

**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, August 3, 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 July 20, 2021**

**B. Accounts Payable Dated July 15, 2021, in the amount of \$889,471.90**

**C. Case No. 21-10-FP (Final Plat) Cazador No. 3**

**D. Case No. 21-11-FP (Final Plat) Cazador No. 4**

**E. Case No. 21-01-TE (Time Extension) Merlin Pointe No. 2**

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

**6. Public Hearings: None**

**7. Business Items:**

**A. Quarterly Report – Jared Empey, City Treasurer**

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.

- B.** Consideration to approve Resolution R26-2021 Awarding the Parks Parking Lot Bid to Peak Concrete Construction LLC – Bobby Withrow, Parks/Facilities Director **ACTION ITEM**

### **8. Ordinances:**

- A.** Consideration to approve Ordinance No. 2021-22 **ACTION ITEM**

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

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NO. S1312223000 OWNED BY VIPER INVESTMENTS LLC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve Ordinance*

- B.** Consideration to approve Ordinance No. 2021-23 **ACTION ITEM**

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

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NO. S1312223000 OWNED BY PATTERSON FAMILY ENTERPRISES LLC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve Ordinance*

- C.** Consideration to approve Ordinance No. 2021-24 **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 BRADFORD A WATERS AND GREYHAWK LAND COMPANY 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*

**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, July 20, 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 00:00:22)*

**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  
 Nathan Stanley, Deputy City Clerk – In Person  
 Jared Empey, City Treasurer – In Person  
 Nancy Stauffer, Human Resources Director – In Person  
 Paul Stevens, Public Works Director – Via Zoom  
 Bobby Withrow, Parks Director – In Person  
 Mike Fratusco, Kuna Police Chief – In Person  
 Doug Hanson, Planner II – In Person

**2. Invocation: None**

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

*(Timestamp 00:00:36)*

**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.*

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- A. Regular City Council Meeting Minutes Dated July 6, 2021
- B. Accounts Payable Dated July 15, 2021, in the amount of \$536,294.25

**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 00:01:36)*

Robert Bleazard – Ada County Prosecutors Office. Update on Kuna cases.

Robert Bleazard reviewed the report from the Ada County Prosecutors Office and stood for questions.

#### 6. *Public Hearings:*

*(Timestamp 00:08:08)*

- A. Case Nos. 20-03-ZC (Rezone) and 20-06-S (Preliminary Plat) LedgeStone Plaza: Trilogy Development, Inc and Gem State Planning request to subdivide approximately 76.03 acres into 275 total lots (247 residential buildable lots (425 total dwelling units), six commercial buildable lots and 22 common lots). Additionally, the applicants propose to rezone the 76.03 acres from its current zoning district classification of C-1 (neighborhood commercial) to C-3 (service commercial), R-12 (high-density residential) and R-6 (medium density residential) zoning district classifications. The subject sites are located at 2400 N Meridian Road and N. Meridian Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418234000 and S1418233650). **The applicant is requesting that this item be tabled to a date uncertain.:** Doug Hanson, Planner II **ACTION ITEM**

**Motion To:** Table Public Hearing 20-03-ZC (Rezone) and 20-06-S (Preliminary Plat) to a date uncertain.

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

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

## 7. **Business Items:**

*(Timestamp 00:09:15)*

### A. Tentative Budget for Fiscal Year 2022, Jared Empey, City Treasurer **ACTION ITEM**

Jared Empey, City Treasurer reviewed the tentative budget for FY22 budget.

Council members and Jared discuss the tentative budget.

**Motion To:** Approve the tentative budget for publication.

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

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

## 8. **Ordinances:**

*(Timestamp 00:24:05)*

### A. Consideration to approve Ordinance No. 2021-17 **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 CHALLENGER DEVELOPMENT INC.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve Ordinance*

**Motion To:** Waive three readings of Ordinance No. 2021-17

**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. 2021-17

**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

- B.** Consideration to approve Ordinance No. 2021-18 **ACTION ITEM**  
(Timestamp 00:25:34)

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

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

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S1312325400 OWNED BY MATTHEW AND ADDISON COFFELT WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve Ordinance*

**Motion To:** Waive three readings of Ordinance No. 2021-18

**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. 2021-18

**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

**C. Consideration to approve Ordinance No. 2021-19 ACTION ITEM**  
*(Timestamp 00:27:15)*

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

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NOS. S1313449905 OWNED BY SH69 NORTH LLC, AND S1313449910 OWNED BY SH 69 HOLDINGS LLC WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

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

**Motion To:** Waive three readings of Ordinance No. 2021-19

**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. 2021-19

**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

**D. Consideration to approve Ordinance No. 2021-20 ACTION ITEM**  
*(Timestamp 00:28:54)*

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

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND

- ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S1236335800 OWNED BY VIPERINVESTMENTSLLC WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve Ordinance*

**Motion To:** Waive three readings of Ordinance No. 2021-20

**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. 2021-20

**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

**E.** Consideration to approve Ordinance No. 2021-21 **ACTION ITEM**  
(Timestamp 00:30:28)

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

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NO. S1311141960 OWNED BY PATTERSON FAMILY ENTERPRISES LLC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve Ordinance*

**Motion To:** Waive three readings of Ordinance No. 2021-21

**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. 2021-21

**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: ACTION ITEM**

*(Timestamp 00:32:14)*

Adjourn to Executive Session:

74-206(1)(a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need.

**Motion To:** Adjourn to Executive Session

**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

Mayor Stear introduced Morgan Treasur as the mayor's recommendation for the New Economic Director. Council asked some questions regarding experience and knowledge of economic development. Executive session adjourned at 6:46 PM.

#### **8.B. Business Continued**

Consideration to consent to Mayor's appointment of new Economic Development Director

#### **ACTION ITEM**

*(Timestamp 00:33:22)*

Note: item 8.B. Business Continued should be listed as item 7.B Business Continued.

Mayor Stear introduced Megan Treasur and asked the Council to consent to the appointment of Megan Treasur as the new Economic Development Director.

**Motion To:** Consent to the Mayor’s appointment of Megan Treasur as the new Economic Development Director.

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

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

**Absent:** None

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

*(Timestamp 00:36:26)*

Greg McPherson, City Council President expressed his gratitude to the city staff in the clerks and parks departments that have stepped up and worked to get the Kuna Market Village running and bring Lisa Hollands vision for the village to life.

John Laraway, City Council Member, expressed concerns as to how he should respond to emails he is receiving about an incident with a neglected Donkey and how the animal was euthanized.

Mayor Stear noted that the incident was out of the jurisdiction of Kuna however, has been working with KPD to make sure appropriate actions were being taken.

#### **11. Adjournment:6:54 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 08.03.2021*





City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 7/16/2021-7/29/2021Page: 3  
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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				<u>BUTLER PARK</u>	07/26/2021	212.57	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	7/21		
Total 114-12217818:						212.57	.00					
Total A COMPANY, INC.:						1,860.72	.00					
<b>ADA COUNTY SHERIFF'S OFFICE</b>												
6	ADA COUNTY SHERIFF'S OFFICE	086582		<u>SHERIFF SERVICE CONTRACT FOR JULY 2021</u>	07/06/2021	213,244.00	213,244.00	<u>01-6000 LAW ENFORCEMENT SERVICES</u>	0	7/21	07/23/2021	
Total 086582:						213,244.00	213,244.00					
Total ADA COUNTY SHERIFF'S OFFICE:						213,244.00	213,244.00					
<b>ADA COUNTY UTILITY COORDINATING COUNCIL</b>												
461	ADA COUNTY UTILITY COORDINATING COUNCIL	2021-25		<u>2021 ADA COUNTY UCC ANNUAL DUES, T. RIVERA, JUL '21</u>	07/14/2021	21.00	.00	<u>20-6075 DUES &amp; MEMBERSHIPS</u>	0	7/21		
461	ADA COUNTY UTILITY COORDINATING COUNCIL	2021-25		<u>2021 ADA COUNTY UCC ANNUAL DUES, T. RIVERA, JUL '21</u>	07/14/2021	21.00	.00	<u>21-6075 DUES &amp; MEMBERSHIPS</u>	0	7/21		
461	ADA COUNTY UTILITY COORDINATING COUNCIL	2021-25		<u>2021 ADA COUNTY UCC ANNUAL DUES, T. RIVERA, JUL '21</u>	07/14/2021	8.00	.00	<u>25-6075 DUES &amp; MEMBERSHIPS EXPENSE</u>	0	7/21		
Total 2021-25:						50.00	.00					
Total ADA COUNTY UTILITY COORDINATING COUNCIL:						50.00	.00					
<b>AMERICAN AIR FILTER COMPANY INC</b>												
1842	AMERICAN AIR FILTER COMPANY INC	91693814	11999	<u>48 EA 24+24+2 FILTERS, M. NADEAU, JULY'21</u>	07/23/2021	255.36	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	7/21		
Total 91693814:						255.36	.00					

City of Kuna

Payment Approval Report - City Council Approval  
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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 AMERICAN AIR FILTER COMPANY INC:						255.36	.00					
<b>ASSOCIATION OF IDAHO CITIES</b>												
8	ASSOCIATION OF IDAHO CITIES	10880		<u>ICCTFOA INSTITUTE MEMBERSHIP DUES FOR N. STANLEY AND C. ENGELS, JULY '21 - ADMIN</u>	07/08/2021	85.50	.00	<u>01-6075 DUES &amp; MEMBERSHIPS</u>	0	7/21		
8	ASSOCIATION OF IDAHO CITIES	10880		<u>ICCTFOA INSTITUTE MEMBERSHIP DUES FOR N. STANLEY AND C. ENGELS, JULY '21 - WATER</u>	07/08/2021	1.80	.00	<u>20-6075 DUES &amp; MEMBERSHIPS</u>	0	7/21		
8	ASSOCIATION OF IDAHO CITIES	10880		<u>ICCTFOA INSTITUTE MEMBERSHIP DUES FOR N. STANLEY AND C. ENGELS, JULY '21 - SEWER</u>	07/08/2021	1.80	.00	<u>21-6075 DUES &amp; MEMBERSHIPS</u>	0	7/21		
8	ASSOCIATION OF IDAHO CITIES	10880		<u>ICCTFOA INSTITUTE MEMBERSHIP DUES FOR N. STANLEY AND C. ENGELS, JULY '21 - P.I</u>	07/08/2021	.90	.00	<u>25-6075 DUES &amp; MEMBERSHIPS EXPENSE</u>	0	7/21		
Total 10880:						90.00	.00					
8	ASSOCIATION OF IDAHO CITIES	YM200007816		<u>1 DAY REGISTRATION FEE, MAYOR J. STEAR, JULY '21</u>	05/26/2021	345.00	345.00	<u>01-6155 MEETINGS/COMMITTEES</u>	1031	7/21	07/23/2021	
Total YM200007816:						345.00	345.00					
Total ASSOCIATION OF IDAHO CITIES:						435.00	345.00					
<b>BIG SKY RENTALS LLC</b>												
1846	BIG SKY RENTALS LLC	9449	11781	<u>RENTAL OF LIFT &amp; TRAILER, M NADEAU, JUNE'21 - SEWER</u>	06/09/2021	135.00	.00	<u>21-6212 RENT-EQUIPMENT</u>	0	7/21		
Total 9449:						135.00	.00					
1846	BIG SKY RENTALS LLC	9531	11898	<u>4.6 GALLONS PROPANE FOR FORKLIFT, M. NADEAU, JUL '21</u>	06/29/2021	13.75	.00	<u>21-6300 FUEL</u>	0	7/21		

City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 9531:						13.75	.00					
Total BIG SKY RENTALS LLC:						148.75	.00					
<b>BOISE RIGGING SUPPLY</b>												
246	BOISE RIGGING SUPPLY	B107713	12029	<u>CHAIN REPLACEMENT AT MEMORY RANCH, M.NADEAU, JUL.'21</u>	07/26/2021	823.14	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	7/21		
Total B107713:						823.14	.00					
Total BOISE RIGGING SUPPLY:						823.14	.00					
<b>BUYWYZ LLC</b>												
1795	BUYWYZ LLC	169983	11954	<u>1 CASE OF TOILET TISSUE, FOR SENIOR CENTER, C. MERRITT, JULY'21 - SENIOR CENTER</u>	07/15/2021	69.95	.00	<u>01-6025 JANITORIAL</u>	1001	7/21		
Total 169983:						69.95	.00					
1795	BUYWYZ LLC	1699831.1	11954	<u>2 EA STAPLERS, FOR CITY HALL, C. MERRITT, JULY'21 - ADMIN</u>	07/15/2021	17.53	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	7/21		
1795	BUYWYZ LLC	1699831.1	11954	<u>2 EA STAPLERS, FOR CITY HALL, C. MERRITT, JULY'21 - WATER</u>	07/15/2021	12.00	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	7/21		
1795	BUYWYZ LLC	1699831.1		<u>1 EA PAPER TOWELS, FOR SENIOR CENTER, C. MERRITT, JULY'21 - SENIOR CENTER</u>	07/15/2021	60.68	.00	<u>01-6025 JANITORIAL</u>	1001	7/21		
1795	BUYWYZ LLC	1699831.1		<u>2 EA STAPLERS, FOR CITY HALL, C. MERRITT, JULY'21 - SEWER</u>	07/15/2021	12.00	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	7/21		
1795	BUYWYZ LLC	1699831.1		<u>2 EA STAPLERS, FOR CITY HALL, C. MERRITT, JULY'21 - PI</u>	07/15/2021	4.61	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	7/21		



City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 7/16/2021-7/29/2021

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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
				<u>HALL,07/07-08/06--WATER</u>	07/07/2021	13.86	13.86	<u>20-6255 TELEPHONE EXPENSE</u>	0	7/21	07/23/2021	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL,07/07- 08/06-SEWER</u>	07/07/2021	13.86	13.86	<u>21-6255 TELEPHONE EXPENSE</u>	0	7/21	07/23/2021	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL,07/07- 08/06-PI</u>	07/07/2021	5.33	5.33	<u>25-6255 TELEPHONE EXPENSE</u>	0	7/21	07/23/2021	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL,07/07- 08/06-P&amp;Z</u>	07/07/2021	5.33	5.33	<u>01-6255 TELEPHONE</u>	1003	7/21	07/23/2021	
Total 2089229179548B07072021:						53.31	53.31					
Total CENTURYLINK:						53.31	53.31					
<b>CUSTOM ELECTRIC, INC.</b>												
147	CUSTOM ELECTRIC, INC.	8707	11918	<u>PLC COMPONENTS FOR KUNA NORTH PLANT PLC REPLACEMENT, C. OSWALD, JUL. '21</u>	07/02/2021	64,165.98	.00	<u>21-6045 CONTINGENCY</u>	1257	7/21		
Total 8707:						64,165.98	.00					
147	CUSTOM ELECTRIC, INC.	8719	12023	<u>REPAIRS ON EFFLUENT PUMPS AT FARM, T.FLEMING, JUL.'21</u>	07/19/2021	1,094.30	.00	<u>21-6090 FARM EXPENDITURES</u>	0	7/21		
Total 8719:						1,094.30	.00					
147	CUSTOM ELECTRIC, INC.	8725	12003	<u>REPAIRS AT MEMORY RANCH LIFT STATION, T.FLEMING, JUL.'</u>	07/21/2021	595.00	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	7/21		
Total 8725:						595.00	.00					
Total CUSTOM ELECTRIC, INC.:						65,855.28	.00					

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<b>D &amp; B SUPPLY</b>												
75	D & B SUPPLY	78536	11955	<u>2 RATCHET STRAPS, RUBBER MALLET, BOLTS, R. DAVILA, JULY'21</u>	07/14/2021	51.13	.00	<u>21-6175 SMALL TOOLS</u>	0	7/21		
Total 78536:						51.13	.00					
75	D & B SUPPLY	79418	11985	<u>CHAIN FOR CHAINSAW FOR PARKS, B. GILLOGY, JUL. '21</u>	07/20/2021	34.99	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	7/21		
Total 79418:						34.99	.00					
75	D & B SUPPLY	91820	11977	<u>HOSE &amp; HOSE CLAMPS FOR TEN MILE PUMPSTATION REPAIR, R. DAVILA, JULY'21</u>	07/19/2021	23.12	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	7/21		
Total 91820:						23.12	.00					
75	D & B SUPPLY	98231	11960	<u>1 EA DEWALT POLE SAW AND 2 EA 60 V BATTERIES, B. WITHROW, JULY'21</u>	07/15/2021	349.98	.00	<u>01-6175 SMALL TOOLS</u>	1004	7/21		
Total 98231:						349.98	.00					
Total D & B SUPPLY:						459.22	.00					
<b>DAVID SPORTIELLO</b>												
2094	DAVID SPORTIELLO	07162021CP		<u>CURBING FOR ECON VILLAGE, B. WITHROW, JUL. '21</u>	07/13/2021	2,000.00	2,000.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1250	7/21	07/16/2021	
Total 07162021CP:						2,000.00	2,000.00					
Total DAVID SPORTIELLO:						2,000.00	2,000.00					
<b>DIRK KESLING</b>												
1940	DIRK KESLING	1231		<u>SEALCOAT CITY HALL PARKING LOT, JUL. '21-ADMIN</u>	07/07/2021	2,149.28	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	0	7/21		

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1940	DIRK KESLING	1231		<u>SEALCOAT CITY HALL PARKING LOT, JUL. '21-WATER</u>	07/07/2021	1,470.56	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	7/21		
1940	DIRK KESLING	1231		<u>SEALCOAT CITY HALL PARKING LOT, JUL. '21-SEWER</u>	07/07/2021	1,470.56	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	7/21		
1940	DIRK KESLING	1231		<u>SEALCOAT CITY HALL PARKING LOT, JUL. '21-PI</u>	07/07/2021	565.60	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	7/21		
Total 1231:						5,656.00	.00					
1940	DIRK KESLING	1232		<u>SEALCOAT PARKING LOT, THE FARM PARK, JULY. '21</u>	07/07/2021	2,780.00	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	7/21		
Total 1232:						2,780.00	.00					
1940	DIRK KESLING	1233		<u>SEALCOAT SENIOR CENTER PARKING LOT, JUL. '21</u>	07/07/2021	1,000.00	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1001	7/21		
Total 1233:						1,000.00	.00					
Total DIRK KESLING:						9,436.00	.00					
<b>DYKMAN ELECTRICAL, INC.</b>												
1706	DYKMAN ELECTRICAL, INC.	0575638-IN	12024	<u>FAN MOTOR FOR BLOWER ROOM, T. FLEMING, JULY'21</u>	07/15/2021	1,493.85	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	7/21		
Total 0575638-IN:						1,493.85	.00					
Total DYKMAN ELECTRICAL, INC.:						1,493.85	.00					
<b>ED STAUB &amp; SONS PETROLEUM, INC</b>												
1731	ED STAUB & SONS PETROLEUM, INC	5267190		<u>165.90 GALLONS PROPANE DELIVERED TO 475 SHORTLINE RD-FLEET-ADMIN</u>	07/13/2021	153.46	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	0	7/21		
1731	ED STAUB & SONS PETROLEUM, INC	5267190		<u>165.90 GALLONS PROPANE DELIVERED TO 475 SHORTLINE RD-FLEET-WATER</u>	07/13/2021	61.39	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	7/21		

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1731	ED STAUB & SONS PETROLEUM, INC	5267190		<u>165.90 GALLONS PROPANE DELIVERED TO 475 SHORTLINE RD-FLEET-SEWER</u>	07/13/2021	61.39	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	7/21		
1731	ED STAUB & SONS PETROLEUM, INC	5267190		<u>165.90 GALLONS PROPANE DELIVERED TO 475 SHORTLINE RD-FLEET-PI</u>	07/13/2021	30.68	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	7/21		
Total 5267190:						306.92	.00					
1731	ED STAUB & SONS PETROLEUM, INC	5268328		<u>12.50 GALLONS PROPANE DELIVERED TO 201 AVE A- PARKS, JULY, '21</u>	07/13/2021	23.13	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	7/21		
Total 5268328:						23.13	.00					
Total ED STAUB & SONS PETROLEUM, INC:						330.05	.00					
<b>EVER-FRESH CARPET CLEANING</b>												
1730	EVER-FRESH CARPET CLEANING	2147		<u>CARPET CLEANING-CITY HALL, JULY, 21-ADMIN</u>	07/22/2021	136.80	.00	<u>01-6025 JANITORIAL</u>	0	7/21		
1730	EVER-FRESH CARPET CLEANING	2147		<u>CARPET CLEANING-CITY HALL, JULY, 21-WATER</u>	07/22/2021	93.60	.00	<u>20-6025 JANITORIAL</u>	0	7/21		
1730	EVER-FRESH CARPET CLEANING	2147		<u>CARPET CLEANING-CITY HALL, JULY, 21-SEWER</u>	07/22/2021	93.60	.00	<u>21-6025 JANITORIAL</u>	0	7/21		
1730	EVER-FRESH CARPET CLEANING	2147		<u>CARPET CLEANING-CITY HALL, JULY, 21-PI</u>	07/22/2021	36.00	.00	<u>25-6025 JANITORIAL</u>	0	7/21		
Total 2147:						360.00	.00					
1730	EVER-FRESH CARPET CLEANING	2148		<u>CARPET CLEANING- TREATMENT PLANT, JULY, '21- WATER</u>	07/22/2021	83.16	.00	<u>20-6025 JANITORIAL</u>	0	7/21		
1730	EVER-FRESH CARPET CLEANING	2148		<u>CARPET CLEANING- TREATMENT PLANT, JULY, '21- SEWER</u>	07/22/2021	83.16	.00	<u>21-6025 JANITORIAL</u>	0	7/21		

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1730	EVER-FRESH CARPET CLEANING	2148		<u>CARPET CLEANING-TREATMENT PLANT, JULY, '21-PI</u>	07/22/2021	31.68	.00	<u>25-6025 JANITORIAL</u>	0	7/21		
Total 2148:						198.00	.00					
Total EVER-FRESH CARPET CLEANING:						558.00	.00					
<b>FATBEAM LLC</b>												
1831	FATBEAM LLC	19724		<u>MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICE FOR AUG. '21-ADMIN</u>	08/01/2021	95.00	.00	<u>01-6052 CONTRACT SERVICES</u>	0	7/21		
1831	FATBEAM LLC	19724		<u>MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICE FOR AUG. '21-WATER</u>	08/01/2021	65.00	.00	<u>20-6052 CONTRACT SERVICES</u>	0	7/21		
1831	FATBEAM LLC	19724		<u>MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICE FOR AUG. '21-SEWER</u>	08/01/2021	65.00	.00	<u>21-6052 CONTRACT SERVICES</u>	0	7/21		
1831	FATBEAM LLC	19724		<u>MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICE FOR AUG. '21-PI</u>	08/01/2021	25.00	.00	<u>25-6052 CONTRACT SERVICES</u>	0	7/21		
Total 19724:						250.00	.00					
Total FATBEAM LLC:						250.00	.00					
<b>H.D. FOWLER COMPANY</b>												
1552	H.D. FOWLER COMPANY	15843316	11964	<u>2 CASES PGP SPRINKLER HEADS FOR REPAIRS/STOCK, D. ABBOTT, JUL. '21</u>	07/15/2021	353.20	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	7/21		
Total 15843316:						353.20	.00					
Total H.D. FOWLER COMPANY:						353.20	.00					

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<b>HOLLADAY ENGINEERING CO</b>												
1990	HOLLADAY ENGINEERING CO	46390		<u>KU21-0327-CRIMSON POINT LS EVALUATION, C. OSWALD, JUL '21</u>	07/21/2021	2,190.00	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	7/21		
Total 46390:						2,190.00	.00					
Total HOLLADAY ENGINEERING CO:						2,190.00	.00					
<b>HUBBLE HOMES</b>												
380	HUBBLE HOMES	07232021HH		<u>CASH BOND RELEASE- GREYHAWK #11, JULY, '21, RESOLUTION NO. R69-2020</u>	07/23/2021	251,214.57	251,214.57	<u>30-2075 UNEARNED REVENUE</u>	0	7/21	07/23/2021	
Total 07232021HH:						251,214.57	251,214.57					
Total HUBBLE HOMES:						251,214.57	251,214.57					
<b>IDAHO DEPARTMENT OF LABOR</b>												
179	IDAHO DEPARTMENT OF LABOR	07/26/2021DO		<u>Q2/2021 UNEMPLOYMENT INSURANCE, JUL. '21</u>	07/26/2021	1,504.75	.00	<u>01-6280 UNEMPLOYMENT EXPENSES</u>	0	7/21		
Total 07/26/2021DOL:						1,504.75	.00					
Total IDAHO DEPARTMENT OF LABOR:						1,504.75	.00					
<b>IDAHO POWER CO</b>												
38	IDAHO POWER CO	07162021IP		<u>ELECTRIC SERVICE 6/12- 07/14/2021-STREETS</u>	07/16/2021	5,956.11	5,956.11	<u>01-6290 UTILITIES</u>	1002	7/21	07/23/2021	
Total 07162021IP:						5,956.11	5,956.11					
Total IDAHO POWER CO:						5,956.11	5,956.11					
<b>IDAHO PRESS TRIBUNE, LLC</b>												
1802	IDAHO PRESS TRIBUNE, LLC	11794	11920	<u>AD#115888, LEGAL PUBLIC NOTICE, ORDINANCE NO. 2021- 16, N. STANLEY, JUL. '21</u>	07/07/2021	238.49	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	7/21		

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Total 11794:						238.49	.00					
1802	IDAHO PRESS TRIBUNE, LLC	11795	11899	<u>AD# 118330, LEGAL POSTING NOTICE, CASE NO. 20-07-AN &amp; 20-16-S: ARROWWODD HEIGHTS SUBDIVISION, ANNEXATION &amp; PRELIMINARY PLAT, J.REID, JUL.'21</u>	07/07/2021	54.58	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	7/21		
Total 11795:						54.58	.00					
1802	IDAHO PRESS TRIBUNE, LLC	11883	11920	<u>AD#120079, LEGAL PUBLIC NOTICE, ORDINANCE 2021-15, N. STANLEY, JUL.' 21</u>	07/14/2021	470.18	.00	<u>25-6125 LEGAL PUBLICATIONS</u>	0	7/21		
Total 11883:						470.18	.00					
1802	IDAHO PRESS TRIBUNE, LLC	11884		<u>AD#120119, LEGAL PUBLIC NOTICE, ORDINANCE NO. 2021- 16, N. STANLEY, JULY, '21</u>	07/14/2021	108.82	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	7/21		
Total 11884:						108.82	.00					
Total IDAHO PRESS TRIBUNE, LLC:						872.07	.00					
<b>IDAHO RURAL WATER ASSOC</b>												
33	IDAHO RURAL WATER ASSOC	18619		<u>MEMBERSHIP DUES, 7/1/2021- 6/30/2022, JULY, '21 - WATER</u>	06/29/2021	428.00	.00	<u>20-6075 DUES &amp; MEMBERSHIPS</u>	0	7/21		
33	IDAHO RURAL WATER ASSOC	18619		<u>MEMBERSHIP DUES, 7/1/2021- 6/30/2022, JULY, '21 - P.I</u>	06/29/2021	107.00	.00	<u>25-6075 DUES &amp; MEMBERSHIPS EXPENSE</u>	0	7/21		
Total 18619:						535.00	.00					
Total IDAHO RURAL WATER ASSOC:						535.00	.00					

**INTERMOUNTAIN GAS CO**

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37	INTERMOUNTAIN GAS CO	482195000072		<u>NATURAL GAS CONSUMPTION AT WASTEWATER TREATMENT PLANT.06/05-07/06/2021- WATER</u>	07/07/2021	6.03	6.03	<u>20-6290 UTILITIES EXPENSE</u>	0	7/21	07/16/2021	
37	INTERMOUNTAIN GAS CO	482195000072		<u>NATURAL GAS CONSUMPTION AT WASTEWATER TREATMENT PLANT.06/05-07/06/2021- SEWER</u>	07/07/2021	6.03	6.03	<u>21-6290 UTILITIES EXPENSE</u>	0	7/21	07/16/2021	
37	INTERMOUNTAIN GAS CO	482195000072		<u>NATURAL GAS CONSUMPTION AT WASTEWATER TREATMENT PLANT.06/05-07/06/2021-PI</u>	07/07/2021	2.29	2.29	<u>25-6290 UTILITIES EXPENSE</u>	0	7/21	07/16/2021	
Total 48219500007262021:						14.35	14.35					
Total INTERMOUNTAIN GAS CO:						14.35	14.35					
<b>J &amp; M SANITATION, INC.</b>												
230	J & M SANITATION, INC.	07092021-071		<u>SANITATION RECEIPT TRANSFER 07/09-07/15/2021</u>	07/16/2021	123,344.52	123,344.52	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	7/21	07/16/2021	
230	J & M SANITATION, INC.	07092021-071		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 07/09-07/15/2021</u>	07/16/2021	-12,186.44	-12,186.44	<u>01-4170 FRANCHISE FEES</u>	0	7/21	07/16/2021	
Total 07092021-07152021:						111,158.08	111,158.08					
230	J & M SANITATION, INC.	07162021-072		<u>SANITATION RECEIPT TRANSFER 07/16-07/22/2021</u>	07/23/2021	43,101.72	43,101.72	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	7/21	07/23/2021	
230	J & M SANITATION, INC.	07162021-072		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 07/16-07/22/2021</u>	07/23/2021	-4,258.45	-4,258.45	<u>01-4170 FRANCHISE FEES</u>	0	7/21	07/23/2021	
Total 07162021-07222021:						38,843.27	38,843.27					
Total J & M SANITATION, INC.:						150,001.35	150,001.35					

**JACK HENRY & ASSOCIATES, INC.**

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1328	JACK HENRY & ASSOCIATES, INC.	3732435		<u>ENTERPRISE MONTHLY PAYMENT FEE. JUNE'21-ADMIN</u>	07/01/2021	48.96	48.96	<u>01-6052 CONTRACT SERVICES</u>	0	7/21	07/23/2021	
1328	JACK HENRY & ASSOCIATES, INC.	3732435		<u>ENTERPRISE MONTHLY PAYMENT FEE. JUNE'21-WATER</u>	07/01/2021	33.50	33.50	<u>20-6052 CONTRACT SERVICES</u>	0	7/21	07/23/2021	
1328	JACK HENRY & ASSOCIATES, INC.	3732435		<u>ENTERPRISE MONTHLY PAYMENT FEE. JUNE'21- SEWER</u>	07/01/2021	33.50	33.50	<u>21-6052 CONTRACT SERVICES</u>	0	7/21	07/23/2021	
1328	JACK HENRY & ASSOCIATES, INC.	3732435		<u>ENTERPRISE MONTHLY PAYMENT FEE. JUNE'21-PI</u>	07/01/2021	12.88	12.88	<u>25-6052 CONTRACT SERVICES</u>	0	7/21	07/23/2021	
Total 3732435:						128.84	128.84					
Total JACK HENRY & ASSOCIATES, INC.:						128.84	128.84					
<b>J-U-B ENGINEERS, INC.</b>												
1236	J-U-B ENGINEERS, INC.	0144663		<u>PROFESSIONAL SERVICES FOR KUNA 4TH STREET IMPROVEMENTS. 05/30/2021- 07/03/2021</u>	07/20/2021	53,762.00	.00	<u>01-6045 CONTINGENCY</u>	1253	7/21		
Total 0144663:						53,762.00	.00					
Total J-U-B ENGINEERS, INC.:						53,762.00	.00					
<b>KATIE ELIZABETH PLAISTED</b>												
2043	KATIE ELIZABETH PLAISTED	07232021KP	11984	<u>CONCERT ON GREENBELT, K. PLAISTED, N. STANLEY, JUL '21</u>	07/14/2021	300.00	300.00	<u>01-6070 DONATIONS EXPENSE</u>	1064	7/21	07/23/2021	
Total 07232021KP:						300.00	300.00					
Total KATIE ELIZABETH PLAISTED:						300.00	300.00					
<b>KNIFE RIVER CORPORATION - MOUNTAIN WEST</b>												
1524	KNIFE RIVER CORPORATION - MOUNTAIN WEST	272414		<u>RECYCLED ASPHALT FOR THE ECON VILLAGE, M. MEADE, JUL. '21</u>	07/19/2021	541.80	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1250	7/21		

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Total 272414:						541.80	.00					
Total KNIFE RIVER CORPORATION - MOUNTAIN WEST:						541.80	.00					
<b>KUNA LUMBER</b>												
499	KUNA LUMBER	A123365	11966	<u>CAUTION TAPE FOR PARKS, B. GILLOGY, JUL. '21</u>	07/15/2021	35.96	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/21		
Total A123365:						35.96	.00					
499	KUNA LUMBER	A123389	11971	<u>PAINT FOR BERNIE FISHER BAND STAND, B. GILLOGY, JUL '21</u>	07/16/2021	200.76	.00	40-6020 CAPITAL IMPROVEMENTS	1242	7/21		
Total A123389:						200.76	.00					
499	KUNA LUMBER	A123492	12008	<u>NUMBERS FOR ECON VILLAGE BUILDINGS, R. WARWICK, JULY, '21</u>	07/22/2021	8.04	.00	40-6020 CAPITAL IMPROVEMENTS	1250	7/21		
Total A123492:						8.04	.00					
499	KUNA LUMBER	A123507	12013	<u>BATTERIES FOR PAPER TOWEL DISPENSER AT CITY HALL, S. HOWELL, JULY'21-ADMIN</u>	07/23/2021	5.13	.00	01-6025 JANITORIAL	0	7/21		
499	KUNA LUMBER	A123507	12013	<u>BATTERIES FOR PAPER TOWEL DISPENSER AT CITY HALL, S. HOWELL, JULY'21-WATER</u>	07/23/2021	3.51	.00	20-6025 JANITORIAL	0	7/21		
499	KUNA LUMBER	A123507	12013	<u>BATTERIES FOR PAPER TOWEL DISPENSER AT CITY HALL, S. HOWELL, JULY'21-SEWER</u>	07/23/2021	3.51	.00	21-6025 JANITORIAL	0	7/21		
499	KUNA LUMBER	A123507	12013	<u>BATTERIES FOR PAPER TOWEL DISPENSER AT CITY HALL, S. HOWELL, JULY'21-PI</u>	07/23/2021	1.34	.00	25-6025 JANITORIAL	0	7/21		

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499	KUNA LUMBER	A123507	12013	<u>LED BULB LIGHTS FOR SENIOR CENTER, S. HOWELL, JULY'21- SENIOR CENTER</u>	07/23/2021	39.98	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1001	7/21		
Total A123507:						53.47	.00					
499	KUNA LUMBER	B152485	11768	<u>MISC SUPPLIES FOR ECON VILLAGE, J.MORFIN, JUN.'21</u>	07/15/2021	3,545.28	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1250	7/21		
Total B152485:						3,545.28	.00					
499	KUNA LUMBER	B153509	12014	<u>ITEMS FOR PLANNING AND ZONING REMODEL, JUL.'21</u>	07/23/2021	101.00	.00	<u>01-6045 CONTINGENCY</u>	1254	7/21		
499	KUNA LUMBER	B153509	12014	<u>LED BULB FOR SENIOR CENTER LIGHT REPLACEMENT, S.HOWELL, JUL.'21</u>	07/23/2021	26.99	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1001	7/21		
499	KUNA LUMBER	B153509	12014	<u>ADHESIVE FOR THE HISTORY CENTER UPGRADE, B.WITHROW, JUL.'21</u>	07/23/2021	21.56	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	0	7/21		
499	KUNA LUMBER	B153509	12014	<u>SOCKET ADAPTER FOR FLEET, S.HOWELL, JUL.'21 - ADMIN</u>	07/23/2021	5.32	.00	<u>01-6175 SMALL TOOLS</u>	0	7/21		
499	KUNA LUMBER	B153509	12014	<u>SOCKET ADAPTER FOR FLEET, S.HOWELL, JUL.'21 - WATER</u>	07/23/2021	2.12	.00	<u>20-6175 SMALL TOOLS</u>	0	7/21		
499	KUNA LUMBER	B153509	12014	<u>SOCKET ADAPTER FOR FLEET, S.HOWELL, JUL.'21 - SEWER</u>	07/23/2021	2.12	.00	<u>21-6175 SMALL TOOLS</u>	0	7/21		
499	KUNA LUMBER	B153509	12014	<u>SOCKET ADAPTER FOR FLEET, S.HOWELL, JUL.'21 - P.I</u>	07/23/2021	1.06	.00	<u>25-6175 SMALL TOOLS</u>	0	7/21		
Total B153509:						160.17	.00					
499	KUNA LUMBER	B153542	11981	<u>6 EA CLAMPS FOR RADIO TOWER, PARKS OFFICE NANO BEAM, B.WITHROW, JUL.'21</u>	07/19/2021	13.45	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	7/21		
Total B153542:						13.45	.00					

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499	KUNA LUMBER	B153893	11963	<u>PAIN</u> T FOR BAND STAND AT <u>BERNIE FISHER, B. GILLOGY,</u> <u>JULY'21</u>	07/15/2021	309.96	.00	40-6020 CAPITAL IMPROVEMENTS	1242	7/21		
Total B153893:						309.96	.00					
499	KUNA LUMBER	B153908	11965	<u>SWITCH AND OUTLET COVERS</u> <u>FOR ECON VILLAGE, S.</u> <u>HOWELL, JUL. '21</u>	07/15/2021	14.39	.00	40-6020 CAPITAL IMPROVEMENTS	1250	7/21		
Total B153908:						14.39	.00					
499	KUNA LUMBER	B153957	11968	<u>GLOVES, MOPSTICK,</u> <u>MICROFIBER MOP-CLEANING</u> <u>SUPPLIES FOR BATHROOMS,</u> <u>M. MEADE, JULY. '21</u>	07/16/2021	37.95	.00	01-6025 JANITORIAL	1004	7/21		
Total B153957:						37.95	.00					
499	KUNA LUMBER	B154059	11976	<u>2 EA 4X4 TRUWOOD REV TRIM,</u> <u>J. ADAMS, PARKS, JULY'21</u>	07/19/2021	24.98	.00	40-6020 CAPITAL IMPROVEMENTS	1250	7/21		
Total B154059:						24.98	.00					
499	KUNA LUMBER	B154099	11986	<u>DECK SCRUB BRUSH, WINDOW</u> <u>BRUSH, SPONGE, COTTON</u> <u>TERRY TOWELS, CAR WASH</u> <u>SUPPLIES, J.PEREZ, JUL.'21</u>	07/20/2021	33.80	.00	01-6025 JANITORIAL	1004	7/21		
Total B154099:						33.80	.00					
499	KUNA LUMBER	B154119	11990	<u>CHLORINE RESIDUAL TESTER,</u> <u>C. MCDANIEL, JUL.'21</u>	07/21/2021	5.21	.00	21-6150 M & R - SYSTEM	0	7/21		
Total B154119:						5.21	.00					
499	KUNA LUMBER	B154132	11992	<u>BRUSH WHEEL FOR GRINDER,</u> <u>BERNIE FISHER, B. GILLOGY,</u> <u>JULY'21</u>	07/21/2021	17.99	.00	01-6175 SMALL TOOLS	1004	7/21		

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Total B154132:						17.99	.00					
499	KUNA LUMBER	B154143	11996	<u>CLEANING SCREENS FOR ARDELL PI STATION, J.COX, JUL.'21</u>	07/21/2021	4.49	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	7/21		
Total B154143:						4.49	.00					
499	KUNA LUMBER	B154155	12000	<u>KEYS AND SHINGLES FOR ECON VILLAGE, J.ADAMS, JUL.'21</u>	07/21/2021	61.69	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1250	7/21		
Total B154155:						61.69	.00					
499	KUNA LUMBER	B154167	12005	<u>SPLASH PAD PLUGS &amp; OUTLETS FOR BERNIE FISHER, J.MORFIN, JUL.'21</u>	07/22/2021	94.26	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	7/21		
Total B154167:						94.26	.00					
Total KUNA LUMBER:						4,621.85	.00					
<b>KUNA MACHINE LLC</b>												
1775	KUNA MACHINE LLC	4200	12015	<u>METAL FOR ELECTRICAL CABINET ON GREENBELT, B. GILLOGY, JULY'21</u>	07/21/2021	329.80	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	7/21		
Total 4200:						329.80	.00					
Total KUNA MACHINE LLC:						329.80	.00					
<b>LAURA LEE LORENTZ</b>												
2073	LAURA LEE LORENTZ	822389	11785	<u>NAMEPLATE FOR BILL HOWE, PARK IMPACT COMMITTEE, J. LORENTZ, JUN.'21</u>	07/12/2021	15.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	7/21		



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				<u>CONTRACT LEASE CHARGE, MPC307SPF, SERIAL # C509P900318-PI</u>	07/20/2021	10.26	.00	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	7/21		
1619	LOCAHAN LLC	AR971647		<u>CONTRACT BASE RATE CHARGE FOR (07/01/2021- 07/31/2021) CONTRACT OVERAGE CHARGE FOR (06/01/2021-06/30/2021) CONTRACT LEASE CHARGE, MPC307SPF, SERIAL # C509P900318-P&amp;Z</u>	07/20/2021	10.25	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1003	7/21		
Total AR971647:						102.66	.00					
1619	LOCAHAN LLC	AR971648		<u>CONTRACT BASE RATE CHARGE FOR (07/01/2021- 07/31/2021) CONTRACT OVERAGE CHARGE FOR (06/01/2021-06/30/2021) CONTRACT LEASE CHARGE, MX2651, SERIAL # 03012172- WATER</u>	07/20/2021	83.37	.00	<u>20-6142 MAINT. &amp; REPAIRS- EQUIPMENT</u>	0	7/21		
1619	LOCAHAN LLC	AR971648		<u>CONTRACT BASE RATE CHARGE FOR (07/01/2021- 07/31/2021) CONTRACT OVERAGE CHARGE FOR (06/01/2021-06/30/2021) CONTRACT LEASE CHARGE, MX2651, SERIAL # 03012172- SEWER</u>	07/20/2021	83.37	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	7/21		
1619	LOCAHAN LLC	AR971648		<u>CONTRACT BASE RATE CHARGE FOR (07/01/2021- 07/31/2021) CONTRACT OVERAGE CHARGE FOR (06/01/2021-06/30/2021) CONTRACT LEASE CHARGE, MX2651, SERIAL # 03012172-PI</u>	07/20/2021	31.75	.00	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	7/21		
Total AR971648:						198.49	.00					
Total LOCAHAN LLC:						301.15	.00					

**MISCELLANEOUS #2**

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1849	MISCELLANEOUS #2	0059		<u>CEMENT RAIN-R-SHINE, PRIMER PVC PURPLE, PVC PIPE, REIMBURSEMENT J. OSBORN -JULY '21</u>	07/20/2021	20.39	20.39	<u>20-6150 M &amp; R - SYSTEM</u>	0	7/21	07/23/2021	
Total 0059:						20.39	20.39					
1849	MISCELLANEOUS #2	07262021CS		<u>REIMBURSEMENT FOR C. SEAMONS, SUPPLIES FOR KUNA FAIR</u>	05/21/2021	170.59	170.59	<u>03-6384 EXP- COMMUNITY EVENTS</u>	0	7/21	07/26/2021	
Total 07262021CS:						170.59	170.59					
Total MISCELLANEOUS #2:						190.98	190.98					
<b>MUNICIPAL CODE CORPORATION</b>												
1488	MUNICIPAL CODE CORPORATION	00358067	11993	<u>ONLINE CODE HOSTING, 06/1/21 - 05/31/2022, N.STANLEY, JULY'21</u>	06/02/2021	900.00	.00	<u>01-6075 DUES &amp; MEMBERSHIPS</u>	0	7/21		
Total 00358067:						900.00	.00					
Total MUNICIPAL CODE CORPORATION:						900.00	.00					
<b>OTIS ELEVATOR COMPANY</b>												
1858	OTIS ELEVATOR COMPANY	SB15933001		<u>STATE REQUIRED 5 YEAR LOAD TEST &amp; INSPECTION, FOR CITY HALL, JULY'21 - ADMIN</u>	07/20/2021	855.00	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	0	7/21		
1858	OTIS ELEVATOR COMPANY	SB15933001		<u>STATE REQUIRED 5 YEAR LOAD TEST &amp; INSPECTION, FOR CITY HALL, JULY'21 - WATER</u>	07/20/2021	585.00	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	7/21		
1858	OTIS ELEVATOR COMPANY	SB15933001		<u>STATE REQUIRED 5 YEAR LOAD TEST &amp; INSPECTION, FOR CITY HALL, JULY'21 - SEWER</u>	07/20/2021	585.00	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	7/21		
1858	OTIS ELEVATOR COMPANY	SB15933001		<u>STATE REQUIRED 5 YEAR LOAD TEST &amp; PROPOSAL, FOR CITY HALL, JULY'21 - PI</u>	07/20/2021	225.00	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	7/21		

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Total SB15933001:						2,250.00	.00					
Total OTIS ELEVATOR COMPANY:						2,250.00	.00					
<b>PARTS, INC.</b>												
470	PARTS, INC.	239369	11909	<u>WELDING HELMET BATTERIES, FOR FLEET SHOP, J. LORENTZ, JULY'21 - ADMIN</u>	07/02/2021	4.49	.00	01-6150 <u>MAINTENANCE &amp; REPAIRS - SYSTEM</u>	0	7/21		
470	PARTS, INC.	239369	11909	<u>WELDING HELMET BATTERIES, FOR FLEET SHOP, J. LORENTZ, JULY'21 - WATER</u>	07/02/2021	1.80	.00	20-6150 <u>M &amp; R - SYSTEM</u>	0	7/21		
470	PARTS, INC.	239369	11909	<u>WELDING HELMET BATTERIES, FOR FLEET SHOP, J. LORENTZ, JULY'21 - SEWER</u>	07/02/2021	1.80	.00	21-6150 <u>M &amp; R - SYSTEM</u>	0	7/21		
470	PARTS, INC.	239369	11909	<u>WELDING HELMET BATTERIES, FOR FLEET SHOP, J. LORENTZ, JULY'21 - PI</u>	07/02/2021	.89	.00	25-6150 <u>MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	7/21		
Total 239369:						8.98	.00					
470	PARTS, INC.	239628	11919	<u>SHOP PAPER TOWELS, FOR FLEET, J. LORENTZ, JULY'21 - ADMIN</u>	07/07/2021	24.99	.00	01-6025 <u>JANITORIAL</u>	0	7/21		
470	PARTS, INC.	239628	11919	<u>SHOP PAPER TOWELS, FOR FLEET, J. LORENTZ, JULY'21 - WATER</u>	07/07/2021	10.00	.00	20-6025 <u>JANITORIAL</u>	0	7/21		
470	PARTS, INC.	239628	11919	<u>SHOP PAPER TOWELS, FOR FLEET, J. LORENTZ, JULY'21 - SEWER</u>	07/07/2021	10.00	.00	21-6025 <u>JANITORIAL</u>	0	7/21		
470	PARTS, INC.	239628	11919	<u>SHOP PAPER TOWELS, FOR FLEET, J. LORENTZ, JULY'21 - PI</u>	07/07/2021	5.00	.00	25-6025 <u>JANITORIAL</u>	0	7/21		
Total 239628:						49.99	.00					
470	PARTS, INC.	239939	11938	<u>WIPER BLADES, FOR TRUCK #31, J. LORENTZ, JULY'21 - PARKS</u>	07/12/2021	27.98	.00	01-6305 <u>VEHICLE MAINTENANCE &amp; REPAIRS</u>	1004	7/21		



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				<u>BUTLER, CEDAR, &amp; SEGO PRAIRIE) 06/01/21 - 06/30/21 - PI</u>	06/01/2021	53.75	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	7/21		
Total 1112663:						268.76	.00					
1021	PEAK ALARM COMPANY, INC	1128393		<u>ALARM MONITORING FOR WELLS(SNOWHAWK, DANSKIN, BEST BATH, EL CAJON, BUTLER, CEDAR, &amp; SEGO PRAIRIE) 08/01/21 - 08/31/21 - WATER</u>	08/01/2021	215.01	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	7/21		
1021	PEAK ALARM COMPANY, INC	1128393		<u>ALARM MONITORING FOR WELLS(SNOWHAWK, DANSKIN, BEST BATH, EL CAJON, BUTLER, CEDAR, &amp; SEGO PRAIRIE) 08/01/21 - 08/31/21 - PI</u>	08/01/2021	53.75	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	7/21		
Total 1128393:						268.76	.00					
Total PEAK ALARM COMPANY, INC:						537.52	.00					
<b>RECREATION TODAY OF IDAHO LLC</b>												
1837	RECREATION TODAY OF IDAHO LLC	REC-210183	11418	<u>6 FT MEMORIAL BENCH, FOR DOG PARK, J. LORENTZ, JULY'21 - PARKS</u>	07/19/2021	1,093.57	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	7/21		
Total REC-210183:						1,093.57	.00					
Total RECREATION TODAY OF IDAHO LLC:						1,093.57	.00					
<b>REXEL USA, INC.</b>												
1613	REXEL USA, INC.	1S77546	11892	<u>2 EA CRIMP TOOLS, 1 EA HEAT GUN, 2 EA LONG ARM HEX, 1 EA BOXED UNPRINTED, D, CROSSLEY, JULY'21 - WATER</u>	07/06/2021	471.82	.00	<u>20-6175 SMALL TOOLS</u>	0	7/21		
1613	REXEL USA, INC.	1S77546	11892	<u>2 EA CRIMP TOOLS, 1 EA HEAT GUN, 2 EA LONG ARM HEX, 1 EA BOXED UNPRINTED, D, CROSSLEY, JULY'21 - PI</u>	07/06/2021	117.95	.00	<u>25-6175 SMALL TOOLS</u>	0	7/21		

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Total 1S77546:						589.77	.00					
Total REXEL USA, INC.:						589.77	.00					
<b>S &amp; T AND SONS TRUCKING LLC</b>												
2049	S & T AND SONS TRUCKING LLC	576	12022	<u>STOCK PILE &amp; BEDDING CHIPS, NWWTP PARKING LOT, T. FLEMING, JULY'21 - WATER</u>	07/25/2021	425.21	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1256	7/21		
2049	S & T AND SONS TRUCKING LLC	576	12022	<u>STOCK PILE &amp; BEDDING CHIPS, NWWTP PARKING LOT, T. FLEMING, JULY'21 - SEWER</u>	07/25/2021	425.21	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1256	7/21		
2049	S & T AND SONS TRUCKING LLC	576	12022	<u>STOCK PILE &amp; BEDDING CHIPS, NWWTP PARKING LOT, T. FLEMING, JULY'21 - PI</u>	07/25/2021	161.99	.00	<u>25-6020 CAPITAL IMPROVEMENTS</u>	1256	7/21		
Total 576:						1,012.41	.00					
Total S & T AND SONS TRUCKING LLC:						1,012.41	.00					
<b>SALUTE VENTURES INC</b>												
1880	SALUTE VENTURES INC	156813702767	12009	<u>SHIRTS FOR PARKS DEPARTMENT, J. LORENTZ, JULY'21 - PARKS</u>	07/22/2021	456.55	.00	<u>01-6285 UNIFORMS</u>	1004	7/21		
Total 15681370276726:						456.55	.00					
Total SALUTE VENTURES INC:						456.55	.00					
<b>ST. LUKE'S HEALTH SYSTEM</b>												
1441	ST. LUKE'S HEALTH SYSTEM	2606592		<u>NEW EMPLOYEE DRUG SCREEN, B. REED, ACCOUNT #448053221, JULY'21</u>	07/09/2021	40.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1004	7/21		
Total 2606592:						40.00	.00					
Total ST. LUKE'S HEALTH SYSTEM:						40.00	.00					

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<b>SWANK MOTION PICTURES INC</b>												
1877	SWANK MOTION PICTURES INC	DB 3045116		<u>JUMANJI, WELCOME TO THE JUNGLE, MOVIES ON THE GREENBELT, SUMMER SERIES, J. MORFIN, JULY'21</u>	07/14/2021	385.00	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	7/21		
Total DB 3045116:						385.00	.00					
1877	SWANK MOTION PICTURES INC	DB 3047929		<u>JUMANJI THE NEXT LEVEL, MOVIES ON THE GREENBELT, SUMMER SERIES, 7/23/21 - 7/23/21, J.MORFIN, JULY'21 - PARKS</u>	07/21/2021	385.00	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	7/21		
Total DB 3047929:						385.00	.00					
Total SWANK MOTION PICTURES INC:						770.00	.00					
<b>TIMBER CREEK RECYCLING LLC</b>												
2018	TIMBER CREEK RECYCLING LLC	T5380	11940	<u>LEAF COMPOST, FOR ECON VILLAGE, R. VILLANUEVA, JULY'21 - ECON VILLAGE</u>	07/14/2021	360.00	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1250	7/21		
Total T5380:						360.00	.00					
Total TIMBER CREEK RECYCLING LLC:						360.00	.00					
<b>TREASURE VALLEY COFFEE</b>												
992	TREASURE VALLEY COFFEE	2160:07690799	11969	<u>6 EA 5-GALLON WATER BOTTLES, C. MERRITT, JULY'21 - PARKS</u>	07/16/2021	34.20	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	7/21		
Total 2160:07690799:						34.20	.00					
992	TREASURE VALLEY COFFEE	2160:07691354	11969	<u>9 EA 5-GALLON WATER BOTTLES, 2 EA CASES OF COFFEE, 1 EA CANISTER OF CREAM, 1 EA CANISTER OF SUGAR, 6 EA SLEEVES OF CUPS, FOR TREATMENT PLANT, C. MERRITT, JULY'21 - WATER</u>	07/16/2021	89.44	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	7/21		

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992	TREASURE VALLEY COFFEE	2160:07691354	11969	9 EA 5-GALLON WATER BOTTLES, 2 EA CASES OF COFFEE, 1 EA CANISTER OF CREAM, 1 EA CANISTER OF SUGAR, 6 EA SLEEVES OF CUPS, FOR TREATMENT PLANT, C. MERRITT, JULY'21 - SEWER	07/16/2021	89.44	.00	21-6165 OFFICE SUPPLIES	0	7/21		
992	TREASURE VALLEY COFFEE	2160:07691354	11969	9 EA 5-GALLON WATER BOTTLES, 2 EA CASES OF COFFEE, 1 EA CANISTER OF CREAM, 1 EA CANISTER OF SUGAR, 6 EA SLEEVES OF CUPS, FOR TREATMENT PLANT, C. MERRITT, JULY'21 - P.I	07/16/2021	34.07	.00	25-6165 OFFICE SUPPLIES	0	7/21		
Total 2160:07691354:						212.95	.00					
992	TREASURE VALLEY COFFEE	2160:07691356	11969	5 EA 5-GALLON WATER BOTTLES, CITY HALL, JULY'21 - ADMIN	07/16/2021	10.83	.00	01-6165 OFFICE SUPPLIES	0	7/21		
992	TREASURE VALLEY COFFEE	2160:07691356	11969	5 EA 5-GALLON WATER BOTTLES, CITY HALL, JULY'21 - WATER	07/16/2021	7.41	.00	20-6165 OFFICE SUPPLIES	0	7/21		
992	TREASURE VALLEY COFFEE	2160:07691356	11969	5 EA 5-GALLON WATER BOTTLES, CITY HALL, JULY'21 - SEWER	07/16/2021	7.41	.00	21-6165 OFFICE SUPPLIES	0	7/21		
992	TREASURE VALLEY COFFEE	2160:07691356	11969	5 EA 5-GALLON WATER BOTTLES, CITY HALL, JULY'21 - P.I	07/16/2021	2.85	.00	25-6165 OFFICE SUPPLIES	0	7/21		
Total 2160:07691356:						28.50	.00					
992	TREASURE VALLEY COFFEE	2160:07691486	11969	5 EA 5-GALLON WATER BOTTLES, C. MERRITT, JULY'21 - PARKS	07/16/2021	28.50	.00	01-6165 OFFICE SUPPLIES	1004	7/21		
Total 2160:07691486:						28.50	.00					

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Total TREASURE VALLEY COFFEE:						304.15	.00					
<b>TREASURE VALLEY DRILLING, INC.</b>												
1325	TREASURE VALLEY DRILLING, INC.	6348W		<u>MOBILIZATION FEE FOR WELL #12, JULY, '21</u>	07/13/2021	81,200.00	81,200.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1225	7/21	07/26/2021	
Total 6348W:						81,200.00	81,200.00					
Total TREASURE VALLEY DRILLING, INC.:						81,200.00	81,200.00					
<b>U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)</b>												
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	448443788		<u>COPIER CONTRACT #500-0519539-000, MODEL #MPC4504EX, SERIAL #C737M540938 &amp; #C737M540155, CONTRACT PAYMENT &amp; PROPERTY DAMAGE SURCHARGE, JULY'21 - ADMIN</u>	07/16/2021	412.85	.00	<u>01-6212 RENT-EQUIPMENT</u>	0	7/21		
Total 448443788:						412.85	.00					
Total U.S. BANK NATIONAL ASSOC (EQUIP FINANCE):						412.85	.00					
<b>UNITED OIL</b>												
316	UNITED OIL	518920	12030	<u>HYDRAULIC OIL CHANGE ON BELT PRESS, T. SHAFFER, JULY'21 - SEWER</u>	07/26/2021	310.75	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	7/21		
Total 518920:						310.75	.00					
Total UNITED OIL:						310.75	.00					
<b>UNIVAR SOLUTIONS USA, INC.</b>												
1410	UNIVAR SOLUTIONS USA, INC.	49279583	11868	<u>ALUMINUM SULFATE, T. SHAFFER, JULY'21</u>	07/01/2021	7,700.92	.00	<u>21-6151 M &amp; R - PROCESS CHEMICALS</u>	0	7/21		
Total 49279583:						7,700.92	.00					

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1410	UNIVAR SOLUTIONS USA, INC.	49304005	11962	<u>CALCIUM HYPOCHLORITE, T. SHAFFER, JULY'21 - SEWER</u>	07/19/2021	12,582.00	.00	<u>21-6151 M &amp; R - PROCESS CHEMICALS</u>	0	7/21		
Total 49304005:						12,582.00	.00					
1410	UNIVAR SOLUTIONS USA, INC.	97675025		<u>REFUND/CREDIT MEMO, MATERIAL #16141377, 1 TOTE LIQUICHLOR, T. SHAFFER, JULY'21 - SEWER</u>	07/22/2021	-854.37	.00	<u>21-6151 M &amp; R - PROCESS CHEMICALS</u>	0	7/21		
1410	UNIVAR SOLUTIONS USA, INC.	97675025		<u>REFUND/CREDIT MEMO, MATERIAL #16141377, TOTE DEPOSIT, T. SHAFFER, JULY'21 - SEWER</u>	07/22/2021	-700.00	.00	<u>21-6097 DEPOSITS ON ACCOUNT</u>	0	7/21		
Total 97675025:						-1,554.37	.00					
Total UNIVAR SOLUTIONS USA, INC.:						18,728.55	.00					
<b>UTILITY REFUND #10</b>												
2044	UTILITY REFUND #10	302554.00		<u>KW HOMES, 891 E RIO CHICO DR - UTILITY REFUND</u>	06/30/2021	58.84	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2044	UTILITY REFUND #10	302554.00		<u>KW HOMES, 891 E RIO CHICO DR - UTILITY REFUND</u>	06/30/2021	15.89	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
Total 302554.00:						74.73	.00					
Total UTILITY REFUND #10:						74.73	.00					
<b>UTILITY REFUND #11</b>												
2062	UTILITY REFUND #11	180310.02A		<u>LAYNE THORNTON, 1468 W BALBOA ST. UTILITY REFUND</u>	07/22/2021	85.75	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
Total 180310.02A:						85.75	.00					
2062	UTILITY REFUND #11	281053.00		<u>NORTH STAR HOMES, 1484 W GAINSBORO ST - UTILITY REFUND</u>	06/22/2021	41.82	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		

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2062	UTILITY REFUND #11	281053.00		<u>NORTH STAR HOMES, 1484 W GAINSBORO ST - UTILITY REFUND</u>	06/22/2021	29.43	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
Total 281053.00:						71.25	.00					
2062	UTILITY REFUND #11	281054.00		<u>NORTH STAR HOMES, 1470 W GAINSBORO ST - UTILITY REFUND</u>	07/02/2021	35.10	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2062	UTILITY REFUND #11	281054.00		<u>NORTH STAR HOMES, 1470 W GAINSBORO ST - UTILITY REFUND</u>	07/02/2021	33.96	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
Total 281054.00:						69.06	.00					
2062	UTILITY REFUND #11	281064.00		<u>HALLMARK HOMES, 1296 W WINSETT ST - UTILITY REFUND</u>	06/30/2021	72.88	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2062	UTILITY REFUND #11	281064.00		<u>HALLMARK HOMES, 1296 W WINSETT ST - UTILITY REFUND</u>	06/30/2021	31.48	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
Total 281064.00:						104.36	.00					
2062	UTILITY REFUND #11	281067.00		<u>NORTH STAR HOMES, 1363 W WINSETT ST - UTILITY REFUND</u>	07/02/2021	33.40	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2062	UTILITY REFUND #11	281067.00		<u>NORTH STAR HOMES, 1363 W WINSETT ST - UTILITY REFUND</u>	07/02/2021	28.90	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
Total 281067.00:						62.30	.00					
Total UTILITY REFUND #11:						392.72	.00					
<b>UTILITY REFUND #12</b>												
2085	UTILITY REFUND #12	110310.02		<u>JENNIFER CRAIG, 510 N SHADY GROVE WAY - UTILITY REFUND</u>	07/12/2021	39.81	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	110310.02		<u>JENNIFER CRAIG, 510 N SHADY GROVE WAY - UTILITY REFUND</u>	07/12/2021	50.04	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		

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2085	UTILITY REFUND #12	110310.02		<u>JENNIFER CRAIG, 510 N SHADY GROVE WAY - UTILITY REFUND</u>	07/12/2021	35.87	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 110310.02:						125.72	.00					
2085	UTILITY REFUND #12	111590.01		<u>JAMIE GEARHART, 691 E ANDREA ST, UTILITY REFUND</u>	07/20/2021	38.25	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	111590.01		<u>JAMIE GEARHART, 691 E ANDREA ST, UTILITY REFUND</u>	07/20/2021	40.80	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	111590.01		<u>JAMIE GEARHART, 691 E ANDREA ST, UTILITY REFUND</u>	07/20/2021	31.32	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 111590.01:						110.37	.00					
2085	UTILITY REFUND #12	121170.02		<u>LAWRENCE LUNA, 1915 W MULHULAND CT - UTILITY REFUND</u>	07/12/2021	13.94	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	121170.02		<u>LAWRENCE LUNA, 1915 W MULHULAND CT - UTILITY REFUND</u>	07/12/2021	20.23	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	121170.02		<u>LAWRENCE LUNA, 1915 W MULHULAND CT - UTILITY REFUND</u>	07/12/2021	20.62	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 121170.02:						54.79	.00					
2085	UTILITY REFUND #12	121745.01		<u>DEIDRA L FOUST, 878 N WINDLOWER AVE, UTILITY REFUND</u>	07/22/2021	11.73	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	121745.01		<u>DEIDRA L FOUST, 878 N WINDLOWER AVE, UTILITY REFUND</u>	07/22/2021	.45	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	121745.01		<u>DEIDRA L FOUST, 878 N WINDLOWER AVE, UTILITY REFUND</u>	07/22/2021	3.08	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		

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Total 121745.01:						15.26	.00					
2085	UTILITY REFUND #12	121755.02		<u>THOMAS CLANCY, 840 N WINDFLOWER AVE - UTILITY REFUND</u>	07/14/2021	33.67	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	121755.02		<u>THOMAS CLANCY, 840 N WINDFLOWER AVE - UTILITY REFUND</u>	07/14/2021	45.07	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	121755.02		<u>THOMAS CLANCY, 840 N WINDFLOWER AVE - UTILITY REFUND</u>	07/14/2021	33.94	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 121755.02:						112.68	.00					
2085	UTILITY REFUND #12	150890.02		<u>HANNAH VINCENT, 700 W TERN DR - UTILITY REFUND</u>	07/14/2021	36.29	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	150890.02		<u>HANNAH VINCENT, 700 W TERN DR - UTILITY REFUND</u>	07/14/2021	23.25	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	150890.02		<u>HANNAH VINCENT, 700 W TERN DR - UTILITY REFUND</u>	07/14/2021	21.68	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 150890.02:						81.22	.00					
2085	UTILITY REFUND #12	160570.02		<u>KODY K OLSON, 1321 N CATERPILLAR AVE, UTILITY REFUND</u>	07/22/2021	37.12	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	160570.02		<u>KODY K OLSON, 1321 N CATERPILLAR AVE, UTILITY REFUND</u>	07/22/2021	44.52	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	160570.02		<u>KODY K OLSON, 1321 N CATERPILLAR AVE, UTILITY REFUND</u>	07/22/2021	35.12	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 160570.02:						116.76	.00					

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2085	UTILITY REFUND #12	167075.02		<u>LOUIS MERRELL, 1170-1176 W ART CT - UTILITY REFUND</u>	07/14/2021	184.82	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	167075.02		<u>LOUIS MERRELL, 1170-1176 W ART CT - UTILITY REFUND</u>	07/14/2021	98.34	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	167075.02		<u>LOUIS MERRELL, 1170-1176 W ART CT - UTILITY REFUND</u>	07/14/2021	69.63	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 167075.02:						352.79	.00					
2085	UTILITY REFUND #12	170285.01		<u>STEPHEN MACKERMAN, 406 S STIBNITE AVE, UTILITY REFUND</u>	07/19/2021	37.41	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	170285.01		<u>STEPHEN MACKERMAN, 406 S STIBNITE AVE, UTILITY REFUND</u>	07/19/2021	40.75	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	170285.01		<u>STEPHEN MACKERMAN, 406 S STIBNITE AVE, UTILITY REFUND</u>	07/19/2021	30.00	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 170285.01:						108.16	.00					
2085	UTILITY REFUND #12	173625.02		<u>JASON FORD, 2031 W SAHARA DR - UTILITY REFUND</u>	07/14/2021	24.74	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	173625.02		<u>JASON FORD, 2031 W SAHARA DR - UTILITY REFUND</u>	07/14/2021	38.07	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	173625.02		<u>JASON FORD, 2031 W SAHARA DR - UTILITY REFUND</u>	07/14/2021	27.51	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 173625.02:						90.32	.00					
2085	UTILITY REFUND #12	180990.03		<u>ISAIAS ADRIAN LEAL, 1343 N TASAVOL AVE, UTILITY REFUND</u>	07/12/2021	8.47	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		

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2085	UTILITY REFUND #12	180990.03		<u>ISAIAS ADRIAN LEAL, 1343 N TASAVOL AVE. UTILITY REFUND</u>	07/12/2021	10.60	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	180990.03		<u>ISAIAS ADRIAN LEAL, 1343 N TASAVOL AVE. UTILITY REFUND</u>	07/12/2021	6.66	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 180990.03:						25.73	.00					
2085	UTILITY REFUND #12	182080.03		<u>RICARDO BARRETT, 1499 W CRENSHAW ST - UTILITY REFUND</u>	07/14/2021	6.38	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	182080.03		<u>RICARDO BARRETT, 1499 W CRENSHAW ST - UTILITY REFUND</u>	07/14/2021	7.83	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	182080.03		<u>RICARDO BARRETT, 1499 W CRENSHAW ST - UTILITY REFUND</u>	07/14/2021	6.12	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 182080.03:						20.33	.00					
2085	UTILITY REFUND #12	190210.03		<u>CALEB BARTHLOME, 361 W WHITETAIL CT - UTILITY REFUND</u>	07/12/2021	33.22	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	190210.03		<u>CALEB BARTHLOME, 361 W WHITETAIL CT - UTILITY REFUND</u>	07/12/2021	40.60	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	190210.03		<u>CALEB BARTHLOME, 361 W WHITETAIL CT - UTILITY REFUND</u>	07/12/2021	27.85	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 190210.03:						101.67	.00					
2085	UTILITY REFUND #12	190480.02		<u>MICHAEL FISETTE, 282 W BIG RACK ST, UTILITY REFUND</u>	07/22/2021	24.74	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	190480.02		<u>MICHAEL FISETTE, 282 W BIG RACK ST, UTILITY REFUND</u>	07/22/2021	32.42	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		

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2085	UTILITY REFUND #12	190480.02		<u>MICHAEL FISETTE, 282 W BIG RACK ST. UTILITY REFUND</u>	07/22/2021	21.93	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 190480.02:						79.09	.00					
2085	UTILITY REFUND #12	190980.01		<u>SUSAN STANLEY, 293 W WOOD OWL DR - UTILITY REFUND</u>	07/19/2021	36.84	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	190980.01		<u>SUSAN STANLEY, 293 W WOOD OWL DR - UTILITY REFUND</u>	07/19/2021	54.52	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	190980.01		<u>SUSAN STANLEY, 293 W WOOD OWL DR - UTILITY REFUND</u>	07/19/2021	37.08	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 190980.01:						128.44	.00					
2085	UTILITY REFUND #12	201440.02		<u>AMANDA DABELL, 607 E RIDGESTONE DR. UTILITY REFUND</u>	07/20/2021	6.32	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	201440.02		<u>AMANDA DABELL, 607 E RIDGESTONE DR. UTILITY REFUND</u>	07/20/2021	3.32	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	201440.02		<u>AMANDA DABELL, 607 E RIDGESTONE DR. UTILITY REFUND</u>	07/20/2021	6.22	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 201440.02:						15.86	.00					
2085	UTILITY REFUND #12	205035.02		<u>MICHAEL L HEDRICK, 366 E WHITBECK ST. UTILITY REFUND</u>	07/21/2021	33.54	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	205035.02		<u>MICHAEL L HEDRICK, 366 E WHITBECK ST. UTILITY REFUND</u>	07/21/2021	39.43	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	205035.02		<u>MICHAEL L HEDRICK, 366 E WHITBECK ST. UTILITY REFUND</u>	07/21/2021	30.86	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		



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				<u>MAROON AVE. UTILITY REFUND</u>	07/19/2021	4.60	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	262000.02		<u>KIRK CHARLES LABOURDETTE, 2090 N MAROON AVE. UTILITY REFUND</u>	07/19/2021	5.61	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	262000.02		<u>KIRK CHARLES LABOURDETTE, 2090 N MAROON AVE. UTILITY REFUND</u>	07/19/2021	4.22	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 262000.02:						14.43	.00					
2085	UTILITY REFUND #12	264430.03		<u>BRIANE LYNN BARKER, 1906 N ROSEDUST DR - UTILITY REFUND</u>	07/12/2021	32.89	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	264430.03		<u>BRIANE LYNN BARKER, 1906 N ROSEDUST DR - UTILITY REFUND</u>	07/12/2021	41.13	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	264430.03		<u>BRIANE LYNN BARKER, 1906 N ROSEDUST DR - UTILITY REFUND</u>	07/12/2021	29.02	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 264430.03:						103.04	.00					
2085	UTILITY REFUND #12	265025.02		<u>AUSTIN K BARTON, 2325 W BEIGE CT. UTILITY REFUND</u>	07/19/2021	121.50	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	265025.02		<u>AUSTIN K BARTON, 2325 W BEIGE CT. UTILITY REFUND</u>	07/19/2021	41.16	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	265025.02		<u>AUSTIN K BARTON, 2325 W BEIGE CT. UTILITY REFUND</u>	07/19/2021	30.73	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 265025.02:						193.39	.00					
2085	UTILITY REFUND #12	271045.02		<u>TYLER M MOGENSEN, 2058 W SEWARD ST. UTILITY REFUND</u>	07/19/2021	41.46	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		

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2085	UTILITY REFUND #12	271045.02		<u>TYLER M MOGENSEN, 2058 W SEWARD ST, UTILITY REFUND</u>	07/19/2021	42.74	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	271045.02		<u>TYLER M MOGENSEN, 2058 W SEWARD ST, UTILITY REFUND</u>	07/19/2021	37.85	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 271045.02:						122.05	.00					
2085	UTILITY REFUND #12	277022.02		<u>BRIAN PITT, 2478 N HONEYSUCKLE WAY, UTILITY REFUND</u>	07/20/2021	39.92	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	277022.02		<u>BRIAN PITT, 2478 N HONEYSUCKLE WAY, UTILITY REFUND</u>	07/20/2021	38.75	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	277022.02		<u>BRIAN PITT, 2478 N HONEYSUCKLE WAY, UTILITY REFUND</u>	07/20/2021	27.45	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 277022.02:						106.12	.00					
2085	UTILITY REFUND #12	291014.02		<u>KORIE L DAVIS, 3366 W TRIBUTE ST, UTILITY REFUND</u>	07/12/2021	72.92	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	291014.02		<u>KORIE L DAVIS, 3366 W TRIBUTE ST, UTILITY REFUND</u>	07/12/2021	80.77	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	291014.02		<u>KORIE L DAVIS, 3366 W TRIBUTE ST, UTILITY REFUND</u>	07/12/2021	58.03	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 291014.02:						211.72	.00					
2085	UTILITY REFUND #12	291079.01		<u>FRANCISCO J GUEVARA, 6701 S ALLEGIANCE AVE, UTILITY REFUND</u>	07/19/2021	35.02	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	291079.01		<u>FRANCISCO J GUEVARA, 6701 S ALLEGIANCE AVE, UTILITY REFUND</u>	07/19/2021	39.89	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		

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2085	UTILITY REFUND #12	291079.01		<u>FRANCISCO J GUEVARA, 6701 S ALLEGIANCE AVE, UTILITY REFUND</u>	07/19/2021	28.72	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 291079.01:						103.63	.00					
2085	UTILITY REFUND #12	310209.02		<u>RYAN H ANDERSON, 1488 W SOLDOTNA DR, UTILITY REFUND</u>	07/19/2021	37.90	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	310209.02		<u>RYAN H ANDERSON, 1488 W SOLDOTNA DR, UTILITY REFUND</u>	07/19/2021	52.63	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	310209.02		<u>RYAN H ANDERSON, 1488 W SOLDOTNA DR, UTILITY REFUND</u>	07/19/2021	37.01	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 310209.02:						127.54	.00					
2085	UTILITY REFUND #12	310347.02A		<u>TRACY L NEWBERRY, 9271 S FILDALGO AVE, UTILITY REFUND</u>	07/22/2021	114.28	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
Total 310347.02A:						114.28	.00					
2085	UTILITY REFUND #12	320045.01		<u>NATHAN MICHAEL HIEMSTRA, 1862 E MESA FALLS ST, UTILITY REFUND</u>	07/19/2021	33.81	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	320045.01		<u>NATHAN MICHAEL HIEMSTRA, 1862 E MESA FALLS ST, UTILITY REFUND</u>	07/19/2021	39.43	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	320045.01		<u>NATHAN MICHAEL HIEMSTRA, 1862 E MESA FALLS ST, UTILITY REFUND</u>	07/19/2021	25.14	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 320045.01:						98.38	.00					
2085	UTILITY REFUND #12	320087.02		<u>MIRANDA R RONDEAU, 1850 E CAVE FALLS ST, UTILITY REFUND</u>	07/20/2021	39.10	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		

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2085	UTILITY REFUND #12	320087.02		<u>MIRANDA R RONDEAU, 1850 E CAVE FALLS ST, UTILITY REFUND</u>	07/20/2021	45.11	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	320087.02		<u>MIRANDA R RONDEAU, 1850 E CAVE FALLS ST, UTILITY REFUND</u>	07/20/2021	28.63	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 320087.02:						112.84	.00					
2085	UTILITY REFUND #12	80760.04		<u>THEORA D LOWERY, 130 E KENTER ST, UTILITY REFUND</u>	07/20/2021	11.44	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	80760.04		<u>THEORA D LOWERY, 130 E KENTER ST, UTILITY REFUND</u>	07/20/2021	3.67	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	80760.04		<u>THEORA D LOWERY, 130 E KENTER ST, UTILITY REFUND</u>	07/20/2021	2.74	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 80760.04:						17.85	.00					
2085	UTILITY REFUND #12	90680.02		<u>JOHN H HANDLOS, 1136 W GOLD ST, UTILITY REFUND</u>	07/22/2021	35.49	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2085	UTILITY REFUND #12	90680.02		<u>JOHN H HANDLOS, 1136 W GOLD ST, UTILITY REFUND</u>	07/22/2021	39.48	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
2085	UTILITY REFUND #12	90680.02		<u>JOHN H HANDLOS, 1136 W GOLD ST, UTILITY REFUND</u>	07/22/2021	35.06	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/21		
Total 90680.02:						110.03	.00					
2085	UTILITY REFUND #12	92100.03A		<u>ERIC MILLER, 1365 N ANTIMONY PL, UTILITY REFUND</u>	07/22/2021	261.08	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
Total 92100.03A:						261.08	.00					

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Total UTILITY REFUND #12:						3,575.23	.00					
<b>UTILITY REFUND #9</b>												
2004	UTILITY REFUND #9	268409.00		<u>CBH HOMES, 1509 N THISTLE DR - UTILITY REFUND</u>	06/30/2021	51.57	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2004	UTILITY REFUND #9	268409.00		<u>CBH HOMES, 1509 N THISTLE DR - UTILITY REFUND</u>	06/30/2021	27.96	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
Total 268409.00:						79.53	.00					
2004	UTILITY REFUND #9	268434.00		<u>CBH HOMES, 2598 W BALBOA DR - UTILITY REFUND</u>	06/30/2021	21.87	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2004	UTILITY REFUND #9	268434.00		<u>CBH HOMES, 2598 W BALBOA DR - UTILITY REFUND</u>	06/30/2021	20.47	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
Total 268434.00:						42.34	.00					
2004	UTILITY REFUND #9	302441.00		<u>SCHROEDER ENTERPRISES, 801 E PASCUA DR - UTILITY REFUND</u>	07/02/2021	6.90	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2004	UTILITY REFUND #9	302441.00		<u>SCHROEDER ENTERPRISES, 801 E PASCUA DR - UTILITY REFUND</u>	07/02/2021	6.83	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
Total 302441.00:						13.73	.00					
2004	UTILITY REFUND #9	302510.00		<u>RIVERWOOD HOMES, 1099 E RIO CHICO DR - UTILITY REFUND</u>	07/02/2021	98.88	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2004	UTILITY REFUND #9	302510.00		<u>RIVERWOOD HOMES, 1099 E RIO CHICO DR - UTILITY REFUND</u>	07/02/2021	33.96	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
Total 302510.00:						132.84	.00					
2004	UTILITY REFUND #9	303510.00		<u>HUBBLE HOMES, 701 E BRUSH CREEK ST - UTILITY REFUND</u>	06/30/2021	71.49	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		

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2004	UTILITY REFUND #9	303510.00		<u>HUBBLE HOMES, 701 E BRUSH CREEK ST - UTILITY REFUND</u>	06/30/2021	22.42	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
Total 303510.00:						93.91	.00					
2004	UTILITY REFUND #9	320144.00		<u>HAYDEN HOMES, 1838 E PORTER ST - UTILITY REFUND</u>	07/02/2021	70.50	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2004	UTILITY REFUND #9	320144.00		<u>HAYDEN HOMES, 1838 E PORTER ST - UTILITY REFUND</u>	07/02/2021	5.32	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
Total 320144.00:						75.82	.00					
2004	UTILITY REFUND #9	323067.00		<u>TODD CAMPBELL CUSTOM HOMES, 1796 N HURSTVILLE AVE - UTILITY REFUND</u>	07/02/2021	107.99	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2004	UTILITY REFUND #9	323067.00		<u>TODD CAMPBELL CUSTOM HOMES, 1796 N HURSTVILLE AVE - UTILITY REFUND</u>	07/02/2021	89.82	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
Total 323067.00:						197.81	.00					
2004	UTILITY REFUND #9	323070.00		<u>TRESIDIO HOMES, 1888 N HURTSVILLE AVE - UTILITY REFUND</u>	07/02/2021	73.89	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2004	UTILITY REFUND #9	323070.00		<u>TRESIDIO HOMES, 1888 N HURTSVILLE AVE - UTILITY REFUND</u>	07/02/2021	8.39	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
Total 323070.00:						82.28	.00					
2004	UTILITY REFUND #9	330363.00		<u>TOLL BROS INC, 2203 N WINDMILL WAY - UTILITY REFUND</u>	07/02/2021	100.32	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2004	UTILITY REFUND #9	330363.00		<u>TOLL BROS INC, 2203 N WINDMILL WAY - UTILITY REFUND</u>	07/02/2021	40.97	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		

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Total 330363.00:						141.29	.00					
2004	UTILITY REFUND #9	330366.00		<u>TOLL BROS INC. 2263 N WINDMILL WAY - UTILITY REFUND</u>	06/22/2021	74.18	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2004	UTILITY REFUND #9	330366.00		<u>TOLL BROS INC. 2263 N WINDMILL WAY - UTILITY REFUND</u>	06/22/2021	2.82	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
Total 330366.00:						77.00	.00					
2004	UTILITY REFUND #9	330376.00		<u>TOLL BROS INC. 937 E SWEET PEARL ST - UTILITY REFUND</u>	06/30/2021	48.77	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2004	UTILITY REFUND #9	330376.00		<u>TOLL BROS INC. 937 E SWEET PEARL ST - UTILITY REFUND</u>	06/30/2021	42.01	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
Total 330376.00:						90.78	.00					
2004	UTILITY REFUND #9	330382.00		<u>TOLL BROS INC. 2224 N WINDMILL WAY - UTILITY REFUND</u>	07/02/2021	98.51	.00	<u>20-4500 METERED WATER SALES</u>	0	7/21		
2004	UTILITY REFUND #9	330382.00		<u>TOLL BROS INC. 2224 N WINDMILL WAY - UTILITY REFUND</u>	07/02/2021	39.40	.00	<u>21-4600 SEWER USER FEES</u>	0	7/21		
Total 330382.00:						137.91	.00					
Total UTILITY REFUND #9:						1,165.24	.00					
<b>VICTORY GREENS</b>												
364	VICTORY GREENS	575439	11896	<u>SOD TO REPLACEMENT, FOR CRIMSON WATER BREAK, J. COX, JULY'21 - WATER</u>	07/01/2021	16.00	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	7/21		
Total 575439:						16.00	.00					

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Total VICTORY GREENS:						16.00	.00					
<b>VORTEX USA INC</b>												
1885	VORTEX USA INC	48393	11769	<u>ACTIVATORS FOR THE SPLASH PAD REPAIR, J.MORFIN, JUNE'21 - PARKS</u>	06/29/2021	1,560.00	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	7/21		
Total 48393:						1,560.00	.00					
Total VORTEX USA INC:						1,560.00	.00					
<b>WESTERN STATES CHEM</b>												
274	WESTERN STATES CHEM	210847		<u>3 CASES NITRILE GLOVES, JUNE'21 - SEWER</u>	06/01/2021	1,080.51	.00	<u>21-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	7/21		
Total 210847:						1,080.51	.00					
Total WESTERN STATES CHEM:						1,080.51	.00					
<b>WHEELER SHEET METAL</b>												
341	WHEELER SHEET METAL	5716		<u>PARKS OFFICE A/C SERVICE, J. LORENTZ, JULY'21 - PARKS</u>	07/21/2021	165.00	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	7/21		
341	WHEELER SHEET METAL	5716		<u>CRIMSON LIFT STATION CLEAN &amp; SERVICE A/C, J. LORENTZ, JULY'21 - SEWER</u>	07/21/2021	310.00	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	7/21		
Total 5716:						475.00	.00					
Total WHEELER SHEET METAL:						475.00	.00					
<b>WILLIAM OLSON</b>												
2095	WILLIAM OLSON	085618		<u>INSTALL BALL VALVE, EXTEND HOT/COLD WATER LINES INTO WALL FOR SINK, INSTALL COLD HOSEBIB, INSTALL 2 ANGLE STOPS, 1 P-TRAP, 1 BASKET STRAINER, 1 CHROME CENTER PULL OUT FAUCET, 1 COVER, JULY, '21-CITY HALL ADDITION</u>	06/10/2021	920.00	920.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1130	7/21	07/23/2021	

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 7/16/2021-7/29/2021

Page: 46  
Jul 28, 2021 03:51PM

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 085618:						920.00	920.00					
Total WILLIAM OLSON:						920.00	920.00					
Grand Totals:						889,471.90	705,568.51					

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

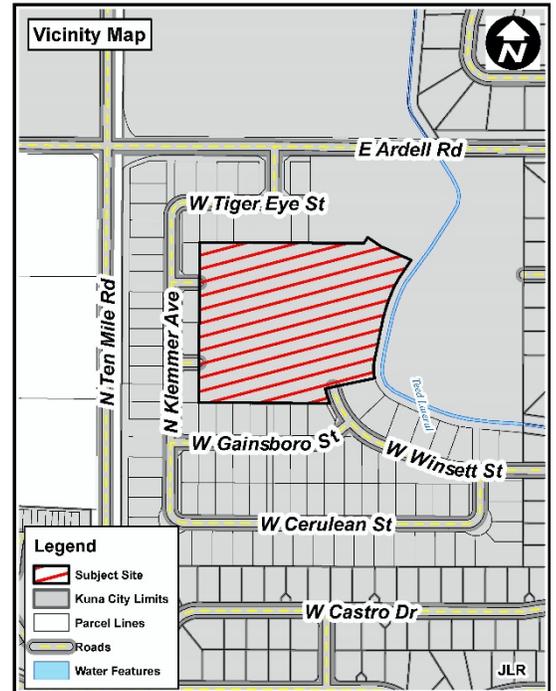
Paid and unpaid invoices included.

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

IN THE MATTER OF THE APPLICATIONS OF ) **Case No. 21-10-FP (Final Plat)**  
 )  
**STEPHANIE HOPKINS, KM ENGINEERING** )  
 ) **STAFF MEMO FOR THE**  
 ) **CAZADOR NO. 3 FINAL PLAT**  
*For Cazador No. 3 Final Plat* ) **APPLICATION.**

**TABLE OF CONTENTS**

1. Exhibit List
2. Process and Noticing
3. General Project Facts
4. Applicable Standards
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 & Zoning Application Coversheet			X
<b>2.2</b>	Final Plat Application			X
<b>2.3</b>	Final Plat			X

<b>2.4</b>	Approved Construction Drawings			X
<b>2.5</b>	Findings of Fact & Conclusions of Law – Approved 11.21.2017			X
<b>2.6</b>	Statement of Conformance			X
<b>2.12</b>	Vicinity Map			X
<b>2.8</b>	Common Area Maintenance Agreement			X
<b>2.9</b>	Agency Transmittal			X
<b>2.11</b>	Public Works Memo			X

## II PROCESS AND NOTICING

- 2.1** A Final Plat (FP) 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 GENERAL PROJECT FACTS

- 3.1** Stephanie Hopkins of KM Engineering, requests Final Plat approval on behalf of her client DB Development, for Cazador No. 3. The project is approximately 6.64 acres with an R-6 (medium Density Residential) zoning designation, and will consist of 34 single-family buildable lots and six (6) common lots. The subject site is located southeast of the N Ten Mile Road and E Ardell Road intersection (APN: S1314325610); Section 14, Township 2 North, Range 1 West.

## IV STAFF ANALYSIS

- 4.1** In accordance with Kuna City Code Title 6, Subdivision Regulations, the application seeks Final Plat approval for Cazador No. 3.
- 4.2** Per Public Works Department, this project has previously reserved capacity in the Crimson Point Lift Station.
- 4.3** Per Public Works Department, this project is in line with the Sewer, Water, and Pressurized Irrigation Master Plans.
- 4.4** Kuna Police Chief Mike Fratusco notes the subject site lies within their general service area which generates the largest majority of calls and has no concerns.
- 4.5** Staff has determined the proposed Final Plat for Cazador No. 3 is in substantial conformance with the previously Council-approved Preliminary Plat (November 21, 2017; Case No. 17-02-AN & 17-06-S).

**V**  
**APPLICABLE STANDARDS**

- 5.1** Kuna City Code Title 6, Subdivision Regulations
- 5.2** Kuna Comprehensive Plan and Future Land Use Map.
- 5.3** Idaho Code Title 50, Chapter 13, Plats and Vacations.

**V1**  
**CONDITIONS OF APPROVAL**

- 6.1** Water Rights associated with property shall be transferred to the City at time of connection (development) by deed and “Change of Ownership” form from IDWR (Idaho Department of Water Resources).
- 6.2** Applicant shall correct any technical items and make any requested changes to bring the Final Plat into conformance, as recommended by Kuna Public Works Staff.
- 6.3** Upon City Council’s approval, no revisions shall be made to the Final Plat. If revisions are desired, the Applicant shall bring a copy of the changes to Planning and Zoning staff to determine if a new approval is required via City Council or Planning and Zoning Commission.
- 6.4** Applicant shall secure all signatures on the Final Plat Memorandum prior to requesting the City Engineer’s signature on the Final Plat Mylar.
- 6.5** Correct and verified as-built (record drawings) drawings shall be required before occupancy or Final Plat approval by City Engineer is granted.

**DATED** this 3<sup>rd</sup> day of August, 2021.



# 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):** 21-10-FP

**Project Name:** Cazador No. 3

**Date Received:** 06.24.2021, Attachments 06.29.2021, 07.01.2021 Final Docs

**Date Accepted as Complete:** 07.06.2021

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 checked="" 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: DB Development, LLC.

Address: 2228 West Piazza Street

Meridian, Idaho 83646

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

### Applicant (Developer) Information

Name: DB Development, LLC.

Address: 2228 West Piazza Street

Meridian, Idaho 83646

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

### Engineer/Representative Information

Name: KM Engineering, LLP. - Stephanie Hopkins

Address: 5725 North Discovery Way

Boise, Idaho 83713

Phone: 208.639.6939 Email: shopkins@kmengllp.com

Subject Property Information

Site Address: W Ardell Street

Nearest Major Cross Streets: Near the southeast corner of Ardell Street and Ten Mile Road

Parcel No.(s): S1314325610

Section, Township, Range: NW 1/4 of the SW 1/4 of Section 14, T3N, R1W

Property Size: +/- 6.64

Current Land Use: Undeveloped Proposed Land Use: Single-family residential sub.

Current Zoning: R-6 Proposed Zoning: No change

Project Description

Project Name: Cazador Subdivision No. 3

General Description of Project: Final plat for 34 buildable single-family residential lots and 6 common lots for 40 lots in total.

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: Micropathways located within common lots additional open space provided via common lot as depicted on plat

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: 34 No. of Building Lots: 34

No. of Common Lots: 6 No. of Other Lots: 0

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

Single-Family     Townhomes     Duplexes     Multi-Family

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

Minimum square footage of structure(s): TBD

Gross Density (Dwelling Units ÷ Total Acreage): 5.12 du/acre

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 6.08 du/acre

Percentage of Open Space provided: 5.1% Acreage of Open Space: .34

Type of Open Space provided (i.e. public, common, landscaping): Mid-block micropathways

within common lots , open space lots

**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: Stephan Hopkins Date: 6.24.21



# Final Plat 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

**A Final Plat application does NOT require a Public Hearing. It will be placed on the City Council agenda as a regular agenda item.**

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

**Case No(s):** 21-10-FP

**Project Name:** Cazador No. 3

**Date Received:** 06.24.2021, Attachments 06.29.2021, 07.01.2021

**Date Accepted as Complete:** 07.06.2021

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

- Complete Planning & Zoning Application Coversheet.
- All pages of the proposed Final Plat.
- Approved final engineering construction drawings for streets, water, sewer, sidewalks, pressure irrigation & other public improvements.
- Approved & signed Findings of Fact and Conclusions of Law for Preliminary Plat.
- Such other information as deemed necessary to establish whether or not all proper parties have signed and/or approved Final Plat.
- Statement of Conformance with the following: Preliminary Plat meets all requirements or conditions; and Preliminary Plat meets acceptable engineering practices and local standards.
- Any proposed restrictive covenants and/or deed restrictions, and Homeowners Association documents.

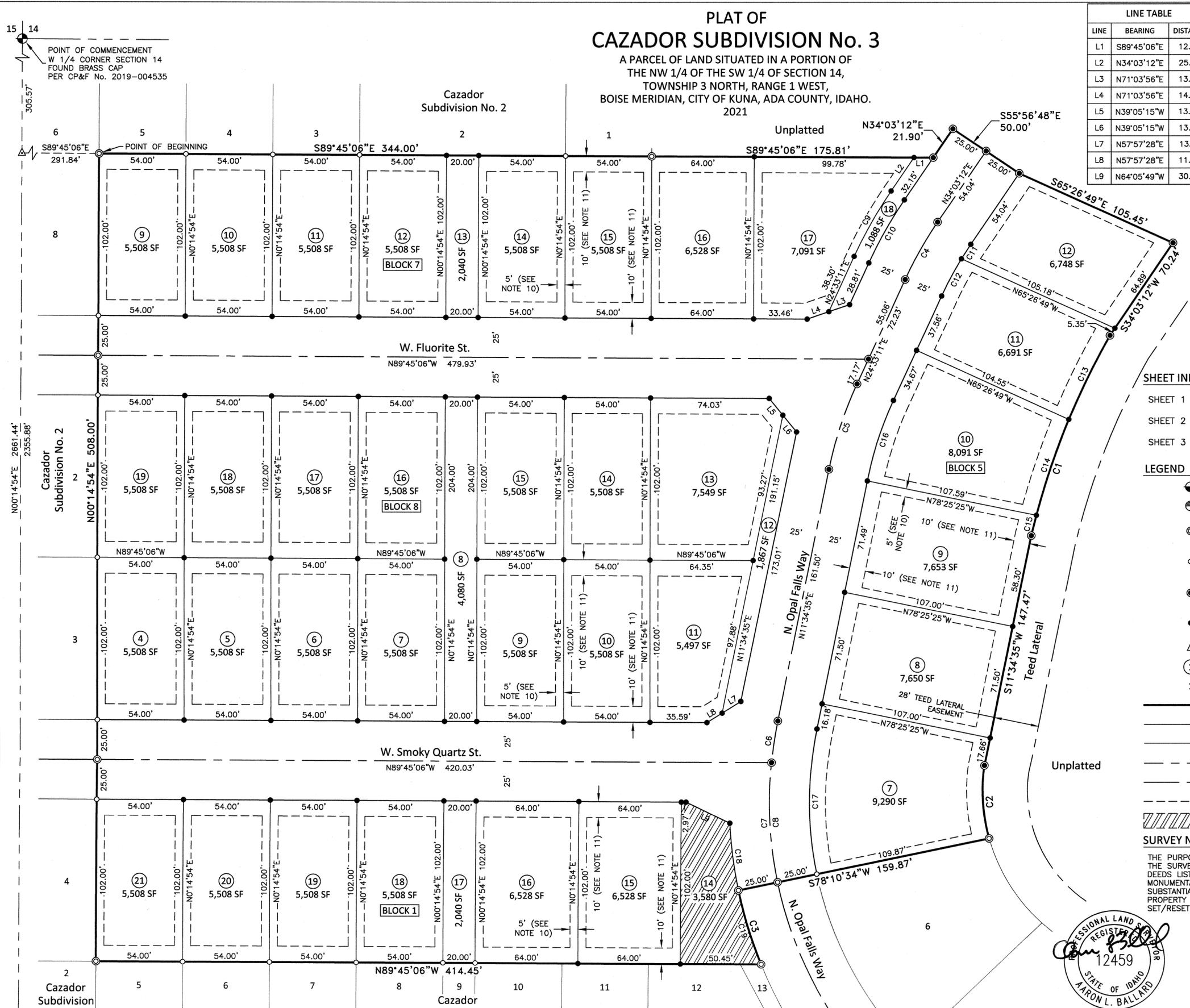
***The Final Plat shall include and be in compliance with all items required under Idaho Code §50-13.***

*This application shall not be considered complete (nor will it be added to a City Council agenda) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled date, fees due, and any additional items via a Letter of Completeness.*

**PLAT OF  
CAZADOR SUBDIVISION No. 3**  
A PARCEL OF LAND SITUATED IN A PORTION OF  
THE NW 1/4 OF THE SW 1/4 OF SECTION 14,  
TOWNSHIP 3 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.  
2021

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°45'06"E	12.03
L2	N34°03'12"E	25.45
L3	N71°03'56"E	13.78
L4	N71°03'56"E	14.26
L5	N39°05'15"W	13.64
L6	N39°05'15"W	13.59
L7	N57°57'28"E	13.81
L8	N57°57'28"E	11.28
L9	N64°05'49"W	30.44

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	488.00'	135.67'	15°55'46"	S21°18'50"W	135.24'
C2	113.00'	46.25'	23°26'56"	S4°00'56"E	45.92'
C3	275.00'	48.82'	10°10'15"	S16°54'34"E	48.75'
C4	250.00'	41.45'	9°30'01"	S29°18'11"W	41.41'
C5	250.00'	56.62'	12°58'36"	S18°03'53"W	56.50'
C6	250.03'	26.49'	6°04'16"	S8°32'26"W	26.48'
C7	250.00'	75.61'	17°19'42"	S3°09'35"E	75.32'
C8	250.00'	102.10'	23°24'01"	S0°07'26"E	101.40'
C9	285.00'	47.26'	9°30'01"	N29°18'11"E	47.20'
C10	275.00'	45.60'	9°30'01"	S29°18'11"W	45.55'
C11	225.00'	10.81'	2°45'08"	S32°40'38"W	10.81'
C12	225.00'	26.50'	6°44'53"	S27°55'37"W	26.48'
C13	488.00'	58.77'	6°54'02"	S25°49'42"W	58.74'
C14	488.00'	63.70'	7°28'43"	S18°38'20"W	63.65'
C15	488.00'	13.20'	1°33'01"	S14°07'27"W	13.20'
C16	225.00'	50.96'	12°58'36"	S18°03'53"W	50.85'
C17	225.00'	91.89'	23°24'01"	S0°07'26"E	91.26'
C18	275.00'	42.66'	8°53'16"	S7°22'48"E	42.62'
C19	275.00'	91.47'	19°03'31"	N12°27'56"W	91.05'



**SHEET INDEX**

SHEET 1 - OVERALL SUBDIVISION MAP, CURVE/LINE TABLES, LEGEND  
 SHEET 2 - CERTIFICATE OF OWNERS AND NOTES  
 SHEET 3 - CERTIFICATES AND APPROVALS

**LEGEND**

- FOUND BRASS CAP AS NOTED
- FOUND ALUMINUM CAP AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459" UNLESS NOTED OTHERWISE
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459" UNLESS NOTED OTHERWISE
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- CALCULATED POINT, NOTHING FOUND OR SET
- LOT NUMBER
- LOT NUMBER ON ADJACENT PLAT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- SECTION LINE
- ROAD/LATERAL CENTERLINE
- EASEMENT LINE
- AChD EASEMENT (SEE NOTE 12)

**SURVEY NARRATIVE**

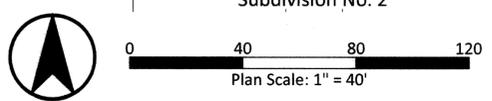
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED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



**DB Development, LLC**  
MERIDIAN, IDAHO

**REFERENCES**

R1. CAZADOR SUBDIVISION No. 1, BOOK 116, PAGES 17569-17571, RECORDS OF ADA COUNTY, IDAHO.  
 R2. CAZADOR SUBDIVISION No. 2, BOOK 119, PAGES 18403-18407, RECORDS OF ADA COUNTY, IDAHO.



SW CORNER SECTION 14  
FOUND ALUMINUM CAP  
PER CP&F No. 102129851

POINT OF COMMENCEMENT  
W 1/4 CORNER SECTION 14  
FOUND BRASS CAP  
PER CP&F No. 2019-004535

15 14  
22 23

# PLAT OF CAZADOR SUBDIVISION No. 3

**CERTIFICATE OF OWNERS**

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

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., CITY OF KUNA, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 14, WHICH BEARS N00°14'54"E A DISTANCE OF 2,661.44 FEET FROM A FOUND ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 14;  
THENCE FOLLOWING THE WESTERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 14, S00°14'54"W A DISTANCE OF 305.57 FEET TO A POINT;

THENCE LEAVING SAID WESTERLY LINE, S89°45'06"E A DISTANCE OF 291.84 FEET TO A FOUND 5/8-INCH REBAR BEING ON THE SUBDIVISION BOUNDARY OF CAZADOR SUBDIVISION No. 2 (BOOK 119 OF PLATS, PAGES 18403 THROUGH 18407, RECORDS OF ADA COUNTY, IDAHO) AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID SUBDIVISION BOUNDARY, S89°45'06"E A DISTANCE OF 344.00 FEET TO A FOUND 5/8-INCH REBAR;  
THENCE LEAVING SAID SUBDIVISION BOUNDARY, S89°45'06"E A DISTANCE OF 175.81 FEET TO A SET 5/8-INCH REBAR;  
THENCE N34°03'12"E A DISTANCE OF 21.90 FEET TO A SET 5/8-INCH REBAR;  
THENCE S55°56'48"E A DISTANCE OF 50.00 FEET TO A SET 5/8-INCH REBAR;  
THENCE S65°26'49"E A DISTANCE OF 105.45 FEET TO A SET 5/8-INCH REBAR ON THE BOUNDARY OF THE UNITED STATES TEED LATERAL EASEMENT;

THENCE FOLLOWING SAID EASEMENT THE FOLLOWING FOUR (4) COURSES:

1. S34°03'12"W A DISTANCE OF 70.24 FEET TO A SET 5/8-INCH REBAR;
2. 135.67 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 488.00 FEET, A DELTA ANGLE OF 15°55'46", A CHORD BEARING OF S21°18'50"W AND A CHORD DISTANCE OF 135.24 FEET TO A SET 5/8-INCH REBAR;
3. S11°34'35"W A DISTANCE OF 147.47 FEET TO A SET 5/8-INCH REBAR;
4. 46.25 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 113.00 FEET, A DELTA ANGLE OF 23°26'56", A CHORD BEARING OF S04°00'56"E AND A CHORD DISTANCE OF 45.92 FEET TO A FOUND 5/8-INCH REBAR ON THE SUBDIVISION BOUNDARY OF SAID CAZADOR SUBDIVISION No. 2;

THENCE LEAVING SAID EASEMENT AND FOLLOWING SAID SUBDIVISION BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. S78°10'34"W A DISTANCE OF 159.87 FEET TO A FOUND 5/8-INCH REBAR;
2. 48.82 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 10°10'15", A CHORD BEARING OF S16°54'34"E AND A CHORD DISTANCE OF 48.75 FEET TO A FOUND 5/8-INCH REBAR;
3. N89°45'06"W A DISTANCE OF 414.45 FEET TO A FOUND 5/8-INCH REBAR;
4. N00°14'54"E A DISTANCE OF 508.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 6.637 ACRES, MORE OR LESS.

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

\_\_\_\_\_  
JUSTIN BLACKSTOCK, MANAGER  
DB DEVELOPMENT, LLC

**ACKNOWLEDGMENT**

STATE OF IDAHO }  
ADA COUNTY } SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2021, BY JUSTIN BLACKSTOCK, AS MANAGER OF DB DEVELOPMENT, LLC.

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

**NOTES**

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE MINIMAL DIMENSIONAL STANDARDS AS REQUIRED IN THE CITY OF KUNA ZONING ORDINANCE.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF RESUBDIVISION.
3. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
4. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE ON FILED AT THE ADA COUNTY RECORDER'S OFFICE AS INSTRUMENT No. 2019-062782, AND MAY BE AMENDED FROM TIME TO TIME.
5. THE HOMEOWNERS' ASSOCIATION (HOA), IT'S OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO A FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION, IF THE ASSESSMENT IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
6. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY. SUCH LOTS MUST REMAIN FREE OF ENCROACHMENTS AND OBSTRUCTIONS TO SAID IRRIGATION/DRAINAGE FACILITIES.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
8. IRRIGATION WATER HAS BEEN PROVIDED FROM THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF KUNA.
9. LOTS 14 AND 17, BLOCK 1, LOTS 13 AND 18, BLOCK 7, AND LOTS 8 AND 12, BLOCK 8 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE CAZADOR SUBDIVISION HOMEOWNER'S ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND CITY OF KUNA PRESSURE IRRIGATION.
10. UNLESS OTHERWISE SHOWN, ALL INTERIOR SIDE LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE.
11. UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR CITY OF KUNA IRRIGATION AND LOT DRAINAGE. ALL FRONT LOT LINES COMMON TO THE PUBLIC RIGHT-OF-WAYS CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, CITY OF KUNA STREET LIGHTS, CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
12. ALL OF LOT 14, BLOCK 1 IS SERVIENT TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCOMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT No. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302, IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
13. THIS PLAT IS SUBJECT TO AN ACHD LANDSCAPE LICENSE AGREEMENT PER INSTRUMENT No. 202-\_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.

**CERTIFICATE OF SURVEYOR**

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF CAZADOR SUBDIVISION No. 3 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

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



6-4-2021  
DEVELOPER

**DB Development, LLC**  
MERIDIAN, IDAHO



# PLAT OF CAZADOR SUBDIVISION No. 3

### ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

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

### APPROVAL OF CITY ENGINEER

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

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

\_\_\_\_\_  
DATE

### APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 202\_\_, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

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

### CERTIFICATE OF COUNTY SURVEYOR

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

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

\_\_\_\_\_  
DATE

### HEALTH CERTIFICATE

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

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

\_\_\_\_\_  
DATE

### CERTIFICATE OF ADA COUNTY TREASURER

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

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

\_\_\_\_\_  
DATE

### CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }  
ADA COUNTY } SS

I HEREBY CERTIFY THAT THIS PLAT OF CAZADOR SUBDIVISION No. 3 WAS FILED AT THE REQUEST OF \_\_\_\_\_ AT \_\_\_\_ MINUTES PAST \_\_\_\_ O'CLOCK \_\_M., THIS \_\_ DAY OF \_\_\_\_\_, \_\_\_\_ A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK \_\_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_ THRU \_\_\_\_\_.

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

\_\_\_\_\_  
DEPUTY

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

FEE:



6.4.2021  
DEVELOPER

DB Development, LLC  
MERIDIAN, IDAHO





making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

**a. Notifications**

- |                                  |                                   |
|----------------------------------|-----------------------------------|
| i. Neighborhood Meeting          | May 17, 2017 (8 persons attended) |
| ii. Agency Comment Request       | June 26, 2017                     |
| iii. 315' Property Owners Notice | October 6, 2017 (sent)            |
| iv. Kuna, Melba Newspaper        | September 20, 2017                |
| v. Site Posted                   | October 6, 2017                   |

**B. Applicant's Request:**

On behalf of N Star Farm, LLC (Owner), Kirsti Grabo with KM Engineering, LLP, is requesting approval for Annexation of approximately 40.20 acres into Kuna City with an R-6 (Medium Density Residential) zone, and a subdivision preliminary plat for 164 buildable lots and 18 common lots and one shared driveway, yielding a proposed density of 4.08 Dwelling Units an Acre (D.U.A.). The subject site is located on the south east corner (SEC) of Ten Mile and Ardell Roads. The property address is 2332 N. Ten Mile Road – Parcel No.; S1314325410.

**C. Aerial Map:**



*@Copyrighted*

**D. Site History:**

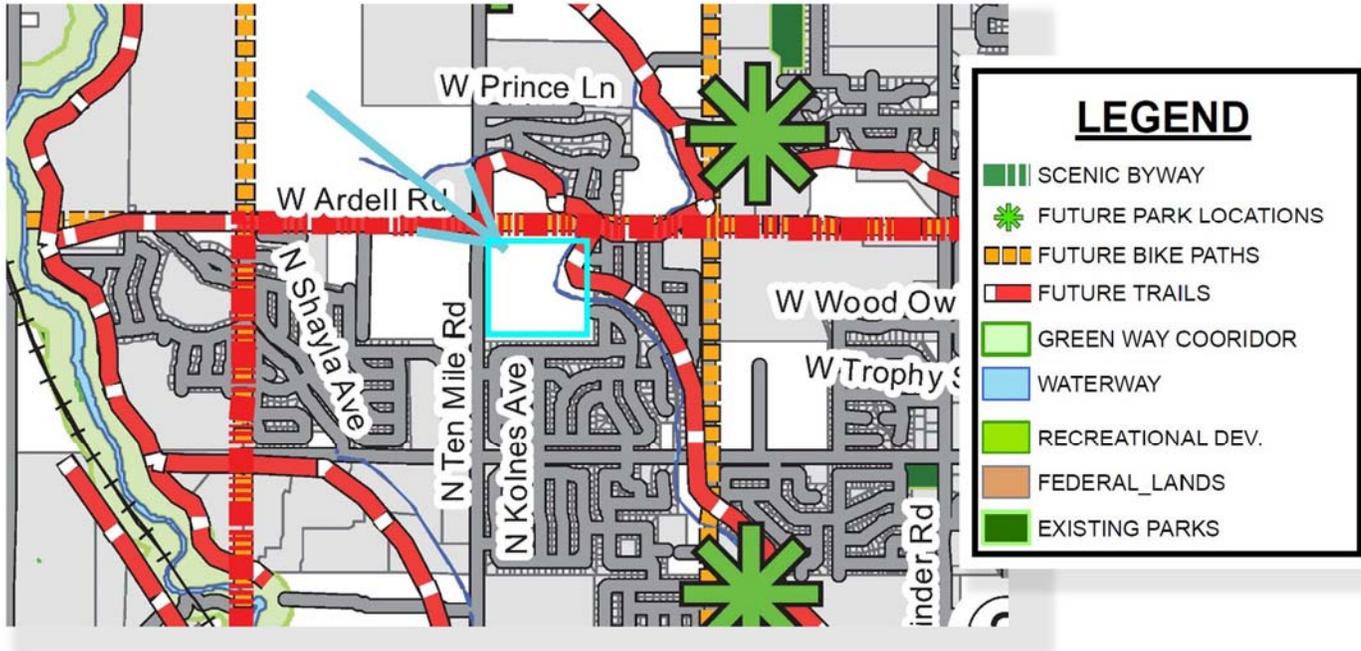
This site is undeveloped and has historically been used for agricultural purposes. The site is adjacent to three Kuna subdivisions and one County Subdivision. This application proposes a total of two phases.

**E. General Projects Facts:**

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision making body for the City. This map indicates general land use designations, and is not the actual

zone. The Comp Plan Map identifies this entire site as Medium Density Residential. The range for Medium Density is 4 - 8 D.U.A..

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail along the southwest boundary of the site, situated along the Mason Creek Feeder. Applicant proposes a significant number of trails throughout the project including one along the Mason Creek.



3. **Surrounding Land Uses:**

<b>North</b>	RR, R-4	Rural Residential, Ada County – Medium Density Residential, Kuna City
<b>South</b>	R-6	Medium Density Residential - Kuna City
<b>East</b>	R-6	Medium Density Residential - Kuna City
<b>West</b>	RUT, C-1	Rural Urban Transition, Ada County & Neighborhood Commercial, Kuna City

4. **Parcel Sizes, Current Zoning, Parcel Number(s):**

- Project Size: 40.20 acres (approximately)
- Zoning: RUT; Rural Urban Transition – Ada County
- Parcel #: S1314325410

5. **Services:**

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

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

The land is currently used for agricultural purposes. Applicant anticipates the land will continue the historic Agricultural uses until the land develops completely. This site soils in the area are a mix of three Hydrologic Groups; C and D – Group D is the dominant Group.

**7. Transportation / Connectivity:**

The applicant proposes extending two stub streets from adjacent subdivisions, two access points onto future Ardell Road and one temporary access on Ten Mile Road. Applicant proposes a temporary access onto Ten Mile Road to comply with Kuna Rural Fire District and EMS needs. When the section of Ardell Road along the north side of the site is complete, the temporary access will be abandoned and turned into a buildable lot (home lot). There are no permanent accesses proposed on Ten Mile Road.

**8. Environmental Issues:**

Beyond being within the Nitrate Priority Area, staff is not aware of any environmental, health or safety conflicts.

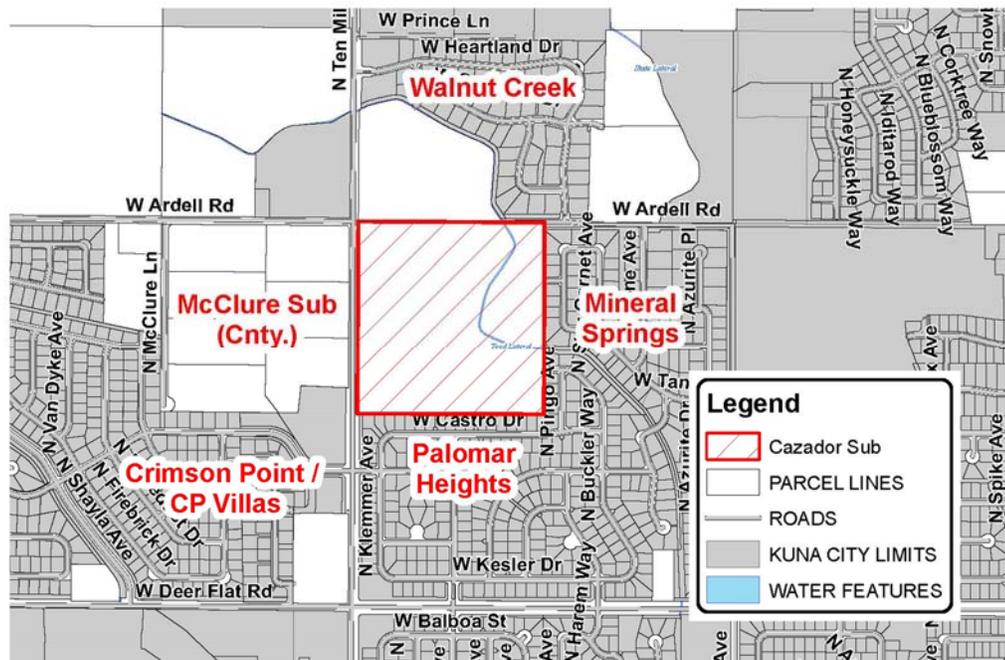
**9. Agency Responses:**

The following agencies returned comments which are included with this case file and are included with this report:

- City Engineer (Antonio Conti, P.E.) Exhibit B 1
- Ada County Highway District (Mindy Wallace) Exhibit B 2
- Boise Project Board of Control (Bob Carter) Exhibit B 3
- Central Dist. Health Dept. (Lori Badigian), Exhibit B 4
- COMPASS Idaho (Carl Miller) Exhibit B 5
- Department of Environmental Quality (Aaron Scheff) Exhibit B 6.

**F. Staff Analysis:**

This parcel touches City limits on all four sides and is eligible for annexation into the City. This parcel is designated on the Kuna Comprehensive Plan Map (Comp Plan Map) as Medium Density Residential (four units to eight units per acre), and is adjacent to multiple City Subdivisions and a County Subdivision. This



project abuts Ten Mile Road, an arterial, and will contribute to a new segment of Ardell Road. All public utilities will be extended to this site. Applicant proposes a new single-family housing development (Density

at 4.08 D.U.A.) to be built over an anticipated 3 phases. It is anticipated full build-out will be achieved in approximately 3 years. The applicant is prepared to adjust their timeline with market demands.

Applicant seeks annexation of approximately 40.20 acres into the City of Kuna. The proposed site touches City limits, therefore, with a proper application from the applicant, the criteria for annexation request in to the City has been met. Applicant seeks an R-6 (Medium Density Residential) zone for the site, which is squarely within the Medium Density range.

Staff has reviewed the preliminary plat for technical compliance with KCC Chapter 6, and has determined that it appears to conform to KCC as required. Applicant proposes one shared driveway in the subdivision. This shared driveway will serve four homes, with a dual purpose by providing access to the Teed Lateral for all residents. As this shared driveway serves multiple uses and audiences, the care and maintenance of the shared drive will be borne by the HOA. As this serves a dual purpose, and the HOA will be permanently responsible for its care and maintenance, staff has no concerns with this proposed shared drive/pathway access. The applicant proposes a temporary (temp) access onto Ten Mile Road and is proposed only to satisfy the secondary emergency access requirements. When Ardell Road is complete and there is no longer a need for it, the temp access will be abandoned and the land used for the temp access will become a buildable home lot. Applicant has not proposed curb and gutter along Ten Mile Road, a classified roadway. Staff will note to Council that Code does not allow for drainage swales along classified roads. Applicant is required to follow all established design criteria listed with Kuna's Subdivision Design Ordinance, unless specifically otherwise approved.

Applicant has proposed approximately 4.64 acres (11.50 ac.) of open space. A portion of the open space is planned as a pathway along the Teed lateral. This adds to the master pathway network in Kuna. Due to regulations from the irrigation district, trees and shrubs are not proposed along the Teed Lateral, however, there are multiple points of access for the homeowners on both sides of the Teed.

Staff has reviewed Kuna's Comprehensive Plan (Comp Plan), which encourages a variety of housing types and income levels numerous times throughout the Comp Plan. The sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City attempts to balance all housing types within the City. The Cazador site is proposed to be zoned R-6 (Medium Density Residential) and the applicants request for 4.08 D.U.A., is under the density limit of six (6) homes per acre.

Staff has determined this application complies with its current zone and Title 5 and 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 17-16-DR subject to any conditions as outlined by the Council, and a recommendation of approval for Case No's 17-02-AN and 17-06-S subject to any conditions of approval outlined by Council.

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

1. City of Kuna Zoning Ordinance Title 5, Chapter 13
2. City of Kuna Comprehensive Plan, adopted September 1, 2009
3. City of Kuna Design Review Code Title 5, Chapter 4
4. City of Kuna Landscape Code Title 5, Chapter 17.
5. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

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

On October 17, 2017, the Council considered case numbers 17-02-AN and 17-06-S, including the application, agency comments, staff's report, application exhibits and public testimony presented or given.

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

This site is located on the east side of Ten Mile Road and south of future Ardell Road. The project consists of 40.20 (approx.) acres that touch Kuna City limits and is currently zoned RUT (Rural Urban Transition) in Ada County, and

designated as Medium Density Residential on Kuna's Comp Plan. Applicant requests preliminary plat approval for a new subdivision consisting of 164 buildable lots, and 18 common lots and one shared driveway with a total of 3 development phases, with 11.5% open space. If approved, this project will take access from temporarily from Ten Mile Road, and Ardell in two places at build out. The temporary access on Ten Mile Road is for emergency services requirements and will be abandoned when Ardell Road is complete, and will become a buildable home lot.

**J. Council Findings:**

Based upon the record in **17-02-AN and 17-06-S**, including the Comprehensive Plan, Kuna City Code, Staff's report, including the exhibits, and the testimony elicited during the public hearing, the Council hereby *approves* Case No's 17-02-AN and 17-06-S, a request for annexation, a subdivision preliminary plat as follows:

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

1. In making a decision regarding the Subdivision application, the Council is to consider Idaho Code §67-6535 (2), which states the following:

*The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.*

In addition, Idaho Code §67-6535(2)(a), provides that:

*Failure to identify the nature of compliance or noncompliance with express approval standards or failure to explain compliance or noncompliance with relevant decision criteria shall be grounds for invalidation of an approved permit or site-specific authorization, or denial of same, on appeal.*

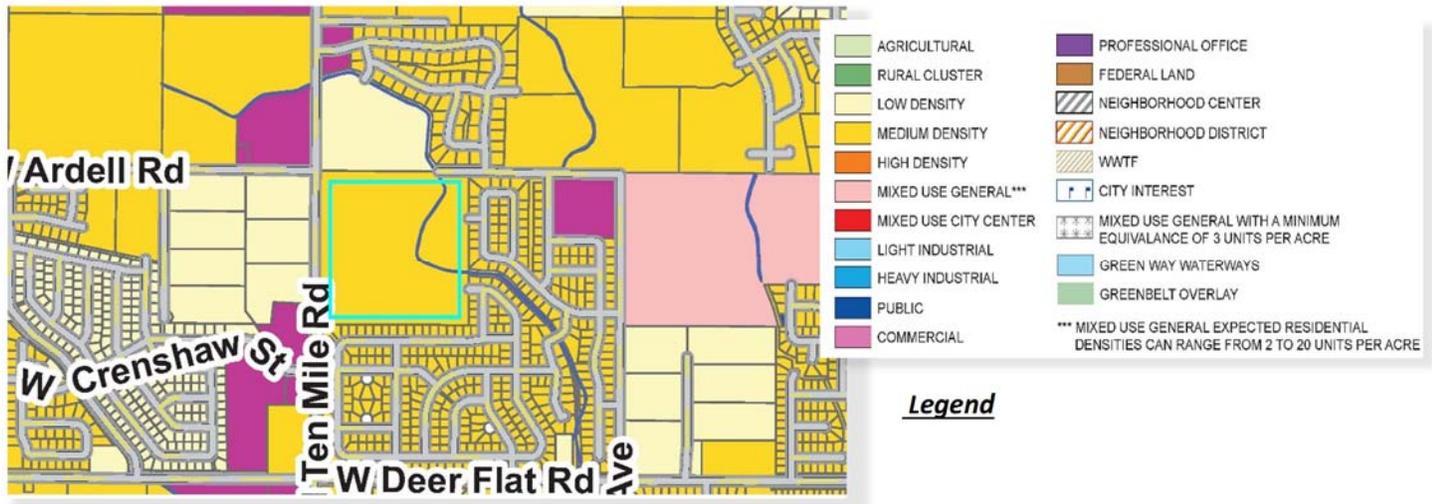
2. The Council has the authority to approve or deny Case No's 17-02-AN, 17-06-S. On October 17, 2017, Kuna's Council voted to approve Case No's 17-02-AN, 17-06-S.
3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on October 17, 2017, with the Council.

**K. Comprehensive Plan Analysis:**

Council determines the proposed subdivision for the *site is/is not* consistent with the following Comp Plan components:

**Housing:** Residents envisioned higher densities in the City's core to include opportunities for mixed residential and light commercial activity. They expressed interest in a mix of residential type dwellings applications; including single-family, *multi-family*, apartments and condominiums. They were receptive to a greater mix of lot sizes and house price to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21 [CP]).

**Comment:** *The Comp Plan and the corresponding Future Land Use Map (with land use designations) provides for medium density (R-6). This project proposes a density less than six units per acre, therefore it conforms to the Comp Plan and the Future Land Use Map.*



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

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

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

Economic Development Goals and Objectives - Section 5 - Summary:

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

**Comment:** The Comp Plan encourages adequate housing for all income levels and calls for increasing pedestrian connections. This project supplies a number of additional housing types to Kuna's inventory and provides opportunities for quality housing. This development enhances the City's pedestrian network for non-motorized transportation, by extending connections provided by other developers while adding additional segments of pathway along the Teed Lateral.

Land Use Goals and Objectives - Section 6 - Summary:

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

**Comment:** This project adds a number of quality housing varieties to the City's inventory for all types of lifestyles, ages and economic groups. This project also proposes 11.5% open space which adds to the greenspaces in Kuna, keeping it a desirable City while enhancing the City's overall pathway network.

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land

divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – Obj. 1.1, Pg. 163 12.4 and Pg. 165 – 2.1 [CP]).

**Comment:** Applicant proposes a high-quality development with a variety of dwelling types, densities, and price points for all income levels in this part of Kuna as encouraged by the Comp Plan. This project adds to the City's overall network of utilities, sidewalks and roadways, therefore it complies with logical, orderly development and discourages land divisions and development greater than one half acre, and avoids increased municipal services costs and sprawl.

Community Design Goals and Objectives - Section 13 - Summary:

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

**Comment:** Applicant proposes good community and urban design principles through creation of greenspaces, extension of the pedestrian pathway network and adding to the City's sidewalk network. Applicant also proposes adding **1.5 miles of centerline** to the roadway system thereby complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). This development also incorporates landscape buffers, and creates green places for citizens. Therefore, this project fosters sound community design concepts and complies with the Comp Plan goals and strengthens Kuna's image. Applicant has proposed a positive affect by establishing a roadway and pathway network for adjoining property owners and future development, and by designing under the allowed densities of the R-6 zone (3.31 Gross Density).

Neighborhoods:

Kuna's updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge (Page 179 [CP]).

**Comment:** Applicant proposes an extension of the sidewalk and roadway system which complies with the Master Street Plan adopted by Kuna. Applicant also proposes establishing pathways and sidewalks for pedestrian and non-motorized transportation. Applicant proposes R-6 housing densities thereby complying with Medium Density land use designation outlined within the Comp Plan and Comp Plan Map.

**L. Idaho State Code Analysis:**

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

**M. Council Conclusions:**

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

1. The Council feels the site *is* physically suitable for subdivision and development into a single-family subdivision, as proposed.

**Comment:** *The 40.20 acre (approximate) project appears to be suitable for subdivision and development as single-family subdivision, as proposed.*

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

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

3. The annexation and subdivision applications are not likely to cause adverse public health problems.

**Comment:** *The annexation and subdivision of the property would comply with the Comp Plan. The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

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

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

**Comment:** *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for the residential project.*

6. Based on the evidence contained in Case No's 17-02-AN and 17-06-S, the Council finds the listed Case No's adequately comply with Kuna City Code.

7. Based on the evidence contained in Case No's 17-02-AN and 17-06-S, the Council finds the listed Case No's adequately comply with Kuna's Subdivision Code.

**N. Commissions' Recommendation to Council:**

On August 22, 2017, the Planning and Zoning Commission voted to recommend approval for Case No's 17-02-AN and 17-06-S, based on the facts outlined in staff's memo and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho. The Commission hereby recommends approval for Case No. 17-02-AN and 17-06-S, an Annexation and Preliminary Plat and subdivision request from Kirsti Grabo (KM Engineering, LLP) and N Star Farm, LLC, with the following conditions of approval to Council:

- Follow all staff, City engineer and appropriate agency comments.

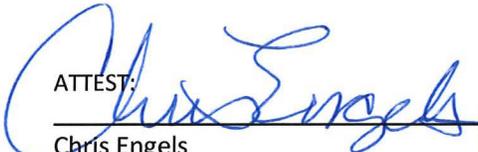
**O. Council's Order of Decision:**

On October 17, 2017, the Council voted to *approve* Case No's 17-02-AN and 17-06-S, based on the facts outlined in staff's memo, the Comp Plan, Kuna City Code the record before the Council, the applicants' presentation, public testimony and discussion during the public hearing with the Council of Kuna, Idaho. The Council hereby approves Case No's 17-02-AN and 17-06-S, an Annexation and Preliminary Plat (Sub) request from Kirsti Grabo (KM Engineering, LLP) and N Star Farm, LLC, with the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
  - a. The City Engineer shall approve the sewer connections.
  - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
  - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
  - d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
  - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
  - 2.1- ***With development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.***
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. Street lights within the site shall be LED lighting and must comply with Kuna City Code and LED requirements as approved by Council.
7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
9. All signage within/for the project shall comply with Kuna City Code.
10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. Staff recommends that the applicant work with Kuna Rural Fire District (KRFD) to conform to the secondary access limits of the KRFD, for the number of homes utilizing access points as development occurs.

- 12. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
- 13. Staff recommends curb and gutter to be placed along Ten Mile and Ardell Roads as they are classified roads.  
*(It was recommended by the Commission that condition No. 13 be removed)*
- 14. Applicant shall abandon the temporary access onto Ten Mile Road when the Ardell Road frontage is approved, dedicated and accepted by ACHD.
- 15. The HOA is to own, care for, maintain and keep full responsibility for the shared driveway as proposed on the preliminary plat dated 06.14.2017 – designated as lot 34, block 6.
- 16. Applicant is required to follow all established design criteria listed with Kuna’s Subdivision Design Ordinance, unless specifically otherwise approved.
- 17. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
- 18. Developer/owner/applicant shall comply with all local, state and federal laws.

**DATED:** This 28<sup>th</sup>, day of November, 2017.

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



  
 \_\_\_\_\_  
 Joe Stear, Mayor  
 Kuna City



June 29, 2021  
Project No. 19-185

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

**RE: Cazador Subdivision No. 3 – Kuna, ID  
Final Plat Application**

Dear Troy:

On behalf of DB Development, LLC., we are pleased to submit the attached application and required supplements for the final plat of Cazador Subdivision No. 3.

The final plat for this phase encompasses approximately 6.64 acres of the overall site and includes 34 buildable single-family residential lots and 6 common lots for a total of 40 lots. Access for this subdivision is proposed via internal connections to Cazador Subdivision Numbers 1 & 2.

To the best of our knowledge, the final plat for Cazador Subdivision No. 3 is in conformance with the approved preliminary plat and meets the requirements and conditions of approval thereof. Further, the construction plans for this phase have been approved by the regulatory agencies.

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

Sincerely,  
**KM Engineering, LLP**

A handwritten signature in blue ink that reads 'Stephanie Hopkins'.

Stephanie Hopkins  
Land Planner

cc: DB Development, LLC.

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

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

**5.5.2.1 Operation and Maintenance of the Common Area.**

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

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

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

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

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

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

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

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

**5.5.2.1.8 Repair and replacement of property damaged or destroyed by casualty loss.**

**Additionally, the Association may, in its discretion, limit or restrict the access and use of the Common Area to any Owner or Owners, other than Grantor, residing in the Subdivision. The Association shall establish rules and regulations regarding the Owners' use of Common Areas and Improvements located thereon.**

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

5.5.2.3 Maintenance of Berms Retaining Walls and Fences. Maintain the berms, retaining walls, fences, and water amenities within and abutting the Common Area and Landscape Easement areas.

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

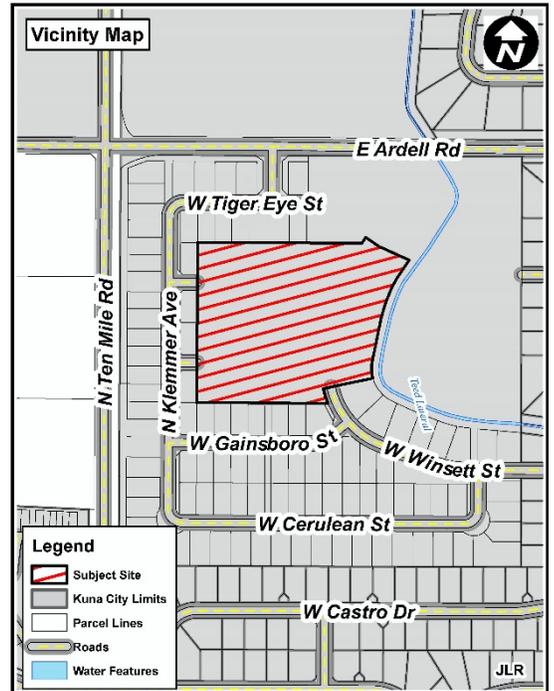
5.5.2.5 Water and Other Utilities. Acquire, provide, and/or pay for water, sewer, garbage disposal, refuse and rubbish collection, electrical, telephone, and gas, and other necessary services, for the Common Area, and manage for the benefit of the Subdivision all domestic, irrigation, and amenity water rights and rights to receive water held by the Association, whether such rights are evidenced by license, permit, claim, stock ownership, or otherwise. The Association shall maintain, repair, and operate any sewer lift stations located on the Property and shall comply with all of the terms and conditions of the Stormwater Plan. All responsibility for payment of fees related to the provision of utilities, and other similar fees, including, without limitation, impact fees, sewer treatment connection fees, sewer interceptor fees, water connection fees, pressure irrigation connection fees, and related inspections fees, shall belongs to the Owner of each Building Lot at the

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

IN THE MATTER OF THE APPLICATIONS OF ) **Case No. 21-11-FP (Final Plat)**  
 )  
**STEPHANIE HOPKINS, KM ENGINEERING** )  
 ) **STAFF MEMO FOR THE**  
 ) **CAZADOR NO. 4 FINAL PLAT**  
*For Cazador No. 4 Final Plat* ) **APPLICATION.**

**TABLE OF CONTENTS**

1. Exhibit List
2. Process and Noticing
3. General Project Facts
4. Applicable Standards
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><b>DESCRIPTION OF EVIDENCE</b></i>		Withdrawn	Refused	Admitted
<b>1.1</b>	Staff Memo			X
<b>2.1</b>	Planning & Zoning Application Coversheet			X
<b>2.2</b>	Final Plat Application			X
<b>2.3</b>	Final Plat			X

<b>2.4</b>	Approved Construction Drawings			X
<b>2.5</b>	Findings of Fact & Conclusions of Law – Approved 11.21.2017			X
<b>2.6</b>	Statement of Conformance			X
<b>2.12</b>	Vicinity Map			X
<b>2.8</b>	Common Area Maintenance Agreement			X
<b>2.9</b>	Agency Transmittal			X
<b>2.11</b>	Public Works Memo			X

## II PROCESS AND NOTICING

- 2.1** A Final Plat (FP) 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 GENERAL PROJECT FACTS

- 3.1** Stephanie Hopkins of KM Engineering, requests Final Plat approval on behalf of her client DB Development, for Cazador No. 4. The project is approximately 9.96 acres with an R-6 (medium Density Residential) zoning designation, and will consist of 31 single-family buildable lots and nine (9) common lots. The subject site is located southeast of the N Ten Mile Road and E Ardell Road intersection (APN: S1314325620); Section 14, Township 2 North, Range 1 West.

## IV STAFF ANALYSIS

- 4.1** In accordance with Kuna City Code Title 6, Subdivision Regulations, the application seeks Final Plat approval for Cazador No. 4.
- 4.2** Per Public Works Department, this project has previously reserved capacity in the Crimson Point Lift Station.
- 4.3** Per Public Works Department, this project is in line with the Sewer, Water, and Pressurized Irrigation Master Plans.
- 4.4** Staff has determined the proposed Final Plat for Cazador No. 4 is in substantial conformance with the previously Council-approved Preliminary Plat (November 21, 2017; Case No. 17-02-AN & 17-06-S).

**V**  
**APPLICABLE STANDARDS**

- 5.1** Kuna City Code Title 6, Subdivision Regulations
- 5.2** Kuna Comprehensive Plan and Future Land Use Map.
- 5.3** Idaho Code Title 50, Chapter 13, Plats and Vacations.

**VI**  
**CONDITIONS OF APPROVAL**

- 6.1** Water Rights associated with property shall be transferred to the City at time of connection (development) by deed and “Change of Ownership” form from IDWR (Idaho Department of Water Resources).
- 6.2** Applicant shall correct any technical items and make any requested changes to bring the Final Plat into conformance, as recommended by Kuna Public Works Staff.
- 6.3** Upon City Council’s approval, no revisions shall be made to the Final Plat. If revisions are desired, the Applicant shall bring a copy of the changes to Planning and Zoning staff to determine if a new approval is required via City Council or Planning and Zoning.
- 6.4** Applicant shall secure all signatures on the Final Plat Memorandum prior to requesting the City Engineer’s signature on the Final Plat Mylar.
- 6.5** Correct and verified as-built (record drawings) drawings shall be required before occupancy or Final Plat approval by City Engineer is granted.

**DATED** this 3<sup>rd</sup> day of August, 2021.



# 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):** 21-11-FP

**Project Name:** Cazador No. 4

**Date Received:** 06.24.2021 Attachments 06.29.2021, Final Docs. 07.01.2021

**Date Accepted as Complete:** 07.06.2021

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

Annexation	Appeal
Comp. Plan Map Amendment	Combination Pre & Final Plat
Design Review	Development Agreement
Final Planned Unit Development	Final Plat
Lot Line Adjustment	Lot Split
Ordinance Amendment	Planned Unit Development
Preliminary Plat	Rezone
Special Use Permit	Temporary Business
Vacation	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: 9 No. of Other Lots: 2 (common driveways)

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

Single-Family     Townhomes     Duplexes     Multi-Family

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

Minimum square footage of structure(s): TBD

Gross Density (Dwelling Units ÷ Total Acreage): 3.11 du/acre

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 3.43 du/acre

Percentage of Open Space provided: 6.3%    Acreage of Open Space: 0.62

Type of Open Space provided (i.e. public, common, landscaping): common open space

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

**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: Stephani Hopkins    Date: 6.24.2021



# Final Plat 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

**A Final Plat application does NOT require a Public Hearing. It will be placed on the City Council agenda as a regular agenda item.**

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

**Case No(s):** 21-11-FP

**Project Name:** Cazador No. 4

**Date Received:** 06.24.2021, Attachments 06.29.2021, Final Docs. 07.01.2021

**Date Accepted as Complete:** 07.06.2021

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

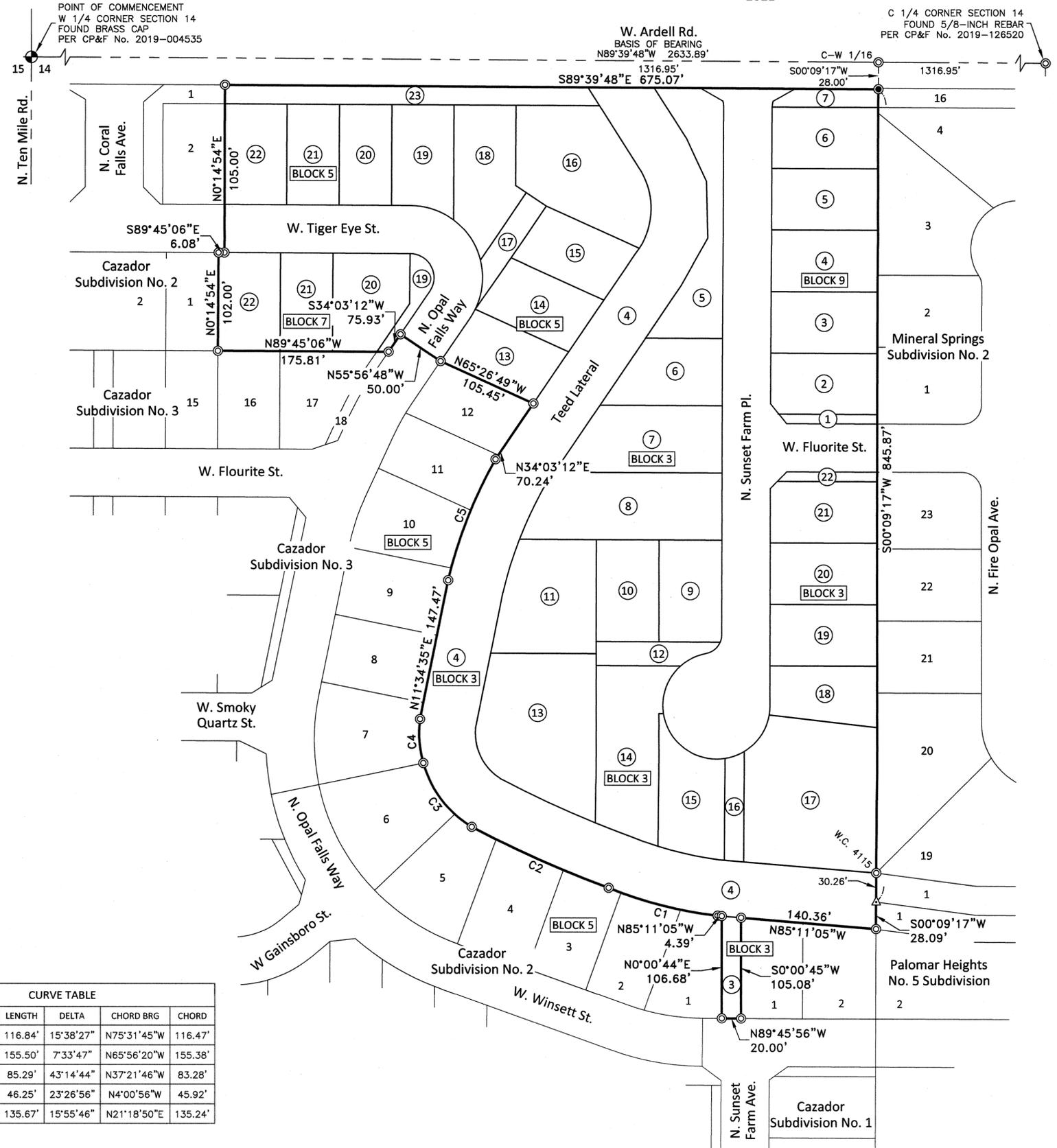
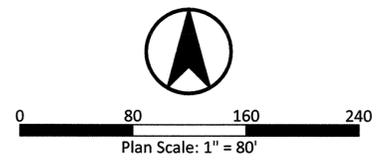
- Complete Planning & Zoning Application Coversheet.
- All pages of the proposed Final Plat.
- Approved final engineering construction drawings for streets, water, sewer, sidewalks, pressure irrigation & other public improvements.
- Approved & signed Findings of Fact and Conclusions of Law for Preliminary Plat.
- Such other information as deemed necessary to establish whether or not all proper parties have signed and/or approved Final Plat.
- Statement of Conformance with the following: Preliminary Plat meets all requirements or conditions; and Preliminary Plat meets acceptable engineering practices and local standards.
- Any proposed restrictive covenants and/or deed restrictions, and Homeowners Association documents.

***The Final Plat shall include and be in compliance with all items required under Idaho Code §50-13.***

*This application shall not be considered complete (nor will it be added to a City Council agenda) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled date, fees due, and any additional items via a Letter of Completeness.*

# PLAT OF CAZADOR SUBDIVISION No. 4

A PARCEL OF LAND SITUATED IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO. 2021



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	428.00'	116.84'	15°38'27"	N75°31'45"W	116.47'
C2	1178.00'	155.50'	7°33'47"	N65°56'20"W	155.38'
C3	113.00'	85.29'	43°14'44"	N37°21'46"W	83.28'
C4	113.00'	46.25'	23°26'56"	N4°00'56"W	45.92'
C5	488.00'	135.67'	15°55'46"	N21°18'50"E	135.24'

**SHEET INDEX**

- SHEET 1 - OVERALL SUBDIVISION MAP, BOUNDARY CURVE TABLE, LEGEND
- SHEET 2 - DETAIL PLAT MAP
- SHEET 3 - DETAIL PLAT MAP, LINE AND CURVE TABLES
- SHEET 4 - CERTIFICATE OF OWNERS AND NOTES
- SHEET 5 - CERTIFICATES AND APPROVALS

**LEGEND**

- FOUND BRASS CAP AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459" UNLESS NOTED OTHERWISE
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459" UNLESS NOTED OTHERWISE
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- CALCULATED POINT, NOTHING FOUND OR SET
- LOT NUMBER
- LOT NUMBER ON ADJACENT SUBDIVISION
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- SECTION LINE
- ROAD/LATERAL CENTERLINE
- EASEMENT LINE
- ACHD EASEMENT (SEE NOTE 12)
- INGRESS/EGRESS EASEMENT (SEE NOTES 13&14)

- REFERENCES**
- R1. CAZADOR SUBDIVISION No. 1, BOOK 116, PAGES 17569-17571, RECORDS OF ADA COUNTY, IDAHO.
  - R2. CAZADOR SUBDIVISION No. 2, BOOK 119, PAGES 18403-18407, RECORDS OF ADA COUNTY, IDAHO.
  - R3. CAZADOR SUBDIVISION No. 3, BOOK \_\_\_\_\_, PAGES \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.
  - R4. MINERAL SPRINGS SUBDIVISION No. 2, BOOK 97, PAGES 12332-12334, RECORDS OF ADA COUNTY, IDAHO.
  - R5. PALOMAR HEIGHTS No. 5 SUBDIVISION, BOOK 82, PAGES 8474-8476, RECORDS OF ADA COUNTY, IDAHO.
  - R6. RECORD OF SURVEY No. 4548, RECORDS OF ADA COUNTY, IDAHO.
  - R7. DEEDS PER INSTRUMENT Nos. 2017-009601 AND 2018-117886, RECORDS OF ADA COUNTY, IDAHO.

**SURVEY NARRATIVE**

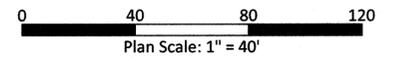
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED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



6-4-2021  
DEVELOPER  
**DB Development, LLC**  
MERIDIAN, IDAHO



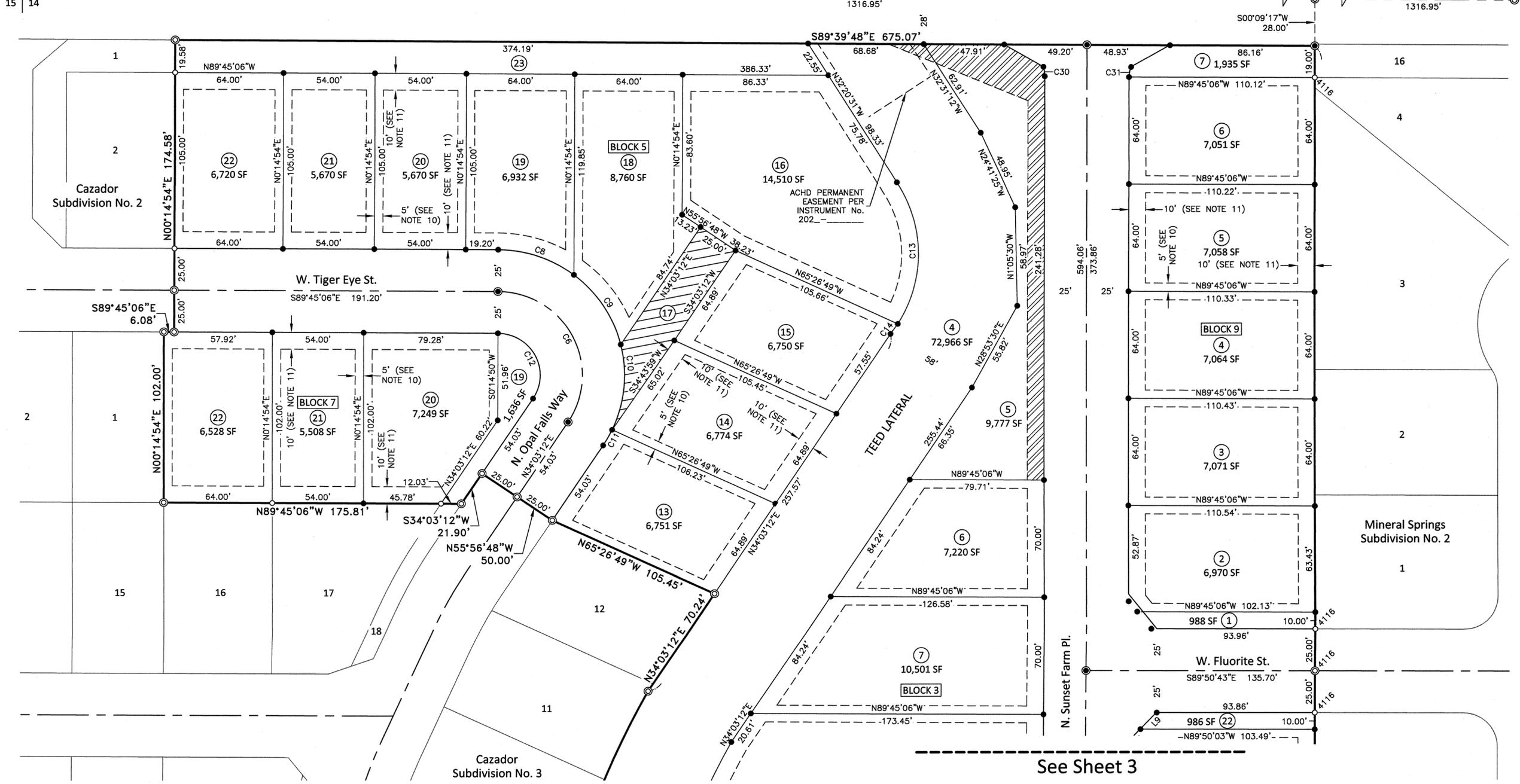
# PLAT OF CAZADOR SUBDIVISION No. 4



POINT OF COMMENCEMENT  
W 1/4 CORNER SECTION 14  
FOUND BRASS CAP  
PER CP&F No. 2019-004535

W. Ardell Rd.  
BASIS OF BEARING  
S89°39'48"E  
1316.95'

C 1/4 CORNER SECTION 14  
FOUND 5/8-INCH REBAR  
PER CP&F No. 2019-126520  
2633.89'  
1316.95'



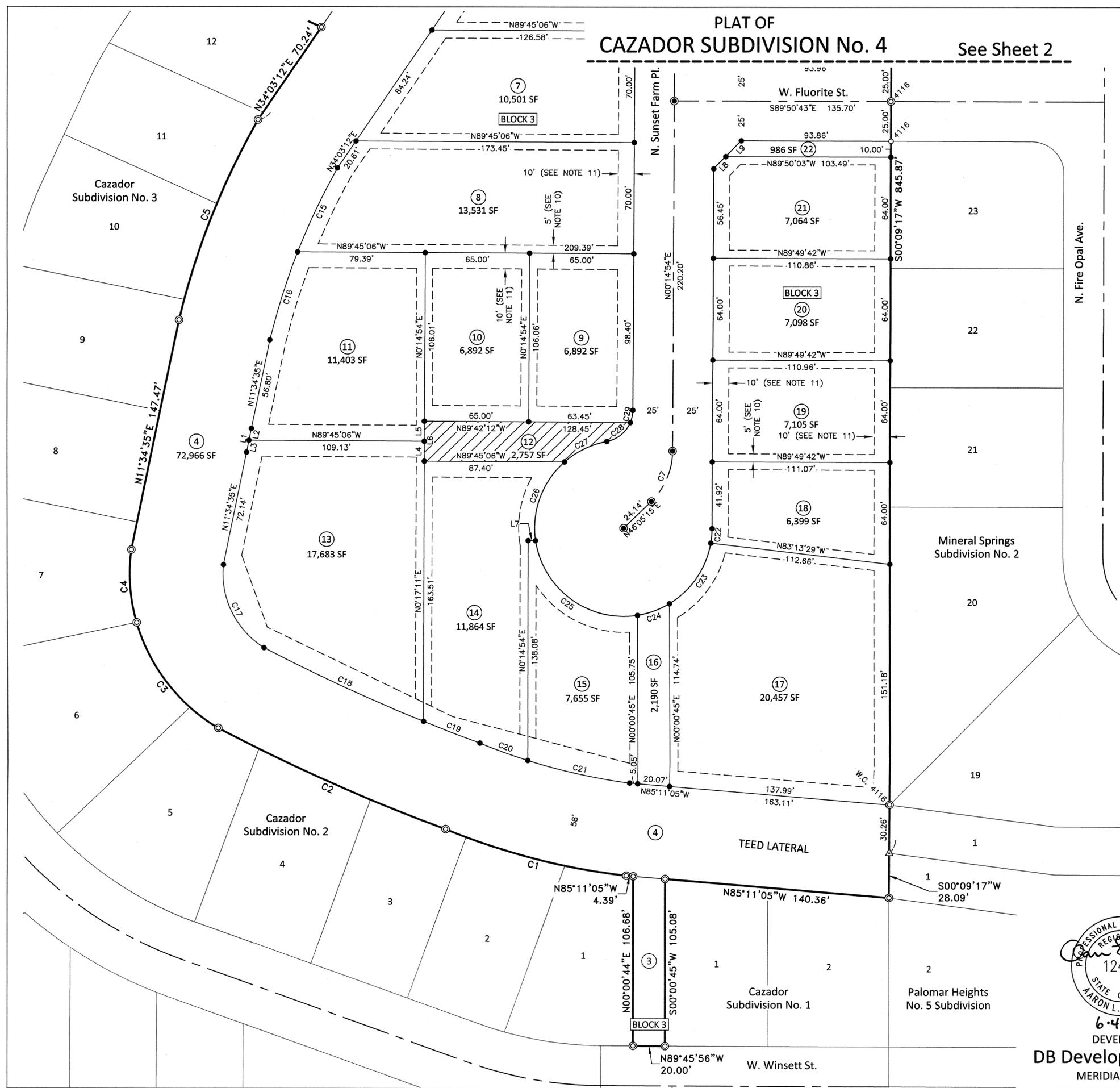
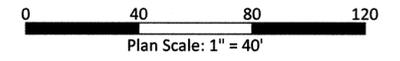
See Sheet 3



DEVELOPER  
**DB Development, LLC**  
MERIDIAN, IDAHO



PLAT OF  
**CAZADOR SUBDIVISION No. 4** See Sheet 2



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	428.00'	116.84'	15°38'27"	N75°31'45"W	116.47'
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C5	488.00'	135.67'	15°55'46"	N21°18'50"E	135.24'
C6	50.00'	108.04'	12°3'48"18"	N27°50'57"W	88.21'
C7	45.00'	35.34'	4°50'00"	N22°44'54"E	34.44'
C8	75.00'	48.01'	3°6'40"44"	N71°24'44"W	47.20'
C9	75.00'	50.97'	3°8'56"11"	N33°36'17"W	49.99'
C10	75.00'	52.31'	3°9'57"55"	N5°50'46"E	51.26'
C11	75.00'	10.77'	8°13'28"	N29°56'28"E	10.76'
C12	25.00'	54.02'	12°3'48"18"	N27°50'57"W	44.11'
C13	77.00'	89.46'	6°6'34"03"	N0°22'10"W	84.51'
C14	77.00'	7.38'	5°29'42"	N35°39'43"E	7.38'
C15	430.00'	58.31'	7°46'11"	N25°04'54"E	58.27'
C16	430.00'	58.03'	7°43'55"	N17°19'51"E	57.98'
C17	55.00'	61.07'	6°33'18"	S25°46'44"E	57.98'
C18	1120.00'	109.35'	5°35'39"	S65°03'01"E	109.31'
C19	1120.00'	37.66'	1°55'35"	S68°48'38"E	37.66'
C20	370.00'	31.70'	4°54'34"	S70°00'35"E	31.69'
C21	370.00'	65.39'	10°07'35"	S77°31'39"E	65.31'
C22	55.50'	9.17'	9°28'02"	S4°58'55"W	9.16'
C23	55.50'	47.62'	49°09'32"	S34°17'42"W	46.17'
C24	55.50'	21.43'	22°07'13"	S69°56'05"W	21.29'
C25	55.50'	87.89'	90°44'18"	N53°38'10"W	78.99'
C26	55.50'	54.94'	5°6'43"09"	N20°05'34"E	52.73'
C27	55.50'	29.76'	30°43'25"	N63°48'50"E	29.41'
C28	20.00'	19.63'	5°6'13'39"	N51°03'43"E	18.85'
C29	20.00'	7.92'	22°42'00"	N11°35'54"E	7.87'
C30	20.00'	5.71'	16°21'10"	N7°55'41"W	5.69'
C31	19.17'	6.11'	18°15'16"	S9°27'50"W	6.08'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S11°34'35"W	15.30
L2	S11°34'35"W	7.65
L3	S11°34'35"W	7.65
L4	S0°00'00"E	12.50
L5	S0°00'00"E	12.50
L6	S0°00'00"E	25.00
L7	N89°45'06"W	4.61
L8	N44°08'08"E	10.48
L9	N44°08'08"E	13.87



6-4-2021  
 DEVELOPER  
**DB Development, LLC**  
 MERIDIAN, IDAHO



# PLAT OF CAZADOR SUBDIVISION No. 4

**CERTIFICATE OF OWNERS**

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

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., CITY OF KUNA, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 14, WHICH BEARS N89°39'48"W A DISTANCE OF 2,633.89 FEET FROM A FOUND 5/8-INCH REBAR MARKING THE CENTER 1/4 CORNER OF SAID SECTION 14; THENCE FOLLOWING THE NORTHERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 14, S89°39'48"E A DISTANCE OF 1,316.95 FEET TO A FOUND 5/8-INCH REBAR BEING THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 (C-W 1/16 CORNER); THENCE LEAVING SAID NORTHERLY LINE AND FOLLOWING THE EASTERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, S00°09'17"W A DISTANCE OF 28.00 FEET TO A SET 5/8-INCH REBAR ON THE SUBDIVISION BOUNDARY OF MINERAL SPRINGS SUBDIVISION NO. 2 (BOOK 97 OF PLATS, PAGES 12332 THROUGH 12334, RECORDS OF ADA COUNTY, IDAHO) AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID SUBDIVISION BOUNDARY, S00°09'17"W (FORMERLY S00°13'47"E) A DISTANCE OF 845.87 FEET TO A POINT BEING WITNESSED BY A FOUND 5/8-INCH REBAR WHICH BEARS N00°09'17"E A DISTANCE OF 30.26 FEET (FORMERLY 30.25 FEET), SAID POINT ALSO BEING ON THE SUBDIVISION BOUNDARY OF PALOMAR HEIGHTS NO. 5 SUBDIVISION (BOOK 82 OF PLATS, PAGES 9045 THROUGH 9047, RECORDS OF ADA COUNTY, IDAHO);

THENCE LEAVING THE SUBDIVISION BOUNDARY OF MINERAL SPRINGS SUBDIVISION NO. 2 AND FOLLOWING THE SUBDIVISION BOUNDARY OF PALOMAR HEIGHTS NO. 5 SUBDIVISION, S00°09'17"W (FORMERLY S00°03'25"W) A DISTANCE OF 28.09 FEET TO A FOUND 5/8-INCH REBAR ON THE SUBDIVISION BOUNDARY OF CAZADOR SUBDIVISION NO. 1 (BOOK 116 OF PLATS, PAGES 17569 THROUGH 17571, RECORDS OF ADA COUNTY, IDAHO);

THENCE LEAVING THE SUBDIVISION BOUNDARY OF PALOMAR HEIGHTS NO. 5 SUBDIVISION AND FOLLOWING SAID SUBDIVISION BOUNDARY OF CAZADOR SUBDIVISION NO. 1 THE FOLLOWING THREE (3) COURSES:

1. N85°11'05"W A DISTANCE OF 140.36 FEET TO A FOUND 5/8-INCH REBAR;
2. S00°00'45"W A DISTANCE OF 105.08 FEET TO A FOUND 5/8-INCH REBAR;
3. N89°45'56"W A DISTANCE OF 20.00 FEET TO A FOUND 5/8-INCH REBAR BEING ON THE SUBDIVISION BOUNDARY OF CAZADOR SUBDIVISION NO. 2;

THENCE LEAVING THE SUBDIVISION BOUNDARY OF CAZADOR SUBDIVISION NO. 1 AND FOLLOWING THE SUBDIVISION BOUNDARY OF CAZADOR SUBDIVISION NO. 2 THE FOLLOWING FIVE (5) COURSES:

1. N00°00'44"E A DISTANCE OF 106.68 FEET TO A FOUND 5/8-INCH REBAR;
2. N85°11'05"W A DISTANCE OF 4.39 FEET TO A FOUND 5/8-INCH REBAR;
3. 116.84 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 428.00 FEET, A DELTA ANGLE OF 15°38'27", A CHORD BEARING OF N75°31'45"W, AND A CHORD DISTANCE OF 116.47 FEET TO A FOUND 5/8-INCH REBAR;
4. 155.50 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,178.00 FEET, A DELTA ANGLE OF 07°33'47", A CHORD BEARING OF N65°56'20"W, AND A CHORD DISTANCE OF 155.38 FEET TO A FOUND 5/8-INCH REBAR;
5. 85.29 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 113.00 FEET, A DELTA ANGLE OF 43°14'44", A CHORD BEARING OF N37°21'48"W, AND A CHORD DISTANCE OF 83.28 FEET TO A FOUND 5/8-INCH REBAR ON THE SUBDIVISION BOUNDARY OF CAZADOR SUBDIVISION NO. 3;

THENCE LEAVING THE SUBDIVISION BOUNDARY OF CAZADOR SUBDIVISION NO. 2 AND FOLLOWING THE SUBDIVISION BOUNDARY OF CAZADOR SUBDIVISION NO. 3 THE FOLLOWING EIGHT (8) COURSES:

1. 46.25 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 113.00 FEET, A DELTA ANGLE OF 23°26'56", A CHORD BEARING OF N04°00'56"W, AND A CHORD DISTANCE OF 45.92 FEET TO A FOUND 5/8-INCH REBAR;
2. N11°34'35"E A DISTANCE OF 147.47 FEET TO A FOUND 5/8-INCH REBAR;
3. 135.67 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 488.00 FEET, A DELTA ANGLE OF 15°55'46", A CHORD BEARING OF N21°18'50"E, AND A CHORD DISTANCE OF 135.24 FEET TO A FOUND 5/8-INCH REBAR;
4. N34°03'12"E A DISTANCE OF 70.24 FEET TO A FOUND 5/8-INCH REBAR;
5. N65°26'49"W A DISTANCE OF 105.45 FEET TO A FOUND 5/8-INCH REBAR;
6. N55°56'48"W A DISTANCE OF 50.00 FEET TO A FOUND 5/8-INCH REBAR;
7. S34°03'12"W A DISTANCE OF 21.90 FEET TO A FOUND 5/8-INCH REBAR;
8. N89°45'06"W A DISTANCE OF 175.81 FEET TO A FOUND 5/8-INCH REBAR ON THE SUBDIVISION BOUNDARY OF CAZADOR SUBDIVISION NO. 2;

THENCE LEAVING THE SUBDIVISION BOUNDARY OF CAZADOR SUBDIVISION NO. 3 AND FOLLOWING THE SUBDIVISION BOUNDARY OF CAZADOR SUBDIVISION NO. 2 THE FOLLOWING THREE (3) COURSES:

1. N00°14'54"E A DISTANCE OF 102.00 FEET TO A FOUND 5/8-INCH REBAR;
2. S89°45'06"E A DISTANCE OF 6.08 FEET TO A FOUND 5/8-INCH REBAR;
3. N00°14'54"E A DISTANCE OF 174.58 FEET TO A FOUND 5/8-INCH REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF W. ARDELL RD.;

THENCE LEAVING SAID SUBDIVISION BOUNDARY AND FOLLOWING THE SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°39'48"E A DISTANCE OF 675.07 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 9.955 ACRES, MORE OR LESS.

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

JUSTIN BLACKSTOCK, MANAGER  
DB DEVELOPMENT, LLC

**ACKNOWLEDGMENT**

STATE OF IDAHO }  
ADA COUNTY } SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2021, BY JUSTIN BLACKSTOCK, AS MANAGER OF DB DEVELOPMENT, LLC.

SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**NOTES**

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE MINIMAL DIMENSIONAL STANDARDS AS REQUIRED IN THE CITY OF KUNA ZONING ORDINANCE.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF RESUBDIVISION.
3. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
4. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
5. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
6. DIRECT LOT OR PARCEL ACCESS TO NORTH TEN MILE ROAD AND/OR WEST ARDELL ROAD IS PROHIBITED.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
8. IRRIGATION WATER HAS BEEN PROVIDED FROM THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF KUNA.
9. LOTS 3, 5, 16, AND 22, BLOCK 3, LOT 23, BLOCK 5, LOT 18, BLOCK 7, AND LOTS 1 AND 7, BLOCK 9 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE CAZADOR SUBDIVISION HOMEOWNER'S ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND CITY OF KUNA PRESSURE IRRIGATION.
10. UNLESS OTHERWISE SHOWN, ALL INTERIOR SIDE LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE.
11. UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR CITY OF KUNA IRRIGATION AND LOT DRAINAGE. ALL FRONT LOT LINES COMMON TO THE PUBLIC RIGHT-OF-WAYS CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, CITY OF KUNA STREET LIGHTS, CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
12. PORTIONS OF LOTS 4 AND 5, BLOCK 3 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCOMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT No. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302, IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
13. LOT 12, BLOCK 3, AS SHOWN HEREON IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVEWAY TO PROVIDE ACCESS TO LOTS 9, 10, 11, AND 13, BLOCK 3. SEE THE SUBDIVISION COVENANT'S, CONDITIONS AND RESTRICTIONS FOR MAINTENANCE AND REPAIR RESPONSIBILITIES OF SAID COMMON DRIVEWAY.
14. LOT 17, BLOCK 5, AS SHOWN HEREON IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVEWAY TO PROVIDE ACCESS TO LOTS 14, 15, AND 16, BLOCK 5. SEE THE SUBDIVISION COVENANT'S, CONDITIONS AND RESTRICTIONS FOR MAINTENANCE AND REPAIR RESPONSIBILITIES OF SAID COMMON DRIVEWAY.
15. THIS PLAT IS SUBJECT TO AN ACHD LANDSCAPE LICENSE AGREEMENT PER INSTRUMENT No. 202-\_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.
16. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE ON FILED AT THE ADA COUNTY RECORDER'S OFFICE AS INSTRUMENT No. 2019-062782, AND MAY BE AMENDED FROM TIME TO TIME.
17. THE HOMEOWNERS' ASSOCIATION (HOA), IT'S OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO A FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
18. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY. SUCH LOTS MUST REMAIN FREE OF ENCROACHMENTS AND OBSTRUCTIONS TO SAID IRRIGATION/DRAINAGE FACILITIES.

**CERTIFICATE OF SURVEYOR**

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF CAZADOR SUBDIVISION No. 4 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

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



DEVELOPER

**DB Development, LLC**  
MERIDIAN, IDAHO



# PLAT OF CAZADOR SUBDIVISION No. 4

### ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

### APPROVAL OF CITY ENGINEER

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

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

\_\_\_\_\_  
DATE

### APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 202\_\_, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

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

### CERTIFICATE OF COUNTY SURVEYOR

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

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

\_\_\_\_\_  
DATE

### HEALTH CERTIFICATE

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

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

\_\_\_\_\_  
DATE

### CERTIFICATE OF ADA COUNTY TREASURER

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

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

\_\_\_\_\_  
DATE

### CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }  
ADA COUNTY } SS

I HEREBY CERTIFY THAT THIS PLAT OF CAZADOR SUBDIVISION No. 4 WAS FILED AT THE REQUEST OF \_\_\_\_\_ AT \_\_\_\_ MINUTES PAST \_\_\_\_ O'CLOCK \_\_.M., THIS \_\_ DAY OF \_\_\_\_\_, \_\_\_\_ A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK \_\_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_ THRU \_\_\_\_\_.

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

\_\_\_\_\_  
DEPUTY

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

FEE:



6.4.2021  
DEVELOPER

**DB Development, LLC**  
MERIDIAN, IDAHO





making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

**a. Notifications**

- |                                  |                                   |
|----------------------------------|-----------------------------------|
| i. Neighborhood Meeting          | May 17, 2017 (8 persons attended) |
| ii. Agency Comment Request       | June 26, 2017                     |
| iii. 315' Property Owners Notice | October 6, 2017 (sent)            |
| iv. Kuna, Melba Newspaper        | September 20, 2017                |
| v. Site Posted                   | October 6, 2017                   |

**B. Applicant's Request:**

On behalf of N Star Farm, LLC (Owner), Kirsti Grabo with KM Engineering, LLP, is requesting approval for Annexation of approximately 40.20 acres into Kuna City with an R-6 (Medium Density Residential) zone, and a subdivision preliminary plat for 164 buildable lots and 18 common lots and one shared driveway, yielding a proposed density of 4.08 Dwelling Units an Acre (D.U.A.). The subject site is located on the south east corner (SEC) of Ten Mile and Ardell Roads. The property address is 2332 N. Ten Mile Road – Parcel No.; S1314325410.

**C. Aerial Map:**



*@Copyrighted*

**D. Site History:**

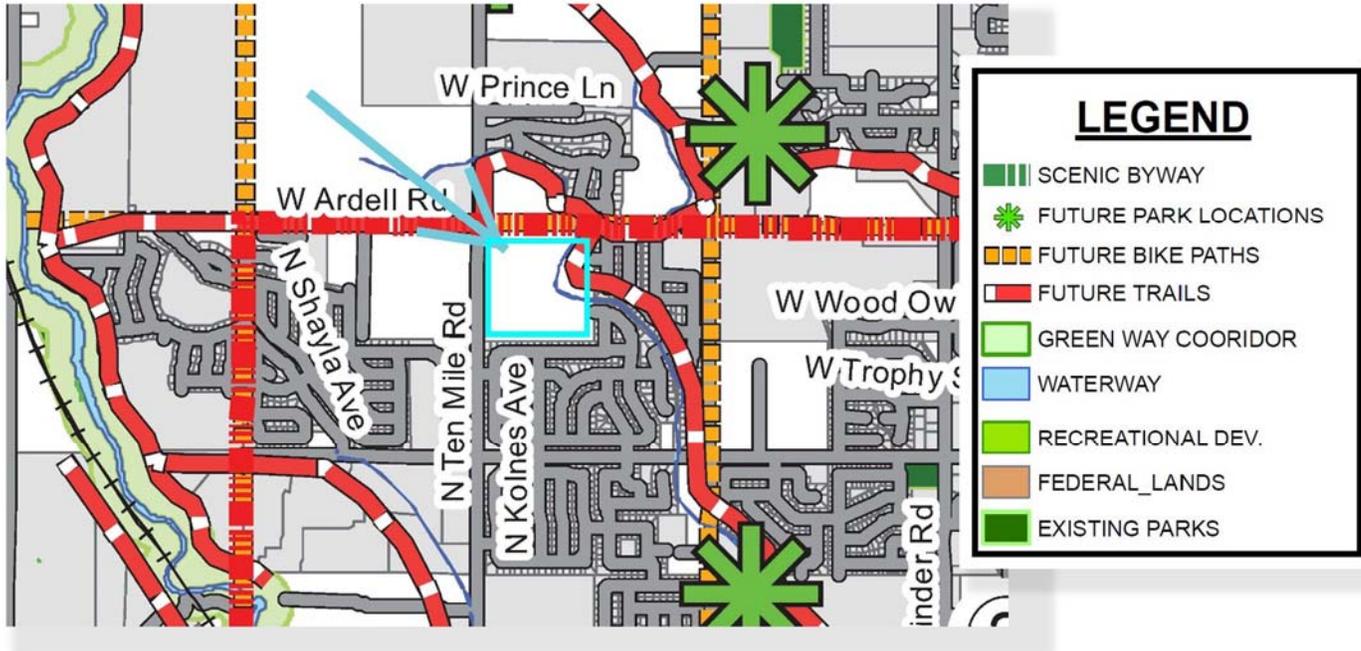
This site is undeveloped and has historically been used for agricultural purposes. The site is adjacent to three Kuna subdivisions and one County Subdivision. This application proposes a total of two phases.

**E. General Projects Facts:**

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision making body for the City. This map indicates general land use designations, and is not the actual

zone. The Comp Plan Map identifies this entire site as Medium Density Residential. The range for Medium Density is 4 - 8 D.U.A..

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail along the southwest boundary of the site, situated along the Mason Creek Feeder. Applicant proposes a significant number of trails throughout the project including one along the Mason Creek.



3. **Surrounding Land Uses:**

<b>North</b>	RR, R-4	Rural Residential, Ada County – Medium Density Residential, Kuna City
<b>South</b>	R-6	Medium Density Residential - Kuna City
<b>East</b>	R-6	Medium Density Residential - Kuna City
<b>West</b>	RUT, C-1	Rural Urban Transition, Ada County & Neighborhood Commercial, Kuna City

4. **Parcel Sizes, Current Zoning, Parcel Number(s):**

- Project Size: 40.20 acres (approximately)
- Zoning: RUT; Rural Urban Transition – Ada County
- Parcel #: S1314325410

5. **Services:**

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

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

The land is currently used for agricultural purposes. Applicant anticipates the land will continue the historic Agricultural uses until the land develops completely. This site soils in the area are a mix of three Hydrologic Groups; C and D – Group D is the dominant Group.

7. **Transportation / Connectivity:**

The applicant proposes extending two stub streets from adjacent subdivisions, two access points onto future Ardell Road and one temporary access on Ten Mile Road. Applicant proposes a temporary access onto Ten Mile Road to comply with Kuna Rural Fire District and EMS needs. When the section of Ardell Road along the north side of the site is complete, the temporary access will be abandoned and turned into a buildable lot (home lot). There are no permanent accesses proposed on Ten Mile Road.

8. **Environmental Issues:**

Beyond being within the Nitrate Priority Area, staff is not aware of any environmental, health or safety conflicts.

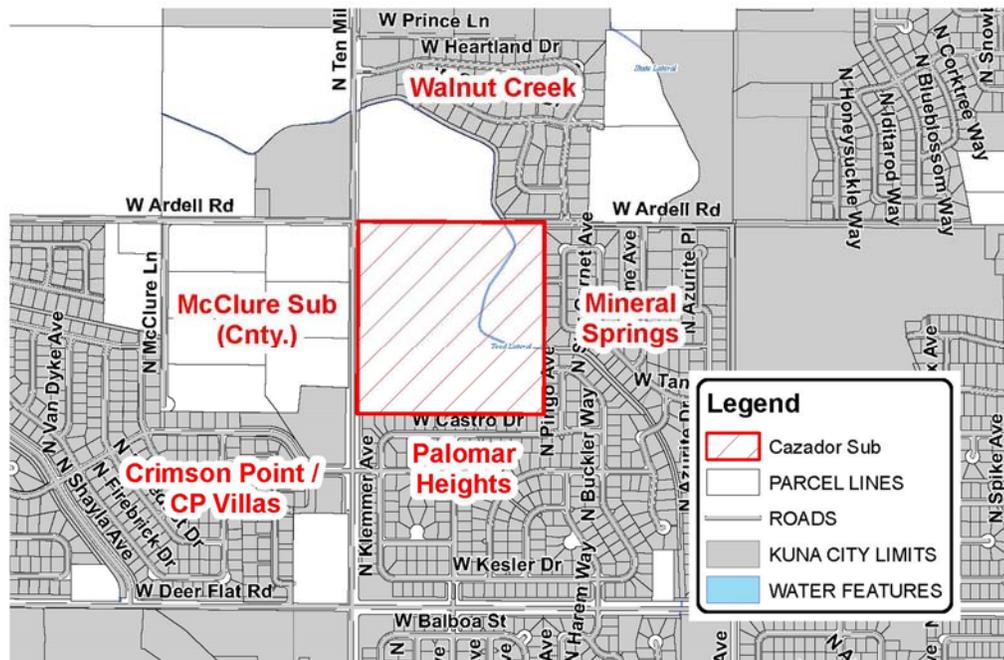
9. **Agency Responses:**

The following agencies returned comments which are included with this case file and are included with this report:

- City Engineer (Antonio Conti, P.E.) Exhibit B 1
- Ada County Highway District (Mindy Wallace) Exhibit B 2
- Boise Project Board of Control (Bob Carter) Exhibit B 3
- Central Dist. Health Dept. (Lori Badigian), Exhibit B 4
- COMPASS Idaho (Carl Miller) Exhibit B 5
- Department of Environmental Quality (Aaron Scheff) Exhibit B 6.

F. **Staff Analysis:**

This parcel touches City limits on all four sides and is eligible for annexation into the City. This parcel is designated on the Kuna Comprehensive Plan Map (Comp Plan Map) as Medium Density Residential (four units to eight units per acre), and is adjacent to multiple City Subdivisions and a County Subdivision. This



project abuts Ten Mile Road, an arterial, and will contribute to a new segment of Ardell Road. All public utilities will be extended to this site. Applicant proposes a new single-family housing development (Density

at 4.08 D.U.A.) to be built over an anticipated 3 phases. It is anticipated full build-out will be achieved in approximately 3 years. The applicant is prepared to adjust their timeline with market demands.

Applicant seeks annexation of approximately 40.20 acres into the City of Kuna. The proposed site touches City limits, therefore, with a proper application from the applicant, the criteria for annexation request in to the City has been met. Applicant seeks an R-6 (Medium Density Residential) zone for the site, which is squarely within the Medium Density range.

Staff has reviewed the preliminary plat for technical compliance with KCC Chapter 6, and has determined that it appears to conform to KCC as required. Applicant proposes one shared driveway in the subdivision. This shared driveway will serve four homes, with a dual purpose by providing access to the Teed Lateral for all residents. As this shared driveway serves multiple uses and audiences, the care and maintenance of the shared drive will be borne by the HOA. As this serves a dual purpose, and the HOA will be permanently responsible for its care and maintenance, staff has no concerns with this proposed shared drive/pathway access. The applicant proposes a temporary (temp) access onto Ten Mile Road and is proposed only to satisfy the secondary emergency access requirements. When Ardell Road is complete and there is no longer a need for it, the temp access will be abandoned and the land used for the temp access will become a buildable home lot. Applicant has not proposed curb and gutter along Ten Mile Road, a classified roadway. Staff will note to Council that Code does not allow for drainage swales along classified roads. Applicant is required to follow all established design criteria listed with Kuna's Subdivision Design Ordinance, unless specifically otherwise approved.

Applicant has proposed approximately 4.64 acres (11.50 ac.) of open space. A portion of the open space is planned as a pathway along the Teed lateral. This adds to the master pathway network in Kuna. Due to regulations from the irrigation district, trees and shrubs are not proposed along the Teed Lateral, however, there are multiple points of access for the homeowners on both sides of the Teed.

Staff has reviewed Kuna's Comprehensive Plan (Comp Plan), which encourages a variety of housing types and income levels numerous times throughout the Comp Plan. The sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City attempts to balance all housing types within the City. The Cazador site is proposed to be zoned R-6 (Medium Density Residential) and the applicants request for 4.08 D.U.A., is under the density limit of six (6) homes per acre.

Staff has determined this application complies with its current zone and Title 5 and 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 17-16-DR subject to any conditions as outlined by the Council, and a recommendation of approval for Case No's 17-02-AN and 17-06-S subject to any conditions of approval outlined by Council.

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

1. City of Kuna Zoning Ordinance Title 5, Chapter 13
2. City of Kuna Comprehensive Plan, adopted September 1, 2009
3. City of Kuna Design Review Code Title 5, Chapter 4
4. City of Kuna Landscape Code Title 5, Chapter 17.
5. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

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

On October 17, 2017, the Council considered case numbers 17-02-AN and 17-06-S, including the application, agency comments, staff's report, application exhibits and public testimony presented or given.

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

This site is located on the east side of Ten Mile Road and south of future Ardell Road. The project consists of 40.20 (approx.) acres that touch Kuna City limits and is currently zoned RUT (Rural Urban Transition) in Ada County, and

designated as Medium Density Residential on Kuna's Comp Plan. Applicant requests preliminary plat approval for a new subdivision consisting of 164 buildable lots, and 18 common lots and one shared driveway with a total of 3 development phases, with 11.5% open space. If approved, this project will take access from temporarily from Ten Mile Road, and Ardell in two places at build out. The temporary access on Ten Mile Road is for emergency services requirements and will be abandoned when Ardell Road is complete, and will become a buildable home lot.

**J. Council Findings:**

Based upon the record in **17-02-AN and 17-06-S**, including the Comprehensive Plan, Kuna City Code, Staff's report, including the exhibits, and the testimony elicited during the public hearing, the Council hereby *approves* Case No's 17-02-AN and 17-06-S, a request for annexation, a subdivision preliminary plat as follows:

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

1. In making a decision regarding the Subdivision application, the Council is to consider Idaho Code §67-6535 (2), which states the following:

*The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.*

In addition, Idaho Code §67-6535(2)(a), provides that:

*Failure to identify the nature of compliance or noncompliance with express approval standards or failure to explain compliance or noncompliance with relevant decision criteria shall be grounds for invalidation of an approved permit or site-specific authorization, or denial of same, on appeal.*

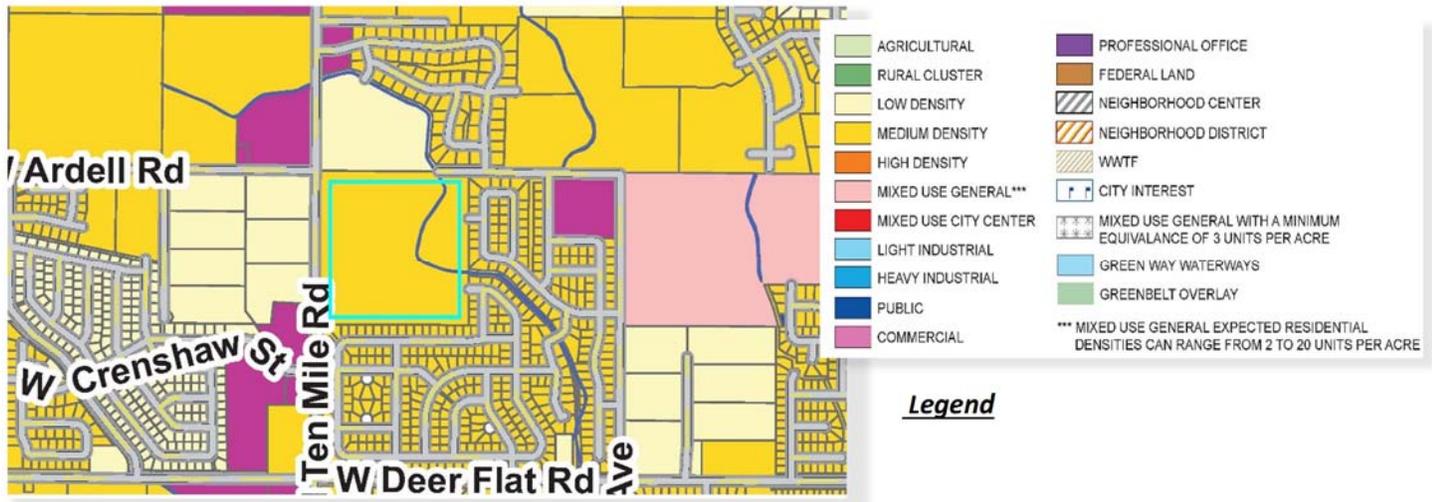
2. The Council has the authority to approve or deny Case No's 17-02-AN, 17-06-S. On October 17, 2017, Kuna's Council voted to approve Case No's 17-02-AN, 17-06-S.
3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on October 17, 2017, with the Council.

**K. Comprehensive Plan Analysis:**

Council determines the proposed subdivision for the *site is/is not* consistent with the following Comp Plan components:

**Housing:** Residents envisioned higher densities in the City's core to include opportunities for mixed residential and light commercial activity. They expressed interest in a mix of residential type dwellings applications; including single-family, *multi-family*, apartments and condominiums. They were receptive to a greater mix of lot sizes and house price to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21 [CP]).

**Comment:** *The Comp Plan and the corresponding Future Land Use Map (with land use designations) provides for medium density (R-6). This project proposes a density less than six units per acre, therefore it conforms to the Comp Plan and the Future Land Use Map.*



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

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

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

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

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

**Comment:** The Comp Plan encourages adequate housing for all income levels and calls for increasing pedestrian connections. This project supplies a number of additional housing types to Kuna's inventory and provides opportunities for quality housing. This development enhances the City's pedestrian network for non-motorized transportation, by extending connections provided by other developers while adding additional segments of pathway along the Teed Lateral.

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

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

**Comment:** This project adds a number of quality housing varieties to the City's inventory for all types of lifestyles, ages and economic groups. This project also proposes 11.5% open space which adds to the greenspaces in Kuna, keeping it a desirable City while enhancing the City's overall pathway network.

**Housing Goals and Objectives - Section 12 - Summary:**

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land

divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – Obj. 1.1, Pg. 163 12.4 and Pg. 165 – 2.1 [CP]).

**Comment:** Applicant proposes a high-quality development with a variety of dwelling types, densities, and price points for all income levels in this part of Kuna as encouraged by the Comp Plan. This project adds to the City's overall network of utilities, sidewalks and roadways, therefore it complies with logical, orderly development and discourages land divisions and development greater than one half acre, and avoids increased municipal services costs and sprawl.

Community Design Goals and Objectives - Section 13 - Summary:

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

**Comment:** Applicant proposes good community and urban design principles through creation of greenspaces, extension of the pedestrian pathway network and adding to the City's sidewalk network. Applicant also proposes adding **1.5 miles of centerline** to the roadway system thereby complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). This development also incorporates landscape buffers, and creates green places for citizens. Therefore, this project fosters sound community design concepts and complies with the Comp Plan goals and strengthens Kuna's image. Applicant has proposed a positive affect by establishing a roadway and pathway network for adjoining property owners and future development, and by designing under the allowed densities of the R-6 zone (3.31 Gross Density).

Neighborhoods:

Kuna's updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge (Page 179 [CP]).

**Comment:** Applicant proposes an extension of the sidewalk and roadway system which complies with the Master Street Plan adopted by Kuna. Applicant also proposes establishing pathways and sidewalks for pedestrian and non-motorized transportation. Applicant proposes R-6 housing densities thereby complying with Medium Density land use designation outlined within the Comp Plan and Comp Plan Map.

**L. Idaho State Code Analysis:**

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

**M. Council Conclusions:**

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

1. The Council feels the site *is* physically suitable for subdivision and development into a single-family subdivision, as proposed.

**Comment:** *The 40.20 acre (approximate) project appears to be suitable for subdivision and development as single-family subdivision, as proposed.*

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

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

3. The annexation and subdivision applications are not likely to cause adverse public health problems.

**Comment:** *The annexation and subdivision of the property would comply with the Comp Plan. The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

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

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

**Comment:** *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for the residential project.*

6. Based on the evidence contained in Case No's 17-02-AN and 17-06-S, the Council finds the listed Case No's adequately comply with Kuna City Code.

7. Based on the evidence contained in Case No's 17-02-AN and 17-06-S, the Council finds the listed Case No's adequately comply with Kuna's Subdivision Code.

**N. Commissions' Recommendation to Council:**

On August 22, 2017, the Planning and Zoning Commission voted to recommend approval for Case No's 17-02-AN and 17-06-S, based on the facts outlined in staff's memo and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho. The Commission hereby recommends approval for Case No. 17-02-AN and 17-06-S, an Annexation and Preliminary Plat and subdivision request from Kirsti Grabo (KM Engineering, LLP) and N Star Farm, LLC, with the following conditions of approval to Council:

- Follow all staff, City engineer and appropriate agency comments.

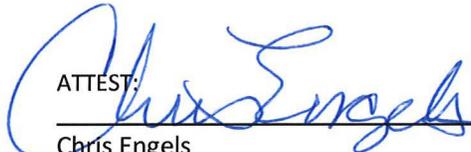
**O. Council's Order of Decision:**

On October 17, 2017, the Council voted to *approve* Case No's 17-02-AN and 17-06-S, based on the facts outlined in staff's memo, the Comp Plan, Kuna City Code the record before the Council, the applicants' presentation, public testimony and discussion during the public hearing with the Council of Kuna, Idaho. The Council hereby approves Case No's 17-02-AN and 17-06-S, an Annexation and Preliminary Plat (Sub) request from Kirsti Grabo (KM Engineering, LLP) and N Star Farm, LLC, with the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
  - a. The City Engineer shall approve the sewer connections.
  - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
  - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
  - d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
  - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
  - 2.1- ***With development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.***
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. Street lights within the site shall be LED lighting and must comply with Kuna City Code and LED requirements as approved by Council.
7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
9. All signage within/for the project shall comply with Kuna City Code.
10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. Staff recommends that the applicant work with Kuna Rural Fire District (KRFD) to conform to the secondary access limits of the KRFD, for the number of homes utilizing access points as development occurs.

- 12. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
- 13. Staff recommends curb and gutter to be placed along Ten Mile and Ardell Roads as they are classified roads.  
*(It was recommended by the Commission that condition No. 13 be removed)*
- 14. Applicant shall abandon the temporary access onto Ten Mile Road when the Ardell Road frontage is approved, dedicated and accepted by ACHD.
- 15. The HOA is to own, care for, maintain and keep full responsibility for the shared driveway as proposed on the preliminary plat dated 06.14.2017 – designated as lot 34, block 6.
- 16. Applicant is required to follow all established design criteria listed with Kuna’s Subdivision Design Ordinance, unless specifically otherwise approved.
- 17. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
- 18. Developer/owner/applicant shall comply with all local, state and federal laws.

**DATED:** This 28<sup>th</sup>, day of November, 2017.

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



  
 \_\_\_\_\_  
 Joe Stear, Mayor  
 Kuna City



June 29, 2021  
Project No. 20-135

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

**RE: Cazador Subdivision No. 4 – Kuna, ID  
Final Plat Application**

Dear Troy:

On behalf of DB Development, LLC., we are pleased to submit the attached application and required supplements for the final plat of Cazador Subdivision No. 4.

The final plat for this phase encompasses approximately 9.96 acres of the overall site and includes 31 buildable single-family residential lots, 9 common lots, and 2 common driveway lots for a total of 42 lots. Access for this subdivision is proposed via Sunset Farm Place to Ardell Road, Fluorite Street to connect with the Mineral Springs Subdivision No. 2 and Tiger Eye Street which will connect with Cazador Subdivision No. 2.

To the best of our knowledge, the final plat for Cazador Subdivision No. 4 is in conformance with the approved preliminary plat and meets the requirements and conditions of approval thereof. Further, the construction plans for this phase have been approved by the regulatory agencies.

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

Sincerely,  
**KM Engineering, LLP**

A handwritten signature in blue ink that reads 'Stephanie Hopkins'.

Stephanie Hopkins  
Land Planner

cc: DB Development, LLC.

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

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

**5.5.2.1 Operation and Maintenance of the Common Area.**

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

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

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

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

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

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

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

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

**5.5.2.1.8 Repair and replacement of property damaged or destroyed by casualty loss.**

**Additionally, the Association may, in its discretion, limit or restrict the access and use of the Common Area to any Owner or Owners, other than Grantor, residing in the Subdivision. The Association shall establish rules and regulations regarding the Owners' use of Common Areas and Improvements located thereon.**

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

5.5.2.3 Maintenance of Berms Retaining Walls and Fences. Maintain the berms, retaining walls, fences, and water amenities within and abutting the Common Area and Landscape Easement areas.

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

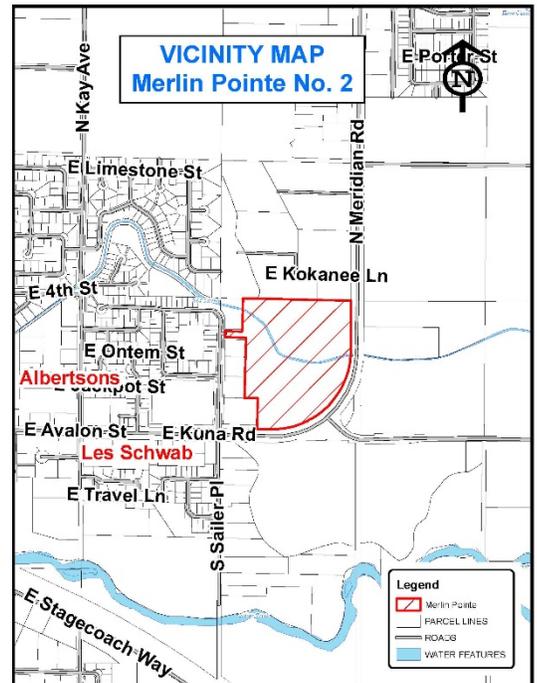
5.5.2.5 Water and Other Utilities. Acquire, provide, and/or pay for water, sewer, garbage disposal, refuse and rubbish collection, electrical, telephone, and gas, and other necessary services, for the Common Area, and manage for the benefit of the Subdivision all domestic, irrigation, and amenity water rights and rights to receive water held by the Association, whether such rights are evidenced by license, permit, claim, stock ownership, or otherwise. The Association shall maintain, repair, and operate any sewer lift stations located on the Property and shall comply with all of the terms and conditions of the Stormwater Plan. All responsibility for payment of fees related to the provision of utilities, and other similar fees, including, without limitation, impact fees, sewer treatment connection fees, sewer interceptor fees, water connection fees, pressure irrigation connection fees, and related inspections fees, shall belongs to the Owner of each Building Lot at the

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

IN THE MATTER OF THE APPLICATION OF ) **Case No. 21-01-TE (Time Extension)**  
 )  
**A TEAM LAND CONSULTANTS** )  
 ) **STAFF REPORT FOR THE**  
 For a Time Extension for the Merlin ) **MERLIN POINTE NO. 2.A TIME**  
 Pointe Subdivision No. 2. ) **EXTENSION APPLICATION.**

**TABLE OF CONTENTS**

1. Exhibit List
2. Process and Noticing
3. General Project Facts
4. Staff Analysis
5. Councils Order of Decision



**I  
EXHIBIT LIST**

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

**1.1 Exhibits:**

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
<b>1</b>	Staff Report 08.03.2021			X
<b>2</b>	Time Extension Application			X
<b>3</b>	Narrative 5.21.2021			X
<b>4</b>	Vicinity & Aerial Map			X

## II COURSE PROCEEDINGS

- 2.1** In accordance with Kuna City Code (KCC) 1-14-3 it states Time Extensions are designated as a Public Meeting, with the City Council as the decision-making body. This land use application was given proper public notice and followed the requirements set forth in Idaho Code Chapter 65, Local Land Use Planning Act.

## III GENERAL PROJECT FACTS

- 3.1** A-Team Land Consultants requests a Time Extension approval to allow for the market demands to warrant the need for commercial lots in this part of Kuna.

## IV STAFF ANALYSIS

- 4.1** The Applicant requests a Time Extension for Merlin Pointe No. 2 Final Plat in order to allow for market demands to improve and warrant their development.

Upon complete review, staff has no concerns with the Time Extension request and has determined this application complies with Title 6-2-3-J-5 KCC; Comprehensive Plan Future Land Use Map; and Idaho Code. Staff recommends Council Approve Case No. 21-01-TE.

### **4.2 Applicable Standards**

- 6.2.1** City of Kuna Zoning Ordinance, Title 5
- 6.2.2** City of Kuna Comprehensive Plan FLUM
- 6.2.3** Idaho Code, Title 67, Chapter 65 – Local Land Use Planning Act
- 6.2.5** Idaho Code, Title 39, Chapter 11 – Health and Safety

## V COUNCIL'S ORDER OF DECISION

Based on the facts outlined in staff's report and testimony as presented at the public meeting, the City Council of Kuna, Idaho, hereby *Approves/Denies* Case No. 21-01-TE (Time Extension), a request from A Team Land Consultants for Time Extension approval for Merlin Pointe No. 2 Subdivision.

**DATED** this 3<sup>rd</sup> day of August, 2021.



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

**Time Extension Application**  
**For Final Subdivision Plat**  
**Fee: \$300**

For Office Use Only	
File Number (s)	21-01-TE
Project name	Merlin Pointe Sub. TE - Commercial Replat
Date Received	01.06.2021
Date Accepted/ Complete	
Cross Reference Files	
City Council Hearing Date	

Reason for request:

The applicant will be re-platting a portion of this site and the market for this site does not require additional commercial lots at this time. See attached letter for clarification.

Date of Time Extension:

1-5-2021

**Contact/Applicant Information**

Owners of Record: <u>Black Creek LP</u>	Phone Number: <u>514-4909</u>
Address: <u>P.O Box 690</u>	E-Mail: <u>lbootstfi@gmail.com</u>
City, State, Zip: <u>Meridian ID 83680</u>	Fax #: <u>401-0977</u>
Applicant (Developer): <u>A Team Land Cons.</u>	Phone Number: <u>208-871-7020</u>
Address: <u>1785 Whisper Cove Ave.</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>Boise ID 83709</u>	Fax #: <u>401-0977</u>
Engineer/Representative: <u>A Team Land Cons.</u>	Phone Number: <u>208-871-7020</u>
Address: <u>1785 Whisper Cove Ave.</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>Boise ID 83709</u>	Fax #: <u>401-0977</u>

**Subject Property Information**

Subdivision Name: <u>Merlin Pointe Subdivision</u>
Site Address: <u>1380 E. Kuna Road, Kuna ID 83634</u>
Site Location (Cross Streets): <u>SH 69 and Kuna Road</u>
Parcel Number (s): <u>R0615254601, S1324449005</u>
Section, Township, Range: <u>2N 1W SEC 24</u>

Signature: *Steve Arnold* Date: 1-5-2021



May 21, 2021

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

Dear Troy:

Subject: Time Extension for Merlin Pointe Preliminary Plat

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

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

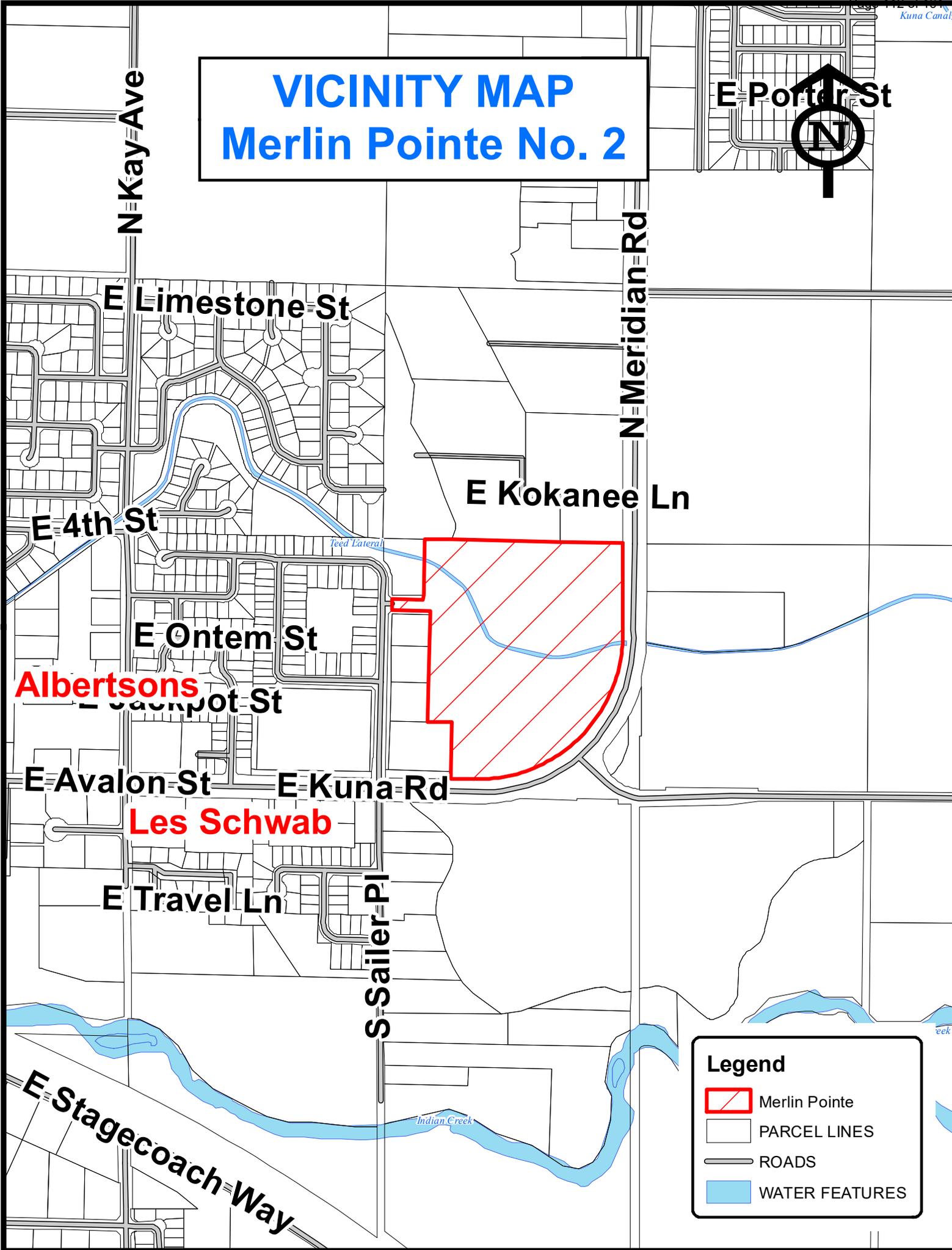
Sincerely,  
A Team Land Consultants

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

Steve Arnold  
Project & Real Estate Manager

Cc: Tom Nicholson  
Scott Nicholson  
Linda Boots

# VICINITY MAP Merlin Pointe No. 2



**Legend**

-  Merlin Pointe
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

**Budget Summary by Fund  
6/30/2021**

<b>Fund</b>	<b>Fund Name</b>	<b>Sum of 6/30/2021</b>
<b>1</b>	General	(5,967,843.07)
<b>3</b>	Grant	(3,676,664.15)
<b>5</b>	Late Comer	(6,022,765.07)
<b>20</b>	Water	(11,942,936.74)
<b>21</b>	Sewer	(9,226,591.10)
<b>25</b>	Irrigation	(6,094,486.62)
<b>26</b>	Solid Waste	(123,957.07)
<b>40</b>	Capital Projects	(1,456,132.10)
<b>50</b>	Parks Impact	(2,502,095.68)
<b>51</b>	Police Impact	(151,005.24)
<b>52</b>	Urban Renewal	-
<b>Grand Total</b>		<b>(47,164,476.84)</b>

Budget Results  
Ending 6/30/21

Fund Name	Fund	Account	Type	Detail	6/30/2021	Annual Budget	% of Annual
General	1	4000	Revenue	STATE LIQUOR DISTRIBUTION	(179,302.33)	(224,425.00)	79.89%
General	1	4001	Revenue	SALES TAX REVENUE SHARE-STATE	(1,501,143.45)	(1,452,659.40)	103.34%
General	1	4100	Revenue	PROPERTY TAX REVENUE	(3,702,130.83)	(3,571,119.00)	103.67%
General	1	4110	Revenue	PROPERTY TAX INTEREST & PENALT	(3,162.18)	(3,001.10)	105.37%
General	1	4120	Revenue	SALES TAX REVENUE SHARE-COUNTY	(168.75)	(216.00)	78.13%
General	1	4130	Revenue	COUNTY FINE DISTRIBUTION	(9,247.73)	(8,552.26)	108.13%
General	1	4155	Revenue	ADMINISTRATION SERVICES	(196,428.40)	(220,954.27)	88.90%
General	1	4170	Revenue	FRANCHISE FEES	(310,653.40)	(349,109.84)	88.98%
General	1	4173	Revenue	INTEREST REVENUE	(29,503.78)	(55,000.00)	53.64%
General	1	4180	Revenue	LICENSES / BUSINESS	(2,686.00)	(5,000.00)	53.72%
General	1	4181	Revenue	LICENSES / LIQUOR	(5,343.75)	(6,000.00)	89.06%
General	1	4182	Revenue	LICENSES / BEER	(2,360.00)	(3,000.00)	78.67%
General	1	4183	Revenue	LICENSES / WINE	(2,000.00)	(2,500.00)	80.00%
General	1	4184	Revenue	LICENSES / DOGS	(5,328.50)	(11,500.00)	46.33%
General	1	4185	Revenue	MISCELLANEOUS INCOME	(25,480.96)	(50,000.00)	50.96%
General	1	4189	Revenue	PERMITS / OPEN CONTAINER	(30.00)	-	100.00%
General	1	4190	Revenue	PERMITS / CATERING	(430.00)	(293.33)	146.59%
General	1	4193	Revenue	PERMITS / VENDORS	(1,725.00)	(882.35)	195.50%
General	1	4195	Revenue	RENTAL INCOME	(13,601.00)	(9,600.00)	141.68%
General	1	4197	Revenue	RV DUMP REVENUE	(3,103.75)	(4,500.00)	68.97%
General	1	4358	Revenue	DEVELOPMENT SUPPORT SERVICES	(9,385.00)	(6,528.57)	143.75%
General	1	4360	Revenue	BUILDING PERMITS	(840,712.49)	(936,775.98)	89.75%
General	1	4361	Revenue	PLUMBING PERMITS	(187,745.65)	(200,814.42)	93.49%
General	1	4362	Revenue	ELECTRICAL PERMITS	(186,973.34)	(225,643.65)	82.86%
General	1	4391	Revenue	IRES CHECK FEES	(15,400.00)	(17,894.74)	86.06%
General	1	4392	Revenue	MECHANICAL PERMITS	(83,890.91)	(126,652.25)	66.24%
General	1	4950	Revenue	CARRY OVER	(4,208,742.62)	(3,300,000.00)	127.54%
General	1	5000	Expense	SAL. & WAGES-ELECTED OFFICIALS	69,290.56	98,844.30	70.10%
General	1	5005	Expense	SALARIES & WAGES - STAFF	1,010,263.42	1,429,227.24	70.69%
General	1	5009	Expense	SALARIES & WAGES - SEASONAL	2,112.67	62,108.49	3.40%
General	1	5800	Expense	OASDI - EMPLOYER	66,829.17	98,591.16	67.78%
General	1	5810	Expense	MEDICARE - EMPLOYER	15,763.99	23,057.61	68.37%
General	1	5820	Expense	GROUP MEDICAL INSURANCE	181,598.08	233,318.33	77.83%
General	1	5830	Expense	GROUP LIFE INSURANCE	785.15	980.61	80.07%
General	1	5840	Expense	PERSI EMPLOYER 401(a)	123,764.14	182,479.28	67.82%
General	1	5850	Expense	WORKERS' COMPENSATION INS.	19,409.98	25,756.42	75.36%
General	1	5860	Expense	GROUP DENTAL/VISION INSURANCE	13,558.56	22,677.18	59.79%
General	1	6000	Expense	LAW ENFORCEMENT SERVICES	1,919,197.31	2,558,929.23	75.00%
General	1	6005	Expense	ANIMAL CONTROL SERVICES	82,154.97	109,540.00	75.00%
General	1	6025	Expense	JANITORIAL	7,960.20	18,165.66	43.82%
General	1	6027	Expense	CODE ABATEMENT EXPENSE	-	600.00	0.00%
General	1	6036	Expense	PUBLIC TRANSPORTATION	-	10,000.00	0.00%
General	1	6045	Expense	CONTINGENCY	90,479.15	3,539,067.83	2.56%
General	1	6052	Expense	CONTRACT SERVICES	252,337.31	293,160.07	86.07%
General	1	6070	Expense	DONATIONS EXPENSE	14,301.11	33,029.33	43.30%
General	1	6075	Expense	DUES & MEMBERSHIPS	53,596.41	68,737.20	77.97%
General	1	6080	Expense	ECONOMIC DEVELOPMENT FUNDING	-	750.00	0.00%
General	1	6125	Expense	LEGAL PUBLICATIONS	17,265.72	29,300.00	58.93%
General	1	6130	Expense	LIABILITY & PROPERTY INSURANCE	34,756.68	34,756.67	100.00%
General	1	6135	Expense	PUBLIC ENTERTAINMENT	7,831.87	22,000.00	35.60%
General	1	6140	Expense	MAINT. & REPAIR BUILDING	20,338.06	18,600.00	109.34%
General	1	6141	Expense	IT SMALL EQUIPMENT	5,182.44	7,350.00	70.51%
General	1	6142	Expense	MAINT. & REPAIR - EQUIPMENT	27,350.62	44,660.40	61.24%
General	1	6150	Expense	MAINTENANCE & REPAIRS - SYSTEM	59,357.00	115,900.00	51.21%
General	1	6155	Expense	MEETINGS/COMMITTEES	3,484.09	19,663.00	17.72%
General	1	6160	Expense	MISCELLANEOUS EXPENSES	6,623.40	34,850.00	19.01%
General	1	6165	Expense	OFFICE SUPPLIES	11,676.55	26,666.14	43.79%

Budget Results  
Ending 6/30/21

Fund Name	Fund	Account	Type	Detail	6/30/2021	Annual Budget	% of Annual
General	1	6175	Expense	SMALL TOOLS	21,636.54	33,570.00	64.45%
General	1	6188	Expense	SIGNAGE	200.00	3,150.00	6.35%
General	1	6190	Expense	POSTAGE & BILLING	19,996.35	18,500.00	108.09%
General	1	6202	Expense	PROFESSIONAL SERVICES	63,735.44	82,500.00	77.26%
General	1	6203	Expense	PROSECUTORIAL SERVICES	40,500.00	54,000.00	75.00%
General	1	6211	Expense	RENT-BUILDINGS & LAND	1,488.00	2,082.00	71.47%
General	1	6212	Expense	RENT-EQUIPMENT	20,308.27	33,800.00	60.08%
General	1	6230	Expense	SAFETY TRAINING & EQUIPMENT	1,246.08	4,600.00	27.09%
General	1	6255	Expense	TELEPHONE	13,712.52	24,850.00	55.18%
General	1	6265	Expense	TRAINING & SCHOOLING	4,796.10	22,685.00	21.14%
General	1	6270	Expense	TRAVEL	-	7,300.00	0.00%
General	1	6280	Expense	UNEMPLOYMENT EXPENSES	497.01	7,000.00	7.10%
General	1	6285	Expense	UNIFORMS	1,845.74	2,800.00	65.92%
General	1	6290	Expense	UTILITIES	87,957.16	147,000.00	59.83%
General	1	6300	Expense	FUEL	17,140.58	22,500.00	76.18%
General	1	6305	Expense	VEHICLE MAINTENANCE & REPAIRS	3,499.94	9,200.00	38.04%
General	1	6400	Expense	TRANSFERS OUT	1,112,570.16	1,118,269.00	99.49%
General	1	6500	Expense	CASH OVER/SHORT	14.29	50.00	28.58%
General	1	6505	Expense	BANK FEES	30,423.98	36,000.00	84.51%
Grant	3	4200	Revenue	GRANT REVENUE	(3,966,964.44)	(896,856.00)	442.32%
Grant	3	6354	Expense	GRANT EXPENDITURES	290,300.29	896,856.00	32.37%
Late Comer	5	4173	Revenue	INTEREST REVENUE	(21,274.01)	(25,000.00)	85.10%
Late Comer	5	4504	Revenue	WATER MAIN CAPACITY FEE	(919,143.11)	(932,589.46)	98.56%
Late Comer	5	4604	Revenue	SEWER MAIN CAPACITY FEE	(844,908.50)	(718,162.02)	117.65%
Late Comer	5	4704	Revenue	PRESSURE IRRIG CAPACITY FEE	(427,440.46)	(410,226.35)	104.20%
Late Comer	5	4950	Revenue	CARRY OVER BALANCE	(3,810,015.81)	(3,492,098.00)	109.10%
Late Comer	5	6045	Expense	CONTINGENCY	-	2,378,255.00	0.00%
Late Comer	5	6305	Expense	WATER MAIN CAPACITY REIMBURSE	16.82	944,146.32	0.00%
Late Comer	5	6306	Expense	SEWER MAIN CAPACITY REIMBURSE	-	1,848,502.32	0.00%
Late Comer	5	6307	Expense	PR IRR MAIN CAPACITY REIMBURSE	-	407,172.28	0.00%
Water	20	4173	Revenue	INTEREST REVENUE	(60,167.36)	(75,000.00)	80.22%
Water	20	4185	Revenue	MISCELLANEOUS INCOME	(640.75)	(70,000.00)	0.92%
Water	20	4358	Revenue	DEVELOPMENT SUPPORT SERVICES	(1,932.00)	(1,700.00)	113.65%
Water	20	4500	Revenue	METERED WATER SALES	(1,690,370.21)	(2,391,047.91)	70.70%
Water	20	4503	Revenue	NEW METER	(208,063.00)	(240,487.27)	86.52%
Water	20	4505	Revenue	NEW SERVICE CONNECTION	(691,702.22)	(804,176.47)	86.01%
Water	20	4507	Revenue	WATER TOKEN SALES - BULK WATER	(70,196.55)	(39,952.67)	175.70%
Water	20	4510	Revenue	SERVICE RECONNECT FEES	(6,228.77)	(13,200.00)	47.19%
Water	20	4550	Revenue	INSPECTIONS REVENUE	(69,344.00)	(65,333.57)	106.14%
Water	20	4775	Revenue	LATE PAYMENT FEE	(15,918.00)	(27,000.00)	58.96%
Water	20	4950	Revenue	CARRY OVER BALANCE	(10,713,134.32)	(8,376,718.29)	127.89%
Water	20	5000	Expense	SAL. & WAGES-ELECTED OFFICIALS	3,566.95	4,393.08	81.19%
Water	20	5005	Expense	SALARIES & WAGES - STAFF	457,341.63	642,869.71	71.14%
Water	20	5795	Expense	OVERTIME SALARIES & WAGES	10,195.33	16,071.74	63.44%
Water	20	5800	Expense	OASDI - EMPLOYER	28,596.98	41,126.74	69.53%
Water	20	5810	Expense	MEDICARE - EMPLOYER	6,688.01	9,618.35	69.53%
Water	20	5820	Expense	GROUP MEDICAL INSURANCE	70,668.42	88,398.90	79.94%
Water	20	5830	Expense	GROUP LIFE INSURANCE	295.21	404.93	72.90%
Water	20	5840	Expense	PERSI EMPLOYER 401(a)	55,881.13	79,203.37	70.55%
Water	20	5850	Expense	WORKERS' COMPENSATION INS.	13,083.61	20,170.72	64.86%
Water	20	5860	Expense	GROUP DENTAL/VISION INSURANCE	5,853.80	9,500.00	61.62%
Water	20	6020	Expense	CAPITAL IMPROVEMENTS	517,255.65	2,084,200.00	24.82%
Water	20	6025	Expense	JANITORIAL	3,088.31	7,000.00	44.12%
Water	20	6045	Expense	CONTINGENCY	4,345.30	8,248,195.34	0.05%
Water	20	6050	Expense	CONTRACT LABOR	-	1,500.00	0.00%
Water	20	6052	Expense	CONTRACT SERVICES	9,462.63	20,000.00	47.31%
Water	20	6060	Expense	DEQ ASSESSMENT FEES	24,000.00	30,670.50	78.25%

Budget Results  
Ending 6/30/21

Fund Name	Fund	Account	Type	Detail	6/30/2021	Annual Budget	% of Annual
Water	20	6065	Expense	DIG LINE EXPENSE	3,115.70	29,000.00	10.74%
Water	20	6075	Expense	DUES & MEMBERSHIPS	3,542.62	2,800.00	126.52%
Water	20	6095	Expense	BAD DEBT EXPENSE	488.34	300.00	162.78%
Water	20	6125	Expense	LEGAL PUBLICATIONS	497.79	1,000.00	49.78%
Water	20	6130	Expense	LIABILITY & PROPERTY INSURANCE	20,148.80	20,148.80	100.00%
Water	20	6131	Expense	INSURANCE CLAIMS PAID	-	500.00	0.00%
Water	20	6140	Expense	MAINT. & REPAIR BUILDING	12,808.28	14,950.00	85.67%
Water	20	6141	Expense	IT SMALL EQUIPMENT	5,826.58	9,702.00	60.06%
Water	20	6142	Expense	MAINT. & REPAIRS- EQUIPMENT	14,141.43	12,500.00	113.13%
Water	20	6150	Expense	M & R - SYSTEM	84,342.87	133,000.00	63.42%
Water	20	6151	Expense	M & R - PROCESS CHEMICALS	13,522.55	30,000.00	45.08%
Water	20	6152	Expense	M & R - LABORATORY COSTS	2,044.40	10,920.00	18.72%
Water	20	6155	Expense	MEETINGS/COMMITTEES	98.69	1,050.00	9.40%
Water	20	6160	Expense	MISCELLANEOUS EXPENSES	2,814.06	20,000.00	14.07%
Water	20	6165	Expense	OFFICE SUPPLIES	2,907.20	8,000.00	36.34%
Water	20	6166	Expense	PP&E PURCHASES OPERATIONS	54,932.59	197,160.00	27.86%
Water	20	6175	Expense	SMALL TOOLS	2,750.44	15,000.00	18.34%
Water	20	6190	Expense	POSTAGE & BILLING	13,727.89	27,500.00	49.92%
Water	20	6202	Expense	PROFESSIONAL SERVICES	9,852.91	32,000.00	30.79%
Water	20	6211	Expense	RENT-BUILDINGS & LAND	1,008.00	1,512.00	66.67%
Water	20	6212	Expense	RENT - EQUIPMENT	275.41	3,000.00	9.18%
Water	20	6230	Expense	SAFETY TRAINING & EQUIPMENT	2,265.00	2,750.00	82.36%
Water	20	6255	Expense	TELEPHONE EXPENSE	9,203.69	17,500.00	52.59%
Water	20	6265	Expense	TRAINING & SCHOOLING EXPENSE	1,958.86	6,500.00	30.14%
Water	20	6270	Expense	TRAVEL EXPENSES	-	1,200.00	0.00%
Water	20	6285	Expense	UNIFORMS EXPENSE	905.72	4,800.00	18.87%
Water	20	6290	Expense	UTILITIES EXPENSE	75,387.17	150,000.00	50.26%
Water	20	6300	Expense	FUEL	9,329.37	14,500.00	64.34%
Water	20	6305	Expense	VEHICLE MAINTENANCE & REPAIRS	3,866.37	6,500.00	59.48%
Water	20	6505	Expense	BANK FEES	22,674.76	27,500.00	82.45%
Sewer	21	4173	Revenue	INTEREST REVENUE	(33,793.96)	(50,000.00)	67.59%
Sewer	21	4185	Revenue	MISCELLANEOUS INCOME	(6,613.86)	(50,000.00)	13.23%
Sewer	21	4358	Revenue	DEVELOPMENT SUPPORT SERVICES	(1,932.00)	(1,500.00)	128.80%
Sewer	21	4510	Revenue	SERVICE RECONNECT FEES	(11,326.46)	(17,000.00)	66.63%
Sewer	21	4550	Revenue	INSPECTIONS REVENUE	(61,839.78)	(35,000.00)	176.69%
Sewer	21	4600	Revenue	SEWER USER FEES	(3,140,849.40)	(3,888,000.00)	80.78%
Sewer	21	4606	Revenue	LID REDUCED SEWER CONNECTION	(952,894.61)	(825,000.00)	115.50%
Sewer	21	4640	Revenue	FARM REVENUE	(73,721.63)	(102,713.78)	71.77%
Sewer	21	4775	Revenue	LATE PAYMENT FEE	(29,853.52)	(35,000.00)	85.30%
Sewer	21	4950	Revenue	CARRY OVER BALANCE	(6,606,102.97)	(4,967,275.28)	132.99%
Sewer	21	5000	Expense	SAL. & WAGES-ELECTED OFFICIALS	2,827.76	4,393.08	64.37%
Sewer	21	5005	Expense	SALARIES & WAGES - STAFF	508,110.86	717,896.61	70.78%
Sewer	21	5795	Expense	OVERTIME SALARIES & WAGES	5,103.32	17,947.42	28.43%
Sewer	21	5800	Expense	OASDI - EMPLOYER	31,962.55	45,894.70	69.64%
Sewer	21	5810	Expense	MEDICARE - EMPLOYER	7,475.15	10,733.44	69.64%
Sewer	21	5820	Expense	GROUP MEDICAL INSURANCE	78,134.42	106,586.67	73.31%
Sewer	21	5830	Expense	GROUP LIFE INSURANCE	334.07	460.71	72.51%
Sewer	21	5840	Expense	PERSI EMPLOYER 401(a)	62,380.27	88,385.53	70.58%
Sewer	21	5850	Expense	WORKERS' COMPENSATION INS.	10,038.57	13,911.88	72.16%
Sewer	21	5860	Expense	GROUP DENTAL/VISION INSURANCE	5,645.39	8,418.88	67.06%
Sewer	21	6020	Expense	CAPITAL IMPROVEMENTS	86,768.20	1,882,200.00	4.61%
Sewer	21	6025	Expense	JANITORIAL	3,083.51	7,000.00	44.05%
Sewer	21	6045	Expense	CONTINGENCY	-	5,708,842.32	0.00%
Sewer	21	6050	Expense	CONTRACT LABOR	-	2,000.00	0.00%
Sewer	21	6052	Expense	CONTRACT SERVICES	9,906.71	17,000.00	58.27%
Sewer	21	6065	Expense	DIG LINE EXPENSE	3,115.70	3,500.00	89.02%
Sewer	21	6075	Expense	DUES & MEMBERSHIPS	3,659.82	3,500.00	104.57%

Budget Results  
Ending 6/30/21

Fund Name	Fund	Account	Type	Detail	6/30/2021	Annual Budget	% of Annual
Sewer	21	6090	Expense	FARM EXPENDITURES	50,773.00	102,713.78	49.43%
Sewer	21	6097	Expense	DEPOSITS ON ACCOUNT	3,500.00	-	100.00%
Sewer	21	6125	Expense	LEGAL PUBLICATIONS EXPENSE	1,624.24	1,300.00	124.94%
Sewer	21	6130	Expense	LIABILITY & PROPERTY INSURANCE	41,305.06	41,305.05	100.00%
Sewer	21	6131	Expense	INSURANCE CLAIMS PAID	-	500.00	0.00%
Sewer	21	6140	Expense	MAINT & REPAIR BUILDING	24,569.94	25,000.00	98.28%
Sewer	21	6141	Expense	IT SMALL EQUIPMENT	3,545.87	9,702.00	36.55%
Sewer	21	6142	Expense	MAINT. & REPAIRS - EQUIPMENT	36,409.58	60,000.00	60.68%
Sewer	21	6150	Expense	M & R - SYSTEM	95,737.65	155,210.00	61.68%
Sewer	21	6151	Expense	M & R - PROCESS CHEMICALS	108,016.02	119,427.00	90.45%
Sewer	21	6152	Expense	M & R - LABORATORY COSTS	29,319.93	28,000.00	104.71%
Sewer	21	6153	Expense	M & R - SLUDGE DISPOSAL	45,250.69	37,500.00	120.67%
Sewer	21	6155	Expense	MEETINGS/COMMITTEES	98.69	1,450.00	6.81%
Sewer	21	6160	Expense	MISCELLANEOUS EXPENSES	2,821.93	35,000.00	8.06%
Sewer	21	6165	Expense	OFFICE SUPPLIES	3,443.97	8,500.00	40.52%
Sewer	21	6166	Expense	PP&E PURCHASES - OPERATIONS	91,593.52	259,260.00	35.33%
Sewer	21	6175	Expense	SMALL TOOLS	4,020.37	16,500.00	24.37%
Sewer	21	6190	Expense	POSTAGE & BILLING	13,727.89	27,500.00	49.92%
Sewer	21	6202	Expense	PROFESSIONAL SERVICES	39,919.18	25,000.00	159.68%
Sewer	21	6211	Expense	RENT - BUILDINGS & LAND	972.00	2,400.00	40.50%
Sewer	21	6212	Expense	RENT- EQUIPMENT	275.41	3,000.00	9.18%
Sewer	21	6230	Expense	SAFETY TRAINING & EQUIPMENT	8,110.89	3,500.00	231.74%
Sewer	21	6255	Expense	TELEPHONE EXPENSE	10,560.33	20,000.00	52.80%
Sewer	21	6265	Expense	TRAINING & SCHOOLING EXPENSE	2,568.21	2,500.00	102.73%
Sewer	21	6270	Expense	TRAVEL EXPENSES	-	750.00	0.00%
Sewer	21	6285	Expense	UNIFORMS EXPENSE	1,664.90	4,800.00	34.69%
Sewer	21	6290	Expense	UTILITIES EXPENSE	210,635.65	280,000.00	75.23%
Sewer	21	6300	Expense	FUEL	12,764.29	19,500.00	65.46%
Sewer	21	6305	Expense	VEHICLE MAINTENANCE & REPAIRS	7,886.81	15,000.00	52.58%
Sewer	21	6505	Expense	BANK FEES	22,674.76	27,500.00	82.45%
Irrigation	25	4173	Revenue	INTEREST REVENUE	(26,462.37)	(35,000.00)	75.61%
Irrigation	25	4177	Revenue	GRAVITY IRRIGATION USER FEES	(19,049.85)	(18,000.00)	105.83%
Irrigation	25	4185	Revenue	MISCELLANEOUS INCOME	-	(20,000.00)	0.00%
Irrigation	25	4358	Revenue	DEVELOPMENT SUPPORT SERVICES	(736.00)	(700.00)	105.14%
Irrigation	25	4505	Revenue	NEW SERVICE CONNECTION	(887,967.48)	(636,488.13)	139.51%
Irrigation	25	4510	Revenue	SERVICE RECONNECT FEES	(2,794.77)	(4,000.00)	69.87%
Irrigation	25	4550	Revenue	INSPECTION REVENUE	(87,769.90)	(30,000.00)	292.57%
Irrigation	25	4700	Revenue	PRESS. IRRIGATION USER FEES	(782,390.08)	(780,000.00)	100.31%
Irrigation	25	4775	Revenue	LATE PAYMENT FEE	(7,337.53)	(10,000.00)	73.38%
Irrigation	25	4950	Revenue	CARRY OVER BALANCE	(4,808,852.28)	(3,634,872.21)	132.30%
Irrigation	25	5000	Expense	SAL. & WAGES-ELECTED OFFICIALS	1,499.85	2,196.54	68.28%
Irrigation	25	5005	Expense	SALARIES & WAGES - STAFF	116,570.83	161,163.53	72.33%
Irrigation	25	5795	Expense	OVERTIME WAGES EXPENSE	2,585.76	4,029.09	64.18%
Irrigation	25	5800	Expense	OASDI - EMPLOYER	7,345.83	10,378.13	70.78%
Irrigation	25	5810	Expense	MEDICARE - EMPLOYER	1,717.62	2,427.14	70.77%
Irrigation	25	5820	Expense	GROUP MEDICAL INSURANCE	18,908.26	25,000.00	75.63%
Irrigation	25	5830	Expense	GROUP LIFE INSURANCE	78.23	105.90	73.87%
Irrigation	25	5840	Expense	PERSI EMPLOYER (401a)	14,285.22	19,986.88	71.47%
Irrigation	25	5850	Expense	WORKERS' COMPENSATION INS.	3,236.87	5,211.63	62.11%
Irrigation	25	5860	Expense	GROUP DENTAL/VISION INSURANCE	1,564.47	3,500.00	44.70%
Irrigation	25	6020	Expense	CAPITAL IMPROVEMENTS	6,107.29	586,600.00	1.04%
Irrigation	25	6025	Expense	JANITORIAL	1,181.78	4,000.00	29.54%
Irrigation	25	6045	Expense	CONTINGENCY FUND	14,100.00	3,805,707.02	0.37%
Irrigation	25	6050	Expense	CONTRACT LABOR	-	1,000.00	0.00%
Irrigation	25	6052	Expense	CONTRACT SERVICES	3,790.94	6,700.00	56.58%
Irrigation	25	6065	Expense	DIG LINE EXPENSE	1,186.92	1,500.00	79.13%
Irrigation	25	6075	Expense	DUES & MEMBERSHIPS EXPENSE	1,317.01	500.00	263.40%

Budget Results  
Ending 6/30/21

Fund Name	Fund	Account	Type	Detail	6/30/2021	Annual Budget	% of Annual
Irrigation	25	6115	Expense	MAINT & REPAIR-SYSTEM-GRAVITY	-	2,500.00	0.00%
Irrigation	25	6116	Expense	IRRIGATION / WATER COSTS	150,079.55	150,545.00	99.69%
Irrigation	25	6125	Expense	LEGAL PUBLICATIONS	2,748.08	1,900.00	144.64%
Irrigation	25	6130	Expense	LIABILITY & PROPERTY INSURANCE	4,533.46	4,533.47	100.00%
Irrigation	25	6131	Expense	INSURANCE CLAIMS PAID	-	300.00	0.00%
Irrigation	25	6140	Expense	MAINT & REPAIR BUILDING	4,123.01	3,300.00	124.94%
Irrigation	25	6141	Expense	IT SMALL EQUIPMENT	3,644.60	2,646.00	137.74%
Irrigation	25	6142	Expense	MAINT. & REPAIRS - EQUIPMENT	4,857.68	8,800.00	55.20%
Irrigation	25	6150	Expense	MAINT. & REPAIRS - SYSTEM (PI)	22,290.84	75,000.00	29.72%
Irrigation	25	6155	Expense	MEETING/COMMITTEES	38.50	650.00	5.92%
Irrigation	25	6160	Expense	MISCELLANEOUS EXPENSES	1,168.58	20,000.00	5.84%
Irrigation	25	6165	Expense	OFFICE SUPPLIES	1,052.10	3,600.00	29.23%
Irrigation	25	6166	Expense	PP&E PURCHASES - OPERATIONS	39,601.96	66,080.00	59.93%
Irrigation	25	6175	Expense	SMALL TOOLS	137.72	6,725.00	2.05%
Irrigation	25	6190	Expense	POSTAGE & BILLING	5,340.77	9,500.00	56.22%
Irrigation	25	6202	Expense	PROFESSIONAL SERVICES	3,901.68	11,500.00	33.93%
Irrigation	25	6211	Expense	RENT - BUILDINGS & LAND	432.00	950.00	45.47%
Irrigation	25	6212	Expense	RENT - EQUIPMENT	118.67	1,200.00	9.89%
Irrigation	25	6230	Expense	SAFETY TRAINING & EQUIPMENT	431.55	900.00	47.95%
Irrigation	25	6255	Expense	TELEPHONE EXPENSE	3,092.43	4,520.00	68.42%
Irrigation	25	6265	Expense	TRAINING & SCHOOLING EXPENSE	517.68	930.00	55.66%
Irrigation	25	6270	Expense	TRAVEL EXPENSES	-	200.00	0.00%
Irrigation	25	6285	Expense	UNIFORMS EXPENSE	278.17	900.00	30.91%
Irrigation	25	6290	Expense	UTILITIES EXPENSE	72,884.73	135,000.00	53.99%
Irrigation	25	6300	Expense	FUEL	2,155.96	4,000.00	53.90%
Irrigation	25	6305	Expense	VEHICLE MAINTENANCE & REPAIR	1,037.44	1,375.00	75.45%
Irrigation	25	6505	Expense	BANK FEES	8,929.61	11,500.00	77.65%
Solid Waste	26	4173	Revenue	INTEREST INCOME	(72.05)	(200.00)	36.03%
Solid Waste	26	4950	Revenue	CARRYOVER	(93,787.12)	(90,000.00)	104.21%
Solid Waste	26	4975	Revenue	SOLID WASTE USER FEES	(2,047,025.21)	(2,399,300.86)	85.32%
Solid Waste	26	6045	Expense	CONTINGENCY	-	126,170.95	0.00%
Solid Waste	26	7000	Expense	SOLID WASTE SERVICE FEES	2,016,927.31	2,363,329.91	85.34%
Capital Projects	40	4900	Revenue	TRANSFERS IN	(1,088,269.00)	(1,118,269.00)	97.32%
Capital Projects	40	4950	Revenue	CARRY OVER	(983,745.17)	(696,069.89)	141.33%
Capital Projects	40	6020	Expense	CAPITAL IMPROVEMENTS	581,575.97	1,576,269.00	36.90%
Capital Projects	40	6045	Expense	CONTINGENCY	-	10,382.53	0.00%
Capital Projects	40	6166	Expense	PP&E PURCHASES OPERATIONS	34,306.10	131,000.00	26.19%
Capital Projects	40	6400	Expense	TRANSFERS OUT	-	96,687.36	0.00%
Parks Impact	50	4173	Revenue	INTEREST INCOME	(4,650.57)	(15,000.00)	31.00%
Parks Impact	50	4650	Revenue	PARK IMPACT FEE REVENUE	(563,400.00)	(699,555.00)	80.54%
Parks Impact	50	4950	Revenue	CARRY OVER	(1,934,045.11)	(1,661,928.00)	116.37%
Parks Impact	50	6045	Expense	CONTINGENCY	-	2,376,483.00	0.00%
Police Impact	51	4650	Revenue	POLICE IMPACT FEE REVENUE	(56,660.76)	(57,525.71)	98.50%
Police Impact	51	4950	Revenue	CARRY OVER	(94,344.48)	(70,256.95)	134.28%
Police Impact	51	6045	Expense	CONTINGENCY	-	127,782.67	0.00%
Urban Renewal	52	4650	Revenue	URBAN RENEWAL REVENUE	(24,571.16)	(96,687.36)	25.41%
Urban Renewal	52	6045	Expense	CONTINGENCY	24,571.16	96,687.60	25.41%

Adjusted Cash Flows  
Ending 6/30/21

<b>Fund</b>	<b>Fund Name</b>	<b>Type</b>	<b>Sum of 6/30/2021</b>
<b>1</b>	<b>General</b>	Revenue	(7,317,937.20)
		Expense	5,558,836.76
<b>1 Total</b>			<b>(1,759,100.45)</b>
<b>3</b>	<b>Grant</b>	Revenue	(3,966,964.44)
		Expense	290,300.29
<b>3 Total</b>			<b>(3,676,664.15)</b>
<b>5</b>	<b>Late Comer</b>	Revenue	(2,212,766.08)
		Expense	16.82
<b>5 Total</b>			<b>(2,212,749.26)</b>
<b>20</b>	<b>Water</b>	Revenue	(2,814,562.86)
		Expense	1,584,760.44
<b>20 Total</b>			<b>(1,229,802.42)</b>
<b>21</b>	<b>Sewer</b>	Revenue	(4,312,825.22)
		Expense	1,692,337.09
<b>21 Total</b>			<b>(2,620,488.13)</b>
<b>25</b>	<b>Irrigation</b>	Revenue	(1,814,507.98)
		Expense	528,873.64
<b>25 Total</b>			<b>(1,285,634.34)</b>
<b>26</b>	<b>Solid Waste</b>	Revenue	(2,047,097.26)
		Expense	2,016,927.31
<b>26 Total</b>			<b>(30,169.95)</b>
<b>40</b>	<b>Capital Projects</b>	Revenue	(1,088,269.00)
		Expense	615,882.07
<b>40 Total</b>			<b>(472,386.93)</b>
<b>50</b>	<b>Parks Impact</b>	Revenue	(568,050.57)
		Expense	-
<b>50 Total</b>			<b>(568,050.57)</b>
<b>51</b>	<b>Police Impact</b>	Revenue	(56,660.76)
		Expense	-
<b>51 Total</b>			<b>(56,660.76)</b>
<b>52</b>	<b>Urban Renewal</b>	Revenue	(24,571.16)
		Expense	24,571.16
<b>52 Total</b>			<b>-</b>
<b>Grand Total</b>			<b>(13,911,706.96)</b>

CITY OF KUNA  
COMBINED CASH INVESTMENT  
JUNE 30, 2021

COMBINED CASH ACCOUNTS

99-1002	CASH IN BANK /BOT CASCADES	.00
99-1004	CASH-US BANK	.00
99-1010	CASH CLEARING	.00
99-1020	CASH-BOTC-STATE POOL MMKT 2021	.00
99-1021	CASH-BOTC-LID MMKT 2048	.00
99-1030	CASH-LGIP ACCOUNT	20,552,908.05
99-1040	CASH - US BANK GENERAL CKNG	1,623,503.62
99-1041	CASH - US BANK PAYROLL CKNG	( 3,557.87)
99-1042	CASH - LGIP PARK IMPACT FEES	2,475,973.97
99-1043	CASH - XPRESS DEPOSIT ACCOUNT	65,762.07
99-1044	CASH-LGIP AGENCY FUND	1,640,081.76
99-1045	CERTIFICATE OF DEPOSIT ICCU	20,119,746.95
99-1070	RETURNED CHECK CLEARING	.00
99-1075	UTILITY CASH CLEARING	.00
	TOTAL COMBINED CASH	46,474,418.55
99-2000	ACCOUNTS PAYABLE	.00
99-1000	CASH ALLOCATED TO OTHER FUNDS	( 46,474,418.55)
	TOTAL UNALLOCATED CASH	.00

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO GENERAL FUND	4,973,219.33
3	ALLOCATION TO GRANT FUND	2,395,289.82
5	ALLOCATION TO LATE COMERS FEE FUND	6,018,054.43
6	ALLOCATION TO JUVENILE JUSTICE FUND	.00
19	ALLOCATION TO WELL MITIGATION FUND	.00
20	ALLOCATION TO WATER FUND	12,029,492.03
21	ALLOCATION TO SEWER FUND	9,123,708.96
22	ALLOCATION TO LID #2006-1 WWTP FUND	.00
25	ALLOCATION TO PRESSURE IRRIGATION FUND	5,970,183.27
26	ALLOCATION TO SOLID WASTE FUND	102,711.65
30	ALLOCATION TO AGENCY FUND	1,640,081.76
40	ALLOCATION TO GOVERNMENTAL CAP. PROJ. FUND	1,568,091.14
50	ALLOCATION TO PARK IMPACT FEE/CAP PROJ FUND	2,502,587.53
51	ALLOCATION TO POLICE IMPACT FEE FUND	151,005.24
52	ALLOCATION TO URBAN RENEWAL DISTRICT	.00
	TOTAL ALLOCATIONS TO OTHER FUNDS	46,474,425.16
	ALLOCATION FROM COMBINED CASH FUND - 99-1000	( 46,474,418.55)
	ZERO PROOF IF ALLOCATIONS BALANCE	6.61

**Cash Analysis by Fund**

Fund	Fund Name	10/1/2020	6/30/2021	Change
1	General	5,084,861.83	4,973,219.33	(111,642.50)
3	Grant	(876,119.21)	2,395,289.82	3,271,409.03
5	Late Comer	3,813,413.00	6,018,054.43	2,204,641.43
20	Water	10,713,134.32	12,029,492.03	1,316,357.71
21	Sewer	6,606,120.97	9,123,708.96	2,517,587.99
25	Irrigation	4,808,852.28	5,970,183.27	1,161,330.99
26	Solid Waste	93,797.12	102,711.65	8,914.53
40	Capital Projects	983,745.17	1,568,091.14	584,345.97
50	Parks Impact	1,934,045.11	2,502,587.53	568,542.42
51	Police Impact	94,344.48	151,005.24	56,660.76
52	Urban Renewal	-	-	-
		33,256,195.07	44,834,343.40	11,578,148.33

**Fixed Asset Coverage by Cash**

Fund	Fund Name	Historical Value	Inflation Adjusted	Cash Allocated	Coverage Ratio	Average Asset Date	Inflation Rate
20	Water	14,359,748.07	18,702,192.37	12,029,492.03	0.64	7/7/2010	30.240%
21	Sewer	66,161,987.95	86,149,193.86	9,123,708.96	0.11	10/1/2009	30.210%
25	Irrigation	7,779,613.78	9,462,340.96	5,970,183.27	0.63	10/19/2013	21.630%

**RESOLUTION NO. R26-2021  
CITY OF KUNA, IDAHO**

**RESOLUTION AWARDING THE CONTRACT FOR THE CITY OF KUNA PARKS DEPARTMENT BUILDING PARKING LOT IN THE AMOUNT OF \$361,066.50 FOR THE CONSTRUCTING AND INSTALLATION OF PARKING LOT LOCATED AT 270 S ORCHARD AVE; DIRECTING EXPENDITURE OF FUNDS FROM THE GENERAL FUND FOR SAID PROJECT; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY PARKS DIRECTOR TO EXECUTE CONTRACT DOCUMENTS WITH SAID CONTRACTOR.**

**WHEREAS**, City of Kuna, Idaho has received a contract document for the Parks Department Building Parking lot; and

**WHEREAS**, the apparent low contract submitted for said Project is Peak Concrete Construction, LLC; and

**WHEREAS**, the contract submitted by Peak Concrete Construction LLC is responsive to the bid schedule requirements.

**BE IT HEREBY RESOLVED** by the Mayor and Council of the City of Kuna, Idaho that said City approves the award of the contract as follows:

1. THE CITY OF KUNA PARKS DEPARTMENT BUILDING PARKING LOT to PEAK CONCRETE CONSTRUCTION LLC in the amount of three hundred sixty-one thousand sixty-six dollars and fifty cents (\$361,066.50).

**BE IT FURTHER RESOLVED** that Mayor and Council direct the expenditure of available funds from the General Fund for said project; and

**BE IT FURTHER RESOLVED** that the Mayor, Clerk and City Parks Director of said City are hereby authorized to execute documents for securing the services of said contractor for the Project identified above upon receipt of proper evidence of public works licensure, bonds and acceptable insurance binders; and directs that a copy of the signed contract of submittal is attached hereto, and made a part hereof, as if set forth in full.

**PASSED BY THE COUNCIL** of Kuna this 3rd day of August, 2021.

**APPROVED BY THE MAYOR** of Kuna this 3rd day of August, 2021.

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Joe L. Stear, Mayor

ATTEST:

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Chris Engels, City Clerk

**DOCUMENT 00300  
BID FORM**

CITY OF KUNA  
PARKS DEPARTMENT BUILDING PARKING LOT  
J-U-B PROJECT NO. 10-19-006

**PROJECT IDENTIFICATION:**

CITY OF KUNA PARKS DEPARTMENT BUILDING PARKING LOT

**CONTRACT IDENTIFICATION AND NUMBER:**

City of Kuna Parks Department Building Parking Lot; J-U-B Project No. 10-19-006

**THIS BID IS SUBMITTED TO:**

DELIVER TO:

City of Kuna  
Bobby Withrow, Parks & Recreation Director  
751 West 4<sup>th</sup> Street  
Kuna, ID 83634

- 1.01** The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNER in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in the Bid and in accordance with the other terms and conditions of the Bidding Documents.
- 2.01** Bidder accepts all of the terms and conditions of the Advertisement or Invitation to Bid and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. The Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of OWNER.
- 3.01** In submitting this Bid, Bidder represents, as set forth in the Agreement that:
- A. Bidder has examined and carefully studied the Bidding Documents, the other related data identified in the Bidding Documents, and the following Addenda, receipt of all which is hereby acknowledged.

<u>Addendum No.</u>	<u>Addendum Date</u>	<u>Signature or Initial</u>
<u>1</u>	<u>6/29/21</u>	<u></u>
_____	_____	_____
_____	_____	_____

- B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local and Site conditions that may affect cost, progress, and performance of the Work.
- C. Bidder is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress and performance of the Work.
- D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site (except Underground

Facilities), if any, which have been identified in the Supplementary Conditions, and (2) reports and drawings of a Hazardous Environmental Condition, if any, which have been identified in the Supplementary Conditions as provided in paragraph 4.06 of the General Conditions.

- E. Bidder has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequence, and procedures of construction expressly required by the Bidding Documents to be employed by Bidder, and safety precautions and progress incident thereto.
  - F. Bidder does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Bidding Documents.
  - G. Bidder is aware of the general nature of work to be performed by OWNER and others at the Site that relates to the Work as indicated in the Bidding Documents.
  - H. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the Site, reports and drawings identified in the Bidding Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Bidding Documents.
  - I. Prior to bid, Bidder has given ENGINEER written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by ENGINEER is acceptable to Bidder.
  - J. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.
  - K. Bidder is responsible for asserting the existence of any addenda and the contents thereto.
- 4.01** Bidder further represents that this Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any individual or entity to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over OWNER.

Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Bid items will be based on actual quantities provided, determined as provided in the Contract Documents.

5.01 BID SCHEDULE: Bidder will complete the Work in accordance with the Contract Documents for the following prices:

**BASE BID**

ITEM #	ISPWC #	Item Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
		<b>Division 200-Earthwork</b>				
1	201.4.1.C.1	Removal of Obstructions	1	LS	18,500.00	18,500.00
2	201.4.1.D.1	Removal of Bituminous Surface	283	SY	38.00	10,754.00
3	201.4.1.D.2	Removal of Existing Concrete	12	SY	257.00	3,084.00
4	201.4.1.E.1	Removal of Fence	183	LF	24.00	4,392.00
5	202.4.1.A.1	Excavation	3,662	CY	16.00	58,592.00
6	202.4.5.A.1	Unsuitable Material Excavation	550	CY	23.50	12,925.00
7	202.4.8.A.1	Dust Abatement Water (Per 1,000 Gallons)	150	MG	11.00	1,650.00
		<b>Division 300-Rock Excavation</b>				
8	302.4.1.B.1	Rock Excavation	0	LF	700.00	700.00
		<b>Division 600-Culverts/Storm Drains</b>				
9	601.4.1.A.5	Storm Drain Pipe-8", SDR-35 PVC	22	LF	68.00	1,496.00
10	601.4.1.A.6	Storm Drain Pipe-12", SDR-35 PVC	14	LF	96.75	1,354.50
11	602.4.1.F.1	Catch Basin – Type 1	2	EA	1,921.50	3,843.00
12	602.4.1.O.1	Ditch Size 10' Wide x 0.5' Deep	28	LF	80.00	2,240.00
13	602.4.1.O.2	Ditch Size 13' Wide x 1.0' Deep	1	LF	2,624.00	2,624.00
14	602.4.1.O.3	Ditch Size 9' Wide x 2' Deep	104	LF	33.00	3,432.00
		<b>Division 700-Concrete</b>				
15	705.4.1.A.1	Portland Cement Concrete Pavement Class 1	85	SY	76.00	6,460.00
16	706.4.1.A.1	Standard 3-inch Rolled Curb & Gutter	115	LF	30.50	3,507.50
17	706.4.1.A.3	6" Vertical Curb (No Gutter)	139	LF	24.00	3,336.00

ITEM #	ISPWC #	Item Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
18	706.4.1.A.5	Standard 6-inch Vertical Curb & Gutter	128	LF	33.00	4,224.00
19	706.4.1.E.1	Concrete Sidewalk (5" Thick)	196	SY	48.50	9,506.00
20	706.4.1.H.1	Pedestrian Ramp w/ Detectable Warning Domes, Type SD-712G	3	EA	1,183.00	3,549.00
		<b>Division 800-Aggregates and Asphalt</b>				
21	801.4.1.A.2	Filter Sand	4	CY	650.00	2,600.00
22	801.4.1.B.1	6" Minus Uncrushed Aggregate Base	1003	TON	23.50	23,570.50
23	802.4.1.B.1	3/4" Crushed Aggregate for Base Type I	305	TON	55.00	16,775.00
24	806.4.1.B.1	Diluted Emulsified Asphalt for Tack Coat	71	GAL	11.00	781.00
25	814.4.1.A.1	1/2" Superpave HMA SP-3	201	TON	121.00	24,321.00
		<b>Division 1100-Traffic</b>				
26	1102.4.1.E.1	Conduit, Size 2"	330	LF	21.00	6,930.00
27	1102.4.1.F.1	Junction Box	3	EA	1,553.00	4,659.00
28	1102.4.1.G.1	Service Pedestal	1	EA	6,350.00	6,350.00
29	1103.4.1.B.2	Traffic Control Signs, Class B	31	SF	24.00	744.00
30	1103.4.1.C.1	Traffic Control Barricades, Type II	1	EA	90.00	90.00
31	1103.4.1.C.2	Traffic Control Barricades, Type III	2	EA	121.00	242.00
32	1103.4.1.H.1	Portable Tubular Markers	25	EA	30.00	750.00
33	1104.4.1.A.1	Painted Pavement Markings	230	SF	2.00	460.00
34	1105.4.1.A.1	Permanent Signing	31	SF	24.00	744.00
35	1105.4.1.C.2	Steel Sign Post	9	EA	271.00	2,439.00
		<b>Division 2000-Miscellaneous</b>				
36	2010.4.1.A.1	Mobilization (5%)	1	LS	18,000.00	18,000.00
37	2020.4.1.F.1	Reference and Reset Monument	3	EA	400.00	1,200.00
38	2030.4.1.C.1	Sewer Cleanout, Adjust to Grade	3	EA	267.00	801.00

ITEM #	ISPWC #	Item Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
39	2040.4.1.A.1	Fence, White Vinyl	167	LF	42.00	7,014.00
		<b>Division 3000--Special Provisions</b>				
40	SP-3001	Trash Enclosure Structure	1	EA	12,595.00	12,595.00
41	SP-3002	Decorative Bollard Lighting	30	EA	2,410.00	72,300.00
42	SP-3003	Removable Bollards	2	EA	766.00	1,532.00

Base Bid of All Items:	\$ 361,066.50
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- 6.01 Bidder agrees that the Work will be substantially completed and ready for final payment on or before the dates or within the number of calendar days indicated in the Agreement.
- 6.02 Bidder accepts the provisions of the Agreement as to liquidate damages in the event of failure to complete the Work within the times specified above, which shall be stated in the Agreement.
- 6.03 Bidder agrees to comply with Idaho Code 44-1006, regarding employment of Idaho residents.
- 6.04 Bidder agrees to comply with Idaho Code 67-2301, failure to comply with Idaho Code Section 67-2310 shall render such bid unresponsive and void.
- 7.01 The following documents are attached to and made a condition of this bid:
- A. Required Bid security
- B. Bidder shall include in his Bid the name, or names and address, or addresses, and Idaho Public Works Contracts License Numbers of the Subcontractors who shall, in the event the Bidder secures the Contract, subcontract the plumbing, heating and air-conditioning work, and electrical work under the general Contract;
- C. Provide the names and addresses of the additional subcontractors, suppliers, individuals or entities called for in the Instructions to Bidders (include Public Works Contractor License Numbers for any subcontractors);
- 8.01 The terms used in this Bid with initial capital letters have the meanings indicated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

SUBMITTED on July 15<sup>th</sup>, 2021.

**An Individual**

Name (typed or printed): \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
(Individual's signature)

~~A Corporation~~ LLC

Corporation Name: Peak Concrete Construction LLC (SEAL)

By: Mark C. Ciavarella  
(Signature – attach evidence of authority to sign)

Name: (typed or printed): Mark Ciavarella

Title: Managing Partner (CORPORATE SEAL)

Attest: [Signature]  
(Signature of Corporate Secretary)

Business address: 706 E Stagecoach Way  
Kuna, ID 83634

Phone No.: 208-994-2201 FAX No.: \_\_\_\_\_

State of Incorporation: Idaho

Type (General Business, Professional, Service, Limited Liability): limited liability

Date of Qualification to do business is \_\_\_\_\_.

A Partnership

Partnership Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
(Signature of general partner – attach evidence of authority to sign)

Name (typed or printed): \_\_\_\_\_

Business address: \_\_\_\_\_

Phone No.: \_\_\_\_\_ FAX No.: \_\_\_\_\_



**DOCUMENT 00435  
NAMING OF SUBCONTRACTORS AND SUPPLIERS**

CITY OF KUNA  
PARKS DEPARTMENT BUILDING PARKING LOT  
J-U-B PROJECT NO. 10-19-006

In addition to subcontractors for plumbing, heating and air-conditioning work, and electrical work, provide the names and addresses of the additional subcontractors, suppliers, individuals or entities called for in the Instructions for Bidders. Prior to the award of the contract, bidders shall possess or obtain a license issued in the state of Idaho by the Idaho Public Works Contractors License Board in the class and type specified for the value and scope of work to be done in accordance with the provision of Title 54, Chapter 19, Idaho Code, as amended. All subcontractors required to perform work under this contract shall be included below otherwise the bid shall be deemed non-responsive. **(Public Works licenses is not required to bid, but required at time of or prior to award of contract for any subcontractors.)** A licensed electrical contractor is required to perform electrical work under this contract and shall be included below otherwise the bid shall be deemed non-responsive.

<u>Name and Address</u>	<u>Classification</u>	<u>License Number (1)</u>
<u>Core + Main</u> <u>3338 E Commercial St</u> <u>Meridian, ID 83642</u>	_____	_____
<u>Specialty Construction Supply</u> <u>348 Northwest 13th Place</u> <u>Meridian, ID 83642</u>	_____	_____
<u>Power Plus inc</u> <u>25 Hartman St</u> <u>Boise, ID 83704</u>	_____	<u>10947-U</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Doing business as: \_\_\_\_\_

Business address: \_\_\_\_\_

\_\_\_\_\_

Phone No.: \_\_\_\_\_ FAX No.: \_\_\_\_\_

# Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

## Bid Bond

### CONTRACTOR:

(Name, legal status and address)

Peak Concrete Construction, LLC  
P.O. Box 1346  
Meridian ID 83680

### SURETY:

(Name, legal status and principal place of business)

Great American Insurance Company  
301 East Fourth Street  
Cincinnati OH 45202  
Mailing Address for Notices

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

### OWNER:

(Name, legal status and address)

City of Kuna  
751 W. 4th Street  
Kuna ID 83634

**BOND AMOUNT:** 5% Five Percent of Amount Bid

### PROJECT:

(Name, location or address, and Project number, if any)

City of Kuna Parks Department Building Parking Lot. Bid ID: 10-19-006

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

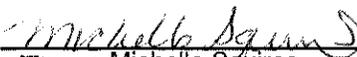
When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 15th day of July, 2021.

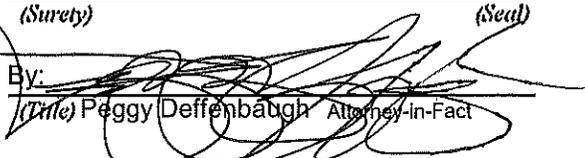
  
\_\_\_\_\_  
(Witness)

Peak Concrete Construction, LLC  
(Principal) \_\_\_\_\_ (Seal)

By:   
\_\_\_\_\_  
(Title)

  
\_\_\_\_\_  
(Witness) Michelle Squires

Great American Insurance Company  
(Surety) \_\_\_\_\_ (Seal)

By:   
\_\_\_\_\_  
(Title) Peggy Deffenbaugh Attorney-in-Fact

**GREAT AMERICAN INSURANCE COMPANY®**

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by  
this power of attorney is not more than SEVEN

No. 0 21594

**POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:** That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
TINA COLEMAN	ALL OF	ALL
PHILIP S. WALTER	BOISE,	\$100,000,000.00
ELIZABETH SCHNEIDER	IDAHO	
VICKI GOEEOECHEA		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 27TH day of JANUARY, 2021

Attest

GREAT AMERICAN INSURANCE COMPANY



*Steph L. C. B.*

Assistant Secretary

*Mark V. Vicario*

Divisional Senior Vice President

MARK VICARIO (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 27TH day of JANUARY, 2021

, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



SUSAN A KOHORST  
Notary Public  
State of Ohio  
My Comm. Expires  
May 18, 2025

*Susan A. Kohorst*

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

*RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.*

*RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.*

**CERTIFICATION**

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this

15th

day of

*July*

, 2021.



*Steph L. C. B.*

Assistant Secretary

**DOCUMENT 00435**  
**NAMING OF SUBCONTRACTORS AND SUPPLIERS**

CITY OF KUNA  
 PARKS DEPARTMENT BUILDING PARKING LOT  
 J-U-B PROJECT NO. 10-19-006

In addition to subcontractors for plumbing, heating and air-conditioning work, and electrical work, provide the names and addresses of the additional subcontractors, suppliers, individuals or entities called for in the Instructions for Bidders. Prior to the award of the contract, bidders shall possess or obtain a license issued in the state of Idaho by the Idaho Public Works Contractors License Board in the class and type specified for the value and scope of work to be done in accordance with the provision of Title 54, Chapter 19, Idaho Code, as amended. All subcontractors required to perform work under this contract shall be included below otherwise the bid shall be deemed non-responsive. **(Public Works licenses is not required to bid, but required at time of or prior to award of contract for any subcontractors.)** A licensed electrical contractor is required to perform electrical work under this contract and shall be included below otherwise the bid shall be deemed non-responsive.

<u>Name and Address</u>	<u>Classification</u>	<u>License Number (I)</u>
<u>SUNROC Corp</u> <u>4051 South Banner Street</u> <u>Boise, ID 83709</u>	_____	_____
<u>Peak Excavation + Construction</u> <u>PO Box 884</u> <u>Kuna, ID 83634</u>	_____	<u>052691-C-4</u>
<u>HD Barnes Masonry</u> <u>10984 W Wild Iris St</u> <u>Star, ID, 83669</u>	_____	_____
<u>Knife River</u>	_____	_____
_____	_____	_____
_____	_____	_____

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(Space above reserved for recording)

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**ORDINANCE NO. 2021-22  
CITY OF KUNA, IDAHO**

**VIPER INVESTMENTS LLC  
MUNICIPAL REZONE**

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

- **MAKING CERTAIN FINDINGS; AND**
- **REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NO. S1312223000 OWNED BY VIPER INVESTMENTS LLC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND**
- **AMENDING THE ZONING MAP; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

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

- 1.1 WHEREAS**, City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized under the provisions of 67-6511, Idaho Code, to establish within its jurisdiction one or more zones or zoning districts where appropriate which zoning districts are established in Kuna City Code § 5-2-2; and
- 1.2 WHEREAS**, VIPER INVESTMENTS LLC (the “Owner”) is the owner of the certain real property which has been designated by the Ada County Assessor’s office as Parcel No. **S1236315400** and which is more particularly described in “Exhibit A-1” – Legal Description and “Exhibit B” – Location Map, attached to this Ordinance and incorporated herein by reference (the “Subject Real Property”) and has requested that the Subject Real Property be rezoned from the City’s **A. – AGRICULTURE ZONING DISTRICT TO C-1 – NEIGHBORHOOD COMMERCIAL (the “Rezone”)**; and
- 1.3 WHEREAS**, VIPER INVESTMENTS LLC (the “Owner”) is the owner of the certain real property which has been designated by the Ada County Assessor’s office as Parcel No. **S1236315400** and which is more particularly described in “Exhibit A-2” – Legal Description and “Exhibit B” – Location Map, attached to this Ordinance and incorporated herein by reference (the “Subject Real Property”) and has requested that the Subject Real Property be rezoned from the City’s **A. – AGRICULTURE ZONING DISTRICT TO R-12 – HIGH DENSITY RESIDENTIAL (the “Rezone”)**; and

- 1.4** WHEREAS, VIPER INVESTMENTS LLC (the “Owner”) is the owner of the certain real property which has been designated by the Ada County Assessor’s office as Parcel No. **S1236315400** and which is more particularly described in “Exhibit A-3” – Legal Description and “Exhibit B” – Location Map, attached to this Ordinance and incorporated herein by reference (the “Subject Real Property”) and has requested that the Subject Real Property be rezoned from the City’s **A. – AGRICULTURE ZONING DISTRICT TO R-6 – MEDIUM DENSITY RESIDENTIAL (the “Rezone”)**; and
- 1.5** WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on January 12, 2021 as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on January 26, 2021) where it was recommended to the Mayor and Council that the rezoning for the lands described in Exhibit A-1, from Agriculture (A) to Neighborhood Commercial (C-1), the rezoning for the lands described in Exhibit A-2, from Agriculture (A) to High Density Residential (R-12), and the rezoning for the lands described in Exhibit A-3, from Agriculture (A) to Medium Density Residential (R-6) be approved; and
- 1.6** WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on March 16, 2021, which was continued to April 6, 2021 on the Rezone, as required by Section 67-6525, Idaho Code, and in accordance with the provisions of Kuna City Code Section 5-1A-7 made findings (April 20, 2021) and determined that the requested rezone for lands described in Exhibit A-1 from Agriculture to C-1, the requested rezone for lands described in Exhibit A-2 from Agriculture to R-12, and the requested rezone for lands described in Exhibit A-3 from Agriculture to R-6 be approved; and
- 1.7** WHEREAS, it is necessary that the City Council adopt this Ordinance, as required by Section 67-6511 (2) Idaho Code and Kuna City Code § 5-1A-7 G, to complete the process of implementing the decision of the Kuna City Council to Rezone the Subject Real Property.

**Section 2: Action:**

- 2.1** The Subject Real Property is rezoned from **A. – AGRICULTURE ZONING DISTRICT TO C-1 – NEIGHBORHOOD COMMERCIAL AS DESCRIBED IN EXHIBIT A-1 (the “Rezone”)**;
- 2.2** The Subject Real Property is rezoned from **A. – AGRICULTURE ZONING DISTRICT TO R-12 – HIGH DENSITY RESIDENTIAL AS DESCRIBED IN EXHIBIT A-2 (the “Rezone”)**;
- 2.3** The Subject Real Property is rezoned from **A. – AGRICULTURE ZONING DISTRICT TO R-6 – MEDIUM DENSITY RESIDENTIAL AS DESCRIBED IN EXHIBIT A-3 (the “Rezone”)**;
- 2.4** The Zoning Map of the City of Kuna is hereby amended to comply with this Rezone.

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

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

**Section 4:** Effective Date

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

DATED this 03 day of August, 2021.

CITY OF KUNA  
Ada County, Idaho

---

Joe Stear, Mayor

ATTEST:

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Chris Engels, City Clerk

**EXHIBIT A-1**

VIPER INVESTMENTS LLC  
MUNICIPAL REZONE TO C-1

LEGAL DESCRIPTION

A portion of the NW 1/4 of the SW 1/4 of Section 36, T.3N., R.1W., B.M., Kuna, Ada County, Idaho being more particularly described as follows:

Commencing S1/16 corner of said Section 36 of from which the W1/4 corner of said Section 36 bears North 00°28'44" East 1323.70 feet;

thence along the West boundary line of said Section 36 North 00°28'44" East, 879.88 feet to the **REAL POINT OF BEGINNING**;

thence continuing along said West boundary line North 00°28'44" East, 443.81 feet to the W1/4 corner of said Section 36;

thence along the East-West centerline of said Section 36 South 89°22'49" East, 553.87 feet;

thence leaving said East-West centerline South 14°01'33" East, 35.25 feet;

thence 114.00 feet along the arc of a non-tangent curve to the left, said curve having a radius of 250.00 feet, a central angle of 26°07'39" and a long chord which bears South 55°37'01" West, 113.02 feet;

thence South 42°33'11" West, 12.35 feet;

thence 63.91 feet along the arc of a non-tangent curve to the right, said curve having a radius of 300.00 feet, a central angle of 12°12'20" and a long chord which bears South 48°14'44" West, 63.79 feet;

thence South 39°00'19" East, 102.42 feet;

thence 15.20 feet along the arc of a non-tangent curve to the right, said curve having a radius of 82.50 feet, a central angle of 10°33'23" and a long chord which bears South 33°44'03" East, 15.18 feet;

thence South 61°32'38" West, 9.96 feet;

thence North 89°32'27" West, 60.35 feet;

thence South 00°27'33" West, 103.15 feet;

thence North 89°31'16" West, 53.62 feet;

thence South 00°28'44" West, 10.00 feet;

thence North 89°31'16" West, 139.96 feet;

thence South 00°28'44" West, 9.19 feet;

thence 39.70 feet along the arc of a non-tangent curve to the left, said curve having a radius of 67.50 feet, a central angle of 33°41'56" and a long chord which bears South 69°22'53" West, 39.13 feet;

thence South 63°57'28" West, 50.28 feet;

thence South 00°28'44" West, 19.95 feet;

thence South 75°24'12" West, 63.17 feet;

thence North 89°31'16" West, 83.00 feet to the **REAL POINT OF BEGINNING**.  
Containing 4.12 acres, more or less.

## **EXHIBIT A-2**

### **VIPER INVESTMENTS LLC MUNICIPAL REZONE TO R-12**

#### **LEGAL DESCRIPTION**

A portion of the NW 1/4 of the SW 1/4 of Section 36, T.3N., R.1W., B.M., Ada County, Idaho being more particularly described as follows:

**BEGINNING** at the S1/16 corner of said Section 36 of from which the W1/4 corner of said Section 36 bears North 00°28'44" East 1323.70 feet.

thence along the West boundary line of said Section 36 North 00°28'44" East, 879.88 feet;

thence leaving said West boundary line South 89°31'16" East, 83.00 feet;

thence North 75°24'12" East, 63.17 feet;

thence North 00°28'44" East, 19.95 feet;

thence North 63°57'28" East, 50.28 feet;

thence 39.70 feet along the arc of a non-tangent curve to the right, said curve having a radius of 67.50 feet, a central angle of 33°41'56" and a long chord which bears North 69°22'53" East, 39.13 feet;

thence North 00°28'44" East, 9.19 feet;

thence South 89°31'16" East, 139.96 feet;

thence North 00°28'44" East, 10.00 feet;

thence South 89°31'16" East, 53.62 feet;

thence North 00°27'33" East, 103.15 feet;

thence South 89°32'27" East, 60.35 feet;

thence North 61°32'38" East, 9.96 feet;

thence 15.20 feet along the arc of a non-tangent curve to the left, said curve having a radius of 82.50 feet, a central angle of 10°33'23" and a long chord which bears North 33°44'03" West, 15.18 feet;

thence North 39°00'19" West, 102.42 feet;

thence 63.91 feet along the arc of a non-tangent curve to the left, said curve having a radius of 300.00 feet, a central angle of 12°12'20" and a long chord which bears North 48°14'44" East, 63.79 feet;

thence North 42°33'11" East, 12.35 feet;

thence 114.00 feet along the arc of curve to the right, said curve having a radius of 250.00 feet, a central angle of 26°07'39" and a long chord which bears North 55°37'01" East, 113.02 feet;

thence North 14°01'33" West, 35.25 feet to a point on the East-West centerline of said Section 36;

thence along said East-West centerline South 89°22'49" East, 774.45 feet to the C-W 1/16 corner of said Section 36;

thence along the East boundary line of the NW 1/4 of the SW ¼ of said Section 36 South 00°27'33" West, 16.00 feet;

thence leaving said East boundary line North 89°22'49" West, 140.00 feet;

thence South 00°27'33" West, 254.86 feet;

thence 78.68 feet along the arc of curve to the right, said curve having a radius of 50.00 feet, a central angle of 90°09'38" and a long chord which bears South 45°32'22" West, 70.81 feet;

thence North 89°22'49" West, 494.86 feet;

thence South 00°27'33" West, 270.00 feet;

thence South 89°22'49" East, 280.00 feet;

thence South 00°27'33" West, 608.87 feet;

thence South 89°18'27" East, 270.00 feet;

thence South 00°27'33" West, 125.00 feet to a point on South boundary line of NW 1/4 of the SW 1/4 of said Section 36;

thence along said South boundary line North 89°18'27" West, 1,193.79 feet to the **POINT OF BEGINNING**. Containing 24.99 acres, more or less.

Except the following:

A portion of the NW 1/4 of the SW 1/4 of Section 36, T.3N., R.1W., B.M., Ada County, Idaho being more particularly described as follows:

Commencing at the W1/4 corner of said Section 36 from which the S1/16 corner of said Section 36 bears South 00°28'44" West, 1323.70 feet;

thence South 25°40'53" East, 649.82 feet to the **REAL POINT OF BEGINNING**;

thence South 49°28'55" East, 65.95 feet;

thence South 42°33'43" East, 48.90 feet;

thence South 24°53'05" East, 97.32 feet;

thence South 27°21'39" West, 92.73 feet;

thence North 90°00'00" West, 82.80 feet;

thence North 59°21'31" West, 75.58 feet;

thence North 10°17'12" West, 59.67 feet;

thence North 24°46'54" East, 127.20 feet;

thence North 32°42'03" East, 43.72 feet to the **REAL POINT OF BEGINNING**.  
Containing 32,846 square feet or 0.75 acres, more or less.

### **EXHIBIT A-3**

VIPER INVESTMENTS LLC  
MUNICIPAL REZONE TO R-6

#### LEGAL DESCRIPTION

A portion of the NW 1/4 of the SW 1/4 of Section 36, T.3N., R.1W., B.M., Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the S1/16 corner of said Section 36 of from which the W1/4 corner of said Section 36 bears North 00°28'44" East 1323.70 feet.

thence along the South boundary line of the NW 1/4 of the SW 1/4 of said Section 36 South 89°18'27" East, 1,193.79 feet to the **REAL POINT OF BEGINNING**;

thence leaving said South boundary line North 00°27'33" East, 125.00 feet;

thence North 89°18'27" West, 270.00 feet;

thence North 00°27'33" East, 608.87 feet;

thence North 89°22'49" West, 280.00 feet;

thence North 00°27'33" East, 270.00 feet;

thence South 89°22'49" East, 494.86 feet;

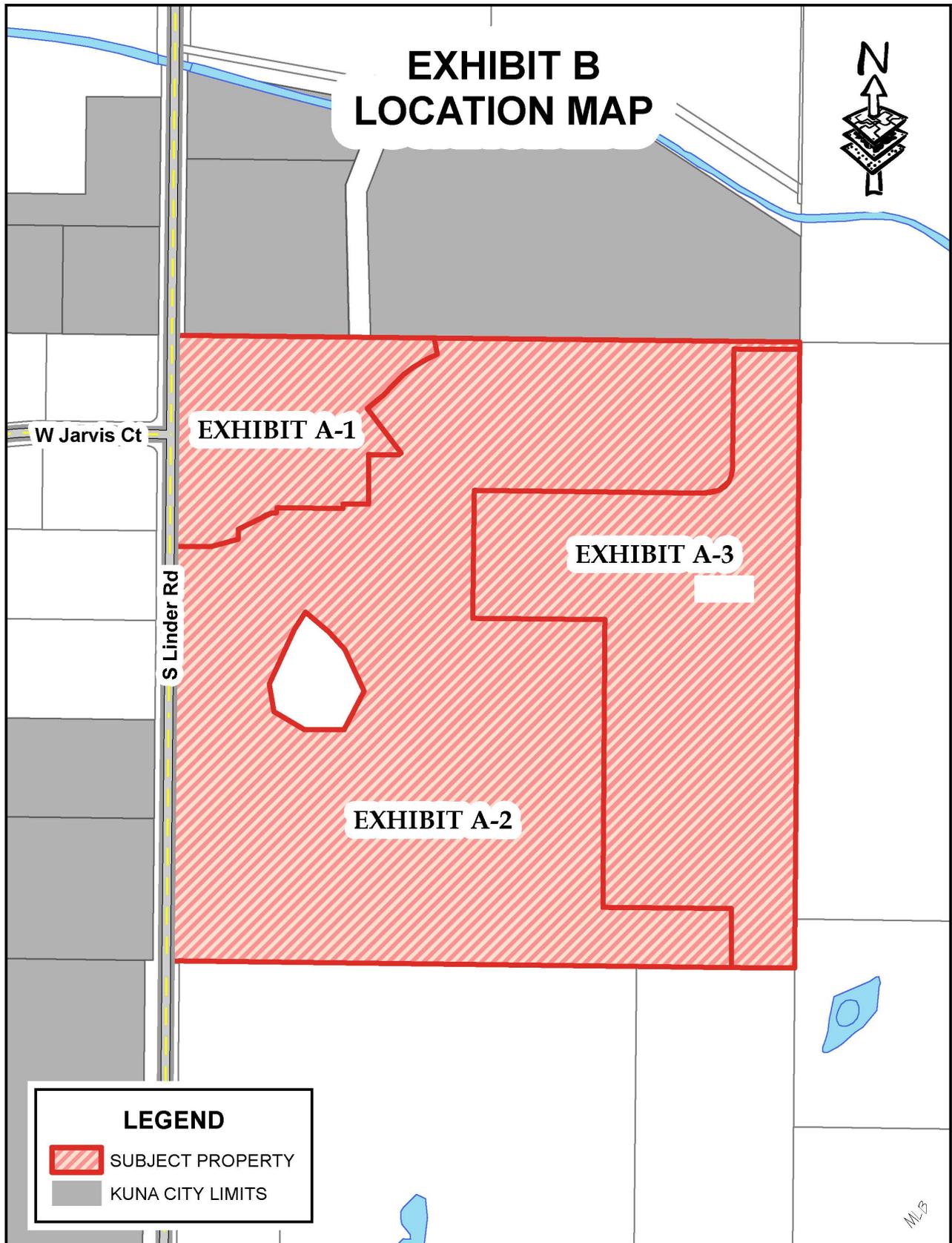
thence 78.68 feet along the arc of curve to the left, said curve having a radius of 50.00 feet, a central angle of 90°09'38" and a long chord which bears North 45°32'22" East, 70.81 feet;

thence North 00°27'33" East, 254.86 feet;

thence South 89°22'49" East, 140.00 feet to a point on the East boundary line of the NW 1/4 of the SW 1/4 of said Section 36;

thence along said East boundary line South 00°27'33" West, 1,309.39 feet to the SW1/16 corner of said Section 36;

thence along South boundary line of the NW 1/4 of the SW 1/4 of said Section 36 North 89°18'27" West, 135.00 feet to the **REAL POINT OF BEGINNING**. Containing 11.29 acres, more or less.



(Space above reserved for recording)

**ORDINANCE NO. 2021-23  
CITY OF KUNA, IDAHO**

**PATTERSON FAMILY ENTERPRISES LLC  
MUNICIPAL REZONE**

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

- **MAKING CERTAIN FINDINGS; AND**
- **REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NO. S1312223000 OWNED BY PATTERSON FAMILY ENTERPRISES LLC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND**
- **AMENDING THE ZONING MAP; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

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

- 1.1** WHEREAS, City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized under the provisions of 67-6511, Idaho Code, to establish within its jurisdiction one or more zones or zoning districts where appropriate which zoning districts are established in Kuna City Code § 5-2-2; and
- 1.2** WHEREAS, PATTERSON FAMILY ENTERPRISES LLC (the “Owner”) is the owner of the certain real property which has been designated by the Ada County Assessor’s office as Parcel No. **S1312223000** and which is more particularly described in “Exhibit A-1” – Legal Description and “Exhibit B” – Location Map, attached to this Ordinance and incorporated herein by reference (the “Subject Real Property”) and has requested that the Subject Real Property be rezoned from the City’s **A. – AGRICULTURE ZONING DISTRICT TO C-1 – NEIGHBORHOOD COMMERCIAL (the “Rezone”)**; and
- 1.3** WHEREAS, PATTERSON FAMILY ENTERPRISES LLC (the “Owner”) is the owner of the certain real property which has been designated by the Ada County Assessor’s office as Parcel No. **S1312223000** and which is more particularly described in “Exhibit A-2” – Legal Description and “Exhibit B” – Location Map, attached to this Ordinance and incorporated herein by reference (the “Subject Real Property”) and has requested that the Subject Real Property be rezoned from the City’s **A. – AGRICULTURE ZONING DISTRICT TO R-8 – MEDIUM DENSITY RESIDENTIAL (the “Rezone”)**; and

- 1.4** WHEREAS, PATTERSON FAMILY ENTERPRISES LLC (the “Owner”) is the owner of the certain real property which has been designated by the Ada County Assessor’s office as Parcel No. **S1312223000** and which is more particularly described in “Exhibit A-3” – Legal Description and “Exhibit B” – Location Map, attached to this Ordinance and incorporated herein by reference (the “Subject Real Property”) and has requested that the Subject Real Property be rezoned from the City’s **A. – AGRICULTURE ZONING DISTRICT TO R-6 – MEDIUM DENSITY RESIDENTIAL (the “Rezone”)**; and
- 1.5** WHEREAS, PATTERSON FAMILY ENTERPRISES LLC (the “Owner”) is the owner of the certain real property which has been designated by the Ada County Assessor’s office as Parcel No. **S1312223000** and which is more particularly described in “Exhibit A-4” – Legal Description and “Exhibit B” – Location Map, attached to this Ordinance and incorporated herein by reference (the “Subject Real Property”) and has requested that the Subject Real Property be rezoned from the City’s **A. – AGRICULTURE ZONING DISTRICT TO R-4 – MEDIUM DENSITY RESIDENTIAL (the “Rezone”)**; and
- 1.6** WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on February 9, 2021 as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on February 23, 2021) where it was recommended to the Mayor and Council that the rezoning for the lands described in Exhibit A-1, from Agriculture (A) to Neighborhood Commercial (C-1), the rezoning for the lands described in Exhibit A-2, from Agriculture (A) to Medium Density Residential (R-8), the rezoning for the lands described in Exhibit A-3, from Agriculture (A) to Medium Density Residential (R-6), and the rezoning for the lands described in Exhibit A-4, from Agriculture (A) to Medium Density Residential (R-4) be approved; and
- 1.7** WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on April 20, 2021 on the Rezone, as required by Section 67-6525, Idaho Code, and in accordance with the provisions of Kuna City Code Section 5-1A-7 made findings (May 4, 2021) and determined that the requested rezone for lands described in Exhibit A-1 from Agriculture to C-1, the requested rezone for lands described in Exhibit A-2 from Agriculture to R-8, the requested rezone for lands described in Exhibit A-3 from Agriculture to R-6, and the requested rezone for lands described in Exhibit A-4 from Agriculture to R-4 be approved; and
- 1.8** WHEREAS, it is necessary that the City Council adopt this Ordinance, as required by Section 67-6511 (2) Idaho Code and Kuna City Code § 5-1A-7 G, to complete the process of implementing the decision of the Kuna City Council to Rezone the Subject Real Property.

**Section 2: Action:**

- 2.1 The Subject Real Property is rezoned from **A. – AGRICULTURE ZONING DISTRICT TO C-1 – NEIGHBORHOOD COMMERCIAL AS DESCRIBED IN EXHIBIT A-1 (the “Rezone”)**;
- 2.2 The Subject Real Property is rezoned from **A. – AGRICULTURE ZONING DISTRICT TO R-8 – MEDIUM DENSITY RESIDENTIAL AS DESCRIBED IN EXHIBIT A-2 (the “Rezone”)**;
- 2.3 The Subject Real Property is rezoned from **A. – AGRICULTURE ZONING DISTRICT TO R-6 – MEDIUM DENSITY RESIDENTIAL AS DESCRIBED IN EXHIBIT A-3 (the “Rezone”)**;
- 2.4 The Subject Real Property is rezoned from **A. – AGRICULTURE ZONING DISTRICT TO R-4 – MEDIUM DENSITY RESIDENTIAL AS DESCRIBED IN EXHIBIT A-4 (the “Rezone”)**;
- 2.5 The Zoning Map of the City of Kuna is hereby amended to comply with this Rezone.

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

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

**Section 4:** Effective Date

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

DATED this 03 day of August, 2021.

CITY OF KUNA  
Ada County, Idaho

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Joe Stear, Mayor

ATTEST:

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Chris Engels, City Clerk

**EXHIBIT A-1**

PATTERSON FAMILY ENTERPRISES LLC  
MUNICIPAL REZONE TO C-1

LEGAL DESCRIPTION

A parcel of land being a portion of the NW ¼ of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

**BEGINNING** at a Brass Cap Monument marking the Northwest corner of said Section 12, from which an Aluminum Cap monument marking the North 1/4 corner of said Section 12 bears South 89°32'42" East a distance of 2640.54 feet;

Thence along the North line of said Section 12 South 89°32'42" East a distance of 840.00 feet to a point;

Thence leaving said North line South 0°29'22" West a distance of 301.76 feet to a point;

Thence South 89°57'13" West a distance of 27.22 feet to a point;

Thence North 89°32'42" West a distance of 452.73 feet to a point;

Thence South 45°29'22" West a distance of 130.17 feet to a point;

Thence South 0°29'22" West a distance of 422.01 feet to a point;

Thence North 89°32'42" West a distance of 268.00 feet to a point on the West line of said Section 12;

Thence along the West line of said Section 12 North 00°29'22" East a distance of 816.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 9.08 acres, more or less.

**EXHIBIT A-2**

PATTERSON FAMILY ENTERPRISES LLC  
MUNICIPAL REZONE TO R-8

LEGAL DESCRIPTION

A parcel of land being a portion of the NW ¼ of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a Brass Cap Monument marking the Northwest corner of said Section 12, from which an Aluminum Cap monument marking the North 1/4 corner of said Section 12 bears South 89°32'42" East a distance of 2640.54 feet;

*OR,*  
*Pag* Thence along the North line of said Section 12 South 89°32'42" East a distance of 840.00 feet to a point;

Thence leaving said North line South 0°29'22" West a distance of 205.50 feet to the **POINT OF BEGINNING**;

### EXHIBIT A-3

#### PATTERSON FAMILY ENTERPRISES LLC MUNICIPAL REZONE TO R-6

#### LEGAL DESCRIPTION

A parcel of land being a portion of the NW ¼ of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a Brass Cap Monument marking the Northwest corner of said Section 12, from which an Aluminum Cap monument marking the North 1/4 corner of said Section 12 bears South 89°32'42" East a distance of 2640.54 feet;

Thence along the North line of said Section 12 South 89°32'42" East a distance of 840.00 feet to a 5/8" iron pin marking the **POINT OF BEGINNING**;

Thence continuing along said North line South 89°32'42" East a distance of 378.68 feet to a 5/8" iron pin marking the centerline of the Painter Lateral;

Thence along the centerline of said Painter Lateral the following courses and distances:

Thence South 00°27'18" West a distance of 28.14 feet to a point;

Thence South 50°57'37" East a distance of 340.35 feet to a point of curvature;

Thence 69.71 feet along the arc of a 150.00 foot radius curve right, said curve having a central angle of 26°37'40" and a long chord bearing South 37°38'49" East a distance of 69.08 feet to a point of tangency;

Thence South 24°20'02" East a distance of 187.48 feet to a point;

Thence South 25°20'02" East a distance of 299.24 feet to a point;

OR  
Page

Thence 15.99 feet along the arc of a 300.00 foot radius non-tangent curve right, said curve having a central angle of 3°03'16" and a long chord bearing North 20°49'54" West a distance of 15.99 feet to a point of tangency;

Thence North 19°18'16" West a distance of 239.13 feet to a point;

Thence North 7°23'03" East a distance of 168.30 feet to a point;

Thence North 3°19'15" West a distance of 180.24 feet to a point on a curve;

Thence 36.47 feet along the arc of a 100.00 foot radius non-tangent curve left, said curve having a central angle of 20°53'52" and a long chord bearing North 79°05'46" West a distance of 36.27 feet to a point of tangency;

Thence North 89°32'42" West a distance of 269.27 feet to a point;

Thence North 0°29'22" East a distance of 205.50 feet to the **POINT OF BEGINNING.**

Said parcel contains 34.14 acres, more or less.

#### **EXHIBIT A-4**

#### **PATTERSON FAMILY ENTERPRISES LLC MUNICIPAL REZONE TO R-4**

#### **LEGAL DESCRIPTION**

A parcel of land being a portion of the W ½ of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a Brass Cap Monument marking the Northwest corner of said Section 12, from which an Aluminum Cap monument marking the North 1/4 corner of said Section 12 bears South 89°32'42" East a distance of 2640.54 feet;

Thence along the West line of said Section 12 South 0°29'22" West a distance of 1540.85 feet to the **POINT OF BEGINNING**;

Thence leaving said West line South 89°30'38" E a distance of 513.50 feet to a point;

Thence North 0°29'22" East a distance of 131.41 feet to a point;

Thence South 89°31'40" East a distance of 830.25 feet to a point;

Thence North 64°39'58" East a distance of 646.73 feet to a point on the centerline of the Painter Lateral;

Thence along said centerline the following courses and distances:

Thence South 25°10'02" East a distance of 57.57 feet to a point;

Thence South 24°30'02" East a distance of 274.53 feet to a point of curvature;

Thence 109.27 feet along the arc of a 122.00 foot radius curve left, said curve having a central angle of 51°19'00" and a long chord bearing South 50°09'32" East a distance of 105.65 feet to a point of tangency;

Thence South 75°49'02" East a distance of 345.64 feet to a point;

Thence South 75°49'02" East a distance of 39.98 feet to a point;

Thence South 66°37'42" East a distance of 25.41 feet to a point;

Thence South 35°00'00" East a distance of 65.28 feet to a point;

Thence South 07°00'00" East a distance of 80.00 feet to a point;

Thence South 01°00'00" West a distance of 215.00 feet to a point;

Thence South 12°00'00" West a distance of 42.00 feet to a point;

Thence South 42°00'00" West a distance of 44.00 feet to a point;

Thence South 60°15'00" West a distance of 315.00 feet to a point;

Thence South 56°00'00" West a distance of 56.00 feet to a point;

Thence South 40°00'00" West a distance of 68.00 feet to a point;

Thence South 35°00'00" West a distance of 300.00 feet to a point;

Thence South 41°42'04" West a distance of 44.95 feet to a point;

*ORI  
Pag*

Thence South 59°01'54" West a distance of 42.52 feet to a point;

Thence South 69°47'16" West a distance of 34.78 feet to a point;

Thence North 82°00'00" West a distance of 40.00 feet to a point;

Thence South  $68^{\circ}00'00''$  West a distance of 55.21 feet to a point on the Northeasterly line of the Kuna Canal, from which a  $1/2''$  iron pin witness corner bears North  $33^{\circ}55'37''$  West a distance of 5.00 feet;

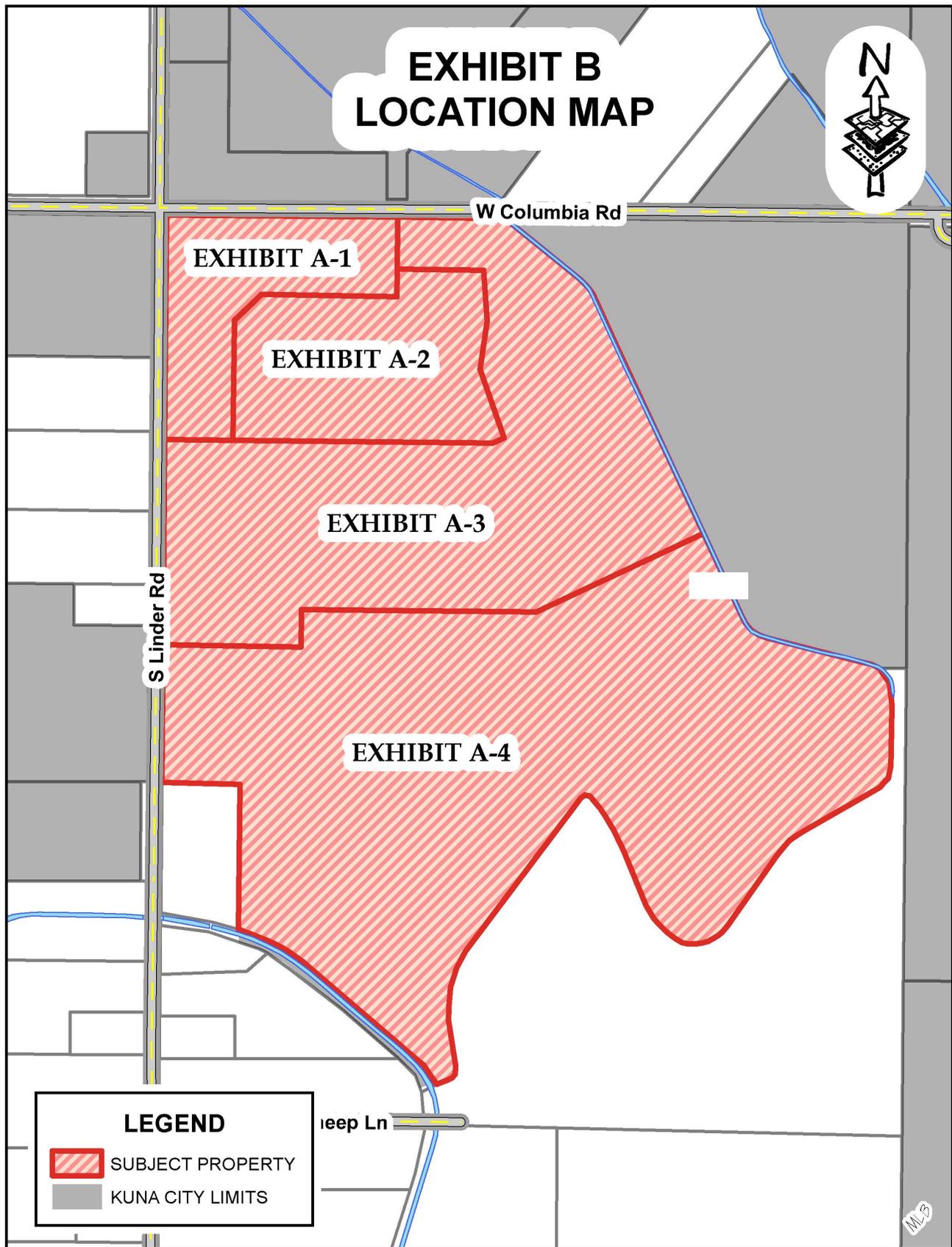
Thence along the Northeasterly and Northerly line of said Kuna Canal the following courses and distances:

Thence North  $33^{\circ}55'37''$  West a distance of 80.33 feet to a  $5/8''$  iron pin tagged PLS 11463;

Thence North  $49^{\circ}27'31''$  West a distance of 560.33 feet to a  $5/8''$  iron pin tagged PLS 11463 marking a point of curvature;

Thence a distance of 141.27 feet along the arc of a 450.00 foot radius curve left, said curve having a central angle of  $17^{\circ}59'13''$  and a long chord bearing North  $58^{\circ}15'57''$  West a distance of 140.69 feet to a  $5/8''$  iron pin tagged PLS 11463 marking a point of





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(Space above reserved for recording)

**ORDINANCE 2021-24  
CITY OF KUNA, IDAHO**

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES  
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM  
[BRADFORD A WATERS AND GREYHAWK LAND COMPANY LLC. real property]**

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

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

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

- 1.1 The City of Kuna has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the “KMIS”); and

- 1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and
- 1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor's office as **BRADFORD A WATERS AND GREYHAWK LAND COMPANY LLC**. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the "SUBJECT REAL PROPERTIES") within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and
- 1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

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

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

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

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

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

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

DATED this 3<sup>rd</sup> day of August 2021.

ATTEST:

CITY OF KUNA, Ada County, Idaho

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

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

**EXHIBIT A****LEGAL DESCRIPTION FOR WATER RIGHTS ON  
BRADFORD A WATERS AND GREYHAWK LAND COMPANY LLC  
GREYHAWK SUBDIVISION NO. 12**

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

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

thence along the West boundary line of Greyhawk Subdivision No. 1, as filed in Book 99 of Plats at Pages 12854-12858, records of Ada County, Idaho, and along the West boundary line of Greyhawk Subdivision No. 2, as filed in Book 106 of Plats at Pages 14699-14701, records of Ada County, Idaho, South 00°11'49" West, 612.01 feet to the **REAL POINT OF BEGINNING**;

thence continuing along said West boundary line of Greyhawk Subdivision No. 2 South 00°11'49" West, 472.24 feet to the NE corner of Lot 1, Block 19 of Greyhawk Subdivision No. 9 as filed in Book 118 of Plats at Pages 18084 through 18087 records of Ada County, Idaho;

thence along the North boundary line of said Greyhawk Subdivision No. 9 and the North boundary line of Greyhawk Subdivision No. 11 as filed in Book 120 of Plats at Pages 18634 through 18637, records of Ada County, Idaho for the following six (6) courses and distances:

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

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

thence North 89°48'11" West, 253.73 feet;

thence South 11°25'03" West, 63.21 feet;

thence North 89°48'11" West, 295.65 feet;

thence North 78°34'57" West, 20.00 feet to the NW corner of Lot 24, Block 38 of said Greyhawk Subdivision No. 11;

thence leaving said North boundary line North 11°26'56" East, 152.96 feet;

thence North 02°44'46" West, 126.92 feet;

thence North 23°51'35" West, 276.26 feet;

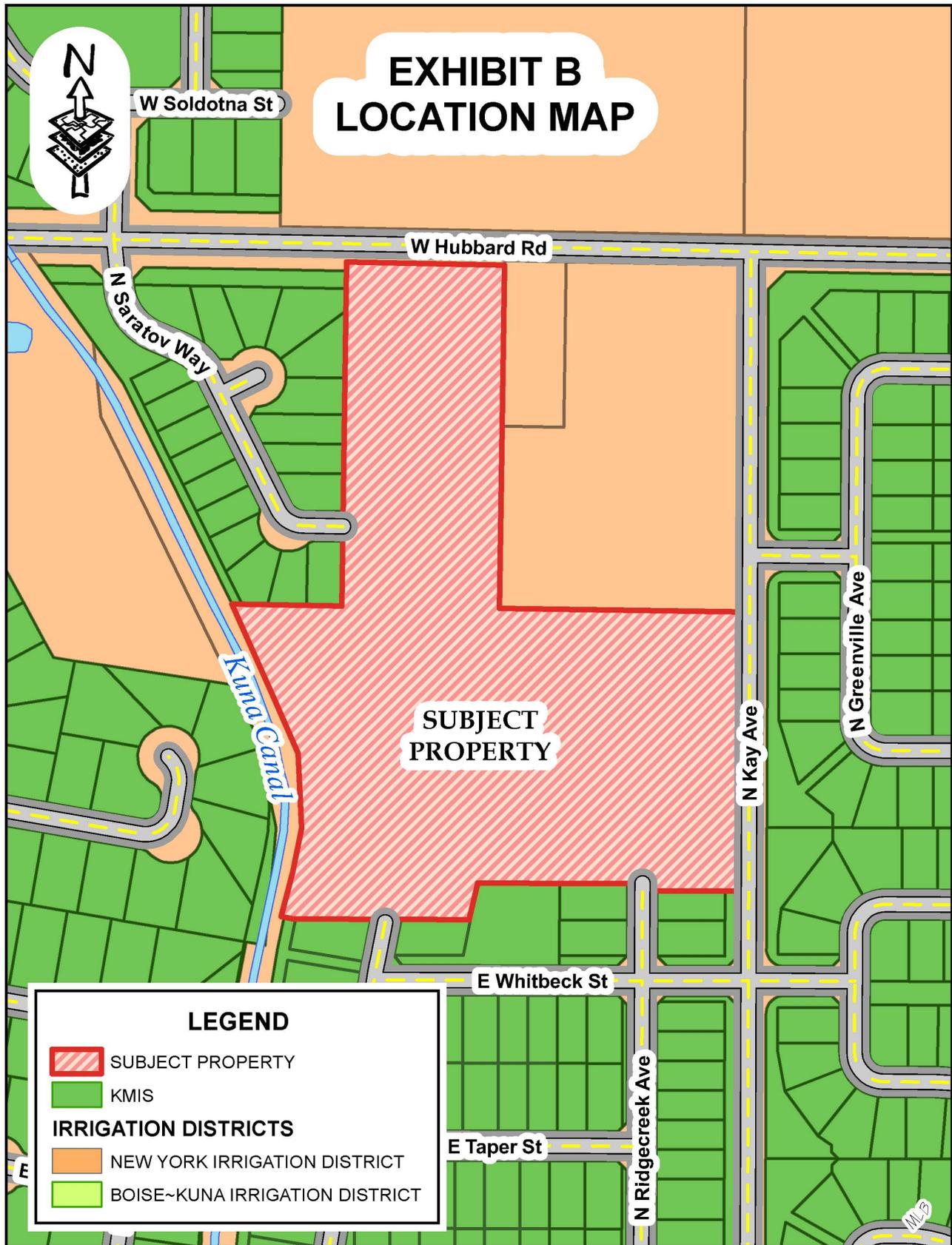
thence South 88°52'51" East, 185.57 feet;

thence North 00°51'05" East, 582.08 feet;

thence South 88°53'13" East, 267.09 feet;

thence South 00°50'58" West, 580.61 feet;

thence South 89°07'12" East, 410.98 feet to the **REAL POINT OF BEGINNING**. Containing 12.39 acres, more or less.



July 26, 2021

City of Kuna  
6950 N. Ten Mile Rd.  
Meridian, ID 83642

**RE: Greyhawk No 12 Subdivision - Brad Waters Annexation into KMID**

Dear Gentlemen:

I am submitting a request to annex the property owned by Bradford Waters, to be recorded as part of Greyhawk Subdivision No 12, into the Kuna Municipal Irrigation District (KMID). The property is generally located at the southwest corner of W. Hubbard Rd. and N. Kay Ave fronting the Kuna Canal.

My understanding is that this will pool the water rights for Ada County tax parcel S1313212485 for delivery purposes by the City of Kuna to irrigate said parcel using the City of Kuna PI system.

Bradford Waters



Project: Greyhawk Subdivision No 12

Contact: Austin Edwards  
Address: 701 S. Allen St. #104 Meridian, ID 83642  
Phone: 208-562-4117  
Email: aedwards@hubblehomes.com