

**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, July 6, 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. Regular City Council Meeting Minutes Dated June 15, 2021**
- B. Accounts Payable Dated June 30, 2021 in the amount of \$866,074.69**
- C. Findings of Fact & Conclusions of Law for Case No. 21-02-AN (Annexation) Markovetz**
- D. Findings of Fact and Conclusions of Law for Case No. 21-01-AN (Annexation) Coffelt**
- E. Resolution No. R23-2021 E-signature Policy**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA; MAKING CERTAIN FINDINGS, ESTABLISHING THE CITY OF KUNA ELECTRONIC SIGNATURE POLICY PROVIDING A: TITLE; AND DEFINITIONS; AND REQUIREMENTS FOR ACCEPTING ELECTRONIC SIGNATURES; AND DOCUMENTS AND USES; AND AUTOMATED DOCUMENT WORKFLOW; AND TREATMENT OF DOCUMENTS; AND DESIGNATION OF AUTHORITY TO USE ELECTRONIC SIGNATURE; AND DIRECTING THE CITY CLERK; AND PROVIDING AN EFFECTIVE DATE.**

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.

F. Resolution No. R25-2021 Greyhawk 12 Bond

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY GREYHAWK LAND COMPANY, LLC, FOR GREYHAWK SUBDIVISION NO. 12 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

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

**6. Public Hearings:**

A. Case No. 21-01-OA – Ordinance No. 2021-16 An Ordinance of the City Council of the City of Kuna: Jace Hellman, Planning & Zoning Director **ACTION ITEM**

- REPEALING SECTION 2 OF CHAPTER 4 OF TITLE 6 KUNA CITY CODE; AND
- AMENDING CHAPTER 4 OF TITLE 6 KUNA CITY CODE BY THE ADDITION OF A NEW SECTION 2 PROVIDING SUBDIVISION PUBLIC IMPROVEMENTS STANDARDS INCLUDING DEFINITIONS, STANDARDS FOR ACCESS, BIKE LANES, CURB AND GUTTER, FENCING, FIBER OPTIC CONDUIT, FINAL LOT GRADE, IRRIGATION SYSTEMS, IRRIGATION DITCHES, LANDSCAPE, OPEN SPACE AND PARK AREAS, PARKING LOTS, SANITARY SEWER, SCHOOL BUS STAGING AREA, SIDEWALK, STORMWATER DRAINAGE, STREETS AND ALLEYS, STREET LIGHTING, SURVEY MONUMENTS, TRAFFIC CALMING, UTILITIES AND WATER SUPPLY SYSTEM; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

*Consideration to waive three readings*

*Consideration to approve Ordinance*

*Consideration to approve summary publication*

**7. Business Items:**

A. 21-01-LS (Lot Split) Coffelt - Addison Coffelt requests to split an approximately 4.00-acre parcel into three new parcels. The subject site is located at 8800 S Linder Road, Meridian, ID 83642, within Section 12, Township 2 North, Range 1 West (APN: S1312325400). **ACTION ITEM**

B. 21-03-LLA (Lot Line Adjustment) 684 W Trini Street – Jessica Reid, Planning Services Specialist. Benjamin Thompson requests Lot Line Adjustment approval to adjust his property

line to encompass the approximately 2,134 SF he is purchasing from his neighbor located at 914 N Pilar Court. ACTION ITEM

- C. Consideration to approve Resolution No. R24-2021, Bobby Withrow, Parks/Facilities Director ACTION ITEM
- D. Upgrading the irrigation system at the City Farm for the City sewer lagoons. Greg McPherson, Council President ACTION ITEM

## **8. Ordinances:**

- A. Consideration to approve Ordinance No. 2021-15 ACTION ITEM

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

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

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

## **9. Executive Session: 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, June 15, 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 00:00:17)*

**COUNCIL MEMBERS PRESENT:**

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

**CITY STAFF PRESENT:**

Bill Gigray, City Attorney – In Person  
 Chris Engels, City Clerk – In Person  
 Jared Empey, City Treasurer – In Person  
 Nancy Stauffer, Human Resources Director – In Person  
 Paul Stevens, Public Works Director – Absent  
 Bobby Withrow, Parks Director – In Person  
 Mike Fratusco, Kuna Police Chief – In Person  
 Jace Hellman, P & Z Director – Via Zoom  
 Doug Hanson, Planner II – In Person  
 Troy Behunin, Planner III – In Person

**2. Invocation: None**

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

*(Timestamp 00:00:32)*

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

*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 June 1, 2021
- B. Accounts Payable Dated June 9, 2021 in the amount of \$438,372.85
- C. Case No. 21-07-FP Silver Trail No. 7 – Final Plat approval for Silver Trail No. 7. The project is approx. 10.45 acres with an R-6 (Medium Density Residential) zoning designation, and will consist of 30 single-family buildable lots and ten (10) common lots. The subject site is located approx. one-half mile East of the S Ten Mile Road and W Mason Creek Street intersection (APN: R1727750166); Section 11, Township 2 North, Range 1 West.
- D. Findings of Fact and Conclusions of Law for Case No. 21-01-CPF (Combo Plat) – Willa Fields Subdivision.
- E. Resolution No. R21-2021

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY PATAGONIA DEVELOPMENT, LLC, FOR PATAGONIA SUBDIVISION NO. 8 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, LANDSCAPING, AND FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

**Motion To:** Approve the Consent Agenda as published

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

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

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

**Voting No:** None

**Absent:** None

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

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

*(Timestamp 00:01:42)*

- A. Audit Report – Cassie Zattier, Bailey and Co.

Cassie Zattier from Bailey and Co provided a review of the audit and the overall report for Fiscal Year 2020. Ms. Zattier stood for questions.

## 6. **Public Hearings:**

*(Timestamp 00:12:37)*

- A. Case No. 21-01-AN (Annexation) Coffelt** - Addison Coffelt requests approval to annex approximately 4.00 acres into Kuna City limits with an R-2 (Low Density Residential) zoning district classification. The subject site is located at 8800 S Linder Road, Meridian, ID 83642, within Section 12, Township 2 North, Range 1 West (APN: S1312325400).

Planner Doug Hanson presented the application and stood for questions.

Addison Coffelt presented her application and stood for questions.

City Attorney Bill Gigray clarified to the Mayor if the change to the application regarding connecting to city water had any change on the decision to deny or accept the application.

Mr. Hanson responded with the clarification.

<http://kunacity.id.gov/DocumentCenter/View/7587/21-01-AN-Coffelt-CC-Staff-Packet-PDF>

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

*Potential Motions:*

*Consideration to either:*

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

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

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

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

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

**Motion To:** Approve 21-01-AN (Annexation) and close the public hearing.

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Recused:** None

**Absent:** None

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

*(Timestamp 00:18:32)*

- B. Case No. 20-07-AN (Annexation), 20-16-S (Pre Plat) – Arrowwood Heights Subdivision;** Applicant requests to annex approximately 53.13 acres into the City of Kuna and zone approximately (approx.) 33.71 acres as R-6 Medium Density Residential (MDR), 7.59 acres as R-8 MDR, and 9.79 acres as C-1 Neighborhood Commercial. Applicant proposes 203 total lots (177 buildable lots and 26 common lots). The C-1 parcel (9.79 ac.), will be subdivided and developed in the future by others. The subject site is adjacent to Kuna City limits on the north and is currently zoned RR (Rural Residential) in Ada County. The subject site is located at

7445 S. Ten Mile Road, Meridian, ID 83642, within Section 3, Township 2 North, Range 1 West; (APN: S1303417354).

Senior Planner Troy Behunin presented the application, provided staff recommendations for Council consideration and stood for questions.

Wendy...from JUB Engineers provided the details of the application

Tim, Hayden Homes, reviewed the application

Mayor Stear asked City Attorney Bill Gigray about the modifications and changes made to the application.

Mr. Gigray provided a response to Mayor Stear.

<http://kunacity.id.gov/DocumentCenter/View/7590/21-07-AN-Arrowwood-Height-CC-packet-PDF>

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

*Potential Motions:*

*Consideration to either:*

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

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

**Motion To:** Remand case number 20-07-AN and 20-16-S back to Planning and Zoning

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

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

## 7. **Business Items:**

*(Timestamp 00:52:50)*

- A. Consideration to approve Resolution No. R20-2021, Bill Gigray, City Attorney. **ACTION ITEM**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS AND PURPOSES;
- AUTHORIZING THE CITY PARKS AND RECREATION DIRECTOR, IN CONJUNCTION WITH THE CITY ATTORNEY, AND NECESSARY STAFF AND AGENTS OF THIS CITY TO EXERCISE THE CITY'S RIGHT OF EMINENT DOMAIN FOR ADDITIONAL REAL PROPERTY FOR USE BY THE CITY FOR PUBLIC BUILDINGS AND PUBLIC GROUNDS;
- AUTHORIZING ANY AND ALL NECESSARY ACTIONS RELATED THERETO; AND

- PROVIDING AN EFFECTIVE DATE.

Bill Gigray, City Attorney, provided an overview of the resolution.

**Motion To:** Approve Resolution No. R20-2021 and Resolution No. R22-2021

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

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

**Absent:** None

- B.** Consideration to approve Resolution No. R22-2021, Bill Gigray, City Attorney. **ACTION ITEM**

**Motion To:** Approve Resolution No. R20-2021 and Resolution No. R22-2021

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

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

**Absent:** None

- C.** FY 2022 Budget Workshop, Jared Empey, City Treasurer. **ACTION ITEM**  
(Timestamp 01:13:06)

Jared Empey, City Treasurer, reviewed the budget workshop with current and upcoming projects.

Council members expressed concerns and discussed the budget workshop.

## **8. Ordinances:**

(Timestamp 02:17:50)

- A.** Consideration to approve Ordinance No. 2021-14 **ACTION ITEM**

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

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

- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings  
Consideration to approve Ordinance*

**Motion To:** Waive three readings of Ordinance No. 2021-14

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

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

**Absent:** None

**Motion To:** Approve Ordinance No. 2021-14

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

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

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

**Voting No:** None

**Absent:** None

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

**9. Executive Session:** None

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

**11. Adjournment:** 824 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 07.06.2021*



City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 6/10/2021-6/30/2021

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 Jun 30, 2021 10:26AM

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>#ADANO#10, WEEKLY SERVICE, 5/24/21 - 6/20/21 - THE FARM PARK</u>	06/22/2021	214.32	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	6/21		
				Total 114-12103753:		214.32	.00					
1463	A COMPANY, INC.	114-12103754		<u>ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, #ADA188, WEEKLY SERVICE, 5/24/21 - 6/20/21 - ARBOR RIDGE PARK</u>	06/22/2021	214.32	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	6/21		
				Total 114-12103754:		214.32	.00					
1463	A COMPANY, INC.	114-12103755		<u>ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, #ADA392, BI-WEEKLY, 5/24/21 - 6/20/21 - SADIE CREEK PARK</u>	06/22/2021	172.96	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	6/21		
				Total 114-12103755:		172.96	.00					
1463	A COMPANY, INC.	114-12103756		<u>ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, #ADA412, WEEKLY SERVICE, 5/24/21 - 6/20/21 - NICHOLSON PARK</u>	06/22/2021	218.92	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	6/21		
				Total 114-12103756:		218.92	.00					
1463	A COMPANY, INC.	114-12103757		<u>ADA RESTROOM PORTABLE RESTROOM RENTAL, #ADA397, BI-WEEKLY, 5/24/21 - 6/20/21 - WINCHESTER PARK</u>	06/22/2021	172.96	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	6/21		
				Total 114-12103757:		172.96	.00					
1463	A COMPANY, INC.	114-12119990		<u>ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM, WEEKLY SERVICE, 6/25/21 - 7/22/21 - BUTLER PARK</u>	06/28/2021	212.57	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	6/21		

City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 6/10/2021-6/30/2021

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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 114-12119990:						212.57	.00					
Total A COMPANY, INC.:						1,860.72	.00					
<b>ADA COUNTY HIGHWAY DISTRICT (RENT)</b>												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16640		<u>SHOP RENT FOR JULY 2021- PARKS</u>	06/15/2021	148.50	.00	01-6211 RENT- BUILDINGS & LAND	1004	6/21		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16640		<u>SHOP RENT FOR JULY 2021- WATER</u>	06/15/2021	126.00	.00	20-6211 RENT- BUILDINGS & LAND	0	6/21		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16640		<u>SHOP RENT FOR JULY 2021- SEWER</u>	06/15/2021	121.50	.00	21-6211 RENT - BUILDINGS & LAND	0	6/21		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16640		<u>SHOP RENT FOR JULY 2021-PI</u>	06/15/2021	54.00	.00	25-6211 RENT - BUILDINGS & LAND	0	6/21		
Total 16640:						450.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
<b>ADA COUNTY PROSECUTING ATTORNE</b>												
176	ADA COUNTY PROSECUTING ATTORNE	06252021ACP		<u>PROSECUTORIAL SERVICES FOR JULY 2021</u>	06/25/2021	4,500.00	.00	01-6203 PROSECUTORIAL SERVICES	0	6/21		
Total 06252021ACP:						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	085079		<u>SHERIFF SERVICE CONTRACT FOR JUNE 2021</u>	06/02/2021	213,244.00	.00	01-6000 LAW ENFORCEMENT SERVICES	0	6/21		
Total 085079:						213,244.00	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						213,244.00	.00					

City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 6/10/2021-6/30/2021

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>ADVANCED COMMUNICATIONS, INC.</b>												
1566	ADVANCED COMMUNICATIONS, INC.	29635		<u>QUARTERLY MAINTENANCE CHARGES 04/01/21-06/30/2021-ADMIN</u>	06/01/2021	94.08	.00	01-6255 TELEPHONE	0	6/21		
1566	ADVANCED COMMUNICATIONS, INC.	29635		<u>QUARTERLY MAINTENANCE CHARGES 04/01/21-06/30/2021-WATER</u>	06/01/2021	87.36	.00	20-6255 TELEPHONE EXPENSE	0	6/21		
1566	ADVANCED COMMUNICATIONS, INC.	29635		<u>QUARTERLY MAINTENANCE CHARGES 04/01/21-06/30/2021-SEWER</u>	06/01/2021	87.36	.00	21-6255 TELEPHONE EXPENSE	0	6/21		
1566	ADVANCED COMMUNICATIONS, INC.	29635		<u>QUARTERLY MAINTENANCE CHARGES 04/01/21-06/30/2021-PI</u>	06/01/2021	33.60	.00	25-6255 TELEPHONE EXPENSE	0	6/21		
1566	ADVANCED COMMUNICATIONS, INC.	29635		<u>QUARTERLY MAINTENANCE CHARGES 04/01/21-06/30/2021-P&amp;Z</u>	06/01/2021	33.60	.00	01-6255 TELEPHONE	1003	6/21		
Total 29635:						336.00	.00					
Total ADVANCED COMMUNICATIONS, INC.:						336.00	.00					
<b>AKK INVESTMENTS LLC</b>												
2074	AKK INVESTMENTS LLC	167	11591	<u>NOTICE LABELS, J. COULTER, MAY'21 - BUILDING INSPECTION</u>	05/13/2021	261.35	.00	01-6165 OFFICE SUPPLIES	1005	6/21		
Total 167:						261.35	.00					
Total AKK INVESTMENTS LLC:						261.35	.00					
<b>ALLIANCE MEDICAL GROUP LLC</b>												
2072	ALLIANCE MEDICAL GROUP LLC	8773-061421		<u>NEW EMPLOYEE DRUG SCREEN, B BARROSO, CLAIM #4837734, MAY'21 - P &amp; Z</u>	05/07/2021	6.25	.00	01-6202 PROFESSIONAL SERVICES	1003	6/21		
2072	ALLIANCE MEDICAL GROUP LLC	8773-061421		<u>NEW EMPLOYEE DRUG SCREEN, B BARROSO, CLAIM #4837734, MAY'21 - WATER</u>	05/07/2021	8.75	.00	20-6202 PROFESSIONAL SERVICES	0	6/21		

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
2072	ALLIANCE MEDICAL GROUP LLC	8773-061421		<u>NEW EMPLOYEE DRUG SCREEN, B BARROSO, CLAIM #4837734, MAY'21 - SEWER</u>	05/07/2021	8.75	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	6/21		
2072	ALLIANCE MEDICAL GROUP LLC	8773-061421		<u>NEW EMPLOYEE DRUG SCREEN, B BARROSO, CLAIM #4837734, MAY'21 - PI</u>	05/07/2021	1.25	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	6/21		
2072	ALLIANCE MEDICAL GROUP LLC	8773-061421		<u>NEW EMPLOYEE DRUG SCREEN, R. SCHMIDT, CLAIM #4837732, MAY'21 - SEWER</u>	05/07/2021	25.00	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	6/21		
Total 8773-061421:						50.00	.00					
Total ALLIANCE MEDICAL GROUP LLC:						50.00	.00					
<b>ALLSTREAM BUSINESS US, INC</b>												
1411	ALLSTREAM BUSINESS US, INC	17521160		<u>TELEPHONE, DATA &amp; NETWORK SERVICES, 06/01- 06/30/2021-ADMIN</u>	06/01/2021	336.95	336.95	<u>01-6255 TELEPHONE</u>	0	6/21	06/11/2021	
1411	ALLSTREAM BUSINESS US, INC	17521160		<u>TELEPHONE, DATA &amp; NETWORK SERVICES, 06/01- 06/30/2021-P&amp;Z</u>	06/01/2021	120.33	120.33	<u>01-6255 TELEPHONE</u>	1003	6/21	06/11/2021	
1411	ALLSTREAM BUSINESS US, INC	17521160		<u>TELEPHONE, DATA &amp; NETWORK SERVICES, 06/01- 06/30/2021-WATER</u>	06/01/2021	312.88	312.88	<u>20-6255 TELEPHONE EXPENSE</u>	0	6/21	06/11/2021	
1411	ALLSTREAM BUSINESS US, INC	17521160		<u>TELEPHONE, DATA &amp; NETWORK SERVICES, 06/01- 06/30/2021-SEWER</u>	06/01/2021	312.88	312.88	<u>21-6255 TELEPHONE EXPENSE</u>	0	6/21	06/11/2021	
1411	ALLSTREAM BUSINESS US, INC	17521160		<u>TELEPHONE, DATA &amp; NETWORK SERVICES, 06/01- 06/30/2021-PI</u>	06/01/2021	120.33	120.33	<u>25-6255 TELEPHONE EXPENSE</u>	0	6/21	06/11/2021	
Total 17521160:						1,203.37	1,203.37					
Total ALLSTREAM BUSINESS US, INC:						1,203.37	1,203.37					
<b>ALPHA HOME PEST CONTROL, LLC</b>												
1804	ALPHA HOME PEST CONTROL, LLC	74820		<u>QUARTERLY PEST CONTROL TREATMENT PLANT, JUN. '21- WATER</u>	06/15/2021	46.20	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	6/21		

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1804	ALPHA HOME PEST CONTROL, LLC	74820		<u>QUARTERLY PEST CONTROL TREATMENT PLANT, JUN. '21-SEWER</u>	06/15/2021	46.20	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	6/21		
1804	ALPHA HOME PEST CONTROL, LLC	74820		<u>QUARTERLY PEST CONTROL TREATMENT PLANT, JUN. '21-PI</u>	06/15/2021	17.60	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	6/21		
Total 74820:						110.00	.00					
1804	ALPHA HOME PEST CONTROL, LLC	74833		<u>QUARTERLY PEST CONTROL-JUNE. '21-PARKS</u>	06/15/2021	95.00	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	6/21		
Total 74833:						95.00	.00					
1804	ALPHA HOME PEST CONTROL, LLC	74842		<u>QUARTERLY PEST CONTROL FOR CITY HALL, JUN. '21-ADMIN</u>	06/15/2021	26.60	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	0	6/21		
1804	ALPHA HOME PEST CONTROL, LLC	74842		<u>QUARTERLY PEST CONTROL FOR CITY HALL, JUN. '21-WATER</u>	06/15/2021	24.70	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	6/21		
1804	ALPHA HOME PEST CONTROL, LLC	74842		<u>QUARTERLY PEST CONTROL FOR CITY HALL, JUN. '21-SEWER</u>	06/15/2021	24.70	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	6/21		
1804	ALPHA HOME PEST CONTROL, LLC	74842		<u>QUARTERLY PEST CONTROL FOR CITY HALL, JUN. '21-PI</u>	06/15/2021	9.50	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	6/21		
1804	ALPHA HOME PEST CONTROL, LLC	74842		<u>QUARTERLY PEST CONTROL FOR CITY HALL, JUN. '21-P&amp;Z</u>	06/15/2021	9.50	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1003	6/21		
Total 74842:						95.00	.00					
Total ALPHA HOME PEST CONTROL, LLC:						300.00	.00					
<b>AUTOZONE, INC.</b>												
1606	AUTOZONE, INC.	4126400479	11794	<u>6 PACK BLUE SHOP TOWELS, M. NADEAU, JUNE'21</u>	06/10/2021	26.38	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	6/21		

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Total 4126400479:						26.38	.00					
Total AUTOZONE, INC.:						26.38	.00					
<b>B.A. FISCHER SALES CO., INC.</b>												
1651	B.A. FISCHER SALES CO., INC.	0174121-IN	11853	<u>6 EA GASKETS FOR PUMPS, M. NADEAU, JUN. '21</u>	06/24/2021	52.92	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/21		
Total 0174121-IN:						52.92	.00					
Total B.A. FISCHER SALES CO., INC.:						52.92	.00					
<b>BOBBY WITHROW</b>												
735	BOBBY WITHROW	06082021BW		<u>REIMBURSEMENT, ECON VILLAGE SUPPLIES, B.WITHROW, JUN. '21</u>	06/08/2021	2,035.55	2,035.55	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1250	6/21	06/11/2021	
Total 06082021BW:						2,035.55	2,035.55					
Total BOBBY WITHROW:						2,035.55	2,035.55					
<b>BOISE RIGGING SUPPLY</b>												
246	BOISE RIGGING SUPPLY	105677	11799	<u>NEW WINCH CABLE FOR 550. R. DAVILA, JUN. '21</u>	06/10/2021	507.92	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/21		
Total 105677:						507.92	.00					
Total BOISE RIGGING SUPPLY:						507.92	.00					
<b>BOISE RIVER DOOR &amp; GLASS INC</b>												
2092	BOISE RIVER DOOR & GLASS INC	10388		<u>ADA DOOR OPENERS AT CITY HALL, B. WITHROW, JUN. '21</u>	06/23/2021	4,995.00	.00	<u>01-6045 CONTINGENCY</u>	1254	6/21		
Total 10388:						4,995.00	.00					

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Total BOISE RIVER DOOR & GLASS INC:						4,995.00	.00					
<b>BUYWYZ LLC</b>												
1795	BUYWYZ LLC	168800	11780	<u>1 PK FACIAL TISSUE, FOR CITY HALL, C. MERRITT, JUNE'21 - ADMIN</u>	06/11/2021	5.05	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	6/21		
1795	BUYWYZ LLC	168800	11780	<u>1 PK FACIAL TISSUE, FOR CITY HALL, C. MERRITT, JUNE'21 - WATER</u>	06/11/2021	3.45	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	6/21		
1795	BUYWYZ LLC	168800	11780	<u>1 PK FACIAL TISSUE, FOR CITY HALL, C. MERRITT, JUNE'21 - SEWER</u>	06/11/2021	3.45	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	6/21		
1795	BUYWYZ LLC	168800	11780	<u>1 PK FACIAL TISSUE, FOR CITY HALL, C. MERRITT, JUNE'21 - PI</u>	06/11/2021	1.33	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	6/21		
1795	BUYWYZ LLC	168800	11780	<u>1 PK ADHESIVE NOTES, FOR TREATMENT PLANT, D. CROSSLEY, JUNE'21 - WATER</u>	06/11/2021	2.94	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	6/21		
1795	BUYWYZ LLC	168800	11780	<u>1 PK ADHESIVE NOTES, FOR TREATMENT PLANT, D. CROSSLEY, JUNE'21 - SEWER</u>	06/11/2021	2.94	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	6/21		
1795	BUYWYZ LLC	168800	11780	<u>1 PK ADHESIVE NOTES, FOR TREATMENT PLANT, D. CROSSLEY, JUNE'21 - PI</u>	06/11/2021	1.11	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	6/21		
1795	BUYWYZ LLC	168800	11780	<u>2 EA CASES OF PAPER, FOR P&amp;Z, C. MERRITT, JUNE'21 - P&amp;Z</u>	06/11/2021	100.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	6/21		
Total 168800:						120.27	.00					
1795	BUYWYZ LLC	169043	11815	<u>TRASH CAN LINERS, CITY HALL, JUN.'21 - ADMIN</u>	06/18/2021	10.16	.00	<u>01-6025 JANITORIAL</u>	0	6/21		
1795	BUYWYZ LLC	169043		<u>TRASH CAN LINERS, CITY HALL, JUN.'21 - WATER</u>	06/18/2021	6.95	.00	<u>20-6025 JANITORIAL</u>	0	6/21		
1795	BUYWYZ LLC	169043		<u>TRASH CAN LINERS, CITY HALL, JUN.'21 - SEWER</u>	06/18/2021	6.95	.00	<u>21-6025 JANITORIAL</u>	0	6/21		

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1795	BUYWYZ LLC	169043		<u>TRASH CAN LINERS, CITY HALL, JUN.'21 - P.I</u>	06/18/2021	2.67	.00	<u>25-6025 JANITORIAL</u>	0	6/21		
1795	BUYWYZ LLC	169043		<u>FILE FOLDERS, PRINTER PAPER, AND 3-HOLE PUNCH, CITY HALL, JUN.'21 - ADMIN</u>	06/18/2021	43.28	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	6/21		
1795	BUYWYZ LLC	169043		<u>FILE FOLDERS, PRINTER PAPER, AND 3-HOLE PUNCH, CITY HALL, JUN.'21 - WATER</u>	06/18/2021	29.61	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	6/21		
1795	BUYWYZ LLC	169043		<u>FILE FOLDERS, PRINTER PAPER, AND 3-HOLE PUNCH, CITY HALL, JUN.'21 - SEWER</u>	06/18/2021	29.61	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	6/21		
1795	BUYWYZ LLC	169043		<u>FILE FOLDERS, PRINTER PAPER, AND 3-HOLE PUNCH, CITY HALL, JUN.'21 - P.I</u>	06/18/2021	11.40	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	6/21		
Total 169043:						140.63	.00					
1795	BUYWYZ LLC	169047	11816	<u>1 PK CLIP ADAPTER, 1 BOX BADGE HOLDER, FOR CLERKS OFFICE, JUNE'21 - ADMIN</u>	06/18/2021	9.53	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	6/21		
1795	BUYWYZ LLC	169047	11816	<u>1 PK CLIP ADAPTER, 1 BOX BADGE HOLDER, FOR CLERKS OFFICE, JUNE'21 - WATER</u>	06/18/2021	6.52	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	6/21		
1795	BUYWYZ LLC	169047	11816	<u>1 PK CLIP ADAPTER, 1 BOX BADGE HOLDER, FOR CLERKS OFFICE, JUNE'21 - SEWER</u>	06/18/2021	6.52	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	6/21		
1795	BUYWYZ LLC	169047	11816	<u>1 PK CLIP ADAPTER, 1 BOX BADGE HOLDER, FOR CLERKS OFFICE, JUNE'21 - P.I</u>	06/18/2021	2.52	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	6/21		
Total 169047:						25.09	.00					
1795	BUYWYZ LLC	169316	11854	<u>1 EA PK LAMINATING POUCHES, 1 EA BOX LAMINATING POUCHES, FOR PARKS, C. MERRITT, JUNE'21 - PARKS</u>	06/25/2021	74.63	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	6/21		



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				<u>06/07-07/06/2021-SEWER</u>	06/07/2021	13.90	13.90	<u>21-6255 TELEPHONE EXPENSE</u>	0	6/21	06/25/2021	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 06/07 -07/06/2021-PI</u>	06/07/2021	5.34	5.34	<u>25-6255 TELEPHONE EXPENSE</u>	0	6/21	06/25/2021	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 06/07 -07/06/2021-P&amp;Z</u>	06/07/2021	5.34	5.34	<u>01-6255 TELEPHONE</u>	1003	6/21	06/25/2021	
Total 2089229179548B06072021:						53.45	53.45					
62	CENTURYLINK	208922932280		<u>INTERNET SERVICES AT SHOP 05/25-06/24/2021-PARKS</u>	05/25/2021	100.58	100.58	<u>01-6255 TELEPHONE</u>	1004	6/21	06/11/2021	
Total 2089229322801B05252021:						100.58	100.58					
Total CENTURYLINK:						208.07	208.07					
<b>CITY OF BOISE</b>												
571	CITY OF BOISE	436		<u>APRIL-JUNE 2021 CONTRIBUTION FOR ALLUMBAUGH HOUSE</u>	06/04/2021	3,316.33	.00	<u>01-6070 DONATIONS EXPENSE</u>	0	6/21		
Total 436:						3,316.33	.00					
Total CITY OF BOISE:						3,316.33	.00					
<b>CLEARY BUILDING CORP</b>												
2091	CLEARY BUILDING CORP	06252021CBC		<u>PUBLIC WORKS STORAGE BUILDING, 20% DEPOSIT, JUN. '21-WATER</u>	06/25/2021	12,474.84	12,474.84	<u>20-1800 DEPOSITS</u>	0	6/21	06/25/2021	
2091	CLEARY BUILDING CORP	06252021CBC		<u>PUBLIC WORKS STORAGE BUILDING, 20% DEPOSIT, JUN. '21-SEWER</u>	06/25/2021	12,474.84	12,474.84	<u>21-1800 DEPOSITS</u>	0	6/21	06/25/2021	
2091	CLEARY BUILDING CORP	06252021CBC		<u>PUBLIC WORKS STORAGE BUILDING, 20% DEPOSIT, JUN. '21-PI</u>	06/25/2021	4,752.32	4,752.32	<u>25-1800 DEPOSITS</u>	0	6/21	06/25/2021	

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Total 06252021CBC:						29,702.00	29,702.00					
Total CLEARY BUILDING CORP:						29,702.00	29,702.00					
<b>CORE &amp; MAIN LP</b>												
63	CORE & MAIN LP	0323718	11727	<u>SOFTWARE AND TRAINING FOR NEPTUNE 360, D. CROSSLEY, JUN.'21</u>	06/09/2021	1,500.00	.00	<u>20-6166 PP&amp;E PURCHASES OPERATIONS</u>	1244	6/21		
Total 0323718:						1,500.00	.00					
63	CORE & MAIN LP	P072986	11833	<u>100 METERS AND 200 GASKETS, B.BURR, JUN.'21</u>	06/18/2021	31,244.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	6/21		
Total P072986:						31,244.00	.00					
Total CORE & MAIN LP:						32,744.00	.00					
<b>CUSTOM ELECTRIC, INC.</b>												
147	CUSTOM ELECTRIC, INC.	8680	11753	<u>TROUBLESHOOT IRRIGATION VFD SPALSH PAD, RELAYS FOR SPLASH CONTROL PAD, B. WITHROW, JUNE'21</u>	06/03/2021	292.50	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	6/21		
Total 8680:						292.50	.00					
147	CUSTOM ELECTRIC, INC.	8692	11837	<u>TROUBLESHOOT KUNA NORTH PLANT HEADWORKS EXHAUST FAN, T.FLEMING, JUN.'21</u>	06/17/2021	85.00	.00	<u>21-6090 FARM EXPENDITURES</u>	0	6/21		
147	CUSTOM ELECTRIC, INC.	8692	11837	<u>HIM FOR VFD, PLANT, T.FLEMING, JUN.'21</u>	06/17/2021	215.00	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	6/21		
Total 8692:						300.00	.00					
147	CUSTOM ELECTRIC, INC.	8693	11825	<u>TROUBLESHOOT ARDELL PI STATION, D. CROSSLEY, JUN.'21</u>	06/17/2021	170.00	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	6/21		

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Total 8693:						170.00	.00					
147	CUSTOM ELECTRIC, INC.	8694		<u>TROUBLESHOOT &amp; RESET OVERLOADS ON THE LAGOONS EFFLUENT PUMP. T. SHAFFER, JUN. '21</u>	06/17/2021	127.50	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	6/21		
Total 8694:						127.50	.00					
147	CUSTOM ELECTRIC, INC.	8699	11855	<u>TROUBLESHOOTING AT SPLASH PAD, J. MORFIN, JUNE'21 - PARKS</u>	06/23/2021	170.00	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	6/21		
Total 8699:						170.00	.00					
147	CUSTOM ELECTRIC, INC.	8702	11867	<u>TROUBLESHOOTING AND PROGRAMMING AT DANSKIN WELL HOUSE, D. CROSSLEY, JUNE'21</u>	06/25/2021	170.00	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	6/21		
Total 8702:						170.00	.00					
Total CUSTOM ELECTRIC, INC.:						1,230.00	.00					
<b>D &amp; B SUPPLY</b>												
75	D & B SUPPLY	52425	11848	<u>CASE OF NAILS FOR THE ECON VILLAGE, J. MORFIN, JUN.'21</u>	06/22/2021	39.99	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1250	6/21		
Total 52425:						39.99	.00					
75	D & B SUPPLY	86379	11786	<u>FISHING SUPPLIES FOR RANGERS &amp; HEADLAMPS FOR MOVIES, J. MORFIN, JUN. '21</u>	06/10/2021	90.71	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1086	6/21		
Total 86379:						90.71	.00					

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75	D & B SUPPLY	86401	11771	<u>EDGER BLADE REPLACEMENT, M. MEADE, JUNE '21</u>	06/08/2021	7.98	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	6/21		
Total 86401:						7.98	.00					
75	D & B SUPPLY	88258	11851	<u>DRILL BIT SET, B. GILLOGY, JUNE'21</u>	06/23/2021	29.99	.00	<u>01-6175 SMALL TOOLS</u>	1004	6/21		
Total 88258:						29.99	.00					
75	D & B SUPPLY	93630	11813	<u>RANGER FISHING SUPPLIES, J. MORFIN, JUN. '21</u>	06/16/2021	66.25	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1086	6/21		
Total 93630:						66.25	.00					
75	D & B SUPPLY	95893	11879	<u>TRIMMER LINE &amp; TRIMMER HEADS.M. MEADE,JUN. '21</u>	06/29/2021	89.96	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	6/21		
Total 95893:						89.96	.00					
75	D & B SUPPLY	95915	11880	<u>LIGHT ADAPTERS, TRAILER LOCK, 2 STINGERS WITH HITCHES, N. STANLEY, JUN. '21</u>	06/29/2021	95.76	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1126	6/21		
Total 95915:						95.76	.00					
Total D & B SUPPLY:						420.64	.00					
<b>DUBOIS CHEMICALS INC</b>												
512	DUBOIS CHEMICALS INC	IN-2133932	11801	<u>TOTE OF CHLORINE, D. CROSSELY, JUN. '21</u>	06/14/2021	751.06	.00	<u>20-6151 M &amp; R - PROCESS CHEMICALS</u>	0	6/21		
Total IN-2133932:						751.06	.00					

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Total DUBOIS CHEMICALS INC:						751.06	.00					
<b>EARTH ENERGY INC</b>												
2089	EARTH ENERGY INC	21-115.1		<u>NEW PI SERVICE FOR KUNA KAVE KIDS DAYCARE, 763 W AVALON, C. DEYOUNG, JUN. '21</u>	06/08/2021	4,283.00	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	6/21		
Total 21-115.1:						4,283.00	.00					
Total EARTH ENERGY INC:						4,283.00	.00					
<b>FILTRATION TECHNOLOGY</b>												
108	FILTRATION TECHNOLOGY	S8069	11812	<u>15 EA 30 GALLON BARRELLS CARUS AQUA MAG, J.COX, JUN. '21</u>	06/15/2021	6,930.00	.00	<u>20-6151 M &amp; R - PROCESS CHEMICALS</u>	0	6/21		
Total S8069:						6,930.00	.00					
Total FILTRATION TECHNOLOGY:						6,930.00	.00					
<b>GLOBAL EQUIPMENT COMPANY INC</b>												
1963	GLOBAL EQUIPMENT COMPANY INC	117774008	11783	<u>AIR VENT DIVERTERS, J. MORFIN, JUN. '21-ADMIN</u>	06/10/2021	56.20	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	0	6/21		
1963	GLOBAL EQUIPMENT COMPANY INC	117774008	11783	<u>AIR VENT DIVERTERS, J. MORFIN, JUN. '21-WATER</u>	06/10/2021	38.46	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	6/21		
1963	GLOBAL EQUIPMENT COMPANY INC	117774008	11783	<u>AIR VENT DIVERTERS, J. MORFIN, JUN. '21-SEWER</u>	06/10/2021	38.46	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	6/21		
1963	GLOBAL EQUIPMENT COMPANY INC	117774008	11783	<u>AIR VENT DIVERTERS, J. MORFIN, JUN. '21-PI</u>	06/10/2021	14.77	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	6/21		
Total 117774008:						147.89	.00					
Total GLOBAL EQUIPMENT COMPANY INC:						147.89	.00					
<b>HACH COMPANY</b>												
157	HACH COMPANY	12501888	11758	<u>REPLACEMENT CONTROL MODULES FOR BIOTRAIN, T. SHAFFER, JUN. '21</u>	06/15/2021	6,346.28	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	6/21		

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Total 12501888:						6,346.28	.00					
Total HACH COMPANY:						6,346.28	.00					
<b>HOLLADAY ENGINEERING CO</b>												
1990	HOLLADAY ENGINEERING CO	46262		<u>CRIMSON POINT LIFT STATION EVALUATION KU21-0327. C. OSWALD. JUN. '21</u>	06/23/2021	940.00	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	6/21		
Total 46262:						940.00	.00					
Total HOLLADAY ENGINEERING CO:						940.00	.00					
<b>IDAHO POWER CO</b>												
38	IDAHO POWER CO	05282021IP		<u>ELECTRIC SERVICE 04/15- 05/14/2021-STREET LIGHTS</u>	05/28/2021	1,526.98	1,526.98	<u>01-6290 UTILITIES</u>	1002	6/21	06/11/2021	
Total 05282021IP:						1,526.98	1,526.98					
38	IDAHO POWER CO	06172021IP		<u>ELECTRIC SERVICE 05/18- 06/15/2021-ADMIN</u>	06/17/2021	296.69	296.69	<u>01-6290 UTILITIES</u>	0	6/21	06/25/2021	
38	IDAHO POWER CO	06172021IP		<u>ELECTRIC SERVICE 05/18- 06/15/2021-SENIOR CENTER</u>	06/17/2021	282.06	282.06	<u>01-6290 UTILITIES</u>	1001	6/21	06/25/2021	
38	IDAHO POWER CO	06172021IP		<u>ELECTRIC SERVICE 05/18- 06/15/2021-STREET LIGHTS</u>	06/17/2021	5,884.08	5,884.08	<u>01-6290 UTILITIES</u>	1002	6/21	06/25/2021	
38	IDAHO POWER CO	06172021IP		<u>ELECTRIC SERVICE 05/18- 06/15/2021-PARKS</u>	06/17/2021	1,034.03	1,034.03	<u>01-6290 UTILITIES</u>	1004	6/21	06/25/2021	
38	IDAHO POWER CO	06172021IP		<u>ELECTRIC SERVICE 05/18- 06/15/2021-WATER</u>	06/17/2021	197.90	197.90	<u>20-6290 UTILITIES EXPENSE</u>	0	6/21	06/25/2021	
38	IDAHO POWER CO	06172021IP		<u>ELECTRIC SERVICE 05/18- 06/15/2021-SEWER</u>	06/17/2021	234.01	234.01	<u>21-6290 UTILITIES EXPENSE</u>	0	6/21	06/25/2021	
38	IDAHO POWER CO	06172021IP		<u>ELECTRIC SERVICE 05/18- 06/15/2021-LAGOONS</u>	06/17/2021	8,323.49	8,323.49	<u>21-6090 FARM EXPENDITURES</u>	0	6/21	06/25/2021	
38	IDAHO POWER CO	06172021IP		<u>ELECTRIC SERVICE 05/18- 06/15/2021-PI</u>	06/17/2021	69.80	69.80	<u>25-6290 UTILITIES EXPENSE</u>	0	6/21	06/25/2021	

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Total 06172021IP:						16,322.06	16,322.06					
Total IDAHO POWER CO:						17,849.04	17,849.04					
<b>IDAHO POWER COMPANY (FIBER OPTIC)</b>												
1867	IDAHO POWER COMPANY (FIBER OPTIC)	CK-D42-43		<u>VIOLATION INSPECTION, VIOLATION IMAGE/PHOTO, CALIBRATED IMAGE/PHOTO, PER DIEM MEALS, LODGING, MILEAGE, JUN. '21-WATER</u>	06/17/2021	110.69	110.69	<u>20-6150 M &amp; R - SYSTEM</u>	0	6/21	06/25/2021	
1867	IDAHO POWER COMPANY (FIBER OPTIC)	CK-D42-43		<u>VIOLATION INSPECTION, VIOLATION IMAGE/PHOTO, CALIBRATED IMAGE/PHOTO, PER DIEM MEALS, LODGING, MILEAGE, JUN. '21-SEWER</u>	06/17/2021	110.69	110.69	<u>21-6150 M &amp; R - SYSTEM</u>	0	6/21	06/25/2021	
1867	IDAHO POWER COMPANY (FIBER OPTIC)	CK-D42-43		<u>VIOLATION INSPECTION, VIOLATION IMAGE/PHOTO, CALIBRATED IMAGE/PHOTO, PER DIEM MEALS, LODGING, MILEAGE, JUN. '21-PI</u>	06/17/2021	42.16	42.16	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	6/21	06/25/2021	
Total CK-D42-43:						263.54	263.54					
Total IDAHO POWER COMPANY (FIBER OPTIC):						263.54	263.54					
<b>IDAHO PRESS TRIBUNE, LLC</b>												
1802	IDAHO PRESS TRIBUNE, LLC	10516	11719	<u>AD# 105851 LEGAL PUBLIC NOTICE, CIRCINAE VALLEY SUBDIVISION, CASE NO 21-01- ZC &amp;21-01-S J. REID, MAY. '21</u>	06/02/2021	50.14	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	6/21		
Total 10516:						50.14	.00					
1802	IDAHO PRESS TRIBUNE, LLC	10517	11720	<u>AD# 105862, LEGAL PUBLIC NOTICE, 273 E SCREECH OWL, CASE NO. 21-01-SUP, J. REID, MAY'21</u>	06/02/2021	42.00	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	6/21		
Total 10517:						42.00	.00					

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1802	IDAHO PRESS TRIBUNE, LLC	10639	11725	<u>AD# 107681, LEGAL PUBLICATIONS, ORDINANCE 2021-07, N. STANLEY, MAY, '21</u>	06/09/2021	618.96	.00	01-6125 LEGAL PUBLICATIONS	0	6/21		
Total 10639:						618.96	.00					
1802	IDAHO PRESS TRIBUNE, LLC	10640	11725	<u>AD# 107712, LEGAL PUBLICATIONS, ORDINANCE 2021-08, N. STANLEY, MAY, '21</u>	06/09/2021	470.18	.00	01-6125 LEGAL PUBLICATIONS	0	6/21		
Total 10640:						470.18	.00					
1802	IDAHO PRESS TRIBUNE, LLC	10641	11725	<u>AD# 108045, LEGAL PUBLICATIONS, ORDINANCE 2021-09, N. STANLEY, MAY, '21</u>	06/09/2021	470.18	.00	01-6125 LEGAL PUBLICATIONS	0	6/21		
Total 10641:						470.18	.00					
1802	IDAHO PRESS TRIBUNE, LLC	10642	11725	<u>AD# 108050, LEGAL PUBLICATIONS, ORDINANCE 2021-10, N. STANLEY, MAY, '21</u>	06/09/2021	406.34	.00	01-6125 LEGAL PUBLICATIONS	0	6/21		
Total 10642:						406.34	.00					
1802	IDAHO PRESS TRIBUNE, LLC	10643	11725	<u>AD# 108060, LEGAL PUBLICATIONS, ORDINANCE 2021-11 N. STANLEY, MAY, '21</u>	06/09/2021	446.24	.00	01-6125 LEGAL PUBLICATIONS	0	6/21		
Total 10643:						446.24	.00					
1802	IDAHO PRESS TRIBUNE, LLC	10989	11761	<u>AD# 108848, LEGAL PUBLIC NOTICE, 21-01-0A, J.REID, JUN, '21</u>	06/23/2021	172.76	.00	01-6125 LEGAL PUBLICATIONS	1003	6/21		
Total 10989:						172.76	.00					
Total IDAHO PRESS TRIBUNE, LLC:						2,676.80	.00					

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<b>IDAHO STATE INSURANCE FUND</b>												
88	IDAHO STATE INSURANCE FUND	25109414		<u>WORKERS COMPENSATION INSURANCE, ADJUSTMENT, PAYROLL REPORT PREMIUM, 10/1/2020-4/1/2021 - ADMIN</u>	06/10/2021	138.15	138.15	01-5850 <u>WORKERS' COMPENSATION INS.</u>	0	6/21	06/17/2021	
88	IDAHO STATE INSURANCE FUND	25109414		<u>WORKERS COMPENSATION INSURANCE, ADJUSTMENT, PAYROLL REPORT PREMIUM, 10/1/2020-4/1/2021 - WATER</u>	06/10/2021	76.75	76.75	20-5850 <u>WORKERS' COMPENSATION INS.</u>	0	6/21	06/17/2021	
88	IDAHO STATE INSURANCE FUND	25109414		<u>WORKERS COMPENSATION INSURANCE, ADJUSTMENT, PAYROLL REPORT PREMIUM, 10/1/2020-4/1/2021 - SEWER</u>	06/10/2021	76.75	76.75	21-5850 <u>WORKERS' COMPENSATION INS.</u>	0	6/21	06/17/2021	
88	IDAHO STATE INSURANCE FUND	25109414		<u>WORKERS COMPENSATION INSURANCE, ADJUSTMENT, PAYROLL REPORT PREMIUM, 10/1/2020-4/1/2021 - P.I</u>	06/10/2021	15.35	15.35	25-5850 <u>WORKERS' COMPENSATION INS.</u>	0	6/21	06/17/2021	
Total 25109414:						307.00	307.00					
Total IDAHO STATE INSURANCE FUND:						307.00	307.00					
<b>IDAHO TOOL &amp; EQUIPMENT, INC.</b>												
1667	IDAHO TOOL & EQUIPMENT, INC.	2106-002145	11790	<u>STEEL FISH TAPE, FAST CHARGER, NUT SPLITTER, D. CROSSLEY, JUN. '21-WATER</u>	06/10/2021	364.69	.00	20-6175 <u>SMALL TOOLS</u>	0	6/21		
1667	IDAHO TOOL & EQUIPMENT, INC.	2106-002145	11790	<u>STEEL FISH TAPE, FAST CHARGER, NUT SPLITTER, D. CROSSLEY, JUN. '21</u>	06/10/2021	91.17	.00	25-6175 <u>SMALL TOOLS</u>	0	6/21		
1667	IDAHO TOOL & EQUIPMENT, INC.	2106-002145	11790	<u>VALVE CORE REMOVER, METAL HOLE SAW, HOLE SAW ARBOR, HEEL, JAW &amp; PIN ASSEMBLY FOR WRENCH 24, D. CROSSLEY, JUN. '21</u>	06/10/2021	72.39	.00	21-6175 <u>SMALL TOOLS</u>	0	6/21		
Total 2106-002145:						528.25	.00					
Total IDAHO TOOL & EQUIPMENT, INC.:						528.25	.00					

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<b>INTERMOUNTAIN GAS CO</b>												
37	INTERMOUNTAIN GAS CO	482135196052		<u>NATURAL GAS CONSUMPTION AT SENIOR CENTER, 04/27- 05/26/2021</u>	05/27/2021	90.27	90.27	<u>01-6290 UTILITIES</u>	1001	6/21	06/11/2021	
Total 48213519605272021:						90.27	90.27					
37	INTERMOUNTAIN GAS CO	482195000062		<u>NATURAL GAS CONSUMPTION AT WASTEWATER TREATMENT PLANT, 05/04-06/04/2021- WATER</u>	06/07/2021	78.49	78.49	<u>20-6290 UTILITIES EXPENSE</u>	0	6/21	06/11/2021	
37	INTERMOUNTAIN GAS CO	482195000062		<u>NATURAL GAS CONSUMPTION AT WASTEWATER TREATMENT PLANT, 05/04-06/04/2021- SEWER</u>	06/07/2021	78.49	78.49	<u>21-6290 UTILITIES EXPENSE</u>	0	6/21	06/11/2021	
37	INTERMOUNTAIN GAS CO	482195000062		<u>NATURAL GAS CONSUMPTION AT WASTEWATER TREATMENT PLANT, 05/04-06/04/2021-PI</u>	06/07/2021	29.89	29.89	<u>25-6290 UTILITIES EXPENSE</u>	0	6/21	06/11/2021	
Total 48219500006252021:						186.87	186.87					
37	INTERMOUNTAIN GAS CO	482327707005		<u>NATURAL GAS CONSUMPTION AT PARKS OFFICE, 04/27- 05/26/2021</u>	05/27/2021	9.01	9.01	<u>01-6290 UTILITIES</u>	1004	6/21	06/11/2021	
Total 482327707005272021:						9.01	9.01					
37	INTERMOUNTAIN GAS CO	482634665052		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 04/27-05/26/2021- ADMIN</u>	05/27/2021	36.84	36.84	<u>01-6290 UTILITIES</u>	0	6/21	06/11/2021	
37	INTERMOUNTAIN GAS CO	482634665052		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 04/27-05/26/2021- WATER</u>	05/27/2021	25.21	25.21	<u>20-6290 UTILITIES EXPENSE</u>	0	6/21	06/11/2021	
37	INTERMOUNTAIN GAS CO	482634665052		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 04/27-05/26/2021- SEWER</u>	05/27/2021	25.21	25.21	<u>21-6290 UTILITIES EXPENSE</u>	0	6/21	06/11/2021	
37	INTERMOUNTAIN GAS CO	482634665052		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 04/27-05/26/2021- PI</u>	05/27/2021	9.67	9.67	<u>25-6290 UTILITIES EXPENSE</u>	0	6/21	06/11/2021	

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Total 48263466505272021:						96.93	96.93					
Total INTERMOUNTAIN GAS CO:						383.08	383.08					
<b>IRMINGER CONSTRUCTION</b>												
188	IRMINGER CONSTRUCTION	2697	11843	<u>DANSKIN LIFT STATION INSPECTION OF BASE 90. T. FLEMING, JUN. '21</u>	06/21/2021	1,125.00	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	6/21		
Total 2697:						1,125.00	.00					
Total IRMINGER CONSTRUCTION:						1,125.00	.00					
<b>J &amp; M SANITATION, INC.</b>												
230	J & M SANITATION, INC.	06032021-061		<u>SANITATION RECEIPT TRANSFER 06/03-06/10/2021</u>	06/11/2021	70,903.00	70,903.00	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	6/21	06/11/2021	
230	J & M SANITATION, INC.	06032021-061		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 06/03-06/10/2021</u>	06/11/2021	-7,005.22	-7,005.22	<u>01-4170 FRANCHISE FEES</u>	0	6/21	06/11/2021	
Total 06032021-06102021:						63,897.78	63,897.78					
230	J & M SANITATION, INC.	06112021-0616		<u>SANITATION RECEIPT TRANSFER 06/11-06/16/2021</u>	06/17/2021	104,457.37	104,457.37	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	6/21	06/17/2021	
230	J & M SANITATION, INC.	06112021-0616		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 06/11-06/16/2021</u>	06/17/2021	-10,320.39	-10,320.39	<u>01-4170 FRANCHISE FEES</u>	0	6/21	06/17/2021	
Total 06112021-06162021:						94,136.98	94,136.98					
230	J & M SANITATION, INC.	06172021-062		<u>SANITATION RECEIPT TRANSFER 06/17-06/24/2021</u>	06/25/2021	26,596.46	26,596.46	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	6/21	06/25/2021	
230	J & M SANITATION, INC.	06172021-062		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 06/17-06/24/2021</u>	06/25/2021	-2,627.73	-2,627.73	<u>01-4170 FRANCHISE FEES</u>	0	6/21	06/25/2021	

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Total 06172021-06242021:						23,968.73	23,968.73					
Total J & M SANITATION, INC.:						182,003.49	182,003.49					
<b>JACK HENRY &amp; ASSOCIATES, INC.</b>												
1328	JACK HENRY & ASSOCIATES, INC.	3711923		<u>ENTERPRISE MONTHLY PAYMENT FEE. MAY. '21-ADMIN</u>	06/01/2021	46.14	.00	<u>01-6052 CONTRACT SERVICES</u>	0	6/21		
1328	JACK HENRY & ASSOCIATES, INC.	3711923		<u>ENTERPRISE MONTHLY PAYMENT FEE. MAY. '21-WATER</u>	06/01/2021	31.57	.00	<u>20-6052 CONTRACT SERVICES</u>	0	6/21		
1328	JACK HENRY & ASSOCIATES, INC.	3711923		<u>ENTERPRISE MONTHLY PAYMENT FEE. MAY. '21-SEWER</u>	06/01/2021	31.57	.00	<u>21-6052 CONTRACT SERVICES</u>	0	6/21		
1328	JACK HENRY & ASSOCIATES, INC.	3711923		<u>ENTERPRISE MONTHLY PAYMENT FEE. MAY. '21-PI</u>	06/01/2021	12.13	.00	<u>25-6052 CONTRACT SERVICES</u>	0	6/21		
Total 3711923:						121.41	.00					
Total JACK HENRY & ASSOCIATES, INC.:						121.41	.00					
<b>J-U-B ENGINEERS, INC.</b>												
1236	J-U-B ENGINEERS, INC.	0143965		<u>PROFESSIONAL SERVICES FOR KUNA DOWNTOWN DESIGN STANDARDS.05/02/2021- 05/29/2021</u>	06/22/2021	3,697.50	.00	<u>01-6045 CONTINGENCY</u>	1253	6/21		
Total 0143965:						3,697.50	.00					
1236	J-U-B ENGINEERS, INC.	0143991		<u>PROFESSIONAL SERVICES FOR KUNA 4TH STREET IMPROVEMENTS.05/02/2021- 05/29/2021</u>	06/22/2021	25,666.40	.00	<u>01-6045 CONTINGENCY</u>	1253	6/21		
Total 0143991:						25,666.40	.00					

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Total J-U-B ENGINEERS, INC.:						29,363.90	.00					
<b>KAMAN INDUSTRIAL TECHNOLOGIES</b>												
396	KAMAN INDUSTRIAL TECHNOLOGIES	X774539	11380	<u>BEARING INSERTS &amp; LIP SEALS FOR GRIT SNAIL REPAIR, M. NADEAU</u>	03/30/2021	675.62	675.62	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/21	06/25/2021	
Total X774539:						675.62	675.62					
Total KAMAN INDUSTRIAL TECHNOLOGIES:						675.62	675.62					
<b>KELLER ASSOCIATES, INC.</b>												
429	KELLER ASSOCIATES, INC.	0000001KA		<u>PROFESSIONAL SERVICES 11/01-11/30/2020, KUNA MODELING SUPPORT- WHISPER MEADOWS SUBDIVISION-WATER</u>	12/10/2020	601.65	601.65	20-6202 PROFESSIONAL SERVICES	0	6/21	06/25/2021	
429	KELLER ASSOCIATES, INC.	0000001KA		<u>PROFESSIONAL SERVICES 11/01-11/30/2020, KUNA MODELING SUPPORT- WHISPER MEADOWS SUBDIVISION-SEWER</u>	12/10/2020	601.65	601.65	21-6202 PROFESSIONAL SERVICES	0	6/21	06/25/2021	
429	KELLER ASSOCIATES, INC.	0000001KA		<u>PROFESSIONAL SERVICES 11/01-11/30/2020, KUNA MODELING SUPPORT- WHISPER MEADOWS SUBDIVISION-PI</u>	12/10/2020	229.20	229.20	25-6202 PROFESSIONAL SERVICES	0	6/21	06/25/2021	
Total 0000001KA:						1,432.50	1,432.50					
429	KELLER ASSOCIATES, INC.	0000006KA		<u>PROFESSIONAL SERVICES 04/01-09/30/2020, KUNA-CITY ENGINEER-BASE NUMBER- WATER</u>	10/13/2020	69.30	69.30	20-6202 PROFESSIONAL SERVICES	0	6/21	06/25/2021	
429	KELLER ASSOCIATES, INC.	0000006KA		<u>PROFESSIONAL SERVICES 04/01-09/30/2020, KUNA-CITY ENGINEER-BASE NUMBER- SEWER</u>	10/13/2020	69.30	69.30	21-6202 PROFESSIONAL SERVICES	0	6/21	06/25/2021	
429	KELLER ASSOCIATES, INC.	0000006KA		<u>PROFESSIONAL SERVICES 04/01-09/30/2020, KUNA-CITY ENGINEER-BASE NUMBER-PI</u>	10/13/2020	26.40	26.40	25-6202 PROFESSIONAL SERVICES	0	6/21	06/25/2021	

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Total 0000006KA:						165.00	165.00					
429	KELLER ASSOCIATES, INC.	0210322		<u>PROFESSIONAL SERVICES</u> <u>01/01-01/31/2021, KUNA-FOSSIL</u> <u>CREEK-WATER</u>	02/10/2021	906.68	906.68	<u>20-6202</u> <u>PROFESSIONAL</u> <u>SERVICES</u>	0	6/21	06/25/2021	
429	KELLER ASSOCIATES, INC.	0210322		<u>PROFESSIONAL SERVICES</u> <u>01/01-01/31/2021, KUNA-FOSSIL</u> <u>CREEK-SEWER</u>	02/10/2021	906.68	906.68	<u>21-6202</u> <u>PROFESSIONAL</u> <u>SERVICES</u>	0	6/21	06/25/2021	
429	KELLER ASSOCIATES, INC.	0210322		<u>PROFESSIONAL SERVICES</u> <u>01/01-01/31/2021, KUNA-FOSSIL</u> <u>CREEK-PI</u>	02/10/2021	345.39	345.39	<u>25-6202</u> <u>PROFESSIONAL</u> <u>SERVICES</u>	0	6/21	06/25/2021	
Total 0210322:						2,158.75	2,158.75					
429	KELLER ASSOCIATES, INC.	0210784		<u>PROFESSIONAL SERVICES</u> <u>03/01-03/31/2021, KUNA-PI</u> <u>UTILITY CONNECTION FEE</u> <u>STUDY-PI</u>	04/05/2021	1,600.00	1,600.00	<u>25-6045</u> <u>CONTINGENCY</u> <u>FUND</u>	1248	6/21	06/25/2021	
Total 0210784:						1,600.00	1,600.00					
Total KELLER ASSOCIATES, INC.:						5,356.25	5,356.25					
<b>KNIFE RIVER CORPORATION - MOUNTAIN WEST</b>												
1524	KNIFE RIVER CORPORATION - MOUNTAIN WEST	06112021KR		<u>MOVED 12" WATER LINE AT</u> <u>LINDER &amp; DEER FLAT, JUN. 21</u>	06/11/2021	24,470.89	24,470.89	<u>20-6150 M &amp; R -</u> <u>SYSTEM</u>	0	6/21	06/11/2021	
Total 06112021KR:						24,470.89	24,470.89					
Total KNIFE RIVER CORPORATION - MOUNTAIN WEST:						24,470.89	24,470.89					
<b>KUNA LUMBER</b>												
499	KUNA LUMBER	A122582	11764	<u>SCREWS, CABLE HANGERS</u> <u>FOR NANOBREAMS AT PARKS</u> <u>OFFICE, JUNE'21</u>	06/07/2021	19.78	.00	<u>01-6140 MAINT. &amp;</u> <u>REPAIR BUILDING</u>	1004	6/21		
Total A122582:						19.78	.00					

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499	KUNA LUMBER	A122667	11798	<u>PVC TEE, PVC ELBOWS, COUPLINGS, ADAPTERS FOR PI INVENTORY, J. OSBORN, JUN. '21</u>	06/10/2021	32.11	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	6/21		
Total A122667:						32.11	.00					
499	KUNA LUMBER	A122762	11809	<u>FITTINGS FOR SPRAYER FILL SPOUT, B. WITHROW, JUN. '21</u>	06/15/2021	7.26	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	6/21		
Total A122762:						7.26	.00					
499	KUNA LUMBER	A122802	11818	<u>COUPLERS FOR PLANT PARKING LOT, T.FLEMING, JUN.'21</u>	06/16/2021	6.21	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	6/21		
Total A122802:						6.21	.00					
499	KUNA LUMBER	A122841	11832	<u>PVC ELBOW FOR PLANT PARKING LOT, T.FLEMING, JUN.'21</u>	06/18/2021	3.40	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	6/21		
Total A122841:						3.40	.00					
499	KUNA LUMBER	B152482	11754	<u>CHROME TAPE FOR ECON VILLAGE, M.MEADE, JUN.'21</u>	06/04/2021	16.91	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1250	6/21		
Total B152482:						16.91	.00					
499	KUNA LUMBER	B152621	11765	<u>NANOBEAN INSTALL PARTS, LOW VOLTAGE FOR B. WITHROW WI FI, J.PEREZ, JUN.'21</u>	06/07/2021	6.02	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	6/21		
Total B152621:						6.02	.00					
499	KUNA LUMBER	B152642	11767	<u>NAILS, 2X4 LUMBER FOR ECON VILLAGE, M. MEADE, JUNE'21</u>	06/08/2021	259.74	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1250	6/21		

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Total B152642:						259.74	.00					
499	KUNA LUMBER	B152645	11772	<u>SWIVEL CONNECTOR CARD, PI INVENTORY, J.WEBB, JUN.'21</u>	06/08/2021	9.52	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	6/21		
Total B152645:						9.52	.00					
499	KUNA LUMBER	B152656	11773	<u>SELF DRILLING HEX HEAD &amp; LAG SCREW FOR NANOBEAM AT MAINTENANCE SHOP, B.WITHROW, JUN.'21</u>	06/08/2021	6.96	.00	01-6140 MAINT. & REPAIR BUILDING	1004	6/21		
Total B152656:						6.96	.00					
499	KUNA LUMBER	B152698	11776	<u>PVC PARTS FOR PI FIX AT SHADY GROVE, M.SMITH, JUN.'21</u>	06/09/2021	19.77	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	6/21		
Total B152698:						19.77	.00					
499	KUNA LUMBER	B152701	11777	<u>2 EA BOILER DRAIN ADAPTERS, J. OSBORNE, JUN. '21</u>	06/09/2021	16.18	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	6/21		
Total B152701:						16.18	.00					
499	KUNA LUMBER	B152702	11778	<u>1" GARDEN VALVE, J.WEBB, JUN.'21</u>	06/09/2021	12.59	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	6/21		
Total B152702:						12.59	.00					
499	KUNA LUMBER	B152747	11787	<u>2 BALL VALVES FOR PI INVENTORY, J. OSBORNE, JUN. '21</u>	06/10/2021	36.70	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	6/21		

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Total B152747:						36.70	.00					
499	KUNA LUMBER	B152770	11800	<u>DRILL BITS FOR PICNIC TABLE, B. WITHROW, JUN. '21</u>	06/10/2021	10.78	.00	<u>01-6175 SMALL TOOLS</u>	1004	6/21		
Total B152770:						10.78	.00					
499	KUNA LUMBER	B152923	11811	<u>1 2X4 GALVANIZED NIPPLE TO REPAIR PUMP ON BELT PRESS.M. NADEAU, JUN. '21</u>	06/15/2021	8.81	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/21		
Total B152923:						8.81	.00					
499	KUNA LUMBER	B152960	11817	<u>MASTER PADLOCK KEY, D.CROSSLEY, JUN.'21-WATER</u>	06/16/2021	5.65	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	6/21		
499	KUNA LUMBER	B152960	11817	<u>MASTER PADLOCK KEY, D.CROSSLEY, JUN.'21-SEWER</u>	06/16/2021	5.65	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	6/21		
499	KUNA LUMBER	B152960		<u>MASTER PADLOCK KEY, D.CROSSLEY, JUN.'21-PI</u>	06/16/2021	2.15	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	6/21		
Total B152960:						13.45	.00					
499	KUNA LUMBER	B153014	11822	<u>1 EA WOOD HANDLE GARDEN HOE, T. SHAFFER, JUN. '21</u>	06/17/2021	12.59	.00	<u>21-6175 SMALL TOOLS</u>	0	6/21		
Total B153014:						12.59	.00					
499	KUNA LUMBER	B153046	11834	<u>1 EA PVC COMPRESSION COUPLER FOR PI SERVICE FIX AT DANIEL CT, J. COX, JUN. '21</u>	06/18/2021	6.29	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	6/21		
Total B153046:						6.29	.00					
499	KUNA LUMBER	B153054	11836	<u>PVC CAP FOR PLANT PARKING LOT, J. DALRYMPLE, JUN.'21</u>	06/18/2021	3.48	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	6/21		



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				<u>MODEL #MPC4504EX &amp; SERIAL # C737M540155 &amp; C737M540938 -PI</u>	06/07/2021	49.06	49.06	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/21	06/25/2021	
1619	LOCAHAN LLC	AR959626		<u>CONTRACT BASE RATE CHARGE FOR (06/03/2021 TO 07/02/2021) CONTRACT OVERAGE CHARGE FOR (05/03/2021-06/02/2021) MODEL #MPC4504EX &amp; SERIAL # C737M540155 &amp; C737M540938 -P&amp;Z</u>	06/07/2021	49.05	49.05	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1003	6/21	06/25/2021	
Total AR959626:						490.60	490.60					
Total LOCAHAN LLC:						490.60	490.60					
<b>METROQUIP, INC.</b>												
196	METROQUIP, INC.	P10394	11878	<u>COUPLERS AND HOSE, B.BURR. JUN.'21-WATER</u>	06/29/2021	265.30	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	6/21		
196	METROQUIP, INC.	P10394	11878	<u>COUPLERS AND HOSE, B.BURR. JUN.'21-PI</u>	06/29/2021	66.32	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	6/21		
Total P10394:						331.62	.00					
Total METROQUIP, INC.:						331.62	.00					
<b>MISCELLANEOUS #2</b>												
1849	MISCELLANEOUS #2	131682		<u>REIMBURSEMENT FOR BOOTS &amp; INSOLES FOR M. SMITH, JUN. '21</u>	06/03/2021	182.51	182.51	<u>21-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	6/21	06/11/2021	
Total 131682:						182.51	182.51					
Total MISCELLANEOUS #2:						182.51	182.51					
<b>MOMAR INC</b>												
2088	MOMAR INC	PSI400873	11779	<u>AC UNIT CLEANERS FOR BUILDINGS, S.HOWELL, JUN.'21 - ADMIN</u>	06/16/2021	80.00	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	0	6/21		

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2088	MOMAR INC	PSI400873		AC UNIT CLEANERS FOR BUILDINGS, S.HOWELL, JUN.'21 - WATER	06/16/2021	32.00	.00	20-6140 MAINT. & REPAIR BUILDING	0	6/21		
2088	MOMAR INC	PSI400873		AC UNIT CLEANERS FOR BUILDINGS, S.HOWELL, JUN.'21 - SEWER	06/16/2021	32.00	.00	21-6140 MAINT. & REPAIR BUILDING	0	6/21		
2088	MOMAR INC	PSI400873		AC UNIT CLEANERS FOR BUILDINGS, S.HOWELL, JUN.'21 - PI	06/16/2021	16.00	.00	25-6140 MAINT. & REPAIR BUILDING	0	6/21		
Total PSI400873:						160.00	.00					
Total MOMAR INC:						160.00	.00					
<b>MULTI SERVICE TECHNOLOGY SOLUTIONS INC</b>												
2010	MULTI SERVICE TECHNOLOGY SOLUTIONS INC	258-1-131682	11747	PAIR SAFETY BOOTS, FOR M. SMITH, JUNE'21 - WATER	06/03/2021	80.00	.00	20-6230 SAFETY TRAINING & EQUIPMENT	0	6/21		
2010	MULTI SERVICE TECHNOLOGY SOLUTIONS INC	258-1-131682	11747	PAIR SAFETY BOOTS, FOR M. SMITH, JUNE'21 - PI	06/03/2021	20.00	.00	25-6230 SAFETY TRAINING & EQUIPMENT	0	6/21		
Total 258-1-131682:						100.00	.00					
Total MULTI SERVICE TECHNOLOGY SOLUTIONS INC:						100.00	.00					
<b>NICK'S CUSTOM CURBS &amp; DECORATIVE CONCRET</b>												
1403	NICK'S CUSTOM CURBS & DECORATIVE CONCRET	1065	11857	NWWTP PARKING LOT EXTENSION, T. FLEMING, JUNE'21 - WATER	06/23/2021	8,110.24	.00	20-6020 CAPITAL IMPROVEMENTS	1256	6/21		
1403	NICK'S CUSTOM CURBS & DECORATIVE CONCRET	1065	11857	NWWTP PARKING LOT EXTENSION, T. FLEMING, JUNE'21 - SEWER	06/23/2021	8,110.24	.00	21-6020 CAPITAL IMPROVEMENTS	1256	6/21		
1403	NICK'S CUSTOM CURBS & DECORATIVE CONCRET	1065	11857	NWWTP PARKING LOT EXTENSION, T. FLEMING, JUNE'21 - PI	06/23/2021	3,089.62	.00	25-6020 CAPITAL IMPROVEMENTS	1256	6/21		

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Total 1065:						19,310.10	.00					
Total NICK'S CUSTOM CURBS & DECORATIVE CONCRET:						19,310.10	.00					
<b>NORTHWEST TRAFFIC SERVICES, LLC</b>												
1808	NORTHWEST TRAFFIC SERVICES, LLC	846		1ST ANNUAL KUNA HOMETOWN FAIR, TRAFFIC CONTROL, MAY'21	05/24/2021	3,295.00	.00	03-6384 EXP-COMMUNITY EVENTS	0	6/21		
Total 846:						3,295.00	.00					
Total NORTHWEST TRAFFIC SERVICES, LLC:						3,295.00	.00					
<b>OTIS ELEVATOR COMPANY</b>												
1858	OTIS ELEVATOR COMPANY	SB15931001		ELEVATOR REPAIR DIAGNOSIS, FOR CITY HALL, B. WITHROW, JUNE'21 - ADMIN	06/21/2021	133.00	.00	01-6140 MAINT. & REPAIR BUILDING	0	6/21		
1858	OTIS ELEVATOR COMPANY	SB15931001		ELEVATOR REPAIR DIAGNOSIS, FOR CITY HALL, B. WITHROW, JUNE'21 - WATER	06/21/2021	91.00	.00	20-6140 MAINT. & REPAIR BUILDING	0	6/21		
1858	OTIS ELEVATOR COMPANY	SB15931001		ELEVATOR REPAIR DIAGNOSIS, FOR CITY HALL, B. WITHROW, JUNE'21 - SEWER	06/21/2021	91.00	.00	21-6140 MAINT & REPAIR BUILDING	0	6/21		
1858	OTIS ELEVATOR COMPANY	SB15931001		ELEVATOR REPAIR DIAGNOSIS, FOR CITY HALL, B. WITHROW, JUNE'21 - PI	06/21/2021	35.00	.00	25-6140 MAINT & REPAIR BUILDING	0	6/21		
Total SB15931001:						350.00	.00					
1858	OTIS ELEVATOR COMPANY	SB15934001		ELEVATOR REPAIR AT CITY HALL, B. WITHROW, JUNE'21 - ADMIN	06/18/2021	1,168.50	.00	01-6140 MAINT. & REPAIR BUILDING	0	6/21		
1858	OTIS ELEVATOR COMPANY	SB15934001		ELEVATOR REPAIR AT CITY HALL, B. WITHROW, JUNE'21 - WATER	06/18/2021	799.50	.00	20-6140 MAINT. & REPAIR BUILDING	0	6/21		
1858	OTIS ELEVATOR COMPANY	SB15934001		ELEVATOR REPAIR AT CITY HALL, B. WITHROW, JUNE'21 - SEWER	06/18/2021	799.50	.00	21-6140 MAINT & REPAIR BUILDING	0	6/21		

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1858	OTIS ELEVATOR COMPANY	SB15934001		<u>ELEVATOR REPAIR AT CITY HALL, B. WITHROW, JUNE'21 - PI</u>	06/18/2021	307.50	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	6/21		
Total SB15934001:						3,075.00	.00					
Total OTIS ELEVATOR COMPANY:						3,425.00	.00					
<b>PAIGE MECHANICAL GROUP, INC.</b>												
1654	PAIGE MECHANICAL GROUP, INC.	23626		<u>HVAC &amp; LABOR AT NWWTP, T. SHAFFER, JUNE'21 - SEWER</u>	06/17/2021	648.00	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	6/21		
Total 23626:						648.00	.00					
1654	PAIGE MECHANICAL GROUP, INC.	23826		<u>LAB AC REPAIR FOR NWWTP, T. SHAFFER, JUNE'21 -SEWER</u>	06/24/2021	197.46	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	6/21		
Total 23826:						197.46	.00					
Total PAIGE MECHANICAL GROUP, INC.:						845.46	.00					
<b>PARTS, INC.</b>												
470	PARTS, INC.	237775	11782	<u>SOCKET, FOR GREEN BELT WATER FOUNTAIN REPAIR, B. WITHROW, JUNE'21 - PARKS</u>	06/10/2021	7.49	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	6/21		
Total 237775:						7.49	.00					
470	PARTS, INC.	237800	11797	<u>2 EA HYDRAULIC HOSES FOR WHEEL LINES AT FARM, C. MCDANIEL, JUNE'21 - FARM</u>	06/10/2021	61.66	.00	<u>21-6090 FARM EXPENDITURES</u>	0	6/21		
Total 237800:						61.66	.00					
470	PARTS, INC.	238100	11810	<u>DEF FOR BIG WATER TRUCK, D. CROSSLEY, JUNE'21 - WATER</u>	06/15/2021	12.78	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	6/21		

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470	PARTS, INC.	238100	11810	<u>DEF FOR BIG WATER TRUCK, D. CROSSLEY, JUNE'21 - PI</u>	06/15/2021	3.20	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	6/21		
Total 238100:						15.98	.00					
470	PARTS, INC.	238231	11819	<u>HYDRAULIC HOSE FOR WHEEL LINES AT FARM, C. MCDANIEL, JUNE'21 - FARM</u>	06/17/2021	25.17	.00	<u>21-6090 FARM EXPENDITURES</u>	0	6/21		
Total 238231:						25.17	.00					
470	PARTS, INC.	238460	11840	<u>2 EA HYDRAULIC HOSES FOR WHEEL LINES AT THE FARM, C. MCDANIEL, JUNE'21</u>	06/21/2021	58.49	.00	<u>21-6090 FARM EXPENDITURES</u>	0	6/21		
Total 238460:						58.49	.00					
470	PARTS, INC.	238548	11847	<u>MINI EXCAVATOR BELT, B. WITHROW, JUNE'21 - PARKS</u>	06/22/2021	13.65	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	6/21		
Total 238548:						13.65	.00					
Total PARTS, INC.:						182.44	.00					
<b>PEAK ALARM COMPANY, INC</b>												
1021	PEAK ALARM COMPANY, INC	1119758		<u>ALARM MONITORING FOR WELLS(SNOWHAWK, DANSKIN, BEST BATH, EL CAJON, BUTLER, CEDAR, &amp; SEGO PRAIRIE) 7/1/21 - 7/31/21 -</u>	07/01/2021	215.01	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	6/21		
1021	PEAK ALARM COMPANY, INC	1119758		<u>ALARM MONITORING FOR WELLS(SNOWHAWK, DANSKIN, BEST BATH, EL CAJON, BUTLER, CEDAR, &amp; SEGO PRAIRIE) 7/1/21 - 7/31/21 - PI</u>	07/01/2021	53.75	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	6/21		
Total 1119758:						268.76	.00					

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Total PEAK ALARM COMPANY, INC:						268.76	.00					
<b>POLLARDWATER</b>												
1045	POLLARDWATER	0186063		<u>4 EA FACE SHIELDS, FOR WATER DEPARTMENT, D. CROSSELY, JUNE'21 - WATER</u>	06/10/2021	104.00	.00	<u>20-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	6/21		
Total 0186063:						104.00	.00					
Total POLLARDWATER:						104.00	.00					
<b>PROFESSIONAL CONSTRUCTION SVCS, INC.</b>												
1643	PROFESSIONAL CONSTRUCTION SVCS, INC.	13725	11874	<u>WATERVALVE, FOR KING ROAD, T. FLEMING, JUNE'21- SEWER</u>	06/23/2021	850.00	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	6/21		
Total 13725:						850.00	.00					
Total PROFESSIONAL CONSTRUCTION SVCS, INC.:						850.00	.00					
<b>RAIN FOR RENT</b>												
144	RAIN FOR RENT	1617860	11789	<u>SPRINKLER PARTS, FOR THE FARM, T. FLEMING, JUNE'21 - FARM</u>	06/10/2021	898.50	.00	<u>21-6090 FARM EXPENDITURES</u>	0	6/21		
Total 1617860:						898.50	.00					
144	RAIN FOR RENT	1622179	11852	<u>16 EA SELF LEVELERS, FOR WHEEL LINE AT FARM, C. MCDANIEL, JUNE'21 - FARM</u>	06/23/2021	208.00	.00	<u>21-6090 FARM EXPENDITURES</u>	0	6/21		
Total 1622179:						208.00	.00					
Total RAIN FOR RENT:						1,106.50	.00					
<b>RECREATION TODAY OF IDAHO LLC</b>												
1837	RECREATION TODAY OF IDAHO LLC	REC-210150	11826	<u>BERNIE FISHER PLAYGROUND UPDATE/REPLACEMENT, 50% DOWN PAYMENT, B. WITHROW, JUNE'21</u>	06/10/2021	197,525.50	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1242	6/21		

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Total REC-210150:						197,525.50	.00					
Total RECREATION TODAY OF IDAHO LLC:						197,525.50	.00					
<b>REXEL USA, INC.</b>												
1613	REXEL USA, INC.	061721R	11824	<u>PARKING LOT PROJECT AT NWWTP, T. FLEMING, JUNE'21 - SEWER</u>	06/17/2021	42.80	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1256	6/21		
Total 061721R:						42.80	.00					
1613	REXEL USA, INC.	1Q49263	11751	<u>ELECTRICAL PARTS, FOR PARKING LOT REMODEL AT NWWTP, S. HOWELL, JUNE'21 - WATER</u>	06/10/2021	803.88	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1256	6/21		
1613	REXEL USA, INC.	1Q49263	11751	<u>ELECTRICAL PARTS, FOR PARKING LOT REMODEL AT NWWTP, S. HOWELL, JUNE'21 - PI</u>	06/10/2021	306.25	.00	<u>25-6020 CAPITAL IMPROVEMENTS</u>	1256	6/21		
1613	REXEL USA, INC.	1Q49263	11751	<u>ELECTRICAL PARTS, FOR PARKING LOT REMODEL AT NWWTP, S. HOWELL, JUNE'21 - SEWER</u>	06/10/2021	803.88	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1256	6/21		
Total 1Q49263:						1,914.01	.00					
1613	REXEL USA, INC.	1Q65164	11762	<u>WIRE &amp; PARTS, FOR NANO BEAM INSTALL, B. WITHROW, JUNE'21 - PARKS</u>	06/08/2021	309.14	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	6/21		
Total 1Q65164:						309.14	.00					
1613	REXEL USA, INC.	1Q65744	11752	<u>LED LIGHTS, FOR INSIDE NWWTP OFFICE LOBBY, S. HOWELL, JUNE'21 - WATER</u>	06/08/2021	67.17	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	6/21		
1613	REXEL USA, INC.	1Q65744	11752	<u>LED LIGHTS, FOR INSIDE NWWTP OFFICE LOBBY, S. HOWELL, JUNE'21 - SEWER</u>	06/08/2021	67.17	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	6/21		

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1613	REXEL USA, INC.	1Q65744	11752	<u>LED LIGHTS, FOR INSIDE NWWTP OFFICE LOBBY, S. HOWELL, JUNE'21 - PI</u>	06/08/2021	25.60	.00	<u>25-6140_MAINT &amp; REPAIR BUILDING</u>	0	6/21		
Total 1Q65744:						159.94	.00					
Total REXEL USA, INC.:						2,425.89	.00					
<b>SALUTE VENTURES INC</b>												
1880	SALUTE VENTURES INC	156813702763	11698	<u>DEPARTMENT SHIRTS, UTILITY BILLING, MAY'21 - ADMIN</u>	06/23/2021	27.33	.00	<u>01-6285 UNIFORMS</u>	0	6/21		
1880	SALUTE VENTURES INC	156813702763	11698	<u>DEPARTMENT SHIRTS, UTILITY BILLING, MAY'21 - WATER</u>	06/23/2021	36.07	.00	<u>20-6285 UNIFORMS EXPENSE</u>	0	6/21		
1880	SALUTE VENTURES INC	156813702763	11698	<u>DEPARTMENT SHIRTS, UTILITY BILLING, MAY'21 - SEWER</u>	06/23/2021	36.07	.00	<u>21-6285 UNIFORMS EXPENSE</u>	0	6/21		
1880	SALUTE VENTURES INC	156813702763	11698	<u>DEPARTMENT SHIRTS, UTILITY BILLING, MAY'21 - P.I</u>	06/23/2021	9.83	.00	<u>25-6285 UNIFORMS EXPENSE</u>	0	6/21		
1880	SALUTE VENTURES INC	156813702763	11698	<u>DEPARTMENT SHIRTS, BUILDING INSPECTION, MAY'21 - BUILDING INSPECTION</u>	06/23/2021	99.25	.00	<u>01-6285 UNIFORMS</u>	1005	6/21		
Total 15681370276349:						208.55	.00					
1880	SALUTE VENTURES INC	156813702765	11881	<u>SHIRTS FOR RANGERS, J. LORENTZ, JUNE'21 - RANGER PROGRAM</u>	06/29/2021	402.00	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1086	6/21		
Total 15681370276586:						402.00	.00					
Total SALUTE VENTURES INC:						610.55	.00					
<b>SIGNS NOW</b>												
1060	SIGNS NOW	52234		<u>KUNA SIGN LETTER REPLACEMENT, B. WITHROW, MAY'21 - PARKS</u>	05/18/2021	59.54	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	6/21		

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Total 52234:						59.54	.00					
Total SIGNS NOW:						59.54	.00					
<b>SIME L LANGSTON</b>												
2017	SIME L LANGSTON	21.1149V		<u>APPRAISAL FOR 793 W 4TH STREET, JUN. '21</u>	06/21/2021	2,250.00	2,250.00	01-6160 <u>MISCELLANEOUS EXPENSES</u>	0	6/21	06/25/2021	
Total 21.1149V:						2,250.00	2,250.00					
Total SIME L LANGSTON:						2,250.00	2,250.00					
<b>SPF WATER ENGINEERING, L.L.C.</b>												
1498	SPF WATER ENGINEERING, L.L.C.	29932		<u>PRE-CONSTRUCTION MEETING, COORDINATION WITH WELL DRILLER, FOR WELL #12. C. OSWALD, MAY'21 - WATER</u>	05/31/2021	307.40	.00	20-6020 <u>CAPITAL IMPROVEMENTS</u>	1225	6/21		
Total 29932:						307.40	.00					
Total SPF WATER ENGINEERING, L.L.C.:						307.40	.00					
<b>ST. LUKE'S HEALTH SYSTEM</b>												
1441	ST. LUKE'S HEALTH SYSTEM	447081758		<u>NEW EMPLOYEE VACCINE &amp; IMMUNIZATIONS, J. DALRYMPLE, JUNE'21 - SEWER</u>	06/09/2021	97.27	.00	21-6202 <u>PROFESSIONAL SERVICES</u>	0	6/21		
Total 447081758:						97.27	.00					
Total ST. LUKE'S HEALTH SYSTEM:						97.27	.00					
<b>SWANK MOTION PICTURES INC</b>												
1877	SWANK MOTION PICTURES INC	3037555	11050	<u>THE LION KING (2019), MOVIE IN THE PARK, SUMMER SERIES, J.MORFIN, JUN.'21</u>	06/23/2021	193.00	.00	01-6135 <u>PUBLIC ENTERTAINMENT</u>	1004	6/21		



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				<u>CITY HALL, JUNE'21 - WATER</u>	06/22/2021	68.94	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	6/21		
1823	TECHNOLOGY SOLUTIONS LLC	4174		<u>PANIC BUTTON REPLACEMENT AND PROGRAMMING, FOR CITY HALL, JUNE'21 - SEWER</u>	06/22/2021	68.94	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	6/21		
1823	TECHNOLOGY SOLUTIONS LLC	4174		<u>PANIC BUTTON REPLACEMENT AND PROGRAMMING, FOR CITY HALL, JUNE'21 - PI</u>	06/22/2021	26.52	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	6/21		
Total 4174:						265.17	.00					
Total TECHNOLOGY SOLUTIONS LLC:						265.17	.00					
<b>TREASURE VALLEY COFFEE</b>												
992	TREASURE VALLEY COFFEE	2160:07447234	11802	<u>8 EA 5-GALLON WATER BOTTLES, 1 EA CASE OF COFFEE, 3 EA CANISTERS OF SUGAR, 2 EA SLEEVES OF CUPS, FOR TREATMENT PLANT, C. CROSSLEY, JUNE'21 - WATER</u>	06/11/2021	52.54	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	6/21		
992	TREASURE VALLEY COFFEE	2160:07447234	11802	<u>8 EA 5-GALLON WATER BOTTLES, 1 EA CASE OF COFFEE, 3 EA CANISTERS OF SUGAR, 2 EA SLEEVES OF CUPS, FOR TREATMENT PLANT, C. CROSSLEY, JUNE'21 - SEWER</u>	06/11/2021	52.54	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	6/21		
992	TREASURE VALLEY COFFEE	2160:07447234	11802	<u>8 EA 5-GALLON WATER BOTTLES, 1 EA CASE OF COFFEE, 3 EA CANISTERS OF SUGAR, 2 EA SLEEVES OF CUPS, FOR TREATMENT PLANT, C. CROSSLEY, JUNE'21 - PI</u>	06/11/2021	20.02	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	6/21		
Total 2160:07447234:						125.10	.00					
992	TREASURE VALLEY COFFEE	2160:07567835	11831	<u>5 EA 5-GALLON WATER BOTTLES, FOR PARKS, C. MERRITT, JUNE'21 - PARKS</u>	06/18/2021	28.50	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	6/21		

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Total 2160:07567835:						28.50	.00					
992	TREASURE VALLEY COFFEE	2160:07567879	11831	<u>5 EA 5-GALLON WATER BOTTLES, C. MERRITT, JUNE'21 - ADMIN</u>	06/18/2021	10.83	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	6/21		
992	TREASURE VALLEY COFFEE	2160:07567879	11831	<u>5 EA 5-GALLON WATER BOTTLES, C. MERRITT, JUNE'21 - WATER</u>	06/18/2021	7.41	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	6/21		
992	TREASURE VALLEY COFFEE	2160:07567879	11831	<u>5 EA 5-GALLON WATER BOTTLES, C. MERRITT, JUNE'21 - SEWER</u>	06/18/2021	7.41	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	6/21		
992	TREASURE VALLEY COFFEE	2160:07567879	11831	<u>5 EA 5-GALLON WATER BOTTLES, C. MERRITT, JUNE'21 - PI</u>	06/18/2021	2.85	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	6/21		
Total 2160:07567879:						28.50	.00					
992	TREASURE VALLEY COFFEE	2160:07567887	11831	<u>4 EA 5-GALLON WATER BOTTLES, FOR PARKS, C. MERRITT, JUNE'21 - PARKS</u>	06/18/2021	22.80	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	6/21		
Total 2160:07567887:						22.80	.00					
992	TREASURE VALLEY COFFEE	2160:07595218	11831	<u>1 EA 5-GALLON WATER BOTTLE, D. CROSSLEY, JUNE'21 - WATER</u>	06/18/2021	2.29	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	6/21		
992	TREASURE VALLEY COFFEE	2160:07595218	11831	<u>1 EA 5-GALLON WATER BOTTLE, D. CROSSLEY, JUNE'21 - SEWER</u>	06/18/2021	2.29	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	6/21		
992	TREASURE VALLEY COFFEE	2160:07595218	11831	<u>1 EA 5-GALLON WATER BOTTLE, D. CROSSLEY, JUNE'21 - PI</u>	06/18/2021	.87	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	6/21		
Total 2160:07595218:						5.45	.00					
Total TREASURE VALLEY COFFEE:						210.35	.00					

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<b>U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)</b>												
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	446101552		<u>COPIER CONTRACT #500-0519539-000, MODEL #MPC4504EX, SERIAL #C737M540938 &amp; #C737M540155, CONTRACT PAYMENT &amp; PROPERTY DAMAGE SURCHARGE, JUNE'21 - ADMIN</u>	06/17/2021	412.85	.00	<u>01-6212 RENT-EQUIPMENT</u>	0	6/21		
Total 446101552:						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.	49205336	11695	<u>ALUMINUM SULFATE, T. SHAFFER, JUNE'21 - SEWER</u>	06/04/2021	7,268.00	.00	<u>21-6151 M &amp; R - PROCESS CHEMICALS</u>	0	6/21		
Total 49205336:						7,268.00	.00					
1410	UNIVAR SOLUTIONS USA, INC.	49209620	11573	<u>CHLORINE TABS, T.SHAFFER, JUNE'21 - SEWER</u>	06/08/2021	5,443.80	.00	<u>21-6151 M &amp; R - PROCESS CHEMICALS</u>	0	6/21		
Total 49209620:						5,443.80	.00					
1410	UNIVAR SOLUTIONS USA, INC.	49209621	11697	<u>2 BARRELLS OF CITRIC ACID, T. SHAFFER - SEWER</u>	06/08/2021	7,617.24	.00	<u>21-6151 M &amp; R - PROCESS CHEMICALS</u>	0	6/21		
Total 49209621:						7,617.24	.00					
1410	UNIVAR SOLUTIONS USA, INC.	49209622	11573	<u>CHLORINE TABS, T.SHAFFER, JUNE'21 - SEWER</u>	06/08/2021	2,278.80	.00	<u>21-6151 M &amp; R - PROCESS CHEMICALS</u>	0	6/21		
Total 49209622:						2,278.80	.00					

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1410	UNIVAR SOLUTIONS USA, INC.	49228550	11775	<u>ALUMINUM SULFATE, T.SHAFFER, JUNE'21 - SEWER</u>	06/14/2021	7,454.44	.00	<u>21-6151 M &amp; R - PROCESS CHEMICALS</u>	0	6/21		
Total 49228550:						7,454.44	.00					
1410	UNIVAR SOLUTIONS USA, INC.	97670585		<u>CREDIT/REFUND ON 2 EA RETURNABLE TOTE CONTAINER DEPOSITS, INV #48946179, JUNE'21</u>	06/18/2021	-1,400.00	.00	<u>21-6097 DEPOSITS ON ACCOUNT</u>	0	6/21		
Total 97670585:						-1,400.00	.00					
1410	UNIVAR SOLUTIONS USA, INC.	97670586		<u>CREDIT/REFUND ON 1 EA RETURNABLE TOTE CONTAINER DEPOSITS, INV #48826609, JUNE'21</u>	06/18/2021	-700.00	.00	<u>21-6097 DEPOSITS ON ACCOUNT</u>	0	6/21		
Total 97670586:						-700.00	.00					
Total UNIVAR SOLUTIONS USA, INC.:						27,962.28	.00					
<b>UTILITY REFUND #10</b>												
2044	UTILITY REFUND #10	281081.00		<u>HARDING HOMES, 2149 N KLEMMER AVE, UTILITY REFUND</u>	05/19/2021	34.57	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2044	UTILITY REFUND #10	281081.00		<u>HARDING HOMES, 2149 N KLEMMER AVE, UTILITY REFUND</u>	05/19/2021	29.88	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 281081.00:						64.45	.00					
2044	UTILITY REFUND #10	281085.00		<u>HARDING HOMES, 2221 N KLEMMER AVE, UTILITY REFUND</u>	05/11/2021	40.60	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2044	UTILITY REFUND #10	281085.00		<u>HARDING HOMES, 2221 N KLEMMER AVE, UTILITY REFUND</u>	05/11/2021	45.21	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		

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Total 281085.00:						85.81	.00					
2044	UTILITY REFUND #10	302511.00		<u>STYLISH HOMES, 1115 E RIO CHICO DR, UTILITY REFUND</u>	05/21/2021	41.07	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2044	UTILITY REFUND #10	302511.00		<u>STYLISH HOMES, 1115 E RIO CHICO DR, UTILITY REFUND</u>	05/21/2021	32.79	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 302511.00:						73.86	.00					
2044	UTILITY REFUND #10	302514.00		<u>STYLISH HOMES, 9276 S FUEGO AVE, UTILITY REFUND</u>	05/21/2021	20.77	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2044	UTILITY REFUND #10	302514.00		<u>STYLISH HOMES, 9276 S FUEGO AVE, UTILITY REFUND</u>	05/21/2021	25.25	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 302514.00:						46.02	.00					
2044	UTILITY REFUND #10	302548.00		<u>KW HOMES, 9213 S FUEGO AVE, UTILITY REFUND</u>	05/26/2021	38.79	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2044	UTILITY REFUND #10	302548.00		<u>KW HOMES, 9213 S FUEGO AVE, UTILITY REFUND</u>	05/26/2021	33.07	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 302548.00:						71.86	.00					
Total UTILITY REFUND #10:						342.00	.00					
<b>UTILITY REFUND #11</b>												
2062	UTILITY REFUND #11	131060.03A		<u>RACHEL ROSE, 1573 W HAYFIELD CT, UTILITY REFUND</u>	06/16/2021	29.73	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
Total 131060.03A:						29.73	.00					
2062	UTILITY REFUND #11	190590.02		<u>LAYNE THORTON, 1708 N DOE AVE, UTILITY REFUND</u>	06/22/2021	35.02	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2062	UTILITY REFUND #11	190590.02		<u>LAYNE THORTON, 1708 N DOE AVE, UTILITY REFUND</u>	06/22/2021	35.10	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		

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2062	UTILITY REFUND #11	190590.02		<u>LAYNE THORTON, 1708 N DOE AVE, UTILITY REFUND</u>	06/22/2021	27.56	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 190590.02:						97.68	.00					
2062	UTILITY REFUND #11	281052.00		<u>NORTH STAR HOMES, 1498 W GAINSBORO ST, UTILITY REFUND</u>	05/11/2021	65.35	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2062	UTILITY REFUND #11	281052.00		<u>NORTH STAR HOMES, 1498 W GAINSBORO ST, UTILITY REFUND</u>	05/11/2021	4.13	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 281052.00:						69.48	.00					
2062	UTILITY REFUND #11	281069.00		<u>HALLMARK HOMES, 1415 W GAINSBORO ST, UTILITY REFUND</u>	05/12/2021	67.31	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2062	UTILITY REFUND #11	281069.00		<u>HALLMARK HOMES, 1415 W GAINSBORO ST, UTILITY REFUND</u>	05/12/2021	4.85	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 281069.00:						72.16	.00					
2062	UTILITY REFUND #11	281090.00		<u>HALLMARK HOMES, 1478 W TIGER EYE ST, UTILITY REFUND</u>	05/21/2021	39.39	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2062	UTILITY REFUND #11	281090.00		<u>HALLMARK HOMES, 1478 W TIGER EYE ST, UTILITY REFUND</u>	05/21/2021	34.47	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 281090.00:						73.86	.00					
2062	UTILITY REFUND #11	320016.02A		<u>KATHERINE L PASSARINO, 1410 N WARM RIVER AVE, UTILITY REFUND</u>	06/16/2021	70.22	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		

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Total 320016.02A:						70.22	.00					
Total UTILITY REFUND #11:						413.13	.00					
<b>UTILITY REFUND #12</b>												
2085	UTILITY REFUND #12	110100.03		<u>DEAN HILL, 381 E DANIEL CT, UTILITY REFUND</u>	06/14/2021	118.92	.00	20-4500 METERED WATER SALES	0	6/21		
2085	UTILITY REFUND #12	110100.03		<u>DEAN HILL, 381 E DANIEL CT, UTILITY REFUND</u>	06/14/2021	39.51	.00	21-4600 SEWER USER FEES	0	6/21		
2085	UTILITY REFUND #12	110100.03		<u>DEAN HILL, 381 E DANIEL CT, UTILITY REFUND</u>	06/14/2021	22.60	.00	26-4975 SOLID WASTE USER FEES	0	6/21		
Total 110100.03:						181.03	.00					
2085	UTILITY REFUND #12	110170.03		<u>JUAN COLUNGA, 560 N KATIE WAY, UTILITY REFUND</u>	06/08/2021	35.79	.00	20-4500 METERED WATER SALES	0	6/21		
2085	UTILITY REFUND #12	110170.03		<u>JUAN COLUNGA, 560 N KATIE WAY, UTILITY REFUND</u>	06/08/2021	42.94	.00	21-4600 SEWER USER FEES	0	6/21		
2085	UTILITY REFUND #12	110170.03		<u>JUAN COLUNGA, 560 N KATIE WAY, UTILITY REFUND</u>	06/08/2021	35.82	.00	26-4975 SOLID WASTE USER FEES	0	6/21		
Total 110170.03:						114.55	.00					
2085	UTILITY REFUND #12	121675.02		<u>CODY W DORAMUS, 880 N PASTURE AVE, UTILITY REFUND</u>	06/14/2021	28.21	.00	20-4500 METERED WATER SALES	0	6/21		
2085	UTILITY REFUND #12	121675.02		<u>CODY W DORAMUS, 880 N PASTURE AVE, UTILITY REFUND</u>	06/14/2021	39.80	.00	21-4600 SEWER USER FEES	0	6/21		
2085	UTILITY REFUND #12	121675.02		<u>CODY W DORAMUS, 880 N PASTURE AVE, UTILITY REFUND</u>	06/14/2021	30.30	.00	26-4975 SOLID WASTE USER FEES	0	6/21		

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Total 121675.02:						98.31	.00					
2085	UTILITY REFUND #12	130140.02		<u>EDWARD L TILLEY, 1324 W ASH PL, UTILITY REFUND</u>	06/04/2021	8.59	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	130140.02		<u>EDWARD L TILLEY, 1324 W ASH PL, UTILITY REFUND</u>	06/04/2021	12.13	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	130140.02		<u>EDWARD L TILLEY, 1324 W ASH PL, UTILITY REFUND</u>	06/04/2021	7.95	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 130140.02:						28.67	.00					
2085	UTILITY REFUND #12	130830.03		<u>JOHN L THOMPSON, 1534 W TOPANGA CT, UTILITY REFUND</u>	06/14/2021	27.20	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	130830.03		<u>JOHN L THOMPSON, 1534 W TOPANGA CT, UTILITY REFUND</u>	06/14/2021	27.78	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	130830.03		<u>JOHN L THOMPSON, 1534 W TOPANGA CT, UTILITY REFUND</u>	06/14/2021	21.25	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 130830.03:						76.23	.00					
2085	UTILITY REFUND #12	132055.01		<u>MICHAEL J SUCHAN, 1170 W EMMY CT, UTILITY REFUND</u>	06/08/2021	6.84	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	132055.01		<u>MICHAEL J SUCHAN, 1170 W EMMY CT, UTILITY REFUND</u>	06/08/2021	8.54	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	132055.01		<u>MICHAEL J SUCHAN, 1170 W EMMY CT, UTILITY REFUND</u>	06/08/2021	7.12	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 132055.01:						22.50	.00					
2085	UTILITY REFUND #12	150680.02		<u>BRIHANNA SCHMID, 1279 N BLACK WOLF AVE, UTILITY REFUND</u>	06/22/2020	-8.94	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		

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2085	UTILITY REFUND #12	150680.02		<u>BRIHANNA SCHMID, 1279 N BLACK WOLF AVE, UTILITY REFUND</u>	06/22/2020	-10.72	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	150680.02		<u>BRIHANNA SCHMID, 1279 N BLACK WOLF AVE, UTILITY REFUND</u>	06/22/2020	35.79	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 150680.02:						16.13	.00					
2085	UTILITY REFUND #12	160100.03		<u>MELISSA GREEN, 400 W HESSTON ST, UTILITY REFUND</u>	06/08/2021	7.82	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	160100.03		<u>MELISSA GREEN, 400 W HESSTON ST, UTILITY REFUND</u>	06/08/2021	10.94	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	160100.03		<u>MELISSA GREEN, 400 W HESSTON ST, UTILITY REFUND</u>	06/08/2021	8.29	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 160100.03:						27.05	.00					
2085	UTILITY REFUND #12	170630.01		<u>GREGG WHITMORE, 1819 W OAKLEY WAY, UTILITY REFUND</u>	06/18/2021	47.78	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	170630.01		<u>GREGG WHITMORE, 1819 W OAKLEY WAY, UTILITY REFUND</u>	06/18/2021	45.42	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	170630.01		<u>GREGG WHITMORE, 1819 W OAKLEY WAY, UTILITY REFUND</u>	06/18/2021	53.29	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 170630.01:						146.49	.00					
2085	UTILITY REFUND #12	171010.02		<u>JUSTIN KIRCHMEIER, 758 S CUPRUM AVE, UTILITY REFUND</u>	06/14/2021	.95	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	171010.02		<u>JUSTIN KIRCHMEIER, 758 S CUPRUM AVE, UTILITY REFUND</u>	06/14/2021	7.39	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	171010.02		<u>JUSTIN KIRCHMEIER, 758 S CUPRUM AVE, UTILITY REFUND</u>	06/14/2021	6.52	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		

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Total 171010.02:						14.86	.00					
2085	UTILITY REFUND #12	174008.02		<u>ASHLIE EBORN, 1009 S KALAHARI AVE, UTILITY REFUND</u>	06/04/2021	31.63	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	174008.02		<u>ASHLIE EBORN, 1009 S KALAHARI AVE, UTILITY REFUND</u>	06/04/2021	39.75	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	174008.02		<u>ASHLIE EBORN, 1009 S KALAHARI AVE, UTILITY REFUND</u>	06/04/2021	28.63	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 174008.02:						100.01	.00					
2085	UTILITY REFUND #12	174103.02		<u>EMMA CHRISTINE PAYNTER, 1751 W SAHARA DR, UTILY REFUND</u>	06/15/2021	36.93	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	174103.02		<u>EMMA CHRISTINE PAYNTER, 1751 W SAHARA DR, UTILY REFUND</u>	06/15/2021	41.80	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	174103.02		<u>EMMA CHRISTINE PAYNTER, 1751 W SAHARA DR, UTILY REFUND</u>	06/15/2021	32.23	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 174103.02:						110.96	.00					
2085	UTILITY REFUND #12	174108.02		<u>KAYLEY L LOVATO, 1691 W SAHARA DR, UTILITY REFUND</u>	06/18/2021	31.77	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	174108.02		<u>KAYLEY L LOVATO, 1691 W SAHARA DR, UTILITY REFUND</u>	06/18/2021	36.01	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	174108.02		<u>KAYLEY L LOVATO, 1691 W SAHARA DR, UTILITY REFUND</u>	06/18/2021	27.45	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 174108.02:						95.23	.00					

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2085	UTILITY REFUND #12	180320.03		<u>JEFFREY WICK, 1484 W BALBOA ST. UTILITY REFUND</u>	06/18/2021	39.42	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	180320.03		<u>JEFFREY WICK, 1484 W BALBOA ST. UTILITY REFUND</u>	06/18/2021	43.03	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	180320.03		<u>JEFFREY WICK, 1484 W BALBOA ST. UTILITY REFUND</u>	06/18/2021	32.04	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 180320.03:						114.49	.00					
2085	UTILITY REFUND #12	180560.02		<u>JASON STANHOUSE, 1348 N CABRILLO AVE. UTILITY REFUND</u>	06/08/2021	25.14	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	180560.02		<u>JASON STANHOUSE, 1348 N CABRILLO AVE. UTILITY REFUND</u>	06/08/2021	31.97	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	180560.02		<u>JASON STANHOUSE, 1348 N CABRILLO AVE. UTILITY REFUND</u>	06/08/2021	40.23	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 180560.02:						97.34	.00					
2085	UTILITY REFUND #12	182560.03		<u>JOSHUA E POWELL, 1361 W CRENSHAW ST. UTILITY REFUND</u>	06/18/2021	21.71	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	182560.03		<u>JOSHUA E POWELL, 1361 W CRENSHAW ST. UTILITY REFUND</u>	06/18/2021	26.06	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	182560.03		<u>JOSHUA E POWELL, 1361 W CRENSHAW ST. UTILITY REFUND</u>	06/18/2021	17.40	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 182560.03:						65.17	.00					
2085	UTILITY REFUND #12	190280.01		<u>DERRICK BURDETT, 186 W TROPHY ST. UTILITY REFUND</u>	06/08/2021	30.02	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		

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2085	UTILITY REFUND #12	190280.01		<u>DERRICK BURDETT, 186 W TROPHY ST, UTILITY REFUND</u>	06/08/2021	39.10	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	190280.01		<u>DERRICK BURDETT, 186 W TROPHY ST, UTILITY REFUND</u>	06/08/2021	28.39	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 190280.01:						97.51	.00					
2085	UTILITY REFUND #12	201215.03		<u>JUSTIN LANE REDDICK, 1879 N COOL SPRINGS AVE, UTILITY REFUND</u>	06/08/2021	30.07	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	201215.03		<u>JUSTIN LANE REDDICK, 1879 N COOL SPRINGS AVE, UTILITY REFUND</u>	06/08/2021	36.51	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	201215.03		<u>JUSTIN LANE REDDICK, 1879 N COOL SPRINGS AVE, UTILITY REFUND</u>	06/08/2021	26.90	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 201215.03:						93.48	.00					
2085	UTILITY REFUND #12	203085.03		<u>DEBORAH E HENDERSON, 2796 N ROCK CLIFFS AVE, UTILITY REFUND</u>	06/18/2021	30.23	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	203085.03		<u>DEBORAH E HENDERSON, 2796 N ROCK CLIFFS AVE, UTILITY REFUND</u>	06/18/2021	26.29	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	203085.03		<u>DEBORAH E HENDERSON, 2796 N ROCK CLIFFS AVE, UTILITY REFUND</u>	06/18/2021	19.53	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 203085.03:						76.05	.00					
2085	UTILITY REFUND #12	220470.01		<u>DANIELLE R DURTSCHI, 565 E WILD LILAC CT, UTILITY REFUND</u>	06/22/2021	12.05	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	220470.01		<u>DANIELLE R DURTSCHI, 565 E WILD LILAC CT, UTILITY REFUND</u>	06/22/2021	7.95	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		



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				<u>REFUND</u>	06/18/2021	29.84	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
	Total 221590.04:					108.75	.00					
2085	UTILITY REFUND #12	240735.05		<u>HUNTER MASHELL, 998 E FOLGADO ST, UTILITY REFUND</u>	06/15/2021	8.68	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	240735.05		<u>HUNTER MASHELL, 998 E FOLGADO ST, UTILITY REFUND</u>	06/15/2021	8.86	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	240735.05		<u>HUNTER MASHELL, 998 E FOLGADO ST, UTILITY REFUND</u>	06/15/2021	6.61	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
	Total 240735.05:					24.15	.00					
2085	UTILITY REFUND #12	260860.02		<u>TYANNE HAYES, 2235 W QUILCEDA ST, UTILITY REFUND</u>	06/04/2021	169.19	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
	Total 260860.02:					169.19	.00					
2085	UTILITY REFUND #12	260880.01		<u>MICHAEL J DECICCO, 1591 N VINIFERA AVE, UTILITY REFUND</u>	06/15/2021	38.38	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	260880.01		<u>MICHAEL J DECICCO, 1591 N VINIFERA AVE, UTILITY REFUND</u>	06/15/2021	54.18	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	260880.01		<u>MICHAEL J DECICCO, 1591 N VINIFERA AVE, UTILITY REFUND</u>	06/15/2021	38.90	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
	Total 260880.01:					131.46	.00					
2085	UTILITY REFUND #12	264050.02		<u>JUSTIN L PARKINSON, 2118 W GAINSBORO DR, UTILITY REFUND</u>	06/22/2021	36.12	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		

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2085	UTILITY REFUND #12	264050.02		<u>JUSTIN L PARKINSON, 2118 W GAINSBORO DR. UTILITY REFUND</u>	06/22/2021	36.77	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	264050.02		<u>JUSTIN L PARKINSON, 2118 W GAINSBORO DR. UTILITY REFUND</u>	06/22/2021	29.43	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 264050.02:						102.32	.00					
2085	UTILITY REFUND #12	274895.04		<u>BRENT LEGER, 9110 S ROYAL GALA PL. UTILITY REFUND</u>	06/08/2021	25.60	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	274895.04		<u>BRENT LEGER, 9110 S ROYAL GALA PL. UTILITY REFUND</u>	06/08/2021	32.25	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	274895.04		<u>BRENT LEGER, 9110 S ROYAL GALA PL. UTILITY REFUND</u>	06/08/2021	12.18	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 274895.04:						70.03	.00					
2085	UTILITY REFUND #12	274990.02		<u>CLINTON W HANSON, 9389 S CHERRY APPLE AVE. UTILITY REFUND</u>	06/15/2021	16.88	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	274990.02		<u>CLINTON W HANSON, 9389 S CHERRY APPLE AVE. UTILITY REFUND</u>	06/15/2021	16.77	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	274990.02		<u>CLINTON W HANSON, 9389 S CHERRY APPLE AVE. UTILITY REFUND</u>	06/15/2021	10.20	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 274990.02:						43.85	.00					
2085	UTILITY REFUND #12	276018.02		<u>COURTNEY L HINSON, 464 W ALLSPICE CT. UTILITY REFUND</u>	06/04/2021	9.64	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	276018.02		<u>COURTNEY L HINSON, 464 W ALLSPICE CT. UTILITY REFUND</u>	06/04/2021	11.24	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		

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2085	UTILITY REFUND #12	276018.02		<u>COURTNEY L HINSON, 464 W ALLSPICE CT, UTILITY REFUND</u>	06/04/2021	7.57	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 276018.02:						28.45	.00					
2085	UTILITY REFUND #12	277026.02		<u>TAUNA G RICE, 567 W ALLSPICE ST, UTILITY REFUND</u>	06/08/2021	3.20	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	277026.02		<u>TAUNA G RICE, 567 W ALLSPICE ST, UTILITY REFUND</u>	06/08/2021	3.84	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	277026.02		<u>TAUNA G RICE, 567 W ALLSPICE ST, UTILITY REFUND</u>	06/08/2021	2.94	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 277026.02:						9.98	.00					
2085	UTILITY REFUND #12	280090.03		<u>BETSY SUE LINDER, 1853 N. AZURITE DR, UTILITY REFUND</u>	06/18/2021	32.97	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	280090.03		<u>BETSY SUE LINDER, 1853 N. AZURITE DR, UTILITY REFUND</u>	06/18/2021	37.79	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	280090.03		<u>BETSY SUE LINDER, 1853 N. AZURITE DR, UTILITY REFUND</u>	06/18/2021	26.51	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 280090.03:						97.27	.00					
2085	UTILITY REFUND #12	280915.02		<u>RICHARD ADAMS, 1247 W CARAVAN ST, UTILITY REFUND</u>	06/07/2021	3.10	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	280915.02		<u>RICHARD ADAMS, 1247 W CARAVAN ST, UTILITY REFUND</u>	06/07/2021	3.39	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	280915.02		<u>RICHARD ADAMS, 1247 W CARAVAN ST, UTILITY REFUND</u>	06/07/2021	2.77	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 280915.02:						9.26	.00					

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2085	UTILITY REFUND #12	281012.00		<u>TODD CAMPBELL CUSTOM HOMES, 1392 W CERULEAN ST. UTILITY REFUND</u>	06/16/2021	108.87	.00	<u>20-4500_METERED WATER SALES</u>	0	6/21		
Total 281012.00:						108.87	.00					
2085	UTILITY REFUND #12	281071.00		<u>TODD CAMPBELL CUSTOM HOMES, 1443 W GAINSBORO ST. UTILITY REFUND</u>	06/16/2021	114.47	.00	<u>20-4500_METERED WATER SALES</u>	0	6/21		
Total 281071.00:						114.47	.00					
2085	UTILITY REFUND #12	281072.00		<u>TODD CAMPBELL CUSTOM HOMES, 1457 W GAINSBORO ST. UTILITY REFUND</u>	06/16/2021	114.47	.00	<u>20-4500_METERED WATER SALES</u>	0	6/21		
Total 281072.00:						114.47	.00					
2085	UTILITY REFUND #12	281073.00		<u>TODD CAMPBELL CUSTOM HOMES, 1471 W GAINSBORO ST. UTILITY REFUND</u>	06/16/2021	114.47	.00	<u>20-4500_METERED WATER SALES</u>	0	6/21		
Total 281073.00:						114.47	.00					
2085	UTILITY REFUND #12	281074.00		<u>TODD CAMPBELL CUSTOM HOMES, 1485 W GAINSBORO ST. UTILITY REFUND</u>	06/16/2021	74.06	.00	<u>20-4500_METERED WATER SALES</u>	0	6/21		
Total 281074.00:						74.06	.00					
2085	UTILITY REFUND #12	281095.00		<u>NORTH STAR HOMES, 1465 W TIGER EYE ST. UTILITY REFUND</u>	06/16/2021	56.66	.00	<u>20-4500_METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	281095.00		<u>NORTH STAR HOMES, 1465 W TIGER EYE ST. UTILITY REFUND</u>	06/16/2021	3.26	.00	<u>21-4600_SEWER USER FEES</u>	0	6/21		



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				<u>REFUND</u>	06/08/2021	31.51	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	300560.02		<u>FRANK VENTRESCA, 2639 N HOSE GULCH AVE, UTILITY REFUND</u>	06/08/2021	20.84	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
	Total 300560.02:					70.91	.00					
2085	UTILITY REFUND #12	301030.02		<u>RACHAEL L GUTHMILLER, 1210 E WHITBECK DR, UTILITY REFUND</u>	06/14/2021	123.13	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	301030.02		<u>RACHAEL L GUTHMILLER, 1210 E WHITBECK DR, UTILITY REFUND</u>	06/14/2021	41.78	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	301030.02		<u>RACHAEL L GUTHMILLER, 1210 E WHITBECK DR, UTILITY REFUND</u>	06/14/2021	28.73	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
	Total 301030.02:					193.64	.00					
2085	UTILITY REFUND #12	302408.00		<u>BALT LLC, 1014 E PASCUA DR, UTILITY REFUND</u>	06/16/2021	54.93	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	302408.00		<u>BALT LLC, 1014 E PASCUA DR, UTILITY REFUND</u>	06/16/2021	3.47	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
	Total 302408.00:					58.40	.00					
2085	UTILITY REFUND #12	302502.00		<u>STYLISH HOMES, 971 E RIO CHICO DR, UTILITY REFUND</u>	06/16/2021	63.78	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
	Total 302502.00:					63.78	.00					
2085	UTILITY REFUND #12	302528.00		<u>STYLISH HOMES, 936 E OSORNO DR, UTILITY REFUND</u>	06/16/2021	60.46	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		

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Total 302528.00:						60.46	.00					
2085	UTILITY REFUND #12	303108.02		<u>BRADEN NICHOLAS HOBBS, 2265 N GREENVILLLE AVE, UTILITY REFUND</u>	06/18/2021	20.07	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	303108.02		<u>BRADEN NICHOLAS HOBBS, 2265 N GREENVILLLE AVE, UTILITY REFUND</u>	06/18/2021	24.87	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	303108.02		<u>BRADEN NICHOLAS HOBBS, 2265 N GREENVILLLE AVE, UTILITY REFUND</u>	06/18/2021	17.73	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 303108.02:						62.67	.00					
2085	UTILITY REFUND #12	30512.02		<u>AVALON MOBILE ESTATES LLC, 951 W AVALON ST. UTILITY REFUND</u>	06/15/2021	-95.17	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	30512.02		<u>AVALON MOBILE ESTATES LLC, 951 W AVALON ST. UTILITY REFUND</u>	06/15/2021	61.51	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	30512.02		<u>AVALON MOBILE ESTATES LLC, 951 W AVALON ST. UTILITY REFUND</u>	06/15/2021	45.57	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 30512.02:						11.91	.00					
2085	UTILITY REFUND #12	30645.01		<u>CONNIE HAUSDORF, 478 S ASH AVE, UTILITY REFUND</u>	06/18/2021	103.63	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
Total 30645.01:						103.63	.00					
2085	UTILITY REFUND #12	310126.02		<u>VICKI L FLETCHER, 9385 S MACADAN WAY, UTILITY REFUND</u>	06/22/2021	26.74	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	310126.02		<u>VICKI L FLETCHER, 9385 S MACADAN WAY, UTILITY REFUND</u>	06/22/2021	32.68	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		

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2085	UTILITY REFUND #12	310126.02		<u>VICKI L FLETCHER, 9385 S MACADAN WAY, UTILITY REFUND</u>	06/22/2021	25.09	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 310126.02:						84.51	.00					
2085	UTILITY REFUND #12	310210.02		<u>JAMES MATTHEW SCHECTER, 1520 W SOLDOTNA DR, UTILITY REFUND</u>	06/22/2021	19.28	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	310210.02		<u>JAMES MATTHEW SCHECTER, 1520 W SOLDOTNA DR, UTILITY REFUND</u>	06/22/2021	23.76	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	310210.02		<u>JAMES MATTHEW SCHECTER, 1520 W SOLDOTNA DR, UTILITY REFUND</u>	06/22/2021	18.63	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 310210.02:						61.67	.00					
2085	UTILITY REFUND #12	340010.02		<u>ELJON S ANGEL, 6995 S BIRCH CREEK AVE, UTILITY REFUND</u>	06/15/2021	27.69	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	340010.02		<u>ELJON S ANGEL, 6995 S BIRCH CREEK AVE, UTILITY REFUND</u>	06/15/2021	37.28	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	340010.02		<u>ELJON S ANGEL, 6995 S BIRCH CREEK AVE, UTILITY REFUND</u>	06/15/2021	25.36	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		
Total 340010.02:						90.33	.00					
2085	UTILITY REFUND #12	50080.02		<u>DAVID DURRANT, 204 W 4TH ST, UTILITY REFUND</u>	06/02/2021	22.95	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2085	UTILITY REFUND #12	50080.02		<u>DAVID DURRANT, 204 W 4TH ST, UTILITY REFUND</u>	06/02/2021	26.66	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
2085	UTILITY REFUND #12	50080.02		<u>DAVID DURRANT, 204 W 4TH ST, UTILITY REFUND</u>	06/02/2021	6.87	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/21		

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Total 50080.02:						56.48	.00					
Total UTILITY REFUND #12:						4,484.50	.00					
<b>UTILITY REFUND #9</b>												
2004	UTILITY REFUND #9	268414.00		<u>CBH, 1449 N THISTLE DR, UTILITY REFUND</u>	05/19/2021	60.01	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2004	UTILITY REFUND #9	268414.00		<u>CBH, 1449 N THISTLE DR, UTILITY REFUND</u>	05/19/2021	72.60	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 268414.00:						132.61	.00					
2004	UTILITY REFUND #9	268428.00		<u>CBH, 2502 W BALBOA DR, UTILITY REFUND</u>	05/21/2021	33.97	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2004	UTILITY REFUND #9	268428.00		<u>CBH, 2502 W BALBOA DR, UTILITY REFUND</u>	05/21/2021	39.89	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 268428.00:						73.86	.00					
2004	UTILITY REFUND #9	268430.00		<u>CBH, 2534 W BALBOA DR, UTILITY REFUND</u>	05/12/2021	37.16	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2004	UTILITY REFUND #9	268430.00		<u>CBH, 2534 W BALBOA DR, UTILITY REFUND</u>	05/12/2021	32.40	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 268430.00:						69.56	.00					
2004	UTILITY REFUND #9	268436.00		<u>CBH, 2630 W BALBOA DR, UTILITY REFUND</u>	05/17/2021	33.51	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2004	UTILITY REFUND #9	268436.00		<u>CBH, 2630 W BALBOA DR, UTILITY REFUND</u>	05/17/2021	40.38	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 268436.00:						73.89	.00					
2004	UTILITY REFUND #9	268441.00		<u>CBH, 2710 W BALBOA DR, UTILITY REFUND</u>	05/21/2021	31.17	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		

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2004	UTILITY REFUND #9	268441.00		<u>CBH, 2710 W BALBOA DR, UTILITY REFUND</u>	05/21/2021	32.65	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 268441.00:						63.82	.00					
2004	UTILITY REFUND #9	277205.00		<u>CBH, 970 W SMALLWOOD CT, UTILITY REFUND</u>	05/11/2021	57.93	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2004	UTILITY REFUND #9	277205.00		<u>CBH, 970 W SMALLWOOD CT, UTILITY REFUND</u>	05/11/2021	69.92	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 277205.00:						127.85	.00					
2004	UTILITY REFUND #9	277512.00		<u>CBH, 302 W STRIPED OWL ST, UTILITY REFUND</u>	06/16/2021	58.66	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
Total 277512.00:						58.66	.00					
2004	UTILITY REFUND #9	277559.00		<u>CBH, 703 W PIN CHERRY ST, UTILITY REFUND</u>	05/19/2021	61.10	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2004	UTILITY REFUND #9	277559.00		<u>CBH, 703 W PIN CHERRY ST, UTILITY REFUND</u>	05/19/2021	79.95	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 277559.00:						141.05	.00					
2004	UTILITY REFUND #9	277572.00		<u>CBH, 742 W NANNYBERRY ST, UTILITY REFUND</u>	05/26/2021	12.67	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2004	UTILITY REFUND #9	277572.00		<u>CBH, 742 W NANNYBERRY ST, UTILITY REFUND</u>	05/26/2021	10.28	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 277572.00:						22.95	.00					
2004	UTILITY REFUND #9	277919.00		<u>CBH, 275 W SNOWY OWL ST, UTILITY REFUND</u>	06/16/2021	45.97	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		

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Total 277919.00:						45.97	.00					
2004	UTILITY REFUND #9	293010.00		<u>CBH, 6707 S NORDEAN AVE, UTILITY REFUND</u>	05/14/2021	151.38	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2004	UTILITY REFUND #9	293010.00		<u>CBH, 6707 S NORDEAN AVE, UTILITY REFUND</u>	05/14/2021	119.40	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 293010.00:						270.78	.00					
2004	UTILITY REFUND #9	293012.00		<u>CBH HOMES, 6740 S NORDEAN AVE, UTILITY REFUND</u>	05/26/2021	34.79	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2004	UTILITY REFUND #9	293012.00		<u>CBH HOMES, 6740 S NORDEAN AVE, UTILITY REFUND</u>	05/26/2021	35.77	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 293012.00:						70.56	.00					
2004	UTILITY REFUND #9	302415.00		<u>EAGLEWOOD HOMES, 902 E PASCUA DR, UTILITY REFUND</u>	05/21/2021	28.54	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2004	UTILITY REFUND #9	302415.00		<u>EAGLEWOOD HOMES, 902 E PASCUA DR, UTILITY REFUND</u>	05/21/2021	28.42	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 302415.00:						56.96	.00					
2004	UTILITY REFUND #9	302458.00		<u>STACY CONSTRUCTION, 1077 E PASCUA DR, UTILITY REFUND</u>	05/19/2021	38.05	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2004	UTILITY REFUND #9	302458.00		<u>STACY CONSTRUCTION, 1077 E PASCUA DR, UTILITY REFUND</u>	05/19/2021	43.67	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 302458.00:						81.72	.00					
2004	UTILITY REFUND #9	303509.00		<u>HUBBLE HOMES, 715 E BRUSH CREEK ST, UTILITY REFUND</u>	05/19/2021	41.07	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		

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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
2004	UTILITY REFUND #9	303509.00		<u>HUBBLE HOMES, 715 E BRUSH CREEK ST. UTILITY REFUND</u>	05/19/2021	34.50	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 303509.00:						75.57	.00					
2004	UTILITY REFUND #9	303512.00		<u>HUBBLE HOMES, 2463 N RAPID CREEK WAY. UTILITY REFUND</u>	05/11/2021	33.33	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2004	UTILITY REFUND #9	303512.00		<u>HUBBLE HOMES, 2463 N RAPID CREEK WAY. UTILITY REFUND</u>	05/11/2021	35.58	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 303512.00:						68.91	.00					
2004	UTILITY REFUND #9	303521.00		<u>HUBBLE HOMES, 694 E CELTIC DR. UTILITY REFUND</u>	05/12/2021	31.62	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2004	UTILITY REFUND #9	303521.00		<u>HUBBLE HOMES, 694 E CELTIC DR. UTILITY REFUND</u>	05/12/2021	38.42	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 303521.00:						70.04	.00					
2004	UTILITY REFUND #9	303522.00		<u>HUBBLE HOMES, 693 E CELTIC DR. UTILITY REFUND</u>	05/19/2021	36.37	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2004	UTILITY REFUND #9	303522.00		<u>HUBBLE HOMES, 693 E CELTIC DR. UTILITY REFUND</u>	05/19/2021	32.56	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 303522.00:						68.93	.00					
2004	UTILITY REFUND #9	320102.00		<u>HAYDEN HOMES, 1155 N HALE CANYON AVE. UTILITY REFUND</u>	05/14/2021	41.87	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2004	UTILITY REFUND #9	320102.00		<u>HAYDEN HOMES, 1155 N HALE CANYON AVE. UTILITY REFUND</u>	05/14/2021	32.06	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 320102.00:						73.93	.00					
2004	UTILITY REFUND #9	320124.00		<u>HAYDEN HOMES, 1880 E JADE FALLS ST. UTILITY REFUND</u>	05/21/2021	8.03	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		

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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
2004	UTILITY REFUND #9	320124.00		<u>HAYDEN HOMES, 1880 E JADE FALLS ST, UTILITY REFUND</u>	05/21/2021	-1.84	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 320124.00:						6.19	.00					
2004	UTILITY REFUND #9	320142.00		<u>HAYDEN HOMES, 1870 E PORTER ST, UTILITY REFUND</u>	05/19/2021	14.89	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2004	UTILITY REFUND #9	320142.00		<u>HAYDEN HOMES, 1870 E PORTER ST, UTILITY REFUND</u>	05/19/2021	4.75	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 320142.00:						19.64	.00					
2004	UTILITY REFUND #9	330310.00		<u>TOLL BROS INC, 2036 N THORNDALE AVE, UTILITY REFUND</u>	05/11/2021	99.16	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2004	UTILITY REFUND #9	330310.00		<u>TOLL BROS INC, 2036 N THORNDALE AVE, UTILITY REFUND</u>	05/11/2021	38.58	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 330310.00:						137.74	.00					
2004	UTILITY REFUND #9	330337.00		<u>TOLL BROS INC, 1287 E WHIG DR, UTILITY REFUND</u>	05/12/2021	95.41	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2004	UTILITY REFUND #9	330337.00		<u>TOLL BROS INC, 1287 E WHIG DR, UTILITY REFUND</u>	05/12/2021	32.89	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 330337.00:						128.30	.00					
2004	UTILITY REFUND #9	330339.00		<u>TOLL BROS INC, 1319 E WHIG DR, UTILITY REFUND</u>	05/19/2021	68.70	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2004	UTILITY REFUND #9	330339.00		<u>TOLL BROS INC, 1319 E WHIG DR, UTILITY REFUND</u>	05/19/2021	.25	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 330339.00:						68.95	.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	330341.00		<u>TOLL BROS INC, 1298 E IMLAY ST. UTILITY REFUND</u>	05/19/2021	75.51	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2004	UTILITY REFUND #9	330341.00		<u>TOLL BROS INC, 1298 E IMLAY ST. UTILITY REFUND</u>	05/19/2021	11.40	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 330341.00:						86.91	.00					
2004	UTILITY REFUND #9	330364.00		<u>TOLL BROS INC, 2227 N WINDMILL WAY, UTILITY REFUND</u>	05/17/2021	97.89	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2004	UTILITY REFUND #9	330364.00		<u>TOLL BROS INC, 2227 N WINDMILL WAY, UTILITY REFUND</u>	05/17/2021	41.24	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 330364.00:						139.13	.00					
2004	UTILITY REFUND #9	330378.00		<u>TOLL BROS INC, 2314 N WINDMILL WAY, UTILITY REFUND</u>	05/21/2021	34.53	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2004	UTILITY REFUND #9	330378.00		<u>TOLL BROS INC, 2314 N WINDMILL WAY, UTILITY REFUND</u>	05/21/2021	36.09	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 330378.00:						70.62	.00					
2004	UTILITY REFUND #9	330380.00		<u>TOLL BROS INC, 2268 N WINDMILL WAY, UTILITY REFUND</u>	05/21/2021	37.09	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2004	UTILITY REFUND #9	330380.00		<u>TOLL BROS INC, 2268 N WINDMILL WAY, UTILITY REFUND</u>	05/21/2021	38.65	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 330380.00:						75.74	.00					
2004	UTILITY REFUND #9	330387.00		<u>TOLL BROS INC, 2090 N WINDMILL WAY, UTILITY REFUND</u>	05/26/2021	35.89	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		

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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
2004	UTILITY REFUND #9	330387.00		<u>TOLL BROS INC, 2090 N WINDMILL WAY, UTILITY REFUND</u>	05/26/2021	34.69	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 330387.00:						70.58	.00					
2004	UTILITY REFUND #9	330390.00		<u>TOLL BROS INC, 2046 N WINDMILL WAY, UTILITY REFUND</u>	05/26/2021	37.70	.00	<u>20-4500 METERED WATER SALES</u>	0	6/21		
2004	UTILITY REFUND #9	330390.00		<u>TOLL BROS INC, 2046 N WINDMILL WAY, UTILITY REFUND</u>	05/26/2021	36.76	.00	<u>21-4600 SEWER USER FEES</u>	0	6/21		
Total 330390.00:						74.46	.00					
Total UTILITY REFUND #9:						2,525.88	.00					
<b>VERIZON WIRELESS</b>												
1575	VERIZON WIRELESS	9880954356		<u>IPAD AND TABLET SERVICE, 5/2 -6/1/21 - ADMIN</u>	06/01/2021	33.17	33.17	<u>01-6255 TELEPHONE</u>	0	6/21	06/17/2021	
1575	VERIZON WIRELESS	9880954356		<u>IPAD AND TABLET SERVICE, 5/2 -6/1/21 - P &amp; Z</u>	06/01/2021	88.05	88.05	<u>01-6255 TELEPHONE</u>	1003	6/21	06/17/2021	
1575	VERIZON WIRELESS	9880954356		<u>IPAD AND TABLET SERVICE, 5/2 -6/1/21 - PARKS</u>	06/01/2021	22.75	22.75	<u>01-6255 TELEPHONE</u>	1004	6/21	06/17/2021	
1575	VERIZON WIRELESS	9880954356		<u>IPAD AND TABLET SERVICE, 5/2 -6/1/21 - WATER</u>	06/01/2021	79.98	79.98	<u>20-6255 TELEPHONE EXPENSE</u>	0	6/21	06/17/2021	
1575	VERIZON WIRELESS	9880954356		<u>IPAD AND TABLET SERVICE, 5/2 -6/1/21 - SEWER</u>	06/01/2021	88.78	88.78	<u>21-6255 TELEPHONE EXPENSE</u>	0	6/21	06/17/2021	
1575	VERIZON WIRELESS	9880954356		<u>IPAD AND TABLET SERVICE, 5/2 -6/1/21 - P.I</u>	06/01/2021	23.33	23.33	<u>25-6255 TELEPHONE EXPENSE</u>	0	6/21	06/17/2021	
1575	VERIZON WIRELESS	9880954356		<u>IPAD AND TABLET SERVICE, 5/2 -6/1/21 - BUILDING INSPECTION</u>	06/01/2021	30.82	30.82	<u>01-6255 TELEPHONE</u>	1005	6/21	06/17/2021	

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Total 9880954356:						366.88	366.88					
1575	VERIZON WIRELESS	9880954357		<u>CELL PHONE SERVICE, 5/2-6/1/21 - ADMIN</u>	06/01/2021	27.40	27.40	<u>01-6255 TELEPHONE</u>	0	6/21	06/17/2021	
1575	VERIZON WIRELESS	9880954357		<u>CELL PHONE SERVICE, 5/2-6/1/21 - P&amp;Z</u>	06/01/2021	5.80	5.80	<u>01-6255 TELEPHONE</u>	1003	6/21	06/17/2021	
1575	VERIZON WIRELESS	9880954357		<u>CELL PHONE SERVICE, 5/2-6/1/21 - PARKS</u>	06/01/2021	326.98	326.98	<u>01-6255 TELEPHONE</u>	1004	6/21	06/17/2021	
1575	VERIZON WIRELESS	9880954357		<u>CELL PHONE SERVICE, 5/2-6/1/21 - WATER</u>	06/01/2021	103.92	103.92	<u>20-6255 TELEPHONE EXPENSE</u>	0	6/21	06/17/2021	
1575	VERIZON WIRELESS	9880954357		<u>CELL PHONE SERVICE, 5/2-6/1/21 - SEWER</u>	06/01/2021	97.07	97.07	<u>21-6255 TELEPHONE EXPENSE</u>	0	6/21	06/17/2021	
1575	VERIZON WIRELESS	9880954357		<u>CELL PHONE SERVICE, 5/2-6/1/21 - P.I</u>	06/01/2021	26.81	26.81	<u>25-6255 TELEPHONE EXPENSE</u>	0	6/21	06/17/2021	
1575	VERIZON WIRELESS	9880954357		<u>CELL PHONE SERVICE, 5/2-6/1/21 - ECONOMIC DEVELOPMENT</u>	06/01/2021	23.20	23.20	<u>01-6255 TELEPHONE</u>	4000	6/21	06/17/2021	
Total 9880954357:						611.18	611.18					
1575	VERIZON WIRELESS	9880954358		<u>CELL PHONE SERVICE, 5/2-6/1/21 - ADMIN</u>	06/01/2021	51.72	51.72	<u>01-6255 TELEPHONE</u>	0	6/21	06/17/2021	
1575	VERIZON WIRELESS	9880954358		<u>CELL PHONE SERVICE, 5/2-6/1/21 - P &amp; Z</u>	06/01/2021	20.26	20.26	<u>01-6255 TELEPHONE</u>	1003	6/21	06/17/2021	
1575	VERIZON WIRELESS	9880954358		<u>CELL PHONE SERVICE, 5/2-6/1/21 - PARKS</u>	06/01/2021	149.07	149.07	<u>01-6255 TELEPHONE</u>	1004	6/21	06/17/2021	
1575	VERIZON WIRELESS	9880954358		<u>CELL PHONE SERVICE, 5/2-6/1/21 - BUILDING INSPECTION</u>	06/01/2021	45.17	45.17	<u>01-6255 TELEPHONE</u>	1005	6/21	06/17/2021	
1575	VERIZON WIRELESS	9880954358		<u>CELL PHONE SERVICE, 5/2-6/1/21 - WATER</u>	06/01/2021	121.11	121.11	<u>20-6255 TELEPHONE EXPENSE</u>	0	6/21	06/17/2021	

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1575	VERIZON WIRELESS	9880954358		<u>CELL PHONE SERVICE, 5/2-6/1/21 - SEWER</u>	06/01/2021	166.28	166.28	21-6255 <u>TELEPHONE EXPENSE</u>	0	6/21	06/17/2021	
1575	VERIZON WIRELESS	9880954358		<u>CELL PHONE SERVICE, 5/2-6/1/21 - P.I</u>	06/01/2021	33.63	33.63	25-6255 <u>TELEPHONE EXPENSE</u>	0	6/21	06/17/2021	
Total 9880954358:						587.24	587.24					
Total VERIZON WIRELESS:						1,565.30	1,565.30					
<b>WESTERN STATES CHEM</b>												
274	WESTERN STATES CHEM	210937		<u>1 CASE NITRILE GLOVES, T. SHAFFER, JUNE'21 - SEWER</u>	06/18/2021	365.86	.00	21-6230 <u>SAFETY TRAINING &amp; EQUIPMENT</u>	0	6/21		
Total 210937:						365.86	.00					
Total WESTERN STATES CHEM:						365.86	.00					
<b>WHITE, PETERSON, GIGRAY, &amp; NICHOLS P.A.</b>												
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	05312021WPG		<u>LEGAL SERVICES FOR MAY, '21 -ADMIN</u>	05/31/2021	2,125.50	.00	01-6202 <u>PROFESSIONAL SERVICES</u>	0	6/21		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	05312021WPG		<u>LEGAL SERVICES FOR MAY, '21 -P&amp;Z</u>	05/31/2021	1,026.00	.00	01-6202 <u>PROFESSIONAL SERVICES</u>	1003	6/21		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	05312021WPG		<u>LEGAL SERVICES FOR MAY, '21 -SEWER</u>	05/31/2021	5,205.50	.00	21-6202 <u>PROFESSIONAL SERVICES</u>	0	6/21		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	05312021WPG		<u>LEGAL SERVICES FOR MAY, '21 -UPR</u>	05/31/2021	1,723.50	.00	40-6020 <u>CAPITAL IMPROVEMENTS</u>	1207	6/21		
Total 05312021WPGN:						10,080.50	.00					
Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.:						10,080.50	.00					

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>XYLEM WATER SOLUTIONS U.S.A., INC.</b>												
1623	XYLEM WATER SOLUTIONS U.S.A., INC.	401097240		PUMP INSPECTION FOR NWWTP, T. SHAFFER, JUNE'21 - SEWER	06/22/2021	260.00	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/21		
Total 401097240:						260.00	.00					
Total XYLEM WATER SOLUTIONS U.S.A., INC.:						260.00	.00					
Grand Totals:						866,074.69	268,946.31					

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Report Criteria:

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

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

IN THE MATTER OF THE APPLICATIONS OF ) **Case No. 21-02-AN (Annexation)**  
) )  
) )  
**MICHELLE CARROLL** ) )  
) )  
) **FINDINGS OF FACT,**  
) **CONCLUSIONS OF LAW, AND**  
) **ORDER OF DENIAL OF**  
For Annexation of the *Markovetz Properties.* ) **ANNEXATION APPLICATION.**

THIS MATTER came before the City Council for public hearing on June 1, 2021 for receipt and consideration by the City Council of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced Application. The City Council does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and Order of Decision.

**I  
RECORD OF PROCEEDINGS**

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

**1.1 Exhibits:**

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
<b>1</b>	Exhibit List			X
<b>2</b>	Council Staff Memo			X
<b>3</b>	Planning & Zoning Commission Findings – 05.11.2021			X
<b>4</b>	Planning & Zoning Commission Meeting Minutes – 04.13.2021			X
<b>5</b>	Planning & Zoning Commission Meeting Verbatim Minutes – 04.13.2021			X
<b>6</b>	Planning & Zoning Commission Meeting Sign-in sheets – 04.13.2021			X
<b>7</b>	Commission & Council Review & Annexation Application			X
<b>8</b>	Affidavits of Legal Interest – Donald & Carol Markovetz			X
<b>9</b>	Warranty Deed			X
<b>10</b>	Narrative			X

<b>11</b>	Vicinity Map			X
<b>12</b>	Plat Reflecting Existing Royal Vet (AKA Markovetz) Subdivision			X
<b>13</b>	Neighborhood Meeting Certification			X
<b>14</b>	Commitment to Property Posting			X
<b>15</b>	Agency Transmittal – 03.02.2021			X
<b>16</b>	Boise Project Board of Control – 03.02.2021			X
<b>17</b>	Nampa & Meridian Irrigation District – 03.15.2021			X
<b>18</b>	COMPASS – 03.19.2021			X
<b>19</b>	Ada County Highway District Staff Report – 03.22.2021			X
<b>20</b>	Planning & Zoning Commission Legal Notice – Mailed 03.04.2021			X
<b>21</b>	Planning & Zoning Commission Certificate of Mailing – 03.24.2021			X
<b>22</b>	Planning & Zoning Commission Proof of Property Posting – 03.30.2021			X
<b>23</b>	City Attorney Email Correspondence Regarding Procedure Questions – 04.28.2021			X
<b>24</b>	City Council Legal Notice Mailer & Confirmation of Mailing – Mailed 05.13.2021			X
<b>25</b>	City Council Proof of Property Posting – 05.21.2021			X
<b>26</b>	Royal Vet Subdivision (AKA Markovetz) Community Comments – 05.27.2021			X
<b>27</b>	City Council Meeting Sign-in Sheets – 06.01.2021			X
<b>28</b>	City Council Meeting Minutes – 06.01.2021			X

## 1.2 Hearings

**1.2.1** Planning and Zoning Commission heard this on April 13, 2021; the Findings went before the Commission on May 11, 2021. The Council heard this on June 1, 2021, the Findings have been requested to go to the Council July 6, 2021.

## 1.3 Witness Testimony

**1.3.1** Those who testified at the Planning and Zoning Commission's April 13, 2021 hearing are as follows, to-wit:

**1.3.1.1** City Staff:  
Jessica Reid, Planning Services Specialist

**1.3.1.2** Appearing for the Applicant:  
Michelle Carroll, City of Trees Real Estate  
8950 W Emerald Street, #198, Boise, ID 83704

**1.3.1.3** Appearing in Favor:  
None

**1.3.1.4** Appearing Neutral:  
Cheramy Rainwater Krueger, Community Representative - Testify  
145 S Marko Lane, Kuna, ID 83634

Dennis & Kathryn Rainwater  
145 S Marko Lane, Kuna, ID 83634

Alpha Marie Byrns  
197 S Marko Lane, Kuna, ID 83634

Dan Barker  
197 S Marko Lane, Kuna, ID 83634

Norman Krueger  
41 S Marko Lane, Kuna, ID 83634

Dani Mendiola  
225 S Eagle Road, Kuna, ID 83634

**1.3.1.5** Appearing in Opposition:  
None

**1.3.2** Those who testified at the City Council's June 1, 2021 hearing are as follows, to-wit:

**1.3.2.1** City Staff:  
Jessica Reid, Planning Services Specialist

**1.3.2.2** Appearing for the Applicant:  
Michelle Carroll, City of Trees Real Estate  
8950 W Emerald Street, #198, Boise, ID 83704

Angela Bruno, City of Trees Real Estate  
8950 W Emerald Street, #198, Boise, ID 83704

**1.3.2.3** Appearing in Favor:  
None

**1.3.2.4** Appearing Neutral:  
Clift Arnold  
93 S Marko Lane, Kuna, ID 83634

**1.3.2.5** Appearing in Opposition:  
Cheramy Rainwater Krueger, Community Representative – Testify  
145 S Marko Lane, Kuna, ID 83634

Kathryn Rainwater  
145 S Marko Lane, Kuna, ID 83634

Dennis Rainwater  
145 S Marko Lane, Kuna, ID 83634

Dan Barker  
197 S Marko Lane, Kuna, ID 83634

Alpha Marie Byrns  
197 S Marko Lane, Kuna, ID 83634

- 1.3.3** No other witnesses appeared at the hearing on June 1, 2021, and the hearing was then closed for the receipt of evidence and testimony.

## II DECISION

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

## III FINDINGS OF FACT

### 3.1 Findings Regarding Notice

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

#### 3.1.2 Notice Provided

- 3.1.2.1** Notice was published for the June 1, 2021 Public Hearing on the Annexation for the Markovetz Properties, in the Kuna Melba News Newspaper, the official City of Kuna newspaper, which has general circulation within the boundaries of the City, Ada County and Canyon County.

<i>Newspaper</i>	<i>Dates Published</i>
<i>Kuna Melba News Newspaper</i>	May 12, 2021

- 3.1.2.2** Notice for the June 1, 2021 Public Hearing containing the description of the property proposed to be Annexed was mailed May 13, 2021, to all known affected property owners within three-hundred (300) feet of the boundaries of the area described in the application.

- 3.1.2.3** Notice for the June 1, 2021 Public Hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on May 11, 2021. A notarized Proof of Property Posting was provided to staff on May 21, 2021.

- 3.1.2.4** Notice for the June 1, 2021 Public Hearing was posted in conspicuous places within City Hall on the foyer's bulletin boards and City website.

### 3.2 Findings Regarding Annexation

- 3.2.1** The land for proposed annexation is comprised of multiple parcels totaling approximately 33.02 acres. The parcels include the following:

Property Owner(s)	Parcel Size	Current Zone	Parcel No.
Donald & Carol Markovetz	1.47 Acres	RR - Rural Residential	R5462680010
	0.152 Acres	RR - Rural Residential	R5462680020
	1.13 Acres	RR - Rural Residential	R5462680070
	29.395 Acres	RR - Rural Residential	R5462680100
	0.872	RR - Rural Residential	R5462680110

- 3.2.2** None of the landowners of the parcels at issue opposed the Annexation.
- 3.2.3** The parcels are currently in unincorporated Ada County and have a Zoning District Classification of Rural Residential. The Comprehensive Plan Future Land Use Map (FLUM) identifies the subject parcels as Medium Density Residential.
- 3.2.4** The existing land uses and zoning designations for lands surrounding the subject parcels is as follows:

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

- 3.2.5** The proposed project sites contain one (1) single-family residence (APN: R5462680110) and on-site vegetation is consistent with that of agriculture pasture-type fields.

### **3.3 Testimony of the Planning Services Specialist**

- 3.3.1 Conclusions:** The Planning Services Specialist, in a memo to the City Council dated June 1, 2021, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

- 3.3.1.1** The Applicant held a Neighborhood Meeting with neighboring landowners within three-hundred (300) feet of the proposed project area on November 7, 2020; there were nine (9) attendees. Neighborhood Meeting Minutes have been provided as part of this application.
- 3.3.1.2** Staff has determined the properties are eligible for Annexation into Kuna City limits as they are contiguous with Kuna City Limits situated to the east of the subject sites, and the property owners are consenting to Annexation.
- 3.3.1.3** The Applicant is proposing to Annex approximately 33.02 acres into Kuna City Limits with an R-8 (Medium/High Density Residential) zoning district classification, in accordance with the Medium Density land use designation on the Future Land Use Map (FLUM).
- 3.3.1.4** The application is limited to the Annexation request into Kuna City Limits with a development application forthcoming in the future.
- 3.3.1.5** The Boise Project Board of Control commented the subject sites will not be allowed to connect to the Kuna Municipal Irrigation System unless it acquires a legal surface water irrigation right from the New York Irrigation District. They also note high ground water spreading is against Idaho State Statues. In addition, the Boise Project Board of Control asserts the federal

easement of thirty-five (35) feet east of the water's edge and twenty (20) feet west out and parallel to the canal's lower toe as the area is required for the operation and maintenance of the canal; no landscaping besides grass or gravel is permitted within the easements and any/all fencing or pathways must be constructed just off the easement. The easement must maintain unhindered access and surfaces must remain flat and drivable.

- 3.3.1.6** On April 13, 2021, the Planning and Zoning Commission recommended Denial of the Case to City Council, based on the application failing to meet orderly development and Idaho Code §51-222(1). Following this recommendation of Denial, the Applicant contacted staff with additional information that their future Preliminary Plat Application was designed around an R-6 (Medium Density Residential) zoning designation. Based on that information, the Applicant inquired if they could request a lower density of R-6 from City Council at this June 1, 2021 regularly scheduled meeting; staff deferred to City Attorney Bill Gigray for procedural guidance. Mr. Gigray provided a recommended procedure based on the Applicant presenting this new information to City Council. Mr. Gigray specified the suggested procedural process complied with Idaho Code §67-6519 and Kuna City Code.
- 3.3.1.7** Applicant notified the Council of their request to amend the application to an R-6 (Medium Density Residential) zoning designation and also stated an R-4 (Medium Density Residential) zoning designation could be considered.

**3.4 Staff Recommendations:** As a result of the review, Planning Services Specialist Jessica Reid, recommended that if City Council approves Case No. 21-02-AN (Annexation), the Applicant be subject to the following Conditions of Approval:

- 3.4.1** The Applicant and/or Owner shall obtain written approval on letterhead or may be written/stamped on the approved plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
- 3.4.1.1** The City Engineer shall approve all Water and/or Sewer hookups.
- 3.4.1.2** The City Engineer shall approve all Civil Plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received approval of the drainage plan.
- 3.4.1.3** Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
- 3.4.1.4** The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.

- 3.4.1.5** The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modification to the existing irrigation system.
- 3.4.1.6** Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid *prior to issuance* of any building permit(s).
- 3.4.1.7** All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from ACHD.
- 3.4.2** Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.
- 3.4.3** Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- 3.4.4** When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to Annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Irrigation System (KMIS) of the City.
- 3.4.5** The Landowner/Applicant/Developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through the Public Hearing processes.
- 3.4.6** Developer/Owner/Applicant shall follow staff, City Engineer, and other agency requirements as applicable.
- 3.4.7** Developer/Owner/Applicant shall comply with all local, state, and federal laws.

### **3.5 Other Testimony**

- 3.5.1** 06/01/2021 Michelle Carroll and Angela Bruno, City of Trees Real Estate – Michelle notified the Council they would like to amend their application to an R-6 zoning designation from the R-8 originally requested as all of the planning that had been completed so far was done around an R-6 designation. She also stated that if an R-6 was not approved, they would be willing to consider R-4 as another option. Angela added there was a neighborhood close-by which had a section of R-4 and a larger section of R-6 within the development. She also clarified the properties within the existing neighboring subdivision were .75 acres, not 1 acre or more.
- 3.5.2** 06/01/2021 Cheramy Rainwater Kreuger – Mrs. Kreuger stated her comments were a representation of the Royal Vet (AKA Markovetz) Subdivision and addressed the request

for an R-8 zoning designation. She confirmed if the Council had been able to review the opposition letter submitted. Mrs. Kreuger stated their concerns stood for R-8 and R-6 density alike, as it could make way for apartments, condos, etc. She addressed the possible financial constraints and affects that high of a density could have on the existing properties. Mrs. Kreuger pointed out specific section of the Comprehensive Plan as her supporting evidence. Mrs. Kreuger asked the Council to reconsider the R-8 and R-6 designation, and if the Council approved the Case, that the Comprehensive Plan Map be changed to reflect those changes.

- 3.5.3** 06/01/2021 Michelle Carroll – (Rebuttal) Ms. Carroll stated there were no plans on developing apartments or townhomes, everything had been designed around single-family residential. She reiterated the application was only for the Annexation request, not any development of the properties. In addition, she stated the existing leech field for the Royal Vet Subdivision would be addressed properly during the development application.

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

- 4.1** City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.
- 4.2** The power of the City of Kuna lies in the city council to hear this matter as provided in Idaho Code §50-222, and Kuna City Code 2-1-5 (B).
- 4.3** “Annexation” is legislative act of city government accomplished by enactment of ordinance. Idaho Code §50-222; *Crane Creek Country Club v. City of Boise*, 1990, 121 Idaho 485 (1990) (on rehearing).
- 4.4** Annexation ordinances are not creatures of Local Planning Act, Idaho Code §67-6501 et seq.; rather, annexation authority flows from statute antedating Local Planning Act which broadly authorizes a city to annex adjacent territory and by ordinance to declare the annexed area part of city. I.C. § 50-222; *Coeur D'Alene Indus. Park Property Owners Ass'n, Inc. v. City of Coeur D'Alene*, 108 Idaho 843 (1985).

#### V CONCLUSIONS OF LAW RE: APPLICATION FOR ANNEXATION

- 5.1** The City of Kuna has authority to annex lands into its boundaries pursuant to Idaho Code §50-222.
- 5.2** Idaho Code §50-222(1) provides that:
- [C]ities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho’s cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, *to enable the orderly development of private lands* which benefit from the cost-effective availability of

municipal services in urbanizing areas and to equitably allocated the costs of public services in management of development on the urban fringe.

(emphasis added).

- 5.3** The proposed annexation is a Category A annexation as described in Idaho Code §50-222(3)(a), because all private landowners of the parcels at issue have consented to the proposed annexation.

## **VI ORDER OF DENIAL OF APPLICATION FOR ANNEXATION**

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

- 6.1** That the annexation application (Case No. 21-02-AN) is Denied.

**BY ACTION OF THE CITY COUNCIL** of the City of Kuna at its regular meeting held on the 6<sup>th</sup> day of July, 2021.

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Joe Stear, Mayor



<b>6</b>	Annexation Application			X
<b>7</b>	Vicinity Map			X
<b>8</b>	Letter of Intent			X
<b>9</b>	Deed			X
<b>10</b>	Affidavit of Legal Interest			X
<b>11</b>	Neighborhood Meeting Certification			X
<b>12</b>	Commitment to Property Posting			X
<b>13</b>	Annexation Description			X
<b>14</b>	Agency Transmittal			X
<b>15</b>	Boise Project Board of Control			X
<b>16</b>	Kuna Police Department			X
<b>17</b>	Nampa & Meridian Irrigation District			X
<b>18</b>	Ada County Highway District			X
<b>19</b>	City Engineer			X
<b>20</b>	Planning and Zoning Commission Kuna Melba News			X
<b>21</b>	Planning and Zoning Commission Mailer			X
<b>22</b>	Planning and Zoning Commission Proof of Property Posting			X
<b>23</b>	City Council Kuna Melba News			X
<b>24</b>	City Council Mailer			X
<b>25</b>	City Council Proof of Property Posting			X

## **1.2 Hearings**

**1.2.1** The City Council heard this on June 15, 2021. The FCO's have been requested to go to the City Council on July 6, 2021.

## **1.3 Witness Testimony**

**1.3.1** Those who testified at the City Council's June 15, 2021 hearing are as follows, to-wit:

**1.3.1.1** City Staff:  
Doug Hanson, Planner II

**1.3.1.2** Appearing for the Applicant:  
Addison Coffelt, 8800 S Linder Road, Meridian, Idaho, 83642

## II DECISION

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

## III FINDINGS OF FACT

### 3.1 Findings Regarding Notice

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

#### 3.1.2 Notice Provided

**3.1.2.1** Notice was published for the June 15, 2021 hearing on the Annexation for Addison Coffelt in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City, Ada County and Canyon County.

<i>Newspaper</i>	<i>Date Published</i>
<i>Kuna Melba News</i>	May 26, 2021

**3.1.2.2** Notice for the June 15, 2021 hearing containing the legal description of the property proposed to be annexed, was mailed on May 26, 2021 to all known and affected property owners within three hundred (300) feet of the boundaries of the area described in the application.

**3.1.2.3** Notice for the June 15, 2021 hearing was posted in conspicuous places within City Hall on the Foyer Bulletin Boards and City Website.

### 3.2 Findings Regarding Annexation

**3.2.1** The land for proposed Annexation is comprised of one (1) parcel totaling approximately 4.00 acres. The parcel is as follows:

Property Owner	Parcel Size:	Current Zone	Parcel Number
Matthew and Addison Coffelt	4.00	RR (Ada County)	S1312325400

**3.2.2** The landowner of the parcel at issue did not oppose Annexation.

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

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

**3.2.4** The proposed project site has no structures. On-site vegetation is consistent with that of agricultural fields.

**3.2.5** The parcels have an estimated slope average of 1% to 1.4%. According to the USDA Soil Survey for Ada County, bedrock depth for the site is estimated to be greater than 60 inches.

### **3.3 Testimony of the City Planner**

**3.3.1 Conclusions:** The City Planner, in a staff report to the City Council dated June 15, 2021 confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

**3.3.1.1** The applicant held a neighborhood meeting with neighboring land owners within 300 ft of the proposed project area on January 20, 2021, there were two (2) attendees. The meeting minutes have been included as a part of this application.

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

**3.3.1.3** The applicant is proposing to annex approximately 4.00 acres into Kuna City Limits with an R-2 zoning district classification, in accordance with the low-density residential land use designation on the Future Land Use Map (FLUM).

**3.3.1.4** This request is limited to the annexation of the land into Kuna City Limits, with no development associated with the application.

**3.3.1.5** Staff has determined the applicant’s annexation request is in compliance with Kuna City Code, Title Five; Idaho Statutes §50-222 and §67-65 and the goals and policies set in Kuna’s Comprehensive Plan. Staff

recommends that if the Council approves Case No. 20-01-AN, that the applicant be subject to the conditions of approval listed in section “K” of the staff memo, as well as any additional conditions designated by the City Council.

**3.3.2 Staff Recommendations:** As a result of the review, Planner II Doug Hanson, recommended that if the City Council approves Case No. 21-01-AN (Annexation), the applicant be subject to the following Conditions of Approval:

**3.3.2.1** Upon development the applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

**3.3.2.1.1** The City Engineer shall approve the sewer connections.

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

**3.3.2.1.3** Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, “Catalog for Best Management Practices for Idaho Cities and Counties”.

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

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

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

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

- 3.3.2.2** Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.
- 3.3.2.3** Compliance with Idaho Code §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- 3.3.2.4** When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Irrigation System (KMIS) of the City.
- 3.3.2.5** The landowner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through the public hearing process.
- 3.3.2.6** Developer/owner/applicant shall follow staff, City Engineers and other agency requirements as applicable.
- 3.3.2.7** Developer/owner/applicant shall comply with all local, state and federal laws.

#### **3.4 Other Testimony**

- 3.4.1** 4/27/2021 Public Hearing – Addison Coffelt, 8800 S Linder Road, Meridian, Idaho, 83642, reiterated points of the project and her desire to reserve the rural nature of her property. Commissioner Gealy addressed the future potential of a pathway and asked if Mrs. Coffelt was aware of it. Mrs. Coffelt confirmed if a pathway was within their property and it was something they were able to do, then yes, they were willing.
- 3.4.2** 6/15/2021 Public Hearing – Addison Coffelt, 8800 S Linder Road, Meridian, Idaho, 83642, stated that she was in agreement with the staff report and conditions. She did want to clarify that she did desire to hook up to City water as it was available. Planner II Doug Hanson confirmed that it would be reflected within the staff report of a forthcoming development application that she intended to hook up to City water and covered under the future application’s conditions of approval.

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

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

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

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

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

(emphasis added).

- 5.3** The proposed Annexation is a Category A Annexation as described in I.C. §50-222(3)(a), because the private landowner of the parcel at issue has consented to the proposed Annexation.
- 5.4** The Annexation, proposed by the Annexation Application in Case No. 21-01-AN, would constitute an orderly development and would not contribute to urban sprawl of the City.

**VI**  
**ORDER OF APPROVAL OF APPLICATION FOR ANNEXATION**

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

- 6.1** The Annexation application (Case No. 21-01-AN) is approved.

**BY ACTION OF THE CITY COUNCIL** of the City of Kuna at its regular meeting

held on the 6th day of July 2021.

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Joe Stear, Mayor

**RESOLUTION NO. R23-2021  
CITYOF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA; MAKING CERTAIN FINDINGS, ESTABLISHING THE CITY OF KUNA ELECTRONIC SIGNATURE POLICY PROVIDING A: TITLE; AND DEFINITIONS; AND REQUIREMENTS FOR ACCEPTING ELECTRONIC SIGNATURES; AND DOCUMENTS AND USES; AND AUTOMATED DOCUMENT WORKFLOW; AND TREATMENT OF DOCUMENTS; AND DESIGNATION OF AUTHORITY TO USE ELECTRONIC SIGNATURE; AND DIRECTING THE CITY CLERK; AND PROVIDING AN EFFECTIVE DATE.**

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the city of Kuna, Ada County, state of Idaho:

**SECTION 1: Findings:**

It is hereby found by the City Council that:

**1.1** It is estimated that more than 1,300 federal, state and local government agencies in all 50 states use electronic signatures to process electronic forms, applications, and manage correspondence. *Government Use of Electronic Signatures*, DocuSign (July 1, 2020), <https://www.docusign.com/blog/government-use-electronic-signatures>.

**1.2** “Since the ESIGN Act, signed in 2000, the federal government recognizes electronic signatures as a valid form of expression of assent that is equivalent to a written “wet” signature. This paved the way for a new age of digitized business.” *Id.* Idaho likewise enacted the Uniform Electronic Transactions Act in 2000, authorizing electronic signatures. See, I.C. § 28-50-101 et seq.

**1.3** “The adoption of electronic signatures became the foundation for government agencies to explore a more digital citizen experience.” *Government Use of Electronic Signatures*, DocuSign (July 1, 2020), <https://www.docusign.com/blog/government-use-electronic-signatures>. “E-signature technology has also helped agencies scale to meet increased demand, operate more efficiently and realize cost savings from hard costs like paper, ink and mail.” *Id.*

**1.4** “E-signature technology enables individuals, non-profits, and governments to keep doing critical business in a safe, contact-free way with online signatures.” *Id.*

**1.5** The City has the authority pursuant to Idaho Code Section 50-301 to “*exercise all powers and perform all functions of local self-government in city affairs as are not specifically prohibited by or in conflict with the general laws or the constitution of the state of Idaho.*”

**1.6** Based upon these findings it is in the best interest in the performance of the functions of the City’s local self-government of its affairs to adopt the City of Kuna Electronic Signature Policy as stated herein.

**Section 2: Policy:**

**2.1 Policy Title:** This policy shall be known and cited as the *City of Kuna Electronic Signature Policy*.

**2.2 Definitions:**

- A. “Digital signature,” is a type of electronic signature.
- B. “Electronic record” is a record that is created, generated, transmitted, communicated, or stored using electronic means.
- C. “Electronic signature” or “e-signature” is an electronic marking, symbol, or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record, and includes digital signatures. The following are also considered to be electronic signatures when the requirements of this Policy are followed: (a) facsimile signatures, and (b) an image of a signature electronically affixed to a document.
- D. “External Document” is any document generated by or required to be signed by persons other than City employees. Examples of external forms would include contracts to which the City is a party that must be signed by a non-City party or applications to be completed by members of the public and submitted to the City.
- E. “Internal Document” is an administrative form or document designed for use exclusively by City staff to support internal workflow processes. Examples of such documents would include human resources administrative forms, purchase requests, or other documents available over the City Intranet.
- F. “Proxy signature” is when Person A authorizes Person B to affix Person A’s signature on their behalf. Proxy signatures are prohibited under this policy.
- G. “Record” is information that is inscribed on a tangible medium or that is stored in an electronic or other medium and is retrievable in perceivable form.
- H. “Signature authority” is the authority to execute a document on behalf of the City via signature, whether electronic or manual.
- I. “Uniform Electronic Transactions Act” UETA is an Idaho state law that authorizes uses of an electronic signature for transactions and contracts among parties in Idaho, including a government agency. It also governs how electronic signatures are used. (See Idaho Code § 28-50-101 et seq.).
- J. “E-Sign Act” is a federal law passed to facilitate the use of electronic records and electronic signatures in interstate and foreign commerce. Under this law, contracts that are signed electronically are as valid as those with wet signatures. It defines terms (e.g., electronic signature and electronic record), requires intent of the signer, gives special considerations for consumers, and gives certain directions for electronic records retention. (See 15 U.S.C. Section 7001 et seq.)

**2.3 Requirements for Accepting Electronic Signatures:** The use of electronic signatures is permitted and the same force and effect as the use of manual, or “wet” signatures, if all of the following criteria are met:

- A. The electronic signature or initial has been generated using an acceptable form of technology to generate and save the signature. Acceptable forms of technology shall be determined by the City Clerk or designee.
- B. The electronic signature is capable of verification.
- C. The electronic signature is under the sole control of the person using it.
- D. Electronic notifications requesting electronic signatures are not forwarded to a third party unless the authority to sign the document has been properly delegated through an acceptable form of technology (e.g., an automated document workflow process).
- E. The electronic signatures can be linked to the data in such a manner that is readily ascertainable if the data has been changed after the signatures is applied.
- F. All documents submitted for electronic signature must be in PDF format.

**2.4 Documents and Uses:**

- A. The City of Kuna will utilize electronic signatures in lieu of manual, or “wet” signatures, whenever possible.
- B. If a third-party entity who is required to sign a document does not consent to the use of electronic signatures, or if the entity requires a wet signature for legal purposes, the City of Kuna will honor such requirements and provide a manual signature in lieu of an electronic signature
  - i. Language will be added to all City agreements informing the parties that an electronic signature will be used and treated with the same force of a “wet” signature, unless the third party does not agree to sign using an electronic signature, in which case a manual signature will be accepted
- C. Acceptable use of electronic signatures shall be determined by the City Clerk in consultation with the City Attorney, and applicable laws. In general, this policy addresses three categories of documents when determining the acceptability of an electronic signature.
  - i. Internal Documents – Examples include memos, reports, request forms, Human Resources documents, and other documents that are used to conduct business within and between City departments and staff. The use of a facsimile signature and an image of a signature electronically affixed to a document are acceptable for Internal Documents provided that appropriate safeguards are observed, as determined by the City Clerk or designee.
  - ii. External Documents– Examples include agreements for services and/or goods, and other agreements between the City and outside entities seeking to do business with the City of Kuna. The use of a facsimile signature and an image of a signature electronically affixed to a document is not acceptable for External Documents.
  - iii. Recorded Documents – Examples include deeds, documents required for real property transactions, other documents that affect title to real property, and any document that requires recordation with the County Recorder. Wet signatures shall be required for Recorded Documents. The use of electronic signatures (including facsimile signatures and an image of a signature) is not acceptable for Recorded Documents.

- D. A comprehensive list of acceptable documents and uses will be made available by the City Clerk and updated or revised administratively as needed.
- E. Procedures for use of electronic signatures, and for seeking approval for new uses of electronic signatures shall be established by the City Clerk in consultation with the City Attorney.
- F. Unauthorized use of someone else's electronic signature is a violation of this policy and may be punishable by discipline, up to and including termination.

## **2.5 Automated Document Workflow:**

- A. The City of Kuna will implement the use of electronic signatures in conjunction with an automated document workflow process that will result in the creation of electronic records.
- B. The automated document workflow shall be capable of capturing an audit trail and maintaining the information in conjunction with the signed document.
- C. Through the automated document workflow, authorized signers will be authenticated using an email address. It is expected that all City employees safeguard access to business email to ensure the security of their unique electronic signature.
- D. The City Clerk, upon the advice of the City Attorney, is authorized to make final determination of acceptable vendors to provide electronic signature and automated document workflow services.

## **2.6 Treatment of Documents:**

- A. Documents fully executed in accordance with this Policy shall be considered the original document for the purpose of complying with records retention practices and requirements under the City's retention schedules.
- B. The City Clerk or the department of record should maintain all original documents in a manner that is safe, reliable, and easily accessible in the course of business.

## **2.7 Designation of Authority:**

- A. Where a City employee is authorized to execute a document (independent of this policy), the use of electronic signatures for that document is allowed, this policy permits the designated signer to authorize another City employee to sign that document on the designated signer's behalf. In situations where the act of signing a document has been delegated to someone other than the
- B. process and the employee to whom the signing has been delegated will use their own electronic signature. The use of a proxy signature, Person B affixing Person A's signature to a document, is prohibited.
- C. This policy permits department heads to use electronic signatures for documents within their authority and allows department heads to designate a member of their staff to sign on their behalf.
- D. If a City employee designates another City employee to electronically sign a document on their behalf, this designation shall be documented in the automated document workflow and such information shall be retained and preserved along with the original document.

## **Section 3: Directing the City Clerk**

- 3.1** The Clerk is hereby directed to retain this Resolution in the official records of the City; and

**Section 4. Effective Date**

**4.1** This resolution shall be in full force and effect after its passage, approval and shall continue until further action by the City Council amending and reforming or terminating this resolution.

**PASSED BY THE COUNCIL** of Kuna Idaho this \_\_\_\_ of \_\_\_\_\_ 2021.

**APPROVED BY THE MAYOR** of Kuna, Idaho this \_\_\_\_ day of \_\_\_\_\_ 2021.

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

**ATTEST:**

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

W:\Work\K\Kuna, City of 25721\Policy\Electronic Signature Policy\2021.06.28 - E-signature Resolution (002).docx

**RESOLUTION NO. R25-2021  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY GREYHAWK LAND COMPANY, LLC, FOR GREYHAWK SUBDIVISION NO. 12 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.**

**WHEREAS** Greyhawk Subdivision No. 12 exists as part of an approved preliminary plat; and

**WHEREAS** construction plans for Greyhawk Subdivision No. 12 were approved by the Kuna City Engineer on 22 January 2021; and

**WHEREAS** construction was commenced but not completed for certain items, per the approved plans; and

**WHEREAS** the street lighting and landscaping have not been completed for Greyhawk Subdivision No. 12 according to the approved construction plans and developer seeks to bond for the unfinished work; and

**WHEREAS** the landscaping completion has been estimated at one hundred three thousand eight hundred eighty-two dollars and eighty-two cents (\$103,882.82) adding 25% for a total of one hundred twenty-nine thousand eight hundred fifty-three dollars and fifty-three cents (\$129,853.53); and

**WHEREAS** the street lighting completion has been estimated at fifty thousand five hundred sixty dollars and zero cents (\$50,560.00) adding 25% for a total of sixty-three thousand two hundred dollars and zero cents (\$63,200.00); and

**WHEREAS** developer desires to record the final plat for Greyhawk Subdivision No. 12 prior to completion of construction; and

**WHEREAS** Kuna City Code 6-2-4 and 6-4-3 allows for and sets the conditions for recording a final plat prior to the completion of construction:

**BE IT HEREBY RESOLVED** by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept a cash bond and/or an irrevocable standby Letter of Credit in lieu of construction for **Greyhawk Subdivision No. 12** under the following terms and conditions:

1. All bids amounts submitted for unfinished construction are valid for the life of the Letter of Credit;
2. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;

3. The face amount of the Letter of Credit is at least twenty-six thousand three hundred ninety-one dollars and seventy-five cents (\$26,391.75);
4. No more than fifty percent of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the Letter of Credit, no further building permits can be issued;

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

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

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

ATTEST:

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

**ORDINANCE NO. 2021-16  
CITY OF KUNA**

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

- **REPEALING SECTION 2 OF CHAPTER 4 OF TITLE 6 KUNA CITY CODE;  
AND**
- **AMENDING CHAPTER 4 OF TITLE 6 KUNA CITY CODE BY THE  
ADDITION OF A NEW SECTION 2 PROVIDING SUBDIVISION PUBLIC  
IMPROVEMENTS STANDARDS INCLUDING DEFINITIONS,  
STANDARDS FOR ACCESS, BIKE LANES, CURB AND GUTTER,  
FENCING, FIBER OPTIC CONDUIT, FINAL LOT GRADE, IRRIGATION  
SYSTEMS, IRRIGATION DITCHES, LANDSCAPE, OPEN SPACE AND  
PARK AREAS, PARKING LOTS, SANITARY SEWER, SCHOOL BUS  
STAGING AREA, SIDEWALK, STORMWATER DRAINAGE, STREETS  
AND ALLEYS, STREET LIGHTING, SURVEY MONUMENTS, TRAFFIC  
CALMING, UTILITIES AND WATER SUPPLY SYSTEM; AND**
- **PROVIDING A SEVERABILITY CLAUSE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

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

**Section 1:** That Section 2 of Title 6 Kuna City Code be and the same is hereby repealed.

**Section 2:** That Chapter 4 of Title 6 Kuna City Code be and the same is hereby amended by the addition thereto of a new Section 2 to read as follows:

**6-4-2: - REQUIRED PUBLIC IMPROVEMENTS STANDARDS:**

A. Definitions: For purpose of this chapter, certain terms or words used herein shall be interpreted as follows:

1. For purposes of this Chapter, the terms or words, as defined in Kuna City Code section 5-1-6-2, are herein adopted and included by reference in this section; and any definitions not found herein this section, the city staff shall use and rely upon the latest *A Planners Dictionary*, edited by Michael Davidson and Fay Dolnick, American Planning Association and Planning Advisory Service, for interpretation purposes.

2. ACHD: Ada County Highway District
  3. Fire District: Kuna Rural Fire District or Meridian Rural Fire Protection District depending upon the location of the subdivision.
  4. IDAPA: Idaho Administrative Code
  5. ISPWC: Idaho Standards for Public Works Construction
  6. ITD: Idaho Transportation Department
  7. School District: Joint School District No. 2 Ada and Canyon Counties State of Idaho [know as West Ada School District] and Joint School District No. 3 Ada and Canyon Counties State of Idaho [known as the Kuna School District] depending upon the location of the subdivision.
- B. Every subdivider as part of the final subdivision platting process shall be required to install the following public and other improvements in accordance with the conditions and specifications of this chapter:

1. *Access*: Subdivisions containing greater than 30 single-family dwelling units shall provide at minimum two public access points for ingress and egress, unless every residence constructed has fire sprinklers installed. The two access points shall be separated by no less than  $\frac{1}{2}$  of the diagonal measurement of the full development as set forth in International Fire Code, unless otherwise approved by the Fire District and ACHD. Subdivisions containing greater than 100 multi-family dwelling units shall provide at minimum two public access points for ingress and egress at the locations requested by the Fire District and approved by ACHD. Multi-family projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with the International Fire Code. Alternatively, in lieu of a second public access, secondary emergency or temporary access points may be utilized on a case-by-case basis as approved by the Fire District and ACHD.
2. *Bike facilities*: Bike facilities shall be installed in accordance with the City's Pathways Master Plan. Sidewalks shall not substitute for bike facilities. However, shared detached bike facilities may be installed along functionally classified arterial and collector roadways with approval from the Planning and Zoning Director and ACHD. A roadway's functionality shall be determined by the City's adopted Street Circulation Map. Bike facility specifications shall be in accordance with City and ACHD standards.
3. *Curb and gutter*: Vertical curb and gutter shall be constructed on all functionally classified collector roadways. With the exception of arterial roadways, other

roadway classifications may feature rolled or vertical curbs, and supporting stormwater devices.

- a. Vertical curb and gutter may be constructed on functionally classified arterial roadways with approval from ACHD.
  - b. The use of drainage swales for stormwater conveyance in lieu of curb and gutter is prohibited unless otherwise determined by the Public Works Director, City Engineer or designee.
  - c. Curb cuts for access, including driveways, constructed according to the City, ITD and ACHD's current access management standards. Placement, alignment, width and apron features shall be designed and constructed according to standards established by the authority with jurisdiction over the subject roadway. All curb returns shall be constructed with a minimum twenty-eight (28) foot curb return radius, or as determined by the Fire District).
4. *Fencing*: Fencing shall be installed according to Kuna City Code sections 5-4-6 and 5-5-5. With the exception of commercial or industrial subdivisions, and public open space, subdivisions shall feature permanent fencing along its outer perimeter behind all required landscape buffers. Chain-link fencing is not permitted in residential subdivisions, except for school and City facilities. The City and School District may rely upon a powder coated or galvanized chain-link fencing for security related purposes.
5. *Fiber Optic Conduit*: The Developer is required to place one (1) - four (4) inch conduit with three (3) – 1-1/4 inch innerduct along all mile and mid-mile section roads. Said innerduct shall be placed with the proper amount of handholes, as determined by the City Engineer or their Designee, at road and canal crossings. Innerduct shall consist of (1) Orange, one (1) Blue and one (1) Green in accordance with the current City Fiber Optic Detail. Conduit shall be turned over to the City at time of final platting or otherwise approved by the Public Works Director, City Engineer or designee.
6. *Final Lot Grade*: The final grade of any lots within a subdivision shall not exceed a 1:4 ratio in the rear of a lot or 1:3 on the sides of lots. Any lot with a slope exceeding six (6) feet in height shall include a retaining wall with drainage designed by an Idaho registered Professional Engineer.
7. *Fire hydrants*: Fire hydrants shall be installed in accordance with the current City Fire Hydrant Detail, Fire District Standards, IDAPA 58.01.08 and ISPWC Section 1102.3.1.B.6. Fire hydrants shall have a minimum clearance of ten (10) feet on either side and three (3) feet to the front and rear. Fire hydrants shall not be connected to water mains smaller than six (6) inches in diameter, and fire hydrants shall not be installed unless sufficient fire flow is provided. Unless

other determined by the Fire District, fire hydrants shall have a Storz Large Diameter Hose (LDH) Connection in place of the 4 ½ inch outlet. The Storz connection may be integrated into the hydrant or an approved adapter may be used on the 4 ½ inch outlet. Fire hydrants shall have the Storz outlet face the main street or parking lot drive aisle and shall not have any vertical obstructions to outlets within ten (10) feet. Fire hydrant locations shall be approved by the Public Works Department and the Fire District. Locations shall be shown on all of the final approved construction drawings and record drawings.

8. *Flag lot(s) and Private Driveway(s)*: A flag lots shall utilize a private driveway that connects with a public street for access. For multiple lots within a flag lot configuration, a private common (or shared) driveway shall be relied upon to access and shall only serve a maximum of three (3) lots. All private driveways shall not extend more than one hundred fifty (150) feet from the public street right-of-way. All private driveways shall have a minimum frontage of thirty (30) feet along roadways and be constructed with a minimum twenty (20) foot wide curb cut and shall be paved the entire width and length. The area for private driveways shall be exclusive of each lot's minimum square footage. An agreement for common driveway care and maintenance shall be recorded with each lot utilizing the private driveway for access.

- a. When required by the Fire District, all common driveways shall be signed, "No Parking Fire Lane" per appendix D of the 2018 International Fire Code. No other signs shall be approved.

9. *Irrigation System*: The Municipal Pressurized Irrigation System, including pumps and ponds, shall be constructed in accordance to the City's adopted Master Plan, unless otherwise approved by the Public Works Director, City Engineer or Designee. The extension and relocation of irrigation systems provided by the City shall be at the subdivider's expense. The Public Works Director, City Engineer or Designee shall determine the required percentage of surface or ground irrigation water rights needed to connect to the Municipal Pressurized Irrigation System. The developer shall bring the irrigation system to and through the proposed subdivision to facilitate connection to surrounding users. Potable water shall not be used for irrigation purposes unless approved by the Public Works Director, City Engineer or designee.

- a. In the event that there are not adequate surface or ground irrigation water rights, connection to the Municipal Pressurized Irrigation System shall not be permissible, and the developer shall be required to design and construct a private pressurized irrigation system. Private pressurized irrigation systems shall be constructed in accordance with the City's adopted Master Plan, subject to City Engineer, or designee approval.

10. *Irrigation Ditches*: The subdivision's irrigation ditches and laterals shall be tiled with the exception of major canals and natural waterways unless otherwise

approved by the Public Works Director or City Engineer, in consultation with the irrigation water purveyor. Irrigation conveyances shall be placed in a public easement. Major canals and natural waterways located within or adjacent to the development boundaries that are not tiled shall be appropriately fenced. Improvements involving the irrigation distribution system shall have the affected irrigation water provider's approval.

11. *Landscape, Open Space and Park areas:* The subdivision's landscape, open space and park areas shall be designed and constructed according to the approved landscape plan, subject to the provisions of Chapters 4 and 17 of Title 5 Kuna City Code. For residential subdivisions, a minimum of one (1), two (2) inch caliper, tree shall be planted by the subdivider on each lot within the subdivision. No tree shall be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities. Landscaping within the public right-of-way requires a license agreement with the ACHD and/or ITD. All landscape, open space and park areas shall be serviced by pressurized irrigation. The subdivider shall add provisions to the subdivisions CC&R's identifying who will be responsible for the care and maintenance of the landscape, open space and private park areas.
12. *Parking Lots:* The placement, layout and construction of off-street parking facility(s) shall be in accordance with Kuna City Code Sections 5-9-1 through 5-9-5.
13. *Pathways:* Required pathways shall conform to the City's Pathways Master Plan. All pathways shall be designed and constructed in accordance with Kuna City Code 5-17-14 and 7-3A-8, or as otherwise approved by the Parks and Recreation Director, or their designee.
14. *Sanitary Sewer:* Subdivisions are required to connect to the City's sanitary sewer system. The extension and relocation of sanitary sewer provided by the City shall be at the subdivider's expense. Sanitary sewer systems shall be designed and constructed in accordance with the specifications of the City's adopted Sewer Master Plan and conform to ACHD's adopted utility corridor plan, unless otherwise approved by the City Engineer. IC §50-1326 requires all sewer plans be submitted to DEQ for approval and that no building or structure shall be constructed until sanitary restrictions have been removed. The City Engineer, or their designee, shall serve as the State of Idaho QLPE for purposes of reviewing the City's sanitary sewer plan submittals. The developer shall bring sanitary sewer systems to and through the proposed subdivision to facilitate connection to the surrounding users. No cleanouts shall be permitted within Kuna city limits.
15. *School Bus Staging Area:* The subdivider shall coordinate with the Kuna School District and City Staff to provide areas where children will assemble for transporting to school via school buses. The sites shall be centrally located, highly visible, well-lit and relatively accessible to bus drivers with minimal transportation interference.

The sites are subject to design review. The sites shall be landscaped and the homeowner association CC&Rs should identify who will maintain them.

16. *Sidewalk*: Sidewalks shall be constructed in accordance with Kuna City Code Section 5-17-13.

17. *Stormwater Drainage*: The subdivider shall install the subdivision's stormwater system according to the City Engineer's stormwater management standards. Subdivisions utilizing off-street parking facilities shall have all storm drainage plans and supporting calculations reviewed and approved by the Public Works Director, City Engineer or designee.

18. *Streets and Alleys*: All streets and alleys shall be constructed in accordance with the standards and specifications adopted by the City, ACHD, ITD and the Fire District. Street functionality shall be determined according to the City's adopted Street Circulation Map. The street Right-of-Way widths shall be in accordance to the street typologies identified in Kuna City Code Section 6-3-4. Required landscape buffers based on roadway classification shall comply with Kuna City Code Section 5-17-13. Subdivisions incorporating private streets shall comply with Kuna City Code Section 5-18-1.

a. *Naming and Street Traffic Signs*: Subdivision names and street names shall stay consistent throughout the procedures for preliminary plat, design process, and final plat unless approval has been received by all approving agencies. Subdivision traffic signage shall be constructed and installed at appropriate street locations in accordance with ACHD and City standards. Proposed street names shall be submitted to the Ada County Street Naming Committee for their review and approval.

19. *Street Lighting*: Ornamental street lights (non-standard lights) shall not be maintained or energized by City of Kuna. Street lights shall comply with the City's current Street Light Details. Street lights shall be installed within the subdivision at intersections, cul-de-sacs and other types of turn around, pedestrian shelters, bus stops and within close proximity, but no closer than ten (10) feet on the side and three (3) feet in the front and rear of fire hydrants. The subdivider shall place lighting facilities at a maximum spacing of two hundred fifty (250) feet and proportionately dispersed throughout the interior and exterior of the subdivision.

a. The City of Kuna shall not own or maintain street lights within gated communities. All street lights in a gated community shall be owned, maintained and powered by the subdivision's homeowner's association.

20. *Survey Monuments*: Monuments shall be set in accordance with I.C. §50-1303. Monuments that are disturbed or destroyed during construction of the subdivision shall be reset in accordance with the standards of I.C. §50-1303.
21. *Traffic Calming*: All traffic calming shall be approved by the City of Kuna, the Fire District and ACHD.
22. *Utilities*: The subdivision's public or private utilities shall be placed underground unless otherwise approved by the Public Works Director, City Engineer or designee. The extension and relocation of power, telephone, communication, television and similar utilities provided by the City or other utility purveyor shall be at the subdivider's expense. Utilities shall be designed, constructed and placed with capacity to service adjoining lands.
23. *Water supply system*: Subdivisions are required to connect to the City's municipal water supply system. Each subdivision's public water supply system shall be constructed as an extension of the City's public system and shall be brought to and through the proposed subdivision to facilitate connection to surrounding users. The extension and relocation of the water supply system provided by the City shall be at the subdivider's expense. The water supply system shall be designed and constructed in accordance to the City's adopted Master Plan and water supply system details, unless otherwise approved by the City Engineer. Potable water service lines for buildable lots shall be capable of supplying sufficient volume and pressure for domestic use. Fire flow shall be capable of supplying sufficient volume and pressure in accordance to National Fire Protection Association (NFPA) and International Fire Code (IFC), as determined by the Fire District. The water rights appurtenant to a tract of land, subject to subdivision, shall be dedicated to the City in sufficient water quantities to offset the subdivision's potential water demands as determined by the Public Works Director, City Engineer or designee. The subdivision's water rights shall not be sold, abandoned, or transferred outside the City or its Area of City Impact. All dwelling units shall be individually metered, unless otherwise approved by the City Engineer. IC §50-1326 requires all water plans to be submitted to the DEQ for approval and that no building or structure shall be constructed until sanitary restrictions have been removed. The City Engineer, or their designee, shall serve as the Idaho State's qualified licensed professional engineer [QLPE] for purposes of reviewing the City's water plan submittals.

### **Section 3: Severability Provision**

- 3.1** This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

### **Section 4: Directing the City Clerk**

4.1 The City Clerk is directed to file this Ordinance in the official records of the City and to provide a conformed copy to the Planning and Zoning Director.

**Section 5: Effective Date**

5.1 This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2021.

CITY OF KUNA

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

ATTEST:

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

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

IN THE MATTER OF THE APPLICATIONS OF ) **Case No. 21-01-OA (Ordinance**  
 ) **Amendment)**  
 THE CITY OF KUNA )  
 )  
 For an ordinance amendment for Section )  
 2 of Chapter 4 of Title 6 of Kuna City ) **STAFF MEMO FOR ORDINANCE**  
 Code. ) **AMENDMENT APPLICATION.**

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2. Process and Noticing
3. Applicant’s Request
4. General Project Facts
5. Staff Analysis
6. Proposed Findings of Fact and Conclusions of Law
7. Commission’s Recommendation
8. Council’s Proposed Order of Decision

**I  
EXHIBIT LIST**

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

**1.1 Exhibits:**

<i>DESCRIPTION OF EVIDENCE</i>		<i>Withdrawn</i>	<i>Refused</i>	<i>Admitted</i>
<b>1</b>	Staff Report Memo			X
<b>2</b>	Planning and Zoning Commission Meeting Minutes – 5.25.21			X
<b>3</b>	Proposed Ordinance Amendment (Ord No. 2021-07)			X
<b>4</b>	Request for Agency Comment			X
<b>5</b>	Ada County Highway District Comments			X
<b>6</b>	Kuna Rural Fire District Comments			X
<b>7</b>	Meridian Fire Department Comments			X
<b>8</b>	Kuna Melba News Legal Publication			X

## **II PROCESS AND NOTICING**

**2.1** In accordance with Kuna City Code (KCC) 1-14-3, Ordinance Amendments are designated as a public hearing with the Planning and Zoning Commission as the recommending body and City Council as the decision-making body. This request was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act and Kuna City Code, Title 5.

### **2.1.1 Notifications**

**2.1.1.1** Agency Comments Request: April 15, 2021

**2.1.1.2** Kuna Melba News Newspaper: June 16, 2021

**2.1.1.3** Kuna Melba News Newspaper: June 23, 2021

## **III APPLICANT'S REQUEST**

**3.1** Consideration and approval from the City Council of an Ordinance for the City of Kuna, Idaho, Repealing Section 2 of Chapter 4 of Title 6 Kuna City Code; and amending Chapter 4 of Title 6 Kuna City Code by the addition of a new Section 2 providing subdivision public improvement standards including definitions, standards for access, bike lanes, curb and gutter, fencing, fiber optic conduit, final lot grade, irrigation systems, irrigation ditches, landscape, open space and park areas, parking lots, sanitary sewer, school bus staging areas, sidewalks, stormwater drainage, streets and alleys, street lighting, survey monuments, traffic calming, utilities and water supply system; and providing a severability clause; and directing the City Clerk; and providing an effective date.

## **IV GENERAL PROJECT FACTS**

### **4.1 Agency Responses:**

**4.1.1** Request for Agency Comments was sent on April 15, 2021. Meridian Fire and the Kuna Rural Fire District provided technical corrections regarding Idaho Fire Code that have been incorporated into this proposed Ordinance Amendment. On May 11, 2021, Ada County Highway District provided comments regarding Access, Bike Facilities and Curb and Gutter. The comments from ACHD have been incorporated into the proposed ordinance amendment.

## **V STAFF ANALYSIS**

**5.1** Ordinance 2019-44, which amended several sections of code referring to useable open space and fencing, was adopted on January 21, 2020. However, due to the way the language with the ordinance was written, the required improvement standards listed in Section 2 of Chapter 4 of Title 6 were unintentionally reduced Section 2 of Chapter 4 of Title 6 from Subsection's "A" through "X" to "A" through "I". In an effort to correct this error and get required improvements that were up to current standards reincorporated into Kuna City Code, Planning and Zoning Staff

has been working Public Works, Parks and Recreation, Ada County Highway District, the Kuna Rural Fire District and Meridian Fire Department to modify, add and make technical corrections to the proposed improvement standards required for all subdivisions.

Due to the number of corrections, additions and modifications that occurred throughout this process, the proposed ordinance amendment seeks to repeal the current Section 2 of Chapter 4 of Title 6 within Kuna City Code, and provide a new Section 2 of Chapter 4 of Title 6. Within this proposed ordinance amendment, Staff has provided for new definitions and standards for access, bike lanes, curb and gutter, fencing, fiber optic conduit, final lot grade, landscaping, open spaces and park spaces, parking lots, sewer, school bus staging areas, sidewalks, streets and alleys, street lighting, survey monuments, traffic calming and utilities

On May 25<sup>th</sup>, 2021, the Planning and Zoning Commission vote 3-0-2 to recommend approval of Case No. 21-01-OA (Ordinance Amendment) to the City Council.

## 5.2 Applicable Standards

**5.2.1** City of Kuna Zoning Ordinance, Title 5

**5.2.2** City of Kuna Comprehensive Plan

**5.2.3** Idaho Code, Title 67, Chapter 65 – Local Land Use Planning Act

## VI

### PROPOSED FINDINGS OF FACT

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

*Staff Finding: In lieu of a mailed notice, two notices of the time, place of the hearing and summary of the proposal was published in the Kuna Melba News. The legal notices were published on June 16, 2021 and June 23, 2021.*

**6.2** In accordance with Kuna City Code 5-1A-3, applicable agencies were notified and asked to provide comment.

*Staff Finding: Applicable agencies were notified to provide comments on April 15, 2021. Staff received comments from Ada County Highway District, the Meridian Fire Department and Kuna Rural Fire District regarding technical corrections to Access, Bike Facilities, Curb and Gutter and Idaho Fire Code.*

## VII

### PLANNING AND ZONING COMMISSION'S RECOMMENDATION

**7.1** Based on the facts outlined in staff's report, the exhibits submitted and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, recommended at their May 25, 2021 hearing *approval* of Case No. 21-01-OA (Ordinance Amendment), a request from the City of Kuna to repeal Section 2 of Chapter 4 of Title 6 Kuna City Code; and amend Chapter 4 of Title 6 Kuna City Code by the addition of a new Section 2.

**VIII**  
**COUNCIL’S PROPOSED ORDER OF DECISION**

- 8.1** Based on the facts outlined in staff’s report, the exhibits submitted and public testimony as presented, the City Council of Kuna, Idaho, hereby approves/conditionally approves/denies Case No. *21-01-OA (Ordinance Amendment)*, a request from the City of Kuna to repeal Section 2 of Chapter 4 of Title 6 Kuna City Code; and amend Chapter 4 of Title 6 Kuna City Code by the addition of a new Section 2.

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

**OFFICIALS**

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



**CITY OF KUNA**  
Kuna City Hall Council Chambers, 751 W 4<sup>th</sup> Street, Kuna, Idaho 83634

**Planning & Zoning Commission Meeting**  
**MINUTES**  
**Tuesday May 25, 2021**

**6:00 PM REGULAR MEETING**

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

**1. CALL TO ORDER & ROLL CALL:**

**COMMISSION MEMBERS PRESENT:**

Chairman Lee Young – Absent  
Vice Chairman Dana Hennis – In Person  
Commissioner Stephen Damron – Absent  
Commissioner Cathy Gealy – In Person  
Commissioner Tyson Garten – In Person

**CITY STAFF PRESENT:**

Bill Gigray, City Attorney – Via Zoom  
Jace Hellman, Planning & Zoning Director – In Person  
Jessica Reid, Planning Services Specialist

**2. 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 (1) Motion by the Commission. There will be no separate discussion on these items unless the Chairman, Commissioner, 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 Commission.*

*(Timestamp 00:02:33)*

**A. Regular Planning and Zoning Commission Meeting Minutes Dated May 11, 2021**

**Motion To:** Approve Consent Agenda.

**Motion By:** Commissioner Gealy

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 0

**Motion Passed:** 3-0-2, Chairman Young and Commissioner Damron were absent

**3. PUBLIC HEARINGS: (6:00 PM or as soon thereafter as matters may be heard.)**

*Due to current health precautions associated with the coronavirus, the city of Kuna is providing alternative ways for the community to submit comments at public hearings. To*

learn more about the process for written or oral testimony, please contact the Planning and Zoning Department at (208) 922-5274.

(Timestamp 00:02:50)

A. *Continued from May 11, 2021* Case No. 21-01-OA (Ordinance Amendment) Required Public Improvement Standards: An Ordinance of the City Council of Kuna, Idaho, Repealing and Amending Kuna City Code (KCC) – Jace Hellman, Planning & Zoning Director **ACTION ITEM**

- REPEALING SECTION 2 OF CHAPTER 4 OF TITLE 6 KUNA CITY CODE; AND
- AMENDING CHAPTER 4 OF TITLE 6 KUNA CITY CODE BY THE ADDITION OF A NEW SECTION 2 PROVIDING SUBDIVISION PUBLIC IMPROVEMENTS STANDARDS INCLUDING DEFINITIONS, STANDARDS FOR ACCESS, BIKE LANES, CURB AND GUTTER, FENCING, FIBER OPTIC CONDUIT, FINAL LOT GRADE, IRRIGATION SYSTEMS, IRRIGATION DITCHES, LANDSCAPE, OPEN SPACE AND PARK AREAS, PARKING LOTS, SANITARY SEWER, SCHOOL BUS STAGING AREA, SIDEWALK, STORMWATER DRAINAGE, STREETS AND ALLEYS, STREET LIGHTING, SURVEY MONUMENTS, TRAFFIC CALMING, UTILITIES AND WATER SUPPLY SYSTEM; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

(Timestamp 00:03:05)

Planning and Zoning Director Jace Hellman provided an update that staff had received comments from Ada County Highway District, had incorporated necessary changes to the proposed Code, and a redlined version with those changes had been provided in the meeting packet. Mr. Hellman explained the changes made which included technical corrections to improvements along arterial roads, verbiage changes from Bike Lane to Bike Facilities in order to encompass a larger picture for improvements, and access points throughout subdivisions. Mr. Hellman then stood for questions.

(Timestamp 00:04:46)

Vice Chairman Hennis confirmed if there were any individuals present who wished to testify but did not have the opportunity to sign in; there were none. Vice Chairman Hennis closed the Public Hearing and the Commission proceeded into deliberation. None of the Commissioners present had any concerns.

(Timestamp 00:05:55)

**Motion To:** Recommend Approval of Case No. 21-01-OA (Ordinance Amendment) Required Public Improvement Standards: An Ordinance of the City Council of Kuna, Idaho, Repealing and Amending Kuna City Code (KCC).

**Motion By:** Commissioner Gealy

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 0

**Motion Passed:** 3-0-2, Chairman Young and Commissioner Damron were absent

#### 4. BUSINESS ITEMS:

*(Timestamp 00:06:25)*

- A. Case No. 21-06-DR (Design Review) Kuna Baptist Church Metal Building – Jessica Reid, Planning Services Specialist **ACTION ITEM**

Applicant Justin Touchstone, on behalf of Kuna Baptist Church, requests Design Review approval for a 40' x60' metal building to be constructed near the southwest corner of their property located at 1250 N Linder Road (APN: S132422333), Section 24, Township 2 North, Range 1 West.

*(Timestamp 00:06:37)*

Planning Services Specialist Jessica Reid presented an overview of the project and stood for questions. There were no questions for staff.

*(Timestamp 00:08:18)*

Justin Touchstone, Chairman of the Deacon Board for Kuna Baptist Church, pointed out various portions of the proposed project including the proposed buildings color match to the existing church, screening provided by landscaping, the use of the building, and the church's desire to adhere to Kuna City Code. Mr. Touchstone then stood for questions.

*(Timestamp 00:09:38)*

Vice Chairman Hennis asked Mr. Touchstone if he had read and agreed with the Conditions of Approval in the Staff Report.

Mr. Touchstone explained he had not seen them.

Ms. Reid apologized and provided a copy of the Staff Report to Mr. Touchstone.

*(Timestamp 00:10:47)*

Upon review of the Staff Report, Mr. Touchstone had no concerns with the Conditions of Approval.

*(Timestamp 00:11:10)*

The Commission proceeded into deliberation; there were no concerns.

Commissioner Garten pointed out the parking spaces were adequate and the design of the proposed building was favorable.

Vice Chairman Hennis agreed and stated the proposed building would match the existing facility well.

*(Timestamp 00:11:42)*

**Motion To:** Approve Case No. 21-06-DR (Design Review) for Kuna Baptist Church Metal Building with the Conditions as outlined in the Staff Report.

**Motion By:** Commissioner Gealy

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 0

**Motion Passed:** 3-0-2, Chairman Young and Commissioner Damron were absent

**5. ADJOURNMENT:**

*(Timestamp 00:12:14)*

Vice Chairman asked if there were any announcements from staff.

Planning & Zoning Director Jace Hellman notified the Commission of the invitation on their desk to attend the proposed Helen Zamzow's Park Open House which was to occur on Thursday May 27, 2021. Mr. Hellman deferred to City Attorney Bill Gigray to see if there was anything he would like to add or address; there was nothing.

*(Timestamp 00:13:00)*

Vice Chairman Hennis asked where he could find the information on the city website regarding the proposed Helen Zamzow's Park as he was unable to find it. Mr. Hellman notified the Commission he would address the informational issue with Parks and Recreation Director Bobby Withrow.

*(Timestamp 00:13:52)*

**Motion To:** Adjourn.

**Motion By:** Commissioner Gealy

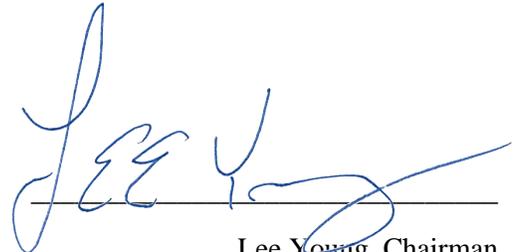
**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 0

**Motion Passed:** 3-0-2, Chairman Young and Commissioner Damron were absent



Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:



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

**ORDINANCE NO. 2021-07  
CITY OF KUNA**

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

- **REPEALING SECTION 2 OF CHAPTER 4 OF TITLE 6 KUNA CITY CODE;  
AND**
- **AMENDING CHAPTER 4 OF TITLE 6 KUNA CITY CODE BY THE  
ADDITION OF A NEW SECTION 2 PROVIDING SUBDIVISION PUBLIC  
IMPROVEMENTS STANDARDS INCLUDING DEFINITIONS,  
STANDARDS FOR ACCESS, BIKE LANES, CURB AND GUTTER,  
FENCING, FIBER OPTIC CONDUIT, FINAL LOT GRADE, IRRIGATION  
SYSTEMS, IRRIGATION DITCHES, LANDSCAPE, OPEN SPACE AND  
PARK AREAS, PARKING LOTS, SANITARY SEWER, SCHOOL BUS  
STAGING AREA, SIDEWALK, STORMWATER DRAINAGE, STREETS  
AND ALLEYS, STREET LIGHTING, SURVEY MONUMENTS, TRAFFIC  
CALMING, UTILITIES AND WATER SUPPLY SYSTEM; AND**
- **PROVIDING A SEVERABILITY CLAUSE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

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

**Section 1:** That Section 2 of Title 6 Kuna City Code be and the same is hereby repealed.

**Section 2:** That Chapter 4 of Title 6 Kuna City Code be and the same is hereby amended by the addition thereto of a new Section 2 to read as follows:

**6-4-2: - REQUIRED PUBLIC IMPROVEMENTS STANDARDS:**

A. Definitions: For purpose of this chapter, certain terms or words used herein shall be interpreted as follows:

1. For purposes of this Chapter, the terms or words, as defined in Kuna City Code section 5-1-6-2, are herein adopted and included by reference in this section; and any definitions not found herein this section, the city staff shall use and rely upon the latest *A Planners Dictionary*, edited by Michael Davidson and Fay Dolnick, American Planning Association and Planning Advisory Service, for interpretation purposes.

2. ACHD: Ada County Highway District
3. Fire District: Kuna Rural Fire District or Meridian Rural Fire Protection District depending upon the location of the subdivision.
4. IDAPA: Idaho Administrative Code
5. ISPWC: Idaho Standards for Public Works Construction
6. ITD: Idaho Transportation Department
7. School District: Joint School District No. 2 Ada and Canyon Counties State of Idaho [know as West Ada School District] and Joint School District No. 3 Ada and Canyon Counties State of Idaho [known as the Kuna School District] depending upon the location of the subdivision.

B. Every subdivider as part of the final subdivision platting process shall be required to install the following public and other improvements in accordance with the conditions and specifications of this chapter:

1. *Access:* Subdivisions containing greater than 30 single-family dwelling units shall provide at minimum two public access points for ingress and egress, unless every residence constructed has fire sprinklers installed. The two access points shall be separated by no less than ½ of the diagonal measurement of the full development as set forth in International Fire Code, unless otherwise approved by the Fire District and ACHD. Subdivisions containing greater than 100 multi-family dwelling units shall provide at minimum two public access points for ingress and egress at the locations requested by the Fire District and approved by ACHD. Multi-family projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with the International Fire Code. Alternatively, in lieu of a second public access, secondary emergency or temporary access points may be utilized on a case-by-case basis as approved by the Fire District and ACHD.
2. *Bike facilities:* Bike facilities shall be installed in accordance with the City's Pathways Master Plan. Sidewalks shall not substitute for bike facilities. However, shared detached bike facilities may be installed along functionally classified arterial and collector roadways with approval from the Planning and Zoning Director and ACHD. A roadway's functionality shall be determined by the City's adopted Street Circulation Map. Bike facility specifications shall be in accordance with City and ACHD standards.
3. *Curb and gutter:* Vertical curb and gutter shall be constructed on all functionally classified collector roadways. With the exception of arterial roadways, other

roadway classifications may feature rolled or vertical curbs, and supporting stormwater devices.

- a. Vertical curb and gutter may be constructed on functionally classified arterial roadways with approval from ACHD.
  - b. The use of drainage swales for stormwater conveyance in lieu of curb and gutter is prohibited unless otherwise determined by the Public Works Director, City Engineer or designee.
  - c. Curb cuts for access, including driveways, constructed according to the City, ITD and ACHD's current access management standards. Placement, alignment, width and apron features shall be designed and constructed according to standards established by the authority with jurisdiction over the subject roadway. All curb returns shall be constructed with a minimum twenty-eight (28) foot curb return radius, or as determined by the Fire District).
4. *Fencing*: Fencing shall be installed according to Kuna City Code sections 5-4-6 and 5-5-5. With the exception of commercial or industrial subdivisions, and public open space, subdivisions shall feature permanent fencing along its outer perimeter behind all required landscape buffers. Chain-link fencing is not permitted in residential subdivisions, except for school and City facilities. The City and School District may rely upon a powder coated or galvanized chain-link fencing for security related purposes.
5. *Fiber Optic Conduit*: The Developer is required to place one (1) - four (4) inch conduit with three (3) – 1-1/4 inch innerduct along all mile and mid-mile section roads. Said innerduct shall be placed with the proper amount of handholes, as determined by the City Engineer or their Designee, at road and canal crossings. Innerduct shall consist of (1) Orange, one (1) Blue and one (1) Green in accordance with the current City Fiber Optic Detail. Conduit shall be turned over to the City at time of final platting or otherwise approved by the Public Works Director, City Engineer or designee.
6. *Final Lot Grade*: The final grade of any lots within a subdivision shall not exceed a 1:4 ratio in the rear of a lot or 1:3 on the sides of lots. Any lot with a slope exceeding six (6) feet in height shall include a retaining wall with drainage designed by an Idaho registered Professional Engineer.
7. *Fire hydrants*: Fire hydrants shall be installed in accordance with the current City Fire Hydrant Detail, Fire District Standards, IDAPA 58.01.08 and ISPWC Section 1102.3.1.B.6. Fire hydrants shall have a minimum clearance of ten (10) feet on either side and three (3) feet to the front and rear. Fire hydrants shall not be connected to water mains smaller than six (6) inches in diameter, and fire hydrants shall not be installed unless sufficient fire flow is provided. Unless

other determined by the Fire District, fire hydrants shall have a Storz Large Diameter Hose (LDH) Connection in place of the 4 ½ inch outlet. The Storz connection may be integrated into the hydrant or an approved adapter may be used on the 4 ½ inch outlet. Fire hydrants shall have the Storz outlet face the main street or parking lot drive aisle and shall not have any vertical obstructions to outlets within ten (10) feet. Fire hydrant locations shall be approved by the Public Works Department and the Fire District. Locations shall be shown on all of the final approved construction drawings and record drawings.

8. *Flag lot(s) and Private Driveway(s):* A flag lots shall utilize a private driveway that connects with a public street for access. For multiple lots within a flag lot configuration, a private common (or shared) driveway shall be relied upon to access and shall only serve a maximum of three (3) lots. All private driveways shall not extend more than one hundred fifty (150) feet from the public street right-of-way. All private driveways shall have a minimum frontage of thirty (30) feet along roadways and be constructed with a minimum twenty (20) foot wide curb cut and shall be paved the entire width and length. The area for private driveways shall be exclusive of each lot's minimum square footage. An agreement for common driveway care and maintenance shall be recorded with each lot utilizing the private driveway for access.

- a. When required by the Fire District, all common driveways shall be signed, "No Parking Fire Lane" per appendix D of the 2018 International Fire Code. No other signs shall be approved.

9. *Irrigation System:* The Municipal Pressurized Irrigation System, including pumps and ponds, shall be constructed in accordance to the City's adopted Master Plan, unless otherwise approved by the Public Works Director, City Engineer or Designee. The extension and relocation of irrigation systems provided by the City shall be at the subdivider's expense. The Public Works Director, City Engineer or Designee shall determine the required percentage of surface or ground irrigation water rights needed to connect to the Municipal Pressurized Irrigation System. The developer shall bring the irrigation system to and through the proposed subdivision to facilitate connection to surrounding users. Potable water shall not be used for irrigation purposes unless approved by the Public Works Director, City Engineer or designee.

- a. In the event that there are not adequate surface or ground irrigation water rights, connection to the Municipal Pressurized Irrigation System shall not be permissible, and the developer shall be required to design and construct a private pressurized irrigation system. Private pressurized irrigation systems shall be constructed in accordance with the City's adopted Master Plan, subject to City Engineer, or designee approval.

10. *Irrigation Ditches:* The subdivision's irrigation ditches and laterals shall be tiled with the exception of major canals and natural waterways unless otherwise

approved by the Public Works Director or City Engineer, in consultation with the irrigation water purveyor. Irrigation conveyances shall be placed in a public easement. Major canals and natural waterways located within or adjacent to the development boundaries that are not tiled shall be appropriately fenced. Improvements involving the irrigation distribution system shall have the affected irrigation water provider's approval.

11. *Landscape, Open Space and Park areas:* The subdivision's landscape, open space and park areas shall be designed and constructed according to the approved landscape plan, subject to the provisions of Chapters 4 and 17 of Title 5 Kuna City Code. For residential subdivisions, a minimum of one (1), two (2) inch caliper, tree shall be planted by the subdivider on each lot within the subdivision. No tree shall be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities. Landscaping within the public right-of-way requires a license agreement with the ACHD and/or ITD. All landscape, open space and park areas shall be serviced by pressurized irrigation. The subdivider shall add provisions to the subdivisions CC&R's identifying who will be responsible for the care and maintenance of the landscape, open space and private park areas.
12. *Parking Lots:* The placement, layout and construction of off-street parking facility(s) shall be in accordance with Kuna City Code Sections 5-9-1 through 5-9-5.
13. *Pathways:* Required pathways shall conform to the City's Pathways Master Plan. All pathways shall be designed and constructed in accordance with Kuna City Code 5-17-14 and 7-3A-8, or as otherwise approved by the Parks and Recreation Director, or their designee.
14. *Sanitary Sewer:* Subdivisions are required to connect to the City's sanitary sewer system. The extension and relocation of sanitary sewer provided by the City shall be at the subdivider's expense. Sanitary sewer systems shall be designed and constructed in accordance with the specifications of the City's adopted Sewer Master Plan and conform to ACHD's adopted utility corridor plan, unless otherwise approved by the City Engineer. IC §50-1326 requires all sewer plans be submitted to DEQ for approval and that no building or structure shall be constructed until sanitary restrictions have been removed. The City Engineer, or their designee, shall serve as the State of Idaho QLPE for purposes of reviewing the City's sanitary sewer plan submittals. The developer shall bring sanitary sewer systems to and through the proposed subdivision to facilitate connection to the surrounding users. No cleanouts shall be permitted within Kuna city limits.
15. *School Bus Staging Area:* The subdivider shall coordinate with the Kuna School District and City Staff to provide areas where children will assemble for transporting to school via school buses. The sites shall be centrally located, highly visible, well-lit and relatively accessible to bus drivers with minimal transportation interference.

The sites are subject to design review. The sites shall be landscaped and the homeowner association CC&Rs should identify who will maintain them.

16. *Sidewalk*: Sidewalks shall be constructed in accordance with Kuna City Code Section 5-17-13.

17. *Stormwater Drainage*: The subdivider shall install the subdivision's stormwater system according to the City Engineer's stormwater management standards. Subdivisions utilizing off-street parking facilities shall have all storm drainage plans and supporting calculations reviewed and approved by the Public Works Director, City Engineer or designee.

18. *Streets and Alleys*: All streets and alleys shall be constructed in accordance with the standards and specifications adopted by the City, ACHD, ITD and the Fire District. Street functionality shall be determined according to the City's adopted Street Circulation Map. The street Right-of-Way widths shall be in accordance to the street typologies identified in Kuna City Code Section 6-3-4. Required landscape buffers based on roadway classification shall comply with Kuna City Code Section 5-17-13. Subdivisions incorporating private streets shall comply with Kuna City Code Section 5-18-1.

a. *Naming and Street Traffic Signs*: Subdivision names and street names shall stay consistent throughout the procedures for preliminary plat, design process, and final plat unless approval has been received by all approving agencies. Subdivision traffic signage shall be constructed and installed at appropriate street locations in accordance with ACHD and City standards. Proposed street names shall be submitted to the Ada County Street Naming Committee for their review and approval.

19. *Street Lighting*: Ornamental street lights (non-standard lights) shall not be maintained or energized by City of Kuna. Street lights shall comply with the City's current Street Light Details. Street lights shall be installed within the subdivision at intersections, cul-de-sacs and other types of turn around, pedestrian shelters, bus stops and within close proximity, but no closer than ten (10) feet on the side and three (3) feet in the front and rear of fire hydrants. The subdivider shall place lighting facilities at a maximum spacing of two hundred fifty (250) feet and proportionately dispersed throughout the interior and exterior of the subdivision.

a. The City of Kuna shall not own or maintain street lights within gated communities. All street lights in a gated community shall be owned, maintained and powered by the subdivision's homeowner's association.

20. *Survey Monuments:* Monuments shall be set in accordance with I.C. §50-1303. Monuments that are disturbed or destroyed during construction of the subdivision shall be reset in accordance with the standards of I.C. §50-1303.
21. *Traffic Calming:* All traffic calming shall be approved by the City of Kuna, the Fire District and ACHD.
22. *Utilities:* The subdivision's public or private utilities shall be placed underground unless otherwise approved by the Public Works Director, City Engineer or designee. The extension and relocation of power, telephone, communication, television and similar utilities provided by the City or other utility purveyor shall be at the subdivider's expense. Utilities shall be designed, constructed and placed with capacity to service adjoining lands.
23. *Water supply system:* Subdivisions are required to connect to the City's municipal water supply system. Each subdivision's public water supply system shall be constructed as an extension of the City's public system and shall be brought to and through the proposed subdivision to facilitate connection to surrounding users. The extension and relocation of the water supply system provided by the City shall be at the subdivider's expense. The water supply system shall be designed and constructed in accordance to the City's adopted Master Plan and water supply system details, unless otherwise approved by the City Engineer. Potable water service lines for buildable lots shall be capable of supplying sufficient volume and pressure for domestic use. Fire flow shall be capable of supplying sufficient volume and pressure in accordance to National Fire Protection Association (NFPA) and International Fire Code (IFC), as determined by the Fire District. The water rights appurtenant to a tract of land, subject to subdivision, shall be dedicated to the City in sufficient water quantities to offset the subdivision's potential water demands as determined by the Public Works Director, City Engineer or designee. The subdivision's water rights shall not be sold, abandoned, or transferred outside the City or its Area of City Impact. All dwelling units shall be individually metered, unless otherwise approved by the City Engineer. IC §50-1326 requires all water plans to be submitted to the DEQ for approval and that no building or structure shall be constructed until sanitary restrictions have been removed. The City Engineer, or their designee, shall serve as the Idaho State's qualified licensed professional engineer [QLPE] for purposes of reviewing the City's water plan submittals.

### **Section 3: Severability Provision**

- 3.1 This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

### **Section 4: Directing the City Clerk**

4.1 The City Clerk is directed to file this Ordinance in the official records of the City and to provide a conformed copy to the Planning and Zoning Director.

**Section 5: Effective Date**

5.1 This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2021.

CITY OF KUNA

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Joe L. Stear, Mayor

ATTEST:

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Chris Engels, City Clerk

## Jace Hellman

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**From:** Jace Hellman  
**Sent:** Thursday, April 15, 2021 10:07 AM  
**To:** Ada County Engineer; Ada County Highway District; Adam Ingram; Beky Rone (Kuna USPS Addressing); Bobby Withrow; Boise Project Board of Control; Brent Moore (Ada County); Cable One TV; Catherine Feistner; Central District Health Department; Charlie Butterfield (Meridian Rural Fire District); Chief Fratusco; COMPASS; David Reinhart; DEQ; Eric Adolfson; Idaho Power Easements 2; Intermountain Gas; ITD; J&M Sanitation; Jace Hellman; Joe Bongiorno (Meridian Deputy Fire Marshall); Judy Gerhart; Julie Stanley (Regional Address Management); Krystal Hinkle; Lisa Holland; Marc Boyer (Kuna Postmaster); Marci Horner (West Ada School District); Megan Leatherman; Nampa Meridian Irrigation District ; New York Irrigation; Paris Dickerson; Paul Stevens; Phil Roberts; Planning Manager (Ada County Development Services); Reggie Edwards; Robie Reno  
**Subject:** Request for Agency Comment - 21-01-OA - Subdivision Public Improvement Standards (6-4-2)  
**Attachments:** 6-4-2 Draft 4.11.21 CLEAN .pdf

## Agency Transmittal

April 15, 2021

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

<b>File Number &amp; Case Name:</b>	21-01-OA (Ordinance Amendment) – Subdivision Public Improvement Standards
<b>Project Description</b>	<p>AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:</p> <ul style="list-style-type: none"><li>• REPEALING SECTION 2 OF CHAPTER 4 OF TITLE 6 KUNA CITY CODE; AND</li><li>• AMENDING CHAPTER 4 OF TITLE 6 KUNA CITY CODE BY THE ADDITION OF A NEW SECTION 2 PROVIDING SUBDIVISION PUBLIC IMPROVEMENTS STANDARDS INCLUDING DEFINITIONS, STANDARDS FOR ACCESS, BIKE LANES, CURB AND GUTTER, FENCING, FIBER OPTIC CONDUIT, FINAL LOT GRADE, IRRIGATION SYSTEMS, IRRIGATION DITCHES, LANDSCAPE, OPEN SPACE AND PARK AREAS, PARKING LOTS, SANITARY SEWER, SCHOOL BUS STAGING AREA, SIDEWALK, STORMWATER DRAINAGE, STREETS AND ALLEYS, STREET LIGHTING, SURVEY MONUMENTS, TRAFFIC CALMING, UTILITIES AND WATER SUPPLY SYSTEM; AND</li><li>• PROVIDING A SEVERABILITY CLAUSE; AND</li><li>• DIRECTING THE CITY CLERK; AND</li><li>• PROVIDING AN EFFECTIVE DATE.</li></ul>

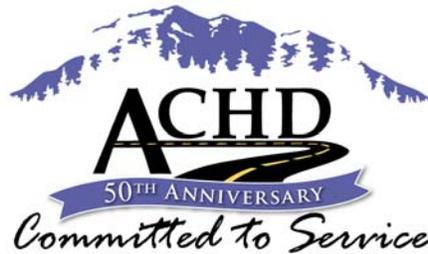
<b>Applicant</b>	<b>Jace Hellman – City of Kuna</b> <b>Planning and Zoning Department</b> 751 W 4 <sup>th</sup> St Kuna, ID 83634 208-922-5274 <a href="mailto:jhellman@kunaid.gov">jhellman@kunaid.gov</a>
<b>Tentative Public Hearing Date</b>	Tuesday, <b>May 11, 2021</b> 6:00 pm Kuna City Hall is located at 751 W. 4 <sup>th</sup> Street, Kuna, ID 83634
<b>Staff Contact</b>	Jace Hellman, Planning and Zoning Director <a href="mailto:jhellman@kunaid.gov">jhellman@kunaid.gov</a> Phone: 208.922.5274 Fax: 208.922.5989
<p>Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. <b>If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.</b> If your agency needs additional time for review, please let our office know as soon as possible. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i></p>	

Best,

**Jace Hellman**

Planning & Zoning Director  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
Office: 208.922.5274  
Cell: 208.204.4752  
Email: [jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)





Kent Goldthorpe, President  
Dave McKinney, Vice-President  
Jim D. Hansen, Commissioner  
Mary May, Commissioner  
Alexis Pickering, Commissioner

May 11, 2021

To: Jace Hellman, Planning and Zoning Director  
City of Kuna  
751 W 4<sup>th</sup> Street  
Kuna, ID 83634

Subject: 21-01-OA Subdivision Public Improvement Standards

Thank you for transmitting proposed modifications to Chapter 4 Title 6 of the Kuna City code. After review of the proposed modification ACHD staff has the following comment, as not all of the proposed changes are consistent with ACHD policy and may create difficult situations for applicants.

#### **6-4-2: Required Improvement Standards:**

##### **Section B**

**1. Access:** This section notes that for subdivision phases with 30 or more single family building lots or 100 multi-family units a minimum of two public access points are required. It is not clear how public access is defined, but not all parcels will have enough frontage to allow for two new public street intersection or driveways to provide access to the site and access may be restricted or limited to what is needed to serve a site based on the functional classification of the roadway and function. It is recommended that this be expanded to allow for secondary emergency access or temporary access which could be closed in the future once alternative access becomes available.

**2. Bike Lane:** This section notes that *“Sidewalks shall not substitute for bike lanes, rather the bike lane shall be included as a feather of the street section or located in an ACHD Right-of-Way.”* At the direction of the ACHD Board of Commissions all ACHD projects, on arterial and collector roadways, will be designed with detached shared pedestrian/bikeways, typically 10 to 12-feet in width. This is intended to remove the bike lane from the roadway creating a safer and more comfortable riding environment for all cyclist. ACHD is in the process of drafting an interim policy which would require the construction of a 12-foot wide shared asphalt pathway on roadways which are scheduled for improvements in ACHD’s Capital Improvement Plan, though the development process. The City of Kuna will be provided an opportunity to review and provide comments on the draft interim policy.

The proposed language in the ordinance could be interpreted to be in direct conflict with the direction of ACHD’s projects and development services policies and practices putting applicants in a difficult situation. It is recommended that section of the ordinance be modified to allow for flexibility and to consider the use of shared detached bike facilities on arterial and collector roadways.

**3. Curb and Gutter:** This section notes that *“Vertical curb and gutter shall be constructed on functionally classified collector and arterial streets.”* ACHD policy requires the construction of vertical curb and gutter on collector roadways, but does not on arterial roadways, as those improvements are impact fee eligible and are constructed by ACHD as part of roadway and intersection projects.

The City of Kuna currently requires the construction of vertical curb and gutter on some arterial roadways and ACHD cannot always allow it to be constructed. This creates a conflict and difficulties for applicants in the development process. Additionally, most vertical curb and gutter that is constructed on arterial roadways in Kuna is removed and reconstructed as part of ACHD projects creating additional costs.

It is recommended that this be revised to note that *“Vertical curb and gutter may be constructed on arterial roadways with approval from ACHD.”* ACHD’s Planning Review staff should also be made aware of the request for the construction of curb and gutter prior to plan submittal.

Please let me know if you have any questions.

Mindy



Mindy Wallace, AICP  
Planning Review Supervisor  
Development Services  
208-387-6178

**Kuna Rural Fire District Comments**

**Received April 15, 2021**

**ORDINANCE NO. 2021-\_\_\_\_  
CITY OF KUNA**

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

- **REPEALING SECTION 2 OF CHAPTER 4 OF TITLE 6 KUNA CITY CODE; AND**
- **AMENDING CHAPTER 4 OF TITLE 6 KUNA CITY CODE BY THE ADDITION OF A NEW SECTION 2 PROVIDING SUBDIVISION PUBLIC IMPROVEMENTS STANDARDS INCLUDING DEFINITIONS, STANDARDS FOR ACCESS, BIKE LANES, CURB AND GUTTER, FENCING, FIBER OPTIC CONDUIT, FINAL LOT GRADE, IRRIGATION SYSTEMS, IRRIGATION DITCHES, LANDSCAPE, OPEN SPACE AND PARK AREAS, PARKING LOTS, SANITARY SEWER, SCHOOL BUS STAGING AREA, SIDEWALK, STORMWATER DRAINAGE, STREETS AND ALLEYS, STREET LIGHTING, SURVEY MONUMENTS, TRAFFIC CALMING, UTILITIES AND WATER SUPPLY SYSTEM; AND**
- **PROVIDING A SEVERABILITY CLAUSE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

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

**Section 1:** That Section 2 of Title 6 Kuna City Code be and the same is hereby repealed.

**Section 2:** That Chapter 4 of Title 6 Kuna City Code be and the same is hereby amended by the addition thereto of a new Section 2 to read as follows:

**6-4-2 : - REQUIRED PUBLIC IMPROVEMENTS STANDARDS:**

A. Definitions: For purpose of this chapter, certain terms or words used herein shall be interpreted as follows:

1. For purposes of this Chapter, the terms or words, as defined in Kuna City Code section 5-1-6-2, are herein adopted and included by reference in this section; and any definitions not found herein this section, the city staff shall use and rely upon the latest *A Planners Dictionary*, edited by Michael Davidson and Fay Dolnick, American Planning Association and Planning Advisory Service, for interpretation purposes.

2. ACHD: Ada County Highway District
3. Fire District: Kuna Rural Fire District or Meridian Rural Fire Protection District depending upon the location of the subdivision.
4. IDAPA: Idaho Administrative Code
5. ISPWC: Idaho Standards for Public Works Construction
6. ITD: Idaho Transportation Department
7. School District: Joint School District No. 2 Ada and Canyon Counties State of Idaho [know as West Ada School District] and Joint School District No. 3 Ada and Canyon Counties State of Idaho [known as the Kuna School District] depending upon the location of the subdivision.

B. Every subdivider as part of the final subdivision platting process shall be required to install the following public and other improvements in accordance with the conditions and specifications of this chapter:

1. **Access:** Subdivisions, and subdivision phases containing greater than 30 single-family buildable lots shall provide at minimum two public access points for ingress and egress. Subdivisions containing greater than 100 multi-family ~~buildable lots~~ **dwelling units** shall provide at minimum two public access points for ingress and egress at the locations requested by the Fire District and approved by ACHD.
2. **Bike Lanes:** Bike lanes shall be installed in accordance with the City's Pathways Master Plan. Sidewalks shall not substitute for bike lanes, rather the bike lane shall be included as a feature of the street section or located in an ACHD Right-of-Way. Bike lane specifications shall be according to city and ACHD standards.
3. **Curb and gutter:** Vertical curb and gutter shall be constructed on functionally classified collector and arterial streets. The street's functionality shall be determined based on the city's adopted functionally classified roadmap. Other street classifications may feature rolled or vertical curbs, and supporting stormwater devices.
  - a. The use of drainage swales for stormwater conveyance in lieu of curb and gutter is prohibited unless otherwise determined by the Public Works Director, City Engineer or designee.
  - b. Curb cuts for access, including driveways, constructed according to the City, ITD and ACHD's current access management standards. Placement, alignment, width and apron features shall be designed and

**Commented [SA1]:** This language (section) duplicates the Idaho Fire Code language D106 & D107 which is already published and enforceable by fire districts. However, the Fire Code indicates "dwelling units" as opposed to "buildable lots" which is a significant difference. I recommend they (P&Z) make the language adjustment within this document to match the Idaho Fire Code.

constructed according to standards established by the authority with jurisdiction over the subject roadway. All curb returns shall be constructed with a minimum twenty-eight (28) foot curb return radius, or as determined by the Fire District).

4. *Fencing*: Fencing shall be installed according to Kuna City Code sections 5-4-6 and 5-5-5. With the exception of commercial or industrial subdivisions, and public open space, subdivisions shall feature permanent fencing along its outer perimeter behind all required landscape buffers. Chain-link fencing is not permitted in residential subdivisions, except for school and City facilities. The City and School District may rely upon a powder coated or galvanized chain-link fencing for security related purposes.
5. *Fiber Optic Conduit*: The Developer is required to place one (1) - four (4) inch conduit with three (3) – 1-1/4 inch innerduct along all mile and mid-mile section roads. Said innerduct shall be placed with the proper amount of handholes, as determined by the City Engineer or their Designee, at road and canal crossings. Innerduct shall consist of (1) Orange, one (1) Blue and one (1) Green in accordance with the current City Fiber Optic Detail. Conduit shall be turned over to the City at time of final platting or otherwise approved by the Public Works Director, City Engineer or designee.
6. *Final Lot Grade*: The final grade of any lots within a subdivision shall not exceed a 1:4 ratio in the rear of a lot or 1:3 on the sides of lots. Any lot with a slope exceeding six (6) feet in height shall include a retaining wall with drainage designed by an Idaho registered Professional Engineer.
7. *Fire hydrants*: Fire hydrants shall be installed in accordance with the current City Fire Hydrant Detail, Fire District Standards, IDAPA 58.01.08 and ISPWC Section 1102.3.1.B.6. Fire hydrants shall have a **minimum clearance of ten (10) feet on either side** and three (3) feet to the front and rear. Fire hydrants shall not be connected to water mains smaller than six (6) inches in diameter, and fire hydrants shall not be installed unless sufficient fire flow is provided. **Fire hydrant flows shall comply with the Idaho Fire Code appendix B.** Fire hydrant locations shall be approved by the Public Works Department and the Fire District. Locations shall be shown on all of the final approved construction drawings and record drawings.
8. *Flag lot(s) and Private Driveway(s)*: A flag lots shall utilize a private driveway that connects with a public street for access. For multiple lots within a flag lot configuration, a private common (or shared) driveway shall be relied upon to access and shall only serve a maximum of three (3) lots. All private driveways shall not extend more than one hundred fifty (150) feet from the public street right-of-way. All private driveways shall have a minimum frontage of thirty (30) feet along roadways and be constructed with a minimum twenty (20) foot

**Commented [SA2]:** The Idaho Fire Code requires a minimum 3 feet clearance around the circumference of a fire hydrant. There should be language specifying fire hydrants to have a Storz LDH connection in place of the standard 4 1/2" outlet. The Storz connection may be integrated into the hydrant or an approved adapter may be used on the 4 1/2" outlet. Fire hydrants should have the Storz outlet face the main street or parking lot drive aisle. Fire hydrants should be placed on corners when spacing permits. Fire hydrants should be installed that the center of the Storz connection outlet is at 18" above finished grade.

**Commented [SA3]:** In regards to fire flow, this additional statement covers both commercial and residential development.

wide curb cut and shall be paved the entire width and length. The area for private driveways shall be exclusive of each lot's minimum square footage. An agreement for common driveway care and maintenance shall be recorded with each lot utilizing the private driveway for access.

9. *Irrigation System:* The Municipal Pressurized Irrigation System, including pumps and ponds, shall be constructed in accordance to the City's adopted Master Plan, unless otherwise approved by the Public Works Director, City Engineer or Designee. The extension and relocation of irrigation systems provided by the City shall be at the subdivider's expense. The Public Works Director, City Engineer or Designee shall determine the required percentage of surface or ground irrigation water rights needed to connect to the Municipal Pressurized Irrigation System. The developer shall bring the irrigation system to and through the proposed subdivision to facilitate connection to surrounding users. Potable water shall not be used for irrigation purposes unless approved by the Public Works Director, City Engineer or designee.

- a. In the event that there are not adequate surface or ground irrigation water rights, connection to the Municipal Pressurized Irrigation System shall not be permissible, and the developer shall be required to design and construct a private pressurized irrigation system. Private pressurized irrigation systems shall be constructed in accordance with the City's adopted Master Plan, subject to City Engineer, or designee approval.

10. *Irrigation Ditches:* The subdivision's irrigation ditches and laterals shall be tiled with the exception of major canals and natural waterways unless otherwise approved by the Public Works Director or City Engineer, in consultation with the irrigation water purveyor. Irrigation conveyances shall be placed in a public easement. Major canals and natural waterways located within or adjacent to the development boundaries that are not tiled shall be appropriately fenced. Improvements involving the irrigation distribution system shall have the affected irrigation water provider's approval.

11. *Landscape, Open Space and Park areas:* The subdivision's landscape, open space and park areas shall be designed and constructed according to the approved landscape plan, subject to the provisions of Chapters 4 and 17 of Title 5 Kuna City Code. For residential subdivisions, a minimum of one (1), two (2) inch caliper, tree shall be planted by the subdivider on each lot within the subdivision. No tree shall be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities. Landscaping within the public right-of-way requires a license agreement with the ACHD and/or ITD. All landscape, open space and park areas shall be serviced by pressurized irrigation. The subdivider shall add provisions to the subdivisions CC&R's identifying who will be responsible for the care and maintenance of the landscape, open space and private park areas.

12. *Parking Lots:* The placement, layout and construction of off-street parking facility(s) shall be in accordance with Kuna City Code Sections 5-9-1 through 5-9-5.
13. *Pathways:* Required pathways shall conform to the City's Pathways Master Plan. All pathways shall be designed and constructed in accordance with Kuna City Code 5-17-14 and 7-3A-8, or as otherwise approved by the Parks and Recreation Director, or their designee.
14. *Sanitary Sewer:* Subdivisions are required to connect to the City's sanitary sewer system. The extension and relocation of sanitary sewer provided by the City shall be at the subdivider's expense. Sanitary sewer systems shall be designed and constructed in accordance with the specifications of the City's adopted Sewer Master Plan and conform to ACHD's adopted utility corridor plan, unless otherwise approved by the City Engineer. IC §50-1326 requires all sewer plans be submitted to DEQ for approval and that no building or structure shall be constructed until sanitary restrictions have been removed. The City Engineer, or their designee, shall serve as the State of Idaho QLPE for purposes of reviewing the City's sanitary sewer plan submittals. The developer shall bring sanitary sewer systems to and through the proposed subdivision to facilitate connection to the surrounding users. No cleanouts shall be permitted within Kuna city limits.
15. *School Bus Staging Area:* The subdivider shall coordinate with the Kuna School District and City Staff to provide areas where children will assemble for transporting to school via school buses. The sites shall be centrally located, highly visible, well-lit and relatively accessible to bus drivers with minimal transportation interference. The sites are subject to design review. The sites shall be landscaped and the homeowner association CC&Rs should identify who will maintain them.
16. *Sidewalk:* Sidewalks shall be constructed in accordance with Kuna City Code Section 5-17-13.
17. *Stormwater Drainage:* The subdivider shall install the subdivision's stormwater system according to the City Engineer's stormwater management standards. Subdivisions utilizing off-street parking facilities shall have all storm drainage plans and supporting calculations reviewed and approved by the Public Works Director, City Engineer or designee.
18. *Streets and Alleys:* All streets and alleys shall be constructed in accordance with the standards and specifications adopted by the City, ACHD, ITD and the KRFD. Street functionality shall be determined according to the City's adopted Street Circulation Map. The street Right-of-Way widths shall be in accordance to the street typologies identified in Kuna City Code Section 6-3-4. Required landscape buffers based on roadway classification shall comply with Kuna City Code Section 5-17-

13. Subdivisions incorporating private streets shall comply with Kuna City Code Section 5-18-1.

- a. Naming and Street Traffic Signs: Subdivision names and street names shall stay consistent throughout the procedures for preliminary plat, design process, and final plat unless approval has been received by all approving agencies. Subdivision traffic signage shall be constructed and installed at appropriate street locations in accordance with ACHD and City standards. Proposed street names shall be submitted to the Ada County Street Naming Committee for their review and approval.

19. *Street Lighting*: Ornamental street lights (non-standard lights) shall not be maintained or energized by City of Kuna. Street lights shall comply with the City's current Street Light Details. Street lights shall be installed within the subdivision at intersections, cul-de-sacs and other types of turn around, pedestrian shelters, bus stops and within close proximity, but no closer than ten (10) feet on the side and three (3) feet in the front and rear of fire hydrants. The subdivider shall place lighting facilities at a maximum spacing of two hundred fifty (250) feet and proportionately dispersed throughout the interior and exterior of the subdivision.

- a. The City of Kuna shall not own or maintain street lights within gated communities. All street lights in a gated community shall be owned, maintained and powered by the subdivision's homeowner's association.

20. *Survey Monuments*: Monuments shall be set in accordance with I.C. §50-1303. Monuments that are disturbed or destroyed during construction of the subdivision shall be reset in accordance with the standards of I.C. §50-1303.

21. *Traffic Calming*: All traffic calming shall be approved by the City of Kuna, KRFD and ACHD.

22. *Utilities*: The subdivision's public or private utilities shall be placed underground unless otherwise approved by the Public Works Director, City Engineer or designee. The extension and relocation of power, telephone, communication, television and similar utilities provided by the City or other utility purveyor shall be at the subdivider's expense. Utilities shall be designed, constructed and placed with capacity to service adjoining lands.

23. *Water supply system*: Subdivisions are required to connect to the City's municipal water supply system. Each subdivision's public water supply system shall be constructed as an extension of the City's public system and shall be brought to and through the proposed subdivision to facilitate connection to surrounding users. The extension and relocation of the water supply system provided by the City shall be at the subdivider's expense. The water supply system shall be

designed and constructed in accordance to the City's adopted Master Plan and water supply system details, unless otherwise approved by the City Engineer. Potable water service lines for buildable lots shall be capable of supplying sufficient volume and pressure for domestic use. Fire flow shall be capable of supplying sufficient volume and pressure in accordance to National Fire Protection Association (NFPA) and International Fire Code (IFC), as determined by the KRFD. The water rights appurtenant to a tract of land, subject to subdivision, shall be dedicated to the City in sufficient water quantities to offset the subdivision's potential water demands as determined by the Public Works Director, City Engineer or designee. The subdivision's water rights shall not be sold, abandoned, or transferred outside the City or its Area of City Impact. All dwelling units shall be individually metered, unless otherwise approved by the City Engineer. IC §50-1326 requires all water plans to be submitted to the DEQ for approval and that no building or structure shall be constructed until sanitary restrictions have been removed. The City Engineer, or their designee, shall serve as the Idaho State's qualified licensed professional engineer [QLPE] for purposes of reviewing the City's water plan submittals.

### **Section 3: Severability Provision**

**3.1** This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

### **Section 4: Directing the City Clerk**

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

### **Section 5: Effective Date**

**5.1** This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

CITY OF KUNA

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

ATTEST:

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

Received April 15, 2021

**ORDINANCE NO. 2021-\_\_\_\_  
CITY OF KUNA**

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

- **REPEALING SECTION 2 OF CHAPTER 4 OF TITLE 6 KUNA CITY CODE;  
AND**
- **AMENDING CHAPTER 4 OF TITLE 6 KUNA CITY CODE BY THE  
ADDITION OF A NEW SECTION 2 PROVIDING SUBDIVISION PUBLIC  
IMPROVEMENTS STANDARDS INCLUDING DEFINITIONS,  
STANDARDS FOR ACCESS, BIKE LANES, CURB AND GUTTER,  
FENCING, FIBER OPTIC CONDUIT, FINAL LOT GRADE, IRRIGATION  
SYSTEMS, IRRIGATION DITCHES, LANDSCAPE, OPEN SPACE AND  
PARK AREAS, PARKING LOTS, SANITARY SEWER, SCHOOL BUS  
STAGING AREA, SIDEWALK, STORMWATER DRAINAGE, STREETS  
AND ALLEYS, STREET LIGHTING, SURVEY MONUMENTS, TRAFFIC  
CALMING, UTILITIES AND WATER SUPPLY SYSTEM; AND**
- **PROVIDING A SEVERABILITY CLAUSE; AND**
- **DIRECTING THE CITY CLERK; AND**
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**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

**Section 1:** That Section 2 of Title 6 Kuna City Code be and the same is hereby repealed.

**Section 2:** That Chapter 4 of Title 6 Kuna City Code be and the same is hereby amended by the addition thereto of a new Section 2 to read as follows:

**6-4-2: - REQUIRED PUBLIC IMPROVEMENTS STANDARDS:**

A. Definitions: For purpose of this chapter, certain terms or words used herein shall be interpreted as follows:

1. For purposes of this Chapter, the terms or words, as defined in Kuna City Code section 5-1-6-2, are herein adopted and included by reference in this section; and any definitions not found herein this section, the city staff shall use and rely upon the latest *A Planners Dictionary*, edited by Michael Davidson and Fay Dolnick, American Planning Association and Planning Advisory Service, for interpretation purposes.

2. ACHD: Ada County Highway District
3. Fire District: Kuna Rural Fire District or Meridian Rural Fire Protection District depending upon the location of the subdivision.
4. IDAPA: Idaho Administrative Code
5. ISPWC: Idaho Standards for Public Works Construction
6. ITD: Idaho Transportation Department
7. School District: Joint School District No. 2 Ada and Canyon Counties State of Idaho [know as West Ada School District] and Joint School District No. 3 Ada and Canyon Counties State of Idaho [known as the Kuna School District] depending upon the location of the subdivision.

B. Every subdivider as part of the final subdivision platting process shall be required to install the following public and other improvements in accordance with the conditions and specifications of this chapter:

Unless every residence constructed has fire sprinklers installed. The two access points should be separated by no less than ½ the diagonal measurement of the full development as set forth in International Fire Code

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with the International Fire Code.

1. **Access:** Subdivisions, and subdivision phases containing greater than 30 single-family buildable lots shall provide at minimum two public access points for ingress and egress. Subdivisions containing greater than 100 multi-family buildable lots shall provide at minimum two public access points for ingress and egress at the locations requested by the Fire District and approved by ACHD.

2. **Bike Lanes:** Bike lanes shall be installed in accordance with the City’s Pathways Master Plan. Sidewalks shall not substitute for bike lanes, rather the bike lane shall be included as a feature of the street section or located in an ACHD Right-of-Way. Bike lane specifications shall be according to city and ACHD standards.

3. **Curb and gutter:** Vertical curb and gutter shall be constructed on functionally classified collector and arterial streets. The street's functionality shall be determined based on the city's adopted functionally classified roadmap. Other street classifications may feature rolled or vertical curbs, and supporting stormwater devices.

a. The use of drainage swales for stormwater conveyance in lieu of curb and gutter is prohibited unless otherwise determined by the Public Works Director, City Engineer or designee.

b. Curb cuts for access, including driveways, constructed according to the City, ITD and ACHD's current access management standards. Placement, alignment, width and apron features shall be designed and

constructed according to standards established by the authority with jurisdiction over the subject roadway. All curb returns shall be constructed with a minimum twenty-eight (28) foot curb return radius, or as determined by the Fire District).

4. *Fencing*: Fencing shall be installed according to Kuna City Code sections 5-4-6 and 5-5-5. With the exception of commercial or industrial subdivisions, and public open space, subdivisions shall feature permanent fencing along its outer perimeter behind all required landscape buffers. Chain-link fencing is not permitted in residential subdivisions, except for school and City facilities. The City and School District may rely upon a powder coated or galvanized chain-link fencing for security related purposes.

5. *Fiber Optic Conduit*: The Developer is required to place one (1) - four (4) inch conduit with three (3) – 1-1/4 inch innerduct along all mile and mid-mile section roads. Said innerduct shall be placed with the proper amount of handholes, as determined by the City Engineer or their Designee, at road and canal crossings. Innerduct shall consist of (1) Orange, one (1) Blue and one (1) Green in accordance with the current City Fiber Optic Detail. Conduit shall be turned over to the City at time of final platting or otherwise approved by the Public Works Director, City Engineer or designee.

6. *Final Lot Grade*: The final grade of any lots within a subdivision shall not exceed a 1:4 ratio in the rear of a lot or 1:3 on the sides of lots. Any lot with a slope exceeding six (6) feet in height shall include a retaining wall with drainage designed by an Idaho registered Professional Engineer.

7. *Fire hydrants*: Fire hydrants shall be installed in accordance with the current City Fire Hydrant Detail, Fire District Standards, IDAPA 58.01.08 and ISPWC Section 1102.3.1.B.6. Fire hydrants shall have a minimum clearance of ten (10) feet on either side and three (3) feet to the front and rear. Fire hydrants shall not be connected to water mains smaller than six (6) inches in diameter, and fire hydrants shall not be installed unless sufficient fire flow is provided. Fire hydrant locations shall be approved by the Public Works Department and the Fire District. Locations shall be shown on all of the final approved construction drawings and record drawings. 

8. *Flag lot(s) and Private Driveway(s)*: A flag lots shall utilize a private driveway that connects with a public street for access. For multiple lots within a flag lot configuration, a private common (or shared) driveway shall be relied upon to access and shall only serve a maximum of three (3) lots. All private driveways shall not extend more than one hundred fifty (150) feet from the public street right-of-way. All private driveways shall have a minimum frontage of thirty (30) feet along roadways and be constructed with a minimum twenty (20) foot

Fire hydrants shall have a Storz LDH connection in place of the 4 1/2" outlet. The Storz connection may be integrated into the hydrant or an approved adapter may be used on the 4 1/2" outlet. Fire hydrants shall have the Storz outlet face the main street or parking lot drive aisle. Fire hydrants shall be placed on corners when spacing permits. Fire hydrants shall not have any vertical obstructions to outlets within 10'. Fire hydrants shall be placed 18" above finished grade to the center of the Storz outlet.

When required by the Fire Code Official, All common driveways shall be signed , "No Parking Fire Lane" per appendix D of the 2018 IFC. No other signs shall be approved.

wide curb cut and shall be paved the entire width and length. The area for private driveways shall be exclusive of each lot's minimum square footage. An agreement for common driveway care and maintenance shall be recorded with each lot utilizing the private driveway for access. 

9. *Irrigation System:* The Municipal Pressurized Irrigation System, including pumps and ponds, shall be constructed in accordance to the City's adopted Master Plan, unless otherwise approved by the Public Works Director, City Engineer or Designee. The extension and relocation of irrigation systems provided by the City shall be at the subdivider's expense. The Public Works Director, City Engineer or Designee shall determine the required percentage of surface or ground irrigation water rights needed to connect to the Municipal Pressurized Irrigation System. The developer shall bring the irrigation system to and through the proposed subdivision to facilitate connection to surrounding users. Potable water shall not be used for irrigation purposes unless approved by the Public Works Director, City Engineer or designee.
  - a. In the event that there are not adequate surface or ground irrigation water rights, connection to the Municipal Pressurized Irrigation System shall not be permissible, and the developer shall be required to design and construct a private pressurized irrigation system. Private pressurized irrigation systems shall be constructed in accordance with the City's adopted Master Plan, subject to City Engineer, or designee approval.
10. *Irrigation Ditches:* The subdivision's irrigation ditches and laterals shall be tiled with the exception of major canals and natural waterways unless otherwise approved by the Public Works Director or City Engineer, in consultation with the irrigation water purveyor. Irrigation conveyances shall be placed in a public easement. Major canals and natural waterways located within or adjacent to the development boundaries that are not tiled shall be appropriately fenced. Improvements involving the irrigation distribution system shall have the affected irrigation water provider's approval.
11. *Landscape, Open Space and Park areas:* The subdivision's landscape, open space and park areas shall be designed and constructed according to the approved landscape plan, subject to the provisions of Chapters 4 and 17 of Title 5 Kuna City Code. For residential subdivisions, a minimum of one (1), two (2) inch caliper, tree shall be planted by the subdivider on each lot within the subdivision. No tree shall be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities. Landscaping within the public right-of-way requires a license agreement with the ACHD and/or ITD. All landscape, open space and park areas shall be serviced by pressurized irrigation. The subdivider shall add provisions to the subdivisions CC&R's identifying who will be responsible for the care and maintenance of the landscape, open space and private park areas.

12. *Parking Lots:* The placement, layout and construction of off-street parking facility(s) shall be in accordance with Kuna City Code Sections 5-9-1 through 5-9-5.
13. *Pathways:* Required pathways shall conform to the City's Pathways Master Plan. All pathways shall be designed and constructed in accordance with Kuna City Code 5-17-14 and 7-3A-8, or as otherwise approved by the Parks and Recreation Director, or their designee.
14. *Sanitary Sewer:* Subdivisions are required to connect to the City's sanitary sewer system. The extension and relocation of sanitary sewer provided by the City shall be at the subdivider's expense. Sanitary sewer systems shall be designed and constructed in accordance with the specifications of the City's adopted Sewer Master Plan and conform to ACHD's adopted utility corridor plan, unless otherwise approved by the City Engineer. IC §50-1326 requires all sewer plans be submitted to DEQ for approval and that no building or structure shall be constructed until sanitary restrictions have been removed. The City Engineer, or their designee, shall serve as the State of Idaho QLPE for purposes of reviewing the City's sanitary sewer plan submittals. The developer shall bring sanitary sewer systems to and through the proposed subdivision to facilitate connection to the surrounding users. No cleanouts shall be permitted within Kuna city limits.
15. *School Bus Staging Area:* The subdivider shall coordinate with the Kuna School District and City Staff to provide areas where children will assemble for transporting to school via school buses. The sites shall be centrally located, highly visible, well-lit and relatively accessible to bus drivers with minimal transportation interference. The sites are subject to design review. The sites shall be landscaped and the homeowner association CC&Rs should identify who will maintain them.
16. *Sidewalk:* Sidewalks shall be constructed in accordance with Kuna City Code Section 5-17-13.
17. *Stormwater Drainage:* The subdivider shall install the subdivision's stormwater system according to the City Engineer's stormwater management standards. Subdivisions utilizing off-street parking facilities shall have all storm drainage plans and supporting calculations reviewed and approved by the Public Works Director, City Engineer or designee.
18. *Streets and Alleys:* All streets and alleys shall be constructed in accordance with the standards and specifications adopted by the City, ACHD, ITD and the KRFD. Street functionality shall be determined according to the City's adopted Street Circulation Map. The street Right-of-Way widths shall be in accordance to the street typologies identified in Kuna City Code Section 6-3-4. Required landscape buffers based on roadway classification shall comply with Kuna City Code Section 5-17-

13. Subdivisions incorporating private streets shall comply with Kuna City Code Section 5-18-1. 

In Meridian Private streets have to be approved by the fire code official.

- a. Naming and Street Traffic Signs: Subdivision names and street names shall stay consistent throughout the procedures for preliminary plat, design process, and final plat unless approval has been received by all approving agencies. Subdivision traffic signage shall be constructed and installed at appropriate street locations in accordance with ACHD and City standards. Proposed street names shall be submitted to the Ada County Street Naming Committee for their review and approval.

19. *Street Lighting*: Ornamental street lights (non-standard lights) shall not be maintained or energized by City of Kuna. Street lights shall comply with the City’s current Street Light Details. Street lights shall be installed within the subdivision at intersections, cul-de-sacs and other types of turn around, pedestrian shelters, bus stops and within close proximity, but no closer than ten (10) feet on the side and three (3) feet in the front and rear of fire hydrants. The subdivider shall place lighting facilities at a maximum spacing of two hundred fifty (250) feet and proportionately dispersed throughout the interior and exterior of the subdivision.

- a. The City of Kuna shall not own or maintain street lights within gated communities. All street lights in a gated community shall be owned, maintained and powered by the subdivision’s homeowner’s association.

20. *Survey Monuments*: Monuments shall be set in accordance with I.C. §50-1303. Monuments that are disturbed or destroyed during construction of the subdivision shall be reset in accordance with the standards of I.C. §50-1303.

21. *Traffic Calming*: All traffic calming shall be approved by the City of Kuna, KRFD and ACHD. 

Speed bumps have to be approved by the fire code official. I only allow ACHD speed humps to be installed.

22. *Utilities*: The subdivision’s public or private utilities shall be placed underground unless otherwise approved by the Public Works Director, City Engineer or designee. The extension and relocation of power, telephone, communication, television and similar utilities provided by the City or other utility purveyor shall be at the subdivider’s expense. Utilities shall be designed, constructed and placed with capacity to service adjoining lands.

23. *Water supply system*: Subdivisions are required to connect to the City’s municipal water supply system. Each subdivision’s public water supply system shall be constructed as an extension of the City’s public system and shall be brought to and through the proposed subdivision to facilitate connection to surrounding users. The extension and relocation of the water supply system provided by the City shall be at the subdivider’s expense. The water supply system shall be

designed and constructed in accordance to the City's adopted Master Plan and water supply system details, unless otherwise approved by the City Engineer. Potable water service lines for buildable lots shall be capable of supplying sufficient volume and pressure for domestic use. Fire flow shall be capable of supplying sufficient volume and pressure in accordance to National Fire Protection Association (NFPA) and International Fire Code (IFC), as determined by the KRFD. The water rights appurtenant to a tract of land, subject to subdivision, shall be dedicated to the City in sufficient water quantities to offset the subdivision's potential water demands as determined by the Public Works Director, City Engineer or designee. The subdivision's water rights shall not be sold, abandoned, or transferred outside the City or its Area of City Impact. All dwelling units shall be individually metered, unless otherwise approved by the City Engineer. IC §50-1326 requires all water plans to be submitted to the DEQ for approval and that no building or structure shall be constructed until sanitary restrictions have been removed. The City Engineer, or their designee, shall serve as the Idaho State's qualified licensed professional engineer [QLPE] for purposes of reviewing the City's water plan submittals.

### **Section 3: Severability Provision**

- 3.1** This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

### **Section 4: Directing the City Clerk**

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

### **Section 5: Effective Date**

- 5.1** This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2021.

CITY OF KUNA

---

Joe L. Stear, Mayor

ATTEST:

---

Chris Engels, City Clerk



# ADVERTISING PROOF

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 Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
06/07/21	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
108848	21-01-0A	06/16/21	06/23/21	2	\$ <del>12.75</del>

### Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$ <del>12.75</del>
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00	Amount Due:	\$ <del>12.75</del>

*We Appreciate Your Business!*

**LEGAL NOTICE**

**Case No. 21-01-OA: Repealing and Amending Title 6,  
Chapter 4, Section 2 of Kuna City Code;  
Ordinance Amendment.**

NOTICE IS HEREBY GIVEN the City Council will hold a Public Hearing July 6, 2021, at 6:00 PM, or as soon as can be heard; in connection with an Ordinance Amendment request for Title 6 Subdivision Regulations, Chapter 4 Improvement Standards, Section 2 Required Public Improvements. The Public Hearing is for the purpose of gaining community input on the following:

- REPEALING SECTION 2 OF CHAPTER 4 OF TITLE 6 KUNA CITY CODE; AND
- AMENDING CHAPTER 4 OF TITLE 6 KUNA CITY CODE BY THE ADDITION OF A NEW SECTION 2 PROVIDING SUBDIVISION PUBLIC IMPROVEMENT STANDARDS INCLUDING DEFINITIONS, STANDARDS FOR ACCESS, BIKE LANES, CURB AND GUTTER, FENCING, FIBER OPTIC CONDUIT, FINAL LOT GRADE, IRRIGATION SYSTEMS, IRRIGATION DITCHES, LANDSCAPE, OPEN SPACE AND PARK AREAS, PARKING LOTS, SANITARY SEWER, SCHOOL BUS STAGING AREA, SIDEWALK, STORMWATER DRAINAGE, STREETS AND ALLEYS, STREET LIGHTING, SURVEY MONUMENTS, TRAFFIC CALMING, UTILITIES AND WATER SUPPLY SYSTEM; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

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

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

June 16, 23, 2021

108848

Workers assist in a variety of positions with the production of bread products. Count, sort and visually inspect bakery items. Maintain work flow and learn new job tasks. Flexibility to work in different jobs as needed. \$15.07/hr plus benefits.

### Merchandiser

Treasure Valley FT and Mountain Home PT. Maintain, stock, and rotate inventory. Deliver product in company vehicle, keep store shelves full with an orderly appearance. 14.65/hr plus benefits for FT employees.

### PT Outlet Clerk

Work in our Boise Outlet store. Work in a friendly environment, answering questions, itemize products, and check out customers. Take inventory, restock shelves, and keep areas clean. Perfect job for retirees and students. Need valid driver's license. \$13.92/Hr

### Maintenance / Mechanic

Perform required repairs and diagnose maintenance of bakery production equipment, freezers and facility repair as needed. Full time Position with Benefits Package-24.93/start

To Apply Visit [www.franzcareers.com](http://www.franzcareers.com)

US Bakery is an Equal Opportunity Employer –  
M/F/Veteran/Disability/Sexual Orientation/Gender Identity

**Duties:**

- Laborers: May rake and/or shovel the chips and oil, or knock-on doors to get cars moved, or cover manholes. You will need to manually place the oil and chips on roadway corners where equipment cannot reach. Pay Rate: \$14.00
- Must be self-motivated, have a strong work ethic, willing to take direction on processes and procedures & able to independently work outdoors in the heat.

### SWEEPING/DRIVING TRUCK WITH BROOM CREW

**Hours:** Monday – Thursday from 6:30am - 5:00pm; Overtime may be expected. Hourly wage: \$16.00  
Must have a valid Idaho Class A CDL

#### Duties:

- Will be required to drive a dump truck to haul the waste from the street sweepers. Or operate a street sweeper, willing to train as needed.
- Must be self-motivated, have a strong work ethic, willing to take direction on processes and procedures & able to independently work outdoors in the heat.

**A completed Seasonal/Temporary Position Interest Form is required (not an ACHD employment application), and must be submitted to ACHD's Human Resources:**

<https://www.achdidaho.org/Documents/HR/SeasonalTemporaryInterestForm.pdf>

An AA/EEO/ADA Employer

Preference may be given to veterans who qualify under state and federal laws and regulations

91055-1



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### LEGAL NOTICE

#### NOTICE OF WRITTEN REQUESTS FOR APPOINTMENT TO FILL VACANCY OF THE OFFICE OF COMMISSIONER OF SUBDISTRICT NO. 1 IN ADA COUNTY KUNA RURAL FIRE DISTRICT [I.C. § 31-1409]

#### NOTICE IS HEREBY GIVEN:

**Vacancy Commissioner Subdistrict No. 1 Declared:** That on the 9th day of June, 2021 the Board of Commissioners of the KUNA RURAL FIRE DISTRICT, Ada and Canyon Counties, State of Idaho, declared the office of Commissioner of Subdistrict No. 1 [Ada County] to be vacant by reasons of Commissioner Resignation.

**Meeting To Fill Vacancy:** The Board of Commissioners will meet at the Commissioners' Meeting Room at the Kuna Rural Fire District Station, 150 West Boise Street, Kuna, Idaho, at 1 p.m. on the 14th day of July, 2021, at which time the Commissioners will consider all Written Requests for Appointment to the position of the office of Commissioner of Subdistrict No. 1. Persons filing Written Requests for Appointment and all other persons are invited to attend said meeting.

**Term of Office:** The term of the appointed Commissioner for Subdistrict No. 1 and will expire at midnight on January 10, 2023.

**Qualifications:** Residents of the Kuna Rural Fire District who are interested in being appointed to the position of Commissioner are encouraged to submit a Written Request for Appointment, which form can be obtained from the district website, [www.kunafire.com](http://www.kunafire.com), on or after Friday, the 11th day of June, 2021 and completed forms should be filed with the Secretary of the District by mail at P.O. Box 607, Kuna, Idaho 83634 or by email to [office@kunafire.com](mailto:office@kunafire.com) before 5 p.m. on the 5th day of July, 2021. In order to serve in this position, a person must be a qualified elector of Subdistrict No.1 in Ada County and have been a resident within the Fire District for a period of at least one (1) year.

/s/ Krystal Hinkle, Secretary  
Kuna Rural Fire District  
June 16, 2021

111605

### LEGAL NOTICE

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- PROVIDING A SEVERABILITY CLAUSE; AND

- DIRECTING THE CITY CLERK; AND

- PROVIDING AN EFFECTIVE DATE.

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Kuna Planning & Zoning Department

June 16, 23, 2021

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Many buyers won't leave  
a message give the best  
time to call

## LEGAL NOTICE

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Kuna Planning & Zoning Department

June 16, 23, 2021

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REDUCE  
REUSE  
RECYCLE

**KUNA CITY ORDINANCE NO. 2021-16  
CITY OF KUNA**

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

- **REPEALING SECTION 2 OF CHAPTER 4 OF TITLE 6 KUNA CITY CODE;  
AND**
- **AMENDING CHAPTER 4 OF TITLE 6 KUNA CITY CODE BY THE  
ADDITION OF A NEW SECTION 2 PROVIDING SUBDIVISION PUBLIC  
IMPROVEMENTS STANDARDS INCLUDING DEFINITIONS,  
STANDARDS FOR ACCESS, BIKE LANES, CURB AND GUTTER,  
FENCING, FIBER OPTIC CONDUIT, FINAL LOT GRADE, IRRIGATION  
SYSTEMS, IRRIGATION DITCHES, LANDSCAPE, OPEN SPACE AND  
PARK AREAS, PARKING LOTS, SANITARY SEWER, SCHOOL BUS  
STAGING AREA, SIDEWALK, STORMWATER DRAINAGE, STREETS  
AND ALLEYS, STREET LIGHTING, SURVEY MONUMENTS, TRAFFIC  
CALMING, UTILITIES AND WATER SUPPLY SYSTEM; AND**
- **PROVIDING A SEVERABILITY CLAUSE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

The full text of this ordinance is available at the City Clerk’s Office, Kuna City Hall, 751 W. 4<sup>th</sup> Street, Kuna, Idaho 83634.

THE FOREGOING SUMMARY IS APPROVED for publication this 6<sup>th</sup> day of July, 2021, by the City Council of the City of Kuna.

CITY OF KUNA, a Municipal Corporation  
of Idaho

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

ATTEST:

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

\*\*\*\*\*

I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 2021-06 and that the summary provides adequate notice to the public of the contents of this ordinance.

DATED this 7<sup>th</sup> day of July, 2021.

---

Wm. F. Gigray, City Attorney

PUBLISHED: July 14, 2021



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: Coffelt Lot Split  
 Case No.(s): 21-01-LS (Lot Split)

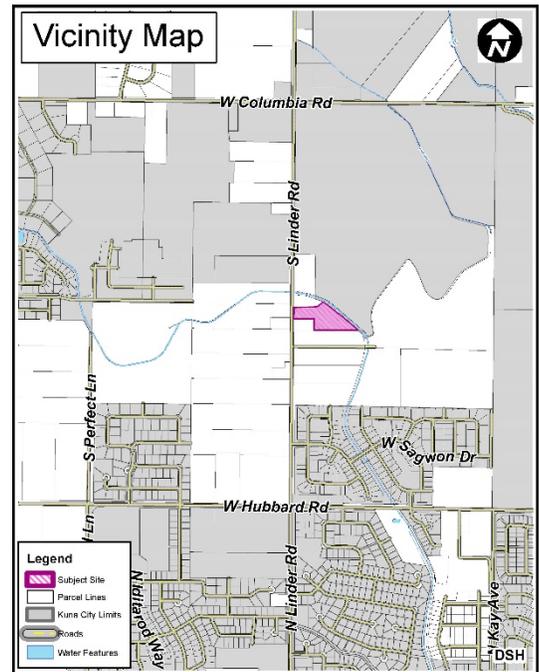
Exhibit No.	EXHIBITS	Page No.
	Exhibit List	1
1.1	Staff Memo	2
2.1	Planning and Zoning Application Coversheet	8
2.2	Lot Split Application	11
2.3	Letter of Intent	12
2.4	Deed	13
2.5	Parcel History	16
2.6	Legal Description	28
2.7	Lot Split Sketch	30
2.8	Vicinity Map	31
2.9	Agency Transmittal	32
2.10	City Engineer Comments	34

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

IN THE MATTER OF THE APPLICATIONS OF ) **Case No. 21-01-LS (Lot Split)**  
 )  
**ADDISON COFFELT** )  
 ) **STAFF REPORT FOR THE**  
 ) **COFFELT LOT SPLIT**  
 For a Lot Split at 8800 S Linder Road ) **APPLICATION.**

**TABLE OF CONTENTS**

1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. Site History
5. General Project Facts
6. Staff Analysis
7. Applicable Standards
8. Council’s Order of Decision



**I  
EXHIBIT LIST**

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

**1.1 Exhibits:**

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
<b>1.1</b>	Staff Memo			X
<b>2.1</b>	Planning and Zoning Application Coversheet			X
<b>2.2</b>	Lot Split Application			X
<b>2.3</b>	Letter of Intent			X

<b>2.4</b>	Deed			X
<b>2.5</b>	Parcel History			X
<b>2.6</b>	Legal Description			X
<b>2.7</b>	Lot Split Sketch			X
<b>2.8</b>	Vicinity Map			X
<b>2.9</b>	Agency Transmittal			X
<b>2.10</b>	City Engineer Comments			X

## II PROCESS AND NOTICING

- 2.1** A Lot Split (LS) is designated in Kuna City Code (KCC) 1-14-3, as a public meeting, with City Council as the decision-making body. As a public meeting, this application does not require formal notice as set forth in Idaho Code, Chapter 65; Idaho Local Land Use Planning Act. The guidelines for decision making by the City Council is outlined in KCC 1-14-3 and have been adhered to.
- 2.2** As a public meeting item, this action requires no formal public noticing actions.

## III APPLICANTS REQUEST

- 3.1** Addison Coffelt requests to split an approximately 4.00-acre parcel into three new parcels. The subject site is located at 8800 S Linder Road, Meridian, ID 83642, within Section 12, Township 2 North, Range 1 West (APN: S1312325400).

## IV GENERAL PROJECT FACTS

### 4.1 Site History

- 4.1.1** The property has historically been used for agricultural purposes. The annexation for the 4.00-acre parcel into Kuna City Limits was approved by the City Council on June 15, 2021, with an R-2 (Low Density Residential) zoning district classification.

### 4.2 Surrounding Land Uses

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

### 4.3 Parcel Sizes, Current Zoning and Parcel Numbers

- 4.3.1** Approximately 4.00 acres
- 4.3.2** RR (Rural Residential)

4.3.3 S1312325400

#### 4.4 Services

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

#### 4.5 Existing Structures, Vegetation, and Natural Features

4.5.1 The proposed project site has no structures. On-site vegetation is consistent with that of agriculture fields. The sites have an estimated average slope of 1% to 1.4%. According to the USDA Soil Survey for Ada County, bedrock depth for the site is estimated to be greater than 60 inches.

#### 4.6 Environmental Issues

4.6.1 Apart from being within the Nitrate Priority Area, staff is not aware of any environmental issues, health or safety conflicts at this time.

### V

#### TRANSPORTATION AND CONNECTIVITY

5.1 The applicant has proposed to dedicate 50 feet of right of way from centerline along the property’s frontage on S Linder Road. The subject site will take access via driveway from S Linder Road. The driveway shall be at least 20 feet in width and paved at least 30 feet into the site beyond the edge of pavement of S Linder Road in accordance with ACHD policy. The three parcels will utilize a 30-foot access easement that will terminate in a 96-foot cul-de-sac to meet requirements for a fire apparatus access turnaround.

### VI

#### STAFF ANALYSIS

6.1 The applicant has requested to split an approximately 4.00-acre parcel into three new parcels. Staff has determined that the 4.00-acre parcel has two splits available and therefore qualifies for the requested lot split. Staff views this proposed Lot Split Application to be consistent with KCC.

The annexation for the 4.00-acre parcel into Kuna City Limits was approved by the City Council on June 15, 2021, with an R-2 (Low Density Residential) zoning district classification.

If the Lot Split is approved it will yield the following results (see exhibit 2.7):

- Parcel A: 0.50 AC
- Parcel B: 0.49 AC
- Parcel C: 2.84 AC

The applicant plans to connect to City potable water. The applicant's property is not planned to connect to City pressurized irrigation. Per the City Engineer's comments (**exhibit 2.10**) Adequate gravity irrigation is available for this site. If the applicant chooses to retain their water rights and create an independent gravity irrigation system, approval must be recorded and submitted to the City from the appropriate irrigation district. The gravity irrigation design should consider the ability to connect to City PI services in the future. A recorded agreement for ownership, maintenance, and cost share between the irrigation district and incorporated home owners will be needed.

Staff has determined that this lot split is consistent with City Code, Staff recommends that if the City Council approves Case No. 21-01-LS that the applicant be subject to the conditions of approval listed in section "G" of this report.

## VII APPLICABLE STANDARDS

### 7.1 Applicable Standards

- 7.2.1 City of Kuna Zoning Ordinance, Title 5
- 7.2.2 City of Kuna Comprehensive Plan FLUM
- 7.2.3 Idaho Code, Title 67, Chapter 65 – Local Land Use Planning Act

## VIII COUNCIL'S ORDER OF DECISION

*Note: This proposed motion is for (approval or denial) of this request. However, if the Council wishes to approve or deny specific parts of the request as detailed in the staff report, those changes must be specified.*

Based on the facts outlined in staff's report, documentation contained in the case file and any discussion at the public meeting, the City Council of Kuna, Idaho, hereby **approves /denies** Case No. 21-01-LS, a request from addison Coffelt to split an approximately 4.00-acre parcel into three new parcels; subject to the following conditions of approval:

- 8.1 Upon approval of the application by the City Council and subject to the conditions of approval and applicable city ordinances, the owner shall have one (1) year to complete the following tasks:
  - 8.1.1 Cause the property to be surveyed and provide a copy the record of survey to the Planning and Zoning Department for review, prior to recording with Ada County;
  - 8.1.2 Record the record of survey with Ada County;
  - 8.1.3 Execute and record the necessary deeds to accomplish the property split as approved;
  - 8.1.4 Obtain new tax parcel numbers from the Ada County Assessor's Office; and
  - 8.1.5 Provide copies of the **recorded record of survey, recorded deeds, and the new tax parcel numbers** to the Planning and Zoning Department.
- 8.2 Applicant shall convey proper easements on the record of survey for all utilities in sufficient widths approved by the City Engineer and the Planning and Zoning Department. All easement line work shall be shown on the record of survey.
- 8.3 Any future development or improvements to the newly created parcels must follow all codes in

place at the time of the original Lot Split (LS) approval by City Council. No building permits will be issued until the applicant and/or property owner can demonstrate compliance with all Kuna City Codes.

- 8.4** Applicant shall follow all procedures, staff recommendations, Kuna Fire Department and all ACHD standards.
- 8.5** When required, connection to City Services (Sewer, Water, Pressurized Irrigation) shall conform to all corresponding Master Plans.
- 8.6** Applicant shall follow staff, City Engineer's and other agency recommended requirements as applicable.
- 8.7** Applicant shall adhere to all agencies and staff requirements and recommendations.
- 8.8** Applicant shall comply with all federal, state and local laws.

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

# Aerial Map



*W Columbia Rd*

*S Linder Rd*

*S Perfect Ln*

*W Sagwon Dr*

*W Hubbard Rd*

*od Ln*

*N Linder Rd*

*N Lita Rod Way*

*N Kay Ave*

## Legend



Subject Site



Parcel Lines



Roads



Water Features

**DSH**



# Planning & Zoning Application Coversheet

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



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

**File No.(s):** 21-01-LS

**Project Name:** Coffelt Lot Split

**Date Received:** 05.04.2021

**Date Accepted as Complete:** \_\_\_\_\_

Type of review requested (check all that apply); please submit all associated applications:

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

## Owner of Record

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

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

\_\_\_\_\_

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

## Applicant (Developer) Information

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

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

\_\_\_\_\_

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

## Engineer/Representative Information

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

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

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

**Subject Property Information**

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

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

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

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

Property Size: \_\_\_\_\_

Current Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_

Current Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

**Project Description**

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

General Description of Project: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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

Residential: R-2 R-4 R-6 R-8 R-12 R-20  Commercial: C-1 C-2 C-3  CBD

Office  Industrial: M-1 M-2  Other: \_\_\_\_\_

Type(s) of amenities provided with development: \_\_\_\_\_

\_\_\_\_\_

**Residential Project Summary (If Applicable)**

Are there existing buildings? YES NO

If YES, please describe: \_\_\_\_\_

\_\_\_\_\_

Will any existing buildings remain? YES NO

No. of Residential Units: \_\_\_\_\_ No. of Building Lots: \_\_\_\_\_

No. of Common Lots: \_\_\_\_\_ No. of Other Lots: \_\_\_\_\_

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

Single-Family     Townhomes     Duplexes     Multi-Family

Other: \_\_\_\_\_

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

Gross Density (Dwelling Units ÷ Total Acreage): \_\_\_\_\_

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

Percentage of Open Space provided: \_\_\_\_\_ Acreage of Open Space: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

**Non-Residential Project Summary (If Applicable)**

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

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

Building height: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_

Total no. of employees: \_\_\_\_\_ Max no. of employees at one time: \_\_\_\_\_

No. of and ages of students: \_\_\_\_\_ Seating capacity: \_\_\_\_\_

Proposed Parking:

ADA accessible spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

Regular parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

Width of driveway aisle: \_\_\_\_\_

Proposed lighting: \_\_\_\_\_

Is lighting "Dark Sky" compliant? YES NO

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# Lot Split Application

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

# KUNA

Planning & Zoning

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

**Case No(s):** 21-01-LS

**Project Name:** Coffelt Lot Split

**Date of Pre-Application Meeting:** N/A      **Valid for three (3) months**

**Date Received:** 05.04.2021

**Date Accepted as Complete:** \_\_\_\_\_

### **Application shall contain one (1) copy of the following:**

- Complete Planning & Zoning Application Coversheet
- Complete Lot Split Application (*It is the applicant's responsibility to use the most current application.*)
- Detailed narrative or justification for the application, describing the project, how the project enhances and beautifies the community, and how the project complies with the requirements found within Kuna City Code 5-16-3.
- Vicinity Map 8.5" x 11": Drown to scale of 1" = 300' (or similar), showing surrounding streets, driveways property lines, etc.
- Legal description of property: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor, with a calculated closure sheet & a map showing the boundaries and legal description.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.*)
- Documentation demonstrating an original lot, tract or parcel of land has been split no more than two times as of the City of Kuna's date of origination (December 7, 1977). (*KCC 5-16-3:A states a Lot Split shall create no more than three (3) parcels from an original tract of land.*)
- Sketch of proposed Lot Split, including: Current lot size dimensions, square footage and street frontage; proposed Lot Split with new lot lines, dimensions, square footage and street frontages; streets, surrounding land uses, etc.; and existing & proposed public improvements including sidewalk, streets, lighting, landscaping, natural features, etc.

*This application shall not be considered complete nor will a hearing date be set, until staff has received all required information. Once application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due & any other necessary information via a Letter of Completeness.*

May 4, 2021

**SUBJECT:** City of Kuna Lot Split Application, Project Narrative

The proposed project includes splitting the existing four-acre parcel (S1311235400) into three separate parcels/lots. See attached site plan. The proposed parcels/lot split would comply with the given R-2 zoning upon annexation approval, and the low-density residential designation outlined on the City of Kuna's Future Land Use Map. One parcel would be approximately 2.8 acres, and the other two parcels would be approximately 0.50 acres in size. The property development would align with the rural nature of the of the existing and adjacent properties and comply with City of Kuna Code 5-16-3.

All lots would be served by City of Kuna water and private sewer systems as City sewer is not currently available at the property site. Central District Health Department has been consulted and septic has been approved for one single-family residence that is intended to be placed within the approximate 2.8-acre lot. Ada County Highway District (ACHD) has also approved a driveway approach permit to allow access onto the site. 50-feet (from centerline) of right-of-way will be dedicated to ACHD. A 30-foot shared access easement would be utilized for the three lots and a 96-foot cul-de-sac turnaround would be installed for emergency vehicles. As required, the approach/access will be paved 30-feet past edge of pavement.

Please consider this lot split application request as it will comply with the zoning and Future Land Use Map as well as preserve the rural nature of area.

Thank you for your consideration.

Addison Coffelt  
8800 S Linder Road  
Meridian, ID 83642  
Resident

ADA COUNTY RECORDER Phil McGrane  
BOISE IDAHO Pgs=3 DAN RYALLS  
MATTHEW COFFELT

2021-011520  
01/22/2021 10:01 AM  
AMOUNT:\$15.00



### QUITCLAIM DEED

ACCOMMODATION

FOR VALUE RECEIVED,

Matthew Coffelt and Addison Coffelt, husband and wife

do(es) hereby convey, release, remise and forever quitclaim unto

Matthew Coffelt and Addison Coffelt, husband and wife

whose current address is: 8800 S Linder Road, Meridian, ID 83642

the following described premises:

See attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: 15 day of January in the year 2021.

Matthew E Coffelt  
Matthew Coffelt

Addison Coffelt  
Addison Coffelt

State of Idaho } ss  
County of Ada }

On this 15 day of January, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Matthew Coffelt and Addison Coffelt, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument.

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

Carlee Oswald  
Notary Public for the State of Idaho  
Residing at: Meridian  
Commission Expires: March 9, 2024



**EXHIBIT "A"**

## Parcel 1

A parcel of land being a portion of the Northwest Quarter of the Southwest Quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Beginning at a brass cap marking the West Quarter corner of the said Section 12;  
 Thence South 00°00'00" East 27.10 feet along the Westerly boundary of the said Northwest Quarter of the Southwest Quarter of Section 12, which is also the centerline of South Linder Road, to a point;  
 Thence South 90°00'00" East 338.32 feet to a point, also said point being the REAL POINT OF BEGINNING;  
 thence continuing South 90°00'00" East 153.25 feet to an iron pin;  
 thence North 52°19'40" West 37.16 feet to an iron pin;  
 thence North 61°18'20" West 69.57 feet to an iron pin;  
 thence South 48°13'14" West 84.22 feet to the POINT OF BEGINNING.

## AND TOGETHER WITH

A parcel of land in the Northwest Quarter of the Southwest Quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at a point on the section line which bears South 27.10 feet from the quarter section corner common to Sections 11 and 12, Township 2 North, Range 1 West, Boise Meridian;

Thence South along the section line 316.20 feet to a point; thence East 873.71 feet to a steel iron on the Westerly side of the canal  
 North 48°39' West along the Westerly side of said canal 260.86 feet to a steel pin; thence North 52°19'40" West along the Westerly side of said canal 235.39 feet to a steel pin: thence West 491.57 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM the following described parcel of land:

A parcel of land, being a portion of the Northwest Quarter of the Southwest Quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Beginning at a brass cap marking the West Quarter corner of the said Section 12;

Thence South 00°00'00" East 27.10 feet along the Westerly boundary of the said Northwest Quarter of the Southwest Quarter of Section 12, which is also the centerline of South Linder Road, to a point, also said point being the REAL POINT OF BEGINNING;  
 thence continuing South 00°00'00" East 19.45 feet along the said Westerly boundary of the Northwest Quarter of the Southwest Quarter of Section 12 to a point;  
 thence North 87°56'45" East 330.00 feet to an iron pin;  
 thence North 48°13'14" East 11.44 feet to a point;  
 thence North 90°00'00" West 338.32 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM the following described parcel of land:

A parcel of land in the Northwest Quarter of the Southwest Quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at a point on the section line which bears South, 193.30 feet from the quarter-section corner common to Sections 11 and 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho;

Thence South along said section line, 150.00 feet to a point;  
thence East, 290.40 feet to a point;  
thence North, 150.00 feet to a point;  
thence West, 290.40 feet to the POINT OF BEGINNING.

Parcel 2

A parcel of land in the Northwest Quarter of the Southwest Quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at a point on the section line which bears South, 193.30 feet from the quarter-section corner common to Sections 11 and 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho;

Thence South along said section line, 150.00 feet to a point;  
thence East, 290.40 feet to a point;  
thence North, 150.00 feet to a point;  
thence West, 290.40 feet to the POINT OF BEGINNING.

EXCEPT ditch and road rights-of-way.

399

P-47480

# WARRANTY DEED

7950112

For Value Received

FLOYD ROBISON and SUSIE ROBISON, husband and wife,  
the grantors, do hereby grant, bargain, sell and convey unto

FRANK K. GNEITING and TERESA L. GNEITING, husband and wife,  
the grantees, the following described premises, situated in Ada  
County, State of Idaho, to-wit:

A parcel of land in the NW 1/4 SW 1/4 of Section 12, T. 2 N., R. 1 W.,  
B. M., Ada County, Idaho, more particularly described as follows:

Beginning at a point on the section line which bears South, 27.10  
feet from the quarter-section corner common to Sections 11 and 12,  
T. 2 N., R. 1 W., B. M., thence South along the section line, 316.20  
feet to a point; thence East, 873.71 feet to a steel pin on the  
westerly side of the canal; thence N. 48° 39' W. along the westerly  
side of said canal, 260.86 feet to a steel pin; thence N. 52° 19' 40"  
W. along the westerly side of said canal, 235.39 feet to a steel pin;  
thence West, 491.57 feet to the point of beginning.

Except the following:

A parcel of land in the NW 1/4 SW 1/4 of Section 12, T. 2 N., R. 1 W.,  
B. M., Ada County, Idaho, more particularly as follows:

Beginning at a point on the section line which bears South, 193.30  
feet from the quarter-section corner common to Sections 11 and 12,  
T. 2 N., R. 1 W., B. M., thence South along said section line, 150.00  
feet to a point; thence East, 290.40 feet to a point; thence North, 150.00  
feet to a point; thence West, 290.40 feet to the place of beginning.

Subject to liens for unpaid taxes and assessments for the year 1971,  
and all other easements and restrictions as appear of record.

8800 S Linder Meridian Idaho

TO HAVE AND TO HOLD the said premises, with their appurtenances unto  
the said Grantee s their heirs and assigns forever. And the said Grantor s  
do hereby covenant to and with the said Grantees, that t hey are the  
owner sin fee simple of said premises; that said premises are free from  
all incumbrances

except as noted above

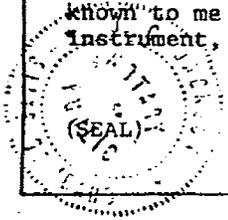
and that the y will warrant and defend the same from all lawful claims  
whatsoever.

Dated: 12<sup>th</sup> day of May, 1971.

\_\_\_\_\_  
Floyd Robison  
\_\_\_\_\_  
Susie Robison

STATE OF IDAHO, COUNTY OF <sup>Ada</sup> Canyon )  
On this 12<sup>th</sup> day of May , 19 71, before me, a notary public  
in and for said State, personally appeared  
FLOYD ROBISON and SUSIE ROBISON, husband and wife,

known to me to be the persons whose names are subscribed to the within  
Instrument, and acknowledged to me that they executed the same.



Ada County, Idaho, ss  
Request of  
PIONEER TITLE CO.  
TIME 3:25 P M  
DATE 9-11-79  
JOHN BASTIDA

\_\_\_\_\_  
Notary Public  
Residing at Nampa  
Meridian, Idaho

RECORDED  
By C. R. ... \$2.00  
Deputy

P-47480

# WARRANTY DEED 7949082

FOR VALUE RECEIVED FRANKIE K. GNEITING AND TERESA L. GNEITING, Husband and wife

470 378

the Grantors, do hereby grant, bargain, sell and convey unto  
RICHARD D. WATKINS AND MARY WATKINS, Husband and wife

the Grantee, whose address is 8080 S. Linder Meridian. Idaho

the following described premises, to-wit:

A parcel of land in the Northwest quarter Southwest quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows;

Beginning at a point on the section line which bears South 27.10 feet from the quarter - section corner common to Sections 11 and 12, Township 2 North, Range 1 West, Boise, Meridian; thence South along said section line, 316.2 feet to a point; thence East 873.71 feet to a point on the Westerly side of the canal; thence Northerly along the Westerly line of said canal to a point which bears due East from the point of beginning; thence West to the point of beginning.

Subject to that certain Deed of Trust dated March 17, 1976 recorded March 18, 1976 as Instrument No. 7609962 records of Ada County, Idaho, which the Grantees herein assume and agree to pay.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances except reservations of records, easements of record, general taxes and irrigation assessments for the year 1979 which are not yet due and payable.

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: August 31, 1979

*Frankie K. Gneiting*  
FRANKIE K. GNEITING

*Teresa L. Gneiting*  
TERESA L. GNEITING

STATE OF IDAHO, COUNTY OF ADA  
On this 31st day of August, 1979, before me, a notary public in and for said State, personally appeared Frankie K. Gneiting and Teresa L. Gneiting

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

*[Signature]*  
Notary Public

Residing at \_\_\_\_\_, Idaho  
Comm. Expires \_\_\_\_\_

STATE OF IDAHO, COUNTY OF Ada  
I hereby certify that this instrument was filed for record at the request of PIONEER TITLE CO.

at 25 minutes past 3 o'clock P.m., this 31 day of Sept 1979, in my office, and duly recorded in Book of Deeds at page

JOHN BASTIDA

Ex-Officio Recorder

By *[Signature]* Deputy.

Fees \$ 9.00  
Mail to:



PIONEER TITLE COMPANY  
OF ADA COUNTY  
1110 W. Jefferson St.  
Boise, Idaho 83702 - 208 336-6700

Representing Pioneer National Title Insurance

FA-69894 RW

8765351 0101000362  
WARRANTY DEED

For Value Received

RICHARD D. WATKINS, also known as RICHARD DUANE WATKINS, a single man  
the grantor does hereby grant, bargain, sell and convey unto

DAVID C. HAIGHT and BRENDA L. HAIGHT, husband and wife  
the grantees, whose current address is 8800 South Linder Road - Meridian, ID. 83642

the following described premises, in ... Ada ... County Idaho, to-wit:

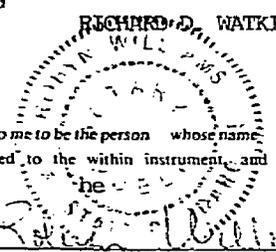
See Exhibit "A" attached hereto and made a part hereof

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees,  
their heirs and assigns forever. And the Grantor does hereby covenant to and  
with the said Grantees, that they are the owners in fee simple of said premises; that they are free from all  
encumbrances except current years taxes, irrigation district assessments, public  
utility easements, subdivision restrictions and U.S. patent reservations.

and that he will warrant and defend the same from all lawful claims whatsoever.

Dated: 11/25/87  
Richard D. Watkins  
RICHARD D. WATKINS

STATE OF IDAHO, COUNTY OF Ada  
On this 25th day of November, 19 87  
before me, a notary public in and for said State, personally  
appeared



RICHARD D. WATKINS  
known to me to be the person whose name is  
subscribed to the within instrument, and acknowledged to me  
that he executed the same.

STATE OF IDAHO, COUNTY OF Ada  
I hereby certify that this instrument was filed for record at the request  
of FIRST AMERICAN TITLE CO.

at 00 minutes past 3 o'clock P. m.,  
this 25 day of November, 19 87, in my office, and duly recorded in Book  
of Deeds at page

JOHN BASTIDA  
Ex-Officio Recorder,  
By Barbara Miller Deputy.

Fees \$  
Mail to

INSTRUMENT NO.

Residing at Boise, Idaho  
Comm. Expires 1-10-92



First American Title Company of Idaho

0101000363

Page 1

## EXHIBIT "A"

A parcel of land in the Northwest quarter of the Southwest quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at a point on the section line which bears South 27.10 feet from the quarter section corner common to Sections 11 and 12, Township 2 North, Range 1 West, Boise Meridian; thence South along the section line 316.20 feet to a point; thence East 873.71 feet to a steel pion on the Westerly side of the canal North 48°39' West along the Westerly side of said canal 260.86 feet to a steel pin; thence North 52°19'40" West along the Westerly side of said canal 235.39 feet to a steel pin; thence West 491.57 feet to the POINT OF BEGINNING.

EXCEPT any portion lying in the Kuna Canal.

ALSO EXCEPT ditch and road rights-of-way.

AND ALSO EXCEPTING THEREFROM the following described parcel of land:

A parcel of land, being a portion of the Northwest quarter of the Southwest quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Beginning at a brass cap marking the West quarter corner of the said Section 12; thence South 00°00'00" East 27.10 feet along the Westerly boundary of the said Northwest quarter of the Southwest quarter of Section 12, which is also the centerline of South Linder Road, to a point, also said point being the REAL POINT OF BEGINNING; thence continuing South 00°00'00" East 19.45 feet along the said Westerly boundary of the Northwest quarter of the Southwest quarter of Section 12 to a point; thence North 87°56'45" East 330.00 feet to an iron pin; thence North 48°13'14" East 11.44 feet to a point; thence North 90°00'00" West 338.32 feet to the POINT OF BEGINNING.

TOGETHER WITH a parcel of land being a portion of the Northwest quarter of the Southwest quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

continued

0101000364



Page 2

## EXHIBIT "A"

Beginning at a brass cap marking the West quarter corner of the said Section 12; thence  
South 00°00'00" East 27.10 feet along the Westerly boundary of the said Northwest quarter of the Southwest quarter of Section 12, which is also the centerline of South Linder Road, to a point; thence  
South 90°00'00" East 338.32 feet to a point, also said point being the REAL POINT OF BEGINNING; thence continuing  
South 90°00'00" East 153.25 feet to an iron pin; thence  
North 52°19'40" West 37.16 feet to an iron pin; thence  
North 61°18'20" West 69.57 feet to an iron pin; thence  
South 48°13'14" West 84.22 feet to the POINT OF BEGINNING

EXCEPT ditch and road rights-of-way.

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 13.00 2  
BOISE IDAHO 06/21/2013 04:15 PM  
DEPUTY Victoria Bailey  
Simplifile Electronic Recording  
RECORDED-REQUEST OF  
STEWART TITLE - EMERALD OFFICE 113069798



stewart title

01096-5638PPD

WARRANTY DEED

For Value Received **David C. Haight and Brenda L. Haight, husband and wife**, the Grantor, hereby grants bargains, sells, conveys and warrants unto **Michael H. Gerdes and Kelly D. Gerdes, husband and wife**, the Grantee, whose current address is 8800 S Linder Road, Meridian, ID 83642, the following described premises, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Parcel Number: S1312325400 and S1312325500

**SUBJECT TO:** Current General Taxes, a lien in the process of assessments, not yet due or payable. Easements, restrictions, reservations, provisions of record and assessments, if any.

**TO HAVE AND TO HOLD**, the said premises, together with the appurtenances, unto the said Grantee and to its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises, that said premises are free from all encumbrances and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated this 21st day of June, 2013

*David C. Haight*

David C. Haight

*Brenda L. Haight*

Brenda L. Haight

State of Idaho

ss.

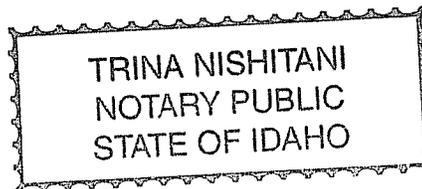
County of Ada

On this 21st day of June, 2013, before me the undersigned, a Notary Public, in and for said State, personally appeared David C. Haight and Brenda L. Haight, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

*Trina Nishitani*

Notary Public: Trina Nishitani  
Residing at: Caldwell, Id  
My commission expires: June 28, 2015



## EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land in the Northwest quarter of the Southwest quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at a point on the section line which bears South 27.10 feet from the quarter section corner common to Sections 11 and 12, Township 2 North, Range 1 West, Boise Meridian;  
Thence South along the section line 316.20 feet to a point; thence East 873.71 feet to a steel iron on the Westerly side of the canal  
North 48°39' West along the Westerly side of said canal 260.86 feet to a steel pin;  
thence North 52°19'40" West along the Westerly side of said canal 235.39 feet to a steel pin: thence West 491.57 feet to the POINT OF BEGINNING.

EXCEPT any portion lying in the Kuna Canal.

ALSO EXCEPT ditch and road rights—of—way.

AND ALSO EXCEPTING THEREFROM the following described parcel of land:

A parcel of land, being a portion of the Northwest quarter of the Southwest quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Beginning at a brass cap marking the West quarter corner of the said Section 12;  
Thence South 00°00'00" East 27.10 feet along the Westerly boundary of the said Northwest quarter of the Southwest quarter of Section 12, which is also the centerline of South Linder Road, to a point, also said point being the REAL POINT OF BEGINNING;  
thence continuing South 00°00'00" East 19.45 feet along the said Westerly boundary of the Northwest quarter of the Southwest quarter of Section 12 to a point;  
thence North 87°56'45" East 330.00 feet to an iron pin;  
thence North 48°13'14" East 11.44 feet to a point;  
thence North 90°00'00" West 338.32 feet to the POINT OF BEGINNING.

TOGETHER WITH a parcel of land being a portion of the Northwest quarter of the Southwest quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Beginning at a brass cap marking the West quarter corner of the said Section 12;  
Thence South 00°00'00" East 27.10 feet along the Westerly boundary of the said Northwest quarter of the Southwest quarter of Section 12, which is also the centerline of South Linder Road, to a point;  
Thence South 90°00'00" East 338.32 feet to a point, also said point being the REAL POINT OF BEGINNING;  
thence continuing South 90°00'00" East 153.25 feet to an iron pin:  
thence North 52°19'40" West 37.16 feet to an iron pin;  
thence North 61°18'20" West 69.57 feet to an iron pin;  
thence South 48°13'14" West 84.22 feet to the POINT OF BEGINNING.

EXCEPT ditch and road rights—of—way.

ADA COUNTY RECORDER Phil McGrane	2019-083357
BOISE IDAHO Pgs=2 HEATHER LUTHER	09/05/2019 12:09 PM
ALLIANCE TITLE - BOISE PRODUCTION CENTER	\$15.00

## WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:447743

### FOR VALUE RECEIVED

**Michael H. Gerdes and Kelly D. Gerdes, husband and wife**

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Matthew Coffelt and Addison Coffelt, husband and wife**

whose current address is

**8800 S Linder Road  
Meridian, ID 83642**

the grantee(s), the following described premises, in Ada County, Idaho, TO WIT:

**A parcel of land in the Northwest Quarter of the Southwest Quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:**

**Beginning at a point on the section line which bears South 27.10 feet from the quarter section corner common to Sections 11 and 12, Township 2 North, Range 1 West, Boise Meridian;**

**Thence South along the section line 316.20 feet to a point; thence East 873.71 feet to a steel iron on the Westerly side of the canal North 48°39' West along the Westerly side of said canal 260.86 feet to a steel pin; thence North 52°19'40" West along the Westerly side of said canal 235.39 feet to a steel pin; thence West 491.57 feet to the POINT OF BEGINNING.**

**EXCEPT any portion lying in the Kuna Canal.**

**ALSO EXCEPT ditch and road rights-of-way.**

**AND ALSO EXCEPTING THEREFROM the following described parcel of land:**

**A parcel of land, being a portion of the Northwest Quarter of the Southwest Quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:**

**Beginning at a brass cap marking the West Quarter corner of the said Section 12;**

**Thence South 00°00'00" East 27.10 feet along the Westerly boundary of the said Northwest Quarter of the Southwest Quarter of Section 12, which is also the centerline of South Linder Road, to a point, also said point being the REAL POINT OF BEGINNING;  
thence continuing South 00°00'00" East 19.45 feet along the said Westerly boundary of the Northwest Quarter of the Southwest Quarter of Section 12 to a point;  
thence North 87°56'45" East 330.00 feet to an iron pin;  
thence North 48°13'14" East 11.44 feet to a point;  
thence North 90°00'00" West 338.32 feet to the POINT OF BEGINNING.**

**TOGETHER WITH a parcel of land being a portion of the Northwest Quarter of the Southwest Quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:**

**Beginning at a brass cap marking the West Quarter corner of the said Section 12;**

Thence South 00°00'00" East 27.10 feet along the Westerly boundary of the said Northwest Quarter of the Southwest Quarter of Section 12, which is also the centerline of South Linder Road, to a point;  
Thence South 90°00'00" East 338.32 feet to a point, also said point being the REAL POINT OF BEGINNING;  
thence continuing South 90°00'00" East 153.25 feet to an iron pin;  
thence North 52°19'40" West 37.16 feet to an iron pin;  
thence North 61°18'20" West 69.57 feet to an iron pin;  
thence South 48°13'14" West 84.22 feet to the POINT OF BEGINNING.

EXCEPT ditch and road rights-of-way.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: September 3, 2019

Michael H. Gerdes  
Michael H. Gerdes

Kelly D. Gerdes  
Kelly D. Gerdes

State of Idaho, ss  
County of Canyon

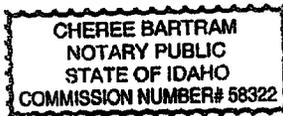
On this 5 day of September, 2019, before me, The Undersigned, a Notary Public in and for said state, personally appeared Michael H. Gerdes and Kelly D. Gerdes, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.

Chere Bartram

The Undersigned  
Notary Public for the State of Idaho  
Residing at:  
Commission Expires:

RESIDING AT NAMPA, IDAHO  
COMMISSION EXPIRES: 08/16/2023



ADA COUNTY RECORDER Phil McGrane  
BOISE IDAHO Pgs=3 DAN RYALLS  
MATTHEW COFFELT

2021-011520  
01/22/2021 10:01 AM  
AMOUNT:\$15.00



### QUITCLAIM DEED

ACCOMMODATION

FOR VALUE RECEIVED,

Matthew Coffelt and Addison Coffelt, husband and wife

do(es) hereby convey, release, remise and forever quitclaim unto

Matthew Coffelt and Addison Coffelt, husband and wife

whose current address is: 8800 S Linder Road, Meridian, ID 83642

the following described premises:

See attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: 15 day of January in the year 2021.

Matthew E Coffelt  
Matthew Coffelt

Addison Coffelt  
Addison Coffelt

State of Idaho } ss  
County of Ada }

On this 15 day of January, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Matthew Coffelt and Addison Coffelt, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument.

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

Carlee Oswald  
Notary Public for the State of Idaho  
Residing at: Meridian  
Commission Expires: March 9, 2024



**EXHIBIT "A"**

## Parcel 1

A parcel of land being a portion of the Northwest Quarter of the Southwest Quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Beginning at a brass cap marking the West Quarter corner of the said Section 12;  
 Thence South 00°00'00" East 27.10 feet along the Westerly boundary of the said Northwest Quarter of the Southwest Quarter of Section 12, which is also the centerline of South Linder Road, to a point;  
 Thence South 90°00'00" East 338.32 feet to a point, also said point being the REAL POINT OF BEGINNING;  
 thence continuing South 90°00'00" East 153.25 feet to an iron pin;  
 thence North 52°19'40" West 37.16 feet to an iron pin;  
 thence North 61°18'20" West 69.57 feet to an iron pin;  
 thence South 48°13'14" West 84.22 feet to the POINT OF BEGINNING.

## AND TOGETHER WITH

A parcel of land in the Northwest Quarter of the Southwest Quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at a point on the section line which bears South 27.10 feet from the quarter section corner common to Sections 11 and 12, Township 2 North, Range 1 West, Boise Meridian;

Thence South along the section line 316.20 feet to a point; thence East 873.71 feet to a steel iron on the Westerly side of the canal  
 North 48°39' West along the Westerly side of said canal 260.86 feet to a steel pin; thence North 52°19'40" West along the Westerly side of said canal 235.39 feet to a steel pin: thence West 491.57 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM the following described parcel of land:

A parcel of land, being a portion of the Northwest Quarter of the Southwest Quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Beginning at a brass cap marking the West Quarter corner of the said Section 12;

Thence South 00°00'00" East 27.10 feet along the Westerly boundary of the said Northwest Quarter of the Southwest Quarter of Section 12, which is also the centerline of South Linder Road, to a point, also said point being the REAL POINT OF BEGINNING;  
 thence continuing South 00°00'00" East 19.45 feet along the said Westerly boundary of the Northwest Quarter of the Southwest Quarter of Section 12 to a point;  
 thence North 87°56'45" East 330.00 feet to an iron pin;  
 thence North 48°13'14" East 11.44 feet to a point;  
 thence North 90°00'00" West 338.32 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM the following described parcel of land:

A parcel of land in the Northwest Quarter of the Southwest Quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at a point on the section line which bears South, 193.30 feet from the quarter-section corner common to Sections 11 and 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho;

Thence South along said section line, 150.00 feet to a point;  
thence East, 290.40 feet to a point;  
thence North, 150.00 feet to a point;  
thence West, 290.40 feet to the POINT OF BEGINNING.

Parcel 2

A parcel of land in the Northwest Quarter of the Southwest Quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at a point on the section line which bears South, 193.30 feet from the quarter-section corner common to Sections 11 and 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho;

Thence South along said section line, 150.00 feet to a point;  
thence East, 290.40 feet to a point;  
thence North, 150.00 feet to a point;  
thence West, 290.40 feet to the POINT OF BEGINNING.

EXCEPT ditch and road rights-of-way.



Client: Matthew and Addison Coffelt  
 Date: January 18, 2021  
 Job No.: 13920

### ANNEXATION DESCRIPTION

A parcel of land being a portion of the NW 1/4 SW 1/4 and SW 1/4 NW 1/4 of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at a found 5/8 inch diameter iron pin with illegible cap marking the North West corner of said NW 1/4 SW 1/4, (West 1/4 corner) from which a found 3 inch diameter aluminum disk stamped "PLS11118 2015" marking the South West corner of said SW 1/4, (Section corner common to sections 11, 12, 13 and 14) bears S. 00° 29' 29" W., a distance of 2652.20 feet;

Thence along the Westerly boundary of said NW 1/4 SW 1/4, S. 00° 29' 29" W., a distance of 46.55 feet to the POINT OF BEGINNING;

Thence continuing along the Westerly boundary of said NW 1/4 SW 1/4, S. 00° 29' 29" W., a distance of 146.75 feet;

Thence leaving said Westerly boundary, S. 89° 30' 47" E., a distance of 290.40 feet;

Thence parallel with the Westerly boundary of said NW 1/4 SW 1/4, S. 00° 29' 29" W., a distance of 150.00 feet;

Thence S. 89° 30' 23" E., a distance of 583.07 feet to a found iron pin marking the Westerly side line of the North Line Kuna Canal;

Thence along the Westerly side line of said North Line Kuna Canal the following courses and distances:

Thence N. 48° 10' 50" W., a distance of 260.90 feet to a found iron pin;

Thence N. 51° 47' 53" W., a distance of 272.40 feet to a found iron pin;

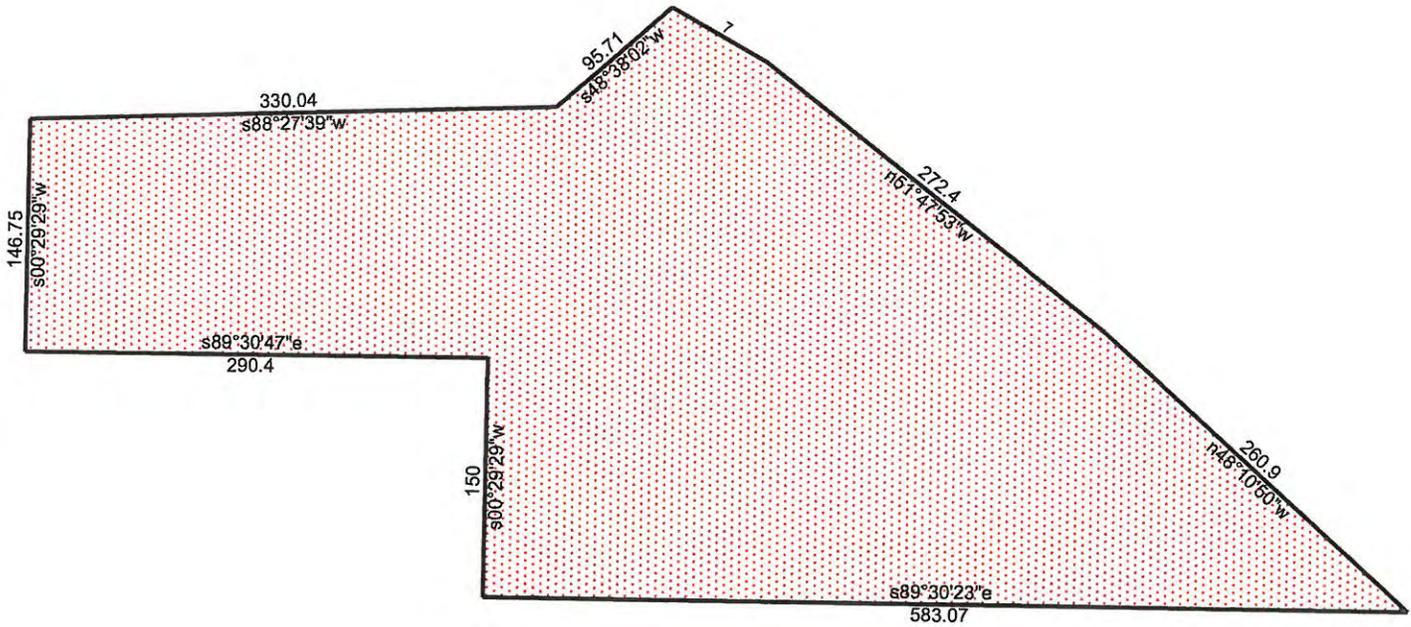
Thence N. 60° 46' 27" W., a distance of 69.48 feet;

Thence leaving said side line, S. 48° 38' 02" W., a distance of 95.71 feet to a found iron pin;

Thence S. 88° 27' 39" W., a distance of 330.04 feet to the POINT OF BEGINNING.

This parcel contains 3.99 acres more or less.





# 13920 Annexation Closure

1/18/2021

Scale: 1 inch= 120 feet

File:

Tract 1: 3.9974 Acres (174126 Sq. Feet), Closure: s71.2142w 0.01 ft. (1/239485), Perimeter=2199 ft.

- 01 s00.2929w 146.75
- 02 s89.3047e 290.4
- 03 s00.2929w 150
- 04 s89.3023e 583.07
- 05 n48.1050w 260.9
- 06 n51.4753w 272.4
- 07 n60.4627w 69.48

- 08 s48.3802w 95.71
- 09 s88.2739w 330.04



### Vicinity Map



## Doug Hanson

---

**From:** Doug Hanson  
**Sent:** Monday, May 17, 2021 10:59 AM  
**To:** Paul Stevens; 'khinkle@kunafire.com'; 'nfratusco@adacounty.id.gov';  
 'chad.gordon@jmsanitation.com'  
**Subject:** 21-01-LS (Lot Split) Coffelt Request for Comment  
**Attachments:** 21-01-LS (Lot Split) Coffelt Agency Transmittal Packet.pdf

May 17, 2021

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

<b>FILE NUMBER:</b>	21-01-LS (Lot Split) Coffelt
<b>PROJECT DESCRIPTION</b>	Addison Coffelt, requests Lot Split Approval on four (4) acres located at 8800 S Linder Road. (APN: (S1312325400)
<b>SITE LOCATION</b>	8800 S Linder Road, Meridian, ID 83642
<b>REPRESENTATIVE</b>	<i>Addison Coffelt</i> 8800 S Linder Road Meridian, ID 83642 208.
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>July 6, 2021.</b> 6:00 P.M.
<b>STAFF CONTACT</b>	Doug Hanson <a href="mailto:dhanson@kunaid.gov">dhanson@kunaid.gov</a> Phone: 208.287.1771
<p>We have enclosed information to assist you with your consideration and response. <b><i>No response within 15 business days will indicate you have no objection or comments for this project.</i></b> We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4<sup>th</sup> Street, Kuna, ID 83634. Please contact staff with questions. <b><i>If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, included their email as well.</i></b> If your agency needs additional time for review, please let our office know ASAP.</p>	

Best,

Doug Hanson

Planner II  
City of Kuna  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[dhanson@kunaid.gov](mailto:dhanson@kunaid.gov)  
208.287.1771





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

## LOT SPLIT MEMORANDUM

**Date:** 30 June 2021  
**From:** Catherine Feistner, E.I.T.  
**To:** Jace Hellman, Planning and Zoning Director  
**RE:** Coffelt Lot Split – 21-01-LS

---

The Coffelt Lot Split, 21-01-LS dated 4 May 2021 has been reviewed. The application provides a narrative explaining the developers vision for the lot, vicinity map, record of survey, legal description with exhibit, affidavit of legal interest, warranty deed, and property description. These comments apply to the lot split requested and proposed zoning as they affect public works infrastructure. Landscaping, population density, parking requirements, emergency access, pedestrian and vehicular traffic in the proposed City of Kuna (City) R-2 (low density residential) zone and similar topics are evaluated by the Planning and Zoning Department. Review and evaluation of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions. The following comments apply considering current, effective requirements:

### 1. Inspection Fees

- a. If applicable, an inspection fee will be levied for City inspection of water, sewer and irrigation facilities constructed in association with this development. The current inspection fee is \$1.00 per lineal foot of pressure irrigation, sewer, and water mainline pipe. Payment is due and payable prior to City's approval of final construction plans. Site work shall not begin until all fees are paid.
- b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. IDAPA 10.01.02 lists the professional engineer's project responsibilities.
- c. The developer's engineer and the City's inspector are encouraged to coordinate inspections.
- d. The Kuna Rural Fire District's (KRFD) current hydrant flow testing and plat base fee are \$300.00 and \$75.00 respectively. Payment is due and payable prior to the pre-construction meeting.

## 2. General

- a. The applicant's lot split legal description does not clearly define the ACHD Right of Way (ROW) adjustment. The applicant shall show ROW and Lot Split legal descriptions on a Record of Survey or use the combination preliminary and final plat (short plat) process to show the subdivision boundary and internal lot lines.
- b. The access road and cul-de-sac shall be shown on the Record of Survey with the formal easement.
- c. The applicant shall present a recorded agreement for access road maintenance and cost sharing between associated land owners.
- d. The applicant's property is 4.0 acres and is currently zoned RR (ADA County Zone, Rural Residential) as listed on the application.
- e. Access to the lots is from S Linder Rd. The parcels will be accessed via a shared driveway to S Linder Road. An access easement is required for shared driveways. The driveway easement must be referenced on the Final Plat.
- f. A plan approval letter from local irrigation districts will be necessary if this project affects any local irrigation districts.
- g. All positional information shall be from the most recent state plane coordinate system.
- h. Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
- i. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- j. The final inspection shall verify that slopes are not steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
- k. Provide engineering certification on all final engineering drawings.

## 3. Right-of-Way

- a. KRFD shall review all road and access configurations to verify fire truck access.
- b. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
- c. If applicable, sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with City Code and Policies, shall be provided in connection with property development.
- d. Easements shall be provided for all utilities dedicated to the City of Kuna.

## 4. Sanitary Sewer

- a. The applicant's property is not connected to City sewer services and is not expected to connect until a later date.
- b. The nearest sewer connection point is 0.4 miles away.
- c. The applicant must provide proof of approval from Central District Health (CDH) for the septic system(s).
- d. The applicant must show the septic system(s) on the construction drawings. If the applicant chooses a single septic system, construction drawings must show how it will be connected and maintained by the three homes. A recorded agreement will be needed and the applicant must show Idaho Department of Environmental Quality (DEQ) and CDH approval.

- e. The applicant will connect to City sewer services upon septic system failure or when public sewer utilities are within three hundred (300) feet of the parcel, whichever precedes. The applicant shall decommission the septic system(s) in accordance with DEQ and CDH regulations.
- f. City code 5-16-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcel, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.

#### **5. Potable Water**

- a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected water demand. City Code 6-4-2-X requires the subdivision to connect to the City water system. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels.
- b. The nearest available water mainline connection point is west of the property on Linder Rd.
- c. All water infrastructure must meet or exceed City of Kuna requirements.
- d. Water connection fees apply to each lot containing a home or other facility.
- e. All existing wells for continued potable water use shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
- f. This application shall conform to the water master plan as applicable.
- g. Fire suppression shall be available and approved by KRFD.

#### **6. Pressurized Irrigation**

- a. The applicant's property is not connected to City services and is not planned to connect as a result of this project.
- b. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-I.
- c. If the applicant plans to use an existing well for irrigation purposes, water rights shall be adjusted to match usage through IDWR.
- d. If applicable, a community well shall be recorded on the final plat.
- e. The nearest pressurized irrigation connection point is 0.4 miles away south on S Linder Rd.
- f. Adequate gravity irrigation is available for this site. If the applicant chooses to retain their water rights and create an independent gravity irrigation system, approval must be recorded and submitted to the City from the appropriate irrigation district. The gravity irrigation design should consider the ability to connect to City PI services in the future. A recorded agreement for ownership, maintenance, and cost share between the irrigation district and incorporated home owners will be needed.
- g. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.

#### **7. Grading and Storm Drainage**

- a. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.

- b. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 1:3 on lots adjacent to a street or common lot and no steeper than 1:4 for lots with common rear lot lines.
- c. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- d. Private stormwater disposal systems are reviewed by the City. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for the design of private storm water disposal systems. On-site stormwater retention shall be reviewed in conjunction with the City's Design Review of the associated project. Provide a stormwater disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

#### **8. As-Built Drawings**

- a. As-built 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. As-built drawings will be required before occupancy or final plat approval is granted.



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



**Case Name: 684 W Trini Street Lot Line Adjustment**  
**Case No.(s): 21-03-LLA (Lot Line Adjustment)**

Exhibit No.	EXHIBITS	Page No.
	Exhibit List	1
1.1	Staff Memo	2
2.1	Planning & Zoning Application Coversheet	7
2.2	Lot Line Adjustment Application	10
2.3	Narrative	11
2.4	684 W Trini Street Deed & Legal Description	12
2.5	914 N Pilar Court Deed & Legal Description	14
2.6 – 2.9	Affidavits of Legal Interest	15
2.10	Vicinity Map	19
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2.12	Current Property Lines	21
2.13	Proposed Property Lines	22
2.15	Public Works Memo	23



# City of Kuna

## City Council

### Staff Memo

751 W 4<sup>th</sup> Street  
 Kuna, ID 83634  
 Phone : (208) 922-5274  
 Fax: (208) 922-5989  
 Kunacity.Id.gov

**To:** City Council

**Case Numbers:** 21-03-LLA (Lot Line Adjustment)  
 684 W Trini Street

**Location:** 684 W Trini Street  
 Kuna, ID 83634

**Planner:** Jessica Reid, Planning Services Specialist

**Meeting Date:** July 6, 2021

**Applicant:** Benjamin Thompson  
 684 W Trini Street  
 Kuna, ID 83634



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| <b>A.</b> Course of Proceedings  | <b>F.</b> Staff Analysis               |
| <b>B.</b> Applicants Request     | <b>G.</b> Applicable Standards         |
| <b>C.</b> Concept Before & After | <b>H.</b> Comprehensive Plan Analysis  |
| <b>D.</b> History                | <b>I.</b> Proposed Decision by Council |
| <b>E.</b> General Project Facts  |  |

#### **A. Course of Proceedings:**

1. A Lot Line Adjustment (LLA) is designated in Kuna City Code (KCC) 1-14-3, as a public meeting, with the City Council as the decision-making body. As a public meeting, this application does not require public notice as set forth in Idaho Code §65; Idaho Local Land Use Planning Act. The guidelines for decision making by the City Council as outlined in Kuna City Code (KCC) 1-14-3 have been adhered to.

##### a. Notifications

- |                         |              |
|-------------------------|--------------|
| i. Agency Transmittal   | May 19, 2021 |
| ii. Completeness Letter | May 19, 2021 |
| iii. Agenda             | July 6, 2021 |

#### **B. Applicants Request:**

Benjamin Thompson requests Lot Line Adjustment approval to adjust his property line to encompass the approximately 2,134 SF he is purchasing from his neighbor located at 914 N Pilar Court.

#### **C. Concept Before and After:**

Maps reflecting the current and proposed property lines have been provided at the end of this report.

#### **D. History:**

The subject parcels lie within the Butler Sunview Estates Subdivision, approximately 400 feet east of the N School Avenue and W Trini Street intersection. Historically, these parcels have been used as R-6 (Medium Density Residential) single-family homes. The requested Lot Line Adjustment will allow the Thompson's to increase the size of their parcel by purchasing a long un-used portion of their northern neighbors back yard. This request does not create any additional parcels nor change their current R-6 (Medium Density Residential) zoning designation.

**E. General Project Facts:**

1. **Comprehensive Plan Designation:** The approved Comprehensive Plan Future Land Use Map (FLUM) indicates an R-6 (Medium Density Residential) designation for these parcels and said parcels are currently zoned R-6 (Medium Density Residential).
2. **Surrounding Current Land Uses:**

Direction	Current Zoning	
North	R-6	Medium Density Residential – Kuna City
South	R-6	Medium Density Residential – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	R-6	Medium Density Residential – Kuna City

3. **Parcel Nos., Sizes and Current Zoning:**

Parcel	Parcel No.	Current Size (Acres)	Zoning
1	R1188790095 (684 W Trini St.)	0.211	R-6 Medium Density Residential
2	R1188790080 (914 N Pilar Ct.)	0.259	R-6 Medium Density Residential

4. **Services:**

Fire Protection – Kuna Rural Fire District  
 Police Protection – Kuna City Police (Ada County Sheriff)  
 Sanitary Sewer– City of Kuna  
 Potable Water – City of Kuna  
 Sanitation Services – J&M Sanitation

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

Both Parcels 1 and 2 contain a single-family residence and associated landscaping/vegetation.

6. **Transportation / Connectivity:** Parcels are accessed via typical subdivision surface streets.

7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the Nitrate Priority Area (NPA).

**F. Staff Analysis:**

The goal of the Lot Line Adjustment is to facilitate the Thompson's in their purchase of a portion of their neighbors unused yard so they may increase their enjoyment of their property and plant a garden. This proposed lot line adjustment request has been determined to be consistent with the surrounding uses and is in accordance with Kuna City Code 5-3-2, and the Future Land Use Map. Staff recommends, if City Council approves Case No. 21-03-LLA, that the Applicant be subject to the recommended Conditions of Approval listed in Section "I" of this report.

**G. Applicable Standards:**

1. City of Kuna Zoning Ordinance Title 5;
2. City of Kuna Comprehensive Plan; and
3. Idaho Code §67-65, 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 Lot Line Adjustment for the site (*is/is not*) consistent with the following Comprehensive Plan components as described below:

**Goal Area 3: Kuna's Land Uses Will Support a Desirable, Distinct and Well-Designed Community.**

- Goal 3.G: Respect and protect private property rights
  - Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.
    - Policy 3.G.1.b: Ensure City land use actions, decisions, and regulations will not cause an unconstitutional regulatory taking of private property, and do not effectively eliminate all economic value of the subject property.

- Policy 3.G.1.c: Ensure City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

**I. Proposed Decision by the Council:**

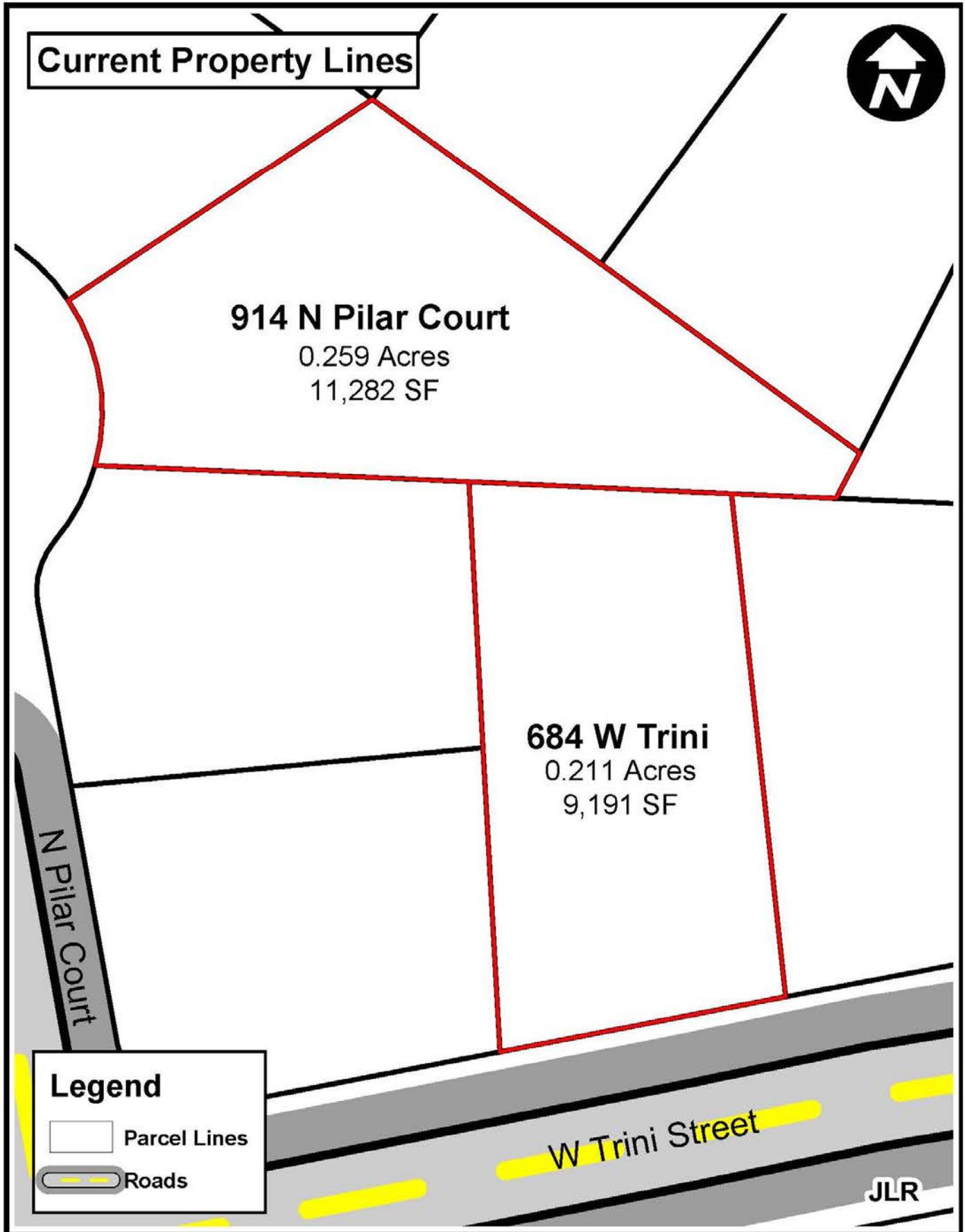
*Note: This proposed motion is for approval/conditional approval/denial of this request. However, if the Council wishes to approve or deny specific parts of the request as detailed in the staff report, those changes must be specified.*

Based on the facts outlined in staff's report, the case file and discussion during the public meeting, the City Council of Kuna, Idaho, hereby (*approves/conditionally approves/denies*) Case No. 21-01-LLA, a Lot Line Adjustment request by David Crawford of B&A Engineers on behalf of Tim Gordon, with the following conditions of approval:

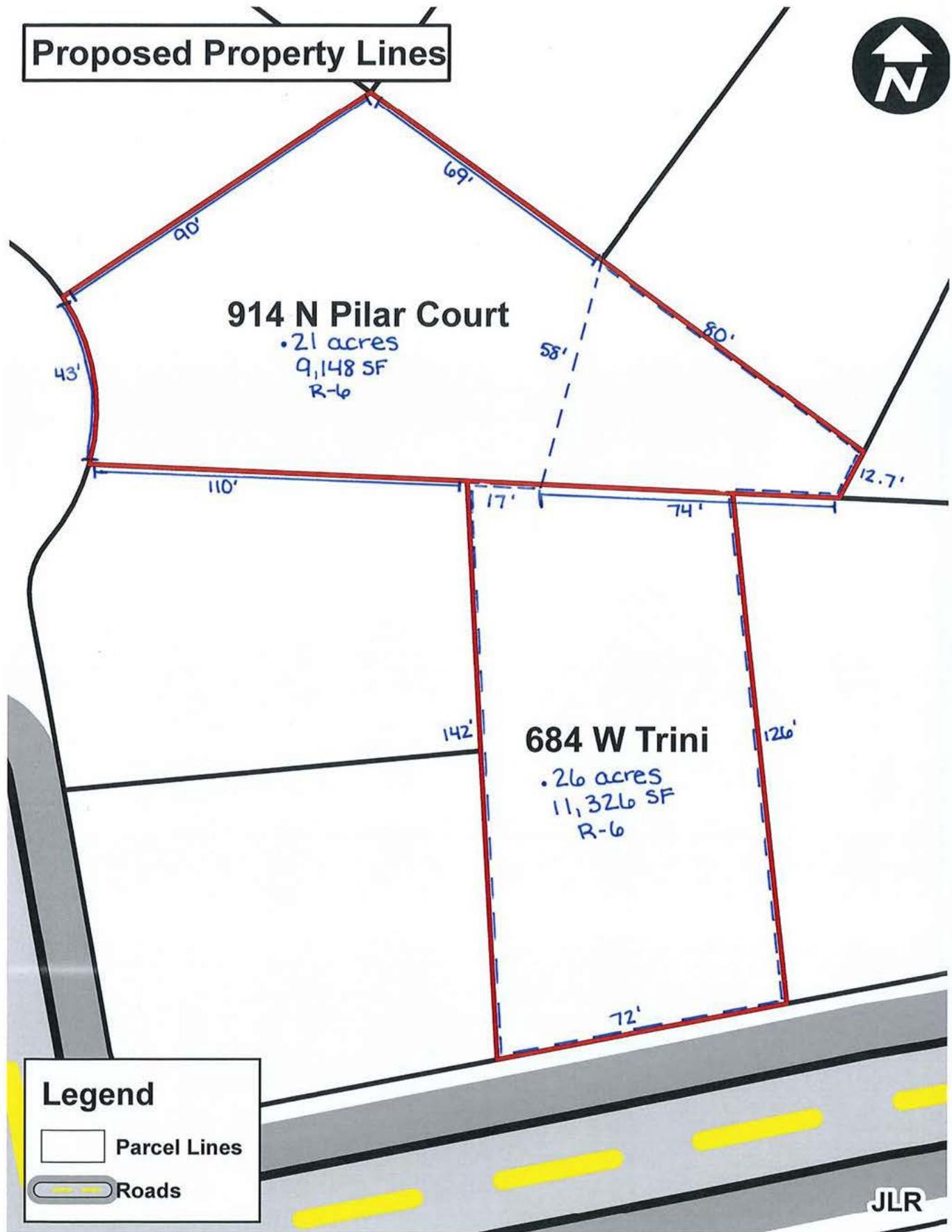
1. The Applicant's representative/engineer/surveyor shall record the following documents:
  - a. Record of Survey; and
  - b. Execute and record the necessary deeds to accomplish the property boundary adjustments as approved; and
  - c. Provide copies of the **recorded** record of survey and recorded new deeds, to the Planning and Zoning Department as evidence of compliance.
2. Applicant and/or owners shall complete the aforementioned conditions **within one (1) year of the City Council's Order of Decision** for this application; otherwise, any approvals will be considered null and void.
3. The Applicant shall adhere to all agency and city staff recommendations.
4. The Applicant shall comply with all federal, state and local laws.

**DATED: this 6<sup>th</sup> day of July, 2021.**

Current Property Lines



Proposed Property Lines





# Planning & Zoning Application Coversheet

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



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

File No.(s): 21-03-LLA

Project Name: 684 W Trini

Date Received: 4.26.21

Date Accepted as Complete: \_\_\_\_\_

Type of review requested (check all that apply); please submit all associated applications:

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

**Owner of Record**

Name: Benjamin Thompson

Address: 684<sup>W</sup> Trini Street

Kuna, ID 83634

Phone: (208) 850-0075 Email: goldenwedge@gmail.com

**Applicant (Developer) Information**

Name: Benjamin Thompson

Address: 684<sup>W</sup> Trini Street

Kuna, ID 83634

Phone: (208) 850-0075 Email: goldenwedge@gmail.com

**Engineer/Representative Information**

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

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

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

**Subject Property Information**

Site Address: 684 Trini Street Kuna, ID 83634

Nearest Major Cross Streets: School Ave. & Boise St.

Parcel No.(s): 684 W Trini: R1188790095 / 914 N Pilar Ct: R1188790080

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

Property Size: 9,191 sq ft

Current Land Use: Residential Proposed Land Use: Residential

Current Zoning: Residential R-6 Proposed Zoning: Residential R-6

**Project Description**

Project Name: Lot Line Adjustment

General Description of Project: We are planning to purchase a small section of our neighbors' property which would extend our backyard, adding an additional 2000+ sqft to our lot. This extra space would be used for gardening, among other things.

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

- Residential: R-2 R-4 R-6 R-8 R-12 R-20
- Commercial: C-1 C-2 C-3
- CBD
- Office
- Industrial: M-1 M-2
- Other: \_\_\_\_\_

Type(s) of amenities provided with development: N/A

**Residential Project Summary (If Applicable)**

~~Are there existing buildings? YES NO~~  
~~If YES, please describe: \_\_\_\_\_~~

Will any existing buildings remain? YES NO

No. of Residential Units: \_\_\_\_\_ No. of Building Lots: \_\_\_\_\_

No. of Common Lots: \_\_\_\_\_ No. of Other Lots: \_\_\_\_\_

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

- Single-Family     Townhomes     Duplexes     Multi-Family
- Other: \_\_\_\_\_

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

Gross Density (Dwelling Units ÷ Total Acreage): \_\_\_\_\_

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

Percentage of Open Space provided: \_\_\_\_\_ Acreage of Open Space: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

**Non-Residential Project Summary (If Applicable)**

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

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

Building height: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_

Total no. of employees: \_\_\_\_\_ Max no. of employees at one time: \_\_\_\_\_

No. of and ages of students: \_\_\_\_\_ Seating capacity: \_\_\_\_\_

Proposed Parking:

ADA accessible spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

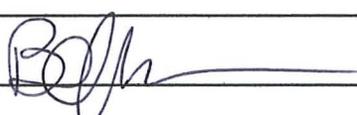
Regular parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

Width of driveway aisle: \_\_\_\_\_

Proposed lighting: \_\_\_\_\_

Is lighting "Dark Sky" compliant? YES NO

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

Applicant Signature:  Date: 4/26/2021



# Lot Line Adjustment Application

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



**A Lot Line Adjustment request does not require a public hearing & will be scheduled for a regular City Council meeting as a regular agenda item.**

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

Case No(s): 21-03-LLA

Project Name: 684 W Trini

Date of Pre-Application Meeting: N/A Valid for three (3) months

Date Received: 4.26.21

Date Accepted as Complete: \_\_\_\_\_

All applications are required to contain one (1) copy of the following:

- Completed & signed Commission & Council Review application
- Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide and/or the reason for the Lot Line Adjustment
- Legal description of the property: Include a metes & bounds description to the section line of all adjacent roadways, stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description
- Proof of ownership: A copy of your deed and Affidavit of Legal Interest for all interested parties
- Vicinity Map: 8.5" x 11" showing streets, driveways, property lines, etc.
- Sketch showing the proposed Lot Line Adjustment, include: Current lot size dimensions, square footage & street frontage; proposed new location of the Lot Line & new dimensions, square footages & street frontages; streets, surrounding land uses, etc.; and existing and proposed public improvements including sidewalks, streets, lighting, landscaping, natural features, etc. (if applicable)

*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 meeting date, fees due & any other necessary information via a Letter of Completeness.*

April 14, 2021

Lee Young, Chairman, and  
Kuna Planning & Zoning Board Members  
PO Box 13  
751 W 4th Street  
Kuna, ID 83634

RE: Request for Lot Line Adjustment

Dear Chairman and Board Members:

We own the home at 684 Trini Street in Kuna. We are hoping to purchase a small piece of land from our neighbor at 914 Pilar Court, also in Kuna. There is a triangular shaped section of yard in the middle of several lots in our block. It belongs to the neighbor at 914 Pilar Court. We share a fence line and have often thought about offering to purchase this section of property as it would extend our backyard space. This piece of yard has been mostly unused in recent years and has been sitting vacant much of the time. Our neighbor agreed to sell it to us. We hope to use the area as garden space, among other things. It would add beauty to our property and to our neighborhood.

We would like to begin our project soon and hope that the Planning Board can consider this request at their earliest convenience.

Thank you so much for your time and consideration!

Regards,  
Benjamin & Elizabeth Thompson  
684 Trini Street  
Kuna, ID 83634

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 13.00 2  
 BOISE IDAHO 07/20/2012 02:19 PM  
 DEPUTY Victoria Bailey  
 Simplifile Electronic Recording  
 RECORDED-REQUEST OF  
 FIDELITY NATIONAL TITLE - BOIS 112071737



**Fidelity National Title**  
 Insurance Company

Order No.: 1075580-cjs  
 REO Loan No:

### SPECIAL WARRANTY DEED

#### FOR VALUE RECEIVED

**HOPKINS US FUND, LLC., an Idaho Limited Liability Company**

the Grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Benjamin Thompson and Elizabeth Thompson, husband and wife**

whose address is **684 W Trini St., Kuna, ID 83634**, the Grantee(s), the following described premises, in Ada County, Idaho, TO WIT:

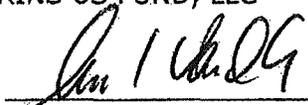
Lot 18 in Block 2 of Butler Sunview Estates No. 2, according to the official plat thereof, filed in Book 36 of Plats at Page(s) 3080 and 3081, and Amended by Affidavit recorded July 2, 1975 as Instrument No. 7517941, records of Ada County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that no encumbrances were initiated during the ownership of the undersigned nor is the undersigned aware of any such.

And that (s)he will warrant and defend the same from all lawful claims of all persons claiming by, through, or under grantors, but to none other.

Effective this 20 day of July, 2012.

HOPKINS US FUND, LLC

BY: 

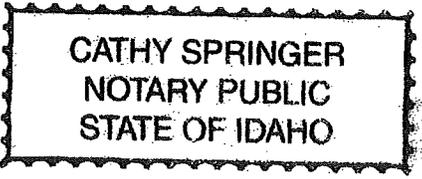
Aaron Van Der Aa, Manager

State of Idaho

County of ADA

On this 20<sup>th</sup> day of July, 2012, before me the undersigned, a Notary Public in and for said state, personally appeared Aaron Van Der Aa, known or identified to me to be the person(s) whose name is/are subscribed to the within instrument as the Manager of HOPKINS US FUND LLC and acknowledged to me that executed the same as such Manager.

*[Handwritten signature]*  
Notary Public Name: Cathy J Springer  
Residing at Meridian, Idaho  
My Commission Expires: 3/5/2016



Residing at: Meridian, Idaho  
Commission Expires: 03/05/2016

13 JA 39913

7711541

367 1129

DEED

FOR VALUE RECEIVED, A.A. ENTERPRISES, INC., an Idaho Corporation a corporation duly organized and existing under the laws of the State of Idaho, grantor, does hereby Grant, Bargain, Sell and Convey unto Daniel J. Cripe and Teresa C. Cripe, husband and wife, whose address is 762 Pillar Court, Kuna, Idaho 83634 grantee, the following described real estate, to-wit:

Lot 15 in Block 2 of BUTLER SUNVIEW ESTABLISHMENT NO. 2, according to the official plat thereof, filed in Book 36 of Plats at Page 3080 AND AMENDED BY AN Affidavit recorded July 2, 1975, as Instrument No. 7517941, Official Records.

Except current years taxes, U.S. patent reservations, irrigation district assessments, subdivision restrictions and public utility easements.

TO HAVE AND TO HOLD The said premises, with their appurtenances unto the said Grantee their heirs and assigns forever.

IN WITNESS WHEREOF, The Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its President and its corporate seal to be affixed by its Secretary this 16th day of March, 1977.

*Gayle B. Allen*  
Gayle B. Allen PRESIDENT.

ATTEST:  
*John Amyx*  
John Amyx SECRETARY.

STATE OF IDAHO, COUNTY OF ADA  
On this 16th day of March, 1977,  
before me, a notary public in and for said State, personally  
appeared Gayle B. Allen and  
John Amyx, known to me to  
be the President and Secretary of the corporation that executed this instrument or the persons who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation 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.

*Lenna K. Oyster*  
Notary Public  
Residing at Boise, Idaho  
Comm. Expires Life Commission

STATE OF IDAHO, COUNTY OF ADA  
I hereby certify that this instrument was filed for record at the request of FIRST AMERICAN TITLE CO.  
at 30 minutes past 9 o'clock A.M.,  
this 18th day of March, 1977, in my office, and duly recorded in Book of Deeds at page  
CLARENCE A. FEATHERS  
Ex-Officio Recorder

*Lorraine Edwards*  
Deputy.  
Fees \$ 1.00  
Mail to:

INSTRUMENT NO.



First American Title Company of Idaho











# Vicinity Map

**N School Ave**

**W Mendi Pl**

**N Pilar Ct**

**W Trini St**

**W Boise St**

*Ramsey Lateral*

**Legend**

-  614 N Pilar Court
-  684 W Trini Street
-  Kuna City Limits
-  Parcel Lines
-  Roads
-  Water Features



**AERIAL MAP**

**N Pillar Ct**

**W Trini St**





**Current Property Lines**

**914 N Pilar Court**

0.259 Acres  
11,282 SF

**684 W Trini**

0.211 Acres  
9,191 SF

N Pilar Court

W Trini Street

**Legend**

-  Parcel Lines
-  Roads



# Proposed Property Lines

## 914 N Pilar Court

.21 acres  
9,148 SF  
R-6

## 684 W Trini

.26 acres  
11,326 SF  
R-6

43'

90'

69'

58'

80'

12.7'

110'

17'

74'

142'

126'

72'

### Legend

 Parcel Lines

 Roads



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 May 2021  
**RE:** 684 W Trini St– 21-03-LLA (Lot Line Adjustment)

---

The 684 W Trini lot line adjustment request dated April 18, 2021 has been reviewed. The lot line adjustment will not negatively affect the City of Kuna Public Works Department.

### 1) General

- a) The lot line adjustment appears necessary to accommodate additional backyard space.
- b) Access to and from the properties is unchanged.
- c) Utilities to and from the properties is unchanged.
- d) Property use is unchanged.

### 2) Property Description

- a) The applicant provided a warranty deed, affidavit of legal interest, legal descriptions, figures, and illustrative photographs for the described properties.
- b) The proposed lot line adjustment improves an otherwise vacant lot section.
- c) A 6-in. PI line services 900 Pilar Ct and 702 W Trini St through the modified backyard proposed to be purchased. A City of Kuna easement extends five feet on either side of the PI line. This easement shall not be modified in any way.
- d) In no case shall a structure encroach into the City of Kuna's side lot easement.
- e) ***Approval of the lot line adjustment is contingent on the City of Kuna side lot easement moving with the lot line.***

**RESOLUTION No. R24-2021**

**CITY OF KUNA**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA;**

- **Making certain Findings;**
- **Approving and authorizing the Mayor and the City Clerk to execute on behalf of the City Council that certain agreement with the City of Kuna entitled “Park Real Property Purchase and Sale Agreement” by and between the City of Kuna and M3 ID Rising Sun, LLC for acquisition of a park with improvements; and**
- **Directing the City Clerk; and**
- **Setting an Effective Date.**

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Kuna, Ada County, state of Idaho:

**Section 1: Findings**

It is hereby found by the City Council that:

- 1.1** That for the reasons and considerations set forth in Section 1 of that certain “Park Real Property Purchase and Sale Agreement” as proposed by and between the City of Kuna and M3 ID Rising Sun, LLC a true and correct copy of which is attached hereto and marked “**Exhibit A**” and by this referenced incorporated herein (Park Agreement) entering into the Park Agreement is in the best interests of the City.

**Section 2: Action authorizing the Mayor and City Clerk to execute the Park Agreement**

- 2.1** That the Mayor and the City Clerk of the City of Kuna are hereby authorized, as the agents of this City, to execute the Park Agreement, a true and correct copy of which is attached hereto and marked “**Exhibit A**” and by this reference incorporated herein, and thereby fully bind the City to its terms and conditions upon the same being approved and executed by the authorized Manager of M3 ID Rising Sun, LLC.

**Section 3: Direction to City Clerk**

- 3.1** The City Clerk is hereby directed to retain this resolution in the official records of the City of Kuna and to provide a certified copy of this resolution to the attention of the Manager of M3 ID Rising Sun, LLC.

**Section 4. Effective Date**

- 4.1** This resolution shall be in full force and effect after its passage, approval.

**PASSED BY THE COUNCIL** of Kuna Idaho this \_\_\_\_ of \_\_\_\_\_ 2021.

**APPROVED BY THE MAYOR** of Kuna, Idaho this \_\_\_\_ day of \_\_\_\_\_ 2021.

---

Joe L. Stear, Mayor

ATTEST:

---

Chris Engels, City Clerk

**EXHIBIT A**  
**PARK DEVELOPMENT**  
**REAL PROPERTY PURCHASE AND SALE AGREEMENT**

This Park Development Real Property Purchase and Sale Agreement (the “**Agreement**”) is entered into as of the date last written below (the “**Effective Date**”), by and between the City of Kuna, a municipal corporation of the State of Idaho, whose address is 751 W. 4th St., Kuna, Idaho 83634 (“**City**”), and M3 ID Rising Sun, LLC, an Arizona limited liability company authorized to do business in the state of Idaho, whose registered agent’s address is 1087 W. River Street Ste. 310 Boise, ID 83702 (“**Developer**”).

**SECTION 1**  
**RECITALS**

- 1.1 Developer is the owner of the Property; and
- 1.2 Developer is in the process of platting and developing the Subdivision of which the Property is a part; and
- 1.3 Developer intends to construct and install the Park Improvements on the Property in consideration of and in accordance with the terms and conditions of this Agreement; and
- 1.4 The City intends to purchase from the Developer the Property when the constructed Park Improvements have been completed in consideration of and in accordance with the terms and conditions of this Agreement; and
- 1.5 The City has the authority pursuant to I.C. § 50-1703(8) to acquire, construct, reconstruct, extend, maintain or repair parks and other recreational facilities; and
- 1.6 The City has authority pursuant to I.C. § 50-301 to enter into contracts and to accept gifts of property and may erect structures of any kind which are needed for the uses and purposes of the City; and
- 1.7 The City has authority pursuant to I.C. § 50-303 to purchase, operate and maintain recreational facilities; and
- 1.8 The City has enacted a park impact fee ordinance codified at Chapter 1 Title 12 Kuna City Code; and
- 1.9 The City Council has approved the City of Kuna, Idaho Capital Improvements Plan and Park Impact Fee Calculation Study (the “**Park Capital Improvements Plan**”); and

- 1.10** The City has the authority pursuant to I.C. § 67-8210 (2) to expend the Park Impact Fees it has collected for the acquisition of the Park Improvements as the same are included in the category of system improvements within and for the benefit of the service area as provided in the City's Park Capital Improvements Plan and approved Development Impact Fee Capital Improvements Plan; and
- 1.11** The City intends to acquire the Park Improvements which qualify as system improvements under its Development Impact Fee Capital Improvements Plan and will help City achieve its goal of increasing its inventory of neighborhood parks.

## SECTION 2 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:

- 2.1 Agreement:** means and refers to this Park Development Real Property Purchase and Sale Agreement.
- 2.2 Business Day:** means and refers to any day other than a Saturday, Sunday, or day on which banking institutions in Idaho are authorized or required by law or executive order to be closed.
- 2.3 Change Order:** means and refers to a proposed change in the approved Construction Documents and specifications for the Park Improvements to be constructed by Developer pursuant to this Agreement, which may also change the Purchase Price as determined in Section 4.4.4 of this Agreement.
- 2.4 City:** means and refers to the City of Kuna, and Idaho Municipal Corporation and Party to this Agreement.
- 2.5 City Project Representative:** means and refers to the City's Parks and Recreation Director or his designee.
- 2.6 Closing:** means and refers to the consummation of the Transaction, as evidenced by the delivery of all required funds and documents to Closing Agent and the execution by the Parties of the Closing documents, disbursement or delivery of such funds and documents by Closing Agent in accordance with this Agreement and any other consistent instructions.
- 2.7 Closing Agent:** means and refers to the Title Company.
- 2.8 Closing Date:** means and refers to the date upon which Closing occurs, shall be within thirty (30) Business Days of the Substantial Completion Date, which (as further set forth in Section 4.3.6) shall be on or before April 30, 2022 or on a later date, as the Parties may agree to in writing.

- 2.9 Completion Date:** means and refers to the date upon which Design Engineer has reviewed and certified in writing that the Park Improvements are completed, as further set forth in Section 4.3.9 hereof.
- 2.10 Construction Documents:** means and refers to the completed and fully detailed drawings and specifications prepared by the Design Engineer and paid for by Developer, setting forth in detail the requirements for construction of the Park Improvements in accordance with **Exhibit B**. Upon review and acceptance of the Construction Documents by City and Developer, the same shall be incorporated into this Agreement.
- 2.11 Contract Documents:** means and refers to this Agreement, and any other modifications authorized by Change Order issued pursuant to this Agreement.
- 2.12 Design Engineer:** means and refers to the firm of JUB Engineering and will not be changed without the prior written consent of City.
- 2.13 Developer:** means and refers to M3 ID Rising Sun, LLC, an Arizona limited liability company, whose address is 1087 W. River Street Ste. 310 Boise, ID 83702 and Party to this Agreement.
- 2.14 Park Improvements:** means and refers to those improvements depicted and described on **Exhibit B** attached hereto by this reference incorporated herein this definition to be constructed and installed on the Property.
- 2.15 Party/Parties:** means and refers to, depending upon the context of the term, City and/or Developer as the Parties to this Agreement.
- 2.16 Permitted Exceptions:** means and refers to all Property taxes and assessments, all existing patent reservations, easements, rights of way, protective covenants and other matters of record, all applicable zoning ordinances, building codes, laws and regulations, all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property, and all other matters affecting title to the Property approved or waived by the City in accordance with this Agreement.
- 2.17 Project:** means and refers to the entire process of constructing the Park Improvements and grant and conveyance by the Developer of the Property with the completed Park Improvements to the City.
- 2.18 Property:** means and refers to the approximately five and nine-tenths (5.9) acres more or less of real property legally described in **Exhibit A** attached hereto by this reference incorporated herein this definition.
- 2.19 Subdivision:** means and refers to that certain residential subdivision designated as Rising Sun Subdivision which is the subject of the Developer's application to the City for approval of a preliminary plat and final plat and is being process by the City as Case No. 20-04-S.

- 2.20 Title Company:** means and refers to Pioneer Title Company, 610 S. Kimball Ave., Caldwell, Idaho 83605 (attn.: Tammy Kratzberg, Escrow Manager).
- 2.21 Transaction:** means and refers to the purchase and sale of the Property with the completed Park Improvements as contemplated by this Agreement.

### SECTION 3 PURCHASE AND SALE OF PROPERTY

FOR VALUE RECEIVED, Developer and City agree as set forth below:

- 3.1 Definitive Agreement for Purchase and Sale of Property.** Upon full execution by the Parties, this Agreement will be a binding agreement between City and the Developer for the purchase by the City and sale by the Developer of the Property with completed Park Improvements on the terms set forth in this Agreement. This Agreement supersedes all other written or oral agreements between City and the Developer concerning the Transaction.
- 3.2 Purchase Price and Method of Payment.** The Purchase Price for the Property with completed Park Improvements is determined pursuant to Section 4.4.4 of this Agreement, payable as follows:
- 3.2.1 Earnest Money.** The City, within three (3) Business Days of execution of this Agreement by the Parties, shall place in Escrow with the Title Company payable to the Developer the sum of ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00), which it is agreed shall then serve as an earnest money deposit (“Earnest Money”). The Earnest Money, shall be applied against the Purchase Price at Closing and shall be non-refundable except as otherwise set forth in this Agreement.
- 3.2.1 Balance.** The balance of the Purchase Price shall be paid by the City in cash or other immediately available funds at Closing.
- 3.3 City’s Conditions Precedent.** The City’s obligations to purchase the Property is contingent upon satisfaction of these conditions precedent set forth below.
- 3.3.1 Subdivision:** The Developer shall complete the process of obtaining the final plat of the Subdivision; and
- 3.3.2 Park Improvements:** The Developer shall have completed the construction and installation of the Park Improvements in accordance with the specifications set forth herein, unless otherwise agreed by the parties in writing.

**3.4 Failure of Conditions Precedent:** In the event of failure of either of the foregoing conditions precedent, the Earnest Money shall be returned to City, this Agreement shall be terminated, and neither party shall have any further obligation to the other.

## SECTION 4

### PROJECT PHASES: TITLE REVIEW, DESIGN, AND CONSTRUCTION PHASES

**4.1 Title Review Phase:** Upon deposit of the Earnest Money, the City shall proceed with the “Title Review Phase” (described below) and obtain a preliminary title commitment on the Property.

**4.1.1 Title Preliminary Commitment.** Upon depositing the Earnest Money, the City Project Representative shall order from the Title Company a preliminary commitment for title insurance on the Property (the “Preliminary Title Commitment”), which includes: (1) a disclosure of all matters of record and other matters of which Title Company has knowledge that relate to the title to the Property; (2) a commitment to issue to City an ALTA Standard Owner’s Policy of Title Insurance with respect to the Property; and (3) provides legible copies of all instruments referred to in the Preliminary Title Commitment.

**4.1.2 Title Commitment Review and Acceptance Process:** The process provided in this section applies to the issuance of the Preliminary Title Commitment and for any following date-down endorsements by the Title Company. The City has ten (10) Business Days after receipt of the Preliminary Title Commitment to review and object in writing to any matters shown therein or other requirements in the Preliminary Title Commitment (the “Title Objections”). If the City does not object within the time specified above, then the condition of title to the Property reflected on the Preliminary Title Commitment will be deemed approved. If the Title Objections are made by the City within the time specified, Developer shall attempt to eliminate the matters covered by the Title Objections by or before the commencement of the design phase of this Agreement. If Developer is unable or unwilling to eliminate the matters covered by the Title Objections upon terms acceptable to City, the Developer shall so notify City, and City may either waive the Title Objections that Developer was unable or unwilling to eliminate, or terminate this Agreement and have the Earnest Money held by the Title Company returned.

- 4.1.3 Amendments to Preliminary Title Commitment.** If the Preliminary Title Commitment is amended by the Title Company (each, a “Title Amendment”), the Title Company shall immediately deliver to City and Developer the Title Amendment and provide legible copies of all additional instruments referred to in the Title Amendment. City and the Developer each have ten (10) Business Days from the date of City’s and Developer’s receipt of the Title Amendment or through the Closing Date, whichever occurs earlier, to review and to object in writing to any matters shown therein that were not disclosed by the Preliminary Title Commitment or a previous Title Amendment (“Additional Title Objections”). If City fails to object within the time specified above, then any matters identified on the Title Amendment shall be deemed approved. If the Additional Title Objections are made within the time specified, Developer may attempt to eliminate the matters covered by the Additional Title Objections by or before the Closing Date. If Developer is unable or unwilling to eliminate the matters covered by the Additional Title Objections by or before the Closing Date upon terms acceptable to City, Developer shall so notify City, and City may either waive the Additional Title Objections that Developer was unable or unwilling to eliminate, or terminate this Agreement and have the Earnest Money held by the Title Company returned.
- 4.2 Design Phase:** Upon expiration of the time for Title Objections as set forth in Sections 4.1.2, and 4.1.3, Developer shall proceed with the “Design Phase” (described below) during which Design Engineer shall prepare the Construction Documents, as follows:
- 4.2.1 Developer Responsible:** Developer shall be responsible for the professional quality, technical accuracy and the coordination of all designs, drawings, specifications, and other services furnished in connection with the Park Improvements.
- 4.2.2 Construction Documents:** During the Design Phase, Developer shall prepare the Construction Documents and provide the same to the City Project Representative for his review, comment, and approval. The City Project Representative shall have twenty-one (21) Business Days to review the Construction Documents for consistency with the Park Improvements design set forth in **Exhibit B** and provide written comment to Developer. Except as set forth in Section 4.2.3 below, the Design Phase shall continue until the Developer and the City Project Representative have both approved the Construction Documents. The City Project Representative shall not withhold, condition, or delay approval of the Construction Documents so long as the same are substantially consistent with the Park Improvements design shown on **Exhibit B**.

- 4.2.3 Approval of Construction Documents by City:** Approval of the Construction Documents shall be made in writing the City Project Representative (the “Plan Approval”). This Plan Approval may be accomplished via email. If, after twenty-one (21) Business Days of receipt of the Construction Documents, the City Project Representative has failed to submit written comment or approval to the Developer, the Construction Documents shall be deemed approved by the City.
- 4.3 Construction Phase:** The Plan Approval commences the “Construction Phase” (described below). During the Construction Phase, Developer shall construct the Park Improvements in accordance with the Construction Documents.
- 4.3.1 Construction Supervision and Contractors:** During the Construction Phase, Developer through its general contractor, subcontractors, suppliers, consultants, or other persons acting on behalf of Developer (collectively, “Developer’s Contractors”) shall provide all construction supervision, inspection, labor, materials, tools, equipment, and all other work necessary for the execution and completion of the Park Improvements. Developer shall at all times assure that Developer’s Contractors are keeping all areas where work is being performed or materials stored, and surrounding areas, free from the accumulation of waste materials or rubbish caused by Developer operations. Upon completion of the Park Improvements, Developer shall remove all waste and rubbish and all construction tools, equipment, machinery and surplus materials from such areas.
- 4.3.1.1 Developer’s Contractors:** No contract or agreement, express or implied, shall be deemed to exist between City and any of the Developer’s Contractors. Developer shall be responsible for the control and direction of Developer’s Contractors participating in the construction of the Project and Developer shall solely be responsible for their acts and omissions, including any failure to perform in strict accordance with the Construction Documents. Developer shall be responsible for the payment of all of Developer’s Contractors and shall indemnify, defend, and hold City harmless from any claim, liability, cause of action, or suit relating to or arising out of the acts of such person or failure to make payments due or allegedly due any of such persons.
- 4.3.1.1.1 Lien Releases.** Developer shall pay and obtain lien releases from each of Developer’s Contractors as they complete work on various portions of the Park Improvements. In the event a lien is recorded against any portion of the Property by any of Developer’s Contractors, the Developer shall be obligated to obtain a release of the lien before Closing.

- 4.3.2 Indemnity.** Developer shall indemnify, defend and hold harmless City, its agents, employees, representative, consultants and successors from and against all claims, damages, costs, liabilities, judgments, legal fees, expenses, actions, and suits for personal injury, death, and property damage, arising out of the construction of the Park Improvements, including failure to comply fully with any term or condition of the Contract Documents, to the extent the acts, omission, or negligence of City did not cause such claims, damages, costs, liabilities, judgments, legal fees, or expenses. Developer shall not be responsible for any claims associated with public use of the Park from and after the Closing Date.
- 4.3.3 Insurance.** Prior to commencing construction and at all times during the Construction Phase, Developer shall purchase and maintain comprehensive general liability insurance with a combined single limit on One Million and No/100 Dollars (\$1,000,000.00) each occurrence. The policy shall provide coverage for bodily injury and property damage, and shall include broad form property damage (including completed operations), personal injury liability (including coverage for employee acts), blanket contractual liability and products and completed operations. Liability coverage shall be provided for hazards commonly referred to as XCU (explosion, collapse, and underground).
- 4.3.3.1** All of Developer's Contractors of any tier shall be required to provide comprehensive general liability insurance with combined single limits for bodily injury and property damage of at least One Million and No/100 Dollars (\$1,000,000.00) per occurrence, comprehensive auto liability insurance for all owned, non-owned vehicles with combined single limits for bodily injury and property damage of at least One Million and No/100 Dollars (\$1,000,000.00) per occurrence or other limits as approved by City.
- 4.3.3.2** Developer and Developer's Contractors shall carry Worker's Compensation Insurance to cover obligations imposed by Federal and State statutes covering all employees, and employers' liability insurance with a minimum limit of One Hundred Thousand Dollars and No/100 Dollars (\$100,000.00) per Accident; Five Hundred Thousand and No/100 Dollars (\$500,000.00) per Disease Policy Limit; One Hundred Thousand Dollars and No/100 Dollars (\$100,000.00) Disease, each employee.

- 4.3.3.3 Insurance Policy Requirements:** All insurance required in this Section 4.3.3 shall be endorsed as follows: (i) City, including their respective agents, employees, consultants and representative shall be named as additional insured; (ii) the insurance required shall contain a severability of interest clause such that the insurance afforded applies separately to each insured against whom claim is made or suit is brought; (iii) all insurance policies shall not be terminated or cancelled without thirty (30) calendar Business Days advance written notice of cancellation to be provided by the insurance company; (iv) the insurance afforded by Developer shall be primary insurance and any insurance carried by City shall be excess and not contributory insurance to that provided by Developer; and (v) each entity providing insurance shall furnish certificates of insurance that shall specifically set forth evidence of all coverage required above. If required each entity providing insurance will allow the other party to review and copy such insurance provisions contained in the certified policies.
- 4.3.4 Rights of City During the Construction Phase:** The City Project Representative, or his designee, may visit the Property to inspect progress of the construction of the Park Improvements. In the event the City Project Representative, or his designee, observes apparently defective workmanship or materials, dangerous conditions on the Park Improvements, or work being completed that does not comply with the Construction Documents, he shall promptly provide to Developer a written notice of non-compliance with Construction Documents that identifies the observed defects or conditions. Developer shall take appropriate measures to remedy any such defect or condition prior to Closing.
- 4.3.5 Change Orders:** Developer shall provide the City Project Representative with any proposed Change Orders to the approved Construction Documents, together with the reason and basis for the Change Order. The City Project Representative shall provide a timely response. No Change Orders may be approved and implemented without the specific written approval of the City Project Representative, which approval shall not be unreasonably withheld, conditioned, or delayed.
- 4.3.6 Substantial Completion Date:** It is anticipated that the Developer shall substantially complete the construction of the Park Improvements by April 30, 2022 (the “Substantial Completion Date”).

**4.3.6.1 Delay:** In the event of delay in the construction of the Park Improvements due to reasons that may include, but are not limited to, delay in obtaining required regulatory approvals, work stoppages, labor shortages, weather conditions, acts of God, pandemic, and/or unforeseen site conditions (including unknown physical conditions differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Agreement), Developer shall provide written notice to the City Project Representative identifying the cause of delay and the updated anticipated Substantial Completion Date. Developer and the City Project Representative shall then negotiate in good faith to agree to either proceed with a two-phased Construction Phase in accordance with Section 4.3.7 of this Agreement or extend the Substantial Completion Date.

**4.3.7 Two-Phase Construction Option:** In the event Developer and City agree in writing to proceed with a two-phased Construction Phase, Developer shall proceed as follows:

**4.3.7.1** If the Property is a single parcel, Developer shall obtain a legal description of the resulting two parcels of the Property and file with the City the appropriate applications, at Developer's cost, for a division of the Property into separate legal parcels representing the two construction phases so that separate legal parcels exist that may be conveyed in separate Closings.

**4.3.7.2** In the event Developer does not divide the Property into separate legal parcels comprising two separate construction phases, City shall not be obligated to purchase and close on the Property until all Park Improvements are complete.

**4.3.7.3** In the event Developer does divide the Property into separate legal parcels, there will be a closing for each parcel within thirty (30) days of completion of the construction of the Park Improvements on each of the parcels.

**4.3.7.4** In the event separate legal parcels are created to accommodate two construction phases, the boundary line creating the two parcels shall be a line drawn on the same angle as Line 50 identified in the survey on page 4, and the table on page 5, of **Exhibit A**. Line 46 would be extended to the southern boundary of the Property in order to create a complete boundary between the two phases.

**4.3.7.5** The first construction phase shall include the portion of the Property referred to as West Park (Creek Bend) and Linear Creekfront Park on **Exhibit B**. This would be the parcel west of the boundary line described in section 4.3.7.4 above.

**4.3.7.6** The second construction phase shall include the portion of the Property referred to as East Park (Stroebel) on **Exhibit B**. This would be the parcel east of the new boundary line described in section 4.3.7.4 above.

**4.3.8 Risk of Loss:** The risk of loss will be upon Developer until Closing. In the event of any material loss or damage to or condemnation (by any governmental entity with eminent domain authority other than City) of the Property before Closing, City may terminate this Agreement. If City waives any material loss or damage to or condemnation of the Property and proceeds to Closing, or in the event of an immaterial loss, damage or condemnation, Developer shall, at Closing and as a condition precedent to Closing, pay to City the amount of any insurance or condemnation proceeds attributable to the Property that have been received by Developer and assign to City as of Closing all rights or claims to proceeds payable thereafter.

**4.3.9 Completion Date:** The “Completion Date” shall be determined by the City Project Representative and shall occur when the City Project Representative provides written notice to the Developer that the construction of the Park Improvements is sufficiently complete in accordance with the Construction Documents that City can fully occupy or effectively utilize the facilities for their intended use (“Notice of Completion”). The service of the Notice of Completion on the Developer ends the Construction Phase and starts the Closing Phase (defined below). In the event the two-phase construction option (identified in section 4.3.7 above) is exercised, there shall be two Closing Dates—one for each phase of the Project—and the City Park Representative shall provide separate written notices to the Developer for each phase.

**4.3.9.1 Inspection Certificates.** As a condition precedent to the occurrence of the Completion Date, Developer will secure and submit all required certificates of inspection, testing, or approvals to the City Project Representative.

**4.4 Closing Phase:** The “Closing Phase” (described below) shall commence on the Completion Date. As noted above, there may be two Closings in the event the two-phase construction option (identified in section 4.3.7 above) is exercised.

**4.4.1 Time and Place.** Closing will take place in the offices of Closing Agent on the Closing Date.

**4.4.2 Developer’s Closing Deliveries.** At Closing, Developer shall deliver to Closing Agent:

- 4.4.2.1** A *Special Warranty Deed and Acceptance*, substantially similar to that attached as **Exhibit C** and made a part hereof, fully executed and properly acknowledged by Developer, conveying the Property (or a portion thereof, if the two-phase construction option is triggered) to City, subject to the Permitted Exceptions;
- 4.4.2.2** Any other funds, instruments or documents as may be reasonably requested by City or Closing Agent or reasonably necessary to effect or carry out the purposes of this Agreement (which funds, instruments or documents are subject to Developer’s prior approval, which approval may not be unreasonably withheld, conditioned or delayed).
- 4.4.3** **City’s Closing Deliveries.** At Closing, City shall deliver to Closing Agent:
- 4.4.3.1** The funds for the purchase of the Property required by Section 4.4.4 of this Agreement; and
- 4.4.3.2** Any other funds, instruments or documents as may be reasonably requested by Developer or Closing Agent or reasonably necessary, to effect or carry out the purposes of this Agreement (which funds, instruments or documents are subject to City’s prior approval, which approval may not be unreasonably withheld, conditioned or delayed).
- 4.4.4** **Purchase Price Determination:** The Purchase Price for the Property shall be determined by adding the Park Improvements Costs (defined below) and the Land Value (defined below), as follows:
- 4.4.4.1** **Park Improvement Costs Component:** The Park Improvements costs shall be determined as follows: Developer will track actual costs of construction and provide City a detailed accounting of all contracts and costs, including design, engineering, surveying, an administrative fee of five percent (5%), permit or inspection fees, and construction costs, incurred and paid by the Developer upon completion of the Park Improvements (“Final Construction Cost”). The City shall be responsible to pay Developer for seventy percent (70%) of the Final Construction Costs at Closing (the “Park Improvement Costs”). The other thirty percent (30%) of Final Construction Costs shall be considered a donation by Developer.
- 4.4.4.1.1** Developer shall provide City with an accounting that shall include receipts, contracts, and other documents evidencing the actual costs. City may audit Developer’s accounting records and transactions related to the Park Improvement Costs to verify the accounting provided by Developer.

- 4.4.4.1.2** In the event Developer proceeds with the two-construction phase option, Developer shall provide the accounting of the Park Improvement Costs for each parcel.
- 4.4.4.1.3** The current budget for the Park Improvement Costs is attached as **Exhibit D** and made a part hereof.
- 4.4.4.2 Land Value Component:** The bare ground land value component of the Purchase Price is Eighty-Five Thousand and No/100 Dollars (\$85,000) per acre (the “Land Value Component”).
- 4.4.4.2.1 Land Value Donation Deduction Component:** Developer agrees to donate to City thirty percent (30%) of the value of the Land Value Component. The “Land Value” shall be seventy percent (70%) of the Land Value Component.
- 4.4.4.3 Maximum Purchase Price:** Notwithstanding anything to the contrary contained herein, the Purchase Price shall not exceed One Million Four Hundred Thousand and No/100 Dollars (\$1,400,000.00). Developer shall be responsible for any additional costs above this amount.
- 4.4.4.4 Earnest Money:** The Earnest Money shall be applicable to the Purchase Price. In the event two separate Closings occur, Closing Agent shall apply half (1/2) of the Earnest Money to the Purchase Price of each phase of Closing.
- 4.4.5 Closing Costs and Prorations:** Developer and City shall split all closing costs, with the exception that City shall pay the premium for the Title Policy.
- 4.4.5.1** Items customarily prorated in Ada County, Idaho, will be prorated as of the Closing Date based on the latest available figures. Any items that have been prorated based on the latest available figures shall be reconciled after the Closing Date when actual figures are available, with an appropriate adjustment to be made between Developer and City.
- 4.4.5.2** Each Party shall pay their own attorney fees if any in connection with the negotiation, due diligence investigation, and conduct of the Transaction.

**4.4.6 Title Insurance Policy.** At Closing, Title Company Agent shall commit to issue to and in favor of City, a standard owner’s policy of title insurance with respect to the Property in the amount of the Purchase Price, insuring fee simple title to the Property in City effective on the Closing Date, subject to the standard exclusions and exceptions in such form of policy and subject to the Permitted Exceptions (the “Title Policy”).

**4.5 Post-Closing Phase:**

**4.5.1 Delivery of Possession of Property:** Developer shall deliver possession of the Property to the City concurrent with Closing.

**4.5.2 Construction Documents:** Immediately following the Closing of this transaction the Construction Documents shall become the property of City.

**4.5.3 Park Improvements Warranties:** Developer warrants to City for the periods identified below that:

- all materials and equipment furnished as Park Improvements under this Agreement will be new;
- that all work in connection with the Park Improvements will be of good quality, free from improper workmanship and defect, and,
- that the materials and equipment used in construction will be constructed and installed in accordance with the Contract Documents.

**4.5.3.1 Developer Cure Warranties of Park Improvements Defects:** Developer shall remedy any defects due to faulty materials, equipment, or workmanship and any faulty landscaping materials that appear within a period of one (1) year from the Completion Date (two (2) years with respect to playground equipment only). With respect to latent defects not reasonably discoverable within such one-year period of time, such defects shall be corrected by Developer upon written request given within one (1) year from the actual date of discovery of such defect, except that Developer shall not be required to correct latent defects first discovered later than two (2) years from the Completion Date. The foregoing warranties are in addition to and not a limitation of such warranties as may be available from manufacturers of equipment, suppliers of materials or other third-parties. Developer shall not be responsible for replacing or correcting issues that are caused by the City, its agents, or the patrons or public use of the Park.

**4.5.3.2 Manufacturer Warranties.** Developer will collect and submit to City all manufacturers' warranties and all other documents relating to materials and facilities otherwise required by the Contract Documents.

**4.5.3.3 Other Warranties.** Any warranties provided by Developer and of third parties are for the benefit of City. Developer will be obligated and responsible to City to the full extent of any warranties provided by Developer's Contractors, suppliers, manufacturers or others.

## **SECTION 5 DEVELOPER'S REPRESENTATIONS AND WARRANTIES**

Developer represents and warrants to the City that:

- 5.1 Authority.** Developer has full power and authority to enter into this Agreement and complete the Transaction.
- 5.2 Binding Agreement.** Upon Developer's execution of this Agreement, this Agreement will be binding and enforceable against Developer in accordance with its terms, and upon Developer's execution of the additional documents contemplated by this Agreement, they will be binding and enforceable against Developer in accordance with their terms.
- 5.3 Title.** Developer has fee title to the Property, subject to the Permitted Exceptions.
- 5.4 Survival.** The foregoing representations and warranties must be true, correct and complete as of the Closing Date. All representations and warranties by Developer set forth in this Agreement will survive the consummation of this Agreement and the delivery and recordation of the Special Warranty Deed described in Section 4.4.2.1 for a period of one (1) year unless otherwise specifically provided in this Agreement.

## **SECTION 6 CITY'S REPRESENTATIONS AND WARRANTIES**

City represents and warrants to Developer that:

- 6.1 Authority.** City has full power and authority to enter into this Agreement and complete the Transaction.
- 6.2 Binding Agreement.** Upon City's execution of this Agreement, this Agreement will be binding and enforceable against City according to its terms, and upon City's execution of the additional documents contemplated by this Agreement, they will be binding and enforceable against City according to their terms.

- 6.3 Survival.** The foregoing representations and warranties must be true, correct and complete on and as of the Closing Date. All representations and warranties by City set forth in this Agreement will survive the consummation of this Agreement and the delivery and recordation of the Special Warranty Deed described in Section 4.4.2.1 for a period of one (1) year.

## **SECTION 7 REMEDIES**

- 7.1 City' Remedies.** If prior to Closing Developer fails to perform any of Developer's obligations under this Agreement and that failure continues for forty-two (42) Business Days after Developer's receipt of written notice from City, City may, as City's sole remedy for Developer's failure, either:
- 7.1.1** terminate this Agreement in accordance with Section 9 and receive the return of the Earnest Money by the Title Company; or
  - 7.1.2** bring an appropriate action for specific performance of this Agreement.
  - 7.1.3** In the event the Developer begins construction on Park Improvements, but fails to complete all Park Improvements or has not commenced construction of the Park Improvements and after notice has been served upon the Developer pursuant to this section, the City shall have an exclusive option to buy the Property. The purchase price to be paid by City shall be based upon Developers actual Park Improvement Costs as provided in Section 4.4.4 of this Agreement and the value of the Property not including the Park Improvements will be based upon the current tax assessed value for the parcel(s) at issue calculated on a per acre basis, unless said amount exceeds \$85,000 per acre, in which case the purchase price will be \$85,000 per acre.
- 7.2 Developer's Remedies.** If City fails to perform any of City's obligations under this Agreement and that failure continues for forty-two (42) Business Days after City's receipt of written notice from Developer, and Developer may, as Developer's remedies for City's failure:
- 7.2.1** claim the Earnest Money as liquid damages;
  - 7.2.2** terminate this Agreement in accordance with Section 9;
  - 7.2.3** bring an appropriate action for specific performance of this Agreement;
  - 7.2.4** bring an appropriate action for any damages incurred by Developer as a result of such failure; and/or
  - 7.2.5** pursue any other remedies available to Developer under this Agreement, at law or in equity.



## SECTION 9 TERMINATION

If City or Developer elects to terminate this Agreement as provided under this Agreement, the terminating party shall give written notice of the termination to the other party and Closing Agent. Upon proper termination by a party, except as provided in this Agreement in Section 7 neither party will have any further liability or obligation under this Agreement.

## SECTION 10 ASSIGNMENT, SUCCESSORS AND ASSIGNS

- 10.1 Assignment.** This Agreement may not be assigned by either party without the express written permission of the other party, which permission shall not be unreasonably withheld upon showing that the proposed assignee is able to perform the terms and conditions of this Agreement.
- 10.2 Binding Effect.** This Agreement is binding upon and inures to the benefit of the parties to this Agreement and their respective successors and assigns. The foregoing notwithstanding, if either party assigns its rights under this Agreement, that party shall remain primarily liable for the performance of all that party's obligations under this Agreement.

## SECTION 11 MISCELLANEOUS

- 11.1 Waiver.** The waiver by any party to this Agreement of any right granted to it under this Agreement is not a waiver of any other right granted under this Agreement, nor may any waiver be deemed to be a waiver of a subsequent right obtained by reason of the continuation of any matter previously waived.
- 11.2 Survival.** All of the covenants, agreements, representations and warranties set forth in this Agreement survive Closing, and do not merge into any deed, assignment, or other instrument executed or delivered under this Agreement.
- 11.3 Counterparts/Facsimile.** This Agreement may be executed in counterparts, each of which is deemed an original, but all of which constitute one and the same instrument. The signature pages may be detached from each counterpart and combined into one instrument. This Agreement may be signed and delivered by facsimile or pdf, either of which will be effective as an original. At either party's request, or at the Escrow Agent's request, the parties will confirm facsimile-transmitted or pdf-transmitted signatures by signing an original document.

- 11.4 Construction.** This Agreement is the result of negotiations between the parties, neither of whom has acted under any duress or compulsion, whether legal, economic or otherwise. Accordingly, the terms and provisions of this Agreement must be construed in accordance with their usual and customary meanings. Developer and City waive the application of any rule of law which otherwise would be applicable in connection with the construction of this Agreement that ambiguous or conflicting terms or provisions should be construed against the party who (or whose attorney) prepared the executed Agreement or any earlier draft of this Agreement.
- 11.5 Headings.** The headings in this Agreement are for reference only and do not limit or define the meaning of any provision of this Agreement.
- 11.6 No Third-Party Beneficiary.** No term or provision of this Agreement or the exhibits to this Agreement is intended to be, nor may any term or provision be construed to be, for the benefit of any person, firm, corporation or other entity not a party to this Agreement (including, without limitation, any broker), and no other person, firm, corporation or entity has any right or cause of action under this Agreement.
- 11.7 Severability.** If any provision of this Agreement or any portion of any provision of this Agreement is determined to be invalid, illegal or unenforceable, the invalidity, illegality or unenforceability will not alter the remaining portion of such provision, or any other provision of this Agreement, as each provision of this Agreement is severable from all other provisions of this Agreement.
- 11.8 Time of Essence.** Time is of the essence in the performance of this Agreement.
- 11.9 Exhibit Incorporation by Reference.** All exhibits to this Agreement are fully incorporated into this Agreement as though set forth in full.
- 11.10 Governing Law.** This Agreement is governed by, and construed and enforced in accordance with, the laws of the state of Idaho and Ada County is the venue.
- 11.11 Successors and Assigns.** This Agreement shall run with the Property and shall be binding upon and shall inure to the benefit of the parties hereto, and their respective heirs, personal representatives, successors and assigns.
- 11.12 Date Hereof.** As used herein, the term “the date hereof” shall mean the date first set forth above.
- 11.13 Recording:** This Agreement shall not be recorded with the Ada County Recorder’s Office. At either party’s request, a memorandum of this Agreement may be recorded of a form mutually acceptable to the parties.
- 11.14 Entire Agreement.** This Agreement sets forth the entire understanding of the parties with respect to the matters set forth in this Agreement as of the Effective Date; it supersedes all prior oral or written agreements of the parties as to the matters set forth in this Agreement; and it cannot be altered or amended except by an instrument in writing, signed by City and Developer.

*[end of text – signatures and acknowledgments intentionally not included ]*

**CITY OF KUNA**

**Certification of Resolution No. R24-2021**

**STATE OF IDAHO )**

**: ss.**

**County of Ada )**

I certify that this is a true and correct copy of Resolution No. 2021-\_\_\_\_\_, an original record of the City of Kuna, in the possession of Chris Engels, City Clerk.

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

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

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

[seal]

## EXHIBIT A LEGAL DESCRIPTION OF PROPERTY



J-U-B COMPANIES

THE  
LANGDON  
GROUPGATEWAY  
MAPPING  
INC.

### RISING SUN SUBDIVISION CITY PARK BOUNDARY LEGAL DESCRIPTION

That portion of the Northwest Quarter of Section 30, Township 2 North, Range 1 East, Boise Meridian, in the City of Kuna, Ada County Idaho, particularly described as follows:

Commencing at the north quarter corner of Section 30, Township 2 North, Range 1 East, Boise Meridian, from which the center quarter corner of said Section 30 bears South 00°39'03" West, 2,666.56 feet; Thence along the east line of said Northwest Quarter, South 00°39'03" West, 831.34 feet; Thence departing from said east line, North 89°20'57" West, 25.00 feet to the east line of the Debra Young Tax Parcel No R0615250650 according to Record of Survey No. 10925, Ada County Records, and the POINT OF BEGINNING;

Thence S 00°39'03" W, 412.54 feet along said east line;

Thence along the southerly line of said Debra Young Tax Parcel the following nineteen (19) courses:

- 1) N 87°06'51" W, 480.40 feet;
- 2) N 78°58'49" W, 144.70 feet;
- 3) N 56°46'53" W, 110.79 feet;
- 4) N 72°16'56" W, 169.65 feet;
- 5) S 55°44'04" W, 157.47 feet;
- 6) S 89°56'48" W, 227.37 feet;
- 7) N 45°19'03" W, 179.01 feet;
- 8) N 89°06'31" W, 153.27 feet;
- 9) N 69°19'32" W, 91.26 feet;
- 10) S 78°51'32" W, 201.10 feet;
- 11) S 43°04'08" W, 114.28 feet;
- 12) S 66°46'54" W, 55.20 feet;
- 13) S 37°04'13" W, 79.52 feet;
- 14) S 20°11'13" W, 54.91 feet;
- 15) S 03°24'46" W, 100.21 feet;
- 16) S 62°07'11" W, 42.84 feet;
- 17) S 87°46'28" W, 134.59 feet;
- 18) N 51°42'59" W, 70.13 feet;
- 19) N 47°20'06" W, 72.74 feet;

Thence along the westerly and northwesterly lines of said Debra Young Tax Parcel the following ten (10) courses:

- 1) N 00°47'53" W, 281.56 feet to the beginning of a non-tangent curve;

### RISING SUN SUBDIVISION / CITY PARK BOUNDARY LEGAL DESCRIPTION Page 1 of 3

a 250 S. Beechwood Avenue, Suite 201, Boise, ID 83709 p 208-376-7330 w www.jub.com



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

- 2) Along said non-tangent curve to the right an arc length of 12.43 feet, having a radius of 197.19 feet, a central angle of 03°36'45", a chord bearing of S 52°35'31" E and a chord length of 12.43 feet;
- 3) S 48°50'30" E, 141.03 feet;
- 4) S 54°24'29" E, 55.42 feet to the beginning of a non-tangent curve;
- 5) Along said non-tangent curve to the left an arc length of 33.43 feet, having a radius of 38.03 feet, a central angle of 50°21'32", a chord bearing of S 79°34'52" E and a chord length of 32.36 feet to the beginning of a non-tangent curve;
- 6) Along said non-tangent curve to the left an arc length of 66.12 feet, having a radius of 198.51 feet, a central angle of 19°04'58", a chord bearing of N 65°42'17" E and a chord length of 65.81 feet to the beginning of a non-tangent curve;
- 7) Along said non-tangent curve to the left an arc length of 116.76 feet, having a radius of 277.85 feet, a central angle of 24°04'36", a chord bearing of N 33°39'56" E and a chord length of 115.90 feet to the beginning of a non-tangent curve;
- 8) Along said non-tangent curve to the left an arc length of 20.01 feet, having a radius of 45.42 feet, a central angle of 25°14'38", a chord bearing of N 09°00'10" E and a chord length of 19.85 feet;
- 9) N 00°27'38" E, 91.98 feet to the beginning of a non-tangent curve;
- 10) Along said non-tangent curve to the right an arc length of 35.01 feet, having a radius of 192.42 feet, a central angle of 10°25'33", a chord bearing of N 05°40'23" E and a chord length of 34.97 feet;

Thence N 89°03'04" E, 67.32 feet departing from said northwesterly line;  
 Thence S 00°56'56" E, 138.50 feet;  
 Thence N 82°30'12" E, 161.05 feet;  
 Thence N 78°51'32" E, 86.36 feet;  
 Thence N 82°53'23" E, 46.50 feet;  
 Thence N 81°24'42" E, 14.30 feet;  
 Thence S 81°04'35" E, 46.51 feet;  
 Thence S 55°57'50" E, 27.75 feet;  
 Thence S 89°06'31" E, 108.34 feet;  
 Thence S 80°26'10" E, 59.68 feet;  
 Thence S 51°06'23" E, 89.21 feet;  
 Thence S 45°19'03" E, 65.61 feet;  
 Thence N 89°56'48" E, 235.37 feet;  
 Thence N 55°44'04" E, 95.06 feet;  
 Thence N 68°40'45" E, 40.20 feet;  
 Thence N 85°36'09" E, 25.31 feet;  
 Thence S 75°19'49" E, 85.36 feet;  
 Thence S 68°30'47" E, 82.32 feet;

RISING SUN SUBDIVISION / CITY PARK BOUNDARY  
 LEGAL DESCRIPTION  
 Page 2 of 3

a 250 S. Beechwood Avenue, Suite 201, Boise, ID 83709 p 208-376-7330 w www.jub.com



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Thence S 56°46'53" E, 38.34 feet;  
 Thence S 67°30'41" E, 71.93 feet;  
 Thence S 75°56'05" E, 77.45 feet;  
 Thence S 77°14'17" E, 60.49 feet;  
 Thence S 84°03'08" E, 75.32 feet;  
 Thence N 84°27'24" E, 26.73 feet;  
 Thence S 85°31'30" E, 118.26 feet;  
 Thence S 88°45'42" E, 5.43 feet;  
 Thence N 00°39'10" E, 119.54 feet to the beginning of a non-tangent curve;  
 Thence along said non-tangent curve to the left an arc length of 118.20 feet, having a radius of 68.50 feet, a central angle of 98°52'06", a chord bearing of N 50°05'06" E and a chord length of 104.07 feet;  
 Thence N 00°39'03" E, 175.95 feet;  
 Thence S 89°20'57" E, 160.51 feet to the POINT OF BEGINNING, containing 5.86 acres, more or less.

END DESCRIPTION

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of Robert L. Kazarinoff, PLS, all professional liability associated with this document is hereby declared null and void.

Robert L. Kazarinoff, PLS 16642

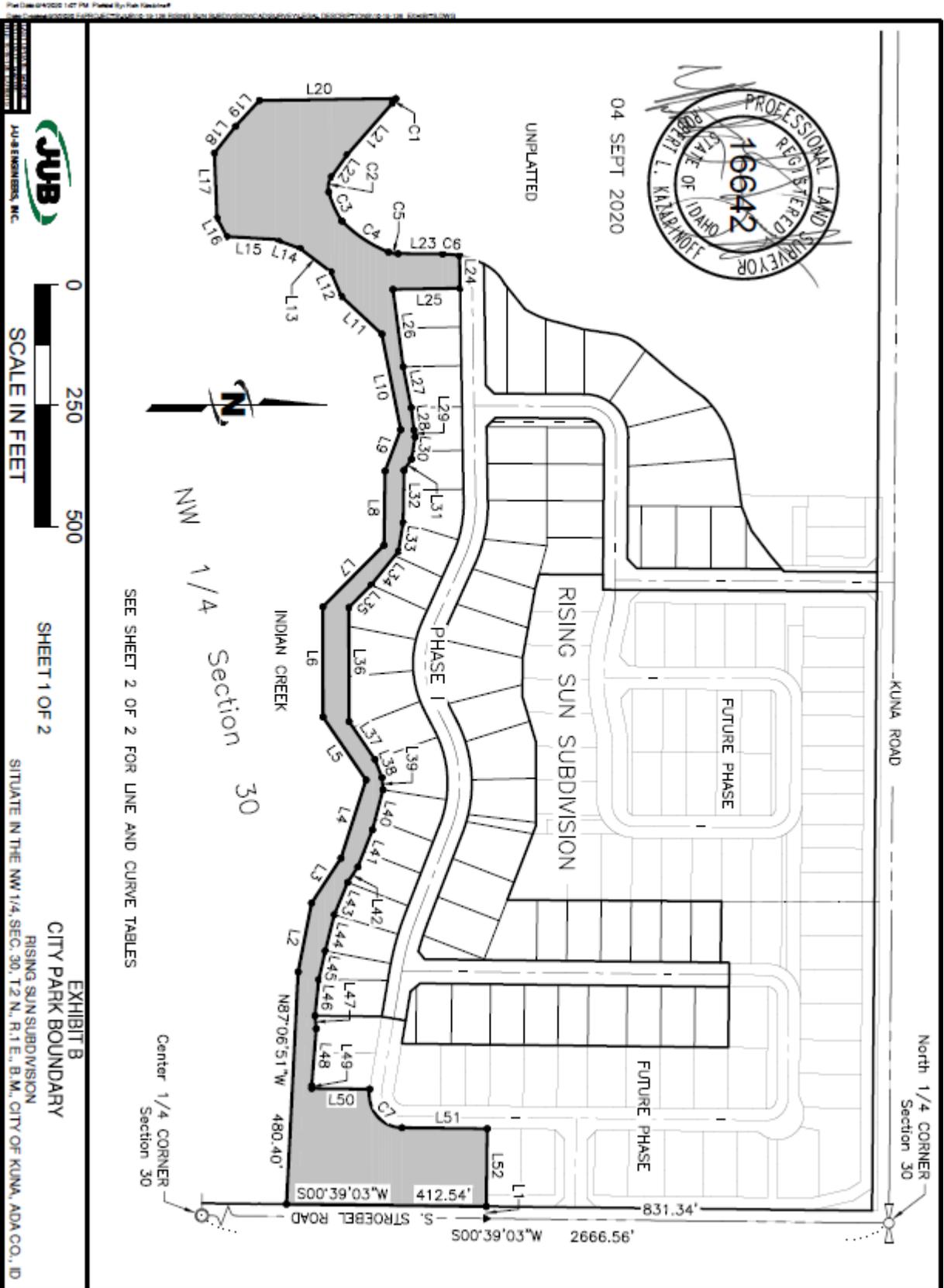
Date



04 SEPT 2020

RISING SUN SUBDIVISION / CITY PARK BOUNDARY  
 LEGAL DESCRIPTION  
 Page 3 of 3

a 250 S. Beechwood Avenue, Suite 201, Boise, ID 83709 p 208-376-7330 w www.jub.com



Plot Date: 09/02/2020 1:08 PM Plotted By: Rob Kasperoff



SHEET 2 OF 2

**EXHIBIT B**  
**CITY PARK BOUNDARY**  
 RISING SUN SUBDIVISION  
 SITUATE IN THE NW 1/4, SEC. 30, T2 N., R.1 E., B.M., CITY OF KUNA, ADA CO., ID

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N89°20'57"W	25.00'	L21	S48°50'30"E	141.03'
L2	N78°58'49"W	144.70'	L22	S54°24'29"E	55.42'
L3	N56°46'53"W	110.79'	L23	N00°27'38"E	91.98'
L4	N72°16'56"W	169.65'	L24	N89°03'04"E	67.32'
L5	S55°44'04"W	157.47'	L25	S00°56'56"E	138.50'
L6	S89°56'48"W	227.37'	L26	N82°30'12"E	161.05'
L7	N45°19'03"W	179.01'	L27	N78°51'32"E	86.36'
L8	N89°06'31"W	153.27'	L28	N82°53'23"E	46.50'
L9	N69°19'32"W	91.26'	L29	N81°24'42"E	14.30'
L10	S78°51'32"W	201.10'	L30	S81°04'35"E	46.51'
L11	S43°04'08"W	114.28'	L31	S55°57'50"E	27.75'
L12	S66°46'54"W	55.20'	L32	S89°06'31"E	108.34'
L13	S37°04'13"W	79.52'	L33	S80°26'10"E	59.68'
L14	S20°11'13"W	54.91'	L34	S51°06'23"E	89.21'
L15	S03°24'46"W	100.21'	L35	S45°19'03"E	65.61'
L16	S62°07'11"W	42.84'	L36	N89°56'48"E	235.37'
L17	S87°46'28"W	134.59'	L37	N55°44'04"E	95.06'
L18	N51°42'59"W	70.13'	L38	N68°40'45"E	40.20'
L19	N47°20'06"W	72.74'	L39	N85°36'09"E	25.31'
L20	N00°47'53"W	281.56'	L40	S75°19'49"E	85.36'

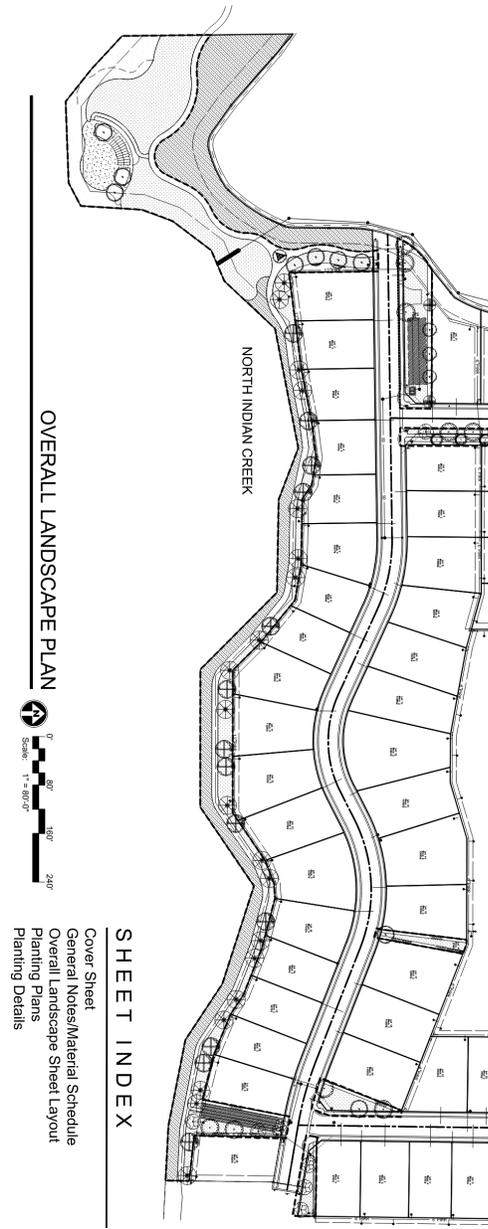
Line Table		
Line #	Direction	Length
L41	S88°30'47"E	82.32'
L42	S56°46'53"E	38.34'
L43	S67°30'41"E	71.93'
L44	S75°56'05"E	77.45'
L45	S77°14'17"E	60.49'
L46	S84°03'08"E	75.32'
L47	N84°27'24"E	26.73'
L48	S85°31'30"E	118.26'
L49	S88°45'42"E	5.43'
L50	N00°39'10"E	119.54'
L51	N00°39'03"E	175.95'
L52	S89°20'57"E	160.51'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	12.43'	197.19'	3°36'45"	S52°35'31"E	12.43'
C2	33.43'	38.03'	50°21'32"	S79°34'52"E	32.36'
C3	66.12'	198.51'	19°04'58"	N65°42'17"E	65.81'
C4	116.76'	277.85'	24°04'36"	N33°39'56"E	115.90'
C5	20.01'	45.42'	25°14'38"	N09°00'10"E	19.85'
C6	35.01'	192.42'	10°25'33"	N05°40'23"E	34.97'
C7	118.20'	68.50'	98°52'06"	N50°05'06"E	104.07'

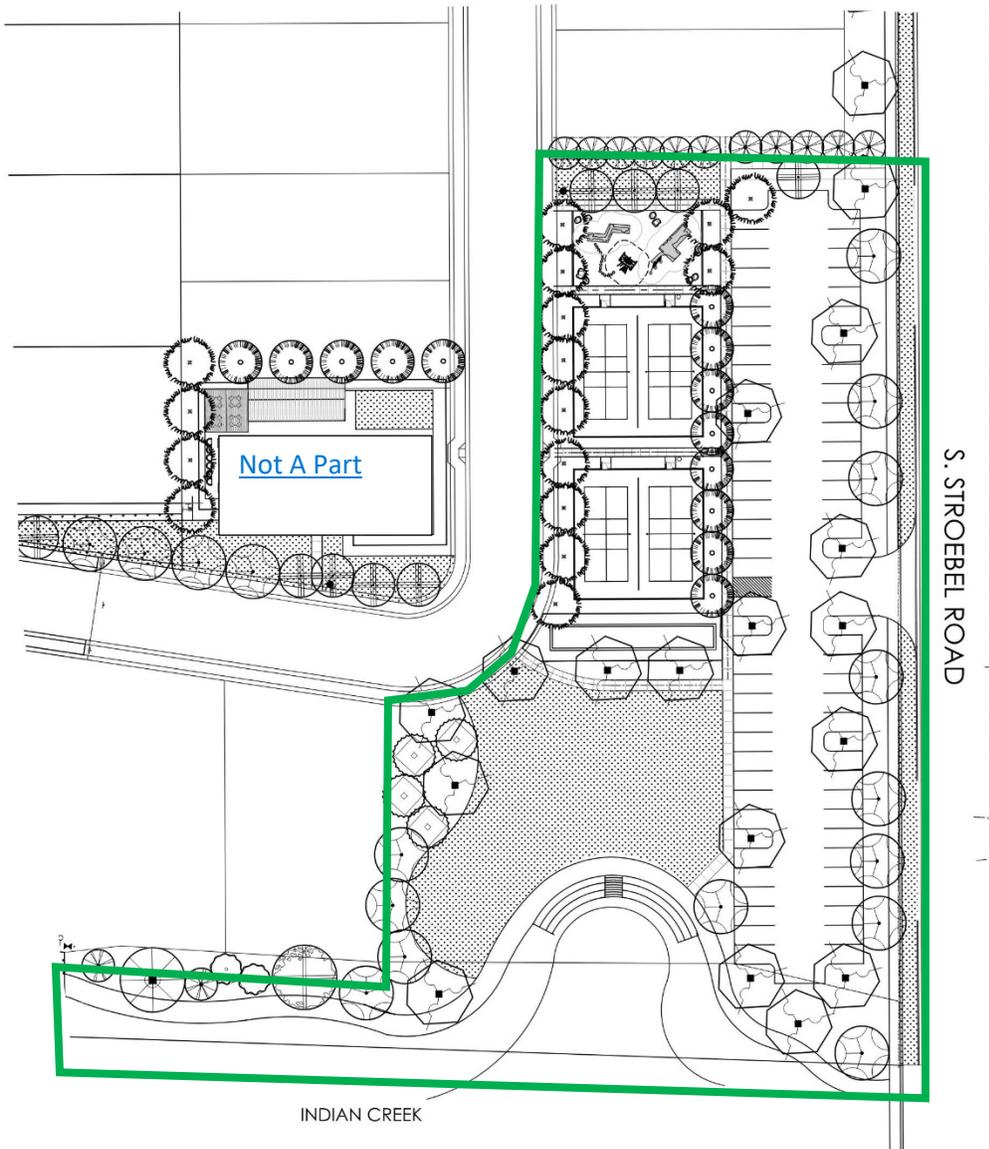


# EXHIBIT B DESCRIPTION AND DEPICTION OF PARK IMPROVEMENTS

## Phase 1 (West) Park



Phase 2 (East) Park



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RISING SUN - EAST PARK  
CONCEPTUAL LANDSCAPE PLAN

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**EXHIBIT C  
FORM OF SPECIAL WARRANTY DEED AND ACCEPTANCE**

**SPECIAL WARRANTY DEED AND ACCEPTANCE**

THIS SPECIAL WARRANTY DEED AND ACCEPTANCE is made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, between M3 ID Rising Sun, LLC, and Idaho limited liability company ("Grantor") and City of Kuna, a political subdivision of the State of Idaho whose current address is \_\_\_\_\_, Kuna, Idaho \_\_\_\_\_ ("Grantee").

W I T N E S S E T H:

**Section 1. Conveyance.**

Grantor does hereby grant and convey to Grantee all of the real property located in the County of Ada, State of Idaho, described on **Exhibit A**, attached hereto and made a part hereof (hereafter, the "Property"), to be used as a public park ("Park").

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance by Grantor to Grantee is made subject to the following exceptions:

1. All taxes and assessments levied against the Property, including liens and assessments of any irrigation district ("Taxes") for the year in which the conveyance is made shall be prorated between Grantor and Grantee as of the date of this Deed of Gift. Taxes levied and assessed for the prior year shall be paid by Grantor.
  
2. Easements and rights-of-way for roads, ditches, utilities and other purposes and uses, which easements and rights-of-way are of record or visible upon a physical inspection of the Property.
  
3. Exceptions, reservations, terms, covenants and conditions of record; provided, however that Grantee shall not be subject to the Declaration of Covenants, Conditions and Restrictions for Rising Sun Subdivision recorded \_\_\_\_\_ as Instrument No. \_\_\_\_\_ in the records of Ada

County, Idaho; and further, Grantee shall not be a member of the Rising Sun Subdivision Homeowners' Association, nor subject to assessments thereof.

## **Section 2. Conditions of Conveyance.**

TO HAVE AND TO HOLD the Property unto Grantee subject to the following express conditions and covenants which are accepted and agreed to by Grantee as evidenced by Grantee's execution of this Deed of Gift (collectively, "Grantee Covenants"):

1. Grantee covenants and agrees to use the Property as a community open space, recreational facility and public park for the public in accordance with its Park Improvements. The Grantee shall provide for the reasonable maintenance, repair and replacement of the Property and the Park Improvements.
2. Prohibitions on Use. Without the prior written consent of Grantor, which consent shall be within the sole and exclusive discretion of Grantor, the Property's exclusive use shall be as a community open space, recreational facility and public park.
3. Restriction of Transfer. The Property shall not, in whole or in part, be transferred or conveyed by Grantee.

## **Section 3. Term of Grantee Covenants – Succession.**

The term of the Grantee Covenants shall commence on the date of recordation of this = Special Warranty Deed and Acceptance and continue thereafter for a period of thirty (30) years following the date of recordation of this Special Warranty Deed and Acceptance ("Covenant Term"). From and after the expiration of the Covenant Term, the Grantee Covenants shall automatically terminate and end and shall be of no further force or effect.

The Grantee Covenants shall be a burden on the Property for the benefit of the Grantor, its successors and assigns, and shall run with the land.

## **Section 4. Acceptance.**

By its acceptance below, Grantee shall be deemed to have accepted and agreed to comply with the conditions and restrictions set forth in this Special Warranty Deed and Acceptance.

[end of text – signatures on following page]



M3 ID Rising Sun, LLC, the Arizona limited liability company that executed the within and foregoing instrument, or the person who executed the instrument on behalf of said Arizona limited liability company, and acknowledged to me that such Arizona limited liability company executed the same.

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

(SEAL)

\_\_\_\_\_

Notary Public for Idaho

Residing at: \_\_\_\_\_

Commission Expires: \_\_\_\_\_



On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_ and \_\_\_\_\_, known to me to be the Mayor and City Clerk, respectively, of City of Kuna, Idaho, and who executed the within instrument, and acknowledged to me that City of Kuna executed the same.

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

(SEAL)

\_\_\_\_\_

Notary Public for Idaho

Residing at: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

**EXHIBIT D**  
**Current Park Budget**

<b>West Park (Creek Bend)</b>	<b>Units</b>	<b>Quantity</b>	<b>Total</b>
Land	85,000	2.0	170,000
Site Preparation	53,637	1	53,637
Landscaping	79,005	1	79,005
Trails	35,070	1	35,070
Beach / Creek Frontage	25,000	1	25,000
Ramada	45,000	1	45,000
Park Furniture	5,000	1	5,000
7% Engineering, Design, Survey			16,990
5% Construction Management			12,136
5% Contingency			12,136
<b>SUB TOTAL</b>			<b>453,973</b>

<b>Linear Creekfront Park</b>			
Land	85,000	1.0	85,000
Site Preparation	62,300	1	62,300
Landscaping	46,265	1	46,265
Trails	96,850	1	96,850
7% Engineering, Design, Survey			14,379
5% Construction Management			10,271
5% Contingency			10,271
<b>SUB TOTAL</b>			<b>325,336</b>
<b>East Park (Stroebe)</b>			

Land	85,000	2.86	243,100
Site Preparation	75,427	1	75,427
Landscaping	98,656	1	98,656
Trails & Sidewalk	35,185	1	35,185
Ramada	92,445	-	-
Park Furniture	4,500	1	4,500
Pickleball	90,820	1	90,820
Bocce Ball	24,760	1	24,760
Playground	76,890	1	76,890
Parking Lot	284,485	1	284,485
Creek Frontage		-	-
Building		-	-
7% Engineering, Design, Survey			48,351
5% Construction Management			34,536
5% Contingency			34,536
<b>SUB TOTAL</b>			<b>1,051,245</b>

<b>TOTAL</b>	<b>1,830,554</b>
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30% <b>M3 Responsibility</b>	<b>549,166</b>
70% <b>Kuna Responsibility</b>	<b>1,281,388</b>





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(Space above reserved for recording)

**ORDINANCE 2021-15  
CITY OF KUNA, IDAHO**

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES  
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM  
[BLACKS CREEK LP. real property]**

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

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

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

- 1.1 The City of Kuna has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the “KMIS”); and

- 1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and
- 1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor’s office as BLACKS CREEK LP. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the “SUBJECT REAL PROPERTIES”) within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and
- 1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

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

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

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

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

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

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

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

ATTEST:

CITY OF KUNA, Ada County, Idaho

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

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

**EXHIBIT A****LEGAL DESCRIPTION FOR WATER RIGHTS ON  
BLACKS CREEK LP  
JOURNEYS END SUBDIVISION NO. 3**

A re-subdivision of a portion of Lots 4, 5, 6, 7, 8 and 1 of Avalon Orchard Tracts as filed in Book 4 of Plats at Page 189, records of Ada County, Idaho, located in the NW 1/4 of the NE 1/4 of Section 25, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho, more particularly described as follows:

Commencing at the N1/4 corner of said Section 25 from which the NE corner of said Section 25 bears South 88°39'09" East, 2667.49 feet:

thence along the North-South centerline of said Section 25 South 00°23'58" East, 541.92 feet;

thence leaving said North-South centerline North 89°36'02" East, 20.00 feet to a point on the East Right-of-way line of S. Kay Avenue, said point also being the SW corner of Journey's End Subdivision No. 2 as filed in Book 112 of Plats at Pages 16380 through 16382, records of Ada County, Idaho and the **REAL POINT OF BEGINNING**;

thence along the exterior boundary line of said Journey's End Subdivision No. 2 for the following 10 courses and distances:

thence South 88°41'31" East, 95.46 feet;

thence South 01°18'29" West, 7.28 feet;

thence South 88°41'31" East, 41.00 feet;

thence South 01°18'29" West, 40.17 feet;

thence 27.49 feet along the arc of curve to the left, said curve having a radius of 17.50 feet, a central angle of 90°00'00" and a long chord which bears South 43°41'31" East, 24.75 feet;

thence South 88°41'31" East, 246.00 feet;

thence South 01°18'29" West, 41.00 feet;

thence South 88°41'31" East, 12.00 feet;

thence South 01°18'29" West, 82.50 feet;

thence South 88°41'31" East, 301.00 feet to the SE corner of Lot 18, Block 1 of said Journey's End Subdivision No. 2;

thence leaving said South boundary line South 34°09'22" East, 316.52 feet;

thence South 88°55'59" West, 143.72 feet;

thence South 00°20'07" East, 233.90 feet;

thence South 63°01'23" East, 9.68 feet;

thence South 26°59'45" West, 160.01 feet;

thence North 63°01'39" West, 83.20 feet;

thence North 46°48'41" West, 59.18 feet;

thence North 30°50'12" West, 156.45 feet;

thence North 25°13'34" West, 94.98 feet;

thence North 65°48'10" West, 163.92 feet;

thence North 67°10'24" West, 159.18 feet;

thence North 78°01'03" West, 75.29 feet;

thence North 86°26'57" West, 69.33 feet to a point on the East Right-of-way line of S. Kay Avenue;

thence along said East Right-of-way line North 00°23'58" West, 402.79 feet to the **REAL POINT OF BEGINNING**. Containing 8.18 acres, more or less.

