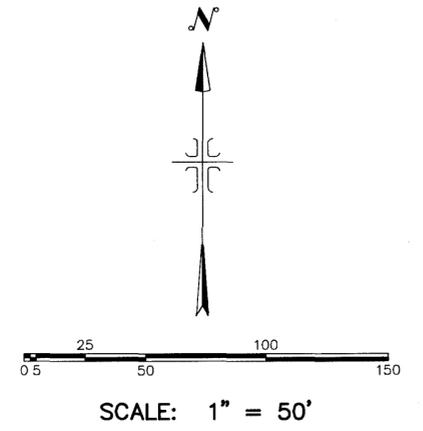
9955 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8570

# GREYHAWK SUBDIVISION NO. 12

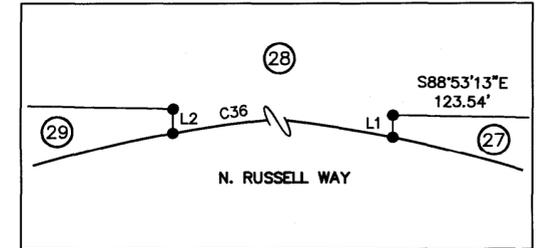
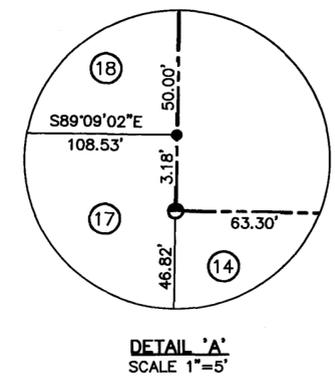


LINE	LENGTH	BEARING
L1	0.92	S0°50'58"W
L2	1.02	S0°50'58"W

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	13.00	8.32	8.18	N18°08'18"W	36°40'14"
C2	35.00	22.40	22.02	S18°08'18"E	36°40'14"
C3	35.00	22.40	22.02	S18°31'56"W	36°40'14"
C4	13.00	8.32	8.18	N18°31'56"E	36°40'14"
C5	13.00	8.32	8.18	S18°08'18"E	36°40'14"
C6	35.00	22.40	22.02	N18°08'18"W	36°40'14"
C7	35.00	22.40	22.02	N18°31'56"E	36°40'14"
C8	13.00	8.32	8.18	S18°31'56"W	36°40'14"
C9	50.00	77.94	70.29	N44°27'41"W	89°19'01"
C10	25.00	38.97	35.14	N44°27'41"W	89°19'01"
C11	25.00	28.79	27.23	N32°47'40"W	65°58'58"
C12	25.00	10.18	10.11	N77°27'10"W	23°20'03"
C13	75.00	116.92	105.43	N44°27'41"W	89°19'01"
C14	75.00	17.67	17.63	N6°33'05"W	13°29'48"
C15	75.00	116.92	105.43	N44°27'41"W	89°19'01"
C16	75.00	40.49	40.00	N59°41'52"W	30°55'55"
C17	75.00	18.27	18.22	N82°08'31"W	13°57'22"
C18	200.00	36.89	36.84	N6°08'01"E	10°34'05"
C19	175.00	32.28	32.23	N6°08'01"E	10°34'05"
C20	225.00	41.50	41.44	N6°08'01"E	10°34'05"
C21	13.00	8.32	8.18	N29°45'10"E	36°40'14"
C22	35.00	22.40	22.02	S29°45'10"W	36°40'14"
C23	35.00	22.40	22.02	S6°55'04"E	36°40'14"
C24	13.00	8.32	8.18	N6°55'04"W	36°40'14"
C25	13.00	8.32	8.18	S29°45'10"W	36°40'14"
C26	35.00	22.40	22.02	N29°45'10"E	36°40'14"
C27	35.00	22.40	22.02	N6°55'04"W	36°40'14"
C28	35.00	22.40	22.02	N6°55'04"W	36°40'14"
C29	13.00	8.32	8.18	S6°55'04"E	36°40'14"
C30	13.00	5.41	5.37	S13°19'32"E	23°51'18"
C31	13.00	2.91	2.90	S5°00'35"W	12°48'55"
C32	8.00	7.91	7.59	S29°09'57"W	56°37'59"
C33	52.00	266.16	57.20	N89°09'02"W	293°15'58"
C34	52.00	11.57	11.55	N51°06'26"E	12°45'01"
C35	52.00	111.45	91.31	N16°39'56"W	122°47'43"
C36	52.00	20.13	20.00	N89°09'02"W	22°10'30"
C37	52.00	109.95	90.58	S19°11'13"W	121°09'00"
C38	52.00	13.07	13.03	S48°35'09"E	14°23'44"
C39	8.00	7.91	7.59	N27°28'01"W	56°37'59"



- LEGEND**
- FOUND 1/2" IRON PIN
  - FOUND 5/8" IRON PIN PLS 7729 UNLESS OTHERWISE NOTED
  - SET 1/2 IRON PIN WITH PLS 7729
  - SET 5/8" IRON PIN WITH PLS 7729
  - FOUND 1/2" IRON PIN, REPLACE WITH 5/8" IRON PIN, PLS 7729
  - △ CALCULATED POINT
  - PROPERTY BOUNDARY LINE
  - LOT LINE
  - SECTION LINE
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - EASEMENT LINE SEE NOT 1
  - IDAHO POWER COMPANY EASEMENT LINE INST. NO. 99097621.
  - ACHD PERMANENT EASEMENT SEE NOTE 11
  - ACHD STORM DRAIN EASEMENT SEE NOTE 2
  - PRESSURE IRRIGATION EASEMENT SEE NOTE 12
  - 60.83' EASEMENT LINE DIMENSIONS
  - ⑦ LOT NO.



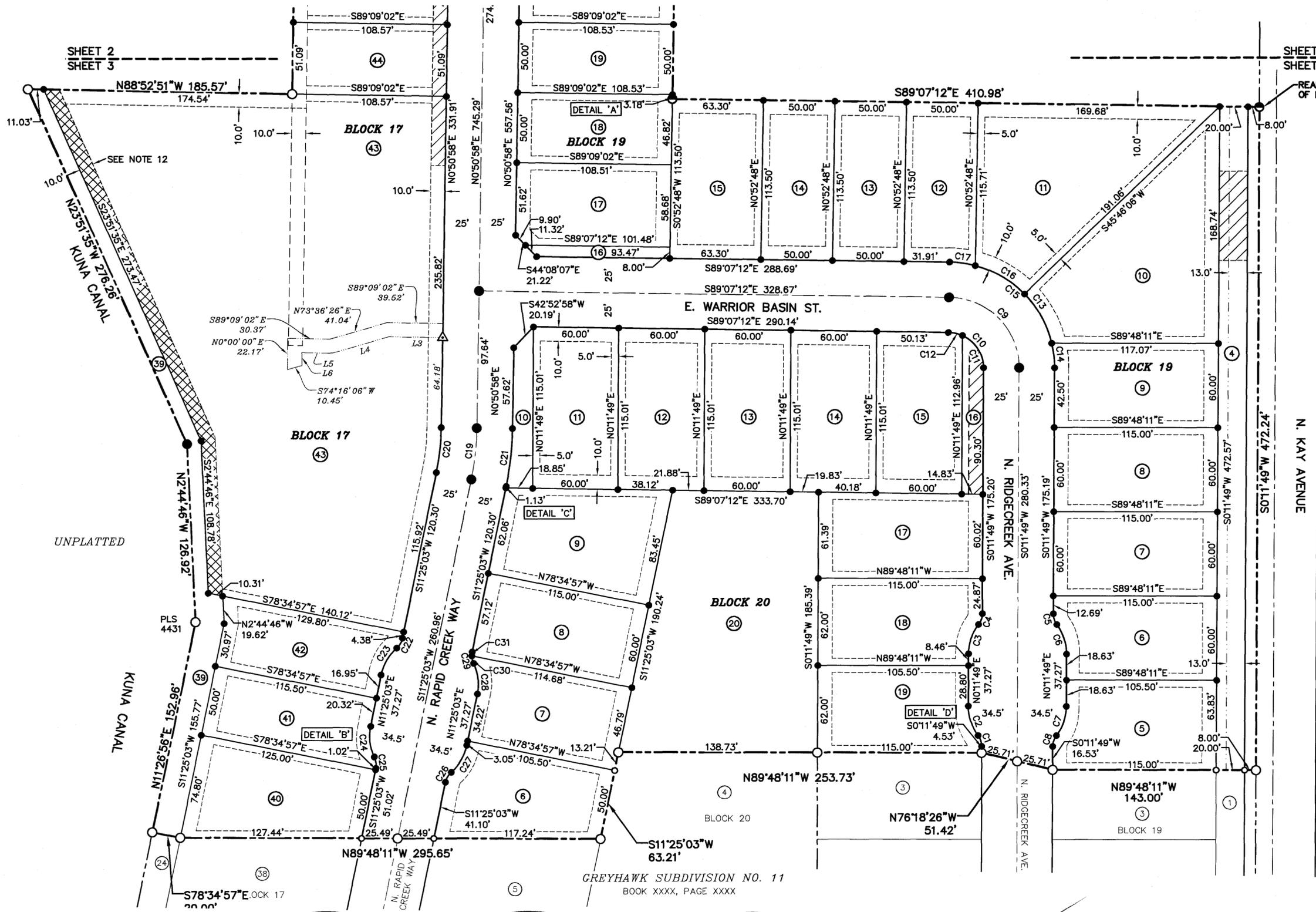
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**ISG** IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570

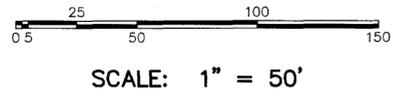
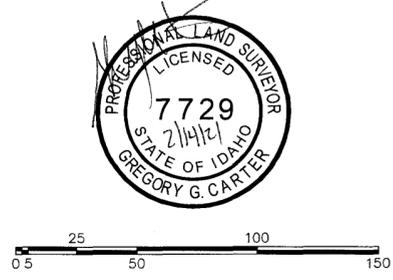
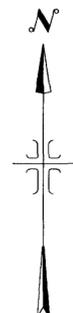
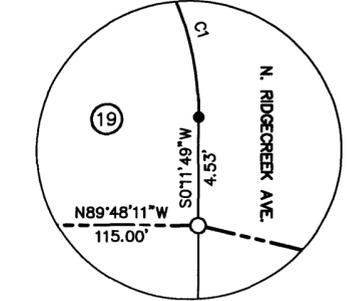
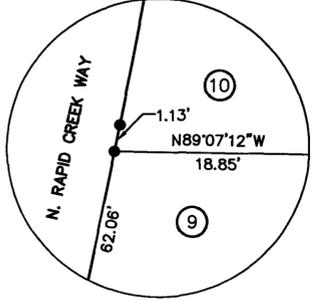
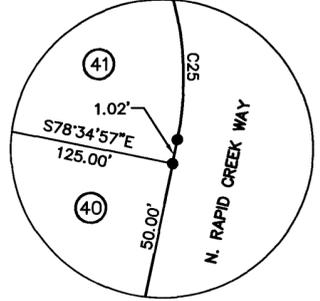
JOB NO. 20-319  
SHEET 2 OF 5

# GREYHAWK SUBDIVISION NO. 12



- LEGEND**
- FOUND 1/2" IRON PIN
  - FOUND 5/8" IRON PIN PLS 7729 UNLESS OTHERWISE NOTED
  - SET 1/2 IRON PIN WITH PLS 7729
  - SET 5/8" IRON PIN WITH PLS 7729
  - FOUND 1/2" IRON PIN, REPLACE WITH 5/8" IRON PIN, PLS 7729
  - △ CALCULATED POINT
  - PROPERTY BOUNDARY LINE
  - LOT LINE
  - SECTION LINE
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - EASEMENT LINE SEE NOT 1
  - IDAHO POWER COMPANY EASEMENT LINE INST. NO. 99097621.
  - ACHD PERMANENT EASEMENT SEE NOTE 11
  - PUBLIC UTILITIES EASEMENT
  - ▨ ACHD STORM DRAIN EASEMENT SEE NOTE 2
  - ▩ PRESSURE IRRIGATION EASEMENT SEE NOTE 12
  - 60.83' EASEMENT LINE DIMENSIONS
  - ⑦ LOT NO.

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L3	38.00'	N89°09'02"W
L4	41.04'	S73°36'26"W
L5	21.74'	N89°09'02"W
L6	9.20'	S0°00'00"E



SEE SHEET 2 FOR LINE AND CURVE DATA TABLE

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**ISG** IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570



# GREYHAWK SUBDIVISION NO. 12

### 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                      Date

### CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

\_\_\_\_\_  
County Surveyor

### 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 ACHD

### CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C.50-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

\_\_\_\_\_  
Date

\_\_\_\_\_  
County Treasurer

### APPROVAL OF CITY ENGINEER

I, the City Engineer in and for the City of Kuna, Ada County, Idaho, hereby approve this plat.

\_\_\_\_\_  
City Engineer

### COUNTY RECORDER'S CERTIFICATE

State of Idaho )  
                          ) s.s.  
County of Ada )

I hereby certify that this instrument was filed for record at the request of \_\_\_\_\_ at \_\_\_\_\_ Minutes past \_\_\_\_\_ O'clock \_\_\_\_\_ .M. on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in Book \_\_\_\_\_ of plats at Pages \_\_\_\_\_.

Instrument No. \_\_\_\_\_

\_\_\_\_\_  
Deputy

\_\_\_\_\_  
Ex-Officio Recorder

### APPROVAL OF 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, Kuna, Idaho



BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

<b>ISG</b>	<b>IDAHO SURVEY GROUP, LLC</b>	9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570
	JOB NO. 20-319 SHEET 5 OF 5	

The Grantees herein have read and approved the following: \_\_\_\_\_

4

Title File No.: T97-44028

# CORPORATE WARRANTY DEED

## FOR VALUE RECEIVED,

CW Construction, Inc., an Idaho Corporation

a corporation organized and existing under the laws of the State of Idaho, with its principal office at Meridian, Idaho of County of **Ada**, State of Idaho,

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto Bradford A. Waters, an unmarried person

GRANTEES(s), whose current address is: *10377 Littlewood Boise, ID 83709*  
the following described real property in **Ada** County, State of Idaho,  
more particularly described as follows, to wit:

See Attached Exhibit "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the Grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name to be hereunto affixed by its duly authorized officers this **28th** day of **August**, in the year of 1997.

CW Construction, Inc.

By *Cortland E. Walker* - Pres  
President

Attest: \_\_\_\_\_  
Secretary

STATE OF \_\_\_\_\_, County of \_\_\_\_\_, ss.

On this **28th** day of **August** in the year of 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared Cortland E. Walker known or identified to me to be the President of the corporation that executed the instrument of the person who executed on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Signature: *Denice B. Thornton*  
Name: Denice B. Thornton  
Residing at: Boise, Idaho  
My commission expires: 07/22/98

97070620

ADA CO. RECORDER  
J. DAVID NAVARRO  
BOISE ID

TRANSACTION TITLE & ESCROW

'97 AUG 29 AM 11 54

FEE *6.00* DEP *J. Navarro*  
RECORDED AT THE REQUEST OF

Transnation Title & Escrow, Inc.

**EXHIBIT "A"**

A parcel of land being a portion of the Northwest quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, said parcel being more particularly described as follows:

Commencing at the aluminum cap marking the quarter corner common to Sections 12 and 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho; thence  
 South 90°00'00" West 404.02 feet along the line common to said Sections 12 and 13; thence  
 South 00°16'00" East 33.00 feet to an iron pin on the South right-of-way of Hubbard Road, said point being the REAL POINT OF BEGINNING; thence  
 along the following courses and distances to iron pins; continuing  
 South 00°16'00" East 580.62 feet; thence  
 North 89°45'50" East 410.98 feet to the East line of said Northwest quarter; thence  
 South 00°55'09" East 1370.45 feet along said East line; thence  
 North 89°55'05" West 796.99 feet; thence  
 North 19°53'15" West 143.20 feet; thence  
 North 9°10'00" West 99.25 feet; thence  
 North 4°28'20" East 258.00 feet; thence  
 North 8°26'18" East 297.30 feet; thence  
 North 10°18'05" East 208.36 feet; thence  
 North 3°49'40" West 126.88 feet; thence  
 North 25°00'50" West, 276.32 feet; thence  
 North 89°39'30" East, 185.79 feet; thence  
 North 00°16'00" West, 581.02 feet to said South right-of-way of Hubbard Road; thence  
 North 90°00'00" East 267.07 feet to the REAL POINT OF BEGINNING.

RESERVING a 30 foot wide permanent ingress/egress and public utility easement to the above described parcel of land, said easement lying in the Northwest quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, said easement being more particularly described as follows:

Commencing at the aluminum cap marking the quarter corner common to Sections 12 and 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho; thence  
 South 90°00'00" West 404.02 feet along the line common to said Sections 12 and 13; thence  
 South 00°16'00" East 33.00 feet to an iron pin on the South right-of-way of Hubbard Road, said point being the REAL POINT OF BEGINNING; continuing  
 South 00°16'00" East 580.62 feet to an iron pin; thence  
 North 89°45'50" East 410.98 feet to an iron pin on the East line of said Northwest quarter; thence  
 South 00°55'09" East 1370.45 feet along said East line to an iron pin; thence  
 North 89°55'05" West 30.00 feet; thence  
 North 00°55'09" West 1340.28 feet; thence  
 South 89°45'50" West 411.32 feet; thence  
 North 00°16'00" West 610.74 feet to said South right-of-way of Hubbard Road; thence  
 North 90°00'00" East 30.00 feet to the REAL POINT OF BEGINNING, such easement being appurtenant to the remaining land of the grantors to the South.



8151 W. Rifleman Street  
Boise, ID 83704

ADA COUNTY RECORDER Phil McGrane  
BOISE IDAHO Pgs=3 BONNIE OBERBILLIG  
PIONEER TITLE COMPANY OF ADA COUNTY

**2020-094210**  
07/27/2020 03:04 PM  
\$15.00

ELECTRONICALLY RECORDED-DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT

File No. 730179 SRM/

**WARRANTY DEED**

For Value Received Greyhawk West, LLC, an Idaho limited liability company  
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Greyhawk Land Company, LLC, an Idaho limited liability company  
hereinafter referred to as Grantee, whose current address is 701 S. Allen St #104 Meridian, ID 83642

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and  
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the  
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are  
free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those  
made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,  
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,  
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,  
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: July 21, 2020

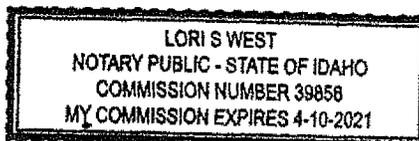
Greyhawk West, LLC

By: Don Brandt  
By Don Brandt Properties, Inc. Its Manager  
Don Brandt, President of Don Brandt  
Properties, Inc.

State of Idaho, County of Canyon

This record was acknowledged before me on July 23 2020 by Don Brandt, as President of  
Don Brandt Properties Inc. as Manager of Grey Hawk West, LLC .

Lori S. West  
Signature of notary public  
Commission Expires: 4-10-21



## EXHIBIT A

## Description for Greyhawk Subdivision No. 11

A parcel of land located in the E1/2 of the NW1/4 of Section 13, T.2N., R.1W., B.M., Kuna, Ada County, Idaho, more particularly described as follows:

Commencing at the N1/4 corner of said Section 13 from which the NW corner of said Section 13 bears North 88°53'13" West, 2642.77 feet;

thence along the West boundary line of Greyhawk Subdivision No. 1, as filed in Book 99 of Plats at Pages 12854-12858, records of Ada County, Idaho, and along the West boundary line of Greyhawk Subdivision No. 2, as filed in Book 106 of Plats at Pages 14699-14701, records of Ada County, Idaho, South 00°11'49" West, 1,084.25 feet to the NE corner of Greyhawk Subdivision No. 9 as filed in Book 118 of Plats at Pages 18,084-18,087, records of Ada County, Idaho;

thence along the North boundary line of said Greyhawk Subdivision No. 9 for the following 3 courses and distances:

thence North 89°48'11" West, 143.00 feet;

thence North 76°18'26" West, 51.42 feet;

thence North 89°48'11" West, 115.00 feet to the NW corner of Lot 3, Block 20 of said Greyhawk Subdivision No. 9, point also being the REAL POINT OF BEGINNING;

thence along the West boundary line of said Greyhawk Subdivision No. 9 for the following 8 courses and distances:

thence South 00°11'49" West, 122.00 feet;

thence South 02°45'19" West, 67.21 feet;

thence South 00°11'49" West, 230.00 feet;

thence South 14°13'59" West, 51.54 feet;

thence South 00°11'49" West, 230.00 feet;

thence South 13°50'21" East, 51.54 feet;

thence South 00°11'49" West, 115.00 feet;

thence South 06°11'00" East, 89.99 feet the SW corner of Lot 3, Block 23 of said Greyhawk Subdivision No. 9;

thence leaving said West boundary line North 89°48'11" West, 220.00 feet;

thence South 45°34'06" West, 52.44 feet;

thence South 47°23'22" West, 54.66 feet;

thence South 71°13'43" West, 145.00 feet;

thence North 18°46'17" West, 331.85 feet;

thence North 08°03'02" West, 99.25 feet;

thence North 05°35'18" East, 258.00 feet;

thence North 09°33'16" East, 297.30 feet;

thence North  $11^{\circ}25'03''$  East, 55.38 feet;

thence South  $78^{\circ}34'57''$  East, 20.00 feet;

thence South  $89^{\circ}48'11''$  East, 295.65 feet;

thence North  $11^{\circ}25'03''$  East, 63.21 feet;

thence South  $89^{\circ}48'11''$  East, 138.72 feet to the REAL POINT OF BEGINNING.

DRAFT

**SUPPLEMENTAL DECLARATION OF PHASE 12  
& NOTICE OF ANNEXATION TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
For Greyhawk South Subdivision  
Ada County, Idaho**

This Supplemental Declaration of Phase 12 & Notice of Annexation to the Declaration of Covenants, Conditions and Restrictions for Greyhawk South Subdivision (“Supplemental Declaration - Phase 12”) is hereby executed by Greyhawk Land Company, LLC, an Idaho limited liability company, being the “Grantor”, “Class B. Member” and “Developer” (hereinafter referred to as Grantor”), and hereby supplements that certain Declaration of Covenants, Conditions & Restrictions for Greyhawk South Subdivision, as amended, recorded in the Ada County Recorder’s Office on October 27, 2017, as Instrument No. 2017-102614 (“Declaration”).

**RECITALS:**

- A. This Supplemental Declaration - Phase 12 is hereby submitted, as provided for generally within Declaration and specifically within Article 11 of the Declaration, for the purpose of annexing certain portions of real property located in Ada County, Idaho, as more particularly described on the Greyhawk Subdivision No. 12 Plat (“Phase 12 Plat”) attached hereto as **Exhibit “A”** (“Property”).
- B. The Subdivision remains in the Class B Member Period pursuant to Article 5.3.2.
- C. Pursuant to Article 11.1, it remains Grantor’s sole discretion to annex additional property without seeking approval from the Owners or the Association.
- D. At the time of the recordation of the Phase 12 Plat, Grantor and Bradford Alan Waters (a married man), as owners of record of all real property within Phase 12, approve and consent to the annexation.
- E. Grantor desires to submit the Property within the Phase 12 Plat to the covenants, conditions, restrictions, easements, charges, and liens created by that certain Declaration, as supplemented hereby. Grantor declares that the Property shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied, and improved subject to the terms, covenants, conditions, easements, and restrictions of the Declaration, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement, and sale of the Property, and to enhance the value, desirability, and attractiveness of the Property.

NOW, THEREFORE, BE IT DECLARED:

### **COVENANTS, CONDITIONS AND RESTRICTIONS**

1. Recitals. The above Recitals are specifically incorporated herein by reference and made a part hereof.
2. Definitions. All terms used but not defined herein shall have the meanings given them under the Declaration.
3. Effective Date. This Supplemental Declaration – Phase 12 will take effect on the date recorded at the office of the Ada County Recorder’s Office, Idaho (the “Effective Date”).
4. Identification of Annexed Lots. The Lots to be annexed, as confirmed by the recordation of this Supplemental Declaration – Phase 12, are those Lots identified in the Phase 12 Plat.
5. Annexation. The Property is hereby annexed to the Subdivision and shall hereafter be held, sold, conveyed, encumbered, leased, occupied, and improved as part of the Subdivision subject to the covenants, conditions, restrictions, easements, charges, and liens set forth in the Declaration, the full text of which is incorporated herein by reference and made a part hereof, as the same may be supplemented hereby.
6. General Restrictions and Requirements. All general restrictions and requirements of the Declaration shall apply to the Lots, without exception.
7. Land Classification & Designation of Lots, Common Areas and Easements. The Property annexed herewith, as set forth in the Phase 12 Plat, does create separate Lots, Common Areas and Easements (if any) as depicted in the Phase 12 Plat, which shall all be governed by and made subject to the covenants, conditions, restrictions, and easements provided for in the Declaration.
  - a. Except for the Common Area Lots the following easements shall apply. Lot lines common to a public right-of-way line and all rear lot lines shall have ten (10) foot wide permanent public utilities, property drainage, and pressure irrigation easement as shown on the plat. Each side of interior lot lines have a five (5) foot wide public utilities property drainage and pressure irrigation easement as shown on the plat.
  - b. Lots 39 and 46, Block 17; Lots 4, 16, 29 and 37, Block 19; Lots 10, 16 and 20, Block 20, are designated as common area lots and shall be subject to a blanket public utilities’ property drainage and pressure irrigation easement. Said lots shall be owned and maintained by the Greyhawk South Homeowners Association, Inc.

This ownership and maintenance commitment may not be dissolved without the express consent of Kuna City. The Greyhawk South Homeowner's Association, Inc. is responsible for payment of irrigation assessments for the common lots. In the event the Greyhawk Homeowner's Association, Inc. fails to pay the assessments, each residential lot will be responsible for a fractional share of the assessment.

- d. Irrigation water will be provided by City of Kuna in compliance with Idaho Code Section 31-3805(1)(b). All lots within this subdivision will be entitled to irrigation rights through the New York Irrigation District and will be obligated for assessments from the City of Kuna subject to Ordinance 2016-19, annexing the Greyhawk Subdivision No. 9 into the Kuna Municipal Irrigation District and Pooling the appurtenant water rights thereof, recorded as Instrument No. \_\_\_\_\_, records of Ada County, Idaho.

8. ACHD Requirements for Storm Water Facilities. Operation and maintenance of the storm facilities at Greyhawk Subdivision shall be governed by the Declaration and this Supplemental Declaration – Phase 12, which operations and maintenance may **only** be modified at the direction of the Board of the Association, **with written approval by ACHD.**

- a) ACHD Storm Water Drainage System

A portion of Lots 4, 31, 32, 33 and 34, Block 19 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. Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision and may require amendment of the Development Agreement.

9. Conflict. If any provisions of this Supplemental Declaration – Phase 12 conflict with any terms set forth in the Declaration, the terms of this Supplemental Declaration - Phase 12 shall govern.

IN WITNESS WHEREOF, the Grantor has executed this Supplemental Declaration – Phase 12, effective as of the date first set forth above.

OWNER:  
GREYHAWK LAND COMPANY, LLC  
By:

\_\_\_\_\_  
Mitchell S. Armuth  
Its: Authorized Agent

**ACKNOWLEDGMENT**

STATE OF IDAHO            )  
  : ss.  
County of \_\_\_\_\_ )

On the \_\_\_\_ day of \_\_\_\_\_, 2021, before me, the undersigned Notary Public in and for said State, personally appeared Mitchell S. Armuth, known or identified to me as an Authorized Agent of GREYHAWK LAND COMPANY, LLC, and that the within and foregoing instrument was executed on behalf of said limited liability company by authority and said individual duly acknowledged to me that said limited liability company approved the same.

\_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Bradford Alan Waters

**ACKNOWLEDGMENT**

STATE OF IDAHO            )  
  : ss.  
County of \_\_\_\_\_ )

On the \_\_\_\_ day of \_\_\_\_\_, 2021, before me, the undersigned Notary Public in and for said State, personally appeared Bradford Alan Waters, the signer of the foregoing document who duly acknowledged to me that he executed the same.

\_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



# City of Kuna

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

## Council Findings of Fact & Conclusions of Law

**To:** City Council

**Case Numbers:** 19-02-AN (Annex), 19-01-ZC (Rezone), 19-01-S (Subdivision): Greyhawk West Subdivision

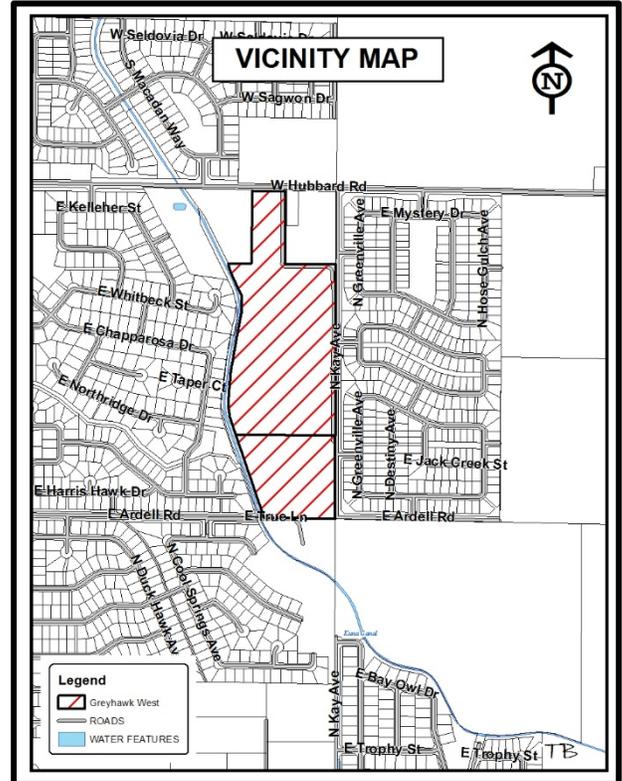
**Location:** Southwest Corner (SEC) of Hubbard and Kay Ave. Roads, Kuna, Idaho 83634

**Planner:** Troy Behunin, Planner III

**Hearing Date:** July 16, 2019  
**Tabled Until:** August 6, 2019  
**Findings of Fact:** **August 20, 2019**

**Representative:** **Kent Brown**  
 3161 E. Springwood Dr.  
 Meridian, Idaho 83642  
 208.871.6842  
[Kentlkb@gmail.com](mailto:Kentlkb@gmail.com)

**Owner:** **Providence Properties, LLC**  
 701 S Allen St. STE 104  
 Meridian, ID 83642  
 208.695.2000  
[Marmuth@hubblehomes.com](mailto:Marmuth@hubblehomes.com)



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|--|---|

**A. Process and Noticing:**

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body; and that annexations, rezones and subdivision applications are designated as *public hearings*, with the Planning and Zoning Commission as the recommending body, and the City Council as the decision-making body.
2. These land use applications were given proper public notice and have followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

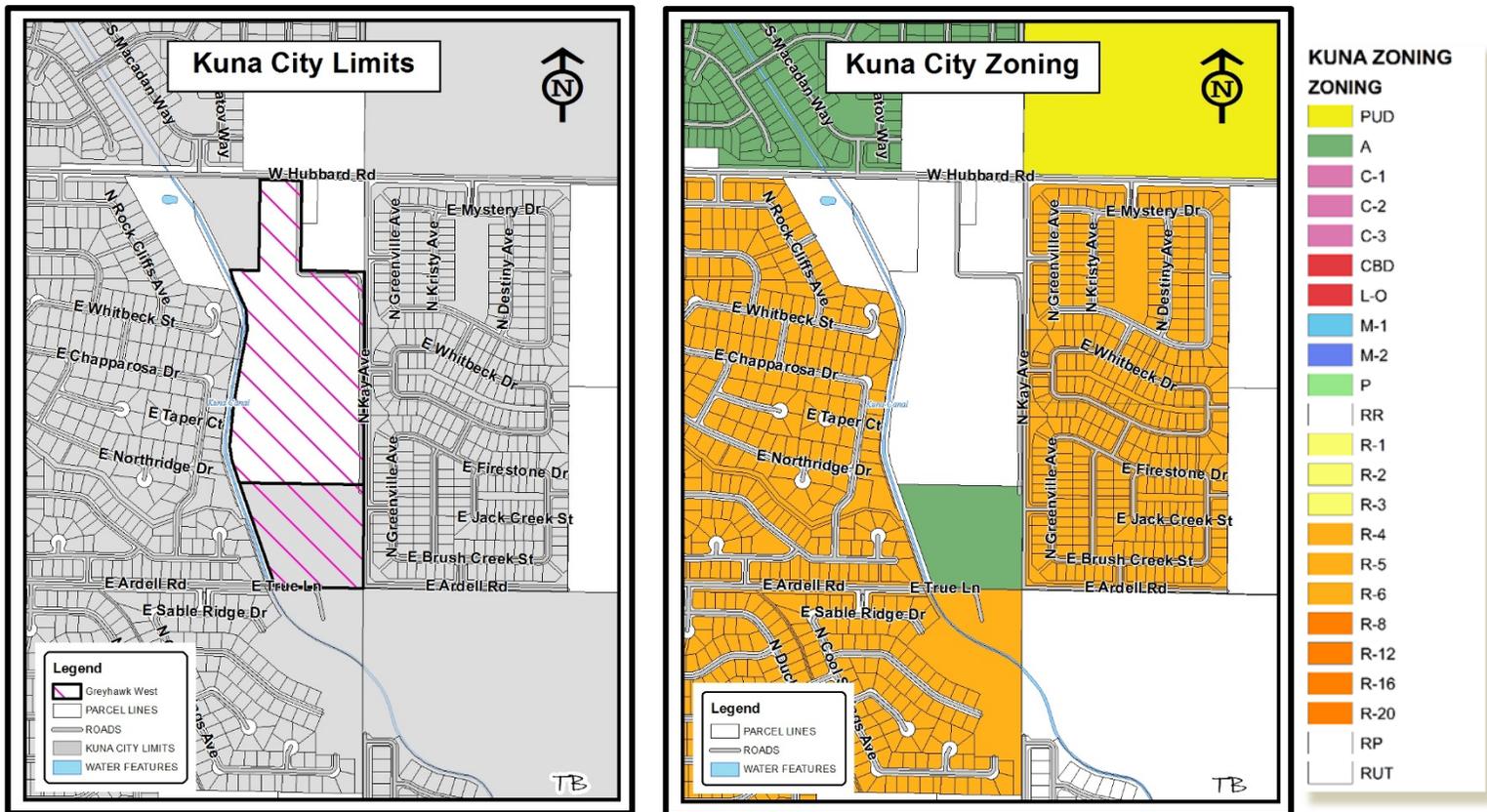
**a. Notifications**

- |                           |   |
|---------------------------|---|
| i. Neighborhood Meeting   | February 6, 2019 (Ten persons attended)               |
| ii. Agencies              | April 1, 2019   |
| iii. 400' Property Owners | May 17, 2019 ( <i>Courtesy Letters sent 7.30.19</i> ) |
| iv. Kuna, Melba Newspaper | May 1, 2019   |
| v. Site Re-Posted         | July 17, 2019   |

**B. Applicant Request:**

1. The applicant, Providence Properties, LLC, requests to annex approximately 29.15 acres into Kuna City with an R-6, (Medium Density Residential [ **MDR** ] ) zone, and to rezone approx. 10.45 acres currently in Kuna City limits from Ag to R-6 (MDR) and to subdivide the approx. 39.33 acres into 174 total lots and have reserved the name *Greyhawk West Subdivision*. A Design Review application for the common areas and buffer landscaping accompanies this application. The site is near the Southwest Corner of Hubbard and Kay Ave., Kuna, Idaho; In Section 13, T 2N, R 1W, APN #'s: S1313212470 & S1313244650.

**C. Exhibit Maps:**



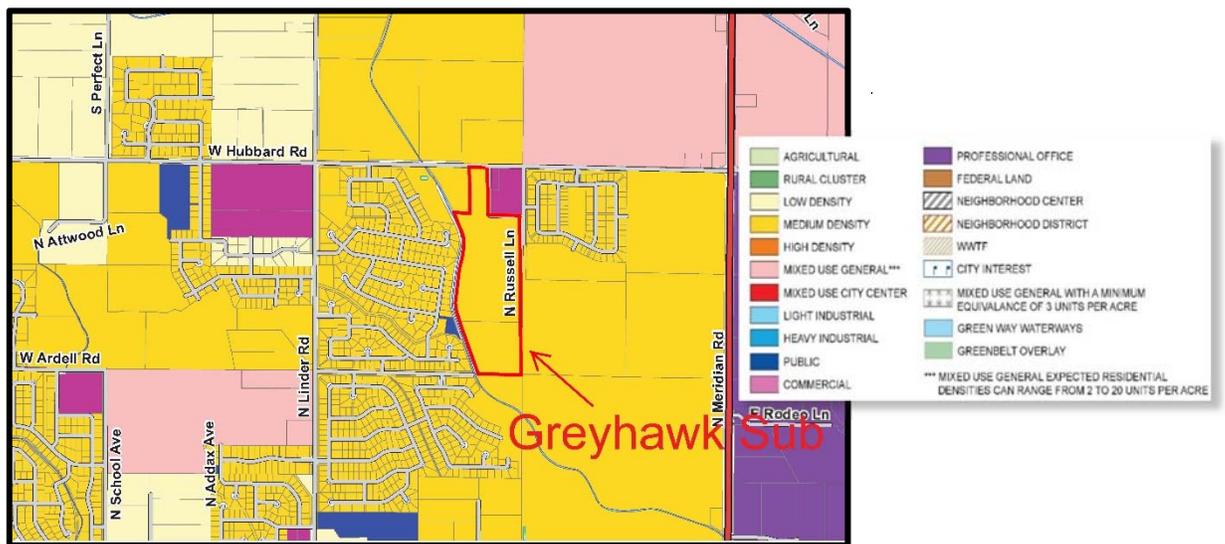


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**D. History:** The subject site is comprised of two parcels; parcel one is approximately 29.15 acres, parcel 2 is approximately 10.45 acres. Parcel one is currently in Ada County and zoned Rural Residential (RR), however, it is contiguous to Kuna City limits on four sides, and has historically been used for a single family residence and for Agricultural purposes. Parcel two has also historically been used for Ag purposes, without a residence, and is already in Kuna City limits, zoned Agriculture.

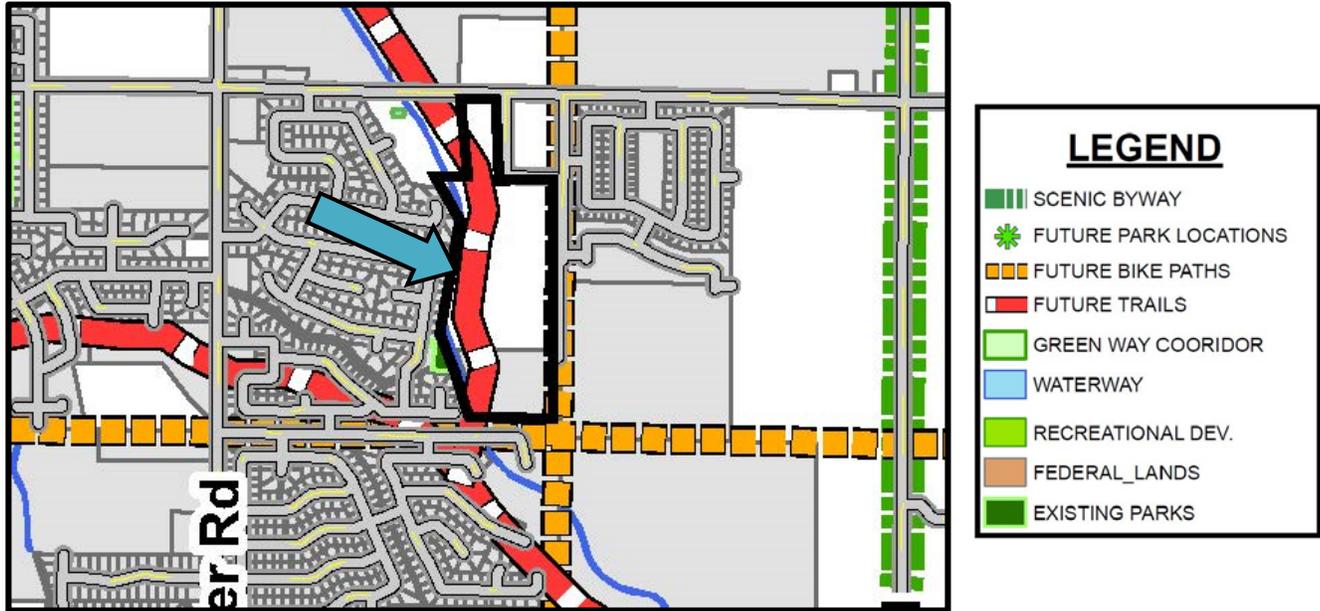
**E. General Projects Facts:**

- 1. Comprehensive Plan Designation:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approx. 39.33-acre site as Medium Density Residential (4-8 DUA).



2. **Kuna Recreation and Pathways Master Plan Map:**

The Kuna Recreation and Master Pathways Plan map identifies a future bike and walking trail on the west side of the project.



3. **Surrounding Existing Land Uses and Zoning Designations:**

<b>North</b>	RR, R-6	Rural Residential – Ada County <b>AND</b> Med. Den. Resident. - KUNA CITY
<b>South</b>	R-6	Medium Density Residential - KUNA CITY
<b>East</b>	R-6	Medium Density Residential - KUNA CITY
<b>West</b>	R-4, R-5, R-6	Medium Density Residential – KUNA CITY

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

Property Owner	Parcel Size	Current Zone	Parcel Number
Bradford Waters	Approx. 29.15 ac.	RR - County	S1313212470
Cortland Walker	Approx. 10.46 ac.	Ag. - Kuna	S1313244650

5. **Services:**

- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Irrigation District – Boise-Kuna Irrigation District
- Pressurized Irrigation–Kuna Municipal Irr. System (KMIS)
- Fire Protection – Kuna Rural Fire District
- Police Protection – Kuna City Police (A.C.S.O.)
- Sanitation Services – J & M Sanitation

6. **Existing Structures, Vegetation and Natural Features:** Currently there is a residence on the Waters’ parcel, with approximately four out-buildings, with agriculture uses on site. The Walker parcel is an agriculture field with no structures currently. This parcels are generally flat and on-site vegetation is consistent with typical residence and agricultural fields.

**Transportation / Connectivity:** The site has limited frontage along Hubbard Road. Applicant shall connect to existing Kay Avenue and the developing Saranda Subdivision (north and west of the site) to serve the

connection/traffic needs of the site. Applicant shall satisfy Kuna City and ACHD's requirements for roadway improvements, including road widening and vertical/ rolled curb, gutter and sidewalks appropriately.

There is an existing stub connection in Saranda Subdivision and staff recommends conditioning the developer to connect to it, as shown on their proposed preliminary plat (dated 5.21.19). ACHD has also provided a condition requiring this connection (*Site Specific Condition No. 10*).

7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.
8. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:
  - City Engineer (Paul Stevens) - Exhibit B 1
  - Ada County Highway District (ACHD) - Exhibit B 2
  - Boise Project Board of Control – Exhibit B 3
  - Central District Health Department (CDHD) – Exhibit B 4
  - COMPASS - Exhibit B 5
  - Department of Environmental Quality (DEQ) – Exhibit B 6
  - Idaho Transportation Department (ITD) – Exhibit B 7
  - Kuna Rural Fire District (KRFD) - Exhibit B 8
  - Kuna School District No. 3 (KSD 3) - Exhibit B 9

**F. Staff Analysis:**

Applicant requests approval to annex approximately 29.15 acres *into* Kuna City limits with an R-6 (Medium Density Residential [MDR] ) zone. Currently parcel one is zoned Rural Residential (RR) in Ada County. Applicant also proposes rezoning parcel two (approx. 10.45 acres) from Agriculture *TO* R-6, MDR. Applicant proposes to subdivide these combined (approx.) 39.33 acres in order to create a 174 lot, subdivision known as *Greyhawk West* Subdivision.

The applicant proposes annexation applying the category "A" method, and as it touches current City limits on all sides of the project, the site is eligible for annexation. Applicant is proposing at least three (3) phases of development which will largely be driven by the consumer market.

The applicant proposes to rezone approximately 10.45 acres from Agriculture to R-6 MDR. Parcel one under consideration was a participant in the Local Improvement District (LID), which anticipated residential uses (at least as earlier as 2007). The *recently approved* Comp Plan Map for Kuna identifies both parcels as Medium Density Residential uses, or four (4) to eight (8) dwellings per acre (DUA). This preliminary plat proposes a gross density of 3.97 DUA and net density at 5.04 DUA.

Public utilities will be provided at the developers cost, by extending existing City/Utility facilities. Applicant proposes 174 total lots over Approx. 39.33 acres in an R-6 zone (Med. Density) and as such, staff views this proposal compliant with the Comp Plan Map. Staff recommends the applicant be conditioned to provide street lights throughout the Sub that comply with KCC for distance, style and wattage, including street lights at all intersections and hydrants.

A Homeowners Association (HOA) will be established for the care and maintenance for the common lots and landscape buffers. The Parks and Rec. Dept. (Bobby Withrow) and applicant have discussed the creation of a pathway/greenbelt along the entire west side of the property by the developer and then dedicating it to the City, and if approved, the City would take ownership and maintenance responsibility. 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. It is also noted that any changes to the landscape or

street light plans must receive staff approval *prior* to changes being made. At the time of inspections, if field conditions are different than the approved plans, changes will be required until field conditions are compliant, and will be made at developers' expense.

Staff has determined these applications comply with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards Case No's 19-02-AN, 19-01-ZC and 19-01-S, to the Council with recommended conditions of approval listed in section 'M' of this report.

#### **G. Applicable Standards:**

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Subdivision Ordinance Title 6.
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

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

On August 6, 2019, the Council considered the Greyhawk West subdivision project, Case No's 19-02-AN, 19-01-ZC & 19-01-S, including the applications, agency comments, staff's report and public testimony presented or given.

#### **I. Comprehensive Plan Analysis:**

The Kuna City Council may accept or reject the Comprehensive Plan components, and has determined the proposed preliminary plat request for the site *is* consistent with the following Comprehensive Plan components as described below:

The comprehensive plan is a living document, intended for use as a guide to governmental bodies. The plan is not law that must be strictly adhered to in the most stringent sense; it is to be used by public officials to assist their decision making for the City.

#### **2.0 – Property Rights and Summary**

***Goal 1: Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and evaluate with guidance from the City attorney and the Idaho Attorney General's six criterion established to determine the potential for property "takings".***

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

#### **5.0 Economic Development Goals and Objectives - Summary:**

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement.

***Comment: The proposed application complies with the comprehensive plan by providing a mix of lot sizes, sidewalks, pathways and open spaces throughout to meet this goal.***

#### **6.0 Land Use Goals and Objectives - Summary:**

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles.

**Comment:** *The project complies with the land use plan as adopted by the City by incorporating the following; landscape buffers, a pathway/greenbelt, sidewalks, varied housing densities and types and promotes desirable, cohesive community character and a possibility for a quality neighborhood.*

**8.0 - Public Services, Facilities and Utilities Goals and Objectives - Summary:**

Provide adequate services, facilities, and utilities for all City residents and annex contiguous properties who request City services. Ensure that development within Kuna connects into the City's sanitary sewer and potable water systems and continue expansion of the City's sewer systems as resources allow.

**Comment:** *Kuna has adequate services for this development and the authority to annex the requested lands into the City. This application will expand the City's sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion and adds a new segment of recreational pathway on the west side*

**9.0 - Transportation Goals and Objectives - Summary:**

Work with Kuna City, ACHD and COMPASS to promote and encourage bicycling and walking as transportation modes. Develop a transportation strategy and identify future transit corridors while requiring developers to preserve rights-of-way, to improve mobility on major routes while balancing land use planning with transportation needs.

**Comment:** *The project meets the transportation goals of the City by extending and improving full-width public rights-of-way on north for Kay Avenue and internal roads to create additional transportation connections.*

**12.0 - Housing Goals and Objectives - Summary:**

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl.

**Comment:** *Applicant has proposed 174 total lots which will possibly contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development connects to existing subdivisions, creating a pleasant neighborhood environment.*

**13.0 - Community Design Goals and Objectives - Summary:**

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and create a sense of place.

**Comment:** *The application incorporates sound community design and landscape features to buffer different uses to create a sense of place for the community to foster neighborhood interactions and activities.*

**J. Kuna City Code Analysis:**

1. This request appears to be consistent and in compliance with Kuna City Code (KCC).

**Comment:** *The proposed project meets the land use and area standards in Chapter 3, Title 5 of KCC. Staff also finds that the proposed project meets all applicable requirements of Title 6 of KCC.*

2. The site is physically suitable for a subdivision.

**Comment:** *The approx. 39.33 acre subdivision has sufficient size to include a mix of lot sizes, community landscape buffer(s).*

3. The annexation, rezone and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.  
**Comment:** *The land to be annexed is not used as wildlife habitat. Roads, homes and open spaces are planned for construction according the City requirements and best practices. Staff is not aware of any environmental damage or loss of habitat associated with the proposed development.*
4. The annexation and subdivision application is not likely to cause adverse public health problems.  
**Comment:** *The annexation of the property requires a zoning designation per Kuna Code 5-13-9. The medium density zone requires connection to public sewer and water, therefore eliminating the occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.*
5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.  
**Comment:** *The annexation, rezone and subdivision design did consider the location of the property, classified roadways (Hubbard & Kay Avenue) and the system. The subject property can be connected to the City's public sewer, water and pressure irrigation facilities. The adjacent uses are complimentary uses (Kuna) as proposed in the Kuna Comprehensive Plan Future Land Use Map.*
6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.

**K. Recommendation of the Commission to Council:**

Based upon the record contained in Case No's 19-02-AN, 19-01-ZC, 19-01-S and 19-08-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby recommends approval of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 19-02-AN, 19-01-ZC and 19-01-S a request for annexation, rezone and preliminary plat approval by Providence Properties, LLC.:

- Applicant shall follow the conditions as outlined in the staff report;
- Applicant shall work with the City to provide an updated landscape plan;
- Applicant shall work with the City to provide bus stops the school district had recommended.

**L. Order of Decision by the Council:**

Based on the facts outlined in staff's report and public testimony during the public hearing the City Council of Kuna, Idaho, hereby *approves* Case No's 19-02-AN (Annexation ), 19-01-ZC (Rezone) and 19-01-S; (Preliminary Plat) a subdivision request from Providence Properties, LLC to annex 29.15 acres, rezone 10.45 acres and subdivide the approximately 39.33 acres into 174 total lots subject to the following conditions of approval listed in section "M" of this staff report.

- Applicant shall follow the conditions as outlined in the staff memo;

**M. Conditions of Approval:**

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 drainage and grading plans.

- c. 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".
  - d. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
  - e. 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.
  - f. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
  - g. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
  - h. Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.
  - i. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District,
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. 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.
  4. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P & Z approval in concert with the prepared construction drawings for the project.
  5. Parking within the site shall comply with KCC 5-9-3.
  6. Fencing within and around the site shall comply with Kuna City standards – KCC 5-5-5- A-J and KCC 6-4-2-E.
  7. A sign permit is required prior to subdivision entrance sign construction and shall comply with KCC 5-10-4. *Monument signs will require a separate design review.*
  8. 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 three days or as the planting season permits as required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
  9. Submit a petition to the City consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID) prior to requesting final plat signature from the City Engineer.
  10. 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 Commission and/or Council, or seek amending them through public hearing processes.
  11. The applicant's proposed preliminary plat (dated 05/21/19) shall be considered a binding site plan, or as modified and approved through the public hearing process.
  12. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
  13. Compliance with all local, state and federal laws is required.



*City of Kuna*  
**City Council**  
**Findings of Fact and Conclusions of Law**

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

Based upon the record contained in Case No's 19-02-AN, 19-01-ZC and 19-01-S, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna City Council hereby *approves* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 19-02-AN, 19-01-ZC and 19-01-S, a request for annexation, rezone, preliminary plat from Providence Properties, LLC:

1. *The Kuna City Council approves the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.*

**Comment:** *The Kuna City Council held a public hearing on the subject applications on August 6, 2019, to hear from City staff, the applicant and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written.*

2. *Based on the evidence contained in Case No's 19-02-AN, 19-01-ZC and 19-01-S, this proposal generally complies with the Comprehensive Plan and City Code.*

**Comment:** *The Comp Plan has listed numerous goals for promoting and supporting a diverse and sustainable economy that will allow more Kuna residents to work in their community and encouraging a balance of land uses to ensure that Kuna remains desirable, stable and a self-sufficient community.*

3. *Based on the evidence contained in Case No's 19-02-AN, 19-01-ZC and 19-01-S, this proposal generally complies with the Kuna City Code.*

**Comment:** *The applicant has submitted a complete application, and following staff review the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.*

4. *The Kuna City Council has the authority to approve Case No's 19-02-AN, 19-01-ZC and 19-01-S.*

**Comment:** *On August 6, 2019, the Council voted to approve Case No's 19-02-AN, 19-01-ZC and 19-01-S.*

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

**Comment:** *Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on May 17, AND July 30, 2019, and a legal notice was published in the Kuna Melba Newspaper on May 1, 2019. The applicant placed a sign on the property on July 17, 2019.*

DATED: this 20th day of August, 2019.

ATTEST:   
 Chris Engels  
 Kuna City Clerk




Joe Stear, Mayor  
 Kuna City

# CITY OF KUNA

## State of Idaho *Proclamation*

### APRIL 2019 AS GRANGE MONTH PROCLAMATION

**WHEREAS**, social interaction and educational efforts, are the keystones that have allowed great achievements in non-partisan legislative action, and much needed service projects of the Grange which have benefited the communities and states in which our members reside; and

**WHEREAS**, the Grange has played a major role in the development of rural America during three centuries, advocating for legislative protection for farmers through the Granger Laws in the 1800s; promoting research and education to improve agriculture through the Cooperative Extension Service and Land Grant Colleges and working to expand mail delivery and electricity to rural areas in the 1900s; and encouraging the expansion of broadband internet service in the 2000s; and

**WHEREAS**, the Grange has remained true to the ideal of developing a better and higher manhood and womanhood to ensure that each member is given the opportunity to rise to their full potential as leaders, as Americans, and as a contributing part of mankind; and

**WHEREAS**, the Grange includes all members of the family within their organization to meet, talk, work and in general act together for their mutual protection and advancement; and

**WHEREAS**, the Grange emphasizes civic responsibility and the involvement of people in the legislative process; and

**WHEREAS**, the Kuna Grange will celebrate 109 years of service to our city on May 11, 2019. They welcome all those desiring to make a positive difference in the lives of those around them; and recognize that the doors of Kuna Grange #59 in Kuna, Idaho are open to all seeking to improve our city and state through open discussion, civility toward those who may differ, and to grow as a person; and

**WHEREAS**, the values of the Grange are needed by America, now more than ever.

**NOW, THEREFORE, BE IT RESOLVED** that I, Joe L. Stear, Mayor of the City of Kuna, Idaho, hereby proclaim April 2019 to be GRANGE MONTH in the City of Kuna/Ada County, State of Idaho.



IN WITNESS WHEREOF,

I set my hand on this the 16<sup>th</sup> day of April  
in the year of two thousand and nineteen.

Joe L. Stear  
Mayor of Kuna, Idaho

## FAIR HOUSING MONTH PROCLAMATION

**WHEREAS**, April 2021 marks the 53rd anniversary of the passage of Title VIII of the Civil Rights Act of 1968, commonly known as the Federal Fair Housing Act; and

**WHEREAS**, the Idaho Human Rights Commission Act has prohibited discrimination in housing since 1969; and

**WHEREAS**, equal opportunity for all-regardless of race, color, religion, sex, disability, familial status or national origin-is a fundamental goal of our nation, state and city; and

**WHEREAS**, equal access to housing is an important component of this goal-as fundamental as the right to equal education and employment; and

**WHEREAS**, housing is a critical component of family and community health and stability and

**WHEREAS**, housing choice impacts our children's access to education, our ability to seek and retain employment options, the cultural benefits we enjoy, the extent of our exposure to crime and drugs, and the quality of health care we receive in emergencies; and

**WHEREAS**, the laws of this nation and our state seek to ensure such equality of choice for all transactions involving housing; and

**WHEREAS**, ongoing education, outreach and monitoring are key to raising awareness of fair housing principles, practices, rights and responsibilities; and

**WHEREAS**, only through continued cooperation, commitment and support of all Idahoans can barriers to fair housing be removed;

**NOW, THEREFORE**, I, Joe Stear, Mayor of City of Kuna / Ada County, do hereby proclaim April 2021 to be

## FAIR HOUSING MONTH

In the City of Kuna /Ada County, State of Idaho.

**IN WITNESS WHEREOF**, I have hereunto set my hand at the City of \_\_\_\_\_ / \_\_\_\_\_ County in (Place) on this \_\_\_\_ day of \_\_\_\_\_ in the year of our Lord 2021.

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Name City/County Clerk	Name Title
---------------------------	---------------

**RESOLUTION NO. R15-2021  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY OF KUNA, IDAHO, ESTABLISHING FEES FOR THE KUNA MARKET VILLAGE, THE VENDOR APPLICATION REQUIREMENTS, THE VENDOR LICENSE AGREEMENT AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, a public hearing, properly noticed under the provisions of Idaho Code § 63-1311A, was held on April 6, 2021 establishing such fees;

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

Section 1: Until modified by further resolution of the Kuna City Council, fees to be charged and collected by the City of Kuna for Vendors at the Kuna Market Village shall be as set forth in Exhibit “A” attached hereto and incorporated herein by this reference.

Section 2: Until modified by further resolution of the Kuna City Council, the Vendor License Agreement for the Kuna Market Village shall be set forth in Exhibit “B” attached hereto and incorporated herein by this reference.

Section 2: This resolution shall take effect and be in force from and after its passage and approval.

DATED this 6<sup>th</sup> day of April, 2021.

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

ATTEST:

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

**EXHIBIT TO RESOLUTION NO. R13-2021****CITY OF KUNA****FEES FOR KUNA MARKET VILLAGE****EFFECTIVE APRIL 6, 2021****Exhibit A****Booth Price –**

**\$290.00 per month payable for the number of months of the open season and in advance of the open season.**

**Food Truck Price –**

**\$25.00 per day or \$50.00 per 3 day weekend, payable in advance, includes power connection during the open season.**

**Additional Costs –**

**\$50.00 payable in advance for Electricity for EACH approved appliance per season. Cell phone charger, basic electrical, cash registers, air conditioners, heaters are already included in the lease. All other items such as coolers are required to pay a surcharge of \$50 for the season. These items must be approved first.**

**\$50.00 Fine per day for non-attendance of mandatory days and hours of operation beyond 5 allowable closure days.**

**\$150.00 Deposit payable in advance of the season.**

**Daily Rate for Seasonal use of Booth space –**

**\$25.00 per day for seasonal booth space payable in advance (i.e., Thanksgiving, Christmas, New Years, Valentine etc)**

**Exhibit B****VENDOR LICENSE AGREEMENT FOR THE KUNA MARKET VILLAGE****PARTIES:**

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

**THIS PERMIT/LICENSE AGREEMENT** made and entered this \_\_\_ day of \_\_\_\_\_, 20\_\_, by and between \_\_\_\_\_ whose address is \_\_\_\_\_ hereinafter referred to as Licensee, and the City of Kuna, a Municipal corporation existing by virtue of the laws of the state of Idaho, hereinafter referred to as City, with its principal offices at located at 751 W. 4<sup>th</sup> Street Kuna, Idaho 83634 and its mailing address is P.O. Box 13, Kuna, Idaho 83634.

**ARTICLE 1  
DEFINITIONS**

For all purposes of this Agreement, the following words in bold print that appear in this Agreement have the definitions as herein provided in this Section unless the context of the term clearly requires otherwise and is not capitalized:

- 1.1 “Agreement”:** means and refers to this Vendor License Agreement for the Kuna Market Village.
- 1.2 “Licensee”:** means and refers to \_\_\_\_\_, whose address is \_\_\_\_\_ and who is the Licensee here in this Agreement, and a party to this Agreement.
- 1.3 “Licensed Location”:** means and refers to that portion of the Kuna Market Village as described as Vendor Space Number \_\_\_\_\_, and identified on the Kuna Market Village map attached as Exhibit A to this Agreement.
- 1.4 “Licensed Use”:** means and refers to the operation of the business described in Licensee’s “Kuna Market Village 2020 Vendor Application” attached hereto as Exhibit B.
- 1.5 “KCC”:** means and refers to the Kuna City Code.
- 1.6 “Kuna Market Village”:** means and refers to an area of real property within the City, that includes pathways, electricity, small non-permanent structures, and other improvements. In addition to the area of real property, this term also means and refers to the retail incubator activities the City intends to conduct on this property for the purpose of assisting small business owners develop and grow a retail business within the City.

- 1.7 **“City”**: means and refers to the City of Kuna, a Municipal corporation organized and existing under and by virtue of the laws of the state of Idaho, licensor, here in this Agreement, and a party to this agreement.

## **ARTICLE 2 RECITALS**

The Parties recite and declare:

- 2.1 The City has leased real property from Joint School District No. 3, Ada and Canyon Counties in order to develop and locate a retail incubator program known as the Kuna Market Village; and
- 2.2 The City has authority to enter into lease agreements, erect buildings or structures for needful purposes of City, operate cultural activities, and make resolutions to promote the general welfare, trade, commerce, and industry pursuant to I.C. §§ 55-302 through 55-303; and
- 2.3 Pursuant to I.C. § 50-307, City has authority issue licenses and collect license fees from any business within the City boundaries; and
- 2.4 City has authority pursuant to KCC § 7-3-9 to permit or license use of public property for special events or outdoor markets; and
- 2.5 The Kuna Market Village shall have various retail spaces, including small non-permanent sheds, and City shall issue vendor licenses to certain businesses who apply for use of said spaces and pay the appropriate license fees; and
- 2.6 A vendor license shall authorize the possessor to operate a business within a designated space within the Kuna Market Village;
- 2.7 Licensee, desiring a Kuna Market Village vendor license, submitted a “Kuna Market Village 2020 Vendor Application,” which is application is attached as Exhibit B to this Agreement; and
- 2.8 City reviewed Licensee’s vendor application, and pursuant to that review desires to issue a vendor license to Licensee for the particular Licensed Use described within that application; and
- 2.9 Licensee desiring a vendor license, and City desiring to issue a vendor license to Licensee, enter this Agreement, which shall authorize Licensee to occupy the Licensed Location for the Licensed Use, subject to the terms stated herein.

## **ARTICLE 3 GRANT OF PERMIT/LICENSE FOR LICENSED USE OF THE LICENSED LOCATION**

- 3.1 The City grants to the Licensee, permission for the Licensed Use of the use of the Licensed Location subject to the conditions and regulations hereinafter set forth.
- 3.2 The permission for the Licensed Use of the Licensed Location is exclusive only to the Licensed Location and only at times as herein defined as part of the Licensed Use.

**ARTICLE 4  
COMPLIANCE WITH APPLICABLE LAWS AND  
LICENSED USE, AND LICENSEE CONDUCT**

- 4.1 Licensee will comply with all laws, ordinances, orders, rules, regulations, and requirements of federal, state, county, and city government regulating the Licensed Use and the Licensed Location.
- 4.2 Licensee shall use the Licensed Location for the Licensed Use, and no other purpose without express written approval from City.
- 4.3 Licensee shall provide a copy of their sales tax license and any other licenses required by City, State, or Federal government that may be required to perform its Licensed Use. Licensee shall also obtain a business license from the City.
- 4.4 Vendors shall be supportive and courteous to other vendors, customers, and other business owners.

**ARTICLE 5  
INSURANCE FOR LIABILITY AND PROPERTY DAMAGE  
AND FAITHFUL PERFORMANCE**

- 5.1 The Licensee shall indemnify, and save and hold harmless, the City and its agents from, and for, any and all losses, claims, actions, or judgments for damages or injury to persons or property, and losses and expenses and attorney fees caused or incurred by the Licensee, his/her/its officers, employees and agents except to the extent caused by City.
- 5.2 The Licensee shall maintain throughout the term of this Agreement,
  - 5.2.1 Worker's Compensation – if required by and in compliance with the laws of the State of Idaho; and
  - 5.2.2 Comprehensive Premises Liability Policy – a minimum coverage of \$1,000,000.00 including the following coverage:
    - 5.2.2.1 Premises and operations; and
    - 5.2.2.2 Broad Form Commercial General Liability Endorsement to include blanket contractual liability (specifically covering but not limited to the contractual obligations assumed by the organization); and
    - 5.2.2.3 Personal injury; and

#### 5.2.2.4 Broad Form Property Damages coverage; and

- 5.3 The City shall be named as an Additional Interest party on all policies related to this Agreement excluding Workers Compensation; and
- 5.4 Licensee shall furnish City Clerk with a certificate of such liability insurance stating that said insurance is in full force and effect during the term of this Agreement or any extension thereof; and
- 5.5 The insurance policies shall provide that there shall be no termination, non-renewal, modification, or expiration of such coverage without forty-five (45) calendar days written notice to the City; and
- 5.6 All insurance shall be written with a company having an A.M. Best rating of at least the “A” category and size categories of VII; and
- 5.7 The limits of insurance shall not be deemed a limitation of the Licensee’s covenant to indemnify and save and hold harmless the City from such losses, claims, actions, or judgments, and if the City becomes liable for an amount in excess of the insurance limits herein provided, the Licensee covenants and agrees to indemnify and save and hold harmless the City from any and all such losses, claims, actions, judgments, or expenses for damages or injury to persons or property.

### **ARTICLE 6 OPERATION AND MAINTENANCE OF LICENSED USE AND LICENSED LOCATION**

- 6.1 City is authorized to conduct inspections of the Licensed Location upon reasonable notice to the Licensee. The Licensee shall provide the City’s Economic Development Committee with Licensee’s current listed telephone number, and shall be available so that City complaints and requests for repairs or adjustments regarding the Licensed Use may be received at any time.
- 6.2 The Licensee shall be liable to the City for any damages to City’s property (not including normal use wear and tear) or expenses reasonably incurred by the City as a result of the Licensee’s failure to comply with the provisions of this Agreement.
- 6.3 The Licensee shall only use the Licensed Location for the operation of a retail business consistent with the Licensed Use. Licensee shall make no changes to the inside or outside structure of the Licensed Location in such a manner as to detract from the character and standards of the Licensed Location and Kuna Market Village.
- 6.4 Licensee shall keep the Licensed Location and surrounding areas clean, neat, and safe. Licensee is responsible for removing any trash from the Licensed Location and sidewalks, pathways, or other areas immediately adjacent to the Licensed Location. If Licensee fails to remove trash, City may remove trash and charge Licensee an additional fee for the costs incurred for trash removal.

- 6.5** Licensee shall not abandon or leave vacant the Licensed Location on the days and times set forth in Section 7.3 of this Agreement during the Kuna Market Village operating season.
- 6.6** Licensee shall not conduct an auction, ‘going-out-of-business,’ bankruptcy sale, or similar practice at the Licensed Location.
- 6.7** Licensee shall not display merchandise outside of the Licensed Location, or obstruct pathways or other areas immediately adjacent to the Licensed Location without prior written consent from City.
- 6.8** Licensee shall not use the Licensed Location in a manner that is disruptive, a nuisance, annoyance, or inconvenience to the other vendors or patrons within the Kuna Market Village. If City determines Licensee is using the Licensed Location in such a manner, the Licensee shall immediately cease such problematic activities. If Licensee fails to cease the problematic activities, City may revoke the permission or licenses granted by this Agreement.
- 6.9** Licensee will not install any signs on the Licensed Location or display any signs on the sidewalk or porch. No outside displays shall be attached to the structure of the Licensed Location, cover the structure, or cover the windows. If outdoor displays are used, they must be tastefully decorated and approved by City. They cannot be on the sidewalk or pathways. It is the Licensee’s responsibility to inform their employees of these terms. Items must be removed immediately when requested by City and a fifty dollar (\$50) fee will be charged after the second warning of the season related to issues identified in this subsection. If racks are used, they are limited to one rack for their outdoor display. Three or more violations of this section may result in not being allowed to participate as a vendor in future seasons of the Kuna Market Village.
- 6.10** Licensee will maintain and replenish its stock of merchandise throughout the Kuna Market Village operating season. Further, Licensee will not change its merchandise offering, or add new items, without first obtaining approval of the City. The City shall have authority to reject such proposed changes or additions.
- 6.11** Licensee shall participate in marketing efforts including social media, events, and participating in activities at the Kuna Market Village in order to increase community knowledge and support of the Kuna Market Village and Licensee’s particular Licensed Use.

**ARTICLE 7**  
**DURATION OF AGREEMENT, AND HOURS OF OPERATION**

- 7.1** The duration of this Agreement shall start on the day the Agreement is signed by both Parties, and shall expire on the \_\_\_\_ day of \_\_\_\_\_, 2020.

7.2 The Kuna Market Village will open to the public for retail purposes on the \_\_\_\_ day of \_\_\_\_\_, 2021. This date shall be the start of the Kuna Market Village operating season. Licensee shall have its Licensed Location ready for business to perform the Licensed Use on this date.

7.3 After the opening of the operating season, the Kuna Market Village shall have the following days and hours of operation:

- Fridays: 4:00pm – 8:00pm MST.
- Saturdays: 11:00am – 8:00pm MST.
- Sundays: 11:00am – 4:00pm MST.
  - Licensee may opt-out of the Sunday hours.

Licensee shall be required to have their Licensed Location open and operating the Licensed Use during the days and hours specified above for the entire operating season of the Kuna Market Village.

7.3.1 Recognizing that unexpected situations may arise that require Licensee to close its business on a particular day, Licensee is entitled to five (5) days of business closure during the operating season. After five (5) such closures, Licensee shall be subject to a fee of fifty dollars (\$50) per day that it fails to open and operate its Licensed Location for the Licensed Use unless the closure is specifically authorized by City. This fee would be due upon the occurrence of an additional closure.

7.4 The Kuna Market Village shall cease operations for the season on the \_\_\_\_ day of \_\_\_\_\_, 2021. This will be the close of the Kuna Market Village operating season, and Licensee shall be required to cease its Licensed Use on this date. Within ten (10) days of the close of the operating season, the Licensee shall remove its property from the Licensed Location without damaging or injuring to the Licensed Location. Should the Licensee fail to timely remove its property, City may remove and dispose of the property, and charge Licensee any fees incurred by City for this work.

## **ARTICLE 8 ELECTRICITY, INTERNET, WATER, AND SIMILAR SERVICES**

8.1 Licensee acknowledges that the electricity supply to the Kuna Market Village is limited. Due to this limitation, Licensee is authorized to plug in a lamp, air conditioner or heater, cell phone, and/or music player. Plugging in any other items such as an electric cooler, refrigerator, other appliances, and any other devices not specifically approved by City shall require Licensee to pay an additional \$50 fee for the entire season per additional item. Pursuant to this provision, Licensee identifies the following devices it intends to plug in at the Licensed Location:

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If upon inspection of the Licensed Location, City discovers any devices plugged in that are not identified above, City may require the devices to be unplugged or require payment of the fifty dollar (\$50) fee for each additional device. If the City does not require the fee upon first discovery of an additional device, and Licensee again plugs in an additional device, Licensee shall then be required to pay the additional device fee.

- 8.2** Licensee is responsible for its own internet connection to accept payments, and for any other purpose Licensee may require. The City will attempt to provide free wi-fi for payment processing but this service is not guaranteed. The City is not responsible for any missed sales that may happen from the lack of internet. The City will not attempt to repair the internet on weekends or after City hall hours.
- 8.3** There is no running water at the Kuna Market Village. If Licensee requires water for the operation of its business, drinking, or other purposes Licensee agrees City shall have no obligation to provide for such needs. Therefore, Licensee shall have the burden of bringing water to the Licensed Location through its own efforts. This provision does not permit Licensee to install plumbing, irrigation, or other permanent water supply features, but contemplates that Licensee may haul limited quantities of water to the Licensed Location for its use.

**ARTICLE 9  
FEES**

- 9.1** Licensee shall pay one-thousand one-hundred and sixty dollars (\$1,160) (June/July/August/September) in fees for permission to occupy the Licensed Location and operate its Licensed Use. The payment shall be due upon signing this Agreement. If special considerations are needed for alternate payment periods, additional administrative fees may apply.
- 9.2** Electricity fees for additional electronics, appliances, refrigerators, or other devices identified in Section 8.1 above: \_\_\_\_\_. This amount is due at signing.

- 9.3** Licensee shall deposit with City a one hundred and fifty dollar (\$150) security deposit, due upon signing, to protect against damage beyond normal wear and tear to the Licensed Location. After Licensee vacates the premises, City shall inspect the Licensed Location for any damage, and may use all or a portion of this deposit to pay for the cost to repair any damage to the Licensed Location that occurred while Licensee used the space. In the event all, or a portion of this deposit, is not used by City, it shall be returned to Licensee within thirty (30) days of the expiration or termination of this Agreement.

## **ARTICLE 10 RIGHTS RESERVED TO CITY**

- 10.1** The right is hereby reserved by the City to adopt, in addition to the provisions contained herein, such additional regulations as it shall find necessary; provided, that such regulations shall be reasonable and not in conflict with the rights herein granted and not in conflict with the laws, rules and regulations of other governmental regulatory agencies having jurisdiction over Licensed Use. Such regulations shall be applied in a non-discriminatory manner to all similar Licensees.

## **ARTICLE 11 FORFEITURE OF VENDOR LICENSE**

- 11.1** This Agreement may be terminated and canceled, amended, amplified, at any time for failure of the Licensee to comply with the terms and conditions hereof and as provided. Prior written notice of intent to terminate and cancel, shall be issued by the City Economic Development Director, of the matters and facts of which Licensee is claimed to be in default or noncompliance with a stated time the default or noncompliance must be corrected, such written notice to be given in accordance with the notice provisions of this Agreement. Should Licensee fail to correct and remedy such default or noncompliance within a reasonable time, stated in the written notice, from the day of receipt of said notice, such reasonable time to depend upon the exigencies surrounding the matters and facts set forth in said notice, then and in that event, the Economic Development Director may forthwith give Licensee notice of Order of Immediate Termination and Cancellation of this Agreement (the "Order").

## **ARTICLE 12 GENERAL PROVISIONS**

- 12.1 Severability:** The provisions of this Permit/License Agreement are hereby declared separable, and if any section, clause, or phrase hereof is hereafter declared invalid and unconstitutional, the same shall not affect the validity of the remaining portions of this Agreement.
- 12.2 Assignment of Permit/Licenses:** Licensee may not assign all or any portion of its rights under this Agreement without the permission of the City Economic Development Director in writing and only upon the assignee's agreement in writing to be bound to and perform the terms and conditions of this Agreement. The Economic Development Director is not

required to approve a requested assignment, and may choose to deny any assignment request.

- 12.3 Changes-alterations:** No change, alteration, modification, or addition to this agreement shall be effective unless in writing and properly executed by the Parties hereto.
- 12.4 Governing Law.** This Agreement shall in all respects be subject to, and governed by, the laws of the state of Idaho.
- 12.5 Attorney's Fees.** In the event any Party shall file suit or action at law or equity to interpret or enforce this Agreement, the provisions of Idaho Code Section 12-117, or any subsequent amendment or recodification of the same, shall apply to the determination of the prevailing Party and the award of reasonable attorney's fees, witness fees and other reasonable expenses.
- 12.6 Notices:** All notices required to be given to each of the Parties hereto, under the terms of this Agreement, shall be in writing and are effective three (3) days after deposit in the U.S. mail, certified and postage paid, or upon receipt if personally delivered or sent by next-business-day delivery via a nationally recognized overnight courier to the addresses set forth below:

Licensee	City of Kuna
Attn:	P.O. Box 13
Mailing address:	Kuna, ID 83634
E-mail address:	Attn: Economic Development Director lholland@kunaid.gov

Or, to such other address as may be designated by writing and delivered to the other party. All notices given shall be deemed completed as of the date of mailing except as otherwise expressly provided herein.

- 12.7 Waiver:** No failure of the City to enforce any term hereof shall be deemed to be a waiver.
- 12.8 Entire Agreement:** This Agreement contains the entire agreement between the parties and may be modified only by an addendum to this Agreement or by a new Agreement in writing, signed by the Parties.
- 12.9 Captions:** The subject headings of the paragraphs and subparagraphs of this agreement are included for purposes of convenience only, and shall not affect the construction of interpretation of any of its provisions.

DATED the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

LICENSEE:

\_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

CITY OF KUNA

\_\_\_\_\_

By: Lisa Holland  
Economic Development Director

ATTEST: \_\_\_\_\_  
Chris Engels, City Clerk

*W:\Work\K\Kuna, City of 25721\Kuna Market Village (Retail Incubator)\Draft Vendor License Agreement.docx*



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

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## **MEMORANDUM**

To Mayor and City Council

From: Bobby Withrow

Subject: Park Impact Fee Committee

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Mayor and Council,

We recently had a member step down from PIFC and Mr. Howell had reached out about the vacancy. He is involved with Kuna Youth Baseball Association as acting President and has been involved with Kuna School programs as well. I believe he would be a good fit for the committee and Kuna.

Thank you for your consideration,

Thank You,

Bobby Withrow  
Parks Director

From:

Mr. William Howe  
5487 E Kuna Mora Rd  
Kuna ID 83634  
[williama.howe@gmail.com](mailto:williama.howe@gmail.com)  
208-982-7209

To Mr. Bobby Withrow and the PIFC Board,

I would like to express my interest in joining the Park Impact Fee Committee. My primary goal is to assist the City of Kuna with planning projects to enrich our community. I currently volunteer in our community as the President for the Kuna Youth Softball and Baseball Association. I have also volunteered with the High School softball program and on other various projects. I have a diverse background in many different areas ranging from construction and restaurant work to my current administrative position as an adjudicator for Veteran's disability claims with the Department of Veterans Affairs.

My tertiary goal is to assist the committee with the planning and creation of a youth sports complex park for the city youth to utilize for all sports. My main focus is softball and baseball, but I would like to see something that all youth sports groups could utilize. I would also like to assist in the planning of a park that would be conjoined with this facility to ensure there is a large open space for families to gather in and utilize while they attend the youth sporting events.

I feel it is very important to provide extracurricular outlets for our youth. Part of this includes teaching them the core characteristics and values that are unique to youth sports. I believe I can be a great asset to your organization. Please let me know if there is an open position that I can fill.

Sincerely,  
Bill Howe  
/s/



751 W 4<sup>th</sup> Street | Kuna, ID | 83634  
 (208) 922-5274 | [www.kunacity.id.gov](http://www.kunacity.id.gov)  
**EXHIBIT CHECKLIST**



Case Name: Ledgestone No. 2

Case No.(s): 21-01-FP (Final Plat)

EXHIBITS	Page No.
Exhibit List	1
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# 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: 21-01-FP (Final Plat) –  
Ledgestone No. 2

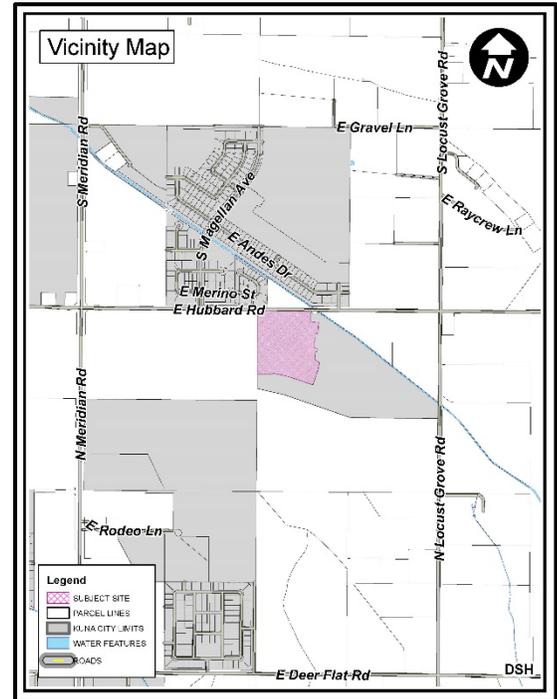
Location: E Hubbard Road, Approx. 1/3 Mile East  
of N Meridian Road & E Hubbard Road  
Intersection (Southeast Corner)  
Kuna, Idaho 83634

Planner: Jessica Reid, Planning Services  
Specialist

Meeting Date: April 6, 2021

Owner: Endurance Holdings LLC  
1977 E Overland Road  
Meridian, ID 83642  
208.895.8858

Applicant: Kent Brown  
3161 E. Springwood Drive  
Meridian, ID 83642  
208.888.2414  
[kentlkb@gmail.com](mailto:kentlkb@gmail.com)



#### A. General Project Facts:

1. Kent Brown requests Final Plat approval for Ledgestone No. 2, consisting of eighty-three (83) Single-Family Residential building lots, twelve (12) common lots, and 2.77 acres (14.3%) open space, on approximately 19.38 acres (APN: S1418120758).

#### B. Staff Analysis:

1. In accordance with Kuna City Code (KCC) Title 6 – Subdivision Regulations, this application seeks Final Plat approval for Ledgestone No. 2.
2. Staff has determined that the proposed Final Plat for Ledgestone No. 2 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. If applicable, or as determined by City Engineer, Developer may be requested to participate with additional Sewer capacity.
3. Upon City 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.

4. Applicant shall provide correct and verified as-built (record) drawings before occupancy or Final Plat approval is granted by the City Engineer.
5. 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)	21-01-FP
Project name	Ledgestone No. 2
Date Received	01.13.2021
Date Accepted/ Complete	03.15.2021
Cross Reference Files	
Commission Hearing Date	N/A
City Council Hearing Date	04.06.2021

### Contact/Applicant Information

Owners of Record: <u>Endurance Holdings LLC</u> Address: <u>1977 E Overland Rd</u> City, State, Zip: <u>Meridian ID 83642</u>	Phone Number: <u>208-895-8858</u> E-Mail: <u>shawn@trilogyidaho.com</u> Fax #: _____
Applicant (Developer): <u>Trilogy Idaho</u> Address: <u>9839 W Cable Car St Ste 101</u> City, State, Zip: <u>Boise ID 83709</u>	Phone Number: <u>208-895-8858</u> E-Mail: <u>shawn@trilogyidaho.com</u> Fax #: _____
Engineer/Representative: <u>Kent Brown</u> Address: <u>3161 E Springwood Dr</u> City, State, Zip: <u>Meridian ID 83642</u>	Phone Number: <u>208-871-6842</u> E-Mail: <u>kentlkb@gmail.com</u> Fax #: _____

### Subject Property Information

Site Address: <u>E Hubbard</u>
Site Location (Cross Streets): <u>near intersection of Hubbard and Strobel Roads</u>
Parcel Number (s): <u>S1418120758</u>
Section, Township, Range: <u>18;T2N;R1E</u>
Property size : <u>19.38</u>
Current land use: <u>ag</u> Proposed land use: <u>residential</u>
Current zoning district: <u>R-8</u> Proposed zoning district: <u>R-8</u>

**Project Description**

Project / subdivision name: Ledgestone Subdivision No 2

General description of proposed project / request: see narrative

---

Type of use proposed (check all that apply):

Residential 83

Commercial \_\_\_\_\_

Office \_\_\_\_\_

Industrial \_\_\_\_\_

Other \_\_\_\_\_

---

Amenities provided with this development (if applicable): see narrative

**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: 83

Number of common and/or other lots: 12

Type of dwellings proposed:

Single-Family 83

Townhouses \_\_\_\_\_

Duplexes \_\_\_\_\_

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

Other \_\_\_\_\_

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

Gross density (DU/acre-total property): 4.2 Net density (DU/acre-excluding roads): 5.44

Percentage of open space provided: 14.3 Acreage of open space: 2.77

Type of open space provided (i.e. landscaping, public, common, etc.): Street buffers, micro paths park

**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:  Date: 1/11/21



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:** LEDGESTONE SUBDIVISION NO 2    **Applicant:** Trilogy Idaho

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.*





LEDGESTONE SUBDIVISION NO. 2



- LEGEND**
- Subdivision Boundary
  - - - Section Line
  - - - Easement Line (See Note 1)
  - - - Existing Easement Line (As noted)
  - - - Street Centerline
  - - - Guiding Lot Line
  - - - Lot Line
  - Lot Number
  - Found Aluminum cap
  - Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 7729
  - Set 1/2" x 24" Iron Pin with Plastic Cap, PLS 7729
  - Found 1/2" x 24" Iron Pin with Plastic Cap, PLS 7729
  - Found 3/8" Iron Pin with Plastic Cap, PLS 7729
  - AOD Storm Drain Easement - See Note 8
  - - - FEMA Flood Plain Boundary Line

SEE SHEET 1 OF 5 FOR NOTES AND SEE SHEET 3 OF 5 FOR LINE AND CURVE TABLES

**Balley Engineering, Inc.**  
 CIVIL ENGINEERING | PLANNING | CADD  
 1118 E. STATE STREET, SUITE 212  
 GAINES, GA 30246  
 TEL: 206-658-0633  
 WWW.BALLEYENGINEERING.COM

**Balley Engineering, Inc.**  
 CIVIL ENGINEERING | PLANNING | CADD  
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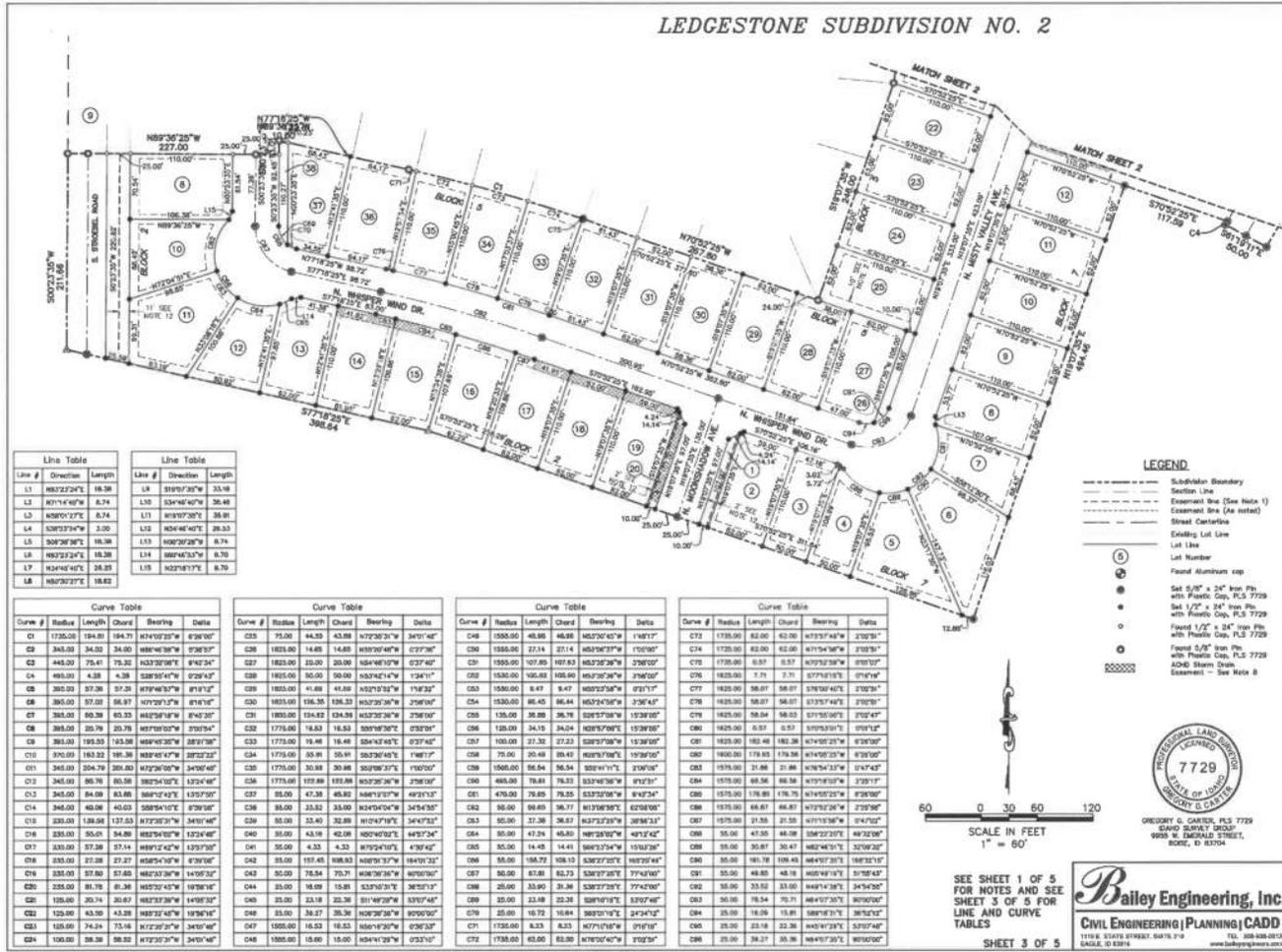
CHECKED BY: SHD & BMLT P.E.  
 DRAWN BY: JED

REVISED	DATE	DESCRIPTION

**FINAL PLAT**  
**LEDGESTONE SUBDIVISION NO. 2**  
**TRILOGY DEVELOPMENT**

DATE: 11-06-2018  
 PROJECT: 0719-008  
 SHEET: 2.2

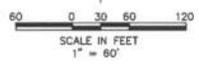
### LEDGESTONE SUBDIVISION NO. 2



Line Table		Line Table	
Line #	Description	Line #	Description
L1	882°32'24\"	L8	819°07'30\"
L2	87°14'46\"	L9	53°46'40\"
L3	858°01'22\"	L10	819°07'30\"
L4	53°57'37\"	L11	804°46'40\"
L5	50°28'38\"	L12	804°46'40\"
L6	882°32'24\"	L13	802°07'29\"
L7	82°42'47\"	L14	882°07'29\"
L8	882°32'24\"	L15	822°18'17\"

Curve Table						Curve Table						Curve Table						Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta	Curve #	Radius	Length	Chord	Bearing	Delta	Curve #	Radius	Length	Chord	Bearing	Delta	Curve #	Radius	Length	Chord	Bearing	Delta
C1	1720.00	184.81	184.71	87°41'02\"	8°28'10\"	C16	1775.00	161.48	161.44	58°47'48\"	8°27'45\"	C31	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C46	1875.00	101.19	101.18	48°52'30\"	7°52'11\"
C2	343.00	34.00	34.00	88°46'30\"	8°28'30\"	C17	1775.00	161.48	161.44	58°47'48\"	8°27'45\"	C32	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C47	1875.00	101.19	101.18	48°52'30\"	7°52'11\"
C3	440.00	72.41	72.32	82°37'48\"	8°24'34\"	C18	1775.00	161.48	161.44	58°47'48\"	8°27'45\"	C33	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C48	1875.00	101.19	101.18	48°52'30\"	7°52'11\"
C4	440.00	4.28	4.28	52°50'47\"	8°28'42\"	C19	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C34	1775.00	161.48	161.44	58°47'48\"	8°27'45\"	C49	1875.00	101.19	101.18	48°52'30\"	7°52'11\"
C5	380.00	37.38	37.28	87°46'13\"	8°19'12\"	C20	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C35	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C50	1875.00	101.19	101.18	48°52'30\"	7°52'11\"
C6	380.00	57.08	56.97	87°46'13\"	8°19'12\"	C21	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C36	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C51	1875.00	101.19	101.18	48°52'30\"	7°52'11\"
C7	380.00	80.38	80.33	88°28'18\"	8°42'35\"	C22	1775.00	161.48	161.44	58°47'48\"	8°27'45\"	C37	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C52	1875.00	101.19	101.18	48°52'30\"	7°52'11\"
C8	380.00	20.79	20.79	85°10'13\"	8°07'54\"	C23	1775.00	161.48	161.44	58°47'48\"	8°27'45\"	C38	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C53	1875.00	101.19	101.18	48°52'30\"	7°52'11\"
C9	380.00	110.53	110.58	88°40'30\"	8°28'10\"	C24	1775.00	161.48	161.44	58°47'48\"	8°27'45\"	C39	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C54	1875.00	101.19	101.18	48°52'30\"	7°52'11\"
C10	370.00	182.32	182.38	88°40'30\"	8°22'22\"	C25	1775.00	161.48	161.44	58°47'48\"	8°27'45\"	C40	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C55	1875.00	101.19	101.18	48°52'30\"	7°52'11\"
C11	340.00	204.78	204.80	87°20'00\"	8°24'46\"	C26	1775.00	161.48	161.44	58°47'48\"	8°27'45\"	C41	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C56	1875.00	101.19	101.18	48°52'30\"	7°52'11\"
C12	340.00	86.76	86.58	88°24'02\"	8°24'46\"	C27	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C42	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C57	1875.00	101.19	101.18	48°52'30\"	7°52'11\"
C13	340.00	84.08	83.86	88°42'42\"	8°27'50\"	C28	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C43	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C58	1875.00	101.19	101.18	48°52'30\"	7°52'11\"
C14	340.00	40.08	40.03	58°54'10\"	8°28'10\"	C29	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C44	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C59	1875.00	101.19	101.18	48°52'30\"	7°52'11\"
C15	230.00	128.08	127.03	87°20'00\"	8°24'46\"	C30	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C45	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C60	1875.00	101.19	101.18	48°52'30\"	7°52'11\"
C16	230.00	52.01	52.00	88°24'02\"	8°24'46\"	C46	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C47	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C61	1875.00	101.19	101.18	48°52'30\"	7°52'11\"
C17	230.00	87.08	87.14	88°42'42\"	8°27'50\"	C48	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C49	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C62	1875.00	101.19	101.18	48°52'30\"	7°52'11\"
C18	230.00	27.28	27.27	88°24'02\"	8°28'10\"	C50	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C51	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C63	1875.00	101.19	101.18	48°52'30\"	7°52'11\"
C19	230.00	57.00	57.00	88°24'02\"	8°28'10\"	C52	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C53	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C64	1875.00	101.19	101.18	48°52'30\"	7°52'11\"
C20	230.00	81.78	81.36	88°24'02\"	8°28'10\"	C54	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C55	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C65	1875.00	101.19	101.18	48°52'30\"	7°52'11\"
C21	195.00	20.79	20.67	88°24'02\"	8°28'10\"	C56	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C57	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C66	1875.00	101.19	101.18	48°52'30\"	7°52'11\"
C22	135.00	43.08	43.08	88°24'02\"	8°28'10\"	C58	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C59	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C67	1875.00	101.19	101.18	48°52'30\"	7°52'11\"
C23	135.00	74.24	74.23	87°20'00\"	8°24'46\"	C60	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C61	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C68	1875.00	101.19	101.18	48°52'30\"	7°52'11\"
C24	190.00	28.38	28.32	87°20'00\"	8°24'46\"	C62	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C63	1800.00	124.42	124.39	45°37'28\"	7°58'00\"	C69	1875.00	101.19	101.18	48°52'30\"	7°52'11\"

- LEGEND**
- Subdivision Boundary
  - Section Line
  - Encumbrance Line (See Note 1)
  - Encumbrance Box (As noted)
  - Small Curvature
  - Existing Lot Line
  - Lot Area
  - Found Aluminum cap
  - Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 7729
  - Set 1/2" x 24" Iron Pin with Plastic Cap, PLS 7728
  - Found 1/2" x 24" Iron Pin with Plastic Cap, PLS 7728
  - Found 5/8" Iron Pin with Plastic Cap, PLS 7729
  - ADHD Shown Detail
  - Estimated - See Note 8



DAVID A. BAILEY  
7729  
905 W. SARGENT STREET,  
ROSEL, NC 27084

SEE SHEET 1 OF 5 FOR NOTES AND SEE SHEET 3 OF 5 FOR LINE AND CURVE TABLES  
SHEET 3 OF 5

**Bailey Engineering, Inc.**  
CIVIL ENGINEERING | PLANNING | CADD  
1118 E. STATE STREET, SUITE 110  
DANVILLE, NC 27034  
TEL: 888-838-0813  
WWW.BAILEYENG.COM

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1118 E. STATE STREET, SUITE 110  
DANVILLE, NC 27034  
TEL: 888-838-0813  
WWW.BAILEYENG.COM



CHECKED BY: [Signature]  
DRAWN BY: [Signature]

REVISED	DATE	DESCRIPTION

**FINAL PLAT**  
LEDGESTONE SUBDIVISION NO. 2  
TRILOGY DEVELOPMENT

DATE: 11-06-2018  
PROJECT: 07018-008  
SHEET #  
**23**



*City of Kuna*  
**City Council**  
**Findings of Fact and Conclusions of Law**

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

**To:** City Council

**Case Numbers:** 18-06-AN (Annexation) & 18-08-S (Preliminary Plat) **Ledgestone Subdivision**

**Site Location:** East Hubbard Road and North Locust Grove Road, Kuna, ID 83634

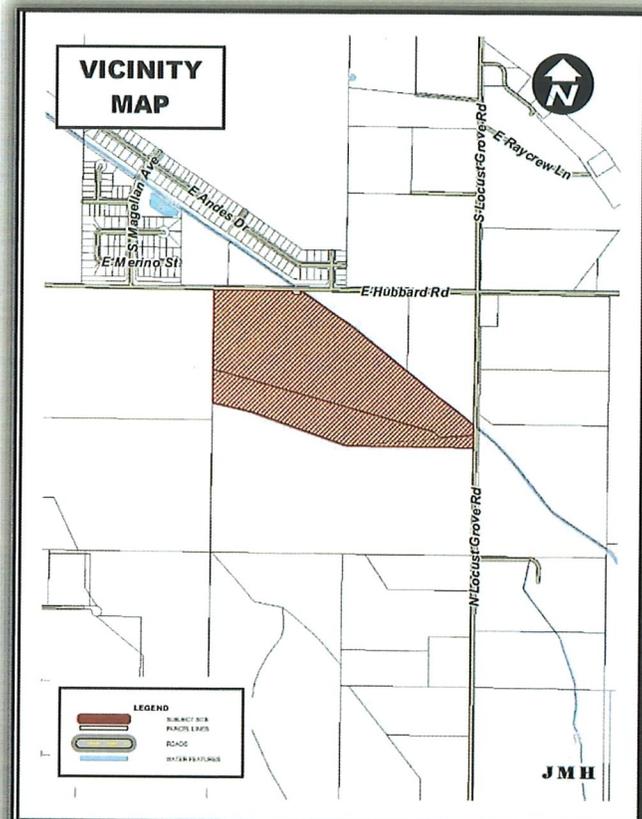
**Planner:** Jace Hellman, Planner II

**Hearing Date:** March 5, 2019  
**Findings:** **March 19, 2019**

**Owner:** TJ Johnson  
 2425 N Locust Grove Road  
 Kuna, ID 83634

**Applicant:** Trilogy Development, Inc.  
 9839 Cable Car Street, Suite 101  
 Boise, ID 83709  
 208.895.8858

**Representative:** Jane Suggs, WHPacific  
 2141 W. Airport Way, Suite 104  
 Boise, ID 83705  
 208.275.8729  
[jsuggs@whpacific.com](mailto:jsuggs@whpacific.com)



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| A. Process and Noticing  | G. Applicable Standards        |
| B. Applicants Request    | H. Comprehensive Plan Analysis |
| C. Exhibit Maps          | I. Kuna City Code Analysis     |
| D. Site History          | J. Commission's Recommendation |
| E. General Project Facts | K. Council's Order of Decision |
| F. Staff Analysis        |                                |

**A. Process and Noticing:**

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body; and that preliminary plats and annexations are designated as public hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

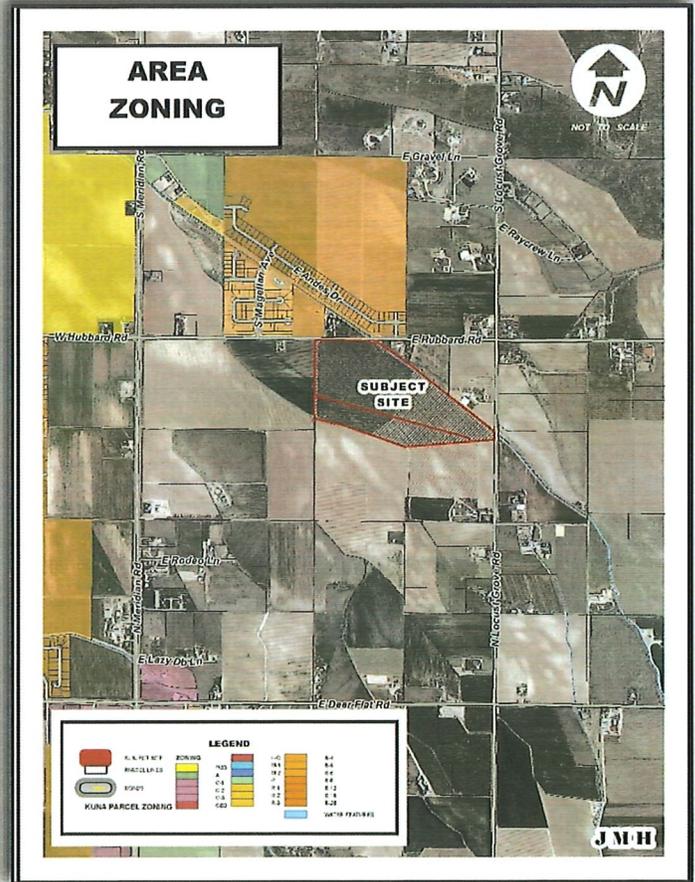
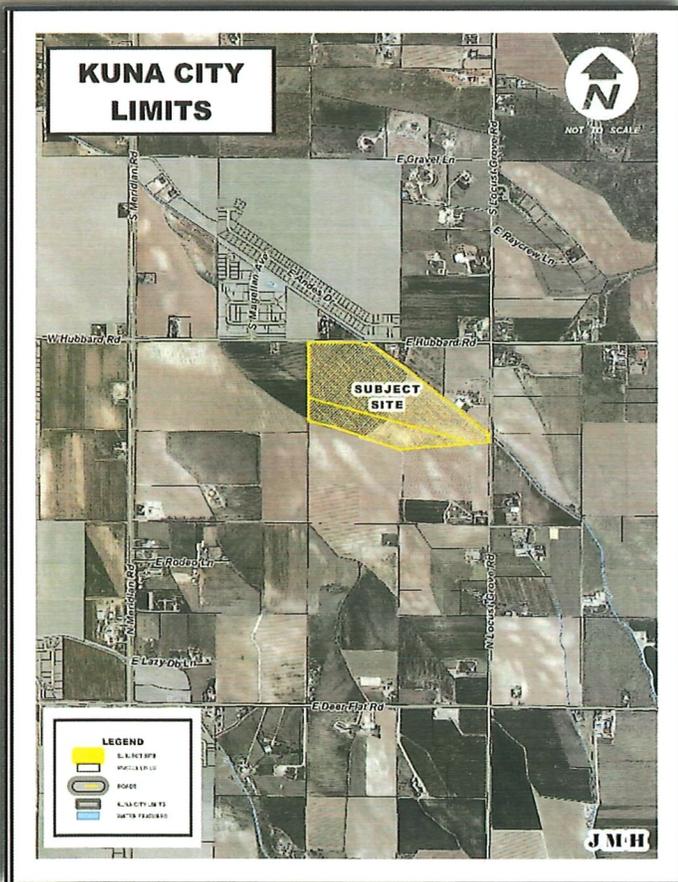
**a. Notifications**

- |                                  |                                  |
|----------------------------------|----------------------------------|
| i. Neighborhood Meeting          | July 9, 2018 (6 people attended) |
| ii. Agency Comment Request       | October 22, 2018                 |
| iii. 400' Property Owners Notice | February 13, 2019                |
| iv. Kuna Melba Newspaper         | February 13, 2019                |
| v. Site Posted                   | February 21, 2019                |

**B. Applicant's Request:**

On behalf of Trilogy Development, Inc., Jane Suggs, with WHPacific requests to annex two parcels comprising of approximately 60.85 acres on East Hubbard Road and North Locust Grove Road into Kuna City Limits with an R-8 zoning designation; and to subdivide the 60.85-acres into 298 total lots, consisting of 253 single family lots, and 45 common lots. The subject sites are adjacent to the southwest corner of East Hubbard Road and North Locust Grove Road, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN's S1418121126 & S1418123400).

**C. Exhibit Maps:**

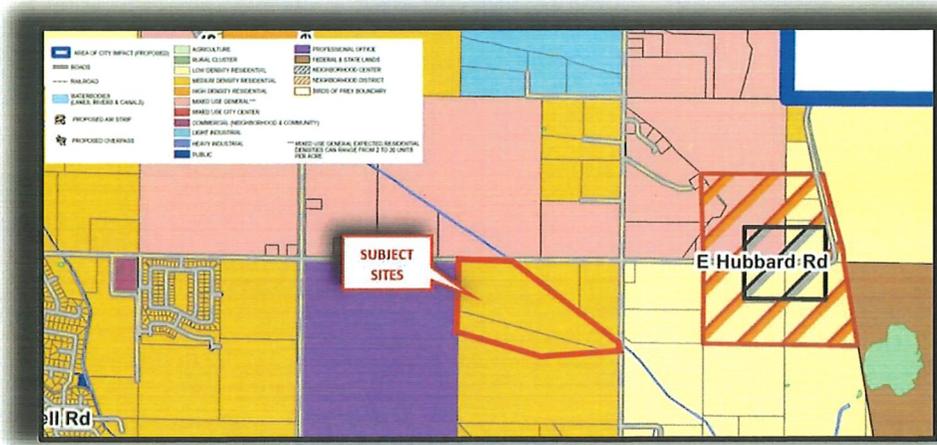


**D. Site History:**

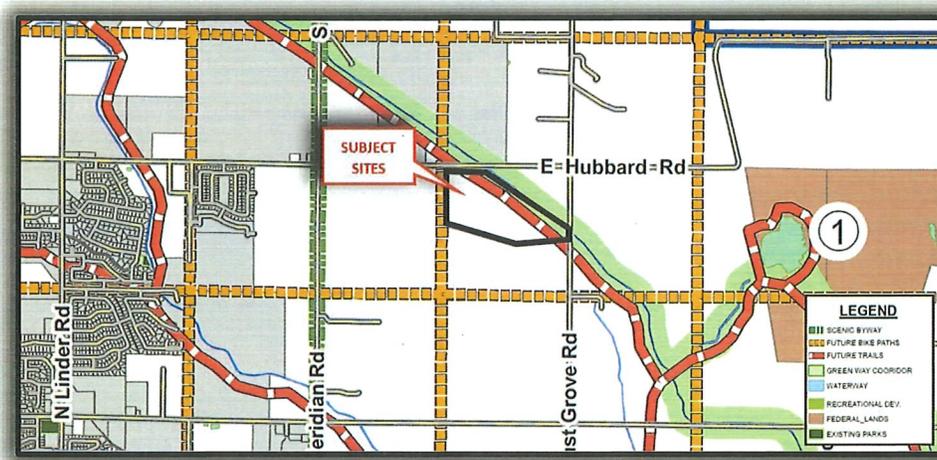
Both parcels are currently zoned Rural Residential (RR) within unincorporated Ada County. Historically these parcels have served as farmland.

**E. General Projects Facts:**

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Future Land Use Map indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the subject site as having a Medium Density Residential designation.



2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail through the northeast edge of the site situated along the Mason Creek Feeder. Accordingly, it is the City's goal and desire to increase the number of trails and pathways in Kuna. Therefore, developers need to design and construct trails and pathways along frontages of canals and ditches abutting to, or within the subject site, to comply with the Master Plan.



3. **Surrounding Land Uses:**

North	R-6 RR	Medium Density Residential – Kuna City Rural Residential – Ada County
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County

West	RR	Rural Residential – Ada County
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4. **Parcel Sizes, Current Zoning, Parcel Numbers:**

Property Owner	Parcel Size	Current Zone:	Parcel Numbers
TJ Johnson	60.85 acres	RR (Rural Residential)	S1418121126 & S1418123400

5. **Services:**

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

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

The project sites are vacant of any structures with the exception of a few outbuildings. vegetation on-site is consistent with that of crop fields. The site is relatively flat with an estimated average slope of 0% to 2%. Bedrock depth is estimated to be greater than sixty inches according to the USDA Soil Survey for Ada County.

7. **Transportation / Connectivity:**

The applicant proposes connections to public streets in two locations, which includes a new section of the mid mile collector Stroebel Road and existing Locust Grove Road. Additionally, a temporary access onto Hubbard Road has been proposed, which will be relinquished upon a later phase of development. A continuation of the regional pathway along the Mason Creek Feeder has been proposed along the northeastern property line of the proposed project site.

8. **Environmental Issues:**

The subject sites are within the nitrate priority area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

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

- Department of Environmental Quality ..... Exhibit C-2
- Central District Health Department ..... Exhibit C-3
- Community Planning Association of Southwest Idaho (Compass) ..... Exhibit C-4
- Nampa & Meridian Irrigation District ..... Exhibit C-5
- Boise Project Board of Control ..... Exhibit C-6
- Kuna City Engineer ..... Exhibit C-7
- Idaho Transportation Department ..... Exhibit C-8
- Ada County Highway District ..... Exhibit C-9

F. **Staff Analysis:**

A pre-application meeting was held for this project on May 23, 2018. The applicant, Planning and Zoning staff, Public Works staff and Kuna Rural Fire District staff were in attendance to discuss the proposed project. A neighborhood meeting was held by the applicant for residents within the vicinity of the proposed project on July 9, 2018. A recap of the neighborhood meeting can be found within the applicant’s letter of intent (Exhibit A2b).

The applicant proposes to annex two contiguous parcels comprising of approximately 60.85 acres on East Hubbard Road and North Locust Grove Road into Kuna City Limits with an R-8 zoning designation; and to subdivide the 60.85-acres into 298 total lots, consisting of 253 single family buildable lots, and 45 Common lots.

The applicant has proposed a zoning designation of R-8 (medium-density residential) zone. However, the applicant has proposed an actual density of 4.15 dwelling units per acre. Lots are proposed to be larger than the minimum of 3,300 square feet required by Kuna City Code, with lot sizes ranging from approximately 5,400 square feet to 10,600 square feet. However, the dimensional lot standards of an R-8 designation allow the applicant to provide a new type of home product to the City of Kuna. 53 buildable lots are proposed as alley loaded homes. These single-family homes will face the street; however, driveway and garage access will be available from the rear of the house via a public alley way. This product will fit into the current dimensional lot standards of an R-8 zone except for a proposed lot coverage of 52%. Kuna City Code 5-3-3 allows for a maximum lot coverage of 40%. However, the City of Kuna encourages creativity in the design of its subdivisions and Kuna City Code 5-3-3-B allows for the Planning and Zoning director to modify some dimensional standards with the Planning and Zoning Commissions' concurrence. The remaining 200 buildable lots will be standard single-family home lots.

Applicant is constructing a new section of Stroebel Road along the east property line, which will serve as the main entrance into the Project. Stroebel Road is listed as a north-south collector according to Kuna's Street Circulation Map. Staff would recommend the applicant work with Staff and Ada County Highway District to ensure the new collector street is constructed to each agency's standards. A secondary access has been proposed onto existing Locust Grove Road. However, this access point is not projected to be constructed until a later phase of site development. In the meantime, the applicant proposes a temporary emergency access point on to Hubbard Road. Several stub streets have been provided as a part of this project, two (2) to the south, including the stub of the future collector Stroebel Road, and one (1) to the northeast, across the Mason Creek Feeder. The applicant will be required to install a sign at the terminus of each of the roads stating these roads will continue in the future. Staff will defer the applicant to comments provided by ACHD for preferred language.

The installation of streetlights are a required public improvement (Kuna City Code 6-4-2). The applicant has not identified streetlight locations on the preliminary plat. Applicant will be required to work with staff in order to comply with Kuna City code and install street lights a maximum spacing of two hundred fifty (250) feet along the site's frontage. The locations of street lights will be approved at the time of construction document review. Please note that these street lights must be designed and installed according to "Dark skies" standards.

Applicant proposes to install an eight (8) foot sidewalk within the proposed buffer areas along Hubbard, Stroebel and Locust Grove Roads. Road sections of Hubbard Road and Locust Grove Road that abut the site are designated as arterials, while the new proposed section of Stroebel Road is designated as a collector. Kuna City Code 5-17 requires the construction of detached eight (8) foot sidewalks along classified roadways. This sidewalk needs to be located within the public right-of-way and separated from the public vertical curb by a four to eight-foot-wide irrigated, landscaped planter strip, which is in addition to the required landscape buffers. Staff would recommend the applicant be required to install curb and gutter along all roadways, as required by Kuna City Code 6-4-2. Correspondence received from the applicant's representative on January 28, 2019 (Exhibit A4), indicates the applicant will install curb and gutter along Hubbard Road and Locust Grove Road. Furthermore, the applicant is required to conform to Kuna City Code and install sidewalk within the right-of-way separated from the vertical curb by a four to eight-foot-wide irrigated and landscaped planter strip.

Kuna's Comprehensive Plan (Comp Plan), encourages a variety of housing types for all income levels numerous times throughout the document. Pertinent sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City aims to balance all housing types. The Comprehensive Plan's Future Land Use Map has identified this site as Medium Density Residential. Staff has reviewed the proposed preliminary plat for technical compliance with Kuna City Code (KCC), and finds the preliminary plat and landscape plan are in compliance with applicable codes. Staff would recommend that the applicant work with staff, ACHD, and Kuna Rural Fire District (KRFD) to conform to each agency's requirements.

The Recreation and Pathway Master Plan Map identifies a regional green way corridor pathway along Mason Creek. The applicant proposes the construction of over 2,000 linear feet of regional public pathway along the south side of Mason Creek along the northeastern edge of the subject site's property line. As a proposed green

way corridor pathway, Kuna City Code 5-17-14 requires pathway of a minimum of ten (10) feet wide and it must be located within a thirty-foot wide public easement. Staff has determined that the proposed pathway complies with Kuna City Code. Additionally, several internal pathways have been proposed throughout to promote pedestrian connectivity throughout the project.

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.

Staff has determined the preliminary plat is in technical compliance with Kuna City Code, Title 5 and Title 6, Idaho Statute § 67-6511; and complies with the goals and policies set in Kuna's Comprehensive Plan. The Planning and Zoning Commission voted 3-0 at their regularly scheduled January 22, 2019 meeting to recommend approval case nos. 18-06-AN and 18-08-S to the City Council, subject to conditions of approval as stated in section "K" of this report.

#### **G. Applicable Standards:**

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Subdivision Ordinance Title 6.
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

#### **H. Comprehensive Plan Analysis:**

The Kuna City Council may accept or reject the Comprehensive Plan components, and has determined the proposed annexation and preliminary plat requests for the site *are* consistent with the following Comprehensive Plan components as described below:

##### **2.0 – 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 a private property "takings".**

*Policy: 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 criteria established to determine the potential for property taking.*

##### **6.0 – Land Use**

*Policy: Provide a variety of housing densities and types to accommodate various lifestyles, ages and economic groups.*

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

**Goal 3: Protect the quality of existing residential neighborhoods and ensure new residential development is sustainable. Provide a variety of housing opportunities to meet the needs of all Kuna residents.**

*Objective 3.1: Encourage and plan for the development of cohesive neighborhood units that incorporate a variety of housing densities and styles.*

##### **9.0 – Transportation**

**Goal 1: Promote and encourage bicycling and walking as transportation modes.**

##### **10.0 – Recreation**

**Goal 2: Integrate trails, pathways, bike lanes and greenway corridor systems into community life and development patterns.**

*Objective 2.1: Ensure that neighborhoods have easy access to open green space, pathways, trails and bike lanes.*

## **12.0 – Housing**

**Goal 1: Provide a wide-range of housing to meet the needs of the current and future population. Ensure that housing is available throughout the community for people of all income levels and for those with special needs.**

*Objective 1.1: Encourage the construction of housing that is safe, affordable and designed to accommodate a range of income levels and lifestyles.*

*Policy: Encourage the development community to provide a variety of lot sizes, dwelling types, densities and price points.*

**Goal 3: Encourage high-quality residential development.**

### **I. Kuna City Code Analysis:**

1. This request appears to be consistent and in compliance with all Kuna City Code (KCC).

**Comment:** *The proposed applications adhere to the applicable requirements of Title 5 and Title 6 of KCC.*

2. The City Council feels the site is physically suitable for the proposed development.

**Comment:** *The 60.85-acre (approximate) site does appear to be suitable for the proposed development.*

3. The preliminary plat request is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

4. These applications are not likely to cause adverse public health problems.

**Comment:** *The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

**Comment:** *The preliminary plat request considers the location of the property and adjacent uses. The adjacent uses are medium density residential (Kuna City) and rural residential (Ada County).*

6. The existing and proposed street and utility services in proximity to the site are suitable or adequate for a commercial development.

**Comment:** *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for this project.*

**J. Commission's Recommendation:**

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of Case Nos. *18-06-AN (Annexation) and 18-08-S (Preliminary Plat)*, a subdivision request from Jane Suggs with WHPacific, on behalf to Trilogy Development to annex and subdivide approximately 60.85 acres into 298 total lots (253 buildable commercial lots and 45 common lots), subject to the conditions of approval as listed in the staff report including two additional conditions:

- Applicant shall work with Ada County Highway District and City Staff regarding curb, gutter and sidewalk along Hubbard Road and Locust Grove Road. (#14)
- Applicant shall place sod wherever the landscape plan identifies "Lawn". Additionally, the applicant shall provide staff with an updated landscaping plan accommodating the required change. (#15)

**K. Council's Order of Decision:**

Based on the facts outlined in staff's report and public testimony as presented, the City Council of Kuna, Idaho, hereby *approves* Case Nos. *18-06-AN (Annexation) and 18-08-S (Preliminary Plat)*, a subdivision request from Jane Suggs with WHPacific, on behalf of Trilogy Development to annex and subdivide approximately 60.85 acres into 298 total lots (253 buildable commercial lots and 45 common lots) subject to the following conditions of approval:

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 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.
  - c. 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".
  - d. 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.
  - e. The Kuna Municipal Irrigation District and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
  - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
  - g. 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.
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. 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.
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 (KMID).
5. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform to all corresponding Master Plans.

6. Curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code on the interior of the development and along the site's frontage on Stroebel Road.
7. Applicant shall work with staff in order to provide locations of street lights as required by Kuna City Code.
8. Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
9. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
10. All signage within/for the project shall comply with Kuna City Code and shall be approved through the design review process.
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.
12. If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.
13. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
14. Applicant shall work with Ada County Highway District and City Staff regarding curb, gutter and sidewalk along Hubbard Road and Locust Grove Road.
15. Applicant shall place sod wherever the landscape plan identifies "Lawn". Additionally, the applicant shall provide staff with an updated landscaping plan accommodating the required change.
16. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
17. Developer/owner/applicant shall comply with all local, state and federal laws.

**DATED** this 19<sup>th</sup> day of March, 2019.



*City of Kuna*  
**Kuna City Council**  
**Findings of Fact and Conclusions of Law**

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

Based upon the record contained in Case Nos. 18-06-AN and 18-08-S including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, exhibits, and the testimony during the public hearing, the Kuna City Council hereby *approves* the Findings of Fact and Conclusions of Law, and conditions of approval for Case Nos. 18-06-AN and 18-08-S, a request from WHPacific to annex two contiguous parcels comprising of approximately 60.85 acres on East Hubbard Road and North Locust Grove Road into Kuna City Limits with an R-8 zoning designation; and to subdivide the 60.85-acres into 298 total lots, consisting of 253 single family buildable lots, and 45 Common lots.

1. *Based on the evidence contained in Case Nos. 18-06-AN and 18-08-S this proposal does generally comply with the City Code.*

***Finding:*** *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.*

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

***Finding:*** *Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on February 13, 2019 and a legal notice was published in the Kuna Melba Newspaper on February 13, 2019. The applicant posted sign on the property on February 21, 2019.*

3. *Based on the evidence contained in Case Nos. 18-06-AN and 18-08-S, this proposal does generally comply with the Comprehensive Plan.*

***Finding:*** *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic group in Kuna. The proposed zoning designation is R-8 (Medium Density Residential). The Comp Plan Map designates this property as Medium Density.*

4. The contents of the proposed preliminary plat application *does* contain all of the necessary requirements as listed in Kuna City Code 6-2-3: - Preliminary Plat.

***Finding:*** *Review by Staff of the proposed preliminary plat confirms all technical requirements listed in KCC 6-2-3 were provided.*

5. The availability of existing and proposed public services and streets *can* accommodate the proposed development.

***Finding:*** *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services and suitable and adequate to accommodate the proposed project.*

6. The proposed development *is* continuous with Master Utility Plans (Sewer/Water/Pressurized Irrigation).

***Finding:*** *Correspondence from Kuna Public Works recommends the applicant be required to conform to the Master Sewer Plan, Master Water Plan and Master Pressurized Irrigation Plan, therefore satisfying this requirement.*

7. The public *does* have the financial capability to provide supporting services to the proposed development.

**Finding:** Throughout the development of the project and beyond, connection fees, impact fees (Fire, Park and Ada County Highway District), and property taxes will be collected, therefore satisfying the financial capability to provide supporting services.

8. The proposed project does consider health and safety of the public and the surrounding area's environment.

**Finding:** Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, bike lanes, etc. are required to be implemented as a part of this project. No major wildlife habitats will be impacted by the proposed development.

9. All private landowners have consented to annexation.

**Finding:** An affidavit of legal interest was signed by TJ and Elaine Johnson allowing WHPacific to act on their behalf of this project, therefore consenting to the annexation of the proposed project site.

10. The proposed project lands are contiguous or adjacent to property within Kuna City Limits.

**Finding:** The parcel is contiguous with City limits to the north.

DATED this 19<sup>th</sup> day of March, 2019.



Joe Stear, Mayor  
Kuna City

ATTEST:



Chris Engels  
Kuna City Clerk



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

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



# City of Kuna AFFIDAVIT OF LEGAL INTEREST

State of Idaho )  
) ss  
County of Ada )

I, Corey Barton / Endurance Holdings , 1977 E Overland Road  
Name Address  
Meridian ID 83642 , \_\_\_\_\_  
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 13<sup>th</sup> day of January, 2021

[Signature]  
Signature

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

Adair  
Notary Public for Idaho

Residing at: Nampa, ID

My commission expires: 6-05-22





**TitleOne**  
a title & escrow co.

ADA COUNTY RECORDER Phil McGrane  
BOISE IDAHO Pgs=4 BONNIE OBERBILLIG  
TITLEONE BOISE

**2019-057852**  
07/01/2019 03:15 PM  
\$15.00

## ACCOMMODATION RECORDING

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Order Number: 19337841

### Warranty Deed

For Value Received,

**JRL Properties L.P., an Idaho limited partnership**, the Grantor, does hereby grant, bargain sell and convey unto, **Endurance Holdings LLC, an Idaho limited liability company**, whose current address is **1977 E Overland Rd, Meridian, ID 83642**, the Grantee, the following described premises, in **Ada County, Idaho**, To Wit:

#### **EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: *6/28/19*



**ACCOMMODATION  
RECORDING**

Order Number: 19337841

Warranty Deed

For Value Received,

**JRL Properties L.P., an Idaho limited partnership**, the Grantor, does hereby grant, bargain sell and convey unto, **Endurance Holdings LLC, an Idaho limited liability company**, whose current address is **1977 E Overland Rd, Meridian, ID 83642**, the Grantee, the following described premises, in **Ada County, Idaho**, To Wit:

**EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: *6/28/19*

JRL Properties L.P., an Idaho limited partnership

By: [Signature]  
John A. Laude Sr., General Partner

State of Idaho, County of Ada, ss.

On this 28 day of June in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared John A. Laude Sr., known or identified to me to be the General Partner of the partners in the partnership of JRL Properties L.P. and the partner(s) who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that he/she/they executed the same in said partnership name.

[Signature] Notary Public  
Residing at: Bona FD  
My Commission Expires: 9/6/2019  
(seal)



**DESCRIPTION FOR  
PHASE 1  
JOHNSON-KUNA**

A parcel of land located in the NW 1/4 of the NE 1/4 of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho being more particularly described as follows:

**BEGINNING** at the N1/4 corner of said Section 18 from which the NE corner of said Section 18 bears South 89°25'47" East, 2651.45 feet;

thence along the North boundary line of said Section 18 South 89°25'47" East, 550.00 feet;

thence leaving said North boundary line South 00°34'13" West, 25.00 feet;

thence South 89°25'47" East, 227.00 feet;

thence South 42°31'14" East, 10.71 feet;

thence South 45°28'54" West, 24.31 feet;

thence South 00°23'35" West, 131.32 feet;

thence North 88°37'15" East, 51.45 feet;

thence South 85°04'32" East, 72.93 feet;

thence South 06°09'46" West, 106.71 feet;

thence South 06°03'27" West, 50.00 feet;

thence 34.11 feet along the arc of a non-tangent curve to the left, said curve having a radius of 345.00 feet, a central angle of 05°39'52" and a long chord which bears North 86°46'29" West, 34.09 feet;

thence South 01°56'00" West, 110.04 feet;

thence North 89°36'25" West, 11.45 feet;

thence South 00°23'35" West, 110.00 feet;

thence South 89°36'25" East, 14.41 feet;

thence 30.74 feet along the arc of a curve to the right, said curve having a radius of 125.00 feet, a central angle of 14°05'32" and a long chord which bears South 82°33'39" East, 30.67 feet;

thence South 14°29'07" West, 50.00 feet;

thence 18.45 feet along the arc of a non-tangent curve to the left, said curve having a radius of 75.00 feet, a central angle of 14°05'32" and a long chord which bears North 82°33'39" West, 18.40 feet;

*cb* 11.2.18

thence South 04°14'14" West, 112.40 feet;

thence South 55°34'36" East, 80.00 feet;

thence South 08°29'47" West, 90.37 feet;

thence South 19°07'35" West, 248.00 feet;

thence North 70°52'25" West, 267.80 feet;

thence 194.81 feet along the arc of a curve to the left, said curve having a radius of 1,735.00 feet, a central angle of 06°26'00" and a long chord which bears North 74°05'25" West, 194.71 feet;

thence North 77°18'25" West, 132.61 feet;

thence North 89°36'25" West, 10.00 feet;

thence South 00°23'35" West, 13.01 feet;

thence North 89°36'25" West, 227.00 feet to a point on the North-South centerline of said Section 18;

thence along said North-South centerline North 00°23'35" East, 940.05 feet to the **REAL POINT OF BEGINNING**. Containing 18.93 acres, more or less.



*GC* 11.2.18

# KENT BROWN PLANNING SERVICES

January 13, 2021

Kuna City Planning & Development Services  
PO Box 13  
Kuna, ID 83634

**RE: Ledgestone Subdivision No 2 Final Plat Application**

Dear Planning Staff:

On behalf of Endurance Holdings LLC, we are requesting approval of the Final Plat application for the Ledgestone Subdivision No 2. The site is located on the east-side of Meridian Road approximately 2,400 feet south of the intersection of Hubbard Road and Meridian Road. The site is currently vacant and is 19.38 acres in size.

Ledgestone No. 2 is proposed with 95 total lots, consisting of 83 buildable and 12 common, all 83 buildable lots will be single-family homes. The common space will total 2.77 acres, or 14.3% of the site. The common area lots will consist of a landscape buffers, micro pathways and park. The final plat complies too all the preliminary plat requirements. The proposed construction design has been done to comply with all City and ACHD and general engineering practices. The construction plans have been reviewed and are in the process of making the minor changes, requested by the City Engineer.

If you have any questions regarding this or any other of our application for Ledgestone No 2 feel free to contact me.

Sincerely,



Kent Brown  
Planner

#### ARTICLE IV: COMMON LOTS/DRAINAGE

Section 1      Common Lots. The Common Lots shall be owned and maintained by the Association and all terms and Restrictions contained in the Master Declaration shall be applicable to the Common Lots.

Section 2.      Drainage. Portions of Lots 17 through 20, Block 2, Lots 16 through 18, Block 5, Lots 7 through 11, Block 6 and Lot 13, Block 7, as shown on the First Supplement Plat, are servient to and contain the Ada County Highway District (“ACHD”) storm water drainage system. These Lots and Common 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 are incorporated herein by this reference as if set forth in full (“Master Easement”). The Master Easement and the storm water drainage system are dedicated to ACHD pursuant to Section 40-2302 of the Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system and such system shall be maintained by ACHD. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect the operation and maintenance of the storm drainage facilities.

There shall be no interference with the established drainage pattern over any portion of these Lots and Common Lots, unless an adequate alternative provision is made for proper drainage and is first approved in writing by the Architectural Committee and ACHD. For the purposes hereof, “established” drainage is defined as the system of drainage, whether natural or otherwise, which exists at the time the overall grading of any portion of these Lots or Common Lots are completed by the Declarant, or that drainage which is shown on any plans approved by the Architectural Committee and/or ACHD.

All Owners, at his/her/their sole cost and expense, shall be responsible for the maintenance, repair and/or replacement of any storm water drainage system located on, and serving only, his/her/their individual Lot. Such maintenance, repair and/or replacement shall be done in accordance with all applicable laws, rules, regulations and/or ordinances.

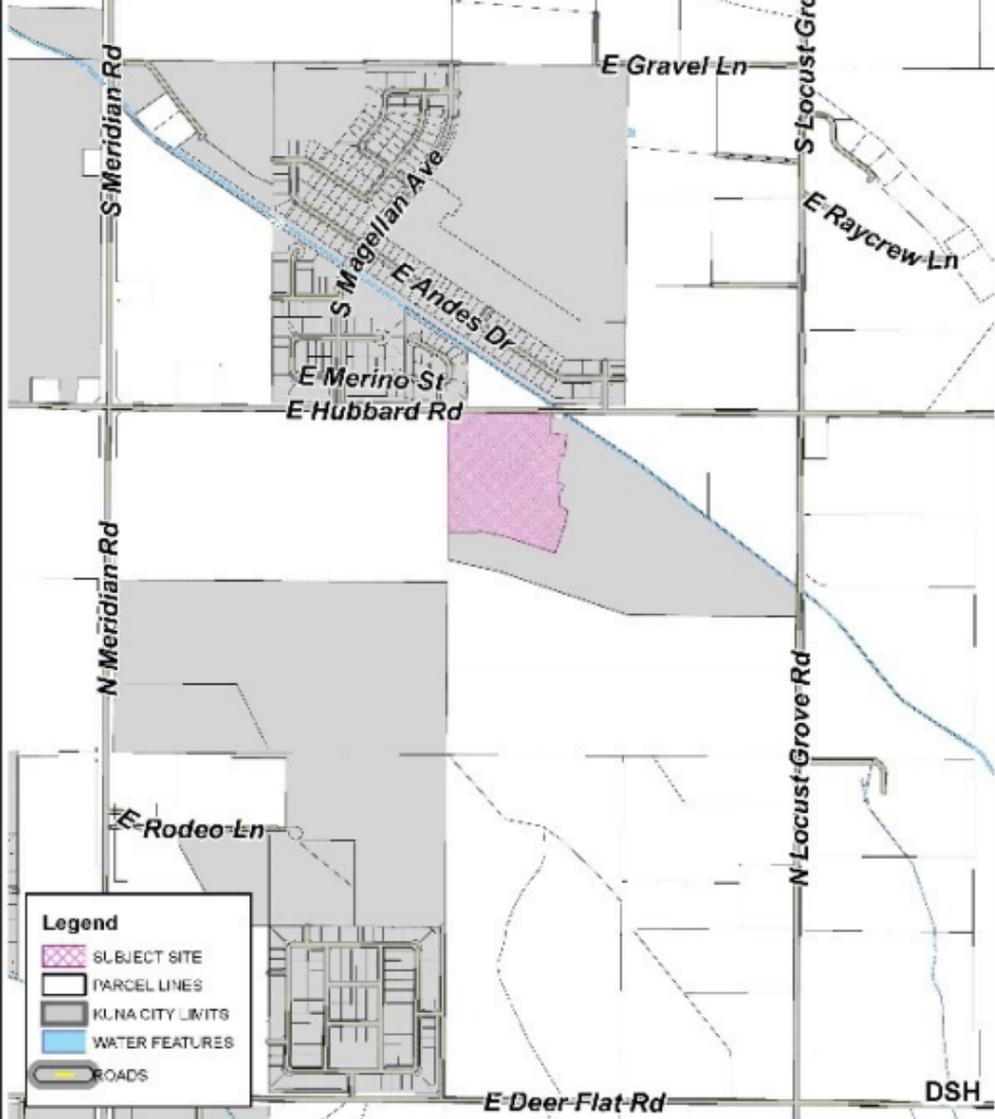
Notwithstanding the forgoing: 1) all Lots and Common Lots shall be graded such that all storm water and other water drainage shall run across a curb or to a drainage easement and no drainage shall cross from a Lot or Common Lot onto another Lot or Common Lot except within an applicable drainage easement, and 2) the over watering of landscaping (including lawns) is strictly prohibited. **Neither Declarant, any of its affiliates, nor the Association shall be responsible, any in fashion, for the over watering of any landscaping (including lawns) by the Owner of any Lot.**

#### ARTICLE V: GENERAL PROVISIONS

Section 1.      Enforcement. The Association, Declarant and/or any Owner, shall have the right to enforce, by any proceeding at law or in equity, any terms or Restrictions now or hereafter imposed by the provisions of this First Supplement. Failure by the Association, Declarant or any Owner to enforce any such term or Restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2.      Severability. Invalidation of any one of these terms or Restrictions by judgment or court order shall in no way affect any other term or Restrictions which shall remain in full force and effect.

## Vicinity Map



## Legend

-  SUBJECT SITE
-  PARCEL LINES
-  KLNA CITY LIMITS
-  WATER FEATURES
-  ROADS

E Deer Flat Rd

DSH



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](http://www.Kunacity.id.gov)

## Agency Notification

March 8, 2021

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

<b>FILE NUMBER:</b>	21-01-FP (Final Plat) – Ledgestone No. 2
<b>PROJECT DESCRIPTION</b>	Kent Brown on behalf of Trilogy Idaho, requests Final Plat approval for Ledgestone No.2 consisting of 83 single-family lots & 12 common lots (95 total lots), on 19.38 acres. This single-Family development is to have and R-8 (Medium Density Residential) zoning with a Gross Density of 4.2 & Net Density of 5.44; and 14.3% or 2.77 acres open space (APN: S1418120758)
<b>SITE LOCATION</b>	Approximately ½ mile East of the N Meridian Road & E Hubbard Road intersection (SEC), Kuna, Idaho.
<b>REPRESENTATIVE</b>	<i>Kent Brown</i> 3161 E. Springwood Drive Meridian, ID 83642 208-8882414 <a href="mailto:kentlkb@gmail.com">kentlkb@gmail.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>April 6, 2021.</b> 6:00 P.M.
<b>STAFF CONTACT</b>	Jessica Reid <a href="mailto:jreid@kunaid.gov">jreid@kunaid.gov</a> 208.387.7731
<p>We have enclosed information to assist you with your consideration and response. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i> We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4<sup>th</sup> Street, Kuna, ID 83634. Please contact staff with questions. <i>If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, included their email as well.</i> If your agency needs additional time for review, please let our office know ASAP.</p>	



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

Catherine Feistner, E.I.T.  
 Assistant Kuna City Engineer  
[cfeistner@kunaid.gov](mailto:cfeistner@kunaid.gov)  
 208-639-5347

## FINAL PLAT MEMORANDUM

**To: Jace Hellman, Planning and Zoning Director**  
**From: Catherine Feistner, E.I.T.**  
**Date: 26 March 2021**  
**RE: Ledgestone Subdivision No. 2– 21-01-FP (Final Plat)**

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The Ledgestone Subdivision No. 2, 21-01-FP, Final Plat request dated 8 March 2021 has been reviewed. This review is based on land use as allowed or permitted in a “R-8” zone.

This application encompasses 19.38 acres. This application contains a total of ninety-five (95) lots, eighty-three (83) single-family lots and twelve (12) common lots. A commensurate burden will be placed on City of Kuna pressurized irrigation, sewer, & water utilities.

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

### 1) Property Description

- a) The applicant provided a cover letter.
- b) The applicant provided a final plat.

### 2) General

- a) Ledgestone Subdivision No. 2, 21-01-FP will increase demand on constructed facilities and on water rights provided by others. Water rights associated with this property shall be transferred to the City at time of connection (development) by deed and “Change of Ownership” form from IDWR.
- b) The applicant provided engineering certification on all final engineering drawings/record drawings.
- c) Provide final plat showing all modifications stemming from construction.

### 3) Inspection & Fees

- a) The responsible engineer of record will provide record drawings upon completion.
- b) The inspection fees for City inspection of the construction of public water, sewer and irrigation facilities associated with this development has been paid.

**4) Sanitary Sewer Connection & Fees**

- a) This project is in agreement with the sewer master plans.
- b) This project will add to Danskin Lift Station. At the time of this application, there was capacity in Danskin Lift Station.
- c) Developer may be requested to participate with lift station and/or force main improvements

**5) Potable Water Connection & Fees**

- a) This project is in agreement with the water master plans.

**6) Pressurized Irrigation**

- a) This project is in agreement with the PI master plan

**7) Grading and Storm Drainage**

- a) Grading and drainage plans have been provided as part of the construction drawings.
- b) Verification that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties will be made within the final inspection process.
- c) The final inspection shall verify that slopes are not steeper than 1:3 on lot interiors and not steeper than 1:4 on the exterior or lots.
- d) Runoff from public right-of-way is regulated by ACHD. Satisfaction of this requirement shall be verified before final project acceptance.

**8) Final Plat**

- a) Comments may result from the final construction review.
  - (1) The final plat appears complete.
  - (2) Upon project completion, the final plat must be compared with the record construction drawings. All lot line adjustments, easements and similar items must be recorded on the final plat such that an accurate and truthful document results.

**9) As-Built Drawings**

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

**ORDINANCE NO. 2021-06  
CITY OF KUNA, IDAHO**

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

- **AMENDING TITLE 3 KUNA CITY CODE BY THE ADDITION THERE TO OF A NEW CHAPTER 10 PROVIDING FOR DAYCARE LICENSURE,**
- **REQUIRING A DAYCARE LICENSE,**
- **ADOPTING STATE CODE DEFINITIONS,**
- **PROVIDE FOR TYPES OF DAYCARE LICENSES AND FEES,**
- **PROVIDING FOR LICENSE APPLICATION INVESTIGATION,**
- **LICENSE TERM,**
- **CITY CLERK ISSUANCE DENIAL AND REVOCATION,**
- **PROVIDING FOR LICENSE APPLICATION DENIAL APPEALS TO CITY COUNCIL,**
- **ORDER TO SHOW CAUSE HEARINGS BEFORE CITY COUNCIL FOR LICENSE REVOCATIONS;**
- **DECLARING IT UNLAWFUL TO ENGAGE OR CONDUCT OR OPERATION OF A DAYCARE WITHOUT A LICENSE AND ESTABLISHING A PUNISHMENT;**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

**NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, ADA COUNTY, IDAHO, as follows:**

**Section 1:** That Title 3 of the Kuna City Code be and the same is hereby amended by the addition thereto of a new Chapter 10 to read as follows:

**3-10-1: LICENSE REQUIREMENTS:**

It shall be unlawful for any person to engage in the conduct or operation of a daycare, daycare center and/or daycare facility within the City of Kuna without holding a valid currently enforce license issued by the state of Idaho; and without first applying for and having obtained a currently enforce daycare business license issued by the city clerk, and be in compliance with this chapter.

**3-10-2: - ADOPTION OF STATE CODE AND DEFINITIONS:**

The laws of the state of Idaho, codified in Idaho Code Section 39-1102 as are in effect and which may hereafter be amended or recodified, are hereby adopted for the purpose of this chapter, except as modified or supplemented by this chapter. The definitions of Idaho Code Section 39-1102, and as amended or recodified, shall also be the definitions used for terms used

in this chapter, unless the context clearly requires a different definition or a different definition is provided.

### **3-10-3: - TYPES OF LICENSES AND FEES:**

- A. Daycare facility: This license is for the ownership, operation or conduct of a daycare facility.
- B. Daycare Center: This license is for the ownership, operation or conduct of a daycare center.
- C. The fees for the licenses described in this section shall be set by resolution of the city council.

### **3-10-4 - LICENSE APPLICATION:**

An applicant for a daycare business license or license renewal, pursuant to this chapter, shall file with the city clerk an application or an application for license renewal on the form available through the city clerk's office, together with the application fee or renewal fee, which application shall contain the following information:

1. Name, notice mailing address (both legal and local), email and phone number of the applicant, and if the applicant is an agent of an entity, the name, mailing address, email and telephone number of the entity, and the agent's name and telephone number;
2. Proof that the applicant holds a valid currently enforced basic daycare license issued by the state of Idaho.
3. Type of daycare business license applied for.
4. A map and plan depicting the location of the real property and a floor plan of the facility depicting the location/s for the conduct of the daycare which is the subject daycare application.
5. Copy of any land use permit issued by the City for the conduct of the daycare which is the subject of the daycare application.

### **3-10-5: - REVIEW; INVESTIGATION; REQUIREMENTS FOR LICENSE ISSUANCE:**

Upon receipt of the application or license renewal and the required fee, the city clerk shall cause the application to be reviewed and conduct an investigation to verify that the applicant is qualified to hold or renew the business license which includes the following qualifications:

1. Holds a valid currently enforced basic daycare license issued by the state of Idaho;  
and

2. That the map and plan accurately depict the location of the real property and floor plan accurately depicts the facility location/s of the conduct of the daycare which is the subject of the application; and
3. That the applicant is in compliance with the land use permit issued by the City for the conduct of the daycare which is the subject of the application.

**3-10-6: - LICENSE EXPIRATION:**

All licenses issued pursuant to this chapter shall expire one year from the date of issuance.

**3-10-7: - LICENSE EXHIBITION:**

The license issued, pursuant to this chapter, must be readable and continually displayed adjacent to the entry of the facility, which has been identified in the license application, in a manner that is readily visible to persons who use the entryway.

**3-10-8: - TRANSFER PROHIBITED:**

It shall be unlawful for any license issued, pursuant to this chapter, to be transferred by the licensee. A transfer of the license shall result in immediate revocation of the license.

**3-10-9: - RENEWALS:**

Any license, issued pursuant to this chapter, may be renewed for an additional year as long as the licensee has complied with all terms and conditions of this chapter and applies for the renewal prior to the expiration of the current license.

**3-10-10: - LICENSE DENIAL AND REVOCATION:**

An application shall be denied and a license issued pursuant to this chapter shall be revoked by the city clerk on any of the following grounds:

1. Fraud, misrepresentation or false statement in the application or renewal application;
2. Applicant is not qualified to hold the license;
3. License transfer or other licensee violation of the provisions of this chapter.

**3-10-11: - NOTICE DENIAL; REVOCATION:**

If an application is denied or a license is revoked by the city clerk, the clerk shall serve notice of application denial or license revocation which shall be provided in writing which shall:

1. Set forth the specific grounds for the application denial or the license revocation; and

2. Be mailed to the applicant at the address designated in their application or mail to the licensee at the address they have designed for service of notice in their application for license renewal; and
3. A notice of application denial shall also notify the applicant that the notice of application denial shall become final unless they appeal the application denial notice to the City Council by filing a notice of appeal with the clerk within fourteen (14) days of the date of the notice of application denial. The setting of the appeal hearing before the City Council, shall be not less than fourteen (14) days from the date of the filing of the notice of appeal, at which time the council shall take evidence with regard to the grounds for the application denial.
4. A notice of license revocation shall also notify the licensee of the date, time and place of the hearing, before the City Council, when the licensee may show cause why their license should not be revoked. The show cause hearing shall be before the city council at the next regularly scheduled meeting, which is not less than fourteen (14) days from the date of the notice or license revocation, at which time the council shall take evidence with regard to the grounds for a revocation.

### **3-10-12: - VIOLATIONS AND PENALTY:**

A violation of the provisions of this chapter shall be punishable as a misdemeanor as provided for in title 1, chapter 4 Kuna City Code and IC § 18-113, as amended. Each day or violation of any provision of this chapter shall be considered a separate offense, punishable as described herein.

#### **Section 2: Directing the City Clerk**

The City Clerk is directed to file, this Ordinance in the official records of the City and to provide the same to the City's codifier for inclusion and publication in the Kuna City Code as Chapter 2 of Title 11.

#### **Section 3: Effective Date**

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 \_\_\_\_ day of \_\_\_\_\_, 2021

CITY OF KUNA

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Joe L. Stear, Mayor

ATTEST:

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Chris Engels, City Clerk