

**OFFICIALS**

Joe Stear, Mayor
 Greg McPherson, Council President
 Chris Bruce, Council Member
 Vacant Position, 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, September 6, 2022

6:00 P.M. REGULAR CITY COUNCIL

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

ALL ITEMS ON THE KUNA CITY COUNCIL AGENDA ARE CONSIDERED ACTION ITEMS UNLESS OTHERWISE INSTRUCTED BY THE CITY COUNCIL.

1. Call to Order and Roll Call

2. Invocation

3. Pledge of Allegiance: Mayor Stear

4. Consent Agenda: 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 August 16, 2022

B. Accounts Payable Dated September 1, 2022, in the amount of \$754,577.01

C. Final Plats

- 1. Case No. 21-21-FPA (Final Plat Amendment) – Falcon Crest No. 3** – Wendy Shrief of JUB Engineers, on behalf of M3, requests Approval for the Falcon Crest Subdivision No. 3 amended final plat. This project is approximately 17.6-acres with an R-6 (Medium Density Residential) zoning designation, and will consist of 82 lots (72 Single-Family Residential buildable lots and 10 common Lots). The project is located near the northeast corner of the Cloverdale Road and E Kuna Road intersection (APN: S1422233900); Section 22, Township 2 North, Range 1 East.

D. Resolutions

- 1. Resolution R60-2022**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO SETTING FORTH

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) 387-7726. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 387-7726 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

FINDINGS; AND SUPERSEEDING, AMENDING, AND REFORMING CITY COUNCIL RESOLUTION R62-2021; AND ESTABLISHING FEES FOR CONNECTING TO SANITARY SEWER SYSTEM; AND ESTABLISHING MONTHLY SEWER USE FEES; AND ESTABLISHING MINIMUM SEWER LINE SIZES; AND ESTABLISHING OTHER CHARGES; AND ESTABLISHING AN EFFECTIVE DATE.

2. Resolution R61-2022

A RESOLUTION AMENDING PORTIONS OF RESOLUTION R01-2020 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING WATER CONNECTION FEES AND MONTHLY WATER SERVICE RATES; ESTABLISHES FEES FOR CONNECTING TO THE WATER SYSTEM; ESTABLISHES WATER USE FEES THAT ARE NOW AMENDED WITH WATER RATE CHANGES FOR ALL CUSTOMERS; PROVIDES FOR MISCELLANEOUS WATER CUSTOMER SERVICE POLICIES; SETS FORTH MINIMUM LINE SIZES; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

3. Resolution R62-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE STATEWIDE COPIER AND PRINTER CONTRACT LEASE AGREEMENT WITH VALLEY OFFICE SYSTEMS TO LEASE EQUIPMENT, AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.

4. Resolution R64-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A NEW FEE SCHEDULE FOR TRASH COLLECTION SERVICES THAT REFLECTS A RATE INCREASE OF 4.99% FOR EACH SERVICE RELATED TO THE CITY'S COLLECTION, HAULING AND REMOVAL OF SOLID WASTE WITH ITS CONTRACTOR J&M SANITATION, WITH AN EFFECTIVE DATE OF OCTOBER 1, 2022.

5. Resolution R65-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE ANIMAL WELFARE AND ENFORCEMENT AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

6. Resolution R66-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE PROFESSIONAL SERVICES AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

5. External Reports:

6. Public Hearings:

Public Hearing Process: Items begin with the presentation of the project by staff for up to 15 minutes. The applicant is then allowed 10 minutes to present their project. Members of the public are allowed up to 3 minutes each, to address City Council with testimony restricted to the matter at hand. After all public testimony, the applicant is allowed 5 minutes for rebuttal.

City Council members may ask questions throughout the public hearing process.

Once the public hearing is closed, no further testimony or comments are heard.

City Council may move to continue the application to a future meeting or approve or deny the application.

- A. Case No. 22-01-CPF (Combo Plat) – Novak Industrial: The Land Group, Inc., on behalf of GC Kuna Land LC, requests approval for a Combination Preliminary and Final Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial), into two (2) lots. The subject site is located on the SEC of S Cole Road and W Barker Road, Kuna ID 83634 (APN: S2007111102). Doug Hanson, Planning and Zoning Director **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

8. Business Items:

- A. Elevate our Everyday Heroes Day – Proclamation, Mayor Stear.

9. Ordinances:

- A. Consideration to approve Ordinance 2022-25 **ACTION ITEM**

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

- MAKING CERTAIN FINDINGS AND DECLARATIONS OF AUTHORITY; AND ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S1314244739 OWNED BY SKYLAR RANCH LLC WITHIN THE 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

Consideration to approve publication

10. Executive Session:

10. Mayor/Council Announcements:

11. Adjournment:

**OFFICIALS**

Joe Stear, Mayor
 Greg McPherson, Council President
 Chris Bruce, Council Member
 Vacant Position, 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, August 16, 2022

6:00 P.M. REGULAR CITY COUNCIL

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

ALL ITEMS ON THE KUNA CITY COUNCIL AGENDA ARE CONSIDERED ACTION ITEMS UNLESS OTHERWISE INSTRUCTED BY THE CITY COUNCIL.

1. Call to Order and Roll Call

(Timestamp 00:00:07)

COUNCIL MEMBERS PRESENT:

Mayor Joe Stear
 Council President McPherson
 Council Member Chris Bruce
 Council Member Vacant
 Council Member John Laraway

CITY STAFF PRESENT:

Marc Bybee, City Attorney
 Chris Engels, City Clerk
 Jared Empey, City Treasurer
 Mike Fratusco, Kuna Police Chief
 Doug Hanson, P & Z Director
 Nancy Stauffer, HR Director
 Bobby Withrow, Parks Director
 Morgan Treasure, Economic Development Director

2. Invocation

3. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:22)

4. Consent Agenda: 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.

(Timestamp 00:00:38)

A. Regular City Council Meeting Minutes Dated August 2, 2022

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) 387-7726. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 387-7726 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. Accounts Payable Dated August 11, 2022, in the amount of \$3,749,607.35

C. Final Plats

1. 22-07-FP Fossil Creek No. 1

<http://kunacity.id.gov/DocumentCenter/View/8136/22-07-FP-Fossil-Creek-No-1-Staff-Packet-PDF>

D. Findings of Facts and Conclusions of Law

1. Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) and 22-01-V (Variance) – Merlin Cottages

<http://kunacity.id.gov/DocumentCenter/View/8137/Merlin-Cottages-FCOs-City-Council-PDF>

E. Resolutions

1. Resolution R50-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE DEED OF PUBLIC UTILITIES EASEMENT FROM FALCON CREST CLUB PARTNERS, LLC.

2. Resolution R51-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE DEED OF PUBLIC UTILITIES EASEMENT FROM FALCON CREST HOLDINGS, LLC.

3. Resolution R54-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE PRESSURIZED IRRIGATION, SEWER, AND WATER FACILITIES CONSTRUCTION REIMBURSEMENT AGREEMENT FOR GRAN PRADO SUBDIVISION NO. 1; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY DB DEVELOPMENT, LLC THE AMOUNT OF TWENTY-ONE THOUSAND, ONE HUNDRED EIGHTY-NINE DOLLARS AND FORTY-EIGHT CENTS (\$21,189.48) PURSUANT TO THE TERMS OF SAID AGREEMENT.

4. Resolution R55-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE PRESSURIZED IRRIGATION, SEWER, AND WATER FACILITIES CONSTRUCTION REIMBURSEMENT AGREEMENT FOR GRAN PRADO SUBDIVISION NO. 2; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY DB DEVELOPMENT, LLC THE AMOUNT OF FIFTY-NINE THOUSAND, SEVEN HUNDRED AND SEVENTY DOLLARS AND ZERO CENTS (\$59,770.00) PURSUANT TO THE TERMS OF SAID AGREEMENT.

5. Resolution R56-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE PRESSURIZED IRRIGATION AND WATER FACILITIES CONSTRUCTION REIMBURSEMENT AGREEMENT FOR GRAN PRADO SUBDIVISION NO. 3; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY DB DEVELOPMENT, LLC THE AMOUNT OF ONE HUNDRED AND SIXTY-SEVEN THOUSAND, TWO HUNDRED AND SIXTY-FIVE DOLLARS AND ZERO CENTS (\$167,265.00) PURSUANT TO THE TERMS OF SAID AGREEMENT.

6. Resolution R57-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE WATER FACILITIES CONSTRUCTION REIMBURSEMENT AGREEMENT FOR CASPIAN SUBDIVISION NO. 1; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY DB DEVELOPMENT, LLC THE AMOUNT OF TWENTY-TWO THOUSAND, FOUR HUNDRED AND TWENTY-THREE DOLLARS AND ZERO CENTS (\$22,423.00) PURSUANT TO THE TERMS OF SAID AGREEMENT.

7. Resolution R58-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE PRESSURIZED IRRIGATION, SEWER, AND WATER FACILITIES CONSTRUCTION REIMBURSEMENT AGREEMENT FOR CASPIAN OFFSITE; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY DB DEVELOPMENT, LLC THE AMOUNT OF ONE HUNDRED AND SEVENTY-EIGHT THOUSAND, SEVEN HUNDRED AND SEVENTY-EIGHT DOLLARS AND SIXTY CENTS (\$178,778.60) PURSUANT TO THE TERMS OF SAID AGREEMENT.

8. Resolution R59-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE PRESSURIZED IRRIGATION, SEWER, AND WATER FACILITIES CONSTRUCTION REIMBURSEMENT AGREEMENT FOR MADRONE HEIGHTS SUBDIVISION NO. 1; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY DB DEVELOPMENT, LLC THE AMOUNT OF ONE HUNDRED AND SIX THOUSAND, ONE HUNDRED AND FORTY-SIX DOLLARS AND SEVENTY CENTS (\$106,146.70) PURSUANT TO THE TERMS OF SAID AGREEMENT.

Motion To: Approve the Consent Agenda

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Further Discussion: None

Approved by the Following Roll Call Vote:

Voting Aye: Council Members Bruce, Laraway, McPherson

Voting No: None

Absent: None

Motion Passed: 3-0-0

5. External Reports:

6. Public Hearings:

Public Hearing Process: Items begin with the presentation of the project by staff for up to 15 minutes. The applicant is then allowed 10 minutes to present their project. Members of the public are allowed up to 3 minutes each, to address City Council with testimony restricted to the matter at hand. After all public testimony, the applicant is allowed 5 minutes for rebuttal.

City Council members may ask questions throughout the public hearing process.

Once the public hearing is closed, no further testimony or comments are heard.

City Council may move to continue the application to a future meeting or approve or deny the application.

(Timestamp 00:01:20)

A. F.Y. 2023 Budget Hearing – Ordinance 2022-24 -Jared Empey, City Treasurer **ACTION ITEM**

AN ORDINANCE ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023, PROVIDING FOR FINDINGS, PROVIDING FOR THE ADOPTION OF A BUDGET AND THE APPROPRIATION OF EXPENDITURE OF SUMS OF MONEY TO DEFRAY THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF KUNA, IN ACCORDANCE WITH OBJECT AND PURPOSES AND IN THE CERTAIN AMOUNTS HEREIN SPECIFIED FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING ON SEPTEMBER 30, 2023; AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY OF THE CITY OF KUNA AND PROVIDING FOR AN EFFECTIVE DATE AND THE FILING OF A CERTIFIED COPY OF THIS ORDINANCE WITH THE IDAHO SECRETARY OF STATE, THE ADA COUNTY CLERK, AND THE IDAHO STATE TAX COMMISSION.

Jared Empey, City Treasurer reviewed the Budget for F.Y. 2023 and stood for questions.

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

David Spzlett, Kuna Resident gave several warnings or alerts regarding the budget.

Mr. Spzlett left the meeting immediately after testifying and council was unable to ask or answer questions.

Motion To: Close Evidence presentation and proceed to deliberation

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting Aye: McPherson, Bruce, Laraway

Voting No: None

Absent: None

Motion Passed: 3-0-0

Motion To: Waive three readings of Ordinance 2022-24

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting Aye: McPherson, Bruce, Laraway

Voting No: None

Absent: None

Motion Passed: 3-0-0

Motion To: Approve Ordinance 2022-24 F.Y. 2023 Budget

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting Aye: McPherson, Bruce, Laraway

Voting No: None

Absent: None

Motion Passed: 3-0-0

8. Business Items:

(Timestamp 00:12:16)

A. 22-01-LLA 455 N Marteeson and 432 N Locust – Jessica Reid, Planner II ACTION ITEM

Kerry and Renee Sagar request approval to adjust the lot line between their two (2) adjacent parcels; 455 N Marteeson and 432 N Locust. The subject sites have a zoning designation of R-6 (Medium Density Residential) and are located just north of W 4th Street (APNs: R8360000005, R8360000125), within Section 23, Township 2 North, Range 1 West.

<http://kunacity.id.gov/DocumentCenter/View/8138/22-01-LLA-455-N-Marteeson-Staff-Packet-PDF>

Jessica Reid, Planner II, Planning and Zoning reviewed the lot line adjustment and stood for questions.

Council Member Laraway asked about the RV Parking being personal or commercial.

Jessica Reid responded.

Motion To: Approve 22-01-LLA (Lot Line Adjustment) 455 N Marteeson and 432 N Locust

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting No: None

Absent: None

Motion Passed: 3-0-0

B. Financial Results, Quarterly Report – Jared Empey, City Treasurer
(Timestamp 00:15:42)

<http://kunacity.id.gov/DocumentCenter/View/8139/Budget-Detail-PDF>

Jared Empey, City Treasurer, reviewed the Quarterly Report and stood for questions.

9. Ordinances:

10. Executive Session:

10. Mayor/Council Announcements:

11. Adjournment: 6:28 P.M.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Minutes prepared by Nathan Stanley, Deputy City Clerk
Date Approved: CCM 09.06.2022

Report Criteria:

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

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	17274		<u>SHOP RENT FOR SEPTEMBER 2022-PARKS</u>	08/12/2022	148.50	148.50	01-6211 RENT-BUILDINGS & LAND	1004	8/22	08/19/2022	
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	17274		<u>SHOP RENT FOR SEPTEMBER 2022-WATER</u>	08/12/2022	126.00	126.00	20-6211 RENT-BUILDINGS & LAND	0	8/22	08/19/2022	
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	17274		<u>SHOP RENT FOR SEPTEMBER 2022-SEWER</u>	08/12/2022	121.50	121.50	20-6211 RENT-BUILDINGS & LAND	0	8/22	08/19/2022	
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	17274		<u>SHOP RENT FOR SEPTEMBER 2022-PI</u>	08/12/2022	54.00	54.00	25-6211 RENT - BUILDINGS & LAND	0	8/22	08/19/2022	
Total 17274:						450.00	450.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	450.00					
ADA COUNTY PROSECUTING ATTORNE												
176	ADA COUNTY PROSECUTING ATTORNE	08282022ACP		<u>PROSECUTORIAL SERVICES FOR SEPTEMBER 2022</u>	08/28/2022	4,500.00	.00	01-6203 PROSECUTORIAL SERVICES	0	8/22		
Total 08282022ACPA:						4,500.00	.00					
Total ADA COUNTY PROSECUTING ATTORNE:						4,500.00	.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	103234		<u>SHERIFF POLICE SERVICES FOR AUG. '22</u>	08/02/2022	248,994.11	248,994.11	01-6000 LAW ENFORCEMENT SERVICES	0	8/22	08/19/2022	
Total 103234:						248,994.11	248,994.11					
Total ADA COUNTY SHERIFF'S OFFICE:						248,994.11	248,994.11					

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 8/12/2022-8/31/2022

Page: 2
Sep 01, 2022 08:57AM

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
ALLIANCE MEDICAL GROUP LLC												
2072	ALLIANCE MEDICAL GROUP LLC	8773-072922		<u>EMPLOYEE DRUG SCREEN, B. VILLANUEVA, AUG. '22</u>	08/11/2022	25.00	.00	<u>01-5950 TEAM BUILDING, ONBOARDING</u>	1004	8/22		
2072	ALLIANCE MEDICAL GROUP LLC	8773-072922		<u>EMPLOYEE DRUG SCREEN, I. ORMISTON, AUG. '22</u>	08/11/2022	25.00	.00	<u>01-5950 TEAM BUILDING, ONBOARDING</u>	1003	8/22		
2072	ALLIANCE MEDICAL GROUP LLC	8773-072922		<u>EMPLOYEE DRUG SCREEN, D. MCCLEARY, AUG. '22</u>	08/11/2022	25.00	.00	<u>01-5950 TEAM BUILDING, ONBOARDING</u>	1004	8/22		
Total 8773-072922:						75.00	.00					
Total ALLIANCE MEDICAL GROUP LLC:						75.00	.00					
ALLSTREAM BUSINESS US, INC												
1411	ALLSTREAM BUSINESS US, INC	18647035		<u>TELEPHONE, DATA & NETWORK SERVICES FOR 08/01-08/31/2022-ADMIN</u>	08/01/2022	384.94	384.94	<u>01-6255 TELEPHONE</u>	0	8/22	08/19/2022	
1411	ALLSTREAM BUSINESS US, INC	18647035		<u>TELEPHONE, DATA & NETWORK SERVICES FOR 08/01-08/31/2022-WATER</u>	08/01/2022	357.44	357.44	<u>20-6255 TELEPHONE EXPENSE</u>	0	8/22	08/19/2022	
1411	ALLSTREAM BUSINESS US, INC	18647035		<u>TELEPHONE, DATA & NETWORK SERVICES FOR 08/01-08/31/2022-SEWER</u>	08/01/2022	357.44	357.44	<u>21-6255 TELEPHONE EXPENSE</u>	0	8/22	08/19/2022	
1411	ALLSTREAM BUSINESS US, INC	18647035		<u>TELEPHONE, DATA & NETWORK SERVICES FOR 08/01-08/31/2022-P&Z</u>	08/01/2022	137.48	137.48	<u>01-6255 TELEPHONE</u>	1003	8/22	08/19/2022	
1411	ALLSTREAM BUSINESS US, INC	18647035		<u>TELEPHONE, DATA & NETWORK SERVICES FOR 08/01-08/31/2022-PI</u>	08/01/2022	137.49	137.49	<u>25-6255 TELEPHONE EXPENSE</u>	0	8/22	08/19/2022	
Total 18647035:						1,374.79	1,374.79					
Total ALLSTREAM BUSINESS US, INC:						1,374.79	1,374.79					

ALPINE OFFICE PRODUCTS

City of Kuna

 Payment Approval Report - City Council Approval
 Report dates: 8/12/2022-8/31/2022

 Page: 3
 Sep 01, 2022 08:57AM

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
2118	ALPINE OFFICE PRODUCTS	CP-OE-15944-		<u>CREDIT/RETURN OF 2 CASES PAPER TOWELS- WATER</u>	08/22/2022	-65.34	.00	<u>20-6025 JANITORIAL</u>	0	8/22		
2118	ALPINE OFFICE PRODUCTS	CP-OE-15944-		<u>CREDIT/RETURN OF 2 CASES PAPER TOWELS- SEWER</u>	08/22/2022	-65.34	.00	<u>21-6025 JANITORIAL</u>	0	8/22		
2118	ALPINE OFFICE PRODUCTS	CP-OE-15944-		<u>CREDIT/RETURN OF 2 CASES PAPER TOWELS- P.I</u>	08/22/2022	-24.88	.00	<u>25-6025 JANITORIAL</u>	0	8/22		
Total CP-OE-15944-1-1:						-155.56	.00					
2118	ALPINE OFFICE PRODUCTS	CP-WO-11382-		<u>CREDIT/RETURN OF LAMINATING POUCHES- P&Z</u>	08/22/2022	-20.98	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	8/22		
Total CP-WO-11382-1-1:						-20.98	.00					
2118	ALPINE OFFICE PRODUCTS	OE-16360-1	14213	<u>1 CASE TOILET PAPER FOR SENIOR CENTER, C. MERRITT, AUG. '22</u>	08/23/2022	91.71	.00	<u>01-6025 JANITORIAL</u>	1001	8/22		
Total OE-16360-1:						91.71	.00					
2118	ALPINE OFFICE PRODUCTS	OE-16371-1	14213	<u>PAPER TOWELS FOR SENIOR CENTER, C. MERRITT, AUG. '22</u>	08/24/2022	60.68	.00	<u>01-6025 JANITORIAL</u>	1001	8/22		
Total OE-16371-1:						60.68	.00					
2118	ALPINE OFFICE PRODUCTS	WO-11565-1	14178	<u>NOTEBOOK FOR Z. MONTENEGRO, 2 CASES PAPER FOR RODEO, SOAP REFILL FOR PLANT, BATTERIS AND PENS & KLEENEX FOR CITY HALL, C. MERRITT, AUG. '22.-ECON</u>	08/11/2022	20.75	.00	<u>01-6165 OFFICE SUPPLIES</u>	4000	8/22		
2118	ALPINE OFFICE PRODUCTS	WO-11565-1	14178	<u>NOTEBOOK FOR Z. MONTENEGRO, 2 CASES PAPER FOR RODEO, SOAP REFILL FOR PLANT, BATTERIS AND PENS & KLEENEX FOR CITY HALL, C. MERRITT, AUG. '22</u>	08/11/2022	124.48	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	0	8/22		

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>AND PENS & KLEENEX FOR CITY HALL, C. MERRITT, AUG. '22.-P.I</u>	08/11/2022	14.80	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	8/22		
Total WO-11565-1:						372.30	.00					
2118	ALPINE OFFICE PRODUCTS	WO-11649-1	14213	<u>1 CASE TOILET PAPER & PAPER TOWELS, LYSOL WIPES & 2 CASES PAPER FOR CITY HALL, C. MERRITT, AUG.' 22-ADMIN</u>	08/18/2022	67.70	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	8/22		
2118	ALPINE OFFICE PRODUCTS	WO-11649-1	14213	<u>1 CASE TOILET PAPER & PAPER TOWELS, LYSOL WIPES & 2 CASES PAPER FOR CITY HALL, C. MERRITT, AUG.' 22-WATER</u>	08/18/2022	46.32	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	8/22		
2118	ALPINE OFFICE PRODUCTS	WO-11649-1	14213	<u>1 CASE TOILET PAPER & PAPER TOWELS, LYSOL WIPES & 2 CASES PAPER FOR CITY HALL, C. MERRITT, AUG.' 22-SEWER</u>	08/18/2022	46.32	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	8/22		
2118	ALPINE OFFICE PRODUCTS	WO-11649-1	14213	<u>1 CASE TOILET PAPER & PAPER TOWELS, LYSOL WIPES & 2 CASES PAPER FOR CITY HALL, C. MERRITT, AUG.' 22-P.I</u>	08/18/2022	17.81	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	8/22		
Total WO-11649-1:						178.15	.00					
2118	ALPINE OFFICE PRODUCTS	WO-11751-2	14255	<u>GARBAGE BAGS FOR CITY HALL, C. MERRITT, AUG. '22-ADMIN</u>	08/29/2022	19.37	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	8/22		
2118	ALPINE OFFICE PRODUCTS	WO-11751-2	14255	<u>GARBAGE BAGS FOR CITY HALL, C. MERRITT, AUG. '22-WATER</u>	08/29/2022	13.25	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	8/22		
2118	ALPINE OFFICE PRODUCTS	WO-11751-2	14255	<u>GARBAGE BAGS FOR CITY HALL, C. MERRITT, AUG. '22-SEWER</u>	08/29/2022	13.25	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	8/22		
2118	ALPINE OFFICE PRODUCTS	WO-11751-2	14255	<u>GARBAGE BAGS FOR CITY HALL, C. MERRITT, AUG. '22-P.I</u>	08/29/2022	5.10	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	8/22		

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 8/12/2022-8/31/2022

Page: 6
Sep 01, 2022 08:57AM

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 WO-11751-2:						50.97	.00					
Total ALPINE OFFICE PRODUCTS:						577.27	.00					
AMBROSE TECHNICAL SALES												
1584	AMBROSE TECHNICAL SALES	105545	13895	<u>ACTUATORS, M.NADEAU, JUN.'22</u>	06/30/2022	3,968.00	3,968.00	<u>21-6150 M & R - SYSTEM</u>	0	8/22	08/12/2022	
Total 105545:						3,968.00	3,968.00					
Total AMBROSE TECHNICAL SALES:						3,968.00	3,968.00					
AMERICAN AIR FILTER COMPANY INC												
1842	AMERICAN AIR FILTER COMPANY INC	91839955	14077	<u>4 BOXES OF FILTERS FOR PROCESS BUILDING, M NADEAU, JULY.'22</u>	08/15/2022	248.16	.00	<u>21-6150 M & R - SYSTEM</u>	0	8/22		
Total 91839955:						248.16	.00					
Total AMERICAN AIR FILTER COMPANY INC:						248.16	.00					
BIG SKY RENTALS LLC												
1846	BIG SKY RENTALS LLC	11078	14008	<u>SOD CUTTER FOR BERNIE FISHER, R. WARWICK, JULY, 22</u>	07/18/2022	71.00	71.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	8/22	08/19/2022	
Total 11078:						71.00	71.00					
Total BIG SKY RENTALS LLC:						71.00	71.00					
BOISE METRO CHAMBER OF COMMERCE												
71	BOISE METRO CHAMBER OF COMMERCE	5815540		<u>BOISE METRO CHAMBER MEMBERSHIP DUES 10/01/2022 -09/30/2023-ECONOMIC DEVELOPMENT, SEPT.'21</u>	08/24/2022	472.00	.00	<u>01-1500 PREPAID EXPENSES</u>	0	8/22		
Total 5815540:						472.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total BOISE METRO CHAMBER OF COMMERCE:						472.00	.00					
BONNEVILLE BLUEPRINT SUPPLY, INC.												
1378	BONNEVILLE BLUEPRINT SUPPLY, INC.	33209/2	14216	<u>TPS RL-H5A DB, W/LS-80X SENSOR SERIAL # 1A053236, M. BORZICK, AUG. '22- WATER</u>	08/18/2022	366.66	.00	20-6175 SMALL TOOLS	0	8/22		
1378	BONNEVILLE BLUEPRINT SUPPLY, INC.	33209/2	14216	<u>TPS RL-H5A DB, W/LS-80X SENSOR SERIAL # 1A053236, M. BORZICK, AUG. '22- SEWER</u>	08/18/2022	366.66	.00	21-6175 SMALL TOOLS	0	8/22		
1378	BONNEVILLE BLUEPRINT SUPPLY, INC.	33209/2	14216	<u>TPS RL-H5A DB, W/LS-80X SENSOR SERIAL # 1A053236, M. BORZICK, AUG. '22- P.I</u>	08/18/2022	139.68	.00	25-6175 SMALL TOOLS	0	8/22		
Total 33209/2:						873.00	.00					
Total BONNEVILLE BLUEPRINT SUPPLY, INC.:						873.00	.00					
CENTURYLINK												
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 08/07 -09/06/2022-ADMIN</u>	08/07/2022	16.07	16.07	01-6255 TELEPHONE	0	8/22	08/19/2022	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 08/07 -09/06/2022-P&Z</u>	08/07/2022	5.75	5.75	01-6255 TELEPHONE	1003	8/22	08/19/2022	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 08/07 -09/06/2022-WATER</u>	08/07/2022	14.92	14.92	20-6255 TELEPHONE EXPENSE	0	8/22	08/19/2022	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 08/07 -09/06/2022-SEWER</u>	08/07/2022	14.92	14.92	21-6255 TELEPHONE EXPENSE	0	8/22	08/19/2022	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 08/07 -09/06/2022-PI</u>	08/07/2022	5.76	5.76	25-6255 TELEPHONE EXPENSE	0	8/22	08/19/2022	
Total 2089229179548B08072022:						57.42	57.42					
Total CENTURYLINK:						57.42	57.42					

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 8/12/2022-8/31/2022

Page: 8
Sep 01, 2022 08:57AM

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
CONRAD & BISCHOFF INC												
2020	CONRAD & BISCHOFF INC	IN-011669-22	14182	<u>1500 GALLONS UNLEADED, T. SHAFFER, AUG. '22</u>	08/15/2022	6,451.45	.00	<u>21-6300 FUEL</u>	0	8/22		
Total IN-011669-22:						6,451.45	.00					
Total CONRAD & BISCHOFF INC:						6,451.45	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	R297-455	14153	<u>REGISTERS AND ANTENNAS, C.DEYOUNG, AUG.'22</u>	08/09/2022	3,344.64	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	8/22		
Total R297-455:						3,344.64	.00					
Total CORE & MAIN LP:						3,344.64	.00					
CREATIVE WRAPS												
1970	CREATIVE WRAPS	2806	14237	<u>STICKERS FOR NEW F-150 SEWER TRUCK, J. DURHAM, AUG. '22</u>	08/22/2022	80.00	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/22		
Total 2806:						80.00	.00					
Total CREATIVE WRAPS:						80.00	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	8949	14242	<u>PROGRAMMING AT WELLS #6, D CROSSLEY, AUG. '22</u>	08/19/2022	2,631.00	.00	<u>20-6150 M & R - SYSTEM</u>	0	8/22		
Total 8949:						2,631.00	.00					
147	CUSTOM ELECTRIC, INC.	8956	14287	<u>WIRING AND EXPLOSION PROOF SWITCH FOR TEN MILE LIFT STATION, T. FLEMING, AUG. '22</u>	08/29/2022	984.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	8/22		
Total 8956:						984.00	.00					

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 8/12/2022-8/31/2022

Page: 9
 Sep 01, 2022 08:57AM

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
147	CUSTOM ELECTRIC, INC.	8957	14281	<u>PARTS TO GET RISING SUN PI STATION REPAIRED. D. CROSSLEY, AUG. '22</u>	08/29/2022	7,870.50	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	8/22		
Total 8957:						7,870.50	.00					
147	CUSTOM ELECTRIC, INC.	8959	14303	<u>PROGRAMMING AT WELLS #5. D CROSSLEY, AUG. '22</u>	08/30/2022	315.00	.00	<u>20-6150 M & R - SYSTEM</u>	0	8/22		
Total 8959:						315.00	.00					
147	CUSTOM ELECTRIC, INC.	8960	14304	<u>PROGRAMMING FOR THE CHEMICAL PUMP AT NEW YORK BOOSTER. D. CROSSLEY, AUG. '22</u>	08/30/2022	262.50	.00	<u>20-6150 M & R - SYSTEM</u>	0	8/22		
Total 8960:						262.50	.00					
Total CUSTOM ELECTRIC, INC.:						12,063.00	.00					
D & B SUPPLY												
75	D & B SUPPLY	52443		<u>RETURN SPRINKLER VALVE, INV# 60143, D. ABBOTT, AUG. '22</u>	08/22/2022	-21.99	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	8/22		
Total 52443:						-21.99	.00					
75	D & B SUPPLY	60143	14234	<u>SPRINKLER VALVE, D. ABBOTT, AUG. '22</u>	08/22/2022	21.99	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	8/22		
Total 60143:						21.99	.00					
75	D & B SUPPLY	60405	14247	<u>WEED EATER STRING, B. REED, AUG. '22</u>	08/24/2022	20.99	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	8/22		
Total 60405:						20.99	.00					

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 8/12/2022-8/31/2022

Page: 10
Sep 01, 2022 08:57AM

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
75	D & B SUPPLY	60455	14252	<u>TOOL BOX FOR SEWER TRUCK F150, J. DURHAM, AUG. '22</u>	08/24/2022	449.99	.00	21-6175 SMALL TOOLS	0	8/22		
Total 60455:						449.99	.00					
75	D & B SUPPLY	65912	14280	<u>FERTILIZER SPREADER, J.PEREZ, AUG.22</u>	08/29/2022	269.99	.00	01-6175 SMALL TOOLS	1004	8/22		
Total 65912:						269.99	.00					
Total D & B SUPPLY:						740.97	.00					
DENNIS DILLON RV LLC												
844	DENNIS DILLON RV LLC	7022388	14201	<u>OIL FOR SEWER SIDE BY SIDE, J. DURHAM, AUG'22</u>	08/16/2022	32.16	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/22		
Total 7022388:						32.16	.00					
Total DENNIS DILLON RV LLC:						32.16	.00					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-30011394	14096	<u>1 TOTE CHLORINE, J. COX, AUG.'22</u>	08/10/2022	757.35	.00	20-6151 M & R - PROCESS CHEMICALS	0	8/22		
Total IN-30011394:						757.35	.00					
512	DUBOIS CHEMICALS INC	IN-30014101	14137	<u>4 BARRELS OF CHEMFLOC POLYMER, T. SHAFFER, AUG. '22</u>	08/15/2022	3,384.00	.00	21-6151 M & R - PROCESS CHEMICALS	0	8/22		
Total IN-30014101:						3,384.00	.00					
Total DUBOIS CHEMICALS INC:						4,141.35	.00					

DYNA PARTS LLC

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 8/12/2022-8/31/2022

Page: 11
Sep 01, 2022 08:57AM

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
2115	DYNA PARTS LLC	262419	14128	<u>2.5 GALLON EXHAUST FLUID, R.DAVILA, AUG.'22</u>	08/04/2022	33.98	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/22		
Total 262419:						33.98	.00					
2115	DYNA PARTS LLC	262554	14149	<u>REDUCER SLEEVE ON SEWER TRUCK 550, 5/8 INCH HITCH PIN, R. DAVILLA, AUG. '22</u>	08/08/2022	43.78	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/22		
Total 262554:						43.78	.00					
2115	DYNA PARTS LLC	262574	14156	<u>ELECTRICAL CONNECTOR FOR TRUCK #73 -FLEET, S. HOWELL, AUG. '22- ADMIN</u>	08/08/2022	5.23	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/22		
2115	DYNA PARTS LLC	262574	14156	<u>ELECTRICAL CONNECTOR FOR TRUCK #73 -FLEET, S. HOWELL, AUG. '22- WATER</u>	08/08/2022	2.10	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/22		
2115	DYNA PARTS LLC	262574	14156	<u>ELECTRICAL CONNECTOR FOR TRUCK #73 -FLEET, S. HOWELL, AUG. '22- SEWER</u>	08/08/2022	2.10	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/22		
2115	DYNA PARTS LLC	262574	14156	<u>ELECTRICAL CONNECTOR FOR TRUCK #73 -FLEET, S. HOWELL, AUG. '22- P.I</u>	08/08/2022	1.05	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	8/22		
Total 262574:						10.48	.00					
2115	DYNA PARTS LLC	262633	14166	<u>SENSOR FOR WATER TRUCK #03, J. DURHAM, AUG. '22- WATER</u>	08/09/2022	57.18	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/22		
2115	DYNA PARTS LLC	262633	14166	<u>SENSOR FOR WATER TRUCK #03, J. DURHAM, AUG. '22- P.I</u>	08/09/2022	14.30	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	8/22		
Total 262633:						71.48	.00					
2115	DYNA PARTS LLC	262691	14175	<u>ELECTRICAL CONNECTORS FOR FLEET SUPPLY, S. HOWELL, AUG. '22- ADMIN</u>	08/10/2022	2.25	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/22		

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 8/12/2022-8/31/2022

Page: 12
 Sep 01, 2022 08:57AM

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
2115	DYNA PARTS LLC	262691	14175	<u>ELECTRICAL CONNECTORS FOR FLEET SUPPLY, S. HOWELL, AUG. '22- WATER</u>	08/10/2022	.90	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	8/22		
2115	DYNA PARTS LLC	262691	14175	<u>ELECTRICAL CONNECTORS FOR FLEET SUPPLY, S. HOWELL, AUG. '22- SEWER</u>	08/10/2022	.90	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	8/22		
2115	DYNA PARTS LLC	262691	14175	<u>ELECTRICAL CONNECTORS FOR FLEET SUPPLY, S. HOWELL, AUG. '22- P.I</u>	08/10/2022	.45	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	8/22		
Total 262691:						4.50	.00					
2115	DYNA PARTS LLC	262711	14168	<u>WASHER PUMP, TRUCK #4, J.DURHAM, AUG. '22</u>	08/10/2022	19.79	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	8/22		
Total 262711:						19.79	.00					
2115	DYNA PARTS LLC	262793	14183	<u>OIL FILTER FOR WATER VAC TRUCK, J. DURHAM, AUG. '22</u>	08/11/2022	13.55	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	8/22		
Total 262793:						13.55	.00					
2115	DYNA PARTS LLC	262810	14184	<u>SPARK PLUG, AIR FILTER, TUNE UP PARTS FOR WATER VAC TRUCK, J. DURHAM, AUG. '22</u>	08/11/2022	26.13	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	8/22		
Total 262810:						26.13	.00					
2115	DYNA PARTS LLC	263222	14219	<u>2 QUARTS OF OIL FOR LAWN TRACTOR. R. DAVILA, AUG. '22</u>	08/18/2022	6.58	.00	21-6140 MAINT & REPAIR BUILDING	0	8/22		
Total 263222:						6.58	.00					

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 8/12/2022-8/31/2022Page: 13
Sep 01, 2022 08:57AM

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
2115	DYNA PARTS LLC	263249	14224	5 BOLTS AND AN ALLEN WRENCH FOR WALKER MOWER REPAIR, J. MORFIN, AUG. '22	08/18/2022	12.95	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/22		
Total 263249:						12.95	.00					
2115	DYNA PARTS LLC	263595	14256	WINDSHEILD WASHER PUMP FOR PARKS, J. DURHAM, AUG. '22	08/24/2022	25.19	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	8/22		
Total 263595:						25.19	.00					
2115	DYNA PARTS LLC	263636	14260	STOCK OIL FOR FLEET VEHICLES, J. DURHAM, AUG. '22- ADMIN	08/25/2022	32.97	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	8/22		
2115	DYNA PARTS LLC	263636	14260	STOCK OIL FOR FLEET VEHICLES, J. DURHAM, AUG. '22- WATER	08/25/2022	13.19	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	8/22		
2115	DYNA PARTS LLC	263636	14260	STOCK OIL FOR FLEET VEHICLES, J. DURHAM, AUG. '22- SEWER	08/25/2022	13.19	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	8/22		
2115	DYNA PARTS LLC	263636	14260	STOCK OIL FOR FLEET VEHICLES, J. DURHAM, AUG. '22- P.I	08/25/2022	6.59	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	8/22		
Total 263636:						65.94	.00					
2115	DYNA PARTS LLC	263861		RETURN WASHER PUMP INVOICE 263595, J. DURHAM, AUG. '22	08/29/2022	-25.19	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	8/22		
2115	DYNA PARTS LLC	263861		3 EACH HEAT SHRINK TUBING, J. DURHAM, AUG. '22	08/29/2022	15.04	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	8/22		
Total 263861:						-10.15	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2115	DYNA PARTS LLC	263977		<u>CREDIT FOR BATTERY CORE DEPOSIT FOR INVOICE 263864, AUG. '22</u>	08/31/2022	-43.20	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/22		
Total 263977:						-43.20	.00					
Total DYNA PARTS LLC:						281.00	.00					
ELAM & BURKE												
796	ELAM & BURKE	197397		<u>LEGAL SERVICES, GENERAL REPRESENTATION, URBAN RENEWAL, 07/18-07/31/22</u>	07/31/2022	22.50	.00	<u>52-6202 PROFESSIONAL SERVICES</u>	0	8/22		
Total 197397:						22.50	.00					
796	ELAM & BURKE	197398		<u>PROFESSIONAL SERVICES, URBAN RENEWAL, EAST KUNA PLAN, 07/07-07/31/2022</u>	07/31/2022	3,700.50	.00	<u>01-6045 CONTINGENCY</u>	1283	8/22		
Total 197398:						3,700.50	.00					
Total ELAM & BURKE:						3,723.00	.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0660677	13986	<u>TOILET REPAIR KIT FOR BERNIE FISHER PARK, S. HOWELL, JULY. '22</u>	07/13/2022	77.97	77.97	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	8/22	08/12/2022	
Total 0660677:						77.97	77.97					
219	FERGUSON ENTERPRISES INC	0823787	14225	<u>30 EA 1 INCH ANGLE VALVES & 2 EA GASKETS FOR PI, J.COX, AUG. '22</u>	08/18/2022	3,141.50	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	8/22		
Total 0823787:						3,141.50	.00					
219	FERGUSON ENTERPRISES INC	0826606	14114	<u>STOCK PARTS, ARV AIR RELEASE VALVES, T. FLEMING, AUG. '22</u>	08/02/2022	3,028.80	.00	<u>21-6150 M & R - SYSTEM</u>	0	8/22		

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 8/12/2022-8/31/2022

Page: 15
Sep 01, 2022 08:57AM

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 0826606:						3,028.80	.00					
219	FERGUSON ENTERPRISES INC	0831320	14222	<u>BATTERIES FOR DEWALT AND MILWAUKEE POWER TOOLS. C. DEYOUNG, AUG. '22</u>	08/18/2022	478.99	.00	20-6175 SMALL TOOLS	0	8/22		
Total 0831320:						478.99	.00					
Total FERGUSON ENTERPRISES INC:						6,727.26	77.97					
FREUND PROPERTIES LLC												
2014	FREUND PROPERTIES LLC	5115		<u>IT TICKETS AND SUPPORT FOR EMERGENCY CALL FOR SCADA SONIC WALL FAILURE, AUG. '22 -WATER</u>	08/08/2022	817.17	817.17	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/22	08/19/2022	
2014	FREUND PROPERTIES LLC	5115		<u>IT TICKETS AND SUPPORT FOR EMERGENCY CALL FOR SCADA SONIC WALL FAILURE, AUG. '22 -SEWER</u>	08/08/2022	817.17	817.17	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/22	08/19/2022	
2014	FREUND PROPERTIES LLC	5115		<u>IT TICKETS AND SUPPORT FOR EMERGENCY CALL FOR SCADA SONIC WALL FAILURE, AUG. '22 -PI</u>	08/08/2022	311.32	311.32	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/22	08/19/2022	
Total 5115:						1,945.66	1,945.66					
Total FREUND PROPERTIES LLC:						1,945.66	1,945.66					
GLENN WALKER												
2161	GLENN WALKER	22160-01		<u>KUNA POLICE STATION ARCHITECTURAL SERVICES PHASE 1, 100% COMPLETE, PHASE 2, 50% COMPLETE</u>	08/09/2022	7,400.00	7,400.00	01-6045 CONTINGENCY	1278	8/22	08/19/2022	
Total 22160-01:						7,400.00	7,400.00					
Total GLENN WALKER:						7,400.00	7,400.00					

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 8/12/2022-8/31/2022

Page: 16
Sep 01, 2022 08:57AM

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
H3 SOLUTIONS LLC												
2132	H3 SOLUTIONS LLC	3484	14265	<u>ANNUAL BACKFLOW PREVENTER TEST AND REPAIRS, D.CROSSLEY, AUG.'22-WATER</u>	08/20/2022	300.00	.00	<u>20-6150 M & R - SYSTEM</u>	0	8/22		
2132	H3 SOLUTIONS LLC	3484	14265	<u>ANNUAL BACKFLOW PREVENTER TEST AND REPAIRS, D.CROSSLEY, AUG.'22-SEWER</u>	08/20/2022	8,600.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	8/22		
Total 3484:						8,900.00	.00					
Total H3 SOLUTIONS LLC:						8,900.00	.00					
HOLLADAY ENGINEERING CO												
1990	HOLLADAY ENGINEERING CO	47852		<u>PROFFESIONAL SERVICES THROUGH 07/31/22, PEREGRINE PROJECT, KU22-0309</u>	08/16/2022	3,541.00	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	8/22		
Total 47852:						3,541.00	.00					
Total HOLLADAY ENGINEERING CO:						3,541.00	.00					
ICON ENTERPRISES, INC.												
1631	ICON ENTERPRISES, INC.	235897		<u>20 COPIES OF SUPPLEMENT TO THE CITY CODE, N. STANLEY AUG. '22</u>	07/29/2022	412.41	412.41	<u>01-6202 PROFESSIONAL SERVICES</u>	0	8/22	08/19/2022	
Total 235897:						412.41	412.41					
Total ICON ENTERPRISES, INC.:						412.41	412.41					
ICRMP												
35	ICRMP	02101-2023-1		<u>RISK INSURANCE, 1ST INSTALLMENT, POLICY PERIOD 10/01/22-09/30/23-ADMIN</u>	09/01/2022	20,861.11	.00	<u>01-1500 PREPAID EXPENSES</u>	0	8/22		
35	ICRMP	02101-2023-1		<u>RISK INSURANCE, 1ST INSTALLMENT, POLICY PERIOD 10/01/22-09/30/23-WATER</u>	09/01/2022	12,093.50	.00	<u>20-1500 PREPAID EXPENSES</u>	0	8/22		

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 8/12/2022-8/31/2022Page: 17
Sep 01, 2022 08:57AM

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
35	ICRMP	02101-2023-1		<u>RISK INSURANCE, 1ST INSTALLMENT, POLICY PERIOD 10/01/22-09/30/23-SEWER</u>	09/01/2022	24,791.67	.00	<u>21-1500 PREPAID EXPENSES</u>	0	8/22		
35	ICRMP	02101-2023-1		<u>RISK INSURANCE, 1ST INSTALLMENT, POLICY PERIOD 10/01/22-09/30/23-PI</u>	09/01/2022	2,721.22	.00	<u>25-1500 PREPAID EXPENSES</u>	0	8/22		
Total 02101-2023-1:						60,467.50	.00					
Total ICRMP:						60,467.50	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	07282022IP		<u>ELECTRIC SERVICE 06/14- 07/26/22-STREET LIGHTS</u>	07/28/2022	4,430.67	4,430.67	<u>01-6290 UTILITIES</u>	1002	8/22	08/12/2022	
Total 07282022IP:						4,430.67	4,430.67					
38	IDAHO POWER CO	08182022IP		<u>ELECTRIC SERVICE 07/16- 08/16/2022-ADMIN</u>	08/25/2022	682.72	682.72	<u>01-6290 UTILITIES</u>	0	8/22	08/25/2022	
38	IDAHO POWER CO	08182022IP		<u>ELECTRIC SERVICE 07/16- 08/16/2022-SENIOR CENTER</u>	08/25/2022	477.36	477.36	<u>01-6290 UTILITIES</u>	1001	8/22	08/25/2022	
38	IDAHO POWER CO	08182022IP		<u>ELECTRIC SERVICE 07/16- 08/16/2022-PARKS</u>	08/25/2022	30.17	30.17	<u>01-6290 UTILITIES</u>	1004	8/22	08/25/2022	
38	IDAHO POWER CO	08182022IP		<u>ELECTRIC SERVICE 07/16- 08/16/2022-WATER</u>	08/25/2022	299.37	299.37	<u>20-6290 UTILITIES EXPENSE</u>	0	8/22	08/25/2022	
38	IDAHO POWER CO	08182022IP		<u>ELECTRIC SERVICE 07/16- 08/16/2022-SEWER</u>	08/25/2022	21,896.15	21,896.15	<u>21-6290 UTILITIES EXPENSE</u>	0	8/22	08/25/2022	
38	IDAHO POWER CO	08182022IP		<u>ELECTRIC SERVICE 07/16- 08/16/2022-PI</u>	08/25/2022	118.00	118.00	<u>25-6290 UTILITIES EXPENSE</u>	0	8/22	08/25/2022	
38	IDAHO POWER CO	08182022IP		<u>ELECTRIC SERVICE 07/16- 08/16/2022-STREETS</u>	08/25/2022	2,197.55	2,197.55	<u>01-6290 UTILITIES</u>	1002	8/22	08/25/2022	
Total 08182022IP:						25,701.32	25,701.32					

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 8/12/2022-8/31/2022

Page: 18
 Sep 01, 2022 08:57AM

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 IDAHO POWER CO:						30,131.99	30,131.99					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	24642	13972	<u>AD#267088, LEGAL PUBLIC NOTICE, LAMP DISTRICT, J.REID, JUL.'22</u>	08/03/2022	52.18	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	8/22		
Total 24642:						52.18	.00					
1802	IDAHO PRESS TRIBUNE, LLC	24643	14083	<u>AD# 267156, LEGAL PUBLIC NOTICE, PATAGONIA EAST, RIDGE & LAKES, T. BEHUNIN, JULY. '22</u>	08/03/2022	60.32	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	8/22		
Total 24643:						60.32	.00					
1802	IDAHO PRESS TRIBUNE, LLC	25005	14158	<u>AD# 269485, LEGAL PUBLIC NOTICE, URBAN RENEWAL, 2023 BUDGET, Z. MONTEGRO, AUG. '22</u>	08/17/2022	184.02	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	4000	8/22		
Total 25005:						184.02	.00					
1802	IDAHO PRESS TRIBUNE, LLC	25006	14172	<u>AD# 270856, LEGAL PUBLIC NOTICE, CASE NO. 22-01-CPF, NOVAK INDUSTRIAL COMBO PLAT, D. HANSON, AUG. '22</u>	08/17/2022	48.48	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	8/22		
Total 25006:						48.48	.00					
1802	IDAHO PRESS TRIBUNE, LLC	25007	14192	<u>AD# 271752, LEGAL PUBLIC NOTICE, CASE NOS. 21-01-PUD, 21-04-AN, 21-03-ZC, 21-03-S 21-04-SUP, 22-06-DA, SABINO'S ROCKY RIDGE SUBDIVISION, T. BEHUNIN, AUG. '22</u>	08/17/2022	61.80	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	8/22		
Total 25007:						61.80	.00					

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 8/12/2022-8/31/2022

Page: 19
 Sep 01, 2022 08:57AM

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
1802	IDAHO PRESS TRIBUNE, LLC	25229	14218	<u>AD# 273568. LEGAL PUBLIC NOTICE. SUMMARY OF ORDINANCE 2022-24. N. STANLEY, AUG. '22</u>	08/24/2022	64.02	.00	<u>01-6125. LEGAL PUBLICATIONS</u>	0	8/22		
Total 25229:						64.02	.00					
Total IDAHO PRESS TRIBUNE, LLC:						470.82	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	08052022-0811		<u>SANITATION RECEIPT TRANSFER. 08/05-08/12/2022</u>	08/12/2022	81,861.54	81,861.54	<u>26-7000. SOLID WASTE SERVICE FEES</u>	0	8/22	08/12/2022	
230	J & M SANITATION, INC.	08052022-0811		<u>SANITATION RECEIPT TRANSFER, LESS FRANCHISE FEES. 08/05-08/12/2022</u>	08/12/2022	-8,087.92	-8,087.92	<u>01-4170. FRANCHISE FEES</u>	0	8/22	08/12/2022	
Total 08052022-08112022:						73,773.62	73,773.62					
230	J & M SANITATION, INC.	08122022-081		<u>SANITATION RECEIPT TRANSFER,08/12-08/18/2022</u>	08/19/2022	119,715.35	119,715.35	<u>26-7000. SOLID WASTE SERVICE FEES</u>	0	8/22	08/19/2022	
230	J & M SANITATION, INC.	08122022-081		<u>SANITATION RECEIPT TRANSFER, LESS FRANCHISE FEES. 08/12-08/18/2022</u>	08/19/2022	-11,827.88	-11,827.88	<u>01-4170. FRANCHISE FEES</u>	0	8/22	08/19/2022	
Total 08122022-08182022:						107,887.47	107,887.47					
230	J & M SANITATION, INC.	08192022-082		<u>SANITATION RECEIPT TRANSFER. 08/19-08/24/2022</u>	08/25/2022	15,191.59	15,191.59	<u>26-7000. SOLID WASTE SERVICE FEES</u>	0	8/22	08/25/2022	
230	J & M SANITATION, INC.	08192022-082		<u>SANITATION RECEIPT TRANSFER, LESS FRANCHISE FEES. 08/19-08/24/2022</u>	08/25/2022	-1,500.92	-1,500.92	<u>01-4170. FRANCHISE FEES</u>	0	8/22	08/25/2022	
Total 08192022-08242022:						13,690.67	13,690.67					
Total J & M SANITATION, INC.:						195,351.76	195,351.76					

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 8/12/2022-8/31/2022

Page: 20
 Sep 01, 2022 08:57AM

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
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0154738		<u>PROFESSIONAL SERVICES FROM 05/29-07/02/2022. KUNA EAST DISTRICT URBAN RENEWAL</u>	07/27/2022	4,125.00	.00	<u>01-6045 CONTINGENCY</u>	1283	8/22		
Total 0154738:						4,125.00	.00					
1236	J-U-B ENGINEERS, INC.	0155601		<u>PROFESSIONAL SERVICES FROM 07/03-07/30/22 FOR KUNA OVERPASS PEL PLANNING STUDY.</u>	08/30/2022	11,522.16	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1273	8/22		
Total 0155601:						11,522.16	.00					
Total J-U-B ENGINEERS, INC.:						15,647.16	.00					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	0222226		<u>PROFESSIONAL SERVICES FROM 07/01-07/31/22-META DEVELOPMENT WATER & WASTEWATER USER RATE & CONNECTION FEE STUDY-WATER</u>	08/04/2022	4,095.00	.00	<u>20-6160 MISCELLANEOUS EXPENSES</u>	0	8/22		
429	KELLER ASSOCIATES, INC.	0222226		<u>PROFESSIONAL SERVICES FROM 07/01-07/31/22-META DEVELOPMENT WATER & WASTEWATER USER RATE & CONNECTION FEE STUDY-SEWER</u>	08/04/2022	4,095.00	.00	<u>21-6160 MISCELLANEOUS EXPENSES</u>	0	8/22		
Total 0222226:						8,190.00	.00					
Total KELLER ASSOCIATES, INC.:						8,190.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A130991	14169	<u>SWITCH COVER PLATE. B.WITHROW'S OFFICE, AUG.'22</u>	08/09/2022	1.52	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	8/22		
Total A130991:						1.52	.00					

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 8/12/2022-8/31/2022Page: 21
Sep 01, 2022 08:57AM

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
499	KUNA LUMBER	A131000	14173	<u>EXTENSION CORD FOR SPLASH PAD PUMP HOUSE, J. ADAMS, AUG. '22</u>	08/10/2022	.81	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/22		
Total A131000:						.81	.00					
499	KUNA LUMBER	A131007	14176	<u>ELECTRICAL TAPE FOR TENTS AND VACUUM BREAKER FPR DUMP STATION, J. MORFIN, AUG. '22</u>	08/10/2022	16.27	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/22		
Total A131007:						16.27	.00					
499	KUNA LUMBER	A131019	14181	<u>3 CANS OF WASP SPRAY, B. VILLANUEVA, AUG. '22</u>	08/11/2022	14.28	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/22		
Total A131019:						14.28	.00					
499	KUNA LUMBER	A131196		<u>RETURN CONDUIT FOR VEHICLE LIFT-ADMIN</u>	08/19/2022	-6.91	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	8/22		
499	KUNA LUMBER	A131196		<u>RETURN CONDUIT FOR VEHICLE LIFT-WATER</u>	08/19/2022	-2.76	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	8/22		
499	KUNA LUMBER	A131196		<u>RETURN CONDUIT FOR VEHICLE LIFT-SEWER</u>	08/19/2022	-2.76	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	8/22		
499	KUNA LUMBER	A131196		<u>RETURN CONDUIT FOR VEHICLE LIFT-PI</u>	08/19/2022	-1.38	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	8/22		
Total A131196:						-13.81	.00					
499	KUNA LUMBER	A131197	14228	<u>SPARE KEY FOR HISTORY BLD, S. HOWELL, AUG. '22</u>	08/19/2022	2.97	.00	01-6140 MAINT. & REPAIR BUILDING	1004	8/22		

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 8/12/2022-8/31/2022

Page: 22
Sep 01, 2022 08:57AM

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 A131197:						2.97	.00					
499	KUNA LUMBER	A131204	14229	<u>7 EA 80# BAGS OF CONCRETE, B.REED, AUG.'22</u>	08/19/2022	37.03	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	8/22		
Total A131204:						37.03	.00					
499	KUNA LUMBER	A131242	14235	<u>DRILL BITS, J. ADAMS, AUG. '22</u>	08/22/2022	23.39	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	8/22		
Total A131242:						23.39	.00					
499	KUNA LUMBER	A131285	14248	<u>5 BAGS OF CONCRETE FOR MEMORIAL BENCH AND DOG BAG HOLDERS, FLY TRAPS, J. MORFIN, AUG. :22</u>	08/24/2022	32.11	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	8/22		
Total A131285:						32.11	.00					
499	KUNA LUMBER	B164627	14122	<u>6 BAGS OF CONCRETE FOR AVALON HYDRANT, M DAVILA, AUGUST' .22</u>	08/03/2022	31.74	.00	<u>20-6150 M & R - SYSTEM</u>	0	8/22		
Total B164627:						31.74	.00					
499	KUNA LUMBER	B164763	14165	<u>STAIN FOR WATER TREATMENT PLANT, J. ADAMS, AUG. '22-WATER</u>	08/09/2022	9.44	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	8/22		
499	KUNA LUMBER	B164763	14165	<u>STAIN FOR WATER TREATMENT PLANT, J. ADAMS, AUG. '22-SEWER</u>	08/09/2022	9.44	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	8/22		
499	KUNA LUMBER	B164763	14165	<u>STAIN FOR WATER TREATMENT PLANT, J. ADAMS, AUG. '22-PI</u>	08/09/2022	3.61	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	8/22		

City of Kuna

 Payment Approval Report - City Council Approval
 Report dates: 8/12/2022-8/31/2022

 Page: 23
 Sep 01, 2022 08:57AM

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 B164763:						22.49	.00					
499	KUNA LUMBER	B164791	14171	<u>TWO SHEETS OF PLYWOOD FOR FACILITIES TRAILER, J. ADAMS, AUG. '22-ADMIN</u>	08/10/2022	34.99	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/22		
499	KUNA LUMBER	B164791	14171	<u>TWO SHEETS OF PLYWOOD FOR FACILITIES TRAILER, J. ADAMS, AUG. '22-WATER</u>	08/10/2022	13.99	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/22		
499	KUNA LUMBER	B164791	14171	<u>TWO SHEETS OF PLYWOOD FOR FACILITIES TRAILER, J. ADAMS, AUG. '22-SEWER</u>	08/10/2022	13.99	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/22		
499	KUNA LUMBER	B164791	14171	<u>TWO SHEETS OF PLYWOOD FOR FACILITIES TRAILER, J. ADAMS, AUG. '22-PI</u>	08/10/2022	7.01	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	8/22		
Total B164791:						69.98	.00					
499	KUNA LUMBER	B164795		<u>OUTDOOR CORD FOR SPLASH PAD PUMP HOUSE, J. ADAMS, AUG. '22</u>	08/10/2022	8.45	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	8/22		
Total B164795:						8.45	.00					
499	KUNA LUMBER	B164987	14204	<u>ANTI-SEIZE LUBRICANT FOR SERVICE ON 5500, W.TAGGART, AUG.'22</u>	08/16/2022	10.16	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/22		
Total B164987:						10.16	.00					
499	KUNA LUMBER	B164992	14207	<u>4 PK D BATTERIES, R. DAVILA, AUG. '22</u>	08/16/2022	12.49	.00	<u>21-6150 M & R - SYSTEM</u>	0	8/22		
Total B164992:						12.49	.00					
499	KUNA LUMBER	B165048		<u>PLUG FOR AIR COMPRESSOR FOR FLEET SHOP-ADMIN</u>	08/18/2022	1.57	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	8/22		

City of Kuna

 Payment Approval Report - City Council Approval
 Report dates: 8/12/2022-8/31/2022

 Page: 24
 Sep 01, 2022 08:57AM

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
499	KUNA LUMBER	B165048		<u>PLUG FOR AIR COMPRESSOR FOR FLEET SHOP-WATER</u>	08/18/2022	.63	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	8/22		
499	KUNA LUMBER	B165048		<u>PLUG FOR AIR COMPRESSOR FOR FLEET SHOP-SEWER</u>	08/18/2022	.63	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	8/22		
499	KUNA LUMBER	B165048		<u>PLUG FOR AIR COMPRESSOR FOR FLEET SHOP-PI</u>	08/18/2022	.31	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	8/22		
Total B165048:						3.14	.00					
499	KUNA LUMBER	B165054	14221	<u>RETURN ELECTRICAL CONNECTOR FOR THE AUTO LIFT, S. HOWELL, AUG. '22- ADMIN</u>	08/18/2022	-1.17	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	8/22		
499	KUNA LUMBER	B165054		<u>RETURN ELECTRICAL CONNECTOR FOR THE AUTO LIFT, S. HOWELL, AUG. '22- WATER</u>	08/18/2022	-47	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	8/22		
499	KUNA LUMBER	B165054		<u>RETURN ELECTRICAL CONNECTOR FOR THE AUTO LIFT, S. HOWELL, AUG. '22- SEWER</u>	08/18/2022	-47	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	8/22		
499	KUNA LUMBER	B165054		<u>RETURN ELECTRICAL CONNECTOR FOR THE AUTO LIFT, S. HOWELL, AUG. '22-PI</u>	08/18/2022	-23	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	8/22		
Total B165054:						-2.34	.00					
499	KUNA LUMBER	B165059	14223	<u>CONDUIT FOR MOVING FLEET AUTO LIFT TO NEW SHOP, S. HOWELL, AUG.'22-ADMIN</u>	08/18/2022	24.92	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	8/22		
499	KUNA LUMBER	B165059		<u>CONDUIT FOR MOVING FLEET AUTO LIFT TO NEW SHOP, S. HOWELL, AUG.'22-WATER</u>	08/18/2022	9.96	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	8/22		
499	KUNA LUMBER	B165059		<u>CONDUIT FOR MOVING FLEET AUTO LIFT TO NEW SHOP, S. HOWELL, AUG.'22-SEWER</u>	08/18/2022	9.96	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	8/22		

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 8/12/2022-8/31/2022Page: 25
Sep 01, 2022 08:57AM

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
499	KUNA LUMBER	B165059		<u>CONDUIT FOR MOVING FLEET AUTO LIFT TO NEW SHOP, S. HOWELL, AUG.'22-PI</u>	08/18/2022	4.98	.00	<u>25-6140 MAINT. & REPAIR BUILDING</u>	0	8/22		
Total B165059:						49.82	.00					
499	KUNA LUMBER	B165158	14238	<u>SCREW EXTRACTOR, M. NADEAU, AUG. '22</u>	08/22/2022	3.59	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	8/22		
Total B165158:						3.59	.00					
499	KUNA LUMBER	B165162	14240	<u>4 SOCKETS, M. NADEAU, AUG. '22</u>	08/22/2022	3.92	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	8/22		
Total B165162:						3.92	.00					
Total KUNA LUMBER:						328.01	.00					
KUNA MACHINE LLC												
1775	KUNA MACHINE LLC	970	14264	<u>1 IN HOLE DRILLED IN WELL #5 PEDESTAL FOR DEPTH GAUGE, R.JONES, AUGUST '22</u>	08/25/2022	100.00	.00	<u>20-6150 M & R - SYSTEM</u>	0	8/22		
Total 970:						100.00	.00					
Total KUNA MACHINE LLC:						100.00	.00					
KWIK SILVER EMBROIDERY												
1769	KWIK SILVER EMBROIDERY	28159		<u>SHIRTS FOR TREATMENT PLANT, M. WEBB, AUG. '22- WATER</u>	08/16/2022	1,164.53	.00	<u>20-6285 UNIFORMS EXPENSE</u>	0	8/22		
1769	KWIK SILVER EMBROIDERY	28159		<u>SHIRTS FOR TREATMENT PLANT, M. WEBB, AUG. '22- SEWER</u>	08/16/2022	1,164.53	.00	<u>21-6285 UNIFORMS EXPENSE</u>	0	8/22		
1769	KWIK SILVER EMBROIDERY	28159		<u>SHIRTS FOR TREATMENT PLANT, M. WEBB, AUG. '22-PI</u>	08/16/2022	443.64	.00	<u>25-6285 UNIFORMS EXPENSE</u>	0	8/22		

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 8/12/2022-8/31/2022

Page: 26
Sep 01, 2022 08:57AM

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 28159:						2,772.70	.00					
Total KWIK SILVER EMBROIDERY:						2,772.70	.00					
LOCAHAN LLC												
1619	LOCAHAN LLC	AR1088129		CONTRACT BASE CHARGE FOR 08/03-09/2/2022, MODEL# MPC4504EX, SERIAL# C737M540155 & C737M540938-ADMIN	08/08/2022	135.16	135.16	01-6142 MAINT. & REPAIR - EQUIPMENT	0	8/22	08/19/2022	
1619	LOCAHAN LLC	AR1088129		CONTRACT BASE CHARGE FOR 08/03-09/2/2022, MODEL# MPC4504EX, SERIAL# C737M540155 & C737M540938-P&Z	08/08/2022	48.28	48.28	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	8/22	08/19/2022	
1619	LOCAHAN LLC	AR1088129		CONTRACT BASE CHARGE FOR 08/03-09/2/2022, MODEL# MPC4504EX, SERIAL# C737M540155 & C737M540938-WATER	08/08/2022	125.50	125.50	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/22	08/19/2022	
1619	LOCAHAN LLC	AR1088129		CONTRACT BASE CHARGE FOR 08/03-09/2/2022, MODEL# MPC4504EX, SERIAL# C737M540155 & C737M540938-SEWER	08/08/2022	125.50	125.50	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/22	08/19/2022	
1619	LOCAHAN LLC	AR1088129		CONTRACT BASE CHARGE FOR 08/03-09/2/2022, MODEL# MPC4504EX, SERIAL# C737M540155 & C737M540938-PI	08/08/2022	48.28	48.28	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/22	08/19/2022	
Total AR1088129:						482.72	482.72					
1619	LOCAHAN LLC	AR1090951		CONTRACT OVERAGE CHARGE FOR 08/01-08/31/2022, MODEL# MPC307SPF, SERIAL # C509P900318-ADMIN	08/19/2022	34.83	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	8/22		
1619	LOCAHAN LLC	AR1090951		CONTRACT OVERAGE CHARGE FOR 08/01-08/31/2022, MODEL# MPC307SPF, SERIAL # C509P900318-WATER	08/19/2022	32.34	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	8/22		

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 8/12/2022-8/31/2022

Page: 27
 Sep 01, 2022 08:57AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1619	LOCAHAN LLC	AR1090951		<u>CONTRACT OVERAGE</u> <u>CHARGE FOR 08/01-08/31/2022.</u> <u>MODEL# MPC307SPF, SERIAL #</u> <u>C509P90031-SEWER</u>	08/19/2022	32.34	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/22		
1619	LOCAHAN LLC	AR1090951		<u>CONTRACT OVERAGE</u> <u>CHARGE FOR 08/01-08/31/2022.</u> <u>MODEL# MPC307SPF, SERIAL #</u> <u>C509P900318-PI</u>	08/19/2022	12.44	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/22		
1619	LOCAHAN LLC	AR1090951		<u>CONTRACT OVERAGE</u> <u>CHARGE FOR 08/01-08/31/2022.</u> <u>MODEL# MPC307SPF, SERIAL #</u> <u>C509P900318-P&Z</u>	08/19/2022	12.45	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	8/22		
1619	LOCAHAN LLC	AR1090951		<u>CONTRACT LEASE CHARGE.</u> <u>MODEL# MPC307SPF, SERIAL #</u> <u>C509P900318</u>	08/19/2022	47.49	.00	01-6212 RENT- EQUIPMENT	0	8/22		
Total AR1090951:						171.89	.00					
1619	LOCAHAN LLC	AR1090952		<u>CONTRACT OVERAGE</u> <u>CHARGE FOR 08/01-08/31/2022.</u> <u>MODEL# MX2651, SERIAL#</u> <u>03012172-WATER</u>	08/19/2022	35.38	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	8/22		
1619	LOCAHAN LLC	AR1090952		<u>CONTRACT OVERAGE</u> <u>CHARGE FOR 08/01-08/31/2022.</u> <u>MODEL# MX2651, SERIAL#</u> <u>03012172-SEWER</u>	08/19/2022	35.38	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/22		
1619	LOCAHAN LLC	AR1090952		<u>CONTRACT OVERAGE</u> <u>CHARGE FOR 08/01-08/31/2022.</u> <u>MODEL# MX2651, SERIAL#</u> <u>03012172-PI</u>	08/19/2022	13.50	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/22		
1619	LOCAHAN LLC	AR1090952		<u>CONTRACT LEASE CHARGE.</u> <u>MODEL# MX2651, SERIAL#</u> <u>03012172</u>	08/19/2022	95.55	.00	20-6212 RENT - EQUIPMENT	0	8/22		
Total AR1090952:						179.81	.00					
Total LOCAHAN LLC:						834.42	482.72					

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 8/12/2022-8/31/2022

Page: 28
Sep 01, 2022 08:57AM

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
METROQUIP, INC.												
196	METROQUIP, INC.	P17041	14190	<u>2 SWIVEL HEADS FOR VAC TRUCK, M. NADEAU, AUG. '22</u>	08/12/2022	191.70	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/22		
Total P17041:						191.70	.00					
196	METROQUIP, INC.	P17157		<u>RETURN SWIVEL HEADS FOR VAC TRUCK, M. NADEAU, AUG. '22</u>	08/18/2022	-327.40	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/22		
Total P17157:						-327.40	.00					
196	METROQUIP, INC.	P17231	14245	<u>60 FT OF HOSE & FITTING FOR VAC TRUCK PARTS, T. SHAFFER, AUG. '22</u>	08/23/2022	184.52	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/22		
Total P17231:						184.52	.00					
Total METROQUIP, INC.:						48.82	.00					
NICK'S CUSTOM CURBS & DECORATIVE CONCRET												
1403	NICK'S CUSTOM CURBS & DECORATIVE CONCRET	1149		<u>CONCRETE FOR TUFF SHED AT FLEET SHOP, AUG. '22</u>	08/29/2022	8,260.00	.00	<u>01-6045 CONTINGENCY</u>	1249	8/22		
Total 1149:						8,260.00	.00					
Total NICK'S CUSTOM CURBS & DECORATIVE CONCRET:						8,260.00	.00					
OPALINE AQUA-FARM LLC												
2162	OPALINE AQUA-FARM LLC	695592		<u>100 CARP DELIVERED TO LAGOON, M. WEBB, AUG. '22</u>	08/17/2022	1,995.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	8/22		
Total 695592:						1,995.00	.00					
Total OPALINE AQUA-FARM LLC:						1,995.00	.00					

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 8/12/2022-8/31/2022

Page: 30
 Sep 01, 2022 08:57AM

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>COMBO AUG. '22- WATER</u>	08/16/2022	504.00	504.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	8/22	08/19/2022	
2137	PRIDE ELECTRICAL CONTRACTORS INC	1528		<u>REPLACE EMERGENCY BALLASTS ON A TOTAL OF 5 FIXTURES IN TWO PLANT BUILDINGS AND REPLACE EXIT SIGN WITH EXIT/BUG EYE COMBO. AUG. '22- SEWER</u>	08/16/2022	504.00	504.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	8/22	08/19/2022	
2137	PRIDE ELECTRICAL CONTRACTORS INC	1528		<u>REPLACE EMERGENCY BALLASTS ON A TOTAL OF 5 FIXTURES IN TWO PLANT BUILDINGS AND REPLACE EXIT SIGN WITH EXIT/BUG EYE COMBO. AUG. '22-P.I</u>	08/16/2022	192.00	192.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	8/22	08/19/2022	
2137	PRIDE ELECTRICAL CONTRACTORS INC	1528		<u>ADD TWO LIGHTS UNDER SOFFIT TO LIGHT UP WALKWAY. TROUBLESHOOT SIDE LIGHTS THAT ARE NOT WORKING. AUG. '22</u>	08/16/2022	350.00	350.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1001	8/22	08/19/2022	
2137	PRIDE ELECTRICAL CONTRACTORS INC	1528		<u>REPAIR DAMAGED STREET LIGHT CONDUIT HIT BY UTILITY CONTRACTOR. AUG. '22</u>	08/16/2022	350.00	350.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1002	8/22	08/19/2022	
Total 1528:						1,900.00	1,900.00					
Total PRIDE ELECTRICAL CONTRACTORS INC:						1,900.00	1,900.00					
REXEL USA, INC.												
1613	REXEL USA, INC.	3C39775	14082	<u>ELECTRICAL OUTLET COVER FOR BERNIE FISHER PARK, S. HOWELL. JULY. '22</u>	08/01/2022	30.23	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	8/22		
Total 3C39775:						30.23	.00					
1613	REXEL USA, INC.	3C90944	14133	<u>WIRE CONNECTORS. M.NADEAU. AUG.'22</u>	08/05/2022	24.66	.00	<u>21-6175 SMALL TOOLS</u>	0	8/22		
Total 3C90944:						24.66	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1613	REXEL USA, INC.	3C97072	14139	<u>10 FUSES FOR LIFT STATION, T. SHAFFER, AUG.'22</u>	08/05/2022	126.24	.00	21-6150 M & R - SYSTEM	0	8/22		
Total 3C97072:						126.24	.00					
Total REXEL USA, INC.:						181.13	.00					
ROCKY MOUNTAIN VALVES & AUTOMATION												
2163	ROCKY MOUNTAIN VALVES & AUTOMATION	15360-18138		<u>2 INCH AV-TEK COMBINATION AIR VALVE, MODEL 5302, POLYAMIDE FIBERGLASS REINFORCED BODY, POLYPROPYLENE FOAM FLOAT, SILICON RUBBER ROLLING GASKET, EPDM O-RINGS, 2 INCH NPT MALE INLET, 1-1/2 INCH NPT FEMALE OUTLET, C. DEYOUNG, AUG. '22</u>	08/17/2022	265.00	.00	20-6150 M & R - SYSTEM	0	8/22		
Total 15360-18138:						265.00	.00					
Total ROCKY MOUNTAIN VALVES & AUTOMATION:						265.00	.00					
SIMPLOT TURF & HORTICULTURE												
491	SIMPLOT TURF & HORTICULTURE	216061647		<u>SOIL BINDER FOR PARKS, AUG. '22</u>	08/25/2022	175.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/22		
Total 216061647:						175.00	.00					
Total SIMPLOT TURF & HORTICULTURE:						175.00	.00					
SOLBERG MANUFACTURING, INC.												
1697	SOLBERG MANUFACTURING, INC.	INV025294	14106	<u>10 PAPER ELEMENT FILTERS, 276P- STANDARD, M. NADEAU, AUG. '22</u>	08/18/2022	2,526.80	.00	21-6150 M & R - SYSTEM	0	8/22		
Total INV025294:						2,526.80	.00					
Total SOLBERG MANUFACTURING, INC.:						2,526.80	.00					

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 8/12/2022-8/31/2022

Page: 32
Sep 01, 2022 08:57AM

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
STATE OF IDAHO-DEPT OF ENVIR QUALITY												
128	STATE OF IDAHO-DEPT OF ENVIR QUALITY	20230882		<u>ANNUAL ASSESSMENT FOR PUBLIC DRINKING WATER SYSTEM FOR FY2023</u>	08/29/2022	26,283.00	.00	<u>20-1500 PREPAID EXPENSES</u>	0	8/22		
Total 20230882:						26,283.00	.00					
Total STATE OF IDAHO-DEPT OF ENVIR QUALITY:						26,283.00	.00					
SWANK MOTION PICTURES INC												
1877	SWANK MOTION PICTURES INC	DB 3229816	13099	<u>MOVIES IN THE PARK, A.PETERSON, FEB.'22, THE LORAX 8-12/8-12-22</u>	08/10/2022	465.00	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	8/22		
Total DB 3229816:						465.00	.00					
1877	SWANK MOTION PICTURES INC	DB 3233144	13099	<u>MOVIES IN THE PARK, A.PETERSON, FEB.'22, LADY AND THE TRAMP 8-19/8-19-22</u>	08/17/2022	435.00	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	8/22		
Total DB 3233144:						435.00	.00					
Total SWANK MOTION PICTURES INC:						900.00	.00					
TACOMA SCREW PRODUCTS, INC												
1768	TACOMA SCREW PRODUCTS, INC	200058706-00	14217	<u>BOLTS FOR MOVING FLEET VEHICLE LIFT, S. HOWELL, AUG. '22- ADMIN</u>	08/18/2022	45.16	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	0	8/22		
1768	TACOMA SCREW PRODUCTS, INC	200058706-00	14217	<u>BOLTS FOR MOVING FLEET VEHICLE LIFT, S. HOWELL, AUG. '22- WATER</u>	08/18/2022	18.06	.00	<u>20-6150 M & R - SYSTEM</u>	0	8/22		
1768	TACOMA SCREW PRODUCTS, INC	200058706-00	14217	<u>BOLTS FOR MOVING FLEET VEHICLE LIFT, S. HOWELL, AUG. '22- SEWER</u>	08/18/2022	18.06	.00	<u>21-6150 M & R - SYSTEM</u>	0	8/22		
1768	TACOMA SCREW PRODUCTS, INC	200058706-00	14217	<u>BOLTS FOR MOVING FLEET VEHICLE LIFT, S. HOWELL, AUG. '22- P.I</u>	08/18/2022	9.04	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	8/22		

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 8/12/2022-8/31/2022Page: 33
Sep 01, 2022 08:57AM

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 200058706-00:						90.32	.00					
Total TACOMA SCREW PRODUCTS, INC:						90.32	.00					
TECHNOLOGY SOLUTIONS LLC												
1823	TECHNOLOGY SOLUTIONS LLC	4453		<u>NEW WELL HOUSE CAMERA SYSTEM INSTALL, 50% DEPOSIT, AUG. '22</u>	08/09/2022	8,675.89	8,675.89	<u>20-6166 PP&E PURCHASES OPERATIONS</u>	1057	8/22	08/12/2022	
Total 4453:						8,675.89	8,675.89					
1823	TECHNOLOGY SOLUTIONS LLC	4458	13979	<u>SECURITY CAMERA AND INSTALL FOR BERNIE FISHER PARK, J. LORENTZ, JULY '22</u>	08/19/2022	2,813.75	2,813.75	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	8/22	08/25/2022	
Total 4458:						2,813.75	2,813.75					
Total TECHNOLOGY SOLUTIONS LLC:						11,489.64	11,489.64					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:08358589		<u>2 12 OUNCE CREAMER CANISTER AND 4 20 OUNCE SUGAR CANISTER TREATMENT PLANT, AUG. '22-WATER</u>	08/15/2022	7.18	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	8/22		
992	TREASURE VALLEY COFFEE	2160:08358589		<u>2 12 OUNCE CREAMER CANISTER AND 4 20 OUNCE SUGAR CANISTER TREATMENT PLANT, AUG. '22- SEWER</u>	08/15/2022	7.18	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	8/22		
992	TREASURE VALLEY COFFEE	2160:08358589		<u>2 12 OUNCE CREAMER CANISTER AND 4 20 OUNCE SUGAR CANISTER TREATMENT PLANT, AUG. '22- P.I</u>	08/15/2022	2.74	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	8/22		
Total 2160:08358589:						17.10	.00					
992	TREASURE VALLEY COFFEE	2160:08379445	14249	<u>COFFEE & SUGAR FOR CITY HALL, C. MERRITT, AUG. '22- ADMIN</u>	08/24/2022	27.34	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	8/22		

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 8/12/2022-8/31/2022

Page: 34
 Sep 01, 2022 08:57AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
992	TREASURE VALLEY COFFEE	2160:08379445	14249	<u>COFFEE & SUGAR FOR CITY HALL, C. MERRITT, AUG. '22- WATER</u>	08/24/2022	18.71	.00	20-6165 OFFICE SUPPLIES	0	8/22		
992	TREASURE VALLEY COFFEE	2160:08379445	14249	<u>COFFEE & SUGAR FOR CITY HALL, C. MERRITT, AUG. '22- SEWER</u>	08/24/2022	18.71	.00	21-6165 OFFICE SUPPLIES	0	8/22		
992	TREASURE VALLEY COFFEE	2160:08379445	14249	<u>COFFEE & SUGAR FOR CITY HALL, C. MERRITT, AUG. '22- P.I</u>	08/24/2022	7.20	.00	25-6165 OFFICE SUPPLIES	0	8/22		
Total 2160:08379445:						71.96	.00					
992	TREASURE VALLEY COFFEE	2160:08379447		<u>ONE CASE COFFEE FOR PARK OFFICE, AUG. '22</u>	08/24/2022	68.36	.00	01-6165 OFFICE SUPPLIES	1004	8/22		
Total 2160:08379447:						68.36	.00					
992	TREASURE VALLEY COFFEE	2160:08387642	14185	<u>2 COOLER RENTAL, 14 5 GALLON WATER BOTTLES, AND 4 100 COUNT 7 OZ CUPS , M. WEBB, AUG. '22- WATER</u>	08/12/2022	44.73	.00	20-6165 OFFICE SUPPLIES	0	8/22		
992	TREASURE VALLEY COFFEE	2160:08387642	14185	<u>2 COOLER RENTAL, 14 5 GALLON WATER BOTTLES, AND 4 100 COUNT 7 OZ CUPS , M. WEBB, AUG. '22- SEWER</u>	08/12/2022	44.73	.00	21-6165 OFFICE SUPPLIES	0	8/22		
992	TREASURE VALLEY COFFEE	2160:08387642		<u>2 COOLER RENTAL, 14 5 GALLON WATER BOTTLES, AND 4 100 COUNT 7 OZ CUPS , M. WEBB, AUG. '22- P.I</u>	08/12/2022	17.04	.00	25-6165 OFFICE SUPPLIES	0	8/22		
Total 2160:08387642:						106.50	.00					
992	TREASURE VALLEY COFFEE	2160:08387669	14195	<u>1 COOLER RENTAL AND 4 WATER BOTTLES, MAINTENANCE SHOP, A. PETERSON' AUG '22</u>	08/12/2022	26.80	.00	01-6165 OFFICE SUPPLIES	1004	8/22		
Total 2160:08387669:						26.80	.00					

City of Kuna

 Payment Approval Report - City Council Approval
 Report dates: 8/12/2022-8/31/2022

 Page: 35
 Sep 01, 2022 08:57AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
992	TREASURE VALLEY COFFEE	2160:08387697	14193	<u>1 COOLER RENTAL AND 6 WATER BOTTLES FOR CITY HALL, A PETERSON, AUG. '22- ADMIN</u>	08/12/2022	15.28	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	8/22		
992	TREASURE VALLEY COFFEE	2160:08387697	14193	<u>1 COOLER RENTAL AND 6 WATER BOTTLES FOR CITY HALL, A PETERSON, AUG. '22- WATER</u>	08/12/2022	10.45	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	8/22		
992	TREASURE VALLEY COFFEE	2160:08387697	14193	<u>1 COOLER RENTAL AND 6 WATER BOTTLES FOR CITY HALL, A PETERSON, AUG. '22- SEWER</u>	08/12/2022	10.45	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	8/22		
992	TREASURE VALLEY COFFEE	2160:08387697	14193	<u>1 COOLER RENTAL AND 6 WATER BOTTLES FOR CITY HALL, A PETERSON, AUG. '22- P.I</u>	08/12/2022	4.02	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	8/22		
Total 2160:08387697:						40.20	.00					
992	TREASURE VALLEY COFFEE	2160:08387709	14194	<u>1 COOLER RENTAL AND 6 WATER BOTTLES FOR PARKS, A PETERSON, AUG. '22</u>	08/12/2022	40.20	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	8/22		
Total 2160:08387709:						40.20	.00					
992	TREASURE VALLEY COFFEE	2160:08418110	14268	<u>12 5 GALLON WATER BOTTLES, 1 CASE 16 OZ PAPER CUPS, 3 20 OZ SUGAR CANISTER, AUG. '22- WATER</u>	08/26/2022	35.03	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	8/22		
992	TREASURE VALLEY COFFEE	2160:08418110		<u>12 5 GALLON WATER BOTTLES, 1 CASE 16 OZ PAPER CUPS, 3 20 OZ SUGAR CANISTER, AUG.' 22- SEWER</u>	08/26/2022	35.03	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	8/22		
992	TREASURE VALLEY COFFEE	2160:08418110	14268	<u>12 5 GALLON WATER BOTTLES, 1 CASE 16 OZ PAPER CUPS, 3 20 OZ SUGAR CANISTER, AUG. '22- P.I</u>	08/26/2022	13.34	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	8/22		
Total 2160:08418110:						83.40	.00					

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 8/12/2022-8/31/2022

Page: 36
 Sep 01, 2022 08:57AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
992	TREASURE VALLEY COFFEE	2160:08418233	14275	<u>1 COOLER RENTAL AND 7 BOTTLES OF WATER FOR MAINTENANCE SHOP, AUG. '22</u>	08/26/2022	57.90	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	8/22		
Total 2160:08418233:						57.90	.00					
992	TREASURE VALLEY COFFEE	2160:08418285	14276	<u>ONE COOLER RENTAL, 5 EACH 5 GALLON WATER BOTTLE, CITY HALL, AUG.'22- ADMIN</u>	08/26/2022	17.67	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	8/22		
992	TREASURE VALLEY COFFEE	2160:08418285	14276	<u>ONE COOLER RENTAL, 5 EACH 5 GALLON WATER BOTTLE, CITY HALL, AUG.'22- WATER</u>	08/26/2022	12.09	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	8/22		
992	TREASURE VALLEY COFFEE	2160:08418285	14276	<u>ONE COOLER RENTAL, 5 EACH 5 GALLON WATER BOTTLE, CITY HALL, AUG.'22- SEWER</u>	08/26/2022	12.09	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	8/22		
992	TREASURE VALLEY COFFEE	2160:08418285	14276	<u>ONE COOLER RENTAL, 5 EACH 5 GALLON WATER BOTTLE, CITY HALL, AUG.'22- P.I</u>	08/26/2022	4.65	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	8/22		
Total 2160:08418285:						46.50	.00					
992	TREASURE VALLEY COFFEE	2160:08418291	14274	<u>3 EACH 5 GALLON WATER BOTTLES PLUS WATER COOLER RENTAL FOR PARKS AND REC OFFICE, AUG. '22</u>	08/26/2022	55.75	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	8/22		
Total 2160:08418291:						55.75	.00					
992	TREASURE VALLEY COFFEE	2160:08423075	14290	<u>4 CASES COFFEE FOR TREATMENT PLANT, M. WEBB, AUG '22- WATER</u>	08/29/2022	114.84	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	8/22		
992	TREASURE VALLEY COFFEE	2160:08423075		<u>4 CASES COFFEE FOR TREATMENT PLANT, M. WEBB, AUG '22- SEWER</u>	08/29/2022	114.84	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	8/22		
992	TREASURE VALLEY COFFEE	2160:08423075		<u>4 CASES COFFEE FOR TREATMENT PLANT, M. WEBB, AUG '22- P.I</u>	08/29/2022	43.76	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	8/22		

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 8/12/2022-8/31/2022

Page: 37
 Sep 01, 2022 08:57AM

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 2160:08423075:						273.44	.00					
Total TREASURE VALLEY COFFEE:						888.11	.00					
TREASURE VALLEY DRILLING, INC.												
1325	TREASURE VALLEY DRILLING, INC.	6407W		<u>WELL #5, PUMP AND MOTOR INSPECTION, WELL CLEANING AND RE-INSTALL PUMP. AUG. '22</u>	08/29/2022	20,000.00	.00	<u>20-6150 M & R - SYSTEM</u>	0	8/22		
Total 6407W:						20,000.00	.00					
Total TREASURE VALLEY DRILLING, INC.:						20,000.00	.00					
U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)												
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	480352186		<u>COPIER CONTRACT #500-0519539-000, MODEL #MPC450EX, SERIAL # C737M540938, & # C737M540155, CITY HALL</u>	08/18/2022	412.85	.00	<u>01-6212 RENT-EQUIPMENT</u>	0	8/22		
Total 480352186:						412.85	.00					
Total U.S. BANK NATIONAL ASSOC (EQUIP FINANCE):						412.85	.00					
ULTIMATE HEATING & AIR, INC.												
1538	ULTIMATE HEATING & AIR, INC.	106100		<u>REPAIR WORK TO A/C UNIT AT BUTLER WELL #3 & #11- WATER</u>	08/01/2022	37.38	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	8/22		
1538	ULTIMATE HEATING & AIR, INC.	106100		<u>REPAIR WORK TO A/C UNIT AT BUTLER WELL #3 & #11- SEWER</u>	08/01/2022	37.38	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	8/22		
1538	ULTIMATE HEATING & AIR, INC.	106100		<u>REPAIR WORK TO A/C UNIT AT BUTLER WELL #3 & #11- P.I</u>	08/01/2022	14.24	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	8/22		
Total 106100:						89.00	.00					
Total ULTIMATE HEATING & AIR, INC.:						89.00	.00					

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 8/12/2022-8/31/2022Page: 38
Sep 01, 2022 08:57AM

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
UNITED SITE SERVICES OF NEVADA INC												
2124	UNITED SITE SERVICES OF NEVADA INC	114-13268466		ADA WHEELCHAIR AND STANDARD PORTABLE RESTROOM RENTAL WEEKLY SERVICE FOR 7/28-8/24/22- GREENBELT	07/29/2022	279.50	279.50	01-6212 RENT-EQUIPMENT	1004	8/22	08/19/2022	
Total 114-13268466:						279.50	279.50					
2124	UNITED SITE SERVICES OF NEVADA INC	114-13317128		ADA WHEELCHAIR AND STANDARD PORTABLE RESTROOM RENTAL WEEKLY SERVICE 8/23-9/19/22- ECON VILLAGE	08/24/2022	272.00	.00	01-6212 RENT-EQUIPMENT	4000	8/22		
Total 114-13317128:						272.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	114-13322349		ADA WHEELCHAIR AND STANDARD PORTABLE RESTROOM RENTAL WEEKLY SERVICE FOR 8/25-9/21/22- GREENBELT	08/26/2022	279.50	.00	01-6212 RENT-EQUIPMENT	1004	8/22		
Total 114-13322349:						279.50	.00					
Total UNITED SITE SERVICES OF NEVADA INC:						831.00	279.50					
UNIVAR SOLUTIONS USA, INC.												
1410	UNIVAR SOLUTIONS USA, INC.	50462509	14058	42,820 LBS OF ALUMINUM SULFATE, T. SHAFFTER, JULY'22	08/04/2022	11,253.10	.00	21-6151 M & R - PROCESS CHEMICALS	0	8/22		
Total 50462509:						11,253.10	.00					
1410	UNIVAR SOLUTIONS USA, INC.	50492080	14174	47,520 LBS OF ALUMINUM SULFATE, T. SHAFFER, AUG. '22	08/19/2022	12,488.26	.00	21-6151 M & R - PROCESS CHEMICALS	0	8/22		
Total 50492080:						12,488.26	.00					

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 8/12/2022-8/31/2022

Page: 39
Sep 01, 2022 08:57AM

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
1410	UNIVAR SOLUTIONS USA, INC.	97731449		<u>REFUND/CREDIT CONTAINER DEPOSIT, AUG. '22</u>	08/05/2022	-700.00	.00	<u>21-6097 DEPOSITS ON ACCOUNT</u>	0	8/22		
Total 97731449:						-700.00	.00					
1410	UNIVAR SOLUTIONS USA, INC.	97731450		<u>REFUND/CREDIT CONTAINER DEPOSIT, AUG. '22</u>	08/05/2022	-700.00	.00	<u>21-6097 DEPOSITS ON ACCOUNT</u>	0	8/22		
Total 97731450:						-700.00	.00					
Total UNIVAR SOLUTIONS USA, INC.:						22,341.36	.00					
UNIVERSITY OF OKLAHOMA												
1950	UNIVERSITY OF OKLAHOMA	08172022UOF		<u>OU IEDC MEMBER REGISTRATION FOR MORGAN TREASURE, 10/15-10/20/2022- ECONOMIC DEVELOPMENT</u>	08/17/2022	1,745.00	.00	<u>01-6265 TRAINING & SCHOOLING</u>	4000	8/22		
Total 08172022UOFOK:						1,745.00	.00					
Total UNIVERSITY OF OKLAHOMA:						1,745.00	.00					
USA BLUE BOOK												
265	USA BLUE BOOK	069570		<u>3 HD POLYETHYLENE WIDE MOUTH JARS, T. SHAFFER, AUG. '22</u>	08/05/2022	114.00	.00	<u>21-6152 M & R - LABORATORY COSTS</u>	0	8/22		
Total 069570:						114.00	.00					
Total USA BLUE BOOK:						114.00	.00					
UTILITY REFUND #14												
2130	UTILITY REFUND #14	10970.01		<u>CHARLES BENNET, 320 N CLEVELAND AVE, UTILITY REFUND</u>	08/30/2022	56.51	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	10970.01		<u>CHARLES BENNET, 320 N CLEVELAND AVE, UTILITY REFUND</u>	08/30/2022	49.71	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		

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
2130	UTILITY REFUND #14	10970.01		<u>CHARLES BENNET, 320 N CLEVELAND AVE, UTILITY REFUND</u>	08/30/2022	31.13	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/22		
Total 10970.01:						137.35	.00					
2130	UTILITY REFUND #14	110520.02		<u>TRISTEN M GRANT-HARPER, 705 N KATIE WAY, UTILITY REFUND</u>	08/15/2022	26.26	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	110520.02		<u>TRISTEN M GRANT-HARPER, 705 N KATIE WAY, UTILITY REFUND</u>	08/15/2022	32.99	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		
2130	UTILITY REFUND #14	110520.02		<u>TRISTEN M GRANT-HARPER, 705 N KATIE WAY, UTILITY REFUND</u>	08/15/2022	26.21	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/22		
Total 110520.02:						85.46	.00					
2130	UTILITY REFUND #14	121910.03		<u>JOSHUA M JACKSON, 1819 W HEDGEROW ST, UTILITY REFUND</u>	08/30/2022	25.74	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	121910.03		<u>JOSHUA M JACKSON, 1819 W HEDGEROW ST, UTILITY REFUND</u>	08/30/2022	26.90	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		
2130	UTILITY REFUND #14	121910.03		<u>JOSHUA M JACKSON, 1819 W HEDGEROW ST, UTILITY REFUND</u>	08/30/2022	29.49	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/22		
Total 121910.03:						82.13	.00					
2130	UTILITY REFUND #14	131090.01		<u>RUSSELL D NEWCOMB, 1453 W HAYFIELD CT, UTILITY REFUND</u>	08/30/2022	9.16	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	131090.01		<u>RUSSELL D NEWCOMB, 1453 W HAYFIELD CT, UTILITY REFUND</u>	08/30/2022	15.63	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		
2130	UTILITY REFUND #14	131090.01		<u>RUSSELL D NEWCOMB, 1453 W HAYFIELD CT, UTILITY REFUND</u>	08/30/2022	10.17	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/22		

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 8/12/2022-8/31/2022

Page: 41
 Sep 01, 2022 08:57AM

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 131090.01:						34.96	.00					
2130	UTILITY REFUND #14	132095.02		<u>CHAD COVILL, 1165 W EMMY CT - UTILITY REFUND</u>	08/17/2022	31.56	.00	20-4500 METERED WATER SALES	0	8/22		
2130	UTILITY REFUND #14	132095.02		<u>CHAD COVILL, 1165 W EMMY CT - UTILITY REFUND</u>	08/17/2022	37.87	.00	21-4600 SEWER USER FEES	0	8/22		
2130	UTILITY REFUND #14	132095.02		<u>CHAD COVILL, 1165 W EMMY CT - UTILITY REFUND</u>	08/17/2022	27.96	.00	26-4975 SOLID WASTE USER FEES	0	8/22		
Total 132095.02:						97.39	.00					
2130	UTILITY REFUND #14	170130.03		<u>ERIC B BALLOU, 480 S MIDPINE AVE, UTILITY REFUND</u>	08/30/2022	15.50	.00	20-4500 METERED WATER SALES	0	8/22		
2130	UTILITY REFUND #14	170130.03		<u>ERIC B BALLOU, 480 S MIDPINE AVE, UTILITY REFUND</u>	08/30/2022	32.12	.00	21-4600 SEWER USER FEES	0	8/22		
2130	UTILITY REFUND #14	170130.03		<u>ERIC B BALLOU, 480 S MIDPINE AVE, UTILITY REFUND</u>	08/30/2022	22.35	.00	26-4975 SOLID WASTE USER FEES	0	8/22		
Total 170130.03:						69.97	.00					
2130	UTILITY REFUND #14	180680.03		<u>TERRI HAM, 1253 N CABRILLO AVE, UTILITY REFUND</u>	08/17/2022	47.46	.00	20-4500 METERED WATER SALES	0	8/22		
2130	UTILITY REFUND #14	180680.03		<u>TERRI HAM, 1253 N CABRILLO AVE, UTILITY REFUND</u>	08/17/2022	59.66	.00	21-4600 SEWER USER FEES	0	8/22		
2130	UTILITY REFUND #14	180680.03		<u>TERRI HAM, 1253 N CABRILLO AVE, UTILITY REFUND</u>	08/17/2022	40.09	.00	26-4975 SOLID WASTE USER FEES	0	8/22		
Total 180680.03:						147.21	.00					
2130	UTILITY REFUND #14	183800.03		<u>ALONDRA MARTINEZ, 1715 N BUCKLER WAY, UTILITY REFUND</u>	08/22/2022	30.56	.00	20-4500 METERED WATER SALES	0	8/22		

City of Kuna

 Payment Approval Report - City Council Approval
 Report dates: 8/12/2022-8/31/2022

 Page: 42
 Sep 01, 2022 08:57AM

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
2130	UTILITY REFUND #14	183800.03		<u>ALONDRA MARTINEZ, 1715 N BUCKLER WAY, UTILITY REFUND</u>	08/22/2022	37.14	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		
2130	UTILITY REFUND #14	183800.03		<u>ALONDRA MARTINEZ, 1715 N BUCKLER WAY, UTILITY REFUND</u>	08/22/2022	26.98	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/22		
Total 183800.03:						94.68	.00					
2130	UTILITY REFUND #14	190510.01		<u>MICHAEL CALLAWAY, 226 W BIG RACK ST, UTILITY REFUND</u>	08/30/2022	29.39	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	190510.01		<u>MICHAEL CALLAWAY, 226 W BIG RACK ST, UTILITY REFUND</u>	08/30/2022	30.91	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		
2130	UTILITY REFUND #14	190510.01		<u>MICHAEL CALLAWAY, 226 W BIG RACK ST, UTILITY REFUND</u>	08/30/2022	21.06	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/22		
Total 190510.01:						81.36	.00					
2130	UTILITY REFUND #14	200240.02		<u>AMANDA FRANSEN, 268 E SCREECH OWL DR, UTILITY REFUND</u>	08/30/2022	22.81	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	200240.02		<u>AMANDA FRANSEN, 268 E SCREECH OWL DR, UTILITY REFUND</u>	08/30/2022	-1.92	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		
2130	UTILITY REFUND #14	200240.02		<u>AMANDA FRANSEN, 268 E SCREECH OWL DR, UTILITY REFUND</u>	08/30/2022	-1.96	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/22		
Total 200240.02:						18.93	.00					
2130	UTILITY REFUND #14	221909.00		<u>HUBBLE HOMES, 1250 S THREAVE AVE, UTILITY REFUND</u>	08/04/2022	60.68	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	221909.00		<u>HUBBLE HOMES, 1250 S THREAVE AVE, UTILITY REFUND</u>	08/04/2022	5.33	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		

City of Kuna

 Payment Approval Report - City Council Approval
 Report dates: 8/12/2022-8/31/2022

 Page: 43
 Sep 01, 2022 08:57AM

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 221909.00:						66.01	.00					
2130	UTILITY REFUND #14	221914.00		<u>HUBBLE HOMES, 1330 S THREAVE AVE, UTILITY REFUND</u>	08/08/2022	113.51	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	221914.00		<u>HUBBLE HOMES, 1330 S THREAVE AVE, UTILITY REFUND</u>	08/08/2022	43.57	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		
Total 221914.00:						157.08	.00					
2130	UTILITY REFUND #14	250690.03A		<u>ANDREW P BARTOS, 911 S JAKE AVE, UTILITY REFUND</u>	08/19/2022	77.33	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
Total 250690.03A:						77.33	.00					
2130	UTILITY REFUND #14	277614.00		<u>CBH, 2857 N KENNETH AVE, UTILITY REFUND</u>	08/04/2022	81.23	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	277614.00		<u>CBH, 2857 N KENNETH AVE, UTILITY REFUND</u>	08/04/2022	32.23	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		
Total 277614.00:						113.46	.00					
2130	UTILITY REFUND #14	291078.01		<u>ASHLEY I GONZALES, 6737 S ALLEGIANCE AVE, UTILITY REFUND</u>	08/23/2022	31.69	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	291078.01		<u>ASHLEY I GONZALES, 6737 S ALLEGIANCE AVE, UTILITY REFUND</u>	08/23/2022	35.89	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		
2130	UTILITY REFUND #14	291078.01		<u>ASHLEY I GONZALES, 6737 S ALLEGIANCE AVE, UTILITY REFUND</u>	08/23/2022	23.47	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/22		
Total 291078.01:						91.05	.00					

City of Kuna

 Payment Approval Report - City Council Approval
 Report dates: 8/12/2022-8/31/2022

 Page: 44
 Sep 01, 2022 08:57AM

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
2130	UTILITY REFUND #14	292155.00		<u>CBH, 2150 W RICKON ST, UTILITY REFUND</u>	08/08/2022	93.16	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	292155.00		<u>CBH, 2150 W RICKON ST, UTILITY REFUND</u>	08/08/2022	37.68	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		
Total 292155.00:						130.84	.00					
2130	UTILITY REFUND #14	302362.00		<u>SHADOW MOUNTAIN HOMES, 486 E PASCUA DR, UTILITY REFUND</u>	08/09/2022	55.90	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	302362.00		<u>SHADOW MOUNTAIN HOMES, 486 E PASCUA DR, UTILITY REFUND</u>	08/09/2022	.24	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		
Total 302362.00:						56.14	.00					
2130	UTILITY REFUND #14	302619.00		<u>STACY CONSTRUCTION, 1106 E ESQUEL ST, UTILITY REFUND</u>	08/08/2022	68.85	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	302619.00		<u>STACY CONSTRUCTION, 1106 E ESQUEL ST, UTILITY REFUND</u>	08/08/2022	13.55	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		
Total 302619.00:						82.40	.00					
2130	UTILITY REFUND #14	302649.00		<u>EAGLEWOOD HOMES, 1080 E VIEDMA ST, UTILITY REFUND</u>	08/09/2022	2.74	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	302649.00		<u>EAGLEWOOD HOMES, 1080 E VIEDMA ST, UTILITY REFUND</u>	08/09/2022	.83	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		
Total 302649.00:						3.57	.00					
2130	UTILITY REFUND #14	303620.00		<u>HUBBLE HOMES, 659 E WHITBECK ST, UTILITY REFUND</u>	08/09/2022	103.11	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	303620.00		<u>HUBBLE HOMES, 659 E WHITBECK ST, UTILITY REFUND</u>	08/09/2022	47.97	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		

City of Kuna

 Payment Approval Report - City Council Approval
 Report dates: 8/12/2022-8/31/2022

 Page: 45
 Sep 01, 2022 08:57AM

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 303620.00:						151.08	.00					
2130	UTILITY REFUND #14	303682.00		<u>HUBBLE HOMES, 2810 N RIDGECREEK AVE, UTILITY REFUND</u>	08/04/2022	82.40	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	303682.00		<u>HUBBLE HOMES, 2810 N RIDGECREEK AVE, UTILITY REFUND</u>	08/04/2022	25.69	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		
Total 303682.00:						108.09	.00					
2130	UTILITY REFUND #14	303688.00		<u>HUBBLE HOMES, 2763 N RIDGECREEK AVE, UTILITY REFUND</u>	08/15/2022	96.33	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	303688.00		<u>HUBBLE HOMES, 2763 N RIDGECREEK AVE, UTILITY REFUND</u>	08/15/2022	68.72	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		
Total 303688.00:						165.05	.00					
2130	UTILITY REFUND #14	30660.02		<u>JESSICA HARRIS, 1251 W ARMAND ST, UTILITY REFUND</u>	08/30/2022	4.32	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	30660.02		<u>JESSICA HARRIS, 1251 W ARMAND ST, UTILITY REFUND</u>	08/30/2022	2.86	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		
2130	UTILITY REFUND #14	30660.02		<u>JESSICA HARRIS, 1251 W ARMAND ST, UTILITY REFUND</u>	08/30/2022	2.84	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/22		
Total 30660.02:						10.02	.00					
2130	UTILITY REFUND #14	310012.02		<u>LUKE CARLETON, 9519 S MACADAN WAY, UTILITY REFUND</u>	08/15/2022	27.03	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	310012.02		<u>LUKE CARLETON, 9519 S MACADAN WAY, UTILITY REFUND</u>	08/15/2022	32.99	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		

City of Kuna

 Payment Approval Report - City Council Approval
 Report dates: 8/12/2022-8/31/2022

 Page: 46
 Sep 01, 2022 08:57AM

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
2130	UTILITY REFUND #14	310012.02		<u>LUKE CARLETON, 9519 S MACADAN WAY, UTILITY REFUND</u>	08/15/2022	23.58	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/22		
Total 310012.02:						83.60	.00					
2130	UTILITY REFUND #14	320098.01		<u>ROBERT J EVANGELHO, 1815 E MESA FALLS ST, UTILITY REFUND</u>	08/30/2022	5.24	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	320098.01		<u>ROBERT J EVANGELHO, 1815 E MESA FALLS ST, UTILITY REFUND</u>	08/30/2022	10.85	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		
2130	UTILITY REFUND #14	320098.01		<u>ROBERT J EVANGELHO, 1815 E MESA FALLS ST, UTILITY REFUND</u>	08/30/2022	6.81	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/22		
Total 320098.01:						22.90	.00					
2130	UTILITY REFUND #14	320242.00		<u>HAYDEN HOMES, 1138 N RYDE AVE, UTILITY REFUND</u>	07/28/2022	53.29	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	320242.00		<u>HAYDEN HOMES, 1138 N RYDE AVE, UTILITY REFUND</u>	07/28/2022	21.50	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		
Total 320242.00:						74.79	.00					
2130	UTILITY REFUND #14	320246.00		<u>HAYDEN HOMES, 1084 N RYDE AVE, UTILITY REFUND</u>	07/28/2022	38.98	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	320246.00		<u>HAYDEN HOMES, 1084 N RYDE AVE, UTILITY REFUND</u>	07/28/2022	35.80	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		
Total 320246.00:						74.78	.00					
2130	UTILITY REFUND #14	320248.00		<u>HAYDEN HOMES, 1064 N RYDE AVE, UTILITY REFUND</u>	08/04/2022	54.40	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 8/12/2022-8/31/2022Page: 47
Sep 01, 2022 08:57AM

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 320248.00:						54.40	.00					
2130	UTILITY REFUND #14	323033.00		<u>TED MASON SIGNATURE HOMES, 2100 E TIMBER TRAIL ST. UTILITY REFUND</u>	08/04/2022	1.99	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	323033.00		<u>TED MASON SIGNATURE HOMES, 2100 E TIMBER TRAIL ST. UTILITY REFUND</u>	08/04/2022	1.59	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		
Total 323033.00:						3.58	.00					
2130	UTILITY REFUND #14	330506.00		<u>TOLL BROS INC, 1125 E WHIG DR, UTILITY REFUND</u>	07/28/2022	44.54	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	330506.00		<u>TOLL BROS INC, 1125 E WHIG DR, UTILITY REFUND</u>	07/28/2022	31.68	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		
Total 330506.00:						76.22	.00					
2130	UTILITY REFUND #14	330530.00		<u>TOLL BROS INC, 2185 N DESTINY WAY, UTILITY REFUND</u>	08/04/2022	54.40	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
Total 330530.00:						54.40	.00					
2130	UTILITY REFUND #14	340085.00		<u>CBH, 6635 S CATFISH CREEK AVE, UTILITY REFUND</u>	08/04/2022	84.66	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	340085.00		<u>CBH, 6635 S CATFISH CREEK AVE, UTILITY REFUND</u>	08/04/2022	33.93	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		
Total 340085.00:						118.59	.00					
2130	UTILITY REFUND #14	40160.01		<u>RICHARD MARKS, 625 N ELM AVE, UTILITY REFUND</u>	08/17/2022	36.83	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	40160.01		<u>RICHARD MARKS, 625 N ELM AVE, UTILITY REFUND</u>	08/17/2022	-13.00	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		

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
2130	UTILITY REFUND #14	40160.01		<u>RICHARD MARKS, 625 N ELM AVE, UTILITY REFUND</u>	08/17/2022	-9.05	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/22		
Total 40160.01:						14.78	.00					
2130	UTILITY REFUND #14	80190.02		<u>GORILLA CAPITAL ID LLC, 1525 W 4TH ST, UTILITY REFUND</u>	08/16/2022	34.87	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	80190.02		<u>GORILLA CAPITAL ID LLC, 1525 W 4TH ST, UTILITY REFUND</u>	08/16/2022	37.40	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		
2130	UTILITY REFUND #14	80190.02		<u>GORILLA CAPITAL ID LLC, 1525 W 4TH ST, UTILITY REFUND</u>	08/16/2022	23.61	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/22		
Total 80190.02:						95.88	.00					
2130	UTILITY REFUND #14	92020.02		<u>JAYDEN T CASE, 1398 N ANTIMONY PL, UTILITY REFUND</u>	08/30/2022	24.97	.00	<u>20-4500 METERED WATER SALES</u>	0	8/22		
2130	UTILITY REFUND #14	92020.02		<u>JAYDEN T CASE, 1398 N ANTIMONY PL, UTILITY REFUND</u>	08/30/2022	36.34	.00	<u>21-4600 SEWER USER FEES</u>	0	8/22		
2130	UTILITY REFUND #14	92020.02		<u>JAYDEN T CASE, 1398 N ANTIMONY PL, UTILITY REFUND</u>	08/30/2022	22.91	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/22		
Total 92020.02:						84.22	.00					
Total UTILITY REFUND #14:						2,819.70	.00					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9912412639		<u>TABLET SERVICE, 7/2-8/1/2022 - ADMIN</u>	08/01/2022	23.60	23.60	<u>01-6255 TELEPHONE</u>	0	8/22	08/19/2022	
1575	VERIZON WIRELESS	9912412639		<u>TABLET SERVICE, 7/2-8/1/2022 - P&Z</u>	08/01/2022	78.66	78.66	<u>01-6255 TELEPHONE</u>	1003	8/22	08/19/2022	
1575	VERIZON WIRELESS	9912412639		<u>TABLET SERVICE, 7/2-8/1/2022 - PARKS</u>	08/01/2022	24.38	24.38	<u>01-6255 TELEPHONE</u>	1004	8/22	08/19/2022	

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 8/12/2022-8/31/2022Page: 49
Sep 01, 2022 08:57AM

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
1575	VERIZON WIRELESS	9912412639		<u>TABLET SERVICE, 7/2-8/1/2022 - BUILDING INSPECTION</u>	08/01/2022	48.77	48.77	01-6255 <u>TELEPHONE</u>	1005	8/22	08/19/2022	
1575	VERIZON WIRELESS	9912412639		<u>TABLET SERVICE, 7/2-8/1/2022 - WATER</u>	08/01/2022	84.16	84.16	20-6255 <u>TELEPHONE EXPENSE</u>	0	8/22	08/19/2022	
1575	VERIZON WIRELESS	9912412639		<u>TABLET SERVICE, 7/2-8/1/2022 - SEWER</u>	08/01/2022	109.33	109.33	21-6255 <u>TELEPHONE EXPENSE</u>	0	8/22	08/19/2022	
1575	VERIZON WIRELESS	9912412639		<u>TABLET SERVICE, 7/2-8/1/2022 - P.I</u>	08/01/2022	24.38	24.38	25-6255 <u>TELEPHONE EXPENSE</u>	0	8/22	08/19/2022	
1575	VERIZON WIRELESS	9912412639		<u>TABLET SERVICE, 7/2-8/1/2022 - ECONOMIC DEVELOPMENT</u>	08/01/2022	15.74	15.74	01-6255 <u>TELEPHONE</u>	4000	8/22	08/19/2022	
Total 9912412639:						409.02	409.02					
1575	VERIZON WIRELESS	9912412640		<u>CELL PHONE SERVICE, 7/2-8/1/2022 - ADMIN</u>	08/01/2022	57.74	57.74	01-6255 <u>TELEPHONE</u>	0	8/22	08/19/2022	
1575	VERIZON WIRELESS	9912412640		<u>CELL PHONE SERVICE, 7/2-8/1/2022 - P&Z</u>	08/01/2022	9.95	9.95	01-6255 <u>TELEPHONE</u>	1003	8/22	08/19/2022	
1575	VERIZON WIRELESS	9912412640		<u>CELL PHONE SERVICE, 7/2-8/1/2022 - PARKS</u>	08/01/2022	302.62	302.62	01-6255 <u>TELEPHONE</u>	1004	8/22	08/19/2022	
1575	VERIZON WIRELESS	9912412640		<u>CELL PHONE SERVICE, 7/2-8/1/2022 - WATER</u>	08/01/2022	271.72	271.72	20-6255 <u>TELEPHONE EXPENSE</u>	0	8/22	08/19/2022	
1575	VERIZON WIRELESS	9912412640		<u>CELL PHONE SERVICE, 7/2-8/1/2022 - SEWER</u>	08/01/2022	319.51	319.51	21-6255 <u>TELEPHONE EXPENSE</u>	0	8/22	08/19/2022	
1575	VERIZON WIRELESS	9912412640		<u>CELL PHONE SERVICE, 7/2-8/1/2022 - P.I</u>	08/01/2022	73.74	73.74	25-6255 <u>TELEPHONE EXPENSE</u>	0	8/22	08/19/2022	
1575	VERIZON WIRELESS	9912412640		<u>CELL PHONE SERVICE, 7/2-8/1/2022 - ECONOMIC DEVELOPMENT</u>	08/01/2022	39.83	39.83	01-6255 <u>TELEPHONE</u>	4000	8/22	08/19/2022	

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 8/12/2022-8/31/2022

Page: 50
Sep 01, 2022 08:57AM

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 9912412640:						1,075.11	1,075.11					
1575	VERIZON WIRELESS	9912412641		<u>CELL SERVICE, 7/2-8/1/2022 - ADMIN</u>	08/01/2022	95.91	95.91	01-6255 TELEPHONE	0	8/22	08/19/2022	
1575	VERIZON WIRELESS	9912412641		<u>CELL SERVICE, 7/2-8/1/2022 - P&Z</u>	08/01/2022	37.69	37.69	01-6255 TELEPHONE	1003	8/22	08/19/2022	
1575	VERIZON WIRELESS	9912412641		<u>CELL SERVICE, 7/2-8/1/2022 - PARKS</u>	08/01/2022	318.30	318.30	01-6255 TELEPHONE	1004	8/22	08/19/2022	
1575	VERIZON WIRELESS	9912412641		<u>CELL SERVICE, 7/2-8/1/2022 - BUILDING INSPECTION</u>	08/01/2022	41.88	41.88	01-6255 TELEPHONE	1005	8/22	08/19/2022	
1575	VERIZON WIRELESS	9912412641		<u>CELL SERVICE, 7/2-8/1/2022 - WATER</u>	08/01/2022	208.70	208.70	20-6255 TELEPHONE EXPENSE	0	8/22	08/19/2022	
1575	VERIZON WIRELESS	9912412641		<u>CELL SERVICE, 7/2-8/1/2022 - SEWER</u>	08/01/2022	325.97	325.97	21-6255 TELEPHONE EXPENSE	0	8/22	08/19/2022	
1575	VERIZON WIRELESS	9912412641		<u>CELL SERVICE, 7/2-8/1/2022 - P.I</u>	08/01/2022	60.48	60.48	25-6255 TELEPHONE EXPENSE	0	8/22	08/19/2022	
Total 9912412641:						1,088.93	1,088.93					
Total VERIZON WIRELESS:						2,573.06	2,573.06					
W.W. GRAINGER												
162	W.W. GRAINGER	9399467324		<u>ROTATING VISE, SWIVEL, D. CROSSLEY, AUG. 22-WATER</u>	08/03/2022	333.77	.00	20-6175 SMALL TOOLS	0	8/22		
162	W.W. GRAINGER	9399467324		<u>ROTATING VISE, SWIVEL, D. CROSSLEY, AUG. 22-PI</u>	08/03/2022	83.45	.00	25-6175 SMALL TOOLS	0	8/22		
Total 9399467324:						417.22	.00					
Total W.W. GRAINGER:						417.22	.00					

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 8/12/2022-8/31/2022

Page: 51
 Sep 01, 2022 08:57AM

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
WHITE, PETERSON, GIGRAY, & NICHOLS P.A.												
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	07312022WPG		<u>LEGAL FEES & EXPENSES FOR JULY. '22-ADMIN</u>	07/31/2022	6,565.20	.00	01-6202 <u>PROFESSIONAL SERVICES</u>	0	8/22		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	07312022WPG		<u>LEGAL FEES & EXPENSES FOR JULY. '22-P&Z</u>	07/31/2022	2,266.79	.00	01-6202 <u>PROFESSIONAL SERVICES</u>	1003	8/22		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	07312022WPG		<u>LEGAL FEES & EXPENSES FOR JULY. '22-SEWER</u>	07/31/2022	144.00	.00	21-6202 <u>PROFESSIONAL SERVICES</u>	0	8/22		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	07312022WPG		<u>LEGAL FEES & EXPENSES FOR JULY. '22-PI</u>	07/31/2022	3,099.96	.00	25-6202 <u>PROFESSIONAL SERVICES</u>	0	8/22		
Total 07312022WPGN:						12,075.95	.00					
Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.:						12,075.95	.00					
Grand Totals:						754,577.01	506,960.03					

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 8/12/2022-8/31/2022

Page: 52
Sep 01, 2022 08:57AM

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
----------	-------------	----------------	------	-------------	--------------	-----------------------	-------------	----------------------	---------------	-----------	-----------	--------

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

Report Criteria:

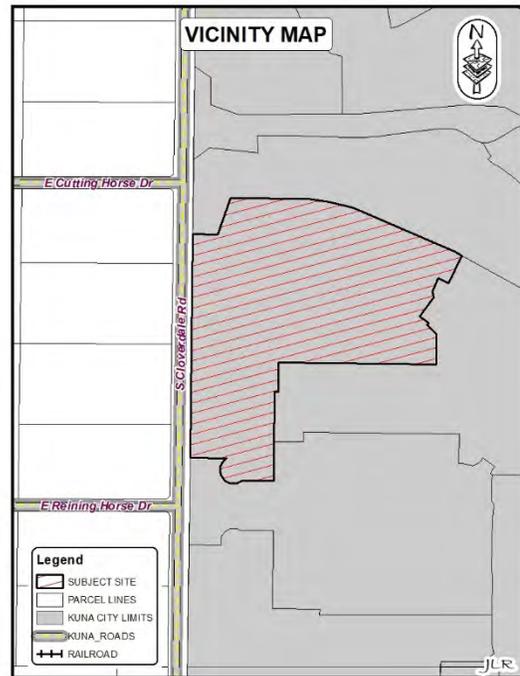
- Detail report.
 - Invoices with totals above \$0.00 included.
 - Paid and unpaid invoices included.
-

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

IN THE MATTER OF THE APPLICATION OF) **Case No. 21-21-FPA (FINAL PLAT**
) **AMENDMENT)**
M3 Companies, LLC)
) **STAFF MEMO FOR THE FALCON**
) **CREST SUBDIVISION NO. 3 FINAL**
For the Falcon Crest Subdivision No. 3) **PLAT AMENDMENT**
Final Plat.) **APPLICATION.**

TABLE OF CONTENTS

- 1. Exhibit List
- 2. General Project Facts
- 3. Staff Analysis
- 4. Applicable Standards
- 5. Conditions of Approval



**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
1.1	Staff Memo			X
2.1	Planning & Zoning Application Coversheet			X
2.2	Narrative			X

2.3	Amended Final Plat			X
-----	--------------------	--	--	---

II GENERAL PROJECT FACTS

- 2.1** Wendy Shrief of JUB Engineers, on behalf of M3, requests Approval for the Falcon Crest Subdivision No. 3 amended final plat. This project is approximately 17.6-acres with an R-6 (Medium Density Residential) zoning designation, and will consist of 82 lots (72 Single-Family Residential buildable lots and 10 Common Lots). The project is located near the northeast corner of the Cloverdale Road and E Kuna Road intersection (APN: S1422233900); Section 22, Township 2 North, Range 1 East.

III STAFF ANALYSIS

- 3.1** The applicant is requesting Final Plat amendment approval in order to add one additional common lot, bringing to total lot count from 81 to 82 (72 Single-Family Residential buildable lots and 10 Common Lots).

Staff has determined the proposed Final Plat amendment for Falcon Crest Subdivision No. 3, appears to be in substantial conformance with the Council-approved Preliminary Plat (February 15, 2019).

IV APPLICABLE STANDARDS

- 4.1** Kuna City Code Title 6, Subdivision Regulations
- 4.2** Kuna Comprehensive Plan and Future Land Use Map.
- 4.3** Idaho Code Title 50, Chapter 13, Plats.

V CONDITIONS OF APPROVAL

- 5.1** Developer/Owner/Applicant/Contractors shall abide by the City of Kuna's quiet hours. No construction of any kind shall occur after 11:00 PM one day and 7:00 AM the next day per Kuna City Code 10-6-3; this includes the warming up of and/or operation of equipment. Dust shall be abated and a water truck shall be on site at all times. Noises and other nuisances and/or distractions outside of this timeframe are subject to lawful penalties.
- 5.2** Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements (Kuna City Code 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
- 5.3** Water Rights associated with property shall be transferred to the City of Kuna at time of connection (development) by deed and "Change of Ownership" form from IDWR (Idaho Department of Water Resources).

- 5.4** All required landscaping shall be permanently maintained in healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within three (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 approved from the public entities owning the property.
- 5.5** 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.
- 5.6** Verification that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties shall be made within the final inspection process. Final inspection shall verify that slopes are not steeper than 3:1 on lot interiors and not steeper than 4:1 on the exterior or lots.
- 5.7** Runoff from public right-of-way is regulated by the Ada County Highway District; satisfaction of this requirement shall be verified before final project acceptance.
- 5.8** Upon project completion, the Final Plat shall be compared with the record construction drawings; all lot line adjustments, easements and/or similar items must be recorded on the Final Plat such that an accurate and truthful document results.
- 5.9** 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 the Public Hearing process.
- 5.10** Applicant shall secure all signatures on the Final Plat Memorandum prior to requesting the City Engineer's signature on the Final Plat Mylar.
- 5.11** Correct and verified as-built (record drawings) drawings shall be required before occupancy or Final Plat approval by City Engineer is granted.

DATED this 6th day of September, 2022.



Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



****Office Use Only****

File No.(s): _____

Project Name: _____

Date Received: _____

Date Accepted as Complete: _____

Type of review requested (check all that apply):

<input type="checkbox"/>	Annexation & Zoning	<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: M3 companies, LLC - Mark Tate

Address: 1673 Shoreline Drive, Suite 200 | Boise, ID 83702

Phone: (208) 939-6263 Email: mtate@m3companiesllc.com

Applicant (Developer) Information

Name: M3 companies, LLC - Mark Tate

Address: 1673 Shoreline Drive, Suite 200 | Boise, ID 83702

Phone: (208) 939-6263 Email: mtate@m3companiesllc.com

Engineer/Representative Information

Name: J-U-B Engineers, Inc - Wendy Shrief

Address: 2760 W Excursion Lane, Ste 400 | Meridian, ID 83642

Phone: (208) 376-7330 Email: wshrief@jub.com

Subject Property Information

Site Address: S Cloverdale Rd

Nearest Major Cross Streets: East side of S Cloverdale Road

Parcel No.(s): S1422233900 (original parcel)

Section, Township, Range: Section 22, Township 2N, Section 1E

Property Size: 17.6 AC

Current Land Use: Bare Land Proposed Land Use: Residential Housing

Current Zoning: R-6 Proposed Zoning: R-6

Project Description

Project Name: Falcon Crest Subdivision No 3

General Description of Project: Application is for the amendment of a recorded plat. Amendment is residential development that includes 72 residential lots.

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: Landscaped open space and pathway throughout the 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: 72 No. of Building Lots: 72

No. of Common Lots: 10 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): N/A

Gross Density (Dwelling Units ÷ Total Acreage): 4.08 AC

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 5.15

Percentage of Open Space provided: 11.1% Acreage of Open Space: 1.96 AC

Type of Open Space provided (i.e. public, common, landscaping): Landscaped open space and pathways throughout the development.

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ Other lots: _____

Gross floor area square footage: _____ Existing (if applicable): _____

Building height: _____ Hours of Operation: _____

Total No. of Employees: _____ Max No. of Employees at one time: _____

No. of and ages of students: _____ Seating capacity: _____

Proposed Parking

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

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

Applicant Signature:  Date: 9/30/22
By signing, you are confirming you have provided all required items listed on this application.

Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided to you for application attachments to be uploaded to the cloud.

HELPING EACH OTHER
CREATE BETTER COMMUNITIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

August 30, 2022

City of Kuna
Planning & Zoning
Doug Hanson, Director
751 W 4th Street
Kuna, Idaho 83634

RE: Falcon Crest No 3 | Application for Amended Plat

Dear Doug,

On behalf of our Client, M3 Companies, we are requesting to submit an Amended Final Plat for Falcon Crest No. 3 to correct a platting error.

Falcon Crest No. 3 was approved by the City of Kuna with 72 residential lots and 9 common lots, the amended plat consists of 72 residential lots and 10 common lots; a common lot has been added so that a landscape buffer and detached sidewalk adjacent to two residential lots in Falcon Crest No.3 can be included in a common lot. The inclusion of the landscape buffer in a common lot will allow for the two residential lots to meet Kuna's setback requirements. The additional common lot was included in the approved Preliminary Plat for Falcon Crest Subdivision.

The proposed amended plat is in compliance with the approved preliminary plat and approved zoning for Falcon Crest No. 3.

If you have any questions or concerns, do not hesitate to contact me

Sincerely,

Wendy Kirkpatrick Shrief, AICP
J-U-B ENGINEERS, Inc.

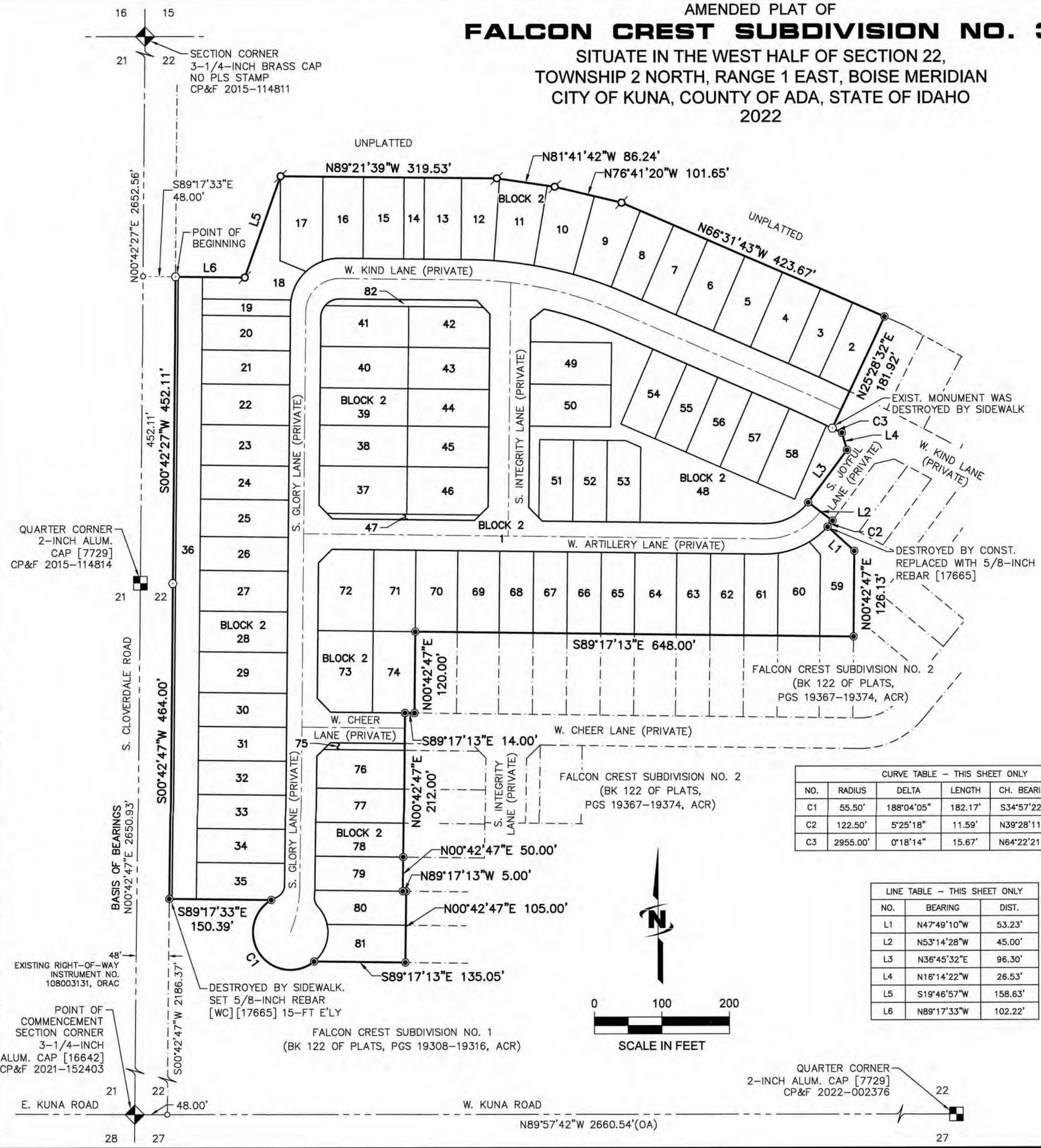
AMENDED PLAT OF FALCON CREST SUBDIVISION NO. 3

SITUATE IN THE WEST HALF OF SECTION 22,
TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN
CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO
2022

PLAT BOOK _____ PAGE _____

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- CENTER LINE
- ADJACENT PROPERTY LINE
- TIE LINE
- UTILITY EASEMENT LINE
- PRESSURE IRRIGATION EASEMENT LINE
- PUBLIC SIDEWALK EASEMENT LINE
- SECTION CORNER
- QUARTER SECTION CORNER
- SET 1/2-INCH x 24-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 17665"
- SET 5/8-INCH x 24-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 17665"
- SET 1-3/16-INCH BRASS PLUG IN CONCRETE MARKED "JUB PLS 17665"
- FOUND 1/2-INCH REBAR WITH YELLOW PLASTIC CAP MARKED "J-U-B 16642", OR AS NOTED
- FOUND 5/8-INCH REBAR WITH YELLOW PLASTIC CAP MARKED "J-U-B 16642", OR AS NOTED
- DIMENSION POINT - NOT SET OR FOUND
- CURVE COURSE NUMBER (TYPICAL)
- LINE COURSE NUMBER (TYPICAL)
- # symbol"/> - LOT NUMBER (TYPICAL)
- PLS NUMBER FOUND ON MONUMENT
- ADA COUNTY RECORDS
- OFFICIAL RECORDS OF ADA COUNTY
- OVERALL DIMENSION
- WITNESS CORNER

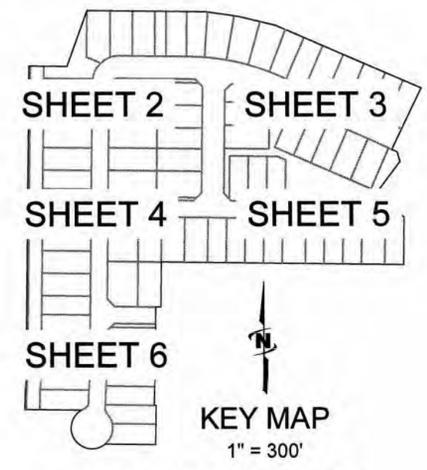
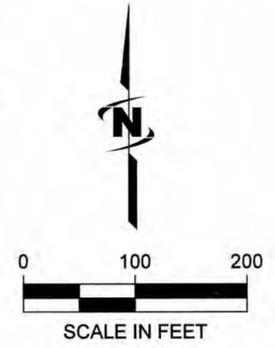


CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	55.50'	188°04'05"	182.17'	S34°57'22"E	110.72'
C2	122.50'	5°25'18"	11.59'	N39°28'11"E	11.59'
C3	2955.00'	0°18'14"	15.67'	N64°22'21"W	15.67'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L1	N47°49'10"W	53.23'
L2	N53°14'28"W	45.00'
L3	N36°45'32"E	96.30'
L4	N16°14'22"W	26.53'
L5	S19°46'57"W	158.63'
L6	N89°17'33"W	102.22'



SEE SHEET 7 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE

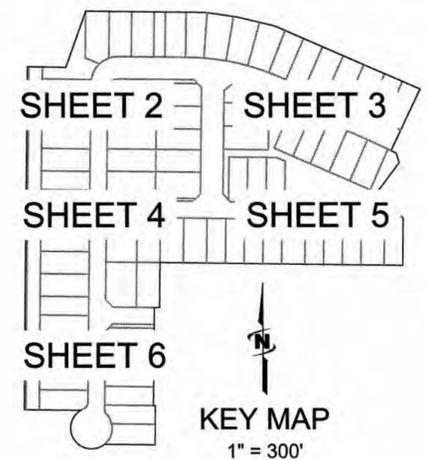


J-U-B ENGINEERS, INC.
2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752
p 208 376 7330 w www.jub.com
JOB No. 10-20-109 SHEET 1 OF 9

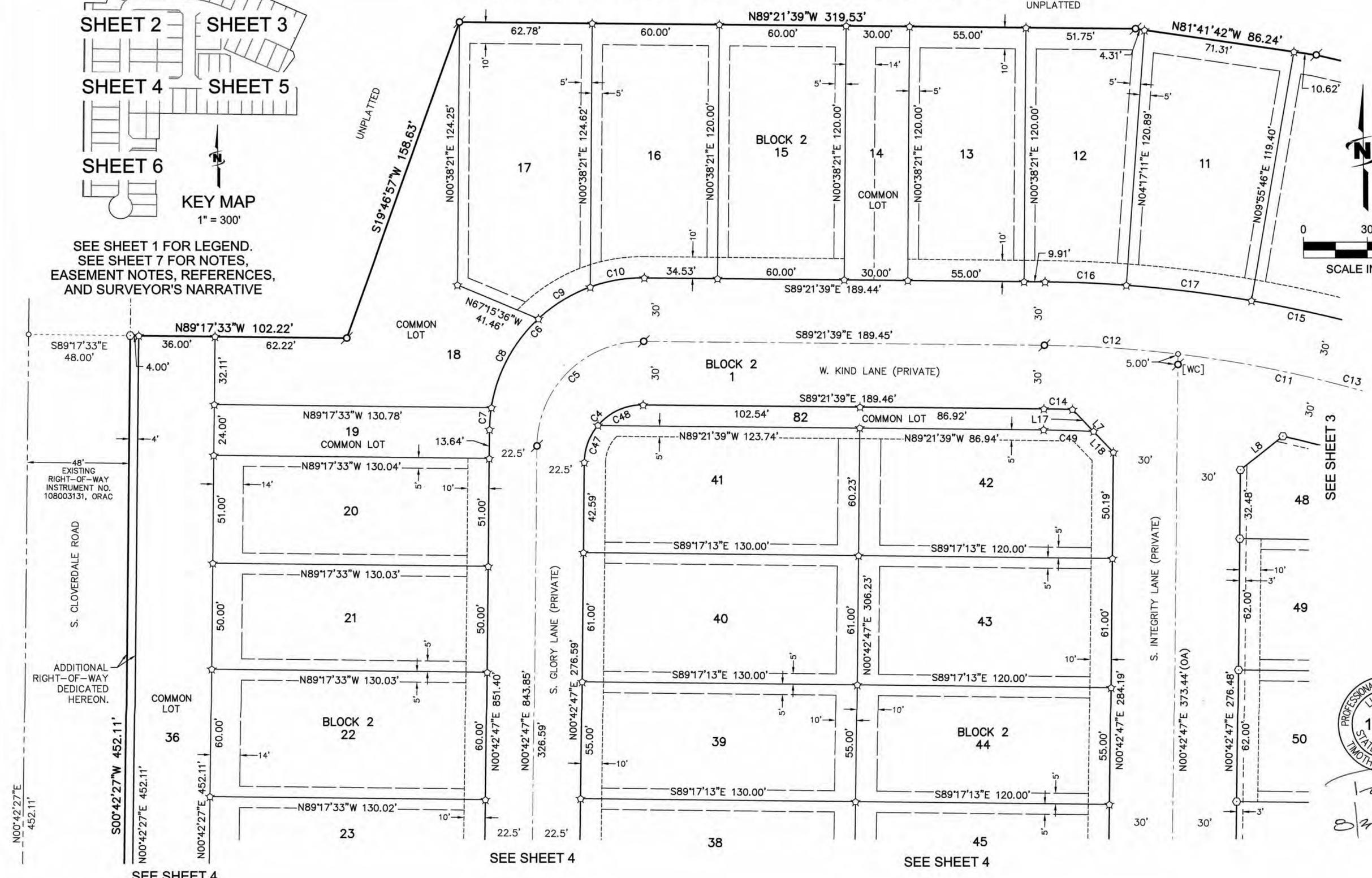
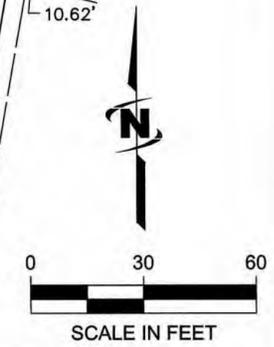
\\jub.com\Central\Clients\03\Projects\10-20-109_VIP_FalconCrest3.dwg, 08/30/22 03:28:24pm, tharrigan

AMENDED PLAT OF FALCON CREST SUBDIVISION NO. 3

PLAT BOOK _____ PAGE _____



SEE SHEET 1 FOR LEGEND.
SEE SHEET 7 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE



LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L7	N43°36'37"W	27.95'
L8	N51°40'07"E	25.63'
L17	N43°36'37"W	14.46'
L18	N43°36'37"W	13.49'

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C4	27.50'	89°55'34"	43.16'	S45°40'34"W	38.87'
C5	50.00'	89°55'34"	78.48'	S45°40'34"W	70.67'
C6	72.50'	89°55'34"	113.79'	S45°40'34"W	102.46'
C7	72.50'	8°13'00"	10.40'	S04°49'17"W	10.39'
C8	72.50'	38°16'52"	48.44'	S28°04'14"W	47.54'
C9	72.50'	22°51'48"	28.93'	S58°38'34"W	28.74'

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C10	72.50'	20°33'53"	26.02'	S80°21'24"W	25.88'
C11	574.00'	22°49'56"	228.74'	N77°56'41"W	227.23'
C12	574.00'	6°18'45"	63.24'	N86°12'17"W	63.21'
C13	574.00'	16°31'11"	165.50'	N74°47'19"W	164.93'
C14	544.00'	1°25'38"	13.55'	N88°38'50"W	13.55'
C15	604.00'	22°49'56"	240.69'	N77°56'41"W	239.10'

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C16	604.00'	3°38'50"	38.45'	N87°32'14"W	38.44'
C17	604.00'	5°38'35"	59.49'	N82°53'32"W	59.46'
C47	27.50'	39°26'50"	18.93'	S20°26'12"W	18.56'
C48	27.50'	50°28'44"	24.23'	S65°23'59"W	23.45'
C49	534.00'	2°32'13"	23.64'	N88°05'33"W	23.64'



Timothy Harrigan
8/30/2022

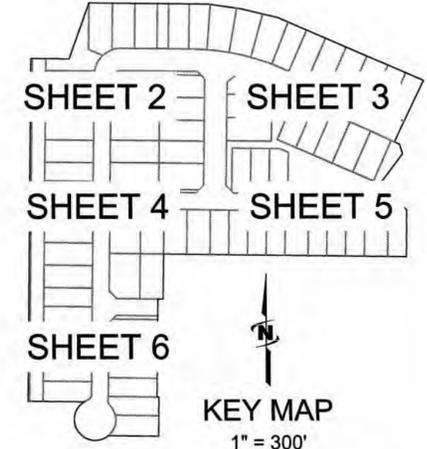


J-U-B ENGINEERS, INC.
2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752
p 208 376 7330 w www.jub.com SHEET 2 OF 9

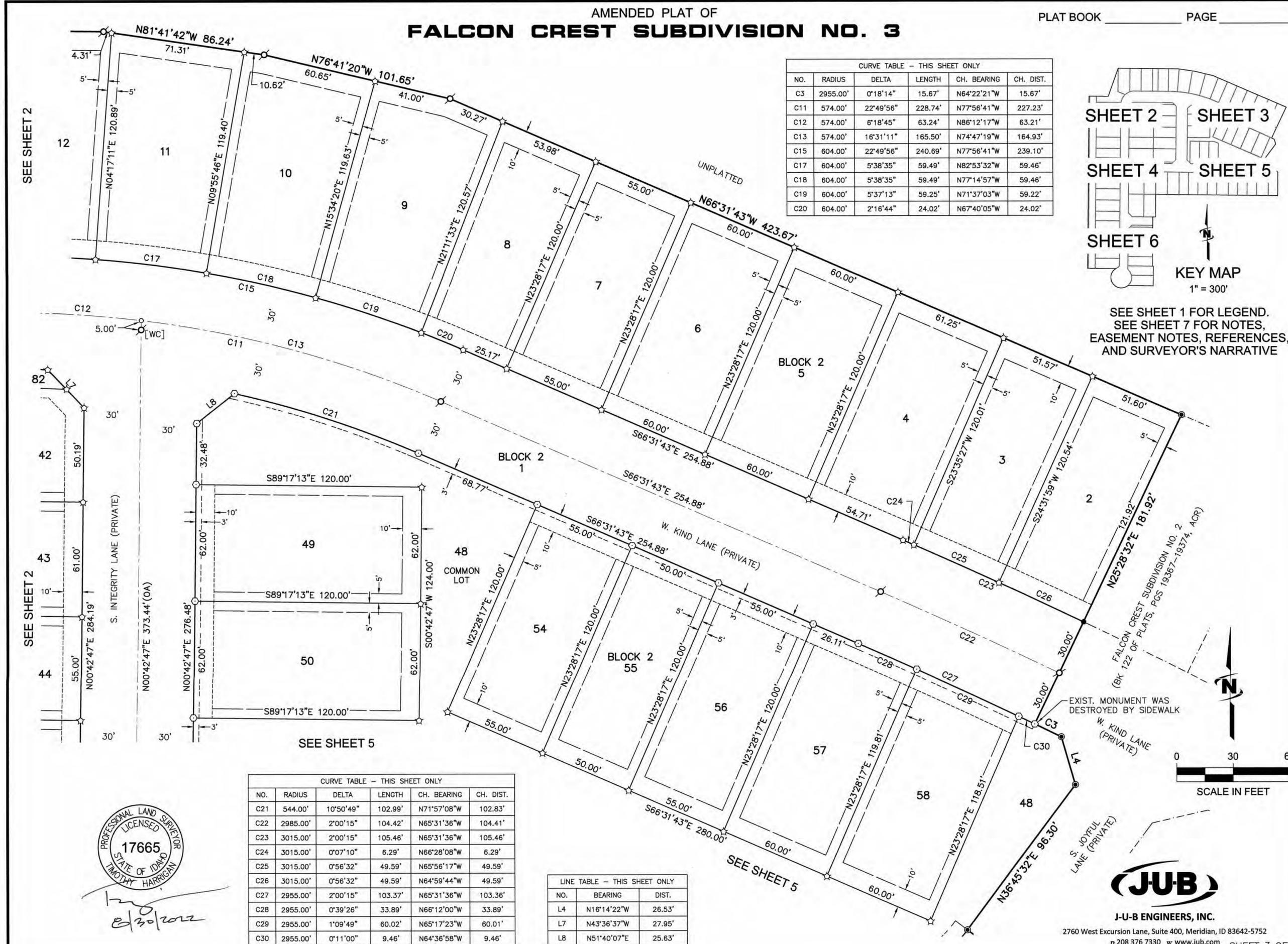
AMENDED PLAT OF FALCON CREST SUBDIVISION NO. 3

PLAT BOOK _____ PAGE _____

CURVE TABLE - THIS SHEET ONLY					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C3	2955.00'	0°18'14"	15.67'	N64°22'21"W	15.67'
C11	574.00'	22°49'56"	228.74'	N77°56'41"W	227.23'
C12	574.00'	6°18'45"	63.24'	N86°12'17"W	63.21'
C13	574.00'	16°31'11"	165.50'	N74°47'19"W	164.93'
C15	604.00'	22°49'56"	240.69'	N77°56'41"W	239.10'
C17	604.00'	5°38'35"	59.49'	N82°53'32"W	59.46'
C18	604.00'	5°38'35"	59.49'	N77°14'57"W	59.46'
C19	604.00'	5°37'13"	59.25'	N71°37'03"W	59.22'
C20	604.00'	2°16'44"	24.02'	N67°40'05"W	24.02'



SEE SHEET 1 FOR LEGEND.
SEE SHEET 7 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE



CURVE TABLE - THIS SHEET ONLY					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C21	544.00'	10°50'49"	102.99'	N71°57'08"W	102.83'
C22	2985.00'	2°00'15"	104.42'	N65°31'36"W	104.41'
C23	3015.00'	2°00'15"	105.46'	N65°31'36"W	105.46'
C24	3015.00'	0°07'10"	6.29'	N66°28'08"W	6.29'
C25	3015.00'	0°56'32"	49.59'	N65°56'17"W	49.59'
C26	3015.00'	0°56'32"	49.59'	N64°59'44"W	49.59'
C27	2955.00'	2°00'15"	103.37'	N65°31'36"W	103.36'
C28	2955.00'	0°39'26"	33.89'	N66°12'00"W	33.89'
C29	2955.00'	1°09'49"	60.02'	N65°17'23"W	60.01'
C30	2955.00'	0°11'00"	9.46'	N64°36'58"W	9.46'

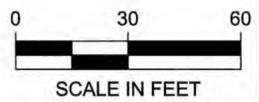
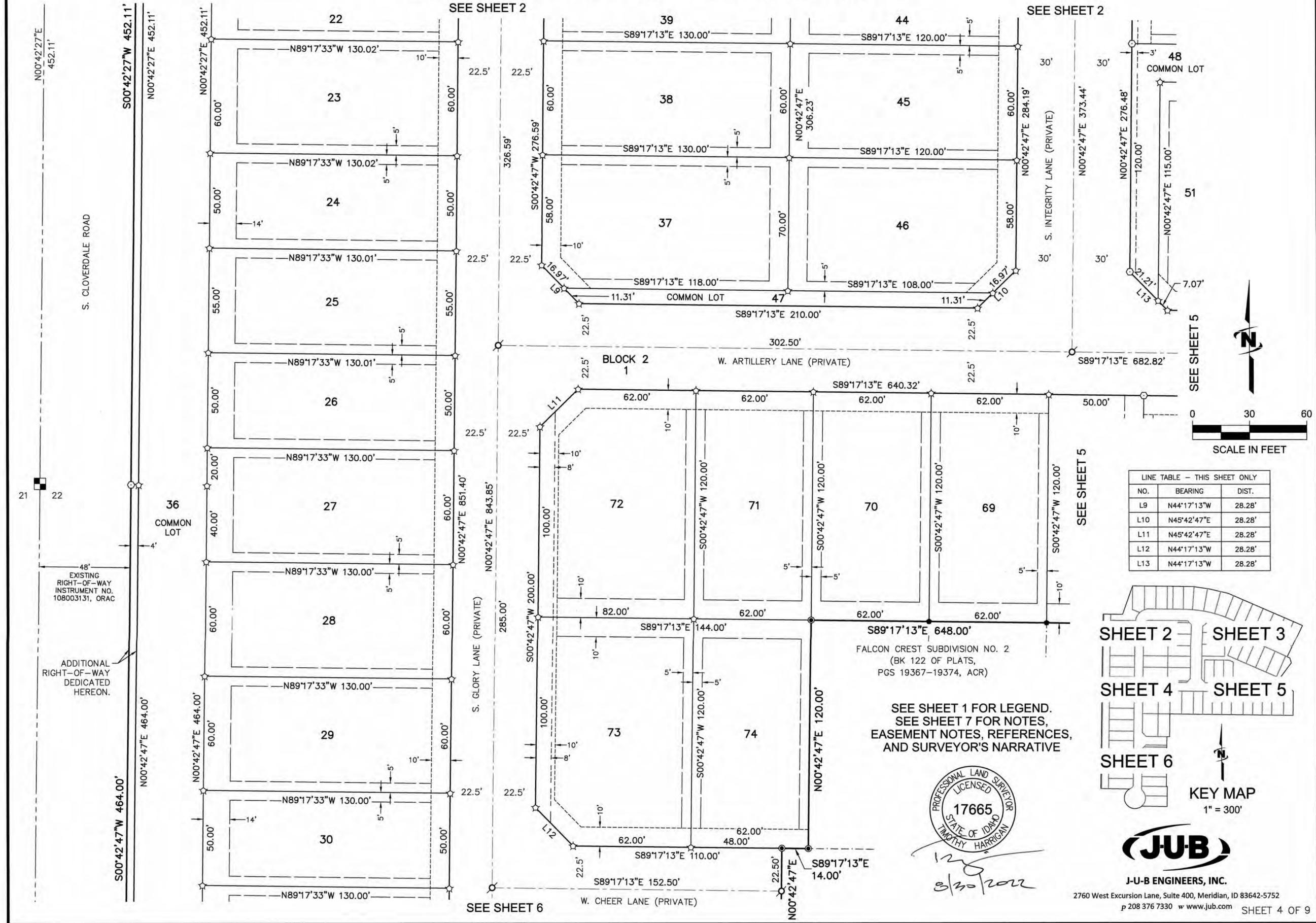
LINE TABLE - THIS SHEET ONLY		
NO.	BEARING	DIST.
L4	N16°14'22"W	26.53'
L7	N43°36'37"W	27.95'
L8	N51°40'07"E	25.63'

17665
 STATE OF IDAHO
 TIMOTHY HARRIGAN
Timothy Harrigan
 2/30/2022



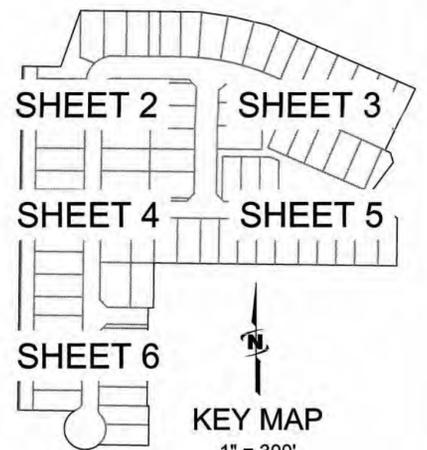
AMENDED PLAT OF FALCON CREST SUBDIVISION NO. 3

PLAT BOOK _____ PAGE _____



LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L9	N44°17'13"W	28.28'
L10	N45°42'47"E	28.28'
L11	N45°42'47"E	28.28'
L12	N44°17'13"W	28.28'
L13	N44°17'13"W	28.28'



KEY MAP
1" = 300'

SEE SHEET 1 FOR LEGEND.
SEE SHEET 7 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE

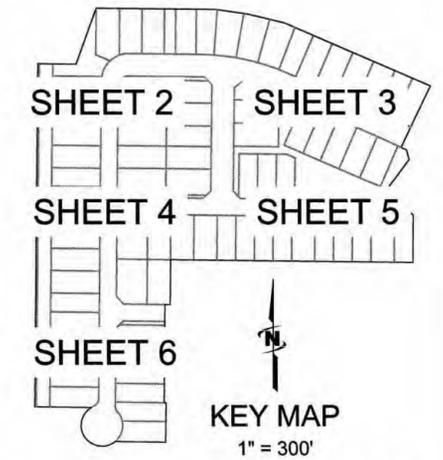
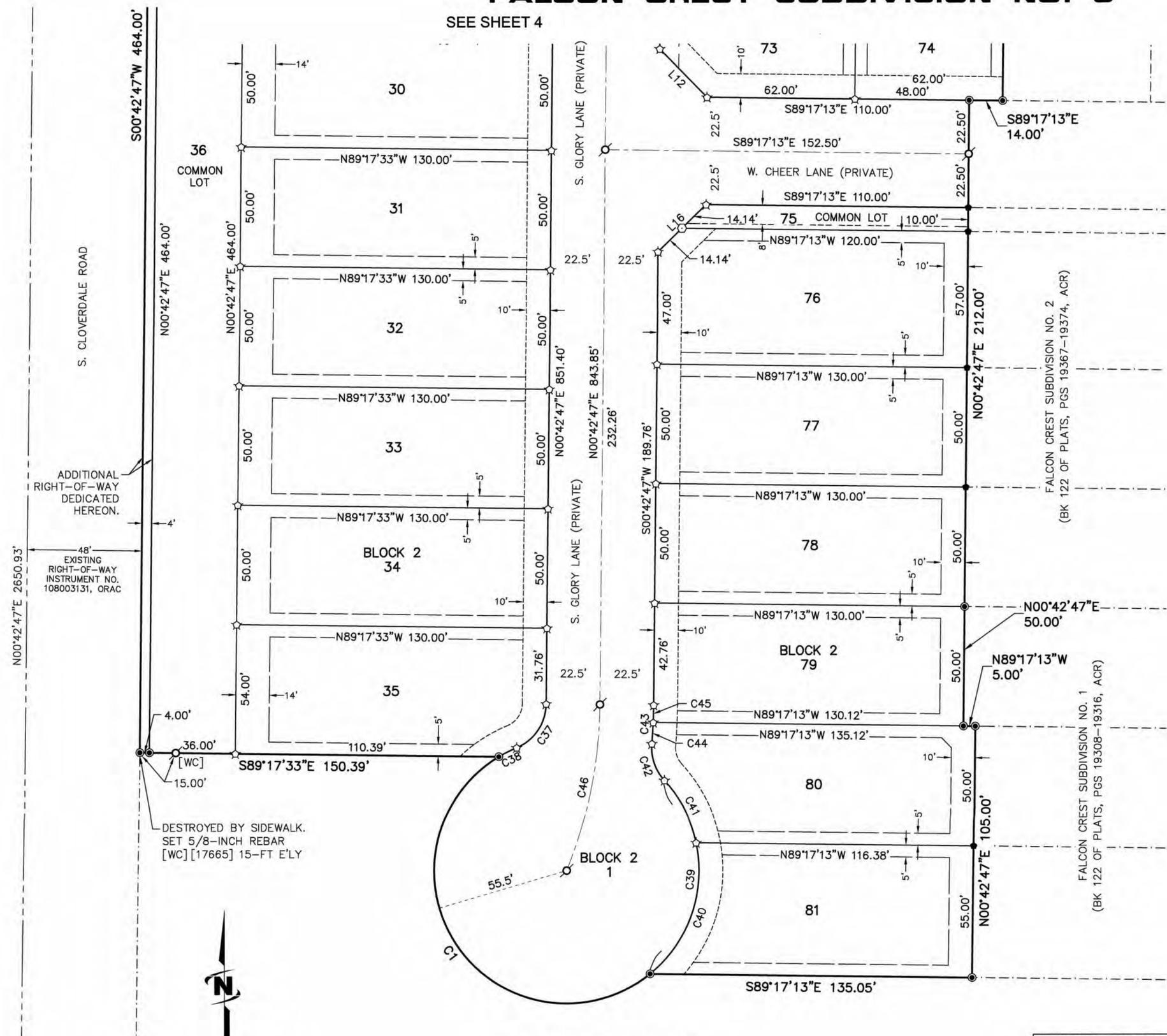


12
8/30/2012



AMENDED PLAT OF FALCON CREST SUBDIVISION NO. 3

PLAT BOOK _____ PAGE _____



SEE SHEET 1 FOR LEGEND.
SEE SHEET 7 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE

CURVE TABLE - THIS SHEET ONLY

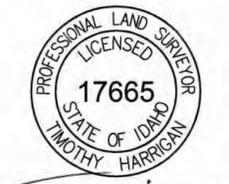
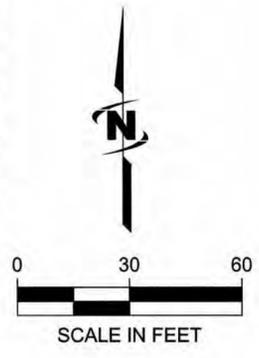
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	55.50'	188°04'05"	182.17'	S34°57'22"E	110.72'
C37	20.00'	67°00'01"	23.39'	N34°12'47"E	22.08'
C38	55.50'	8°38'07"	8.36'	S63°23'44"W	8.36'
C39	55.50'	9°34'08"	90.78'	N04°09'02"E	80.99'
C40	55.50'	63°08'05"	61.12'	N19°27'33"E	58.08'
C41	55.50'	30°37'02"	29.66'	N27°24'00"W	29.31'
C42	20.00'	47°43'41"	16.66'	S18°50'41"E	16.18'
C43	215.00'	4°18'22"	16.16'	N02°51'58"E	16.16'
C44	215.00'	2°22'34"	8.92'	N03°49'52"E	8.92'
C45	215.00'	1°55'48"	7.24'	N01°40'41"E	7.24'
C46	192.50'	21°10'38"	71.15'	N11°18'06"E	70.75'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L12	N44°17'13"W	28.28'
L16	N45°42'47"E	28.28'

ADDITIONAL
RIGHT-OF-WAY
DEDICATED
HEREON.

48'
EXISTING
RIGHT-OF-WAY
INSTRUMENT NO.
108003131, ORAC



[Signature]
9/30/2022



AMENDED PLAT OF
FALCON CREST SUBDIVISION NO. 3

PLAT BOOK _____ PAGE _____

NOTES

1. LOT 1 OF BLOCK 2 IS DESIGNATED AS A PRIVATE ROAD. LOTS 14, 18, 19, 36, 47, 48, 68, 75, AND 82 OF BLOCK 2 ARE HEREBY DESIGNATED AS COMMON LOTS. ALL OF THE ABOVE-REFERENCED LOTS SHALL BE OWNED AND MAINTAINED BY THE FALCON CREST SUBDIVISION HOMEOWNERS' ASSOCIATION, INC. THE OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF KUNA.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
3. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA'S ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
4. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
5. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
6. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE WITH ADA COUNTY RECORDER REGARDING ADDITIONAL RESTRICTIONS.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF 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. MAINTENANCE OF ANY IRRIGATION PIPE, DRAINAGE PIPE, OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION OR DRAINAGE ENTITY OR DISTRICT.
9. THE FALCON CREST SUBDIVISION HOMEOWNERS' ASSOCIATION, INC. (FCSHOA), ITS OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO THE FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH FCSHOA COMMON LOT THAT RECEIVES PRIVATE IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE FCSHOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
10. THIS DEVELOPMENT IS SUBJECT TO DEVELOPMENT AGREEMENT INSTRUMENT NO. 2019-111089, ORAC AND INCLUDES ANNEXATION INTO THE CITY OF KUNA.
11. THIS DEVELOPMENT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, FOR FALCON CREST SUBDIVISION NO. 3, TO BE RECORDED CONCURRENTLY WITH THIS PLAT, AND ANY EXISTING OR FUTURE AMENDMENTS, RESTATEMENTS OR SUPPLEMENTS TO SAID DECLARATION.
12. THIS SUBDIVISION IS LOCATED WITHIN ZONE X AS SHOWN ON THE FIRM PANEL 425 OF 875, ADA COUNTY, IDAHO AND INCORPORATED AREAS. A BUILDING PERMIT SHALL NOT BE ISSUED FOR ANY LOT THAT IS LOCATED WITHIN THE MAPPED FLOODPLAIN UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT IS OBTAINED FOR THE INDIVIDUAL LOT. EACH LOT WITHIN THE MAPPED FLOODPLAIN SHALL REQUIRE AN INDIVIDUAL FLOOD PLAIN DEVELOPMENT PERMIT.
13. THIS SUBDIVISION DOES NOT LIE WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805 AND THE REQUIREMENTS OF SAID CODE DO NOT APPLY TO THIS SUBDIVISION. IRRIGATION WATER SHALL BE PROVIDED BY THE FALCON CREST SUBDIVISION HOMEOWNERS' ASSOCIATION, INC.
14. ANY AND ALL STREET LIGHTS THAT DO NOT CONFORM TO THE CITY OF KUNA STANDARD STREET LIGHT DETAIL SHALL BE OWNED AND MAINTAINED IN PERPETUITY BY THE FALCON CREST SUBDIVISION HOMEOWNERS' ASSOCIATION, INC. THE ORNAMENTAL/NON-STANDARD LIGHTING, MAINTENANCE, AND POWER ARE THE RESPONSIBILITY OF THE FALCON CREST SUBDIVISION HOMEOWNERS' ASSOCIATION, INC.

REFERENCE DOCUMENTS

SUBDIVISIONS: CLOVERDALE RIDGE ESTATES, FALCON CREST SUBDIVISION NO. 1, FALCON CREST SUBDIVISION NO. 2.
SURVEYS: ROS NO. 10338
DEEDS: 2020-139228
EASEMENTS: N/A

EASEMENT NOTES

1. LOTS 1, 14, 18, 19, 36, 47, 48, 68, 75, 82 OF BLOCK 2 ARE HEREBY DESIGNATED AS BEING SUBJECT TO A BLANKET UTILITY EASEMENT OVER SAID LOTS.
2. LOT 1 OF BLOCK 2 IS HEREBY DESIGNATED AS BEING SUBJECT TO A BLANKET PRIVATE ROAD EASEMENT AS NOTED IN EASEMENT NOTE 6 BELOW.
3. ALL UTILITY EASEMENTS SHOWN OR DESIGNATED HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, ARE APPURTENANT TO THE LOTS SHOWN HEREON, AND ARE HEREBY RESERVED FOR THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF PUBLIC AND PRIVATE UTILITIES, PRESSURIZED & GRAVITY IRRIGATION, IRRIGATION WASTE DITCHES, SEWER SERVICE, CABLE TELEVISION/DATA; APPURTENANCES THERETO; AND LOT DRAINAGE.
4. ALL IRRIGATION EASEMENTS SHOWN OR DESIGNATED HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, AND ARE HEREBY RESERVED FOR THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF THE FALCON CREST SUBDIVISION HOMEOWNERS' ASSOCIATION, INC. IRRIGATION LINES, AND APPURTENANCES THERETO.
5. ALL SIDEWALK EASEMENTS SHOWN OR DESIGNATED HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, ARE APPURTENANT TO THE LOTS PLATTED HEREON, AND ARE HEREBY RESERVED FOR INGRESS, EGRESS, AND THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF SIDEWALKS, AND APPURTENANCES THERETO.
6. THE PRIVATE ROAD EASEMENT SHOWN AND DESIGNATED HEREON IS NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, IS APPURTENANT TO THE LOTS PLATTED HEREON, AND IS HEREBY RESERVED FOR INGRESS, EGRESS, INGRESS AND EGRESS OF EMERGENCY VEHICLES, AND THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF ROADWAYS, SIDEWALKS, DRIVEWAYS, LANDSCAPING, AND APPURTENANCES THERETO.
7. NO UTILITY EASEMENT OR CITY OF KUNA EASEMENT SHOWN OR DESIGNATED HEREON SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD-SURFACED DRIVEWAYS, LANDSCAPING, PARKING, SIDE AND REAR PROPERTY LINE FENCES, OR OTHER SUCH NON-PERMANENT IMPROVEMENTS.
8. ALL EASEMENTS ARE PARALLEL WITH THE LINES, AND CONCENTRIC WITH THE CURVES THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.

SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO CREATE AN ADDITIONAL COMMON LOT (NEW LOT 82, BLOCK 2) ALONG THE NORTHERLY 10.00-FEET OF LOTS 41 AND 42 OF BLOCK 2 THAT WERE PREVIOUSLY CREATED ON THE PLAT OF FALCON CREST SUBDIVISION NO. 3 (BOOK 123 OF PLATS, AT PAGES 19438 THROUGH 19446, ADA COUNTY RECORDS). THE ORIGINAL PURPOSE OF THE AFORESAID PLAT OF FALCON CREST SUBDIVISION NO. 3, WAS TO SUBDIVIDE THE LAND SHOWN HEREON IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.
2. THE BOUNDARY LINES SHOWN HERE WERE ESTABLISHED BY HOLDING THE MONUMENTS FOUND REPRESENTING THE GOVERNMENT CORNERS ALONG ALIQUOT SECTION LINES, AND BY HOLDING THE MONUMENTS FOUND REPRESENTING THE CORNERS OF FALCON CREST SUBDIVISION NO. 1 (BK 122 OF PLATS, PGS 19308-19316, ACR) AND FALCON CREST SUBDIVISION NO. 2 (BK 122 OF PLATS, PGS 19367-19374, ACR).



12
03/30/2022



J-U-B ENGINEERS, INC.

2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752
p 208 376 7330 w www.jub.com

AMENDED PLAT OF
FALCON CREST SUBDIVISION NO. 3

PLAT BOOK _____ PAGE _____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT **M3 ID FALCON CREST, LLC, AN ARIZONA LIMITED LIABILITY COMPANY**, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THAT REAL PROPERTY TO BE KNOWN AS **FALCON CREST SUBDIVISION NO. 3**, AND THAT IT INTENDS TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT:

A TRACT OF LAND SITUATE IN THE WEST HALF OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE FROM SAID POINT OF COMMENCEMENT, COINCIDENT WITH THE WEST LINE OF SAID SECTION 22 THE FOLLOWING TWO (2) CONSECUTIVE COURSES AND DISTANCES:

1. NORTH 00°42'47" EAST, A DISTANCE OF 2,650.93 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 22, AND
2. NORTH 00°42'27" EAST, A DISTANCE OF 452.11 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 89°17'33" EAST, A DISTANCE OF 48.00 FEET TO THE SOUTHWESTERLY CORNER OF THE TRACT OF LAND DESCRIBED AS "FALCON CREST DEVELOPMENT GOLF A PARCEL" IN THE SPECIAL WARRANTY DEED TO FALCON CREST CLUB PARTNERS, LLC, RECORDED AS INSTRUMENT NO. 2021-042022, OFFICIAL RECORDS OF ADA COUNTY, HEREINAFTER REFERRED TO AS THE "GOLF A TRACT", SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE FROM SAID POINT OF BEGINNING, LEAVING THE BOUNDARY OF SAID "GOLF A TRACT", COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE OF S. CLOVERDALE ROAD, THE FOLLOWING TWO (2) CONSECUTIVE COURSES AND DISTANCES:

1. SOUTH 00°42'27" WEST, A DISTANCE OF 452.11 FEET, AND
2. SOUTH 00°42'47" WEST, A DISTANCE OF 464.00 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED "J-U-B 16642";

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIX (6) CONSECUTIVE COURSES AND DISTANCES:

1. SOUTH 89°17'33" EAST, A DISTANCE OF 150.39 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED "J-U-B 16642";
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 55.50 FEET, THROUGH A CENTRAL ANGLE OF 188°04'05", AN ARC LENGTH OF 182.17 FEET, AND A CHORD BEARING SOUTH 34°57'22" EAST, A DISTANCE OF 110.72 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED "J-U-B 16642";
3. SOUTH 89°17'13" EAST, A DISTANCE OF 135.05 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED "J-U-B 16642";
4. NORTH 00°42'47" EAST, A DISTANCE OF 105.00 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED "J-U-B 16642";
5. NORTH 89°17'13" WEST, A DISTANCE OF 5.00 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED "J-U-B 16642", AND
6. NORTH 00°42'47" EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED "J-U-B 16642";

THENCE CONTINUING THE FOLLOWING TWELVE (12) CONSECUTIVE COURSES AND DISTANCES:

1. CONTINUING NORTH 00°42'47" EAST, A DISTANCE OF 212.00 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED "J-U-B 16642";
2. SOUTH 89°17'13" EAST, A DISTANCE OF 14.00 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED "J-U-B 16642";
3. NORTH 00°42'47" EAST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED "J-U-B 16642";
4. SOUTH 89°17'13" EAST, A DISTANCE OF 648.00 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED "J-U-B 16642";
5. NORTH 00°42'47" EAST, A DISTANCE OF 126.13 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED "J-U-B 16642";
6. NORTH 47°49'10" WEST, A DISTANCE OF 53.23 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED "J-U-B 16642";
7. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 122.50 FEET, THROUGH A CENTRAL ANGLE OF 5°25'18", AN ARC LENGTH OF 11.59 FEET, AND A CHORD BEARING NORTH 39°28'11" EAST, A DISTANCE OF 11.59 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED "J-U-B 16642";
8. NORTH 53°14'28" WEST, A DISTANCE OF 45.00 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED "J-U-B 16642";
9. NORTH 36°45'32" EAST, A DISTANCE OF 96.30 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED "J-U-B 16642";
10. NORTH 16°14'22" WEST, A DISTANCE OF 26.53 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED "J-U-B 16642";
11. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2955.00 FEET, THROUGH A CENTRAL ANGLE OF 0°18'14", AN ARC LENGTH OF 15.67 FEET, AND A CHORD BEARING NORTH 64°22'21" WEST, A DISTANCE OF 15.67 FEET, AND
12. NORTH 25°28'32" EAST, A DISTANCE OF 181.92 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED "J-U-B 16642" MARKING A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE AFORESAID "GOLF A TRACT";

THENCE COINCIDENT WITH THE SOUTHERLY BOUNDARY LINES OF SAID "GOLF A TRACT", THE FOLLOWING SIX (6) CONSECUTIVE COURSES AND DISTANCES:

1. NORTH 66°31'43" WEST, A DISTANCE OF 423.67 FEET,
2. NORTH 76°41'20" WEST, A DISTANCE OF 101.65 FEET,
3. NORTH 81°41'42" WEST, A DISTANCE OF 86.24 FEET,
4. NORTH 89°21'39" WEST, A DISTANCE OF 319.53 FEET,
5. SOUTH 19°46'57" WEST, A DISTANCE OF 158.63 FEET, AND
6. NORTH 89°17'33" WEST, A DISTANCE OF 102.22 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 17.65 ACRES OF LAND, MORE OR LESS.

END OF DESCRIPTION.

**CERTIFICATE OF OWNERS
(CONTINUED)**

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE PRIVATE ROADS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, HOWEVER THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR THE USES SPECIFICALLY DEPICTED ON THE PLAT, AND FOR ANY OTHER PURPOSES DESIGNATED HEREON, AND NO PERMANENT STRUCTURES, OTHER THAN FOR SUCH USES AND PURPOSES, ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL OF THE LOTS WITHIN THIS SUBDIVISION ARE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF KUNA, AND THE CITY OF KUNA HAS AGREED IN WRITING TO SERVE ALL LOTS WITHIN THE SUBDIVISION.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS:

M3 ID FALCON CREST, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

SH ACQ2020, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: M3 BUILDERS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: ?????, ITS MANAGER?

BY: ????, ITS AUTHORIZED AGENT?

BY: THE M3 COMPANIES, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: _____
WILLIAM I. BROWNLEE, MANAGER

BY: _____
??????????

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS.

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, PERSONALLY APPEARED WILLIAM I. BROWNLEE, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF THE M3 COMPANIES, LLC, THE LLC THAT IS THE MEMBER OF M3 BUILDERS, LLC, THE LLC THAT IS THE MANAGER OF M3 ID FALCON CREST, LLC, THE LLC THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT M3 ID FALCON CREST, LLC EXECUTED THE SAME.

NOTARY PUBLIC FOR _____
MY COMMISSION NO. _____
MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS.

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, PERSONALLY APPEARED _____, KNOWN OR IDENTIFIED TO ME TO BE THE ?? OF ??, THE LLC THAT IS THE ?? OF ??, THE LLC THAT IS THE MANAGER OF SH ACQ2020, LLC, THE LLC THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SH ACQ2020, LLC EXECUTED THE SAME.

NOTARY PUBLIC FOR _____
MY COMMISSION NO. _____
MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

I, TIMOTHY HARRIGAN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS AMENDED PLAT OF FALCON CREST SUBDIVISION NO. 3 IS TRUE AND CORRECT AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND AS SHOWN HEREON, AND WAS SURVEYED IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.


TIMOTHY HARRIGAN, PLS 17665



2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752
p 208 376 7330 w www.jub.com

AMENDED PLAT OF
FALCON CREST SUBDIVISION NO. 3

PLAT BOOK _____ PAGE _____

APPROVAL OF CENTRAL DISTRICT HEALTH

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

CENTRAL DISTRICT HEALTH DATE

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

COMMISSION PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, ON THIS DAY

_____, HEREBY APPROVE THIS PLAT.

CITY ENGINEER

APPROVAL OF CITY COUNCIL

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY OF KUNA, IDAHO.

CITY CLERK

CERTIFICATE OF COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR DATE

CERTIFICATE OF COUNTY TREASURER

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

ADA COUNTY TREASURER DATE

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO }
COUNTY OF ADA } SS. INSTRUMENT NO. 20____-_____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF J-U-B ENGINEERS, INC.

AT _____ MINUTES PAST _____ O'CLOCK ____M.,

THIS _____ DAY OF _____, 20____, IN MY OFFICE, AND WAS RECORDED IN

BOOK _____ OF PLATS AT PAGES _____ THROUGH _____.

FEE: \$ _____

DEPUTY EX-OFFICIO RECORDER



12
8/30/2022



J-U-B ENGINEERS, INC.

2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752

p 208 376 7330 w www.jub.com

**RESOLUTION NO. R60-2022
CITY OF KUNA, IDAHO**

SEWER SYSTEM FEES AND POLICIES

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO SETTING FORTH FINDINGS; AND SUPERSEEDING, AMENDING, AND REFORMING CITY COUNCIL RESOLUTION R62-2021; AND ESTABLISHING FEES FOR CONNECTING TO SANITARY SEWER SYSTEM; AND ESTABLISHING MONTHLY SEWER USE FEES; AND ESTABLISHING MINIMUM SEWER LINE SIZES; AND ESTABLISHING OTHER CHARGES; AND ESTABLISHING AN EFFECTIVE DATE.

Section 1: Findings: The City Council makes the following findings in regards to its authority and purposes for approval of this resolution:

1. Section 7-6-3A of the Kuna City Code authorizes the City of Kuna City Council to modify the City's sanitary sewer system connection fees by resolution of City Council; and
2. Section 7-6-4A of the Kuna City Code authorizes the City of Kuna City Council to modify the City's sanitary sewer system monthly user rates, based on the volume and strength of the effluent discharged by the users, and consistent with the benefit derived by the users, by resolution of City Council; and
3. It is necessary to amend and reform City Council Resolution No. R62-2021 in order to increase the base monthly sewer rate due to inflationary cost increases by 4.50%.

Section 2: Actions:

NOW THEREFORE BE IT RESOLVED that Resolution No. R01-2020 is hereby superseded, amended and reformed to read as follows:

2.1 SEWER CONNECTION FEES

NOW THEREFORE BE IT RESOLVED that the fee for connecting to the Wastewater Treatment Facilities shall be determined as follows:

- A. **Interceptor Capacity Fee:** Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user prorated based upon volume and strength when compared to an equivalent dwelling unit (EDU) as defined in Kuna City Code, to be connected to the Wastewater Treatment Facilities, shall be assessed one thousand three hundred twenty-nine dollars and no /100ths dollars (\$1,329.00) per EDU at the time of connection for the capital costs of providing oversized mains, and interceptor and trunk lines to convey the wastewater flow generated by each unit.
- B. **Treatment Capacity Fee:** Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user prorated based upon volume and strength when compared to an EDU as defined in Kuna City Code, to be connected to the Wastewater Treatment Facilities shall be assessed four thousand nine

hundred seventy one and zero cents (\$4,971.00) per EDU at the time of connection for the capital costs of providing treatment capacity to treat the biochemical oxygen demand and total suspended solids generated by each unit. In instances where a developer or property owner has prepaid this fee as a condition of development, and the treatment plant to which the proposed connection and prepayment applies is the same, then the prepaid fee shall suffice for full or partial credit for payment of the Treatment Capacity Fee defined herein and as provided in City Resolution R10-2010.

- C. Industrial/Commercial Connection:** Each commercial or industrial facility to be connected to the publicly owned treatment works shall be assessed interceptor capacity and treatment capacity fees based on user equivalents established by adopted policies, and in instances not addressed by established policies, computed as follows, based on peak usage at full capacity and prorated compared to a typical residence:

The peak usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from IDAPA 58.01.03.007.08 in the chart titled WASTEWATER FLOWS FROM VARIOUS ESTABLISHMENTS IN GALLONS PER DAY. Waste Strength shall be obtained from the chart in Section 2.2.B of this resolution by averaging the high and low extremes of the applicable Category. For uses not specifically addressed in the aforementioned charts, it shall be the responsibility of the City Engineer to equitably estimate peak usage at design capacity for the connecting facility.

- D. Previous Connections:** In instances where an improvement on a property has previously been connected to the sewer system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in number of dwelling units or an increase in demand on the system, then the connection is subject to these fees for the increase only. For existing connections proposing to increase levels of discharge, a fee proportional to the increase of quantities, when compared to an EDU as defined in Kuna City Code, shall be assessed. For existing commercial and industrial users, the existing level of usage is generally the discharge defined by connection fees previously paid at the time they were paid. In the absence of a record of connection fees previously paid, the existing level of usage derived from the existing facility at full capacity, or the discharges defined in a "discharge permit" or "user agreement" existing at the promulgation of this act may be utilized.

2.2 SEWER USER CHARGES

BE IT FURTHER RESOLVED the monthly use fee for sewer service provided by the Wastewater Treatment Facilities to each user connected to the system within the City Limits shall include a Monthly Use Fee based upon volume and strength of discharge as follows:

- A. Monthly Use Fee:** Sewer Use Fees shall be thirty-eight dollars and thirty cents (\$38.30) for the first four thousand (4,000) gallons, an additional three dollars and zero cents (\$3.00) up to six thousand (6,000) gallons, an additional four dollars and zero cents (\$4.00) up to eight thousand (8,000) gallons, and an additional five dollars and zero cents (\$5.00) per one thousand gallons (1,000) above eight thousand gallons user equivalent. Metered

water usage for City residents, where the head of house is over sixty-five (65) years of age, resides at the residence, and has completed an application with the City, shall be billed at a rate of twenty-nine dollars and eighteen cents (\$29.18) for the first four thousand (4,000) gallons, an additional three dollars and zero cents (\$3.00) up to six thousand (6,000) gallons, an additional four dollars and zero cents (\$4.00) up to eight thousand (8,000) gallons, and an additional five dollars and zero cents (\$5.00) per one thousand gallons (1,000) above eight thousand gallons. Commercial metered usage for users with ¾" service lines shall be billed a base amount of thirty-eight dollars and thirty cents (\$38.30) for the first one thousand (1,000) gallons and an additional five dollars and zero cents (\$5.00) per one thousand (1,000) gallons after. Commercial metered usage for users with 2" service lines shall be billed a base amount of two hundred seventy-two dollars and thirty-seven cents (\$272.37) for the first one thousand (1,000) gallons and an additional five dollars and zero cents (\$5.00) per one thousand (1,000) gallons after.

B. Waste Strength: The Kuna City Code defines user equivalent in terms of flow and waste strength as follows:

Flow	190 gallons/day
BOD	350 mg/liter
COD	750 mg/liter
TSS	285 mg/liter

The City has adopted by Resolution R55-2019A methodology of calculating EDUs, which shall be relied on in establishing user equivalents for each discharger as provided in Kuna City Code.

1. Purpose: The waste strength may be used at the discretion of the City Engineer to compute the user equivalent for each user for the purpose of assessing connection and monthly use fees.

2.3 NEW CONSTRUCTION

BE IT FURTHER RESOLVED that, in connection with new development, the minimum sewer main size is a nominal diameter of eight (8) inches. When, in conformance with the needs of the City Sewer System, a larger line is requested of the developer than this nominal diameter and the larger line is beyond the developer's flow needs, the developer may be reimbursed in conformance with adopted City reimbursement policies.

2.4 OTHER CHARGES

A. Connection Fees (Outside City Limits): Any customer outside the corporate limits of the City requesting sewer service, who is legally able to annex to the City, must do so as a condition to connect to the City sewer system except as approved by resolution of City Council. Any customer outside City corporate limits requesting sewer service, who is not legally able to annex, cannot connect without explicit Council approval, which approval is solely at the option of City Council.

B. Damage Repair Costs: Damages to Sewer Department facilities by other utilities,

excavators or others will be repaired using City approved contractors, procedures and specifications. All direct and indirect costs incurred by the City to perform, oversee, monitor and/or inspect the repair will be billed to the party causing the damage.

C. Short Notice Line Location Charges: The City of Kuna, as required by law, participates in the Dig Line system. Forty-eight (48) hours notification is required prior to excavation by any party. Exceptions will be allowed for line locations during times of individual hazard or public emergency.

2.5 EFFECTIVE DATE

BE IT FURTHER RESOLVED that sewer connection fees, as presented in this resolution and as set forth in **Exhibit “A”** attached hereto and incorporated herein by reference, shall be in effect upon passage of this resolution, that Sewer User Charges shall be in effect beginning with the October 1, 2022 billing cycle, and all fees that are in conflict with the new fees as established by earlier resolution(s) are hereby repealed.

PASSED BY THE COUNCIL of the City of Kuna, this 6th day of September, 2022.

APPROVED BY THE MAYOR of the City of Kuna, this 6th day of September, 2022.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**EXHIBIT A TO RESOLUTION R60-2022
CITY OF KUNA
SEWER SYSTEM FEES
EFFECTIVE October 1, 2022**

Note: Sewer User Charges effective beginning with the October 1, 2022 billing cycle.

Residential	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$38.30 (average winter water usage up to 4,000 gallons) ○ 1st Tier (4,001-6,000 gals): \$3.00 per 1,000 gals ○ 2nd Tier (6,001-8,000 gals): \$4.00 per 1,000 gals ○ 3rd Tier (>8,000 gals): \$5.00 per 1,000 gals
Senior Residential	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$29.18 (average winter water usage up to 4,000 gallons) ○ 1st Tier (4,001-6,000 gals): \$3.00 per 1,000 gals ○ 2nd Tier (6,001-8,000 gals): \$4.00 per 1,000 gals ○ 3rd Tier (>8,000 gals): \$5.00 per 1,000 gals
¾" Commercial	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$38.30 (Usage up to 1,000 gallons) ○ 1st Tier (>1,000 gals): \$5.00 per 1,000 gals
2" Commercial	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$272.37 (Usage up to 1,000 gallons) ○ 1st Tier (>1,000 gals): \$5.00 per 1,000 gals

**RESOLUTION NO. R61-2022
CITY OF KUNA, IDAHO**

WATER SYSTEM FEES AND POLICIES

A RESOLUTION AMENDING PORTIONS OF RESOLUTION R01-2020 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING WATER CONNECTION FEES AND MONTHLY WATER SERVICE RATES; ESTABLISHES FEES FOR CONNECTING TO THE WATER SYSTEM; ESTABLISHES WATER USE FEES THAT ARE NOW AMENDED WITH WATER RATE CHANGES FOR ALL CUSTOMERS; PROVIDES FOR MISCELLANEOUS WATER CUSTOMER SERVICE POLICIES; SETS FORTH MINIMUM LINE SIZES; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

WHEREAS, Section 7-5-5 of the Kuna City Code authorizes the City of Kuna, Idaho to set water connection fees by resolution of City Council; and

WHEREAS, Section 7-5-3 of the Kuna City Code authorizes the City of Kuna, Idaho to set monthly service rates for water use by resolution of City Council:

I. WATER CONNECTION FEES

NOW THEREFORE BE IT RESOLVED, that the charge(s) for connecting to the City Water System shall be determined as follows:

- A. Water Main Capacity Fee:** Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user based upon volume of demand compared to an equivalent dwelling unit (EDU), to be connected to the City potable water system, shall be assessed one thousand four hundred twenty-three dollars and zero cents (\$1,423.00) per EDU at or before the time of connection for the capital costs of providing oversized mains and trunk lines to convey potable water required by each connection.
- B. Water Supply Fee:** Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user based upon volume of demand compared to an (EDU), to be connected to the City potable water system requiring water for domestic use only shall be assessed one thousand and eighty-five dollars (\$1,085.00) per EDU at or before the time of connection for the capital costs of providing water supply required by each connection. In instances where a developer or property owner has prepaid this fee as a condition of developing, and the area to which the prepayment applies is specifically defined, then any further water supply fee for connection subsequent to passage of this act shall be waived.
- C. Industrial/Commercial Connection:** Each commercial or industrial facility to be connected to the publicly owned potable water works shall be assessed water main capacity fees and water supply fees, computed based on peak usage at full capacity and

prorated compared to an equivalent dwelling unit. The minimum fees charged any connection shall be one equivalent dwelling unit.

The peak usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from IDAPA 58.01.03.007.08 in the chart titled WASTEWATER FLOWS FROM VARIOUS ESTABLISHMENTS IN GALLONS PER DAY. For uses not specifically addressed in the aforementioned regulation, it shall be the responsibility of the City Engineer to equitably estimate peak usage at full capacity based on predictive equations, comparative usage, or historical usage as approved by the City Engineer. The minimum charge for non-irrigated property shall be the charge for one equivalent dwelling unit.

- D. **Water Meter and Service Fees:** Each water connection shall be assessed charges for completing services and connections, when required, in accordance with the following schedule:

3/4"	Setter & Service	\$ 771.00/ea
1"	Setter & Service	\$1,143.00/ea
1-1/2"	Setter & Service	\$1,627.00/ea
2"	Setter & Service	\$2,033.00/ea
3" & larger	Meter & Service	Time & Material
3/4"	Meter Only	\$340.00/ea
1"	Meter Only	\$ 383.00./ea
1 1/2"	Meter Only	\$ 613.00/ea
2"	Meter Only	\$ 758.00/ea
1/2 Street Asphalt Patch		\$ 390.00
Full Street Asphalt Patch		\$ 612.00

- E. **Previous Connections:** In instances where an improvement on a property has previously been connected to the water system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in number of dwelling units or an increase in demand on the system, then the connection is subject to these fees for the amount of the increase only and prorated in comparison to the demand of an equivalent dwelling unit.

II. WATER USE FEES

BE IT FURTHER RESOLVED that fees for water usage and other charges shall be determined as follows:

- A. **Customer Water Use Charges:**

- 1. **Standard Water Use Fee** - Metered water usage for City of Kuna residents and original Danskin Well customers shall be billed at a base rate of eighteen dollars and forty-seven cents (\$18.47) for the first five thousand (5,000) gallons of usage in a monthly billing cycle, an additional one dollar and fifty-six cents (\$1.56) per

thousand gallons up to seven thousand (7,000) gallons, an additional two dollars and thirty-five cents (\$2.35) per thousand gallons up to ten thousand (10,000) gallons, and an additional three dollars and fifty-three cents (\$3.53) per thousand gallons over ten thousand (10,000) gallons. Metered water usage for City residents, where the head of house is over sixty-five (65) years of age, resides at the residence and has completed an application with the City, shall be billed at a rate fourteen dollars and thirty-seven cents (\$14.37) for the first five thousand (5,000) gallons of usage in a monthly billing cycle, an additional one dollar and fifty-six cents (\$1.56) per thousand gallons up to seven thousand (7,000) gallons, an additional two dollars and thirty-five cents (\$2.35) per thousand gallons up to ten thousand (10,000) gallons, and an additional three dollars and fifty-three cents (\$3.53) per thousand gallons over ten thousand (10,000) gallons. Commercial metered water usage for users with ¾" service lines shall be billed at a base rate of eighteen dollars and forty-seven cents (\$18.47) for the first one thousand (1,000) gallons and an additional three dollars and fifty-three cents (\$3.53) per one thousand (1,000) gallons after. Commercial metered water usage for users with 2" service lines shall be billed at a base rate of one hundred thirty-one dollars and forty-six cents (\$131.46) for the first one thousand (1,000) gallons and an additional three dollars fifty-three cents per one thousand (1,000) gallons after.

2. **Excess Water Use Fee** - As mentioned under the Standard Water Use Fee, metered water usage beyond ten thousand (10,000) gallons shall be billed at three dollars and fifty-three cents (\$3.53) per one thousand (1,000) gallons.
3. **Irrigation Water Use Fee** –
 - i. The irrigation season shall run from May 1 to October 31.
 - ii. For City residential property (a single-family residence located within the City Limits of Kuna) that has no access to pressure irrigation or gravity irrigation service because the service is not available in the area that the property is located, and where the usage is beyond five thousand (5,000) gallons, but less than forty-five thousand (45,000) gallons, said residential property shall be billed at one dollar (\$1.00) per thousand (1,000) gallons.
4. **Bulk Water Charges** - All bulk sales shall be approved by the Water Superintendent or his designated representative prior to delivery, and be obtained from designated sources only. The rate for bulk sales shall be three dollars and fifty-three cents (\$3.53) per one thousand (1,000) gallons.

III. NEW CONSTRUCTION

BE IT FURTHER RESOLVED, that in connection with new development, the assumed water main size is a minimum nominal diameter of eight (8) inches. When, in conformance with the needs of the City Water System, a larger line is requested of the developer than this minimum nominal diameter, and the larger line is beyond the developer's flow needs, the developer may be

reimbursed in conformance with adopted City reimbursement policies.

IV. OTHER CHARGES

- A. **Connection Fees (Outside City Limits)** - Any customer outside the corporate limits of the City requesting water service, who is legally able to annex to the City, must do so to connect to the City Water System, thereafter to pay connection fees as any other resident. Any customer outside City corporate limits requesting water service, who is not legally able to annex, cannot connect without explicit Council approval, which approval is solely at the option of City Council.
- B. **Damage Repair Costs** - Damages to Water Department facilities by other utilities, excavators or others will be repaired by or at the direction of Water Department personnel. All direct and indirect costs incurred in the repair will be billed to the party causing the damage.
- C. **Short Notice Line Location Charges** - The City of Kuna, as required by law, participates in the Dig Line system. Forty-eight (48) hours notification is required prior to excavation by any party. Exceptions will be allowed for line locations during times of individual hazard or public emergency.

IV. EFFECTIVE DATE

BE IT FURTHER RESOLVED that water connection fees and all other charges, as presented in this resolution and as set forth in Exhibit "A" attached hereto and incorporated herein by reference, other than the Customer Water Use Fees, shall be in effect upon passage of this resolution, that Customer Water Use Fees shall be in effect beginning with the October 1, 2022 billing cycle, and that all fees that are in conflict with the new fees as established by earlier resolution(s) are hereby repealed.

PASSED BY THE COUNCIL of the City of Kuna, this 6th day of September, 2022.

APPROVED BY THE MAYOR of the City of Kuna, this 6th day of September, 2022.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**EXHIBIT A TO RESOLUTION R61-2022
CITY OF KUNA
WATER SYSTEM FEES
EFFECTIVE October 01, 2022**

Residential	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$18.47 (Usage up to 5,000 gallons) ○ 1st Tier (5,001-7,000 gals): \$1.56 per 1,000 gals ○ 2nd Tier (7,001-10,000 gals): \$2.35 per 1,000 gals ○ 3rd Tier (>10,000 gals): \$3.53 per 1,000 gals
Senior Residential	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$14.37 (Usage up to 5,000 gallons) ○ 1st Tier (5,001-7,000 gals): \$1.56 per 1,000 gals ○ 2nd Tier (7,001-10,000 gals): \$2.35 per 1,000 gals ○ 3rd Tier (>10,000 gals): \$3.53 per 1,000 gals
¾” Commercial	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$18.47 (Usage up to 1,000 gallons) ○ 1st Tier (>1,000 gals): \$3.53 per 1,000 gals
2” Commercial	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$131.46 (Usage up to 1,000 gallons) ○ 1st Tier (>1,000 gals): \$3.53 per 1,000 gals

**RESOLUTION NO. R62-2022
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE STATEWIDE COPIER AND PRINTER CONTRACT LEASE AGREEMENT WITH VALLEY OFFICE SYSTEMS TO LEASE EQUIPMENT, AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.

WHEREAS, the City would like to lease two Ricoh IM C4500 printer and copier units.

WHEREAS, the contract is to replace the current expiring lease of the Ricoh MP C4504EX units, currently placed at City Hall in Planning and Zoning and another in the Utility Billing department.

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

Section 1. The Equipment Placement Forms with Valley Office Systems, in substantially the format, as attached hereto as **“EXHIBIT A”** and **“Exhibit B”** are hereby approved.

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

PASSED BY THE COUNCIL of Kuna, Idaho this 6th day of September, 2022.

APPROVED BY THE MAYOR of Kuna, Idaho this 6th day of September, 2022.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

STATEWIDE COPIER AND PRINTER CONTRACT
EQUIPMENT PLACEMENT FORM

PO Date: _____ Agency PO # _____
 Agency: City of Kuna _____
 Agency Contact: Fiscal _____ Contractor: Ricoh USA C/O Valley Office Systems _____
 Street / PO Box: 751 W 4th St _____
 City, Zip: Kuna, ID 83634 _____

Delivery Business Days ARO

		Ricoh	IM C4500
--	--	-------	----------

Day Warranty (Purchases Only)

Category Area Brand Model

Lease				
Lease Period	# of Years		Yes	No
(3, 4 or 5 years)	5	Equip Maintenance	X	
		Supplies Included	X	

For Purchased Equipment		
	Yes	No
Equipment Maintenance		
Supplies Included		
Self Installed		

- Note:** *Monthly Lease Price* INCLUDES equipment maintenance below - Supplies are ONLY included in per impression charge.
- Note:** *Monthly Price* for PURCHASED machines with maintenance includes lubrication, cleaning, routine & preventive maintenance, travel, labor and materials including all replacement parts. Does not include supplies.
- Note:** *Impression Charge* for PURCHASED machines with maintenance includes all additional service over and above that covered in the Monthly Charge agreement, and all supplies except paper; does not include after hours service.

Copier / Printer Location: Admin _____
 751 W 4th St _____
 City, State, Zip: Kuna, ID 83634 _____
 Agency Contact: Jared Empey _____ Phone: 208-387-7722
JEmpey@kunaaid.gov

EQUIPMENT AND ACCESSORIES	Product Code	LEASE		PURCHASE		
		Equipment Service Only	Equip Service w/ Supplies		Equipment Service Only	Equip Service w/ Supplies
Equipment / Option Description		Monthly Lease Price	(per Impression Charge)	Purchase Price	Monthly Price	(per Impression Charge)
IM C4500	418227	\$156.91	\$.0062/ea B&W	\$	\$	/ea
ESP XG-PCS-15D	006428MIU	\$0.00	\$.048/ea Color	\$	\$	/ea
BRIDGE UNIT BU3090	418345	\$2.02	/ea	\$	\$	/ea
FINISHER SR3260	418337	\$17.08	/ea	\$	\$	/ea
PAPER FEED UNIT PB3280	418349	\$15.95	/ea	\$	\$	/ea
FAX OPTION TYPE M37	418600	\$25.01	/ea	\$	\$	/ea
		\$	/ea	\$	\$	/ea
		\$	/ea	\$	\$	/ea
		\$	/ea	\$	\$	/ea
Total for Equipment & Accessories/Options			/ea	\$	\$	/ea

Special Instructions: Pickup Ricoh MP C4504ex ID #B7429 and return to leasing company.

This order is placed pursuant to the Master Agreement #140602 executed by and between the Contractor and the State of Colorado, and PADD 20210711 as executed by the Division of Purchasing and the Contractor. By signing below the agency agrees to the terms and conditions contained therein.

(Agency Authorized Signature)

The Agency shall send One (1) complete copy of this Equipment Placement Form to the Division of Purchasing, email to purchasing@adm.idaho.gov when issued.

**STATEWIDE COPIER AND PRINTER CONTRACT
EQUIPMENT PLACEMENT FORM**

PO Date: _____ Agency PO # _____
 Agency: City of Kuna _____
 Agency Contact: Fiscal _____ Contractor: Ricoh USA C/O Valley Office Systems _____
 Street / PO Box: 751 W 4th St _____
 City, Zip: Kuna, ID 83634 _____

Delivery Business Days ARO

		Ricoh	IM C4500
--	--	-------	----------

Day Warranty (Purchases Only)

Category Area Brand Model

Lease				
Lease Period	# of Years		Yes	No
(3, 4 or 5 years)	5	Equip Maintenance	X	
		Supplies Included	X	

For Purchased Equipment		
	Yes	No
Equipment Maintenance		
Supplies Included		
Self Installed		

- Note:** *Monthly Lease Price* INCLUDES equipment maintenance below - Supplies are ONLY included in per impression charge.
- Note:** *Monthly Price* for PURCHASED machines with maintenance includes lubrication, cleaning, routine & preventive maintenance, travel, labor and materials including all replacement parts. Does not include supplies.
- Note:** *Impression Charge* for PURCHASED machines with maintenance includes all additional service over and above that covered in the Monthly Charge agreement, and all supplies except paper; does not include after hours service.

Copier / Printer Location: Planning and Zoning
 751 W 4th St
 City, State, Zip: Kuna, ID 83634
 Agency Contact: Jared Empey Phone: 208-387-7722
JEmpey@kunaid.gov

EQUIPMENT AND ACCESSORIES	Product Code	LEASE		PURCHASE		
		Equipment Service Only	Equip Service w/ Supplies		Equipment Service Only	Equip Service w/ Supplies
Equipment / Option Description		Monthly Lease Price	(per Impression Charge)	Purchase Price	Monthly Price	(per Impression Charge)
IM C4500	418227	\$156.91	\$.0062/ea B&W	\$	\$	/ea
ESP XG-PCS-15D	006428MIU	\$0.00	\$.048/ea Color	\$	\$	/ea
BRIDGE UNIT BU3090	418345	\$2.02	/ea	\$	\$	/ea
FINISHER SR3260	418337	\$17.08	/ea	\$	\$	/ea
PAPER FEED UNIT PB3280	418349	\$15.95	/ea	\$	\$	/ea
FAX OPTION TYPE M37	418600	\$25.01	/ea	\$	\$	/ea
		\$	/ea	\$	\$	/ea
		\$	/ea	\$	\$	/ea
		\$	/ea	\$	\$	/ea
Total for Equipment & Accessories/Options			/ea	\$	\$	/ea

Special Instructions: Pickup Ricoh MP C4504ex ID #B7428 and return to leasing company.

This order is placed pursuant to the Master Agreement #140602 executed by and between the Contractor and the State of Colorado, and PADD 20210711 as executed by the Division of Purchasing and the Contractor. By signing below the agency agrees to the terms and conditions contained therein.

 (Agency Authorized Signature)

The Agency shall send One (1) complete copy of this Equipment Placement Form to the Division of Purchasing, email to purchasing@adm.idaho.gov when issued.

**RESOLUTION NO. R64-2022
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A NEW FEE SCHEDULE FOR TRASH COLLECTION SERVICES THAT REFLECTS A RATE INCREASE OF 4.99% FOR EACH SERVICE RELATED TO THE CITY'S COLLECTION, HAULING AND REMOVAL OF SOLID WASTE WITH ITS CONTRACTOR J&M SANITATION, WITH AN EFFECTIVE DATE OF OCTOBER 1, 2022.

WHEREAS, Pursuant to Kuna Ordinance No. 679, the city has an exclusive franchise agreement with J&M Sanitation to provide for a system for the collection, hauling and removal of solid waste within the City and establishing fees on the collection thereof and the Franchise Agreement, as amended; and

WHEREAS, The Ordinance and Agreement provides for the ability to raise the collection rates; and

WHEREAS, J&M Sanitation has requested a rate increase of 4.99% to commence with the October 1, 2022 billing.

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

The fee schedule, reflecting the new trash collection rates for trash collection services within the City of Kuna, Idaho is hereby approved with an effective date of October 1, 2022. The Fee Schedule is attached hereto as **EXHIBIT A**.

PASSED BY THE COUNCIL of Kuna, Idaho this 6th day of September, 2022.

APPROVED BY THE MAYOR of Kuna, Idaho this 6th day of September, 2022.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**RESOLUTION NO. R65-2022
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE ANIMAL WELFFARE AND ENFORCEMENT AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

Section 1. The Mayor is hereby authorized to sign, attached hereto as “**EXHIBIT A**” the Animal Welfare and Enforcement Agreement with Idaho Humane Society

Section 2. The Mayor of the City of Kuna, Idaho is hereby authorized to execute said Use Authorization and the City Clerk is hereby authorized to attest to said execution as so authorized and approved for on behalf of the City of Kuna, Idaho.

PASSED BY THE COUNCIL of Kuna, Idaho this 6th day of September, 2022.

APPROVED BY THE MAYOR of Kuna, Idaho this 6th day of September, 2022.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**ANIMAL WELFARE AND ENFORCEMENT AGREEMENT
BY AND BETWEEN
KUNA AND THE IDAHO HUMANE SOCIETY**

This Animal Welfare and Enforcement Agreement (this “Agreement”) is entered into by and among the Idaho Humane Society, Incorporated, an Idaho non-profit corporation (“IHS”) and City of Kuna, a municipal corporation and governmental subdivision, organized and existing pursuant to the laws of the State of Idaho (“Kuna”). Kuna may sometimes be referred to herein as a “Public Agency”. IHS or the Public Agency individually may be referred to herein as a “Party” and collectively as the “Parties.”

WHEREAS, the Public Agency desires the assistance of a third-party provider to aid in the provision of certain animal welfare and enforcement services, more particularly described in Exhibit A attached hereto and made a part hereof (the “Scope of Service”), which the Public Agency is authorized to provide pursuant to Idaho Code Sections 50-302, 50-319, 31-714, and various code provisions of the Public Agency; and

WHEREAS, IHS is uniquely qualified and able to provide the desired services within the territorial limits of the Public Agency safely and humanely, pursuant to the terms and conditions contained herein.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, the Parties agree as follows:

- A. Effective Date; Term.** The term of this Agreement is from October 1, 2022 (the “Effective Date”) through September 30, 2023 (the “Termination Date”) (the “Term”).
- B. Purpose; Grant of Authority.** IHS shall be the Public Agency’s animal welfare and enforcement contractor and shall be responsible for the enforcement of all applicable animal regulatory ordinances of that Public Agency’s codes and applicable provisions of Idaho Code, except as otherwise stated herein or as IHS and the Public Agency may otherwise subsequently agree in writing. Additionally, IHS is the “Animal Control Agency” for the Public Agency as that term is defined in Public Agency’s code. Nothing contained herein shall be interpreted to preclude the Public Agency from contracting separately with IHS for the provision of other services.
- C. Contract Price; Payment; Additional Compensation.**

Contract Price. The Parties agree that the overall annual contract fee for IHS’s performance of services as contemplated by this Agreement shall be one hundred thirty-four thousand, fifty-two dollars (\$143,587), paid in twelve (12) equal monthly installments, each installment payable on or before the 15th of each month during the Term.

1. Additional Compensation. IHS shall sell animal licenses on behalf of the Public Agency and collect such fees. These fees shall be either retained or remitted to the Public Agency as set forth in detail in Schedule 2, attached hereto and incorporated into this Agreement by reference. IHS shall make a good faith effort to collect these animal licensing fees as set forth in Exhibit A. Nothing in this section shall be construed to limit the ability of the Public Agency to sell its own animal licenses or to permit other third-party entities to sell such Public Agency’s animal licenses, and to collect the fees from such sales.

2. Annual Review of Operating Expenses. IHS’s operating expenses shall be reviewed annually by the Parties and contract adjustments made based on the budgeted amount in comparison to the actual amount spent on operating costs.

- D. Independent Contractor.** In all matters between the Parties pertaining to this Agreement, the relationship between the Public Agency and IHS is that of principal and independent contractor. Neither IHS nor any person performing work on behalf of IHS shall be deemed to be an employee of the Public Agency. The selection and supervision of IHS's personnel performing work pursuant to this Agreement shall be in the sole discretion of IHS. Neither IHS nor any person performing work on behalf of IHS shall be deemed to acquire any of the rights, privileges, powers, or advantages of an employee of the Public Agency, or vice versa; however, those persons performing work on behalf of IHS shall act as a limited agent on behalf of the Public Agency, which limited agency granted herein shall be strictly limited to performance under this Agreement expressly set forth herein and shall not extend to any other purpose.
- E. Audits and Inspection.** At any time during normal business hours and as often as the Public Agency may deem necessary, there shall be made available to the Public Agency for examination all IHS's records concerning all matters covered by this Agreement. IHS shall permit the Public Agency to audit, examine, and make excerpts or transcripts from such records, and to make audits of all contracts, invoices, materials, payrolls, and other data relating to all matters covered by this Agreement. At their own expense, the Public Agency may hire an independent auditor to conduct a fiscal year audit of all expenses and revenues and services provided hereunder. Any auditor engaged by the Public Agency must use the generally accepted auditing standards. IHS shall maintain books, records, reports, and accounts adequate to allow the auditor to evaluate fully, assess, and audit IHS's performance of the Scope of Service.
- F. Scope of Work.**
- 1. Enforcement.** IHS shall act as a limited agent for the Public Agency to enforce applicable animal provisions of the Public Agency's codes and applicable animal provisions of Idaho Code, and shall be responsible for selecting and training qualified animal enforcement and administration officers and employees to carry out these services. These enforcement offers shall be "Animal Control Officer[s]" as that term is defined and used in the Public Agency's code. The expected service levels by which IHS shall provide the enforcement of applicable animal codes, train and manage animal enforcement and administration officers, and perform other related tasks as set forth with specificity in Exhibit A.
 - 2. Animal Welfare Services.** IHS shall provide animal welfare services within the respective territorial limits of the Public Agency, including investigating complaints, responding to calls for service, patrolling (as time and personnel permit), issuing citations to suspected violators and following through by appearing to testify in court as appropriate, apprehending and impounding stray and other animals, picking up dead or injured animals within the public right-of-way and respective territorial limits of the Public Agency, and other services as appropriate. The expected service levels by which IHS shall provide animal welfare services and perform other related tasks are set forth with specificity in Exhibit A.
 - 3. Recordkeeping.** IHS shall prepare and maintain complete and accurate records regarding the performance of services under this Agreement, including, but not limited to, detailed annual operating expenses records and the disposition of impounded animals. IHS shall account for services under this Agreement separately from other functions to the extent administratively feasible and shall provide a reasonable basis for allocated costs. IHS shall make all records, accounting information, and related documents concerning matters covered by this Agreement available to the Public Agency upon request for inspection, copying, and audit. The expected

service levels by which IHS shall maintain certain records and provide reports and documentation based on these records are set forth with specificity in Exhibit A.

4. Promote Responsible Animal Ownership. IHS shall provide services designed to support the goal of responsible animal ownership in the respective territorial limits of the Public Agency, including but not limited to public information and education, making recommendations for needed changes in policies, fees, ordinances, and legislation, and other community animal welfare matters. The expected service levels by which IHS shall promote responsible animal ownership are set forth with specificity in Exhibit A.

5. Data Management. IHS shall follow all local, state, and federal laws and regulations with respect to personally identifiable information and credit card information. IHS shall implement best practices standards for administrative, physical, and technical safeguards to protect personally identifiable information from unauthorized use, access, or disclosure. In the event of a breach, IHS must immediately notify the Public Agency in writing of any unauthorized disclosure of personally identifiable information or information that would generally be considered confidential. Upon the expiration or termination of this Agreement, IHS shall promptly provide to the Public Agency all copies of their respective data and information, whether in written, electronic, or other form or media format.

6. Additional Scope of Work. Additional services to be provided by IHS, if any, are described in the attached Exhibit A.

7. Exceptions to Scope of Work. IHS shall not be required to perform any task or be responsible for any duty, except as expressly stated herein.

G. Grant of Authority to IHS. The Public Agency agrees to, and shall, ensure that such Public Agency takes whatever action such Public Agency deems necessary to grant or delegate authority to IHS to perform services under this Agreement for that Public Agency within such Public Agency's territorial limits.

H. Compliance with Laws. In the performance of services under this Agreement, IHS shall comply with all applicable federal, state, and the Public Agency's laws, regulations, and ordinances in effect or promulgated during the Term. This obligation includes timely payment of all taxes and license fees. If IHS determines it is unable to comply with any law, regulation, or ordinance in the performance of services under this Agreement, IHS must immediately notify the Public Agency in writing, and the Parties shall meet to attempt to resolve the matter between themselves with due diligence.

I. Non-Waiver of Agreement Provisions. Failure by the representatives of any of the Parties to, at any time, enforce or require strict compliance with any terms or conditions of this Agreement shall not constitute a waiver of, or affect, or impair such terms or conditions in any way; nor shall such failure affect the rights of the Parties to avail themselves at any time of such remedies as they may have for any breach of such terms or conditions against another Party.

J. Indemnification. These indemnification provisions apply only between IHS and the Public Agency.

1. IHS shall indemnify, save, hold harmless, and defend the Public Agency from, for, and against any and all direct or third-party claims, actions, judgments, damages, injuries to persons or property, losses, liabilities, and expenses caused by, or arising out of an act or omission of IHS or

IHS's officers, employees, agents, servants, and volunteers in connection with IHS's performance under this Agreement and not caused by or arising out of the tortious conduct of the Public Agency or its respective officers, officials, employees, agents, servants, and volunteers, or the Public Agency's code that is deemed unconstitutional or in conflict with state or federal law.

2. Notwithstanding anything to the contrary in this Agreement, the liability of the Public Agency is at all times strictly limited and controlled by the provisions of the Idaho Tort Claims Act, Idaho Code Sections 6-901 through 6-929, inclusive, as or hereafter amended. Nothing herein shall be deemed a waiver of any privilege, immunity, protection, or defense afforded to the Public Agency as a political subdivision of the state of Idaho, under the Idaho Constitution, the Idaho Tort Claims Act, or any other applicable law, and shall not be construed to waive any such protections, which are hereby expressly retained.

K. Insurance.

1. **Insurer's A.M. Best Rating.** IHS shall, at its own expense, procure and maintain insurance coverage, written by an insurance company or companies with an A.M. Best rating of A VIII or better and authorized to do business in the state of Idaho, throughout the Term.

2. Standard Insurance Coverages and Limits of Liability Required:

a. **Worker's Compensation Insurance.** Where required by law, IHS shall have and maintain during the Term of this Agreement, Worker's Compensation Insurance, including Employer's Liability, meeting the statutory requirements of the state of Idaho. Employer's Liability insurance in the following minimum amounts:

Bodily Injury by Accident	\$100,000 each accident
Bodily Injury by Disease	\$500,000 policy limit
Bodily Injury by Disease	\$100,000 each employee

In case any such work is sublet, IHS shall require its sub-contractors to provide Worker's Compensation and Employer's Liability Insurance.

b. **Commercial General Liability.** IHS shall have and maintain throughout the Term, Commercial General Liability Insurance, with the following minimum limits of liability:

General Aggregate	\$2,000,000
Product/Completed Operations Aggregate	\$2,000,000
Personal & Advertising Injury Liability	\$1,000,000
Per Occurrence	\$1,000,000
Fire Legal Liability	\$ 50,000

c. **Automobile Liability Insurance.** For all owned, non-owned, and hired vehicles, IHS shall maintain throughout the Term, Business Automobile Liability insurance providing bodily injury and property damage liability coverage for a minimum of one million dollars (\$1,000,000) per occurrence limit. Business Automobile Liability insurance shall be written on a standard ISO policy form, or equivalent, providing coverage for liability arising out of owned, hired, or non-owned vehicles in connection with this Agreement. If IHS has no owned motor vehicles, then hired and non-owned motor vehicle liability coverage with a minimum limit of one million dollars (\$1,000,000) per accident

for bodily injury and property damage is required. Where applicable, the Public Agency shall be named as additional insureds.

3. Public Agency as Additional Insureds. IHS shall include the Public Agency as an additional insured to all of the insurance coverage listed above; which shall also be as primary and non-contributory with any insurance or self-insurance coverage or limits of liability maintained by the respective Public Agency, and in the form of a duly issued additional insured endorsement and attached to the policy or by the appropriate blanket additional insured policy wording, and in any other manner further required by IHS's insurance coverage to provide the Public Agency additional insured coverage as set forth herein.

4. No Limitation of Liability. Insurance coverage and limits of liability as specified herein are minimum coverage and liability requirements only. Nothing in this Agreement's requirements for minimum insurance coverage shall be interpreted to limit or release the liability of IHS or any of IHS's insurers.

5. Require Separation of Insured Provision; Cross-Liability Exclusion; and Other Endorsements Prohibited. IHS's insurance policy shall include a "separation of insureds" or "severability" clause that applies coverage separately to each insured and additional insured, except with respect to the limits of the insurer's liability. IHS's insurance policy shall not contain any provisions, exclusion, or endorsement that limits, bars, or effectively precludes the Public Agency from coverage or asserting a claim under IHS's insurance policy on the basis that the coverage or claim is brought by an insured or additional insured against an insured or additional insured under the policy. Failure to comply with any of the requisite insurance provisions shall be a material breach of this Agreement and grounds for termination of the Agreement or, if applicable, and at the discretion of the Public Agency, shall serve as grounds for the Public Agency to procure or renew insurance coverage with any related costs of premiums to be repaid by IHS or offset against the Contract payment to IHS.

6. Evidence of Insurance. IHS shall provide the following as evidence of insurance:

- a. A certificate of liability insurance evidencing coverages, limits of liability, and other terms and conditions as specified herein. In the "Certificate Holder" field of the certification of insurance, the individual Public Agency's name shall be written in; and
- b. An attached designated additional insureds endorsement or blanket additional insureds wording to the required insurance policies that names the Public Agency.

At any time upon the Public Agency's request, IHS shall also cause to be timely furnished a copy of declarations pages and schedules of forms and endorsements. If the Public Agency tenders a claim or lawsuit for defense and indemnity invoking additional insured status, and the insurer either denies the tender or issues a reservation of rights letter, IHS shall also cause a complete and certified copy of the requested policy to be timely furnished to the requesting Public Agency.

7. Notice of Cancellation or Modification, Renewal. IHS's certificates of insurance shall be signed by an authorized representative of the issuing insurance carrier and shall state that the issuing company shall provide the Parties with a minimum of thirty (30) days' written notice prior to canceling or reducing any of the policies or limits required by this Agreement. Renewal certificates or binders must be provided to the Parties a minimum of five (5) days prior to the effective date of the renewal. If binders are used, they must be replaced by appropriate insurance certificates no later than thirty (30) days after the effective date.

L. Termination.

1. Termination of this Agreement shall not relieve the Parties of their obligations or liability to each other incurred prior to the Termination Date.
2. This Agreement shall automatically terminate between the Public Agency and IHS immediately upon the following events:
 - a. IHS is dissolved; or
 - b. The Term expires.
3. This Agreement shall terminate between a Public Agency and IHS upon the following events and with thirty (30) business days prior written notice to all the other Parties:
 - a. The Public Agency or IHS gives the other Party written notice of termination, which termination shall be effective on the first day of the calendar month that is at least thirty (30) calendar days after delivery of such notice of termination. The Public Agency or IHS may terminate, in whole or in part, its interest in the Agreement for any reason or no reason.
 - b. The Public Agency fails to appropriate adequate funds for this Agreement in its budget for the fiscal year, in which case the Public Agency shall notify IHS of any non-appropriation of funds within thirty (30) business days of such non-appropriation.
 - c. The Public Agency and IHS agree, in writing, to terminate this Agreement.
4. Termination for any reason under this section shall be effected by delivery to IHS or the Public Agency, as applicable, of a termination notice at least thirty (30) calendar days prior to the termination effective date, specifying the extent to which performance of services is terminated, and the time when such termination becomes effective.
5. **Obligations Upon Expiration or Termination.** Upon expiration or termination of the Agreement for any of the reasons, IHS shall be compensated for all services it rendered prior to the effective date of termination. The terminating Public Agency shall not be liable for services performed after the effective date of termination. Upon termination, IHS shall return all materials, documents, equipment, data and information, or property owned by the Public Agency or items held by IHS on the terminating Public Agency's behalf.
6. **Survival.** This section shall survive the expiration or termination of this Agreement.

M. Additional Terms and Conditions. Additional terms and conditions are contained in the attached Exhibit A.

N. Miscellaneous Terms.

1. **Integration.** This Agreement constitutes the entire agreement of the Parties with respect to its subject matter, and this Agreement supersedes all prior agreements and understandings, whether written or oral, with respect to its subject matter.

2. Amendment. This Agreement may be amended at any time by mutual written agreement signed by the authorized representative of each Party; provided, however, nothing contained herein shall be interpreted to preclude the Public Agency from contracting separately with IHS for the provision of other services.

3. Interpretation. This Agreement was reviewed by the Parties' legal counsel. Accordingly, this Agreement shall be interpreted and construed fairly, according to its plain language, and not for or against any Party, regardless of which Party drafted it or caused its drafting.

4. Notices. Each Party shall deliver all communications in writing either in person, by certified or registered mail (return receipt requested and postage prepaid), by email, or by a recognized overnight courier service, and addressed to the other Parties as set forth below:

Idaho Humane Society
ATTN: Chief Executive Officer
1300 S. Bird Street
Boise, Idaho 83709
jrosenthal@idahohumanesociety.org

City of Kuna
ATTN: City Clerk
751 W. 4th Street
Kuna, Idaho 83634
CityClerk@KunaID.gov

A Party may change its notice address by notifying each other Party as described in this section.

5. Attorney's Fees. In the event of any dispute or litigation arising from this Agreement or its subject matter, the prevailing party in such dispute or litigation may recover its costs and reasonable attorneys' fees as may be provided by applicable Idaho law.

6. Assignment. Neither IHS nor the Public Agency may assign any of their rights or obligations under this Agreement without first obtaining the written consent of all the Parties.

7. Choice of Law. This Agreement shall be governed by and construed and enforced in accordance with the laws of the state of Idaho. Venue for any action brought pursuant to this Agreement shall be in the Fourth Judicial District of the State of Idaho, in and for Ada County.

8. Non-Discrimination in Employment. In performing the services required herein, IHS or its sub-contractor shall not discriminate against any person on the basis of race, color, religion, sex, sexual orientation, gender identity/expression, national origin or ancestry, age, or disability. It is IHS's responsibility to ensure that its sub-contractor complies with this section.

9. Severability. Any section or provision of this Agreement that is held invalid by a court of competent jurisdiction shall be stricken, and the remainder of this Agreement shall continue in full effect.

10. Counterparts. The Parties may execute this Agreement in one or more counterparts, each of which shall be deemed an original, but all of which together shall be deemed on and the same instrument.

11. Authority. By such person’s signature below, the person executing this Agreement on behalf of a Party warrants that such person has authority to sign on behalf of that Party.

12. Approval Required. This Agreement shall not become effective or binding until approved and executed by the Parties.

IN WITNESS WHEREOF, the authorized agent or representatives of the Public Agency and IHS executed this Agreement and made it effective as hereinabove provided.

Idaho Humane Society, Incorporated:

By: _____
Dr. Jeff Rosenthal, Chief Executive Officer

Date: _____

City of Kuna:

By: _____
Joe Stear, Mayor

Date: _____

ATTEST:

Chris Engels, City Clerk

EXHIBIT A

Scope of Service

The terms and conditions contained in this scope of service are expressly made a part of this Animal Welfare and Enforcement Agreement:

I. Statutes and Ordinances; Public Agency Specific Scope of Service.

A. Statutes and Ordinances. IHS shall perform its duties under this Agreement in accordance with federal, state, and local laws and regulations.

B. Public Agency Specific Scope of Service.

1. Kuna Specific Scope of Service. IHS shall provide animal enforcement services to all areas, both public and private, within Kuna's municipal boundaries. During the term of this Agreement, IHS shall serve as the Animal Control Agency and shall be responsible for administering the City of Kuna's Animal Control Ordinance, Chapter 3 of Title 10, Kuna City Code, except as otherwise expressly stated herein or as City of Kuna and IHS may otherwise agree in writing.

II. Animal Code Enforcement. IHS shall act as the limited agent for the Public Agency in enforcing applicable animal provisions of that Public Agency's codes and shall be responsible for selecting and training qualified animal enforcement and administration officers and employees to carry out these services as Animal Control Officers.

A. General Enforcement.

1. General Hours and Days of Service. Enforcement services shall operate seven (7) days per week, from 8:00 a.m. to 7:00 p.m.

2. In performing duties under Section I of this Scope of Service:

- a. IHS shall timely investigate all calls for animal enforcement service, and as contemporaneously as possible, draft clear and complete reports sufficient to support the prosecution of the offense.
- b. IHS shall collect available evidence at the time of investigation and shall include it with the corresponding reports as may be necessary.
- c. IHS shall timely file all citations, reports, and any required notices with the Court and/or the Public Agency as appropriate.
- d. Upon request by a Public Agency, IHS shall timely provide the Public Agency the citation, reports, notices, or evidence.
- e. IHS shall appear on time for all court hearings and trials and shall be fully prepared to testify, including, without limitation: having reviewed all relevant reports, audio recordings, video recordings, and other records and evidence in regard to which the subpoenaed IHS employee may be asked to testify.

- f. For any cases involving animal cruelty and nuisance violations (i.e., bites, barking, aggressive behavior, etc.) the investigating IHS Animal Control Officer shall search IHS's internal case management database for any prior incidents involving the same suspect animal-owner and/or animal. If prior incidents are discovered, a reference to such priors shall be included in the current investigation report.
- g. IHS officers and/or employees shall obey subpoenas and notify the relevant Public Agency at the earliest opportunity of any scheduling conflicts that may prevent the appearance of a subpoenaed IHS employee at a scheduled court date or meeting.
- h. The Public Agency shall notify IHS at the earliest opportunity of any changes, delays, or cancellations of any court hearings or meetings to which the IHS employee is subpoenaed or scheduled to attend.
- i. For cases involving designation of dogs as at-risk or dangerous, impoundment, or other civil enforcement decisions, IHS will prepare and serve any notices required by the Public Agency's code or Idaho State Code on the parties required to be served, and will process appeal of those enforcement decisions as set forth in the Public Agency's code.
- j. IHS shall provide to the Public Agency an accurate telephone contact list containing the names, titles and direct office telephone numbers of IHS CEO, CFO, Director of Animal Control, Dispatch and Night Dispatch, and the work cell phone numbers, if any, for all Animal Control Officers. IHS shall provide the Public Agency updated contact lists within thirty (30) days of any changes.
- k. All IHS staff, including, without limitation: Animal Control Officers, and animal welfare dispatch staff, shall return all telephone messages and emails within forty-eight (48) hours of receipt of the message or email.
- l. All Public Agency staff shall return all telephone messages and emails from IHS employees within forty-eight (48) hours of receiving the message or email.

B. Emergency Services.

- 1. **Hours and Days of Emergency Services.** Emergency services shall operate twenty-four (24) hours per day, seven (7) days per week.
- 2. **Staffing.** IHS employee staffing levels shall be sufficient to provide on-going emergency services to the Public Agency. For purposes of this Agreement, "Emergency Services" shall include field calls for the following:
 - a. Injured stray dog or cat;
 - b. Dog bite or cat bite with animal still at-large;
 - c. Dog bite of such severity to require quarantine of the animal;
 - d. Dangerous, threatening, or at-risk dog with the dog still at-large, constituting a threat to persons or domesticated animals;

- e. Animal, caught in a trap that is making a disturbance, or that is injuring itself;
- f. Dog, cat, or livestock causing traffic safety issue;
- g. Animal cruelty violations;
- h. Dangerous animal at-large;
- i. Exotic animals and wildlife;
- j. Multiple calls received on the same non-emergency animal-related problem (IHS officer to be on-call, and police dispatch will evaluate the circumstances to determine whether to respond); and
- k. Request from a law enforcement agency, received after the hours of regular enforcement services, for assistance with an animal.

C. IHS Employee Training.

- 1. **New Hires.** All new IHS Animal Control Officers and Dispatchers shall be provided adequate training by IHS. Such professional training shall include, without limitation: citation writing, incident report writing, witness interviewing and investigation skills, evidence collection, case management, preparation for court appearances, and court testimony.
- 2. **On-Going Training.** IHS shall provide on-going training to its IHS Animal Control Officers and Dispatchers for any gaps in skill sets and to address issues raised by the Public Agency regarding the performance of humane services by IHS in their jurisdictions.

III. Animal Welfare Services. IHS shall provide animal welfare services within the respective territorial limits of the Public Agency, including investigating complaints, responding to calls for service, patrolling (as time and personnel permit), issuing citations to suspected violators and following through by appearing to testify in court as appropriate, apprehending and impounding stray and other animals, picking up dead or injured animals within the public areas within the respective territorial limits of the Public Agency.

- A. General Animal Welfare Services.** IHS employee staffing levels shall be sufficient to provide the on-going general animal welfare services within the jurisdictions of the Public Agency as follows:
 - 1. Impoundment of free-roaming animals to protect the public from animal attacks, bites, and accidents caused by such free-roaming animals.
 - 2. Protection of public health through animal disease surveillance in conjunction with the Idaho Department of Health and Welfare.
 - 3. Protection of public health by designating dogs as dangerous or at-risk where appropriate, and managing such dogs as set forth in the Public Agency's code.
 - 4. Quarantine of disease-suspect and bite case animals.

5. Participation in local disaster planning to address animal-related issues.
6. Protection of animals by:
 - a. enforcement of cruelty to animals' statutes and codes;
 - b. transport of strays to IHS's shelter; and
 - c. the transport of injured animals to IHS's veterinary hospital or other critical care facilities.
7. Removal and disposition of dead animals, whether wild or domesticated, from public areas of the Public Agency's jurisdictions.
8. Coordination with appropriate governmental agencies, private entities, and volunteer service groups to respond to reports of injured wild animals and provide transportation of such animals to veterinary hospitals or local wild animal rehabilitation facilities. IHS to act as a liaison in these cases (rather than referring the public to a different agency or entity) to create a great customer service experience and to ensure that animals are safe.
9. The provision of field services include, without limitation, responding to the following complaints and calls for service:
 - a. dog at large;
 - b. trapped dog (or other animals);
 - c. livestock at large;
 - d. excessive dog barking;
 - e. unlicensed dog;
 - f. dog or cat without rabies vaccination;
 - g. dogs threatening a person or domestic animal;
 - h. dog or cat bite;
 - i. injured or sick stray dog, cat, or other animals (including wild animals);
 - j. abandoned or mistreated animal;
 - k. negligently confined animal;
 - l. animal cruelty or neglect;
 - m. dead dog, cat, or other animals (including wild animals);
 - n. private kennel inspection;
 - o. prohibited or dangerous mammal or reptile investigation; and

p. unsanitary premises (*e.g.*, excessive animal waste inspection).

B. Shelter Services.

1. **Hours and Days of Shelter Services.** Shelter Services shall be open to the public seven (7) days per week from 10:00 a.m. to 6:00 p.m.
2. IHS employee staffing levels shall be sufficient to provide the on-going shelter services for the Public Agency. For purposes of this Agreement, “Shelter Services” shall include:
 - a. Maintaining a lost and found program for animals.
 - b. Holding stray or lost animals in accordance with the applicable Public Agency’s ordinance.
 - c. Examining stray and lost animals for licenses or identification chips, and if a license or chip is found, to make a reasonable attempt to return such animal to its owner.
 - d. Coordinating with IHS’s veterinary clinic to ensure that all dogs and cats are spayed or neutered prior to adoption.

C. Inspection of Breeding Operations. IHS shall assist in the inspection of breeding operations, pet stores, and vendors of pets for compliance with any Public Agency’s applicable ordinances.

IV. Promotion of Responsible Animal Ownership.

- A. Promotion of Animal Code Compliance.** IHS shall provide services designed to support the goal of responsible animal ownership in the respective territorial limits of the Public Agency, including, without limitation, public information and education, making recommendations for needed changes in policies, fees, ordinances and legislation, and other community animal welfare matters. IHS shall strive to reduce animal-related violations and increase voluntary compliance with animal-related provisions. This goal may be achieved by vigorous and prompt animal code enforcement, public education, and positive reinforcement for responsible pet owners who abide by the law.
- B. Reduction in Surrender, Impoundment, and Euthanization of Animals.** The Parties shall seek to reduce the number of animals surrendered and impounded at the IHS shelter and subsequently euthanized. For purposes of this Scope of Service and the underlying Agreement, an “Impounded Animal” is any animal picked up by IHS, a Public Agency, or a private citizen and then delivered to IHS.
- C. Humane Education Classes.** IHS shall provide court-ordered humane animal education classes to individuals convicted of animal cruelty and neglect regularly (no less frequently than every sixty (60) days). IHS may charge a fee for such humane animal education classes, which is paid by the individuals who attend such classes.
- D. Promote Animal Adoptions; Spay and Neuter.** To maximize the live-release rate of animals, IHS will make reasonable efforts to promote animal adoptions. IHS shall continually educate the public (with special educational outreach provided by IHS to local youth) regarding the benefits of spaying or neutering pets.

- E. Promote Dog License Code Compliance.** IHS shall promote citizen compliance with the Public Agency's dog license ordinance provisions through participation in and cooperation with such Public Agency's licensing programs.
- F. IHS Recommendations to Public Agency.** IHS may provide the Public Agency with written recommendations for amendments to such Public Agency's animal-related ordinances in writing. Whether to accept and adopt such recommendations is in the sole discretion of the Public Agency.

V. Recordkeeping; Reports and Documentation; Operating Procedures.

- A. Recordkeeping.** IHS shall prepare and maintain complete and accurate records regarding the performance of Scope of Services, including, without limitation, detailed annual operating expenses records and the disposition of Impounded Animals. IHS shall account for services under this Agreement separately from other functions to the extent administratively feasible and shall provide a reasonable basis for allocated costs.
 - 1. Operating Expense Records.** IHS shall maintain accurate and complete records of its operating expenses in connection with the Scope of Services. The records shall be maintained in such a manner that IHS can provide information about its animal enforcement operating expenses separately from its other operations for the Public Agency.
 - 2. Fees Reconciliation Records.** IHS shall maintain accurate and complete records of the fees it collects on behalf of the Public Agency. Each year as part of its annual report to the Public Agency, IHS shall accurately reconcile all the fees on behalf of the Public Agency for the purpose of calculating the offset amount of the Public Agency's paid portion of IHS's annual operating expenses.
- B. Annual Report.** IHS shall provide a written annual report, no later than January 31st of each year to the Public Agency. The annual report shall be written in the format provided in Schedule 1, attached hereto and incorporated by reference, and share information regarding IHS's operational expenses, collection and reconciliation of fees, provided service levels, and education efforts provided to the Public Agency for the prior twelve (12) months. IHS shall maintain books, records, reports, and accounts adequate to allow the auditor to fully evaluate, assess and audit IHS's performance of the Scope of Service, as provided further in Section E of the Agreement.
 - 1. In-Person Presentation to Public Agency.** The Public Agency may request IHS to present the annual report or a subsequent report to its governing body (i.e., Mayor and City Council or Board of County Commissioners) at a public meeting. The in-person presentation shall occur within thirty (30) days of the request.
 - 2. Target Service Levels Documentation.** Part of the annual report to the Public Agency shall include documentation showing the current service levels in the Public Agency's jurisdiction in comparison to a three-year average baseline and provide projected target service levels for the next twelve (12) months. The documentation shall include statistical information with respect to the following services:
 - a.** number of field calls within the jurisdiction of the Public Agency, sorted by call category;

- b. IHS shall make available to the Public Agency the raw data of IHS Animal Control Officer response times to the calls for service upon request. Beginning from January 1, 2020, IHS shall calculate and provide the average response times to calls for service within the jurisdiction of the Public Agency;
- c. number of citations issued for animal code violations;
- d. number of reports written and routed for prosecutor screening;
- e. number of Impounded Animals;
- f. number of days Impounded Animals were boarded;
- g. number of Impounded Animals returned to the owner;
- h. number of animals adopted;
- i. number of dog licenses sold by IHS;
- j. number of spay and neuter procedures performed;
- k. number of volunteer hours logged;
- l. number of animals fostered; and
- m. number of live-release rates for dogs and cats.

C. Requested Reports and Documentation. The Public Agency may request that IHS provide reports or documentation in addition to the annual report as may be necessary to assist the Public Agency in its fiscal year-end budgeting process. IHS shall timely respond to all Public Agency requests for additional reports and documents; which requests shall not be made more frequently than once every three (3) months by any Public Agency.

D. Standard Operating Procedures. IHS shall develop internal standard operating procedures and policies (“SOPs”) related to the services provided under this Agreement, to be completed no later than December 31, 2021. All applicable IHS employees are to be trained on these SOPs. Upon request, IHS shall produce a current and accurate written copy of these SOPs.

SCHEDULE 1

FORM OF ANNUAL REPORT

	2021	3-Year Average	Projection
Field Calls divided by category:			
Aggressive			
Attack			
Barking			
Bite			
Dead/Injured			
Dog at Large			
Large/Small Animal Cruelty/Neglect			
Miscellaneous			
Pickup - Cat			
Pickup - Dog			
Loose Livestock			
Wildlife Related Calls			
Extra Patrol			
Barrister/Sheriff's Office /City Hall, etc			
Total number of calls			
IHS average response times to Calls for Service - Minutes			
Number of city licenses sold by IHS			
Number of violations issued for Animal Code violations			
Number of Warnings issued for Animal Code violations			
Number of times officers Educated vs. citing			
Number of animals handled			
Number of animals impounded			
Number of animals returned to owner			
Number of dogs designated as dangerous or at risk			
Number of appeals processed by Idaho Humane Society			
IHS General Stats (non-agency specific)			
Live Release rate total			
Cats			
Dogs			
Number of spay/neuter procedures performed			
Number of animals fostered			
Number of animals adopted			
Number of volunteer hours logged			
Humane Education program youth reached			

SCHEDULE 2

DOG LICENSING FEES PER PUBLIC AGENCY

The animal licensing fees that IHS collects on behalf of the Public Agency shall be collected, applied, or remitted as follows:

Kuna: IHS shall have a non-exclusive right to collect animal licensing and impound fees according to the fee schedule adopted by the Kuna City Council. For all the licenses and impound fees IHS collects on behalf of the City of Kuna, IHS shall remit the accrued fee amounts to the City of Kuna on or before the -tenth (10th) day of each calendar month during the Term of this Agreement.

**RESOLUTION NO. R66-2022
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE PROFESSIONAL SERVICES AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

Section 1. The Mayor is hereby authorized to sign, attached hereto as “**EXHIBIT A**” the Professional Services Agreement with Keller Associates for Patagonia Park, Phase II

Section 2. The Mayor of the City of Kuna, Idaho is hereby authorized to execute said Professional Services Agreement and the City Clerk is hereby authorized to attest to said execution as so authorized and approved for on behalf of the City of Kuna, Idaho.

PASSED BY THE COUNCIL of Kuna, Idaho this 6th day of September, 2022.

APPROVED BY THE MAYOR of Kuna, Idaho this 6th day of September, 2022.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

AGREEMENT FOR PROFESSIONAL SERVICES

This is an Agreement effective as of _____ (“Effective Date”) between the **City of Kuna** (“Owner”) and **Keller Associates, Inc.** (“Consultant”).

Owner's Project, of which Consultant's services under this Agreement are a part, is generally identified as follows: **Patagonia Park, Phase II** (“Project”).

The Owner and the Consultant agree to the following Project scope, schedule, and compensation:

SCOPE: Consultant’s services under this Agreement are generally identified as follows:
Refer to Attachment A.

SCHEDULE: The Agreement shall commence on the above written date. Consultant anticipates to complete its services within a reasonable time.

COMPENSATION:

Basic Services. As compensation for services to be performed by Consultant, the Owner will pay Consultant a lump sum amount of \$82,300 (Eighty-Two Thousand Three Hundred dollars) as described in Attachment A.

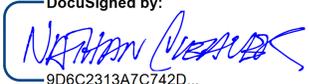
Additional Services. Compensation for performing Additional Services will be pursuant to a mutually agreed upon amendment to this Agreement.

In Witness Whereof, the parties hereto have executed this Agreement as of the date first above written. Owner further acknowledges that it has reviewed and accepted the attached Standard Terms and Conditions.

OWNER: CITY OF KUNA

CONSULTANT: KELLER ASSOCIATES, INC.

Signature: _____
Name: _____
Title: _____
Address: _____
Telephone: _____
Date: _____

DocuSigned by:

Signature: _____
Name: Nathan Cleaver
Title: Principal
Address: 100 East Bower Street, Suite 110
Meridian, ID 83642
Telephone: (208) 288-1992
Date: 8/24/2022

STANDARD TERMS AND CONDITIONS

1. **CONTRACT** – This document constitutes the full and complete Agreement between the parties and supersedes all prior negotiations, representations or agreements, whether written or oral. The Agreement may be amended only if both parties specifically agree in writing to such amendment of the Agreement.
2. **INVOICES AND PAYMENT** – Owner will make payment within 15 calendar days of the invoice date. Consultant shall keep accurate records of expenses. If Owner contests an invoice, Owner shall advise the Consultant within 15 days of receipt of invoice of the specific basis for doing so, may withhold only that portion so contested, and shall pay the undisputed portion.

Interest. If payment is not received by the Consultant within 30 calendar days of the invoice date, Owner shall pay interest at a rate of 1½% per month (or the maximum allowable by law, whichever is lower) of the past due amount. Payments will be credited first to interest and then to principal.

Suspension. If the Owner fails to make payments when due, the Consultant may suspend performance of services upon five (5) calendar days' notice to the Owner. Owner agrees to indemnify and hold Consultant harmless from any claim or liability resulting from such suspension.
3. **DOCUMENTS** – All documents prepared or furnished by Consultant are instruments of service, and Consultant retains ownership and property interest (including the copyright and the right of reuse) in such documents. Owner shall have a limited license to use the documents in and for the Project subject to full payment for all services relating to preparation of the documents. The Owner agrees to obtain prior written agreement for any reuse or modifications of the instruments of service, and understands that any unauthorized use of the instruments of service shall be at the Owner's sole risk and without liability to the Consultant.
4. **STANDARD OF CARE** – The standard of care for all professional engineering and related services performed or furnished by the Consultant under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. The Consultant makes no warranties, expressed or implied, under this Agreement or otherwise, in connection with the Consultant's services. Consultant shall exercise usual and customary professional care in its efforts to comply with applicable codes, regulations, laws, rules, ordinances, and such other requirements in effect as of the date of execution of this Agreement.
5. **CHANGES OR DELAYS** – The proposed scope of services, compensation, schedule, and allocation of risks reflect Consultant's understanding of the Project at the date of this Agreement. Costs and schedule commitments shall be subject to renegotiation for changed conditions, unreasonable delays caused by the Owner's failure, independent government agencies, Force Majeure events (i.e. acts of God, riots, wars, sabotage, strikes, civil disturbances, pandemics, government declared emergencies, etc.), or causes beyond the reasonable control of Consultant. Where this occurs, changes in the Agreement shall be negotiated and an equitable adjustment in compensation and schedule shall be made.
6. **TERMINATION OR REDUCTION OF SERVICES** – The Owner and Consultant may terminate this Agreement in whole or in part at any time by giving 30 days written notice thereof. The Owner shall promptly pay Consultant for all services rendered to the effective date of suspension of services, plus suspension charges, which shall include the cost of assembling documents, personnel and equipment, rescheduling or reassignment, and commitments made to others on the Owner's behalf. If Owner elects to terminate, modify, or reduce any portion of Consultant's services under this Agreement, Owner shall indemnify Consultant from any damages related to the services or activities Consultant did not provide.
7. **SUSPENSION OF SERVICES** – If the Owner suspends services of the Consultant for any reason for more than thirty days, the Consultant shall be reimbursed for expenses incurred due to suspension of services, including costs associated with rescheduling or reassigning personnel, and commitments made to others on Owner's behalf.
8. **INDEMNITY AND LIMITATION OF LIABILITY** – Owner and Consultant each agree to indemnify and hold the other (including their respective officers, directors, employees, agents, owners, shareholders, members, partners, sub-consultants, subcontractors, and representatives) harmless from and against liability for all claims, losses, damages and expenses, to the extent such claims, losses, damages, or expenses are caused by the indemnifying party's negligent acts, errors or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of Owner and Consultant, they shall be borne by each party in proportion to its negligence. Neither the Owner nor Consultant shall be liable for incidental, indirect or consequential damages. The Consultant's liability to the Owner and to all construction contractors and subcontractors on the Project, due to the Consultant's negligent acts, errors omissions, or breach of contractual obligations relating to or arising out of the Project shall not exceed the Consultant's total fee.

9. **OPINIONS OF COST** – Consultant’s opinions of probable cost represent Consultant’s judgment as an experienced and qualified design professional. Since Consultant has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Owner’s and other contractor’s methods of determining prices, or over competitive bidding or market conditions, the Consultant cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable cost prepared by the Consultant.
10. **CONSTRUCTION PHASE SERVICES** – If Consultant performs any services during the construction phase of the Project, Consultant shall not supervise, direct, or have control over Contractor’s work. Consultant shall not have authority over or responsibility for the construction means, methods, techniques, sequences or procedures or for safety precautions and programs in connection with the work of the Contractor. Consultant does not guarantee the performance of the construction contract by the Contractor and does not assume responsibility for the Contractor’s failure to furnish and perform its work in accordance with the Contract Documents.
11. **MISCELLANEOUS**

Right of Entry: Unless otherwise noted in the scope of work, the Owner shall provide for Consultant’s right to enter the property owned by the Owner and others in order to fulfill the services to be performed hereunder.

Dispute Resolution: Owner or its Contractor agree to notify Consultant of any claims against the Consultant within 10 days of discovery of any allegations, errors or omissions. Should a dispute arise, Owner and Consultant agree to negotiate disputes between them in good faith for a period of 30 calendar days from the date the dispute is raised in writing by either the Owner or Consultant. If the parties fail to resolve the dispute through negotiation, then the dispute shall be decided through non-binding mediation or other mutually agreed alternative dispute resolution technique. Fees and expenses for mediation shall be split equally between the parties. The Owner and Consultant agree non-binding mediation or other mutually acceptable dispute resolution technique shall precede litigation. This Agreement shall be governed by the laws of the State where the Project is located.

Hazardous Environmental Conditions: The scope of Consultant’s services does not include any responsibility for detection, remediation, accidental release, or services relating to waste, oil, asbestos, lead or other hazardous materials, as defined by Federal, State, and local laws or regulations. Consultant is not required to become an arranger, operator, generator, or transporter of hazardous substances, and shall have no responsibility for the discovery, handling, removal, disposal or exposure of persons to hazardous substances of any form.

Subsurface Investigations: In soils, foundation, groundwater, and other subsurface investigations, the actual characteristics may vary significantly between successive test points and sample intervals and at locations other than where observations, exploration, and investigations have been made. Because of the inherent uncertainties in subsurface evaluations, changed or unanticipated underground conditions may occur that could affect total project cost and/or execution. These conditions and cost/execution effects are not the responsibility of Consultant.

Consultant Reliance: Owner shall make available to Consultant all relevant information pertinent to the Project. Consultant shall be entitled to rely, without liability or the need for independent verification, on the accuracy and completeness of any and all information provided by Owner, Owner’s consultants and contractors, information from public records, and information ordinarily or customarily furnished by others, including, but not limited to specialty contractors, manufacturers, suppliers, and publishers of technical standards.

Certifications: Consultant shall not be required to sign any documents that result in Consultant having to certify, warrant, or guarantee the existence of conditions whose existence Consultant cannot ascertain within its services for the Project.

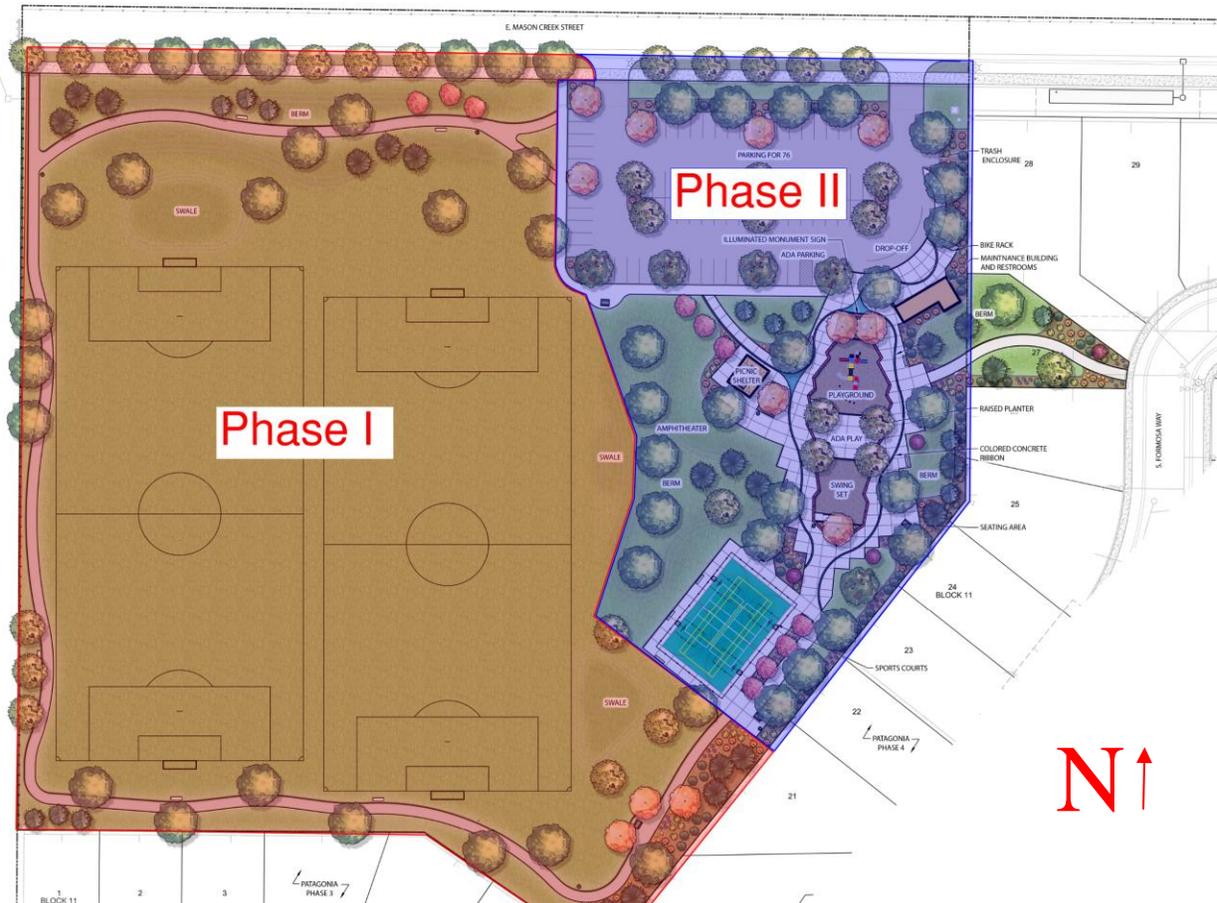
Third Parties: Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or Consultant. Consultant’s services hereunder are being performed solely for the benefit of the Owner, and no other entity shall have any claim against Consultant because of this Agreement or Consultant’s performance of services hereunder.

Severability & Waiver: In the event any of these Contract Provisions are found to be illegal or otherwise unenforceable, the unenforceable Contract Provisions will be stricken, and those remaining Contract Provisions shall continue in full force and effect. The failure of either party of this Agreement to insist, in any one or more instances, upon the performance of any of the terms, covenants or conditions of this Agreement, shall not be construed as a waiver of such term, covenant or right.

Joint Drafting: The Parties expressly agree that this Agreement was jointly drafted, and that they both had opportunity to negotiate its terms and to obtain the assistance of counsel in reviewing its terms prior to execution. Therefore, this Agreement shall be construed neither against nor in favor of either Party, but shall be construed in a neutral manner.

Attachment A
SCOPE OF WORK
 for
City of Kuna
Patagonia Park, Phase II
Design Services
 Scope Rev 1 - August 2022

The City of Kuna (“Owner”) is seeking to complete construction of Patagonia Park in Kuna, Idaho (“Project”). Phase I of Patagonia Park was completed by the developer of the surrounding neighborhood. Phase II design elements include the parking lot, restrooms, playground equipment, sports court, and miscellaneous landscaping. Keller Associates (“Keller”) will serve as the prime consultant for providing survey and site civil engineering services. Breckon Land Design (“Breckon”) has been retained by the Consultant to provide landscape architecture services, and Slichter|Urgin Architects (“SUA”) has been retained to provide architecture services.



Project Assumptions

- All Phase I work is the responsibility of the Developer and substantially complete to the extent that allow for design of Phase II to begin. No significant work remains on Phase I.
- Breckon Land Design has completed a master plan layout for the entire park. This master plan will need to be revisited to re-establish and confirm the City's vision for Phase II.
- All utilities required to support the phase II design have been stubbed to the site by the developer.
- Irrigation Water is readily available, installed as part of Phase I.
- A Contractor performance specification will be created for the completion of all applicable erosion and sediment controls and Stormwater Pollution Prevention Plans preparation.
- Consultant may rely on information provided by the Owner, other Consultants, and utilities without verification of work.
- Duration of construction is limited to 90 days.

Owner Responsibilities

- Provide property ownership information including any plats, records-of-survey, legal descriptions, and easements.
- Provide any design and/or construction documents as related to Phase I, including any construction plans, landscape plans, as-builts, geotechnical reports, or other design data used as part of the Phase I project.

SCOPE OF WORK

Consultant will provide the following services to the Owner for the Project:

TASK 1 — Topographic Survey

- Conduct topographic survey of surface features, visible utilities and those utilities identified in mapping obtained from DigLine. Task includes research of monuments that may be disturbed within the work area.
- Submit utility facilities request to Dig line to obtain utility operator information. Submit mapping request letter to each of the utility operators determined from Dig line request.

TASK 2 — Design Development

- Finalize the park layout/masterplan with Owner, Breckon and SUA.
- Prepare Design Development drawings of civil, architectural and landscape improvements. Design Development drawings will show general intent of the design but will not show specific features such as grading or building details. Concept drawings will include a site, and landscape plan with building elevation and floor plan.
- Produce a preliminary opinion if probable construction cost
- Submit drawings to the Owner for comments.
- Attend review meeting with Owner.

Deliverables:

1. Updated master plan color illustrative drawing
2. Design development drawings of the site and buildings
3. Preliminary opinion of probable cost

TASK 3 — Construction Documents

- Incorporate comments from the Design Development phase to advance drawings to a construction drawing and specifications level.
- Submit the drawings, specifications, and opinion of probable construction cost to the Owner for review and comment.
- Address the Owners drawing comments and finalize construction drawings.

Deliverables:

1. 100% Stamped Construction Drawings
2. 100% Specifications
3. 100% Opinion of Probable Construction Cost

TASK 4 — Bidding Support Services

- Respond to bidders' questions (RFI's)
- Issue addenda as necessary
- Conduct one (1) pre-bid meeting
- Review and analyze received bids
- Recommend award of contract

TASK 5 — Construction Support Services

- Review submittals and shop drawings submitted by the General Contractor.
- Respond to Contractor construction RFI's.
- Issue Engineer's supplemental instructions for civil design items that do not affect time or cost.
- Consult with the Owner and make recommendations for changes to the Project based on construction activities and RFI's.
- Attend a preconstruction meeting chaired by the Owner or GC.
- Conduct a site visit during excavation of on-site storm facility construction.
- Attend monthly project construction meeting with the Owner or GC.
- Conduct a final site walk-through.

COMPENSATION

The Consultant will be compensated for tasks 1 through 5 as follows:

SUMMARY OF PROFESSIONAL SERVICE FEE

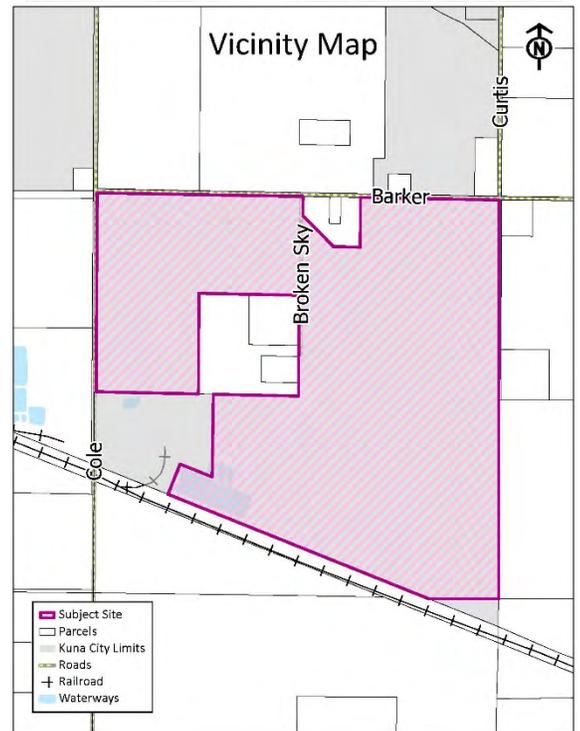
Task	Description	Fee	Basis of Fee
1	Topographic Survey	\$ 4,800.00	Lump Sum
2	Design Development	\$ 25,000.00	Lump Sum
3	Construction Documents	\$ 35,000.00	Lump Sum
4	Bidding Support	\$ 5,500.00	Lump Sum
5	Construction Support	\$ 12,000.00	Lump Sum
TOTAL		\$ 82,300.00	

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

IN THE MATTER OF THE APPLICATIONS OF) **Case No. 22-01-CPF (Combination Plat)**
)
GC KUNA LAND LC)
) **STAFF MEMO FOR NOVAK**
For a Combination Plat at W Cole Road.) **INDUSTRIAL SUBDIVISION.**

TABLE OF CONTENTS

1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. General Project Facts
5. Transportation and Connectivity
6. Staff Analysis
7. Proposed Findings of Fact & Conclusions of Law
8. Proposed Comprehensive Plan Analysis
9. Commission’s Recommendation
10. Council’s Proposed Order of Decision



**I
EXHIBIT LIST**

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

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.5	Staff Memo			X
1.2	P&Z Commission FCO’s			X

1.3	P&Z Commission Meeting Minutes			X
1.4	P&Z Commission Sign in Sheet			X
2.1	P&Z Application Coversheet			X
2.2	Combination Plat Application			X
2.3	Narrative			X
2.4	Vicinity Map			X
2.5	Legal Description			X
2.6	Warranty Deed			X
2.7	Affidavit of Legal Interest			X
2.8	Neighborhood Meeting Certification			X
2.9	Commitment to property Posting			X
2.10	Subdivision Name Reservation			X
2.11	Preliminary Plat			X
2.12	Final Plat			X
2.13	Agency Transmittal			X
2.14	Idaho Transportation Department			X
2.15	Boise Project Board of Control			X
2.16	Central District Health Department			X
2.17	Department of Environmental Quality			X
2.18	Nampa & Meridian Irrigation District			X
2.19	COMPASS			X
2.20	Idaho Transportation Department			X
2.24	Public Works			X
2.21	P&Z Kuna Melba News			X
2.22	P&Z Mailer			X
2.23	P&Z Proof of Property Posting			X
2.25	CC Kuna Melba News			X
2.26	CC Mailer			X
2.27	CC Proof of Property Posting			X

II PROCESS AND NOTICING

- 2.1** In accordance with Kuna City Code (KCC), Title 1, Chapter 14, Section 3, it states that Combination Plats are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and 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 Planning Act.

2.1.2 Notifications

2.1.2.1	Neighborhood Meeting:	March 31, 2022 (14 attendees)
2.1.2.2	Agency Comments Request:	April 26, 2022
2.1.2.3	300 FT Property Owners Notice:	August 17, 2022
2.1.2.4	Kuna Melba News Newspaper:	August 17, 2022
2.1.2.5	Site Posted:	August 22, 2022

III APPLICANTS REQUEST

- 3.1** The Land Group, Inc., on behalf of GC Kuna Land LC, requests approval for a Combination Preliminary and Final Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial), into two (2) lots. The subject site is located on the SEC of S Cole Road and W Barker Road, Kuna, ID 83634 (APN: S2007111102).

IV GENERAL PROJECT FACTS

4.1 Site History

- 4.1.1** The parcel is currently zoned M-2 (Heavy Industrial/Manufacturing). Historically the site has served as a residence and farmland.

4.2 Surrounding Land Uses

North	RP M-1	Rural Preservation – Ada County Light Industrial/Manufacturing – Kuna City
South	RP	Rural Preservation – Ada County
East	RP	Rural Preservation – Ada County
West	RP	Rural Preservation – Ada County

4.3 Parcel Sizes, Current Zoning and Parcel Numbers

- 4.3.1** S2007111102
- 4.3.1.1** GC KUNA LAND LC
- 4.3.1.2** Approximately 479 acres
- 4.3.1.3** M-2 (Light Industrial/Manufacturing)

4.4 Services

- Sanitary Sewer – City of Kuna (Future)
Potable Water – City of Kuna (Future)

Fire Protection – Kuna Rural Fire District
 Police Protection – Kuna Police (Ada County Sheriff’s Office)
 Sanitation Services – J&M Sanitation

4.5 Existing Structures, Vegetation, and Natural Features

4.5.1 The proposed subject is void of any structures. Vegetation on-site is consistent with that of crop fields. The site has an estimated average slope of 0% to 4%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 10 to greater than 60 inches.

4.6 Environmental Issues

4.6.1 Staff is not aware of any environmental issues, health or safety conflicts. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for future development of the site.

4.7 Comprehensive Plan Future Land Use Map

4.7.1 The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the city. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approximately 249 acres as Industrial.

4.9 Recreation and Pathways Map

4.9.1 The Recreation and Pathways Master Plan Map does not indicate a future pathway/trail within the subject site.

4.10 Agency Responses

Agency	Exhibit No.
Idaho Transportation Department	2.14
Boise Project Board of Control	2.15
Central District Health Department	2.16
Department of Environmental Quality	2.17
Nampa & Meridian Irrigation District	2.18
COMPASS	2.19
Idaho Transportation Department	2.20
Public Works	2.24

V

TRANSPORTATION AND CONNECTIVITY

5.1 The subject site is accessed via Broken Sky Lane. The Applicant is not proposing right-of-way improvements with this application.

VI STAFF ANALYSIS

- 6.1** The Applicant held a Neighborhood Meeting on March 31, 2022; there were fourteen (14) attendees. Meeting minutes from the Neighborhood Meeting have been provided as a part of this packet.

The Land Group, Inc., on behalf of GC Kuna Land LC, requests approval for a Combination Preliminary and Final Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial/Manufacturing), into two (2) lots. The subject site is located on the SEC of S Cole Road and W Barker Road, Kuna, ID 83634 (APN: S2007111102).

There are no new buildings, new streets or street widening, or utility improvements proposed at this time. Should the Applicant develop the property in the future, they will be required to return for the appropriate approvals from the Planning and Zoning Commission and City Council.

Per Exhibit 2.24, Public Works can support approval of this application.

Staff has reviewed the proposed Combo Plat for compliance with Title 5 and Title 6 of Kuna City Code; Idaho Statutes § 50-13 and § 67-65; and the Kuna Comprehensive Plan. The Applicant will be required to work with Kuna's staff, ACHD, the Kuna Rural Fire District (KRFD), and any other applicable agencies to ensure conformance to each agency's requirements. If the City Council approves Case No. 22-01-CPF (Combination Plat), the Applicant shall be subject to the Conditions of Approval listed in section "X" (10) of this memo, as well as any additional Conditions requested by the City Council.

6.2 Applicable Standards

- 6.2.1** City of Kuna Zoning Ordinance, Title 5
- 6.2.2** City of Kuna Subdivision Ordinance Title 6
- 6.2.3** City of Kuna Comprehensive Plan
- 6.2.4** Idaho Code Title 50, Chapter 13 – Plats and Vacations
- 6.2.5** Idaho Code, Title 67, Chapter 65- Local Land Use Planning Act

VII PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 22-01-CPF, including the Comprehensive Plan, Kuna City Code, Staff's Memorandum, the exhibits, and testimony during the Public Hearing, the Kuna City Council (*Approves/Conditional Approves/Denies*) Case No. 22-01-CPF, a request from the Land Group, Inc., on behalf of GC Kuna Land LC, for a Combination Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial), into two (2) lots.

If the City Council wishes to Approve, Conditionally Approve, Deny or modify specific parts of the Findings of Fact and Conclusions of Law as detailed below, those changes must be specified.

- 7.1 Based on the evidence contained in Case No. 22-01-CPF, this proposal *does/does not* generally comply with Kuna City Code (KCC) for technical compliance with KCC Title 5.

Staff Finding: *The Applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in technical compliance with KCC Title 5.*

- 7.2 The public notice requirements *have/have not* been met and the Neighborhood Meeting *was/was not* conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *The Applicant held a Neighborhood Meeting on March 31, 2022; fourteen residents attended the meeting. A legal notice was published in the Kuna Melba Newspaper on June 8, 2022. The Applicant posted a sign on the property on June 15, 2022. Neighbor Notices were mailed to land owners within 300-FT of the proposed project site on June 8, 2022.*

- 7.3 Based on the evidence contained in Case No. 22-01-CPF, the Combo Plat *does/does not* generally meet technical compliance per KCC Title 6.

Staff Finding: *Review by Staff of the proposed Combination Plat confirms all technical requirements listed in KCC 6-2-3 were provided.*

- 7.4 The availability of existing and proposed public services and infrastructure *can/cannot* accommodate the proposed development.

Staff Finding: *The application proposes no new development at this time, therefore existing public services and infrastructure will be unaffected. Per Exhibit 2.24, Public Works can support approval of this application.*

- 7.5 Based on the evidence contained in Case No. 22-01-CPF, this proposal *does/does not* generally comply with the Comprehensive Plan.

Staff Finding: *The Combo Plat is zoned M-2 (Heavy Industrial/Manufacturing), the Comp Plan Map designates the property as Industrial.*

- 7.6 The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.

Staff Finding: *Pursuant to Idaho Code § 67-8003, the owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk. Not more than twenty-eight (28) days after the final decision concerning the matter at issue, the City shall prepare a written taking analysis concerning the action if requested.*

VIII

PROPOSED COMPREHENSIVE PLAN ANALYSIS

The Kuna City Council may *accept/reject* the Comprehensive Plan components, and shall determine if the proposed Combination Plat request for the site *is/is not* consistent with the following Comprehensive Plan components:

8.1 Goal Area 1: Kuna will be Economically Diverse and Vibrant.

- Goal 1.A: Ensure land use in Kuna will support economic development.
 - Objective 1.A.3.: Utilize industrial land use designations to encourage development and expansion of industrial businesses in key locations.
 - Policy 1.A.3.a.: Designate a sufficient quantity of land on the Future Land Use Map for industrial use.
 - Policy 1.A.3.b.: Identify a large tract of land in proximity to the Union Pacific Railroad Line that is sufficient in size and scope to accommodate a variety of light and heavy industrial land uses that will also have adequate access to Meridian Road/ Highway 69 and Kuna-Mora Road and I-84.
 - 1.A.3.f.: Inventory and identify other key parcels for industrial development and poise them to be shovel-ready for development, with access to the City’s public facilities, utilities and services.
 - 1.A.3.h.: Inventory and identify key parcels for industrial development/use and pose them to be shovel ready for agritourism, agritainment, healthcare, technology and manufacturing development, with access to the City’s public facilities, utilities and services.

8.2 Goal Area 3: Kuna’s Land uses will support a desirable, distinctive and well-designed community.

- Goal 3.A.: Ensure community design directs growth and implements sustainable land use patterns
 - Objective 3.A.1.: Use the Future Land Use Map and land use regulations to direct development, encourage complementary and compatible land uses, and achieve good community design.
- Goal 3.G.: Respect and protect private property rights.
 - Objective 3.G.1.: Ensure land use policies, restrictions, and fees do not violate private property rights.
 - Policy 3.G.1.b: Ensure City land use actions, decision, and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.
 - Policy 3.G.1.c: Ensure land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure

city actions do not impose a substantial and significant limitation on the use of the property.

IX COMMISSION'S RECCOMENDATION

Based on the facts outlined in staff's report and the public testimony as presented at the hearing, the Planning and Zoning Commission of Kuna, Idaho, *recommended Approval* of Case No. 22-01-CPF (Combo Plat), a request from the Land Group, Inc., on behalf of GC Kuna Land LC, for a Combination Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial), into two (2) lots subject to the following Conditions of Approval.

X COUNCIL'S PROPOSED ORDER OF DECISION

Note: This motion is for the Approval, Conditional Approval or Denial of the Combination Plat application by the City Council. However, if the City Council wishes to approve or deny specific parts of this request as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and the public testimony as presented at the hearing, the City Council of Kuna, Idaho, hereby *Approves/Conditional Approves/Denies* Case No. 22-01-CPF (Combo Plat), a request from the Land Group, Inc., on behalf of GC Kuna Land LC, for a Combination Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial), into two (2) lots subject to the following Conditions of approval:

- 10.1** The Owner/Developer/Applicant 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:
- 10.1.1** The City Engineer shall approve the sewer connections.
 - 10.1.2** The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - 10.1.3** Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 - 10.1.4** The Kuna Rural Fire District or alternate fire authority shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District or alternate fire authority are required.
 - 10.1.5** The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - 10.1.6** Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).

- 10.1.7** All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
- 10.2** Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.
- 10.3** Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- 10.4** When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes, and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
- 10.5** It is the responsibility of the Developer or his Engineer to coordinate and design for the stricter requirement between agencies and the City of Kuna standards for the entire development
- 10.6** The Land Owner/Applicant/Developer, and/or 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.
- 10.7** Owner/Developer/Applicant, and/or any future assigns having an interest in any of the subject properties, shall be subject to all provisions required within an applicable Development Agreement.
- 10.8** For all future development, the Owner/Developer/Applicant and any future assigns having interests in any of the subject properties shall be subject to applicable processes required in Kuna City Code, unless otherwise provided for within an applicable Development Agreement
- 10.9** Owner/Developer/Applicant shall follow staff, City Engineers and other agency recommended requirements as applicable.
- 10.10** Owner/Developer/Applicant shall comply with all local, state and federal laws.

DATED: this 6th day of September, 2022.

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATION OF GC KUNA LAND LC <i>For a Combination Plat at W Cole Road.</i>)))))))	Case No. 22-01-CPF (Combination Plat) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER OF RECCOMENDED APPROVAL OF COMBINATION PLAT APPLICATION.
---	---------------------------------	---

THESE MATTERS came before the Planning and Zoning Commission for Public Hearing on June 28, 2022 for the receipt and consideration by the Planning and Zoning Commission of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced Application. The Planning and Zoning Commission does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and Order of Decision.

**I
RECORD OF PROCEEDINGS**

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

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	Combination Plat Application			X
2.3	Narrative			X
2.4	Vicinity Map			X
2.5	Legal Description			X
2.6	Warranty Deed			X
2.7	Affidavit of Legal Interest			X
2.8	Neighborhood Meeting Certification			X
2.9	Commitment to property Posting			X
2.10	Subdivision Name Reservation			X

2.11	Preliminary Plat			X
2.12	Final Plat			X
2.13	Agency Transmittal			X
2.14	Idaho Transportation Department			X
2.15	Boise Project Board of Control			X
2.16	Central District Health Department			X
2.17	Department of Environmental Quality			X
2.18	Nampa & Meridian Irrigation District			X
2.19	COMPASS			X
2.20	Idaho Transportation Department			X
2.24	Public Works			X
2.21	P&Z Kuna Melba News			X
2.22	P&Z Mailer			X
2.23	P&Z Proof of Property Posting			X

1.2 Hearings

1.2.1 The Planning and Zoning Commission heard this on June 28, 2022. The FCO's have been requested to go to the Planning and Zoning Commission on July 12, 2022.

1.3 Witness Testimony

1.3.1 Those who testified at the Planning and Zoning Commission's June 28, 2022 hearing are as follows, to-wit:

1.3.1.1 City Staff:

Doug Hanson, Planner & Zoning Director

1.3.1.2 Appearing for the Applicant:

Tamara Thompson, The Land Group, Inc, 462 E Shore Drive, Suite 100, Eagle, ID 83616 – Testified

1.3.2.3 Appearing in Favor:

Preston Rutter, 251 E Front Street, Boise, ID 83702 – Did not testify
David Wali, 4904 N Mountainside Lane, Boise, ID 83702 – Did not testify

1.3.2.4 Appearing Neutral:

None

1.3.2.5 Appearing Against:

None

II DECISION

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

III FINDINGS OF FACT

3.1 Findings Regarding Notice

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

3.1.2 Notice Provided

3.1.2.1 Notice was published for the June 28, 2022 hearing on the Novak Industrial Subdivision Combination Plat in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City, Ada County and Canyon County.

<i>Newspaper</i>	<i>Date Published</i>
<i>Kuna Melba News</i>	June 8, 2022

3.1.2.2 Notice for the June 28, 2022 hearing containing the legal description of the property proposed to be subdivided was mailed on June 8, 2022 to all known and affected property owners within three hundred (300) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the June 28, 2022 hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on June 16, 2022. A Proof of Property Posting was provided to staff on June 16, 2022.

3.1.2.4 Notice for the June 28, 2022 hearing was posted on the City Website.

3.2 Findings Regarding Combination Plat

3.2.1 The land for proposed to be subdivided is comprised of one (1) parcel totaling approximately 479 acres. The parcel is as follows:

Property Owner	Parcel Size:	Current Zone	Parcel Number
GC KUNA LAND LC	479 acres	M-2 (Heavy Industrial/Manufacturing)	S2007111102

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

North	RP M-1	Rural Preservation – Ada County Light Industrial/Manufacturing – Kuna City
South	RP	Rural Preservation – Ada County
East	RP	Rural Preservation – Ada County
West	RP	Rural Preservation – Ada County

3.2.4 The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in technical compliance with Kuna City Code (KCC) Title 5.

3.2.5 The Applicant held a Neighborhood Meeting on March 31, 2022; fourteen residents attended the meeting. A legal notice was published in the Kuna Melba Newspaper on June 8, 2022. The Applicant posted a sign on the property on June 16, 2022. Neighbor Notices were mailed to land owners within 300-FT of the proposed project site on June 8, 2022.

3.2.6 Review by Staff of the proposed Combination Plat confirms all technical requirements listed in KCC 6-2-3 were provided.

3.2.7 The application proposes no new development at this time, therefore existing public services and infrastructure will be unaffected. Per Exhibit 2.24, Public Works can support approval of this application.

3.2.8 The Combo Plat is zoned M-2 (Heavy Industrial/Manufacturing), the Comp Plan Map designates the property as Industrial.

3.2.9 The property owner has signed an Affidavit of Legal Interest to allow The Land Group, Inc to submit an application request to the City of Kuna on their behalf.

3.2.10 Pursuant to Idaho Code § 67-8003, the owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk. Not more that twenty-eight (28) days after the final decision concerning the matter at issue, the City shall prepare a written taking analysis concerning the action if requested.

3.3 Testimony of the City Planner

3.3.1 Conclusions: The Planning & Zoning Director, in a staff report to the Planning and Zoning Commission dated June 28, 2022 confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 The Applicant held a Neighborhood Meeting on March 31, 2022; there were fourteen (14) attendees. Meeting minutes from the Neighborhood Meeting have been provided as a part of this packet.

3.3.1.2 The Land Group, Inc., on behalf of GC Kuna Land LC, requests approval for a Combination Preliminary and Final Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial/Manufacturing), into two (2) lots. The subject site is located on the SEC of S Cole Road and W Barker Road, Kuna, ID 83634 (APN: S2007111102).

3.3.1.3 There are no new buildings, new street or street widening, or utility improvements proposed at this time. Should the Applicant develop the property in the future they will be required to return for the appropriate approvals from the Planning and Zoning Commission and City Council.

3.3.1.4 Per Exhibit 2.24, Public Works can support approval of this application.

3.3.1.5 Staff has reviewed the proposed Combo Plat for compliance with Title 5 and Title 6 of Kuna City Code; Idaho Statutes § 50-13 and § 67-65; and the Kuna Comprehensive Plan. The Applicant will be required to work with Kuna's staff, ACHD, the Kuna Rural Fire District (KRFD), and any other applicable agencies to ensure conformance to each agency's requirements. If the Planning and Zoning Commission recommends approval of Case No. 22-01-CPF (Combination Plat), the Applicant shall be subject to the Conditions of Approval listed in Section 3.3.2 of this staff report, as well as any additional Conditions requested by the Planning and Zoning Commission.

3.3.2 Staff Recommendations: As a result of the review, Planning & Zoning Director, Doug Hanson, recommended if the Planning and Zoning Commission recommended approval of Case No. 22-01-CPF (Combination Plat), the Applicant shall be subject to the following Conditions of Approval:

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

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

- 3.3.2.5 It is the responsibility of the Developer or his Engineer to coordinate and design for the stricter requirement between agencies and the City of Kuna standards for the entire development.
- 3.3.2.6 The Land Owner/Applicant/Developer, and/or any future assigns having an interest in the subject property, shall fully comply with all Conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
- 3.3.2.7 Owner/Developer/Applicant, and/or any future assigns having an interest in any of the subject properties, shall be subject to all provisions required within an applicable Development Agreement.
- 3.3.2.8 For all future development, the Owner/Developer/Applicant and any future assigns having interests in any of the subject properties shall be subject to applicable processes required in Kuna City Code, unless otherwise provided for within an applicable Development Agreement
- 3.3.2.9 Owner/Developer/Applicant shall follow staff, City Engineers and other agency recommended requirements as applicable.
- 3.3.2.10 Owner/Developer/Applicant shall comply with all local, state and federal laws.

3.4 Other Testimony

- 3.4.1 6/28/2022 Public Hearing – Tamara Thompson, The Land Group, Inc, 462 E Shore Drive, Suite 100, Eagle, ID 83616, testified that they are requesting to subdivide the subject parcel into one 157-acre parcel, and one (1) 308-acre parcel, through the Combination Preliminary and Final Plat process. She stated that the Applicant was in agreement with the staff report and Conditions of Approval.

IV

CONCLUSIONS OF LAW

RE: POWERS AND DUTIES OF THE PLANNING AND ZONING COMMISSION

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

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

**V
CONCLUSIONS OF LAW
RE: APPLICATION FOR COMBINATION PLAT**

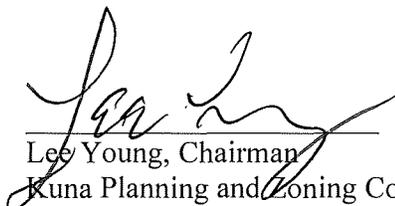
- 5.1 The City of Kuna has authority to approve Preliminary Plats within its boundaries pursuant to I.C. §50-13 & §67-65.
- 5.2 Kuna City Code, Title 1, Chapter 14, Section 3, states that Combination Preliminary and Final Plats are designated as Public Hearings, with the Planning and Zoning Commission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

**VI
ORDER OF RECCOMENDING APPROVAL OF APPLICATION FOR
COMBINATION PRELIMINARY AND FINAL PLAT**

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

- 6.1 Recommend Approval to City Council of the Combination Plat application (Case No. 22-01-CPF).

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 12th day of July 2022.



 Lee Young, Chairman
 Kuna Planning and Zoning Commission

**OFFICIALS**

Lee Young, Chairman
 Dana Hennis, Vice Chairman
 Tyson Garten, Commissioner
 Ginny Greger, Commissioner
 Jim Main, Commissioner

CITY OF KUNA

Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, Idaho 83634

Planning & Zoning Commission Meeting**MINUTES**

Tuesday June 28, 2022

6:00 PM REGULAR MEETING

Meeting recorded in two (2) parts due to a recess during the meeting.

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

1. CALL TO ORDER & ROLL CALL:

(Part 1 Timestamp 00:00:03)

COMMISSION MEMBERS PRESENT:

Chairman Lee Young
 Vice Chairman Dana Hennis – Absent
 Commissioner Tyson Garten – Absent
 Commissioner Ginny Greger
 Commissioner Jim Main

CITY STAFF PRESENT:

Andrea Nielsen, City Attorney
 Chris Engels, City Clerk
 Doug Hanson, Planning & Zoning Director
 Morgan Treasure, Economic Development Director
 Troy Behunin, Planner III

2. CONSENT AGENDA: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

(Part 1 Timestamp 00:00:50)

1. Regular Planning and Zoning Commission Meeting Minutes Dated June 14, 2022
2. Findings of Fact & Conclusions of Law
 - A. Case Nos. 21-04-AN (Annexation), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development), 21-03-S (Preliminary Plat), 21-04-SUP (Special Use Permit), 21-26-DR (Design Review) for Sabino's Rocky Ridge Subdivision
 - B. Case No. 22-07-DR (Design Review) for the Vineyards at Merlin Pointe Subdivision – Jessica Reid, Planner I
 - C. Case No. 22-23-DR (Design Review) for Water Operations Building

(Part 1 Timestamp 00:01:09)

Motion To: Approve the Consent Agenda.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

3. **PUBLIC HEARINGS:** ALL OF THE ITEMS LISTED ARE ACTION ITEMS

(Part 1 Timestamp 00:01:42)

A. 2022 Capital Improvement Plan & Impact Fee Ordinance Amendment – Chris Engels, City Clerk

(Part 1 Timestamp 00:01:53)

City Clerk Chris Engels presented an overview of the Ordinance Amendment request and then stood for questions.

(Part 1 Timestamp 00:02:58)

Chairman Young addressed the Commission asking if there were any questions for Ms. Engels; there were none.

(Part 1 Timestamp 00:03:16)

Chairman Young opened the public hearing.

Support

Robbie Reno, Kuna Joint school District No. 3, 711 E Porter Road, Kuna, ID, 83634 – Testified

Neutral:

None

Against:

None

(Part 1 Timestamp 00:03:32)

Robbie Reno voiced his support of raising impact fees due to the city's growth, and asked for continued support of the School District as well.

(Part 1 Timestamp 00:05:30)

As there were no other individuals signed up to testify, Chairman Young closed the Public Hearing and proceeded into deliberation.

(Part 1 Timestamp 00:05:53)

Commissioners Main and Greger had no questions or concerns with the proposal.

(Part 1 Timestamp 00:06:015)

Motion To: Recommend Approval to the City Council for the 2022 Capital Improvement Plan & Impact Fee Ordinance Amendment.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

(Part 1 Timestamp 00:07:06)

City Attorney Andrea Nielsen recommended to the Commission that a Motion be made to amend the agenda to proceed to Business Items as the Public Hearing items were more visually intensive and Chairman Young was traveling to the meeting.

(Timestamp 00:07:48)

Motion To: Proceed to Agenda item No. 4A.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

4. BUSINESS ITEMS:

(Part I Timestamp 00:08:28)

A. Case No. 21-34-DR (Design Review) for Changed Life Church – Jessica Reid, Planner II

(Part I Timestamp 00:08:46)

Planning and Zoning Director Doug Hanson, standing in for Planner II Jessica Reid, presented an overview of the proposed Design Review and stood for questions.

(Part I Timestamp 00:10:31)

Chairman Young asked the Commission if there were any questions for staff; as there were none, the Chairman Young called the Applicant forward.

(Part I Timestamp 00:10:47)

Pastor Stan Johnson presented a history of Changed Life Church, including their after-school program and community softball fields. Pastor Johnson also discussed the sewer connection issue which was resolved by working with the city then explained the intensity of use for the current and future sanctuary; he then stood for questions.

(Part I Timestamp 00:15:00)

Commissioner Main asked about the occupant load; Pastor Johnson stated it was estimated at 499. Commissioner Main asked if they intended to use chairs and Pastor Johnson answered yes. Commissioner Main then stated he liked the design of the building but was concerned of the large grey expanses on the elevations and asked if they were willing to provide some relief for that. Pastor Johnson deferred to the project architect.

(Part I Timestamp 00:16:19)

Rick Bugatsch of RBA Architects stated that yes, they could provide an updated color scheme and/or material changes to satisfy the request.

(Part I Timestamp 00:17:17)

Commissioner Main continued by stating he felt the project was a good design but was concerned with that much traffic using one (1) ingress/egress. Mr. Bugatsch answered that as of this time, the Ada County Highway District did not require an additional ingress/egress.

(Part I Timestamp 00:18:00)

Commissioner Greger did not have any questions; Chairman Young agreed with Commissioner Main’s comments and questions.

(Part 1 Timestamp 00:18:24)

Planning and Zoning Director Doug Hanson requested the Commission add their change in elevations request as an additional Condition when making their Motion.

(Part 1 Timestamp 00:18:53)

Motion To: Approve Case No. 21-34-DR (Design Review) for Changed Life Church with the Conditions as outlined in staffs report, and the additional Condition that the Applicant add wainscoting to the south, east and west elevations, and vertical relief on the north elevation to be reviewed by staff.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

(Part 1 Timestamp 00:19:57)

B. Case No. 22-20-DR (Design Review) for Trilogy Valor Social Club – Jessica Reid, Planner II

(Part 1 Timestamp 00:20:10)

Planning and Zoning Director Doug Hanson, standing in for Planner II Jessica Reid, presented an overview of the proposed project.

(Part 1 Timestamp 00:21:51)

Chairman Young asked the Commission if there were any questions for staff; there were none.

(Part 1 Timestamp 00:22:13)

Wendy Shrief presented a PowerPoint presentation and overview of the project. Dan Southworth of Shea Homes then introduced himself and explained this was their first project in Idaho and they were developing the active adult side of the overall Falcon Crest community. Brian Oswood also introduced himself and explained he was a project manager with Shea Homes. Ms. Shrief completed her presentation of the project and stood for questions.

(Part 1 Timestamp 00:34:48)

Commissioner Main asked if the pool was part of the project, Ms. Shrief confirmed.

Commissioner Main then commented that the elevations seemed dark and did not quite match the material samples provided. Mr. Southworth answered that Shea Homes was diligent in making sure the actual structure matches their renderings/elevations.

(Part 1 Timestamp 00:37:33)

The Commission proceeded into deliberation with Chairman Young agreeing with Commissioner Main's previous comments and expressed he did not have any issues with the proposal.

(Part 1 Timestamp 00:38:37)

Motion To: Approve Case No. 22-20-DR (Design Review) for Trilogy Valor Social Club with the Conditions as outlined in staffs report, and the additional Condition that the color palette shall match closer to the models of the submitted elevations.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

(Part 1 Timestamp 00:39:30)

City Attorney Andrea Nielsen proposed the Commission Motion to have a five (5) minute recess prior to proceeding back to the Public Hearing items so they may determine the ETA on having a quorum in person.

(Part 1 Timestamp 00:40:08)

Motion To: Have a five (5) minute recess in order to establish an in-person quorum.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

3. **PUBLIC HEARINGS:** ALL OF THE ITEMS LISTED ARE ACTION ITEMS

(Part 2 Timestamp 00:00:30)

B. Case No. 22-04-AN (Annexation) 300 S Stroebel Road – Jessica Reid, Planner II

(Part 2 Timestamp 00:00:38)

Planning and Zoning Director Doug Hanson, standing in for Planner II Jessica Reid, presented an overview of the Annexation request; he then stood for questions.

(Part 2 Timestamp 00:02:08)

Commissioner Main confirmed that the entire project was to be an R-4, Mr. Hanson answered yes. Commissioner Main then asked if there was a diagram for the layout of the future Lot Split request; Mr. Hanson explained there was not as a Lot Split request goes directly before City Council.

(Timestamp 00:02:39)

Commissioner Greger asked if and when staff and the Commission would discuss future extension of the Kuna Greenbelt. Mr. Hansons explained that a Greenbelt is indicated (in the 2019 Pathways Master Plan) on the southern property boundary along Indian Creek, and when an actual development application was received, the Applicant would be required to dedicate right-of-way or create a common lot for that future expansion.

(Timestamp 00:03:32)

Chairman Young opened the Public Hearing.

Support:

Alvina Unser (Applicant), 300 S Stroebel Road, Kuna, ID 83634 – Testified
 Sid Anderson, 2500 Rock Falls Lane, Kuna, ID 83634 – Testified

Neutral:

Robbie Reno, Kuna Joint school District No. 3, 711 E Porter Road, Kuna, ID, 83634 – Did Not Testify

Against:

None

(Part 2 Timestamp 00:04:20)

Sid Anderson, speaking on behalf of Applicant Alvina Unser, explaining he was her neighbor. Mr. Anderson reiterated that there was no development proposed and was simply proceeding through a process allowed by the city as splitting her property was not allowed by Ada County; Mrs. Unser, who has lived on the property for 60 years, intended to maintain ownership of the future parcel her home sat on and sell the remaining two (2) future parcels in order to pay off debts. Mr. Anderson then requested that Conditions 9.8 and 9.11 be removed as they were left over from other applications; he also asked that if Conditions 9.4 and 9.10 did not specifically apply to the Annexation request that they also be removed.

(Part 2 Timestamp 00:06:54)

Chairman Young responded that Conditions 9.4 and 9.10 appeared to be general Conditions. Mr. Hanson confirmed that yes, there were all standard Conditions of approval.

(Part 2 Timestamp 00:08:02)

As there were no others who were signed up to testify, Chairman Young closed the Public Hearing and the Commission proceeded into deliberation.

(Part 2 Timestamp 00:08:40)

Commissioner Main felt the request was appropriate; Chairman Young agreed and felt it was the best process to move toward what the Applicant wished to do.

(Part 2 Timestamp 00:09:30)

Motion To: Recommend Approval to City Council of Case No. 22-04-AN (Annexation), striking incorrect Conditions 9.8 and 9.11, and with the Applicant being subject to the remaining Conditions in staffs report.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

(Part 2 Timestamp 00:11:48)

C. Case No. 22-01-CPF (Combination Plat) Novak Industrial Subdivision – Doug Hanson, Planning & Zoning Director

(Part 2 Timestamp 00:12:01)

Planning and Zoning Director Doug Hanson presented an overview of the project.

(Part 2 Timestamp 00:13:16)

Tamra Thompson of the Land Group presented a brief explanation of the request and the overall size of the parcels that result from the request; she then stood for questions.

(Part 2 Timestamp 00:14:37)

Commissioner Main asked if the Applicant had an idea of what would eventually be in the location. Ms. Thompson answered that more details would be available in the future for development.

(Part 2 Timestamp 00:15:29)

Chairman Young opened the Public Hearing but as none of the individuals signed up wished to testify, he closed the Public Hearing and the Commission moved into deliberation.

(Part 2 Timestamp 00:16:20)

None of the Commissioners held any concerns with the request.

(Part 2 Timestamp 00:17:10)

Motion To: Recommend Approval to City Council of Case No. 22-01-CPF (Combination Preliminary and Final Plat) with the Conditions as outlined in staffs report.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

5. ADJOURNMENT:

(Part 2 Timestamp 00:17:50)

Chairman Young ensured there were no other items on the agenda then requested a Motion for adjournment.

(Part 2 Timestamp 00:18:10)

Motion To: Adjourn.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

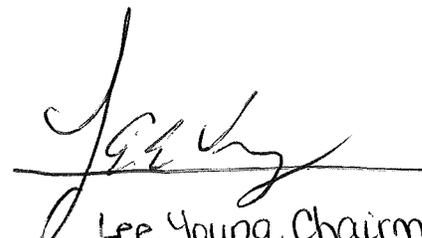
Voting No: None

Absent: 2

Motion Passed: 3-2-0

ATTEST


Doug Hanso, Planning & Zoning Director
Kuna Planning & Zoning Department


Lee Young, Chairman
Kuna Planning & Zoning Commission



CITY OF KUNA

751 W. 4th Street • Kuna, Idaho • 83634 • Phone (208) 922-5274
Fax: (208) 922-5989 • www.Kunacity.Id.gov

SIGN-UP SHEET

June 28, 2022 – Planning and Zoning Commission Public Hearing

Case Name: Novak Industrial Subdivision

Case No: 22-01-CPF (Combination Preliminary and Final Plat)

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Commission or City Council.

IN FAVOR	NEUTRAL	IN OPPOSITION
<input type="checkbox"/> Testify <input checked="" type="checkbox"/> Not Testify <u>Preston Rutter</u> Print Name <u>251 E Front St.</u> Print Address <u>Boise ID 83702</u> City State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City State, Zip
<input type="checkbox"/> Testify <input checked="" type="checkbox"/> Not Testify <u>David...</u> Print Name <u>4904 W. MANNA...</u> Print Address <u>Boise ID 8370</u> City State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City State, Zip
<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City State, Zip
<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City State, Zip



Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



****Office Use Only****

File No.(s): _____

Project Name: _____

Date Received: _____

Date Accepted as Complete: _____

Type of review requested (check all that apply):

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

Owner of Record

Name: GC Kuna Land LC

Address: 201 S Main St Ste 2000, Salt Lake City, UT 84111

Phone: 208.246.8909 Email: weston@gardnercompany.net

Applicant (Developer) Information

Name: GC Kuna Land LC

Address: 201 S Main St Ste 2000, Salt Lake City, UT 84111

Phone: 208.246.8909 Email: weston@gardnercompany.net

Engineer/Representative Information

Name: The Land Group, Inc

Address: 462 E. Shore Drive, Ste 100, Eagle, ID 83616

Phone: 208.939.4041 Email: tamara@thelandgroupinc.com

Subject Property Information

Site Address: W Cole Road, Kuna, ID 83634

Nearest Major Cross Streets: Baker Road

Parcel No.(s): S2007111102

Section, Township, Range: 1N 2E 07

Property Size: 475.69 - Acres

Current Land Use: Industrial Proposed Land Use: _____

Current Zoning: M-2 Proposed Zoning: _____

Project Description

Project Name: Novak Industrial

General Description of Project: _____

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

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

Office Industrial: M-1 M-2 Other: _____

Type(s) of amenities provided with development: _____

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: _____

Will any existing buildings remain? YES NO

No. of Residential Units: _____ No. of Building Lots: _____

No. of Common Lots: _____ No. of Other Lots: _____

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

Single-Family Townhomes Duplexes Multi-Family

Other: _____

Minimum square footage of structure(s): _____

Gross Density (Dwelling Units ÷ Total Acreage): _____

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

Percentage of Open Space provided: _____ Acreage of Open Space: _____

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

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ Other lots: _____

Gross floor area square footage: _____ Existing (if applicable): _____

Building height: _____ Hours of Operation: _____

Total No. of Employees: _____ Max No. of Employees at one time: _____

No. of and ages of students: _____ Seating capacity: _____

Proposed Parking

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

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

Applicant Signature: Jamara Thompson Date: 04/05/2022

By signing, you are confirming you have provided all required items listed on this application.

Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided to you for application attachments to be uploaded to the cloud.



Combination Preliminary Plat & Final Plat Application

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



Combo Plats require Public Hearings with both the Planning & Zoning Commission and City Council. Public Hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.

****Office Use Only****

Case No(s): _____

Project Name: _____

Date of Pre-Application Meeting: Valid for three (3) months, unless otherwise determined by Staff

Date Received: _____

Date Accepted as Complete: _____

Application shall contain one (1) copy of the following (digital copies preferred):

- Complete Planning & Zoning Application Coversheet
- Complete Preliminary Plat Application
- Detailed narrative or justification for the application, describing the project, design elements, serviceability, amenities, and how the project complies with the requirements found within Kuna City Code.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Legal Description of Preliminary Plat Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. *(One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.
- A letter or email from the Ada County Engineer showing the subdivision name reservation. *(A name change needs to be submitted and approved by the Planning & Zoning Director & Ada County Engineer.)*
- Plat Plans (24" x 36"): Drawn to a scale of 1" = 100' (or similar), showing
 - Topography at 2' intervals
 - Land uses (location, layout, types & dimensions) of Residential, Commercial & Industrial
 - Street right-of-way (ROW) including dimensions of ROW dedication for all roadways, street sections, improvements, etc.
 - Easements/common space such as utility easements, parks, community spaces, etc.
 - Layout & dimensions of lots
 - Improvements drawing showing water, sewer, drainage, electricity, irrigation, telephone, gas, proposed street lighting, proposed street names, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.



April 6, 2022

City of Kuna Planning and Zoning
751 W. 4th Street
Kuna, Idaho 83634

RE: Novak Industrial Subdivision | Novak Industrial Subdivision Short Plat | Combined Preliminary & Final Plats | PN 120121

Dear Planning Staff:

We are pleased to present the enclosed application for a combined Preliminary and Final Plat, aka Short Plat associated with the GC Industrial.

Background

The project site is generally located on the North of the railroad tracks and East of Cole Road (parcel S2007111102). The project will be created 2 buildable parcels.



Figure 1 - Vicinity Map, subject properties highlighted

The properties are currently zoned M-2 in City of Kuna

An onsite neighborhood meeting was held on March 31, 2022, at 6:00 PM where there was opportunity for neighbors to connect with the applicant and project design team to learn about the proposed development and enclosed applications.

Combined Preliminary & Final plats

Included with our application are both the preliminary plat and final plat drawings. The combined pre-final plat is being used to separate 1 parcel into 2 parcels.

Per City Code (KCC 6-2-3), the Short Plat process can be used if the following criteria are met. We meet the criteria for the short process:

- A. A subdivision application for property may be processed as a short plat if all the following exist:
1. The proposed subdivision does not exceed ten (10) lots;
Our application separates 1 parcel into 2 parcels.
 2. No new street dedication or street widening is involved;
No new street or street widening proposed
 3. No major special development considerations are involved, such as development in a floodplain, hillside development or the like; and
Development is not proposed within the floodplain, No hillsides exist on the property.
 4. All required information for both preliminary and final plat is complete and in an acceptable form
All required information is complete and in an acceptable form per City

In addition, we would like to address some of the short plat checklist items –

1. There is no building proposed at this time. The purpose of this application is to divide 1 parcel into 2 parcels
2. There are no landscape and irrigation for this short plat application.
3. There is 1 phase for this subdivision
4. No utilities or road improvements are proposed
5. No homeowner agreement at this time
6. This short plat meets all requirements or conditions; and short plat meets acceptable engineering practices and local standards

Conclusion

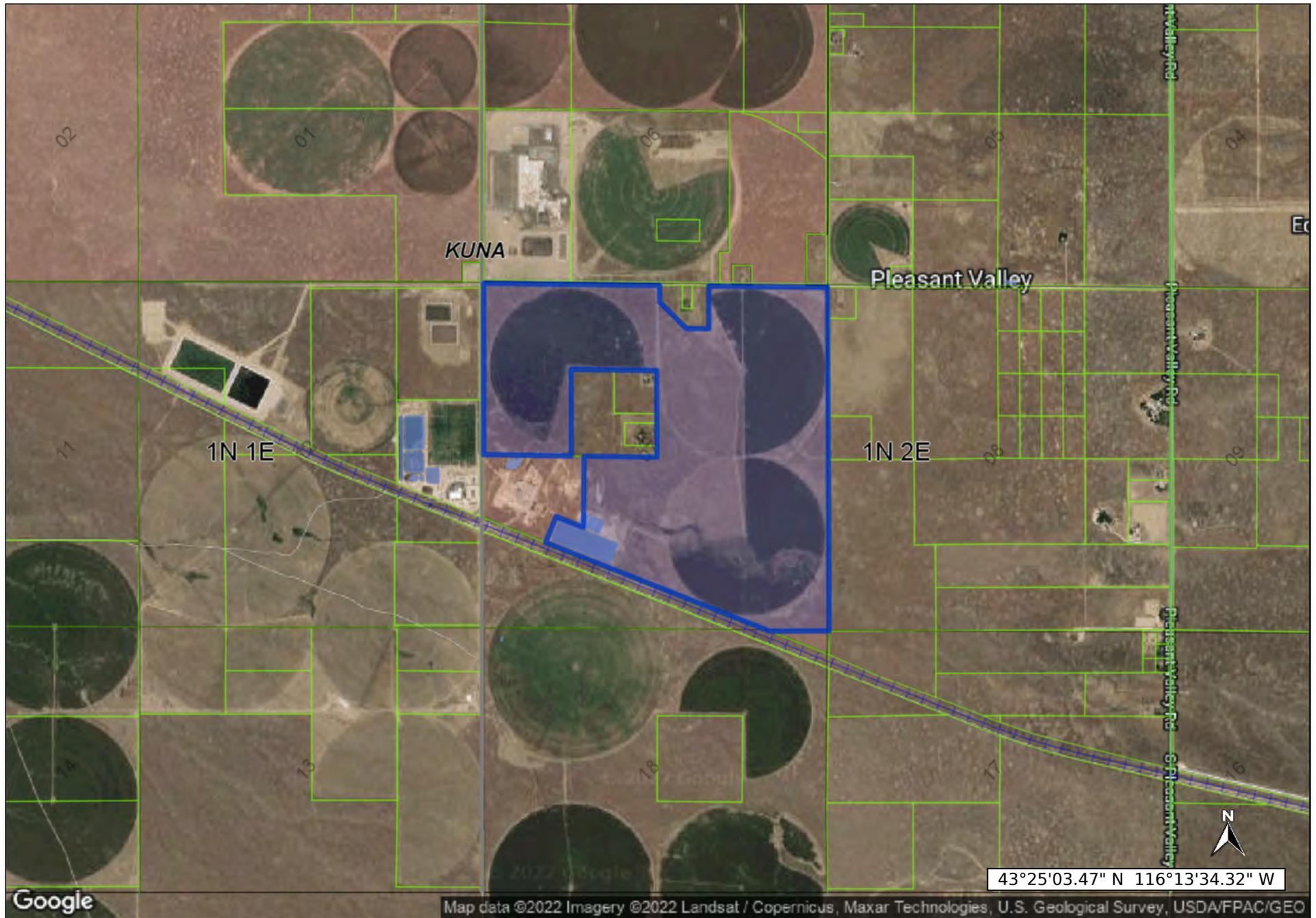
The Short plat request continues the framework already established in the immediate area.

We appreciate the opportunity to formally present these applications to the City of Kuna. As you complete your review, please let me know if we can provide any additional information to clarify the project's vision. I can be reached via email to tamara@thelandgroupinc.com or at 208-939-4041.

Sincerely,

A handwritten signature in black ink that reads "Tamara Thompson". The signature is written in a cursive, flowing style.

Tamara Thompson
Director of Client Services
The Land Group, Inc.





LEGAL DESCRIPTION

Page 1 OF 1

April 12, 2022
Project No.: 120121

Novak Industrial Subdivision
GARDNER COMPANY

A PARCEL OF LAND LOCATED IN SECTION 7, AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO. BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 88° 56' 59" EAST, 2693.27 FEET, TO THE NORTH 1/4 CORNER OF SAID SECTION 7;
 THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 88° 56' 59" EAST, 50.00 FEET;
 THENCE LEAVING SAID NORTH LINE, SOUTH 00° 14' 10" WEST, 280.04 FEET;
 THENCE SOUTH 44° 37' 40" EAST, 575.09 FEET;
 THENCE SOUTH 88° 56' 07" EAST, 352.75 FEET;
 THENCE NORTH 00° 14' 08" EAST, 681.98 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 7;
 THENCE ALONG SAID NORTH LINE, SOUTH 88° 56' 59" EAST, 1833.28 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 7;
 THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00° 07' 33" WEST, 1336.95 FEET, TO THE NORTH 1/16 CORNER OF SAID SECTION 7;
 THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00° 06' 26" WEST, 1337.05 FEET, TO THE EAST 1/4 CORNER OF SAID SECTION 7;
 THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, SOUTH 00° 06' 02" WEST, 2632.33 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 7;
 THENCE ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, SOUTH 01° 12' 13" WEST, 364.70 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD;
 THENCE ON SAID NORTHERLY RIGHT OF WAY LINE, NORTH 68° 05' 53" WEST, 4698.69 FEET;
 THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 21° 54' 07" EAST, 430.97 FEET;
 THENCE SOUTH 68° 05' 53" EAST, 456.20 FEET;
 THENCE NORTH 00° 52' 44" EAST, 1093.98 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7;
 THENCE ALONG SAID SOUTH LINE, SOUTH 88° 47' 44" EAST, 1124.31 FEET, TO THE CENTER 1/4 CORNER OF SAID SECTION 7;
 THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 00° 14' 13" EAST, 1333.35 FEET, TO THE CENTER NORTH 1/16 CORNER OF SAID SECTION 7;

April 20, 2022

Page 2

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 88° 52 18" WEST, 1321.15 FEET, TO THE NORTHWEST 1/16 CORNER OF SAID SECTION 7;

THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, SOUTH 00° 15 04" WEST, 1331.59 FEET, TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 7;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 88° 47 40" WEST, 1376.35 FEET, TO THE WEST 1/4 CORNER OF SAID SECTION 7;

THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 00° 20 05" EAST 2659.42 FEET, TO THE **POINT OF BEGINNING**.

The above-described area of land contains 479.70 acres, more or less.

PREPARED BY:

The Land Group, Inc.

Michael Femenia, PLS



04/20/2022

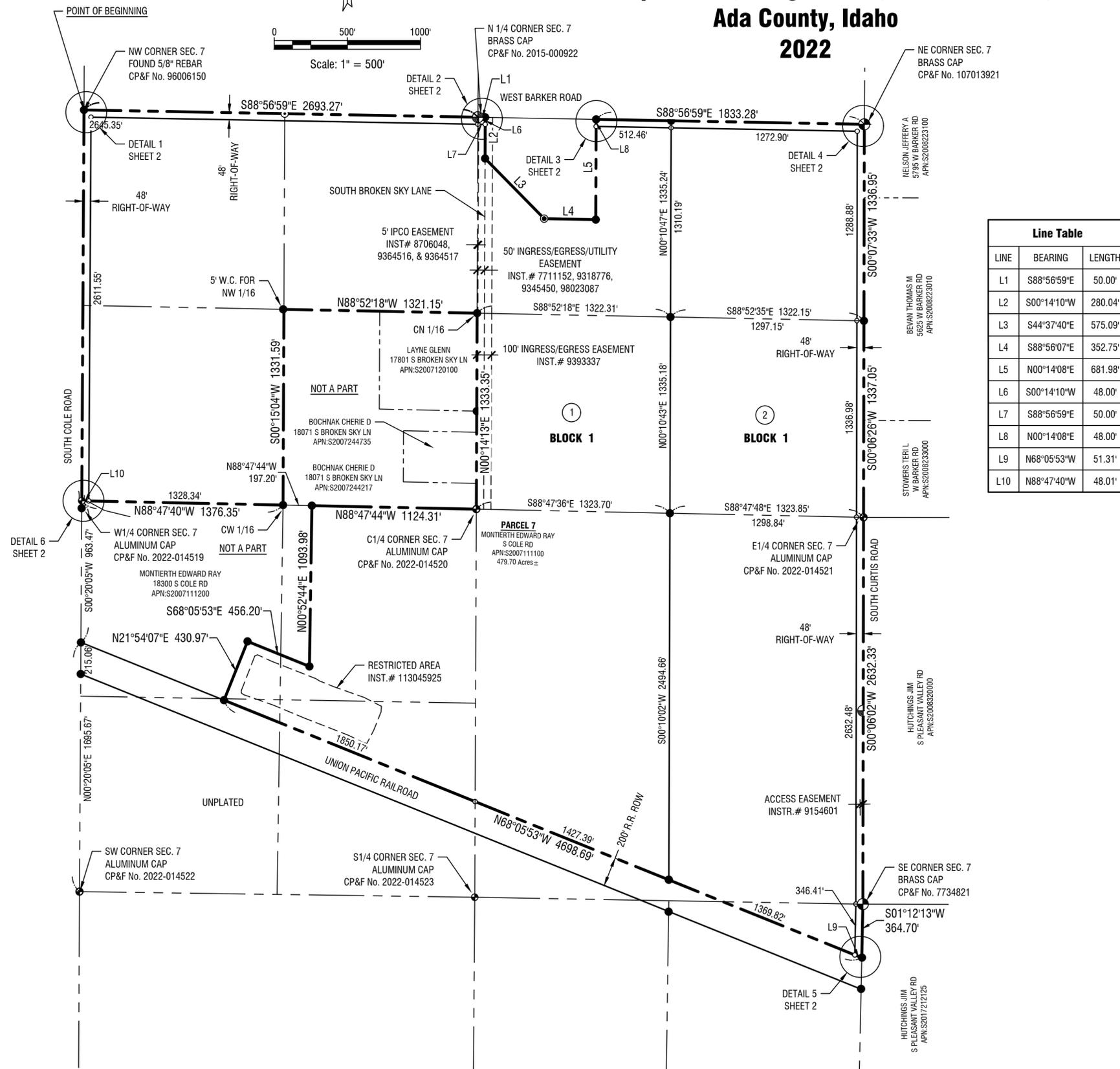
Final Plat for Novak Industrial Subdivision

Situated in a portion of Section 7 and a portion of the
Northeast 1/4 of the Northeast 1/4 of Section 18,
Township 1 North, Range 2 East, Boise Meridian,
Ada County, Idaho

2022

Legend:

-  FOUND BRASS OR ALUMINUM CAP MONUMENT, AS SHOWN
-  FOUND 5/8" REBAR
-  SET 5/8"x24" REBAR WITH PLASTIC CAP, MSF 13550
-  CALCULATED POINT, (NOTHING FOUND OR SET)
-  SECTION LINE
-  SUBDIVISION BOUNDARY LINE
-  RIGHT-OF-WAY LINE
-  LOT LINE
-  ROAD CENTERLINE
-  ADJACENT LOT LINE
-  EASEMENT LINE
-  LOT NUMBER



Line Table		
LINE	BEARING	LENGTH
L1	S88°56'59"E	50.00'
L2	S00°14'10"W	280.04'
L3	S44°37'40"E	575.09'
L4	S88°56'07"E	352.75'
L5	N00°14'08"E	681.98'
L6	S00°14'10"W	48.00'
L7	S88°56'59"E	50.00'
L8	N00°14'08"E	48.00'
L9	N68°05'53"W	51.31'
L10	N88°47'40"W	48.01'

Notes:

- ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND PROPERTY IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE.
- ALL STREET RIGHT-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PUBLIC USE.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- 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 WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THE PROPERTY SHOWN ON THIS PLAT IS NOT IN AN IRRIGATION DISTRICT, AND THE REQUIREMENTS OF IDAHO CODE, 31-3805 ARE NOT APPLICABLE.

Survey Narrative:

THIS PLAT IS BEING PREPARED TO CREATE NOVAK INDUSTRIAL SUBDIVISION. THE OVERALL PROPERTY BOUNDARY HAS BEEN DETERMINED FROM WARRANTY DEED INSTRUMENT #2021-071629 AND RECORD OF SURVEY #12419. FOUND MONUMENTS SUBSTANTIALLY FIT RECORD DATA. THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SECTION 7 WERE USED AS THE BASIS OF BEARINGS.

References:

- RECORD OF SURVEY No. 12419, INSTRUMENT #2020-081271, RECORDS OF ADA COUNTY.
- RECORD OF SURVEY No. 10805, INSTRUMENT #2017-012374, RECORDS OF ADA COUNTY.
- WARRANTY DEED, INSTRUMENT #2021-071629



462 East Shore Drive, Suite 100
Eagle, ID 83616
PH: (208) 939-4041

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

ADA COUNTY RECORDER Phil McGrane	2021-171629
BOISE IDAHO Pgs=5 BONNIE OBERBILLIG	12/03/2021 01:00 PM
FIRST AMERICAN TITLE AND ESCROW COMPANY	\$15.00

Recording Requested by:

Clark Wardle LLP
Attn: Geoffrey Wardle
251 E. Front St.
Boise, Idaho 83702

32891644-TD/mc

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED

For value received, between EDWARD RAY MONTIERTH and SUSAN MONTIERTH, husband and wife, who also acquired title as RAY MONTIERTH and SUSAN MONTIERTH, husband and wife (together, "Grantor"), do hereby grant, bargain, sell, and convey unto GC Kuna Land, L.C., a Utah limited liability company, whose mailing address is 201 S. Main Street, Suite 2000, Salt Lake City, Utah 84111 ("Grantee"), the following described real property, located in Ada County, Idaho (the "Premises"):

See Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all appurtenances, easements, rights of access, fixtures, buildings, and improvements located thereon, including without limitation all of Grantor's right, title, and interest in and to the irrigation portion of decreed Water Right No. 63-7531, as more particularly described in Exhibit B, attached hereto and incorporated herein, and any and all other water and water rights (represented by license, decree, permit or otherwise) appurtenant to the Premises, any and all wells, ditches and ditch rights; all minerals, privileges, and other rights appurtenant thereto; streets, alleys, and rights of way adjacent thereto; all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining to; the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the Premises, as well in law as in equity (together with the Premises, the "Property")

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever. And Grantor does hereby covenant to and with Grantee and its successors and assigns forever, that Grantor is owner in fee simple of the Property; that Grantor has the right to convey fee simple title to the Property; that the Property is free from any and all liens, claims, encumbrances, and other defects of title except the current years' taxes, levies, and assessments, U.S. Patent reservations, restrictions, and easements of record, and easements visible upon the premises; and that Grantor shall and will warrant and defend the quiet and peaceful possession of said Property by Grantee and its successors and assigns forever, against all claims whatsoever.

[signature page follows]

DATED effective as of December 3, 2021.

GRANTOR:

Edward R Montierth
Edward Ray Montierth

Susan Montierth
Susan Montierth

STATE OF IDAHO)
County of Ada) ss.

This document was acknowledged before me 12-2-2021 (date), by Edward Ray Montierth and Susan Montierth, husband and wife.

Tami DeJournett
Signature of Notary Public
My commission expires 9-12-2022

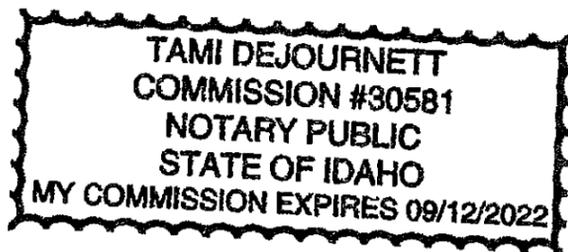


EXHIBIT A**Legal Description****PARCEL 7:**

A PARCEL OF LAND LOCATED IN SECTION 7, AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO. BEING FURTHER DESCRIBED AS FOLLOWS

BASIS OF BEARING:

THE NORTH LINE OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN, DERIVED FROM FOUND MONUMENTS AND TAKEN AS SOUTH 88°56'59" EAST WITH THE DISTANCE BETWEEN MONUMENTS FOUND TO BE 5335.02 FEET BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4, SOUTH 88°56'59" EAST, TO THE NORTH 1/4 CORNER OF SAID SECTION 7, A DISTANCE OF 2,693.27 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7 SOUTH 88°56'59" EAST A DISTANCE OF 50.00 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°14'10" WEST, A DISTANCE OF 280.04 FEET;

THENCE SOUTH 44°37'40" EAST, A DISTANCE OF 575.09 FEET;

THENCE SOUTH 88°56'07" EAST, A DISTANCE OF 352.75 FEET;

THENCE NORTH 00°14'08" EAST, TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 681.98 FEET;

THENCE ALONG SAID NORTH LINE, SOUTH 88°56'59" EAST, TO THE NORTHEAST CORNER OF SAID SECTION 7, A DISTANCE OF 1,833.28 FEET;

THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00°07'33" WEST, TO THE NORTH 1/16 CORNER OF SAID SECTION 7, A DISTANCE OF 1,336.95 FEET;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00°06'26" WEST, TO THE EAST 1/4 CORNER OF SAID SECTION 7, A DISTANCE OF 1,337.05 FEET;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, SOUTH 00°06'02" WEST, TO THE SOUTHEAST CORNER OF SAID SECTION 7, A DISTANCE OF 2,632.33 FEET;

THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, SOUTH 01°12'13" WEST, TO A POINT ON THE ON THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, A DISTANCE OF 364.70 FEET;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 68°05'53" WEST, A DISTANCE OF 4,698.69 FEET;

THENCE LEAVING SAID NORTH RIGHT OF WAY NORTH 21°54'04" EAST, A DISTANCE OF 430.97 FEET;

THENCE SOUTH 68°05'53" EAST, A DISTANCE OF 456.20 FEET;

THENCE NORTH 00°52'44" EAST, TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 1,093.98 FEET;

THENCE ALONG SAID SOUTH LINE SOUTH 88°47'45" EAST, TO THE CENTER 1/4 CORNER OF SAID SECTION, A DISTANCE OF 1,124.31 FEET;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 00°14'13" EAST, TO THE CENTER NORTH 1/16 CORNER OF SAID SECTION 7, A DISTANCE OF 1,333.35 FEET;
THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 88°52'18" WEST, TO THE NORTHWEST 1/16 CORNER OF SAID SECTION 7, A DISTANCE OF 1,321.15 FEET;
THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, SOUTH 00°15'04" WEST, TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 7, A DISTANCE OF 1,331.59 FEET;
THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 88°47'40" WEST, TO THE W 1/4 CORNER OF SAID SECTION 7, A DISTANCE OF 1,376.34 FEET;
THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 00°20'05" EAST, A DISTANCE OF 2659.42 FEET TO THE POINT OF BEGINNING.

EXHIBIT B
Water Rights

Water Right No.	Basis of Right	Priority Date	Purpose of Use	Diversion Rate in cubic feet per second (CFS)	Diversion Volume in Acre Feet per year (AFA)	Acres
63-7531	Decree	12/10/1971	Irrigation	2.51	360	135.8

All other portions of Water Right No. 63-7531 are reserved to Grantor.



AFFIDAVIT OF LEGAL INTEREST

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



State of Idaho)
) ss
County of Ada)

I, Christian Gardner Full Name _____,

Address Eagle , ID 83616

Being first duly sworn upon oath, depose and say: (If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to The Land Group, Inc Full Name _____
462 E Shore Drive, Ste 100 Address _____ Eagle , ID 83616 City State ZIP _____
to submit the accompanying application pertaining to that property.

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

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

Dated this 5th Date _____ day of April Month _____, 20 2022

Christian Gardner
Signature

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

Chantelle Martin Taylor Print Name _____
Residing at: 127 N Constellation Way Address _____
Ketchi City ID State 834043 ZIP _____

Affix Seal Here

My Commission expires: DB 25-2024 Date _____
Chantelle Martin Taylor
Signature





Neighborhood Meeting Certification

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



You **must** conduct a Neighborhood Meeting **prior** to submission of an application for Annexation; Rezone; Special Use Permit; Subdivision; and Variance. Please see Kuna City Code 5-1A-2 for more information or contact the Planning & Zoning Department at (208) 922-5274.

The Neighborhood Meeting Certification packet includes the following:

- Neighborhood Meeting Certification – This acts as quick reference information regarding your project.
- Sign-in Sheet – This provides written record of who attended your Neighborhood Meeting.
- Neighborhood Meeting Minutes – Provides space in which to record the items discussed and any concerns attendees may have.

A Neighborhood Meeting cannot take place more than two (2) months prior to acceptance of the application and an application will not be accepted before the meeting is conducted. You are required to mail written notification of your meeting, allowing at least fourteen (14) days before your meeting for property owners to plan to attend. **Contacting and/or meeting individually with property owners will not fulfill Neighborhood Meeting requirements.** You may request a 300' property owners mailing list by completing the Neighborhood Meeting Mailing List Request form located under Forms & Applications on the City of Kuna website.

Neighborhood Meetings must be held on either a weekend between 10:00 Am & 7:00 PM, or a weekday between 6:00 PM & 8:00 PM. The meeting **cannot** be conducted on holidays, holiday weekends, or the day before/after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- Subject property;
- Nearest available public meeting place (i.e. Libraries, Community Centers, etc.); or
- An office space within a one (1) mile radius of the subject property.

Once you have held your Neighborhood Meeting, please complete this certification form and include with your application along with the Sign-in Sheet, Neighborhood Meeting Minutes & a copy of the notification mailed to attendees.

Description of proposed project: _____

Date of Meeting: _____ Time: _____

Meeting Location: _____

Site Information

Location: Section _____ Township _____ Range _____ Total Acres _____

Subdivision Name: _____ Lot _____ Block _____

SIGN-IN SHEET

Project Name: KUNA Gardner Industrial

	Name	Address	Phone
1	Tom Floyd	10726 Birch Rd. Edell	208-996-5127
2	Kerry Blerinn		
3	Dean Blerinn		
4	Sheri Blerinn		
5	Jim Blerinn Hutchings	13690 S. Cloverdale Rd	(208) 962-2963
6	Jesse Flick	6445 W. Barker Rd	541-405-5932
7	David W. I.	4904 N. Moenway, Kuna	208-287-7628
8	Danaka Nelson	5795 W. Barker Rd Kuna	208-284-7658
9	Angel Bautista	17221 S. Cobles Rd	208-794-1464
10	Michael Harris	" "	208-866-9663
11	Iricia Doughty	6629 W. Summer Hill	(208) 859-7020
12	Lee Stowers	23344 El Camino Ph. Middle	208-631-3629
13	BRIAN FROST		208-871-4939
14	Tamara Thompson	462 E. Shore Dr. Eagle	208-939-4041
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			



COMMITMENT TO PROPERTY POSTING

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



Per Kuna City Code (KCC) 5-1A-8, the Applicant, for all applications requiring a Public Hearing, shall post the subject property *not less than ten (10) days prior to the hearing*. The Applicant shall post a copy of the Public Hearing notice on the property under consideration; all posting must be in substantial compliance.

The Applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the Planning and Zoning Department *no later than seven (7) days* prior to the Public Hearing, attesting to where and when the sign(s) were posted. Unless such certificate is received by the required date, the hearing will be continued to the next available date, as scheduling permits.

The signs shall be removed no later than three (3) days after the end of the Public Hearing for which the sign(s) had been posted.

Print Name: _____

Signature: *Jamara Thompson* Date: _____

Macy Lui

To: Tamara Thompson
Subject: RE: Novak Industrial Subdivision Name Reservation

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Friday, April 8, 2022 3:52 PM
To: Tamara Thompson <tamara@thelandgroupinc.com>
Cc: Jim Washburn <jim@thelandgroupinc.com>
Subject: RE: Novak Industrial Subdivision Name Reservation

April 8, 2022

Jim Washburn, The Land Group
Tamara Thompson, The Land Group

RE: Subdivision Name Reservation: **NOVAK INDUSTRIAL SUBDIVISION**

At your request, I will reserve the name **Novak Industrial Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,

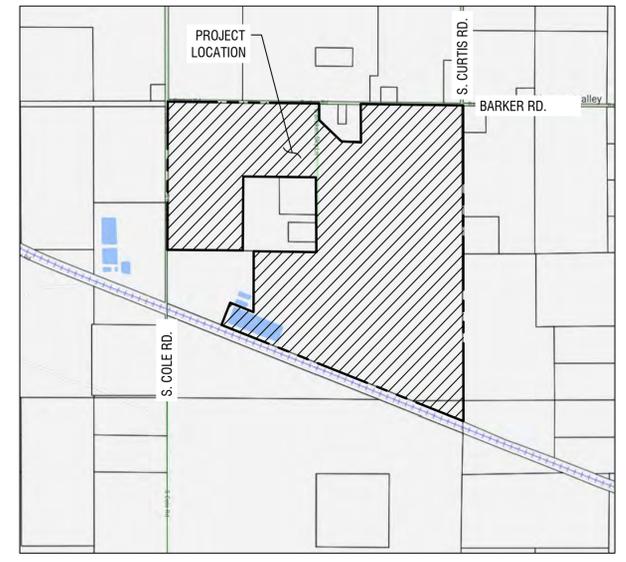
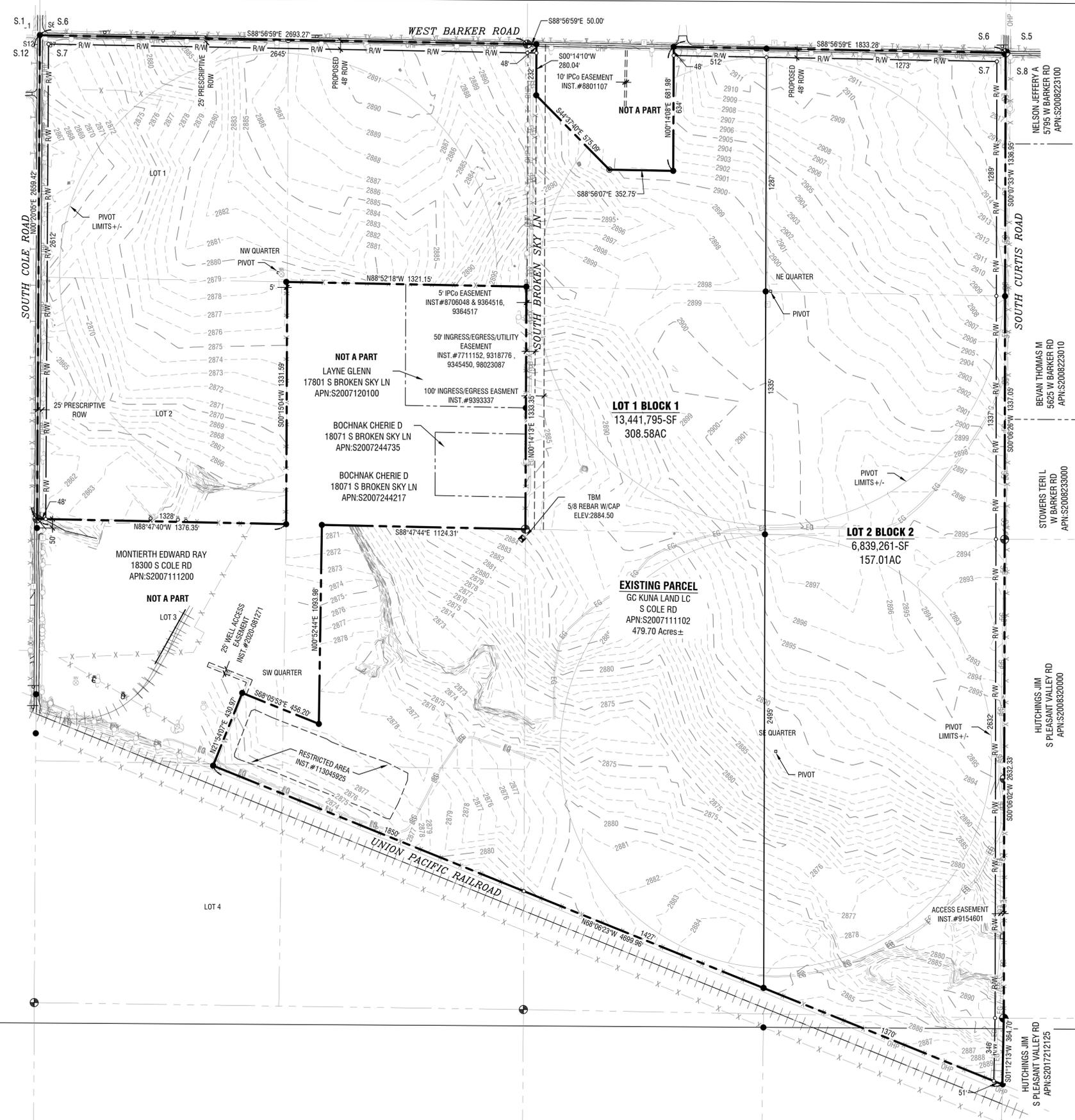


Glen Smallwood
Surveying Technician
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 office
(208) 287-7909 fax

From: Tamara Thompson <tamara@thelandgroupinc.com>
Sent: Friday, April 8, 2022 11:43 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] RE: Kuna Gardner Subdivision Name Reservation

Please reserve the name **Novak Industrial**.
Thanks!

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Thursday, April 7, 2022 6:17 AM
To: Tamara Thompson <tamara@thelandgroupinc.com>
Subject: RE: Kuna Gardner Subdivision Name Reservation



Vicinity Map
SITUATE IN A PORTION OF SECTION 7 AND SECTION 18
TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN
ADA COUNTY, IDAHO

Benchmarks: NAVD '88 Datum

TBM EL = 2884.5
5" REBAR "TLG CPT"
N: 645678.94 E: 2498061.14

Property Owner:

GC KUNA LAND LC
201 S MAIN ST STE 2000
SALT LAKE CITY, UT 84111
PH: 208.246.8909

Developer:

GC KUNA LAND, LLC
201 S MAIN ST STE 2000 SALT LAKE
CITY, UT 84111
CONTACT: WESTON ARNELL
PH: 208.246.8909

Planner, Engineer, Landscape Architect:

THE LAND GROUP, INC.
CONTACT: TAMARA THOMPSON (PLANNER)
CONTACT: JASON DENSMER, PE (ENGINEER)
CONTACT: PHIL HULL, PLA (LANDSCAPE ARCHITECT)
CONTACT: MIKE FEMENIA, PLS (LAND SURVEYOR)
462 E. SHORE DR., SUITE 100
EAGLE, ID 83616
PH: 208.939.4041

Utility Service Providers:

SEWER: SEPTIC
WATER: WELL
ELECTRIC: IDAHO POWER COMPANY
GAS: INTERMOUNTAIN GAS COMPANY

Preliminary Plat Development Features:

RIGHT OF WAY AREA	±14.11 AC
M-2 ZONE AREA	±465.59 AC
INDUSTRIAL LOTS (M-2)	2 LOTS; DENSITY = 0.004 LOTS/AC
TOTAL AREA	±479.70 AC
DIMENSIONAL STANDARDS OF M-2 ZONING DISTRICT:	
MAXIMUM BUILDING HEIGHT	100-FT
MINIMUM FRONT SETBACK	0-FT
MINIMUM REAR SETBACK	0-FT
MINIMUM INTERIOR SIDE SETBACK	0-FT
MINIMUM STREET SIDE SETBACK	0-FT
MAXIMUM LOT COVERAGE	100% DR
MINIMUM LOT SIZE	5,000-SF

Notes:

- ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND PROPERTY IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE.
- ALL STREET RIGHT-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PUBLIC USE.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- 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 WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THE PROPERTY SHOWN ON THIS PLAT IS NOT IN AN IRRIGATION DISTRICT, AND THE REQUIREMENTS OF IDAHO CODE, 31-3805 ARE NOT APPLICABLE.

Legend:

	FOUND BRASS CAP MONUMENT
	FOUND ALUMINUM CAP MONUMENT
	FOUND 5/8" REBAR, AS SHOWN
	FOUND 1/2" REBAR, AS SHOWN
	TEMPORARY BENCHMARK
	CALCULATED POINT, NOTHING FOUND OR SET
	WATER VALVE
	WATER MANHOLE
	BLACK FLOW PREVENTER
	POWER POLE
	GUY WIRE
	TELEPHONE RISER SIGN
	OVERALL PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY LINE
	INTERIOR PROPERTY LINE
	SECTION LINE
	EASEMENT LINE
	EDGE OF GRAVEL
	EDGE OF PAVEMENT
	FENCE LINE
	RIGHT-OF-WAY LINE
	WATER LINE
	TOP OF DITCH/BANK/SLOPE
	BOTTOM OF DITCH/BANK/SLOPE
	OVERHEAD POWER LINE
	UNDERGROUND TELEPHONE LINE
	RAILROAD TRACKS
	EXISTING GROUND CONTOUR

Keynotes:

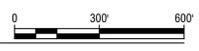
- UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND EVIDENCE AND UTILITY COMPANY FACILITY MAPS. THE SURVEYOR MAKES NO GUARANTEE OF THE ACCURACY OF LOCATION OF UNDERGROUND UTILITIES.
- THE BASIS OF BEARING OF THIS MAP IS GRID NORTH ON THE IDAHO STATE PLANE COORDINATES SYSTEM (NAD 83), WEST ZONE, AS DETERMINED BY GLOBAL POSITIONING SYSTEMS METHODS. ANY DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. VERTICAL DATUM (NAVD 88)

Referenced Survey Table:

- | | |
|-----|---|
| R1. | RECORD OF SURVEY No. 12419, INSTRUMENT #2020-081271, RECORDS OF ADA COUNTY. |
| R2. | RECORD OF SURVEY No. 11796, INSTRUMENT #2019-028105, RECORDS OF ADA COUNTY. |

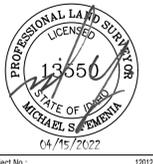
NOTE:
TO THE BEST OF OUR KNOWLEDGE, THE PRELIMINARY PLAT MEETS ALL REQUIREMENTS OF THE CITY CODE.

Preliminary Plat
Horizontal Scale: 1" = 300'



NOVAK INDUSTRIAL SUBDIVISION
GC Kuna Land LC

W. Cole Rd.
Kuna, Idaho



Project No.: 120121
Date of Issuance: 04.19.2022
Project Milestone:

Preliminary Plat

PP1.00

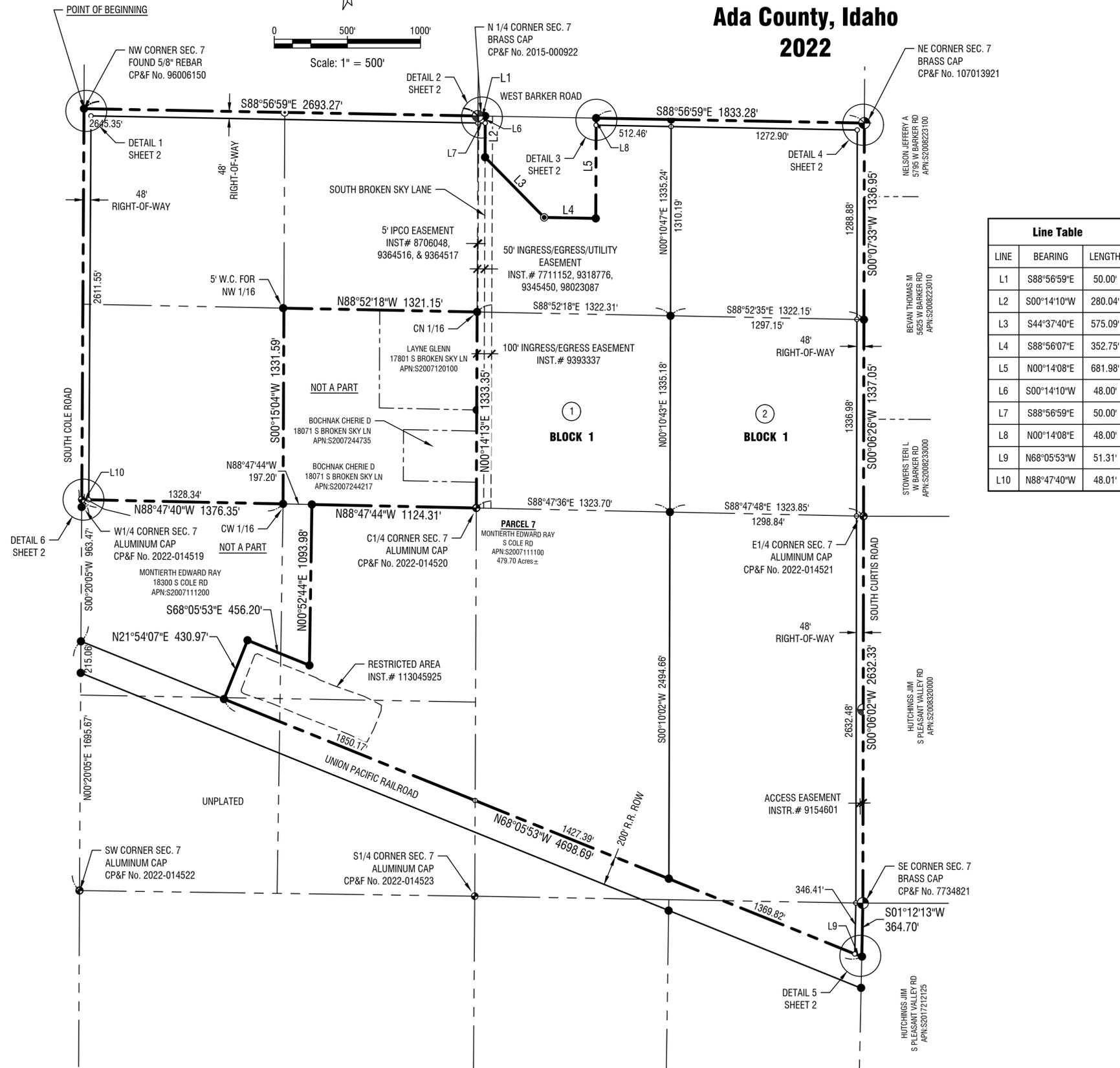
Final Plat for Novak Industrial Subdivision

Situated in a portion of Section 7 and a portion of the
Northeast 1/4 of the Northeast 1/4 of Section 18,
Township 1 North, Range 2 East, Boise Meridian,
Ada County, Idaho

2022

Legend:

-  FOUND BRASS OR ALUMINUM CAP MONUMENT, AS SHOWN
-  FOUND 5/8" REBAR
-  SET 5/8"x24" REBAR WITH PLASTIC CAP, MSF 13550
-  CALCULATED POINT, (NOTHING FOUND OR SET)
-  SECTION LINE
-  SUBDIVISION BOUNDARY LINE
-  RIGHT-OF-WAY LINE
-  LOT LINE
-  ROAD CENTERLINE
-  ADJACENT LOT LINE
-  EASEMENT LINE
-  LOT NUMBER



Line Table		
LINE	BEARING	LENGTH
L1	S88°56'59"E	50.00'
L2	S00°14'10"W	280.04'
L3	S44°37'40"E	575.09'
L4	S88°56'07"E	352.75'
L5	N00°14'08"E	681.98'
L6	S00°14'10"W	48.00'
L7	S88°56'59"E	50.00'
L8	N00°14'08"E	48.00'
L9	N68°05'53"W	51.31'
L10	N88°47'40"W	48.01'

Notes:

- ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND PROPERTY IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE.
- ALL STREET RIGHT-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PUBLIC USE.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- 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 WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THE PROPERTY SHOWN ON THIS PLAT IS NOT IN AN IRRIGATION DISTRICT, AND THE REQUIREMENTS OF IDAHO CODE, 31-3805 ARE NOT APPLICABLE.

Survey Narrative:

THIS PLAT IS BEING PREPARED TO CREATE NOVAK INDUSTRIAL SUBDIVISION. THE OVERALL PROPERTY BOUNDARY HAS BEEN DETERMINED FROM WARRANTY DEED INSTRUMENT #2021-071629 AND RECORD OF SURVEY #12419. FOUND MONUMENTS SUBSTANTIALLY FIT RECORD DATA. THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SECTION 7 WERE USED AS THE BASIS OF BEARINGS.

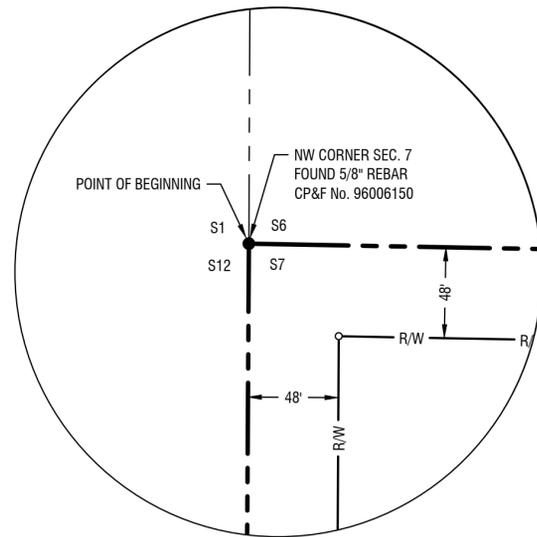
References:

- RECORD OF SURVEY No. 12419, INSTRUMENT #2020-081271, RECORDS OF ADA COUNTY.
- RECORD OF SURVEY No. 10805, INSTRUMENT #2017-012374, RECORDS OF ADA COUNTY.
- WARRANTY DEED, INSTRUMENT #2021-071629

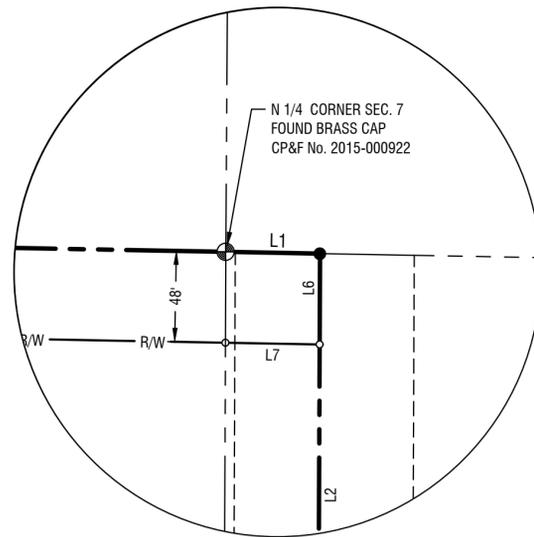


462 East Shore Drive, Suite 100
Eagle, ID 83616
PH: (208) 939-4041

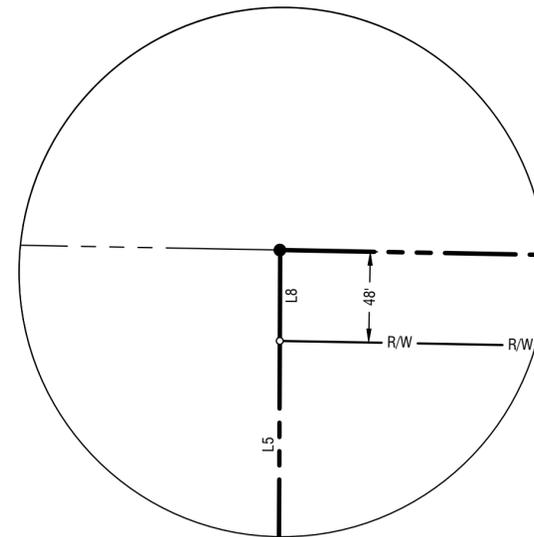
Final Plat for Novak Industrial Subdivision



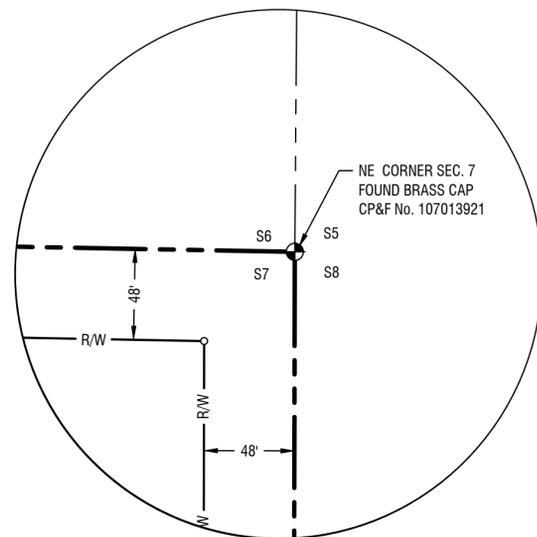
-DETAIL 1-
Scale: 1" = 60'



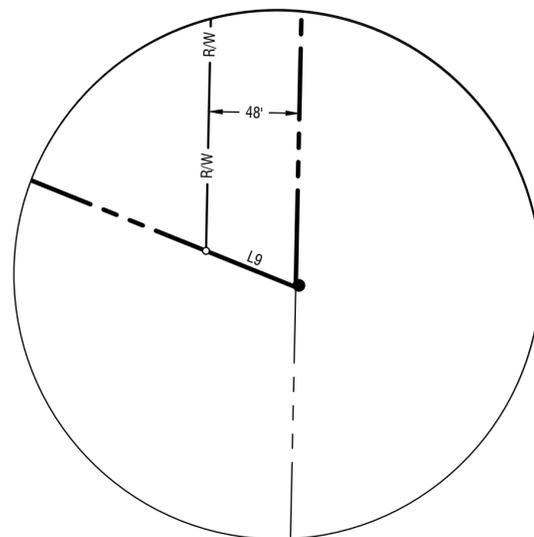
-DETAIL 2-
Scale: 1" = 60'



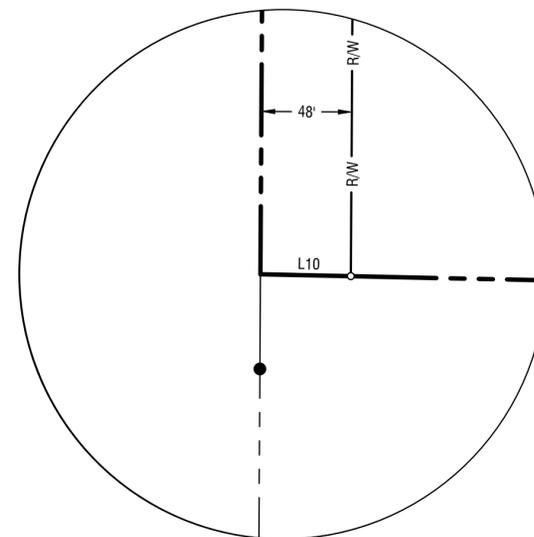
-DETAIL 3-
Scale: 1" = 60'



-DETAIL 4-
Scale: 1" = 60'



-DETAIL 5-
Scale: 1" = 60'



-DETAIL 6-
Scale: 1" = 60'



462 East Shore Drive, Suite 100
Eagle, ID 83616 PH: (208) 939-4041

04/15/2022

Final Plat for Novak Industrial Subdivision

Certificate of Owners

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED, IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED:

A PARCEL OF LAND LOCATED IN SECTION 7, AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING FURTHER DESCRIBED AS FOLLOWS:

BASIS OF BEARING:

THE NORTH LINE OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN, DERIVED FROM FOUND MONUMENTS AND TAKEN AS SOUTH 88° 56' 59" EAST WITH THE DISTANCE BETWEEN MONUMENTS FOUND TO BE 5335.02 FEET.

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 88° 56' 59" EAST, 2693.27 FEET, TO THE NORTH 1/4 CORNER OF SAID SECTION 7;
 THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 88° 56' 59" EAST, 50.00 FEET;
 THENCE LEAVING SAID NORTH LINE, SOUTH 00° 14' 10" WEST, 280.04 FEET;
 THENCE SOUTH 44° 37' 40" EAST, 575.09 FEET;
 THENCE SOUTH 88° 56' 07" EAST, 352.75 FEET;
 THENCE NORTH 00° 14' 08" EAST, 681.98 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 7;
 THENCE ALONG SAID NORTH LINE, SOUTH 88° 56' 59" EAST, 1833.28 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 7;
 THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00° 07' 33" WEST, 1336.95 FEET, TO THE NORTH 1/16 CORNER OF SAID SECTION 7;
 THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00° 06' 26" WEST, 1337.05 FEET, TO THE EAST 1/4 CORNER OF SAID SECTION 7;
 THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, SOUTH 00° 06' 02" WEST, 2632.33 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 7;
 THENCE ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, SOUTH 01° 12' 13" WEST, 364.70 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD;
 THENCE ON SAID NORTHERLY RIGHT OF WAY LINE, NORTH 68° 05' 53" WEST, 4698.69 FEET;
 THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 21° 54' 07" EAST, 430.97 FEET;
 THENCE SOUTH 68° 05' 53" EAST, 456.20 FEET;
 THENCE NORTH 00° 52' 44" EAST, 1093.98 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7;
 THENCE ALONG SAID SOUTH LINE, SOUTH 88° 47' 44" EAST, 1124.31 FEET, TO THE CENTER 1/4 CORNER OF SAID SECTION 7;
 THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 00° 14' 13" EAST, 1333.35 FEET, TO THE CENTER NORTH 1/16 CORNER OF SAID SECTION 7;
 THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 88° 52' 18" WEST, 1321.15 FEET, TO THE NORTHWEST 1/16 CORNER OF SAID SECTION 7;
 THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, SOUTH 00° 15' 04" WEST, 1331.59 FEET, TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 7;
 THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 88° 47' 40" WEST, 1376.35 FEET, TO THE WEST 1/4 CORNER OF SAID SECTION 7;
 THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 00° 20' 05" EAST 2659.42 FEET, TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED AREA OF LAND CONTAINS 479.70 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF KUNA, AND THE CITY OF KUNA HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS WITHIN THIS SUBDIVISION.

GC KUNA LAND LC

BY: _____
 CHRISTIAN GARDNER, MANAGING MEMBER

Acknowledgment

STATE OF IDAHO)
) SS
 COUNTY OF ADA)

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHRISTIAN GARDNER, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGING MEMBER OF GC KUNA LAND, L.C., AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

 NOTARY PUBLIC FOR
 RESIDING IN _____

 MY COMMISSION EXPIRES

Certificate of Surveyor

I, MICHAEL S. FEMENIA, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



462 East Shore Drive, Suite 100
 Eagle, ID 83616
 PH: (208) 939-4041

Doug Hanson

From: Doug Hanson
Sent: Tuesday, April 26, 2022 3:42 PM
To: Ada County Engineer; Ada County Highway District; Adam Ingram; Beky Rone (Kuna USPS Addressing); Bobby Withrow; Boise Project Board of Control; Brent Moore (Ada County); Cable One TV; Central District Health Department ; Chief Fratusco; COMPASS; David Reinhart; DEQ; Eric Adolfson; Idaho Power Easements; Idaho Power Easements 2; Intermountain Gas; ITD; J&M Sanitation; Jace Hellman; Krystal Hinkle; Leon Letson (Ada County); Marc Boyer (Kuna Postmaster); Megan Leatherman; Nampa Meridian Irrigation District ; New York Irrigation; Paris Dickerson; PWorkoffice; Robbie Reno; Sarah Arjona ITD; Scott FCCNWI; Stacey Yarrington (Ada County); TLawrence Kuna Fire
Subject: 22-01-CPF (Combo Plat) Novak Industrial Subdivision City of Kuna Agency Transmittal
Attachments: 22-01-CPF (Combo Plat) Novak Industrial Subdivision Agency Transmittal.pdf

April 26, 2022

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

File Number & Case Name:	22-01-CPF (Combination Preliminary and Final Plat) – Novak Industrial Subdivision
Project Description	The Land Group, Inc., on behalf of GC Kuna Land LC, requests approval for a Combination Preliminary and Final Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial), into two (2) lots. The subject site is located on the SEC of S Cole Road and W Barker Road, Kuna, ID 83634 (APN: S200711102).
Representative	The Land Group, Inc. 462 E Shore Drive, Ste 100 Eagle, ID 83616 208.939.4041 tamara@thelandgroupinc.com
Tentative Public Hearing Date	Tuesday, June 28, 2022 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Doug Hanson dhanson@kunaid.gov Phone: 208.287.1771 Fax: 208.922.5989

All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project.*

Best,

Doug Hanson
Planning and Zoning Director
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771



Doug Hanson

From: Sarah Arjona <Sarah.Arjona@itd.idaho.gov>
Sent: Tuesday, April 26, 2022 4:06 PM
To: Doug Hanson
Subject: 22-01-CPF (Combo Plat) Novak Industrial Subdivision City of Kuna Agency Transmittal

Good afternoon,

ITD has received application SD2019-0010 for review. Future development of this parcel will require submittal of trip generations to ITD, and may require a Traffic Impact Study (TIS). ITD has no objections to the proposed rezone and plat as presented.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Tuesday, April 26, 2022 3:42 PM
To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cablone.biz>; Beky Rone (Kuna USPS Addressing) <rebecca.i.rone@usps.gov>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Project Board of Control <TRitthaler@boiseproject.org>; Brent Moore (Ada County) <bmoore@adacounty.id.gov>; Cable One TV <cheryl.goettsche@cablone.biz>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <cmiller@compassidaho.org>; David Reinhart <dreinhart@kunaschools.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfsen <eadolfsen@compassidaho.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Jace Hellman <jhellman@kunaID.gov>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson (Ada County) <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Paris Dickerson <PDickerson@idahopower.com>; PWorkoffice <PWorkoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Sarah Arjona <Sarah.Arjona@itd.idaho.gov>; Scott FCCNWI <scott@fccnwi.com>; Stacey Yarrington (Ada County) <syarrington@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>
Subject: [EXTERNAL] 22-01-CPF (Combo Plat) Novak Industrial Subdivision City of Kuna Agency Transmittal

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---
 April 26, 2022

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

File Number & Case Name:	22-01-CPF (Combination Preliminary and Final Plat) – Novak Industrial Subdivision
-------------------------------------	---

Project Description	The Land Group, Inc., on behalf of GC Kuna Land LC, requests approval for a Combination Preliminary and Final Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial), into two (2) lots. The subject site is located on the SEC of S Cole Road and W Barker Road, Kuna, ID 83634 (APN: S200711102).
Representative	The Land Group, Inc. 462 E Shore Drive, Ste 100 Eagle, ID 83616 208.939.4041 tamara@thelandgroupinc.com
Tentative Public Hearing Date	Tuesday, June 28, 2022 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Doug Hanson dhanson@kunaid.gov Phone: 208.287.1771 Fax: 208.922.5989
<p>All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you. If your agency needs additional time for review, please let our office know as soon as possible. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i></p>	

Best,

Doug Hanson
Planning and Zoning Director
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771



Doug Hanson

From: TRitthaler@boiseproject.org
Sent: Wednesday, April 27, 2022 8:57 AM
To: Doug Hanson
Subject: RE: 22-01-CPF (Combo Plat) Novak Industrial Subdivision City of Kuna Agency Transmittal

No comment on this as it is out of our service area.

Tom

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Tuesday, April 26, 2022 3:42 PM
To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Beky Rone (Kuna USPS Addressing) <rebecca.i.rone@usps.gov>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Project Board of Control <TRitthaler@boiseproject.org>; Brent Moore (Ada County) <bmoore@adacounty.id.gov>; Cable One TV <cheryl.goettsche@cableone.biz>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <cmiller@compassidaho.org>; David Reinhart <dreinhart@kunaschools.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Jace Hellman <jhellman@kunaID.gov>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson (Ada County) <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Paris Dickerson <PDickerson@idahopower.com>; PWorkoffice <PWorkoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Sarah Arjona ITD <Sarah.Arjona@itd.idaho.gov>; Scott FCCNWI <scott@fccnwi.com>; Stacey Yarrington (Ada County) <syarrington@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>
Subject: 22-01-CPF (Combo Plat) Novak Industrial Subdivision City of Kuna Agency Transmittal

April 26, 2022

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

File Number & Case Name:	22-01-CPF (Combination Preliminary and Final Plat) – Novak Industrial Subdivision
Project Description	The Land Group, Inc., on behalf of GC Kuna Land LC, requests approval for a Combination Preliminary and Final Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial), into two (2) lots. The subject site is located on the SEC of S Cole Road and W Barker Road, Kuna, ID 83634 (APN: S200711102).
Representative	The Land Group, Inc. 462 E Shore Drive, Ste 100 Eagle, ID 83616 208.939.4041

	tamara@thelandgroupinc.com
Tentative Public Hearing Date	Tuesday, June 28, 2022 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Doug Hanson dhanson@kunaid.gov Phone: 208.287.1771 Fax: 208.922.5989
<p>All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you. If your agency needs additional time for review, please let our office know as soon as possible. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i></p>	

Best,

Doug Hanson
Planning and Zoning Director
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771





Ada County Transmittal
Division of Community and Environmental Health

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Meridian
- Kuna
- Star

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 22-01-CPF

Development Name/Section Novak Industrial

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - waste flow characteristics
 - bedrock from original grade
 - other _____
- 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - community sewage system
 - interim sewage
 - central water
 - individual sewage
 - individual water
 - community water well
- 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - community sewage system
 - sewage dry lines
 - central water
 - community water
- 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
- 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
- 11. Land development application, fee per lot, test holes and full engineering report is required.
- 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - swimming pools or spas
 - beverage establishment
 - grocery store
 - child care center

14. _____

Reviewed By: Rowdy Date: 5/3/2022



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

May 13, 2022

By e-mail: dhanson@kunaid.gov

City of Kuna
751 W 4th St
Kuna, ID 83634

Subject: Novak Industrial Subdivision, 22-01-CPF

Dear Mr. Hanson:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

Response to Request for Comment

May 13, 2022

Page 2

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.

Response to Request for Comment

May 13, 2022

Page 3

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.

Response to Request for Comment

May 13, 2022

Page 5

- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

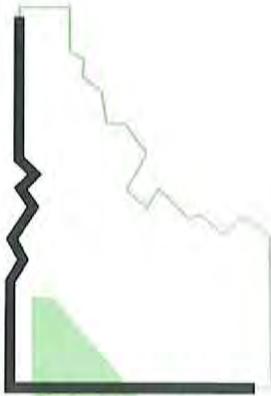
Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2022AEK105

Received 05.16.2022



ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

May 10, 2022

Doug Hanson, Planner I
City of Kuna
751 W. 4th Street
Kuna, ID 83634

RE: 22-01-CPF/ Novak Industrial Subdivision

Dear Doug:

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ gnf

Cc:

Office/ file
T. Ritthaler, Board of Control



APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

Communities in Motion 2050 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2050* (CIM 2050), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2050 goals.

Development Name:

CIM Vision Category:

New Jobs:

CIM Corridor:

New Households:



Safety

Level of Stress measures how safe and comfortable a bicyclist or pedestrian would feel on a corridor and considers multimodal infrastructure number of vehicle lanes, and travel speeds.

- Pedestrian level of stress
- Bicycle level of stress



Economic Vitality

These tools evaluate whether the location of the proposal supports economic vitality by growing near existing public services.

- Activity Center Access
- Farmland Preservation
- Net Fiscal Impact
- Within CIM Forecast



Convenience

Residents who live or work less than 1/2 mile from critical services have more transportation choices, especially for vulnerable populations.

- Nearest bus stop
- Nearest public school
- Nearest public park



Quality of Life

Checked boxes indicate that additional information is attached.

- Active Transportation**
- Automobile Transportation**
- Public Transportation**
- Roadway Capacity**



Improves performance



Does not improve or reduce performance



Reduces performance

Comments:

Communities in Motion 2050
[2020 Change in Motion Report](#)
[Development Review Process](#)

Web: www.compassidaho.org
 Email: info@compassidaho.org



Fiscal Impact Analysis Supplemental for the Development Review Checklist

The purpose of the fiscal impact analysis is to better estimate expected revenues and costs to local governments as a result of new development so that the public, stakeholders, and the decision-makers can better manage growth. Capital and operating expenditures are determined by various factors that determine service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

The COMPASS Development Checklist considers the level of fiscal benefits, how many public agencies benefit or are burdened by additional growth, and how long the proposal will take to achieve a fiscal break-even point, if at all. More information about the COMPASS Fiscal Impact Tool is available at: www.compassidaho.org/prodserv/fiscalimpact.htm.

Overall Net Fiscal Impact

Net Fiscal Impact, by Agency

City

County

Highway District

School District

Break Even:

Doug Hanson

From: Sarah Arjona <Sarah.Arjona@itd.idaho.gov>
Sent: Thursday, May 26, 2022 3:48 PM
To: Doug Hanson
Subject: 22-01-CPF (Combo Plat) Novak Industrial Subdivision City of Kuna Agency Transmittal

Good afternoon,

ITD has received application 22-01-CPF for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

From: Doug Hanson <dhanson@kunaaid.gov>
Sent: Tuesday, April 26, 2022 3:42 PM
To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Beky Rone (Kuna USPS Addressing) <rebecca.i.rone@usps.gov>; Bobby Withrow <bwithrow@kunaaid.gov>; Boise Project Board of Control <TRitthaler@boiseproject.org>; Brent Moore (Ada County) <bmoore@adacounty.id.gov>; Cable One TV <cheryl.goettsche@cableone.biz>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <cmiller@compassidaho.org>; David Reinhart <dreinhart@kunaschools.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfsen <eadolfsen@compassidaho.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Jace Hellman <jhellman@kunaID.gov>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson (Ada County) <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Paris Dickerson <PDickerson@idahopower.com>; PWorkoffice <PWorkoffice@kunaaid.gov>; Robbie Reno <rreno@kunaschools.org>; Sarah Arjona <Sarah.Arjona@itd.idaho.gov>; Scott FCCNWI <scott@fccnwi.com>; Stacey Yarrington (Ada County) <syarrington@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>
Subject: [EXTERNAL] 22-01-CPF (Combo Plat) Novak Industrial Subdivision City of Kuna Agency Transmittal

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

April 26, 2022

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

File Number & Case Name:	22-01-CPF (Combination Preliminary and Final Plat) – Novak Industrial Subdivision
-------------------------------------	---

Project Description	The Land Group, Inc., on behalf of GC Kuna Land LC, requests approval for a Combination Preliminary and Final Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial), into two (2) lots. The subject site is located on the SEC of S Cole Road and W Barker Road, Kuna, ID 83634 (APN: S200711102).
Representative	The Land Group, Inc. 462 E Shore Drive, Ste 100 Eagle, ID 83616 208.939.4041 tamara@thelandgroupinc.com
Tentative Public Hearing Date	Tuesday, June 28, 2022 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Doug Hanson dhanson@kunaid.gov Phone: 208.287.1771 Fax: 208.922.5989
<p>All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you. If your agency needs additional time for review, please let our office know as soon as possible. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i></p>	

Best,

Doug Hanson
 Planning and Zoning Director
 City of Kuna
 751 W 4th St
 Kuna, ID 83634
dhanson@kunaid.gov
 208.287.1771





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

Catherine Feistner, E.I.T.
 Assistant Kuna City Engineer

Brady Barroso
 Engineering Technician I

MEMORANDUM

To: Doug Hanson - Planning and Zoning Director

From: Brady Barroso - Engineering Technician I
 Catherine Feistner - Assistant City Engineer

Date: 22 June 2022

RE: Public Works Comments
 Novak Industrial Subdivision, 22-01-CPF (Combination Preliminary and Final Plat)

The Novak Industrial Subdivision, 22-01-CPF, combination preliminary and final plat request dated 26 April 2022 has been reviewed. The applicant wishes to subdivide approximately 479 acres zoned M-2 (heavy industrial) into two lots. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works staff can support approval of this application.

Comments may be expanded or refined in connection with the future land-use actions.

1) Inspection & Fees

- a) An inspection fee will apply to inspect the final construction of water, sewer, and irrigation facilities associated with this development.
- b) The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
- c) All applicable utility inspection and utility flow modeling fees shall be paid by the developer in accordance with City of Kuna Resolution R57-2021. *Payment is due and payable prior to the pre-construction meeting.*
- d) The Kuna Rural Fire District's fees can be found on their website. *Payment is due and payable prior to the preconstruction meeting.*

2) General

- a) The resultant projected population for this subdivision will be determined at the time of building permit.
- b) At least two access points are required in Phase I and subsequent phases per Kuna Rural Fire District (KRFD) or no more than thirty (30) certificates of occupancy will be issued.

- c) A plan approval letter will be required if this project affects any local irrigation districts.
- d) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
- e) All positional information shall be from the most recent state plane coordinate system.
- f) Provide engineering certification on all final engineering drawings.
- g) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
- h) Fire suppression shall be available and approved by KRFD.
- i) No building permits will be issued and no construction can begin without adequate fire protection.

3) Right-of-Way

- a) Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
- b) Approaches onto classified streets must comply with ACHD approach policies.
- c) All street construction must meet or exceed City of Kuna and ACHD development standards.
- d) All City mainlines crossing proposed lots or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
- e) The KRFD Deputy Fire Marshal, or the representative, must approve fire access to the subdivision.
- f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4) Sanitary Sewer Connection

- a) The applicant's property is not connected to City services. The applicant has been coordinating the sewer layout with City staff.
- b) City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
- c) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality (DEQ) requirements. Documentation shall be provided to the City of Kuna.
- d) Sewer must provide connectivity for surrounding developments.
- e) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
- f) All sewer infrastructure must meet or exceed City of Kuna requirements.
- g) Sewer flow models will be required to verify and accommodate pipe sizes. The associated costs shall be paid by the developer.
- h) Sewer connection fees apply to each lot containing a home or other facility.
- i) This application shall conform to the sewer masterplan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5) Potable Water Connection

- a) The applicant's property is not connected to City services. The applicant has been coordinating the water layout with City staff.

- b) Water flow models will be required to verify and accommodate adequate water supply and fire suppression. The associated costs shall be paid by the developer.
- c) City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels. It is expected the applicant will connect to City water services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.
- d) All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
- e) All water infrastructure must meet or exceed City of Kuna requirements.
- f) Water connection fees apply to each lot containing a home or other facility.
- g) Fire hydrants are required in a layout acceptable to the KRFD.

6) Pressurized Irrigation

- a) The applicant's property is not connected to City services. The applicant has been coordinating the pressurized irrigation layout with City staff.
- b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
- c) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- d) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
- e) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply. All associated costs shall be paid by the developer.

7) Grading and Storm Drainage

- a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
- c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
- d) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.
- e) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.

8) As-Built Drawings

- a) As-built (record) drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product.

- b) *Correct and verified as-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

9) Exhibits

- a) No maps are included to support Public Works comments.



ADVERTISING PROOF

c/o ISj Payment Processing Center
 PO Box 1570,
 Pocatello, ID 83204
 Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
06/06/22	21880

LEGAL NOTICE

**Case No. 22-01-CPF
 (Combination Preliminary &
 Final Plat): Novak Industrial
 Subdivision**

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

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing Tuesday, June 28, 2022, at 6:00 PM, or as soon as can be heard; in connection with a Combination Preliminary & Final Plat (CPF) request by The Land Group, Inc., on behalf of GC Kuna Land LC, requests approval for a Combination Preliminary and Final Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial), into two (2) lots. The subject site is located on the SEC of S Cole Road and W Barker Road, Kuna, ID 83634 (APN: S2007111102).

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

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning
 Department

June 8, 2022 245728

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
245728	22-01-CPF	06/08/22	06/08/22	1	

We Appreciate Your Business!

Suggestions for Testifying at Public Hearings:

Be Informed...

Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

Be on time...

Although the item you are interested in may not be first on the agenda, you never know when it will be heard; the governing body has authority to adjust the schedule according to its discretion, thus, anticipate attending from the beginning.

Speak to the Point...

The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write...

Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.



JR 6.8.22

**CITY OF KUNA
 751 W 4TH ST
 KUNA ID 83634**

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning and Zoning Commission** is scheduled to hold a Public Hearing on **June 28, 2022 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

**Case No. 22-01-CPF (Combo Plat) for
the Novak Industrial Subdivision**

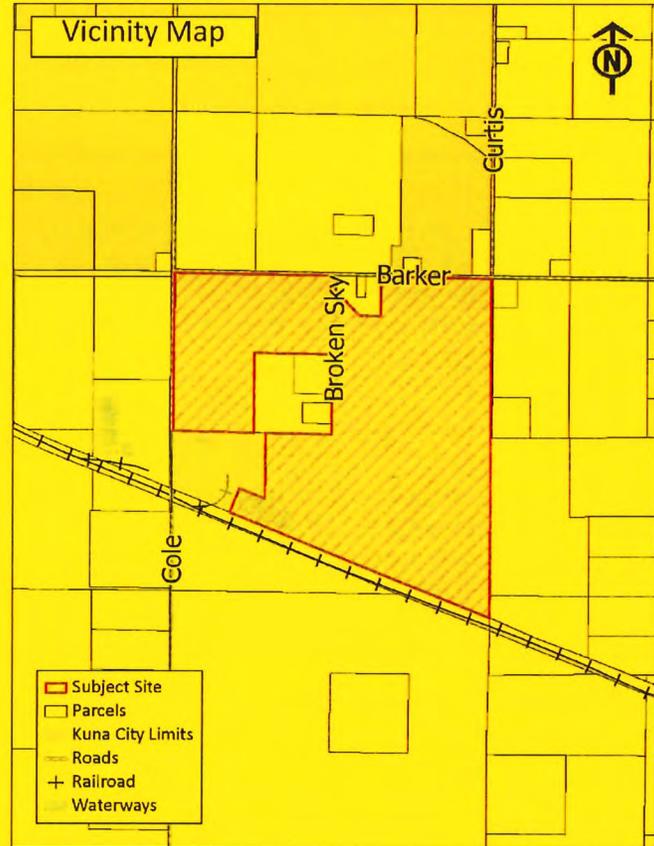
The Land Group, Inc., on behalf of GC Kuna Land LC, requests approval for a Combination Preliminary and Final Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial), into two (2) lots. The subject site is located on the SEC of S Cole Road and W Barker Road, Kuna, ID 83634 (APN: S2007111102).

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **June 22, 2022** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

MAILED 06.08.2022

LEGAL NOTICE





Proof of Property Posting

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



This form shall confirm that the Public Hearing Notice for 22-01-CPF Case No. _____
Novak Industrial Subdivision Project Name _____

was posted, as required per Kuna City Code 5-1A-8, on 06/15/2022 Date _____ . This form and associated photos shall be returned to the Planning & Zoning department no later than seven (7) days prior to the Public Hearing.

Signs shall be removed from the site within three (3) days after the Public Hearing.

DATED this 16 day of June, 2022.

Signature: Walter Oull Owner/Developer

State of Idaho)
) ss
County of Ada)

On this 16th day of June, 2022, before me, the Undersigned, a Notary Public in and for said State, personally appeared before me (Owner/Developer). Walter Amell

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

Kenneth L Spencer Print Name
Residing at: 800 W Main St STE 100
Boise City ID ID# 83702
My Commission expires: 12/16/2021



[Signature]
Signature

CITY OF KUNA PUBLIC HEARING NOTICE
Kuna Planning and Zoning Commission

THE CITY OF KUNA will hold a public hearing on
June 28, 2022 at the Kuna City Hall, at 6:00 p.m.

PURPOSE: Preliminary Plat Application for Novak Industrial
subdivision - Zoning M-2 - Combined Preliminary and Final
Plat, 475 acres, 2 lots.

LOCATION: SE Corner of W. Cole Road & Barker Road -
S2007111102

APPLICATION BY: KC Gardner Company, LC

CITY OF KUNA PUBLIC HEARING NOTICE
Kuna Planning and Zoning Commission
THE CITY OF KUNA will hold a public hearing on:
June 28, 2022 at the Kuna City Hall, at 6:00 p.m.
PURPOSE: Preliminary Plat Application for Novak Industrial
Subdivision - Zoning M-2 - Combined Preliminary and Final
Plat, 475 acres 2 lots.
LOCATION: SE Corner of W. Cole Road & Berkey Road
S2007111102
APPLICATION BY: KC Gardner Company, LLC







ADVERTISING PROOF

c/o ISj Payment Processing Center
 PO Box 1570,
 Pocatello, ID 83204
 Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
08/11/22	21880

LEGAL NOTICE

**Case No. 22-01-CPF
 (Combination Preliminary &
 Final Plat): Novak Industrial
 Subdivision**

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

NOTICE IS HEREBY GIVEN the City Council will hold a public hearing **Tuesday, September 6, 2022, at 6:00 PM**, or as soon as can be heard; in connection with a Combination Preliminary & Final Plat (CPF) request by The Land Group, Inc., on behalf of GC Kuna Land LC, requests approval for a Combination Preliminary and Final Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial), into two (2) lots. The subject site is located on the SEC of S Cole Road and W Barker Road, Kuna, ID 83634 (APN: S2007111102).

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

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning
 Department

August 17, 2022 270856

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
270856	22-01-cpf - NOVAK	08/17/22	08/17/22	1	

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
------	--------	-----------	---------------	-------	--------

We Appreciate Your Business!

Suggestions for Testifying at Public Hearings:

Be Informed...

Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

Be on time...

Although the item you are interested in may not be first on the agenda, you never know when it will be heard; the governing body has authority to adjust the schedule according to its discretion, thus, anticipate attending from the beginning.

Speak to the Point...

The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write...

Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.



JR 8.17.22

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **City Council** is scheduled to hold a Public Hearing on **September 6, 2022 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

Case No. 22-01-CPF (Combo Plat) for the Novak Industrial Subdivision

The Land Group, Inc., on behalf of GC Kuna Land LC, requests approval for a Combination Preliminary and Final Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial), into two (2) lots. The subject site is located on the SEC of S Cole Road and W Barker Road, Kuna, ID 83634 (APN: S2007111102).

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **August 31, 2022** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

MAILED 08.17.2022







CITY OF KUNA PUBLIC HEARING NOTICE
Kuna City Council

THE CITY OF KUNA will hold a public hearing on
September 6, 2022 at the Kuna City Hall at 6:00pm.

Project: Preliminary Plat Application for Newall Subdivision
Subdivision: Coring M-2 - Continued Preliminary and Final
Plat: 475 acres (2 lots)

LOCATION: SE Corner of W. Cole Road & Easter Road
COORFIN LLC

APPLICATION BY: K2, Lander Company, L.C.



Barker Rd

Barker Rd

Barker Rd

Broken Sky Ln

S Cole Rd

S Cole Rd

Darling Ingredients

Sign 1

Sign 2



Proclamation

Office of the Mayor

- Whereas,* we recognize our law enforcement officers, fire fighters, EMS, dispatchers, corrections, coroners, chaplains, retired first responders, healthcare workers, clinicians, our military, our veterans, and their families as everyday heroes; and
- Whereas,* these heroes put themselves in harm's way, protecting and serving our communities without hesitation; and
- Whereas,* they are called to help, serve, protect, and save lives; and
- Whereas,* their selfless work can take a great toll on their physical and mental health; and
- Whereas,* over the past five years, we have seen a devastating upturn in numbers of suicides among these professions; and
- Whereas,* Idaho is currently tied for 50th in the United States for having the least amount of mental health and wellness resources; and
- Whereas,* we recognize it is paramount for us as a community to surround our first responders, members of the military, our veterans and their families with love, respect and the best resources available for them to maintain their mental health, wellness and build resiliency; and
- Whereas,* it has been shown that improving access to good mental health and wellness resources substantially affects their families' wellbeing, as well as the communities in which they serve; and
- Whereas,* we honor and pay tribute to those who have been lost in the line of duty, or died by suicide, as well as those who continue to keep the "Spirit of True Heroism" alive each day by serving as our Everyday Heroes

Now Therefore, I, Joe Stear, Mayor of the City of Kuna, Idaho, do hereby proclaim September 11, 2021, to be

"Elevate our Everyday Heroes Day"

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Nampa to be affixed this 6th day of September in the year of our Lord two thousand twenty-one.

Joe Stear
Mayor, City of Kuna



(Space above reserved for recording)

**ORDINANCE NO. 2022-25
CITY OF KUNA, IDAHO**

**SKYLAR RANCH LLC
MUNICIPAL ANNEXATION AND ZONING**

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

- **MAKING CERTAIN FINDINGS AND DECLARATIONS OF AUTHORITY; AND ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR’S PARCEL NO. S1314244739 OWNED BY SKYLAR RANCH LLC WITHIN THE 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.**

THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND DECLARATIONS OF ITS AUTHORITY, HISTORY AND PROCESS OF THIS IDAHO CODE SECTION 50-222 (3) (a) CATEGORY “A” ANNEXATION AND ZONING ORDINANCE AS FOLLOWS:

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and existing under the laws of the state of Idaho (the “City”) and is authorized to annex into and incorporate within the boundaries of the City Contiguous real property in the manner provided by section 50-222, Idaho Code; and

WHEREAS, SKYLAR RANCH LLC, (The “Owners”) of Ada County Assessor Parcel No. S1314244739 [as legally described in Exhibit A-1 and A-2 attached hereto and by this reference herein incorporated] (the “Real Properties”).

WHEREAS, the Real Properties are situated in the unincorporated area of Ada County.

WHEREAS, the owners, have filed with the City the following written request and application:

- Annexation of Parcel No. S1314244739 with R-4 AND R-6 zoning district classifications [legally described in Exhibit A-1 and A-2], And

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a Public Hearing on March 22, 2022, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on April 12, 2022) where it was recommended to the Mayor and Council that the Annexation for Parcel No. S1314244739 with R-4 and R-6 Zoning District Classifications [legally described in Exhibits A-1 and A-2], be approved;

WHEREAS, The Council, pursuant to public notice as required by law, held a Public Hearing on June 7, 2022, as required by Section 67-6525, Idaho Code, and made findings (approved on June 21, 2022) wherein the City Council determined that the Owner's written requests and application for Annexation of Parcel No. S1314244739, should be granted with R-4 and R-6 zoning district classifications [legally described in Exhibits A-1, and A-2].

WHEREAS, the zoning classification of R-4 as proposed is appropriate to meet the requirements of the Kuna City Code and should be granted.

WHEREAS, the zoning classification of R-6 as proposed is appropriate to meet the requirements of the Kuna City Code and should be granted.

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

Section 1: The Kuna City Council hereby finds and declares that the Real Properties described below are contiguous to the City, that said properties can be reasonably assumed to be used for the orderly development of the City, and that the owner of said properties, SKYLAR RANCH LLC have requested, in writing, annexation thereof to the City.

Section 2: The Real Properties, all situated in Ada County, Idaho, adjacent to and contiguous to the City, commonly known as Parcel No. S1314244739, and more particularly and legally described in "Exhibit A-1 and Exhibit A-2" – Legal Description and "Exhibit B" – Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all Ordinances, Resolutions, police regulations, taxation and other powers of the City of Kuna.

Section 4: The zoning land use classifications of the land described in Section 2 above is hereby established as R-4 and R-6 as legally described in Exhibit A-1 and A-2, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the Real Properties described in Section 2 above in the R-4 and R-6 zoning land use classifications.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section

63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 6th day of September, 2022.

CITY OF KUNA

Joe Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A-1
R-4 ZONE
LEGAL DESCRIPTION

SKYLAR RANCH LLC
MUNICIPAL ANNEXATION AND ZONING

A parcel of land being a portion of the SE1/4 NW1/4 of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at the southeast corner of the SE1/4 NW1/4;

Thence N 89° 40' 05" W., 634.90 feet along the south boundary of the SE1/4 NW1/4 to the **POINT OF BEGINNING**;

Thence N 89° 40' 05" W., 382.59 feet along the south boundary of the SE1/4 NW1/4 to the southeast corner of Galiano Estates Subdivision in Book 99 at Pages 12780-12783 in the Ada County Recorder's Office;

Thence N 01° 28' 27" E a distance of 661.59 feet along the easterly boundary of Galiano Estates Subdivision to a non-tangent curve;

Thence a distance of 34.35 feet along the arc of said curve right, having a radius of 75.00 feet, a central angle of 26° 14' 43", the long chord of which bears S. 76° 19' 42" E., a distance of 34.06 feet;

Thence S 63° 12' 13" E., 9.91 feet to the beginning of a curve;

Thence a distance of 51.04 feet along the arc of said curve left, having a radius of 125.00 feet, a central angle of 23° 23' 35", the long chord of which bears S. 74° 53' 12" E., a distance of 50.68 feet;

Thence N 01° 26' 49" E., 25.35 feet;

Thence S 89° 22' 56" E., 403.40 feet;

Continued on Next Page

Thence S 00° 19' 55" W., 205.59 feet;

Thence N 89° 40' 05" W., 300.00 feet parallel with the south boundary of the SE1/4 NW1/4 to the beginning of a curve;

Thence a distance of 77.54 feet along the arc of said curve left, having a radius of 50.00 feet, a central angle of 88° 51' 29", the long chord of which bears S. 45° 54' 11" W., a distance of 70.00 feet;

Thence S 01° 28' 27" W., 152.03 feet to the beginning of a curve;

Thence a distance of 79.54 feet along the arc of said curve left, having a radius of 50.00 feet, a central angle of 91° 08' 31", the long chord of which bears S. 44° 05' 49" E., a distance of 71.41 feet;

Thence S 89° 40' 05" E., 177.53 feet parallel with the south boundary of the SE1/4 NW1/4;

Thence S 00° 19' 55" W., 202.00 feet to the **POINT OF BEGINNING**.

This parcel contains 4.989 acres more or less.

EXHIBIT A-2
R-6 ZONE
LEGAL DESCRIPTION

SKYLAR RANCH LLC
MUNICIPAL ANNEXATION AND ZONING

A parcel of land being a portion of the SE1/4 NW1/4 of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at the southeast corner of the SE1/4 NW1/4;

Thence N 89° 40' 05" W., 525.48 feet along the south boundary of the SE1/4 NW1/4 to the southwest corner of Arbor Ridge Subdivision No.5 in Book 118 at Pages 18091-18094 in the Ada County Recorder's Office and the **POINT OF BEGINNING**;

Thence N 89° 40' 05" W., 109.42 feet along the south boundary of the SE1/4 NW1/4;

Thence N 00° 19' 55" E., 202.00 feet;

Thence N 89° 40' 05" W., 177.53 feet parallel with the south boundary of the SE1/4 NW1/4 to the beginning of a curve;

Thence a distance of 79.54 feet along the arc of said curve right, having a radius of 50.00 feet, a central angle of 91° 08' 31", the long chord of which bears N 44° 05' 49" W., a distance of 71.41 feet;

Thence N 01° 28' 27" E., 152.03 feet to the beginning of a curve;

Thence a distance of 77.54 feet along the arc of said curve right, having a radius of 50.00 feet, a central angle of 88° 51' 29", the long chord of which bears N 45° 54' 11" E., a distance of 70.00 feet;

Thence S 89° 40' 05" E., 300.00 feet parallel with the south boundary of the SE1/4 NW1/4;

Thence N 00° 19' 55" E., 205.59 feet;

Thence S 89° 22' 56" E., 129.95 feet to a point on the westerly boundary of Arbor Ridge Subdivision;

Continued on Next Page

Thence along the westerly boundary of Arbor Ridge Subdivision the following courses and distances;

Thence S 27° 36' 33" E., 40.03 feet;

Thence S 21° 50' 33" E., 94.40 feet;

Thence S 30° 16' 33" E., 134.10 feet;

Thence S 05° 42' 33" E., 79.60 feet;

Thence S 09° 39' 27" W., 49.70 feet;

Thence S 37° 18' 27" W., 80.00 feet;

Thence S 64° 31' 27" W., 150.00 feet;

Thence S 41° 16' 27" W., 75.00 feet;

Thence S 19° 19' 27" W., 112.81 feet to the **POINT OF BEGINNING**.

This parcel contains 4.980 acres more or less.

