

**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 20, 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 September 6, 2022****B. Accounts Payable Dated September 14, 2022, in the amount of \$1,568,764.71****C. Plats**

1. Case No. 22-10-FP (Final Plat) Ledgestone Subdivision No. 3
2. Case No. 22-01-CPF (Combination Plat) Findings of Fact and Conclusions of Law.

**D. Resolutions**

1. Resolution R69-2022

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO ACCEPT THE PUBLIC WORKS PROFESSIONAL QUALIFICATIONS ROSTER AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.**

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.

## 2. Resolution R70-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE PROFESSIONAL SERVICES AGREEMENT WITH J-U-B ENGINEERS FOR ADDITIONAL SERVICES REQUIRED FOR THE PREPARATION OF THE EAST KUNA DISTRICT URBAN RENEWAL PLAN.

## 3. Resolution R72-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE JOINT POWERS AGREEMENT BETWEEN THE ADA COUNTY SHERIFF'S OFFICE AND THE CITY OF KUNA RELATING TO LAW ENFORCEMENT SERVICES AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

## 4. Resolution R73-2022

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

## 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. 22-04-AN (Annexation) 300 S Stroebel Road – Jessica Reid, Planner II **ACTION ITEM**

Applicant requests to Annex approx.. 9.22 acres into Kuna City Limits with an R-4 zone, then split the original parcel into three (3) total parcels; Parcel A – 1.22 acres, Parcel B – 3.4 acres, and Parcel C – 4.5 acres. The subject site is located at 300 S Stroebel Road (APN: R0615250160); Section 30, Township 2 North, Range 1 East.

<http://kunacity.id.gov/DocumentCenter/View/8179/22-04-AN-300-S-Stroebel-CC-Staff-Packet-PDF>

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

- B.** Case No. 22-06-AN (Annexation) 14375 S Cole Road: The Land Group, Inc, requests approval to annex approximately 42.46 acres into Kuna City Limits with an M-1 (Light Industrial/Manufacturing) zoning district classification. The subject site is located at 14375 S Cole Road, Kuna, ID 83634 (APNs: S1531222400). Doug Hansen, Planning and Zoning Director **ACTION ITEM**

<http://kunacity.id.gov/DocumentCenter/View/8180/22-06-AN-14375-S-Cole-Road-Staff-Packet-CC-PDF>

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

- C.** Case Nos. 21-04-AN (Annexation), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development), 21-03-S (Preliminary Plat), 21-01-DA (Development Agreement) for Sabino's Rocky Ridge Subdivision: Providence Properties LLC requests Annexation for approximately (approx.) 55 acres, and Planned Unit Development approval for approximately 136.17 acres, applying the C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-8 (High Density Residential) zoning districts for a Mixed-Use project. The Applicant requests Pre-Plat approval in order to subdivide the approx. 136.17 acres into 724 total lots (604 single family, 114 common/private driveways, and 6 commercial). A Development Agreement accompanies this request. The subject site is located at 3250 W Hubbard Road, Kuna, ID 83634, within Section 10, Township 2 North, Range 1 West; (APNs: S1310314800, S1310346805, S1310427810, S1310449300). Troy Behunin, Planner III **ACTION ITEM**

<http://kunacity.id.gov/DocumentCenter/View/8181/Sabinos-Rocky-Ridge-CC-PACKET-92022-PDF>

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

## **8. Business Items:**

- A.** Case No. 22-02-TE (Time Extension) Madrone Heights Subdivision No. 2 – Jessica Reid, Planner II **ACTION ITEM**

KM Engineering, on behalf of DB Development, LLC, requests Time Extension Approval for the Madrone Heights Subdivision No. 2 Final Plat. The project is northwest of the W Kuna Road and N Madrone Avenue intersection (APN: S1322438430); Section 2, Township 2 North, Range 1 West.

- B.** Case No. 22-02-LLA (Lot Line Adjustment) 6990 W Kuna Mora: Givens Pursley LLP, on behalf of Brisbie LLC, requests approval for Lot Line Adjustment on two (2) parcels located at 6990 W Kuna Mora Road and S Cole Road (APNs: S1531300000, S1531233600). Doug Hansen, Planning and Zoning Director **ACTION ITEM**

C. Consideration to accept Resolution R67-2022. **ACTION ITEM**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA:

- Making Certain Findings;
- Accepting Resignation of Warren Christensen and declaring his City Council position vacant;
- Directing the City Clerk; and
- Providing an Effective Date.

D. Consideration to select a candidate to fill the Council Member vacancy. Mayor Stear **ACTION ITEM**

- Jeff Marler
- Tyson Garten
- Matt Biggs

E. Consideration to accept Resolution R68-2022. **ACTION ITEM**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA:

- Making Certain Findings;
- Approval of the Mayor's appointment to fill City Council vacancy;
- Directing the City Clerk; and
- Providing an Effective Date.

F. Consideration to accept Resolution R71-2022 **ACTION ITEM**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO, CONFIRMING THE CITY COUNCIL'S COMMITMENT TO MAKE NO FINAL DECISION ON THE USE OF EMINENT DOMAIN, CONDEMNATION OR OTHER METHOD OF TAKING PRIVATE PROPERTY PURSUANT TO IDAHO CODE §§ 50-2010(a) AND 7-701A(3) OR ANY OTHER APPLICABLE STATUTE, ADMINISTRATIVE OR REGULATORY RULE WITHOUT THE PRIOR WRITTEN CONSENT OF CS PROPERTY DEVELOPMENT LLC ("CS") AS IT RELATES TO CERTAIN REAL PROPERTY DESCRIBED AS ADA COUNTY ASSESSOR PARCEL NOS. S2006417205, S2006417265, S2006417500 AND TO BE INCLUDED IN THE PROPOSED URBAN RENEWAL PLAN FOR THE KUNA EAST DISTRICT URBAN RENEWAL PROJECT; AND PROVIDING AN EFFECTIVE DATE.

**9. Ordinances:**

A. Consideration to approve Ordinance 2022-26 **ACTION ITEM**

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

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NOS. R5672430060, R5672430020 AND R5672430040 OWNED BY MERLIN POINTE LLC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve Ordinance*

**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, 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**

*(Timestamp 00:00:40)*

**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 00:00:53)*

**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 00:01:16)*

**A. Regular City Council Meeting Minutes Dated August 16, 2022**

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**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 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 WELFFARE 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.

**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 00:01:59)*

- 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*

Tamra with GC Kuna land group...agrees with staffs conditions and requests approval.

**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:** Approve Case No. 22-01-CPF (Combo Plat)

**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 00:07:45)

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

## 9. Ordinances:

(Timestamp 00:10:27)

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*

**Motion To:** Waive three readings of Ordinance 2022-25  
**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 2022-25  
**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

**10. Executive Session:**

**10. Mayor/Council Announcements:**

Chris Engels, City Clerk, gave an update on how the Kuna Rodeo went.

**11. Adjournment: 6:22 P.M.**

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Joe L. Stear, Mayor

ATTEST:

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Chris Engels, City Clerk

*Minutes prepared by Nathan Stanley, Deputy City Clerk  
Date Approved: CCM 09.20.2022*

City of Kuna

Payment Approval Report - City Council Approval  
 Report dates: 9/1/2022-9/15/2022

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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
<b>ACUTE RESCUE AND TRANSPORT INC</b>												
2159	ACUTE RESCUE AND TRANSPORT INC	09072022AR		<u>PARAMEDIC STANDBY FOR RODEO. 09-02-22</u>	09/07/2022	527.00	527.00	01-6135 PUBLIC ENTERTAINMENT	0	9/22	09/09/2022	
Total 09072022AR:						527.00	527.00					
2159	ACUTE RESCUE AND TRANSPORT INC	09072022AR-A		<u>PARAMEDIC STANDBY FOR RODEO. 09-03-22</u>	09/07/2022	569.50	569.50	01-6135 PUBLIC ENTERTAINMENT	0	9/22	09/09/2022	
Total 09072022AR-A:						569.50	569.50					
Total ACUTE RESCUE AND TRANSPORT INC:						1,096.50	1,096.50					
<b>ADA COUNTY HIGHWAY DISTRICT (IMPACT)</b>												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	08312022ACH		<u>ACHD IMPACT FEE. AUG. '22</u>	08/31/2022	171,633.00	171,633.00	30-2081 ACHD IMPACT FEE	0	9/22	09/09/2022	
Total 08312022ACHDI:						171,633.00	171,633.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						171,633.00	171,633.00					
<b>ADA COUNTY SHERIFF'S OFFICE</b>												
6	ADA COUNTY SHERIFF'S OFFICE	104577		<u>SHERIFF POLICE SERVICES FOR SEPT. '22</u>	09/02/2022	248,994.11	.00	01-6000 LAW ENFORCEMENT SERVICES	0	9/22		
Total 104577:						248,994.11	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						248,994.11	.00					
<b>ADVANCED COMMUNICATIONS, INC.</b>												
1566	ADVANCED COMMUNICATIONS, INC.	IN-8001081240		<u>INTERNET SERVICES FOR PARKS OFFICE. 09/01-09/30/2022</u>	09/02/2022	164.75	164.75	01-6290 UTILITIES	1004	9/22	09/09/2022	

City of Kuna

Payment Approval Report - City Council Approval  
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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total IN-800108124007:						164.75	164.75					
Total ADVANCED COMMUNICATIONS, INC.:						164.75	164.75					
<b>AGRI-LINES IRRIGATION, INC.</b>												
1066	AGRI-LINES IRRIGATION, INC.	INV85774	14353	<u>SPARE PARTS FOR PIVOTS, T. FLEMING, SEPT. '22</u>	09/09/2022	7,072.34	.00	<u>21-6166 PP&amp;E PURCHASES - OPERATIONS</u>	1272	9/22		
Total INV85774:						7,072.34	.00					
Total AGRI-LINES IRRIGATION, INC.:						7,072.34	.00					
<b>AKK INVESTMENTS LLC</b>												
2074	AKK INVESTMENTS LLC	403	14254	<u>500 EA ROUGH ELECTRICAL PASSES, D. STEPHENS, AUG. '22</u>	08/12/2022	79.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	9/22		
Total 403:						79.00	.00					
2074	AKK INVESTMENTS LLC	488	14180	<u>500 EA FINAL ELECTRICAL INSPECTION TAGS, D. STEPHENS, AUG. '22</u>	08/24/2022	154.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	9/22		
Total 488:						154.00	.00					
Total AKK INVESTMENTS LLC:						233.00	.00					
<b>ALLIANCE MEDICAL GROUP LLC</b>												
2072	ALLIANCE MEDICAL GROUP LLC	8773-042622		<u>NEW EMPLOYEE DRUG SCREEN, C.SMITH, FEB.'22</u>	08/29/2022	23.75	23.75	<u>01-5950 TEAM BUILDING, ONBOARDING</u>	0	9/22	09/02/2022	
2072	ALLIANCE MEDICAL GROUP LLC	8773-042622		<u>NEW EMPLOYEE DRUG SCREEN, C.SMITH, FEB.'22</u>	08/29/2022	.50	.50	<u>20-5950 TEAM BUILDING, ONBOARDING</u>	0	9/22	09/02/2022	
2072	ALLIANCE MEDICAL GROUP LLC	8773-042622		<u>NEW EMPLOYEE DRUG SCREEN, C.SMITH, FEB.'22</u>	08/29/2022	.50	.50	<u>21-5950 TEAM BUILDING, ONBOARDING</u>	0	9/22	09/02/2022	



City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				<u>09/01-09/30/2022-PI</u>	09/01/2022	136.65	136.65	25-6255 TELEPHONE EXPENSE	0	9/22	09/09/2022	
1411	ALLSTREAM BUSINESS US, INC	18743208		TELEPHONE, DATA & NETWORK SERVICES FOR 09/01-09/30/2022-P&Z	09/01/2022	136.65	136.65	01-6255 TELEPHONE	1003	9/22	09/09/2022	
Total 18743208:						1,366.38	1,366.38					
Total ALLSTREAM BUSINESS US, INC:						1,366.38	1,366.38					
<b>ALPINE OFFICE PRODUCTS</b>												
2118	ALPINE OFFICE PRODUCTS	WO-11829-1	14310	OFFICE SUPPLIES FOR PUBLIC WORKS, AUG. '22- WATER	09/01/2022	59.66	.00	20-6165 OFFICE SUPPLIES	0	9/22		
2118	ALPINE OFFICE PRODUCTS	WO-11829-1	14310	OFFICE SUPPLIES FOR PUBLIC WORKS- AUG. '22- SEWER	09/01/2022	59.66	.00	21-6165 OFFICE SUPPLIES	0	9/22		
2118	ALPINE OFFICE PRODUCTS	WO-11829-1	14310	OFFICE SUPPLIES FOR PUBLIC WORKS- AUG. '22- PI	09/01/2022	22.72	.00	25-6165 OFFICE SUPPLIES	0	9/22		
2118	ALPINE OFFICE PRODUCTS	WO-11829-1	14310	OFFICE SUPPLIES FOR CITY HALL, AUG. 22- ADMIN	09/01/2022	36.90	.00	01-6165 OFFICE SUPPLIES	0	9/22		
2118	ALPINE OFFICE PRODUCTS	WO-11829-1	14310	OFFICE SUPPLIES FOR CITY HALL, AUG. 22- WATER	09/01/2022	25.25	.00	20-6165 OFFICE SUPPLIES	0	9/22		
2118	ALPINE OFFICE PRODUCTS	WO-11829-1	14310	OFFICE SUPPLIES FOR CITY HALL, AUG. 22- SEWER	09/01/2022	25.25	.00	21-6165 OFFICE SUPPLIES	0	9/22		
2118	ALPINE OFFICE PRODUCTS	WO-11829-1	14310	OFFICE SUPPLIES FOR CITY HALL, AUG. 22- PI	09/01/2022	9.71	.00	25-6165 OFFICE SUPPLIES	0	9/22		
Total WO-11829-1:						239.15	.00					
2118	ALPINE OFFICE PRODUCTS	WO-11829-2	14310	OFFICE SUPPLIES FOR PUBLIC WORKS THAT WAS ON BACK ORDER, AUG. '22- WATER	09/02/2022	7.90	.00	20-6165 OFFICE SUPPLIES	0	9/22		
2118	ALPINE OFFICE PRODUCTS	WO-11829-2	14310	OFFICE SUPPLIES FOR PUBLIC WORKS THAT WAS ON BACK ORDER, AUG. '22- SEWER	09/02/2022	7.90	.00	21-6165 OFFICE SUPPLIES	0	9/22		

City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2118	ALPINE OFFICE PRODUCTS	WO-11829-2	14310	<u>OFFICE SUPPLIES FOR PUBLIC WORKS THAT WAS ON BACK ORDER, AUG. '22- P.I</u>	09/02/2022	3.00	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	9/22		
2118	ALPINE OFFICE PRODUCTS	WO-11829-2	14310	<u>PAPER FOR BLD DEPARTMENT AUG. 22</u>	09/02/2022	96.56	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	9/22		
Total WO-11829-2:						115.36	.00					
Total ALPINE OFFICE PRODUCTS:						354.51	.00					
<b>ANALYTICAL LABORATORIES</b>												
1	ANALYTICAL LABORATORIES	93275		<u>MONTHLY BACTERIA SAMPLES, AUG. '22</u>	08/31/2022	1,461.10	.00	<u>20-6152 M &amp; R - LABORATORY COSTS</u>	0	9/22		
Total 93275:						1,461.10	.00					
1	ANALYTICAL LABORATORIES	93276		<u>LAB TESTS, AUG. '22, T. SHAFFER</u>	08/31/2022	1,918.05	.00	<u>21-6152 M &amp; R - LABORATORY COSTS</u>	0	9/22		
Total 93276:						1,918.05	.00					
Total ANALYTICAL LABORATORIES:						3,379.15	.00					
<b>ASSOCIATION OF IDAHO CITIES</b>												
8	ASSOCIATION OF IDAHO CITIES	11288		<u>FY 2023 AIC MEMBERSHIP DUES, SEPT. '22</u>	07/06/2022	9,604.40	.00	<u>01-1500 PREPAID EXPENSES</u>	0	9/22		
Total 11288:						9,604.40	.00					
Total ASSOCIATION OF IDAHO CITIES:						9,604.40	.00					
<b>AUTOZONE, INC.</b>												
1606	AUTOZONE, INC.	4126656949	14210	<u>BLUE SHOP TOWELS, M. NADEAU, AUG. '22</u>	08/17/2022	26.38	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	9/22		

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Total 4126656949:						26.38	.00					
Total AUTOZONE, INC.:						26.38	.00					
<b>BSN SPORTS, LLC</b>												
1739	BSN SPORTS, LLC	305560576A	13988	<u>20 EACH WOOD PICNIC TABLES FOR PARKS, J. LORENTZ, JULY '22</u>	07/14/2022	19,980.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/22		
Total 305560576A:						19,980.00	.00					
Total BSN SPORTS, LLC:						19,980.00	.00					
<b>CASELLE INC</b>												
1239	CASELLE INC	119499		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 10/01-10/31/2022-ADMIN</u>	09/01/2022	700.72	.00	01-1500 PREPAID EXPENSES	0	9/22		
1239	CASELLE INC	119499		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 10/01-10/31/2022-WATER</u>	09/01/2022	479.44	.00	20-1500 PREPAID EXPENSES	0	9/22		
1239	CASELLE INC	119499		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 10/01-10/31/2022-SEWER</u>	09/01/2022	479.44	.00	21-1500 PREPAID EXPENSES	0	9/22		
1239	CASELLE INC	119499		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 10/01-10/31/2022-PI</u>	09/01/2022	184.40	.00	25-1500 PREPAID EXPENSES	0	9/22		
Total 119499:						1,844.00	.00					
Total CASELLE INC:						1,844.00	.00					
<b>CENTURYLINK</b>												
62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE TO SCADA. 08/25-09/24/2022-WATER</u>	08/25/2022	25.55	25.55	20-6255 TELEPHONE EXPENSE	0	9/22	09/09/2022	
62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE TO SCADA. 08/25-09/24/2022-SEWER</u>	08/25/2022	25.55	25.55	21-6255 TELEPHONE EXPENSE	0	9/22	09/09/2022	

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62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE TO SCADA, 08/25-09/24/2022-PI</u>	08/25/2022	9.75	9.75	<u>25-6255 TELEPHONE EXPENSE</u>	0	9/22	09/09/2022	
Total 2089221136586B08252022:						60.85	60.85					
62	CENTURYLINK	208922932280		<u>INTERNET SERVICES AT THE SHOP, 08/25-09/24/2022</u>	08/25/2022	100.58	100.58	<u>01-6255 TELEPHONE</u>	1004	9/22	09/09/2022	
Total 2089229322801B08252022:						100.58	100.58					
Total CENTURYLINK:						161.43	161.43					
<b>CIVIL SURVEY CONSULTANTS INC</b>												
23	CIVIL SURVEY CONSULTANTS INC	21030-05		<u>CIP BUDGET LINDER REDESIGN, 08/01-08/31/2022-WATER</u>	09/02/2022	666.60	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1274	9/22		
23	CIVIL SURVEY CONSULTANTS INC	21030-05		<u>CIP BUDGET LINDER REDESIGN, 08/01-08/31/2022-SEWER</u>	09/02/2022	222.20	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1274	9/22		
23	CIVIL SURVEY CONSULTANTS INC	21030-05		<u>CIP BUDGET LINDER REDESIGN, 08/01-08/31/2022-PI</u>	09/02/2022	3,555.20	.00	<u>25-6020 CAPITAL IMPROVEMENTS</u>	1274	9/22		
Total 21030-05:						4,444.00	.00					
Total CIVIL SURVEY CONSULTANTS INC:						4,444.00	.00					
<b>CORE &amp; MAIN LP</b>												
63	CORE & MAIN LP	Q738515	14267	<u>FIRE HYDRANT METER REPAIR T. FLEMING, JUL.'22-WATER</u>	08/31/2022	1,651.80	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	9/22		
Total Q738515:						1,651.80	.00					
63	CORE & MAIN LP	R473708	14307	<u>20 REGISTERS AND ANTENNAS, J. OSBORN, AUG. '22</u>	09/01/2022	6,105.40	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	9/22		

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Total R473708:						6,105.40	.00					
Total CORE & MAIN LP:						7,757.20	.00					
<b>CROOKED 8 EVENTS LLC</b>												
2145	CROOKED 8 EVENTS LLC	003579		<u>2022 KUNA RODEO ENTERTAINMENT, SEPT 2ND &amp; 3RD</u>	08/31/2022	23,000.00	23,000.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	0	9/22	09/02/2022	
Total 003579:						23,000.00	23,000.00					
Total CROOKED 8 EVENTS LLC:						23,000.00	23,000.00					
<b>CUSTOM ELECTRIC, INC.</b>												
147	CUSTOM ELECTRIC, INC.	8903	14291	<u>REPLACED PUMPS AT THE CITY OF KUNA WWTP, T. SHAFFER, AUG. '22</u>	06/16/2022	709.06	709.06	<u>21-6150 M &amp; R - SYSTEM</u>	0	9/22	09/02/2022	
Total 8903:						709.06	709.06					
147	CUSTOM ELECTRIC, INC.	8961	14326	<u>INSTALLED THE ELECTRICAL FOR THE AIR CONDITIONER AT SEGO PRAIRIE PI STATION, D. CROSSLEY, SEPT.'22</u>	09/02/2022	315.00	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	9/22		
Total 8961:						315.00	.00					
147	CUSTOM ELECTRIC, INC.	8962	14327	<u>WORK DONE ON PROCESS PUMP AT THE LAGOONS, T. FLEMING, SEPT. '22</u>	09/02/2022	262.50	.00	<u>21-6090 FARM EXPENDITURES</u>	0	9/22		
Total 8962:						262.50	.00					
Total CUSTOM ELECTRIC, INC.:						1,286.56	709.06					
<b>D &amp; B SUPPLY</b>												
75	D & B SUPPLY	2460		<u>CORD &amp; FLAG TAPE FOR RODEO, D. ABBOTT, SEPT. '22</u>	09/02/2022	46.94	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	0	9/22		

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Total 2460:						46.94	.00					
75	D & B SUPPLY	36334		<u>BUILDING FENCE FOR SEGO PRAIRIE FOR AC UNIT, J. WEBB, SEPT. '22</u>	09/08/2022	75.51	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	9/22		
Total 36334:						75.51	.00					
75	D & B SUPPLY	53655	14305	<u>5 EA WESTERN WHITE SHIRTS FOR RODEO, N. STAUFFER, AUG. '22</u>	08/31/2022	132.95	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	0	9/22		
Total 53655:						132.95	.00					
75	D & B SUPPLY	53870		<u>T-POST AND FLAGGING TAPE FOR RODEO, D. ABBOTT, SEPT. '22</u>	09/02/2022	176.15	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	9/22		
Total 53870:						176.15	.00					
75	D & B SUPPLY	54745	14341	<u>GALVANIZED PIPE WIRE FOR SEGO PRAIRIE, J. WEBB, AUG. 22</u>	09/08/2022	48.57	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	9/22		
Total 54745:						48.57	.00					
75	D & B SUPPLY	61437	14317	<u>4 EXTENSION CORDS, TWINE, AND FLAGGING ROPE FOR RODEO, J. MORFIN, SEPT. '22</u>	09/01/2022	359.87	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	0	9/22		
Total 61437:						359.87	.00					
75	D & B SUPPLY	61438	14318	<u>FAN AND 2 EXTENSION CORDS, SEGO PRAIRIE PI, R. JONES, SEPT. '22</u>	09/01/2022	312.46	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	9/22		
Total 61438:						312.46	.00					

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75	D & B SUPPLY	61496	14324	T-POSTS & FLAGGING TAPE FOR RODEO, D.ABBOTT, SEPT. '22	09/01/2022	407.22	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/22		
Total 61496:						407.22	.00					
75	D & B SUPPLY	62385	14335	BLUE DEF FLUID PEAK FOR DIESEL TRUCK, J. PEREZ, SEPT. '22	09/07/2022	27.98	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	9/22		
Total 62385:						27.98	.00					
75	D & B SUPPLY	63230	14354	REPLACEMENT CHAIN FOR POLE SAW, J. PEREZ, SEPT. '22	09/13/2022	21.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	9/22		
Total 63230:						21.99	.00					
Total D & B SUPPLY:						1,609.64	.00					
<b>DIGLINE</b>												
25	DIGLINE	0068859-IN		DIG FEES, AUG. '22-WATER	08/31/2022	378.56	.00	20-6065 DIG LINE EXPENSE	0	9/22		
25	DIGLINE	0068859-IN		DIG FEES, AUG. '22-SEWER	08/31/2022	378.56	.00	21-6065 DIG LINE EXPENSE	0	9/22		
25	DIGLINE	0068859-IN		DIG FEES, AUG. '22-PI	08/31/2022	144.22	.00	25-6065 DIG LINE EXPENSE	0	9/22		
Total 0068859-IN:						901.34	.00					
Total DIGLINE:						901.34	.00					
<b>DMH ENTERPRISES</b>												
1745	DMH ENTERPRISES	08312022DMH		PLUMBING PERMITS, AUG. '22	08/31/2022	111,596.00	111,596.00	01-6052 CONTRACT SERVICES	0	9/22	09/09/2022	

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Total 08312022DMH:						111,596.00	111,596.00					
Total DMH ENTERPRISES:						111,596.00	111,596.00					
<b>DUBOIS CHEMICALS INC</b>												
512	DUBOIS CHEMICALS INC	IN-30022774	14282	<u>1 TOTE CHLORINE CEDAR &amp; DANSKIN, D. CROSSLEY, AUG. '22</u>	08/31/2022	751.06	.00	<u>21-6151 M &amp; R - PROCESS CHEMICALS</u>	0	9/22		
Total IN-30022774:						751.06	.00					
Total DUBOIS CHEMICALS INC:						751.06	.00					
<b>DYNA PARTS LLC</b>												
2115	DYNA PARTS LLC	262185	14094	<u>DIESEL EXHAUST FOR WATER TRUCK, J. COX, AUG.22- WATER</u>	08/01/2022	27.18	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	9/22		
2115	DYNA PARTS LLC	262185	14094	<u>DIESEL EXHAUST FOR WATER TRUCK, J. COX, AUG.22- P.I</u>	08/01/2022	6.80	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	9/22		
Total 262185:						33.98	.00					
2115	DYNA PARTS LLC	263839	14283	<u>AIR HOSE ADAPTER FOR NEW SHOP, J. DURHAM, AUG. '22- ADMIN</u>	08/29/2022	1.35	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	0	9/22		
2115	DYNA PARTS LLC	263839	14283	<u>AIR HOSE ADAPTER FOR NEW SHOP, J. DURHAM, AUG. '22- WATER</u>	08/29/2022	.54	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	9/22		
2115	DYNA PARTS LLC	263839	14283	<u>AIR HOSE ADAPTER FOR NEW SHOP, J. DURHAM, AUG. '22- SEWER</u>	08/29/2022	.54	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	9/22		
2115	DYNA PARTS LLC	263839	14283	<u>AIR HOSE ADAPTER FOR NEW SHOP, J. DURHAM, AUG. '22- P.I</u>	08/29/2022	.26	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	9/22		
Total 263839:						2.69	.00					

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2115	DYNA PARTS LLC	263852	14286	<u>BATTERY AND CHARGER FOR TROLLING MOTOR, T.FLEMING, AUG.'22</u>	08/29/2022	170.32	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	9/22		
Total 263852:						170.32	.00					
2115	DYNA PARTS LLC	263864	14289	<u>2 BATTERIES AND CORE DEPOSIT FOR WATER TRUCK #23, J. OSBORN, AUG. '22- WATER</u>	08/29/2022	250.35	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	9/22		
2115	DYNA PARTS LLC	263864	14289	<u>2 BATTERIES AND CORE DEPOSIT FOR WATER TRUCK #23, J. OSBORN, AUG. '22- P.I</u>	08/29/2022	62.59	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	9/22		
Total 263864:						312.94	.00					
2115	DYNA PARTS LLC	263886	14296	<u>CONNECTORS AND BREAK CLEANER FOR FLEET VEHICLE MAINTENANCE J. DURHAM, AUG. '22- ADMIN</u>	08/30/2022	22.48	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	9/22		
2115	DYNA PARTS LLC	263886	14296	<u>CONNECTORS AND BREAK CLEANER FOR FLEET VEHICLE MAINTENANCE J. DURHAM, AUG. '22- WATER</u>	08/30/2022	8.99	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	9/22		
2115	DYNA PARTS LLC	263886	14296	<u>CONNECTORS AND BREAK CLEANER FOR FLEET VEHICLE MAINTENANCE J. DURHAM, AUG. '22- SEWER</u>	08/30/2022	8.99	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	9/22		
2115	DYNA PARTS LLC	263886	14296	<u>CONNECTORS AND BREAK CLEANER FOR FLEET VEHICLE MAINTENANCE J. DURHAM, AUG. '22- P.I</u>	08/30/2022	4.49	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	9/22		
Total 263886:						44.95	.00					
2115	DYNA PARTS LLC	263920	14298	<u>FUEL FILTER FOR WATER TRUCK #27, F350, J. DURHAM, AUG.'22- WATER</u>	08/30/2022	70.38	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	9/22		

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2115	DYNA PARTS LLC	263920	14298	<u>FUEL FILTER FOR WATER TRUCK #27, F350, J. DURHAM, AUG.'22- P.I</u>	08/30/2022	17.59	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	9/22		
Total 263920:						87.97	.00					
2115	DYNA PARTS LLC	264114	14311	<u>WATER PUMP, SERPENTINE BELT, AND DECOUPLER PLLEY FOR WATER TRUCK 24, J. DURHAM, AUG. '22- WATER</u>	09/02/2022	167.21	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	9/22		
2115	DYNA PARTS LLC	264114	14311	<u>WATER PUMP, SERPENTINE BELT, AND DECOUPLER PLLEY FOR WATER TRUCK 24, J. DURHAM, AUG. '22- P.I</u>	09/02/2022	41.80	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	9/22		
Total 264114:						209.01	.00					
2115	DYNA PARTS LLC	264141	14329	<u>DRAIN PLUG FOR WATER TRUCK #24, J. DURHAM, SEPT. '22- WATER</u>	09/02/2022	3.05	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	9/22		
2115	DYNA PARTS LLC	264141	14329	<u>DRAIN PLUG FOR WATER TRUCK #24, J. DURHAM, SEPT. '22- P.I</u>	09/02/2022	.76	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	9/22		
Total 264141:						3.81	.00					
2115	DYNA PARTS LLC	264146	14330	<u>6 CONTAINERS ANTIFREEZE FOR FLEET SHOP VEHICLES, J.DURHAM, SEPT. '22- ADMIN</u>	09/02/2022	39.45	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	9/22		
2115	DYNA PARTS LLC	264146	14330	<u>6 CONTAINERS ANTIFREEZE FOR FLEET SHOP VEHICLES, J.DURHAM, SEPT. '22- WATER</u>	09/02/2022	15.78	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	9/22		
2115	DYNA PARTS LLC	264146		<u>6 CONTAINERS ANTIFREEZE FOR FLEET SHOP VEHICLES, J.DURHAM, SEPT. '22- SEWER</u>	09/02/2022	15.78	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	9/22		
2115	DYNA PARTS LLC	264146		<u>6 CONTAINERS ANTIFREEZE FOR FLEET SHOP VEHICLES, J.DURHAM, SEPT. '22- P.I</u>	09/02/2022	7.89	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	9/22		

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Total 264146:						78.90	.00					
2115	DYNA PARTS LLC	264432	14337	<u>OIL, OIL FILTERS AND TOOL FOR REPAIRS ON PARKS TOOL CAT. J. DURHAM, SEPT. '22</u>	09/08/2022	150.56	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	9/22		
Total 264432:						150.56	.00					
Total DYNA PARTS LLC:						1,095.13	.00					
<b>ELAM &amp; BURKE</b>												
796	ELAM & BURKE	198000		<u>PROFESSIONAL SERVICES FOR URBAN RENEWAL WEST KUNA PLAN, 08/01-08/31/22</u>	08/31/2022	767.00	.00	<u>52-6202 PROFESSIONAL SERVICES</u>	0	9/22		
Total 198000:						767.00	.00					
796	ELAM & BURKE	198001		<u>PROFESSIONAL SERVICES FOR URBAN RENEWAL EAST KUNA PLAN, 08/01-08/31/22</u>	08/31/2022	5,151.50	.00	<u>01-6045 CONTINGENCY</u>	1283	9/22		
Total 198001:						5,151.50	.00					
Total ELAM & BURKE:						5,918.50	.00					
<b>ELECTRICAL CONTROLS &amp; INSTRUMENTATION</b>												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	08312022ECI		<u>ELECTRICAL PERMITS, AUG. '22</u>	08/31/2022	261,339.50	261,339.50	<u>01-6052 CONTRACT SERVICES</u>	1005	9/22	09/09/2022	
Total 08312022ECI:						261,339.50	261,339.50					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						261,339.50	261,339.50					
<b>FATBEAM LLC</b>												
1831	FATBEAM LLC	28731		<u>MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICE FOR SEPT. '22-ADMIN</u>	09/01/2022	95.00	.00	<u>01-6052 CONTRACT SERVICES</u>	0	9/22		

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1831	FATBEAM LLC	28731		MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICE FOR SEPT. '22-WATER	09/01/2022	65.00	.00	20-6052 CONTRACT SERVICES	0	9/22		
1831	FATBEAM LLC	28731		MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICE FOR SEPT. '22-SEWER	09/01/2022	65.00	.00	21-6052 CONTRACT SERVICES	0	9/22		
1831	FATBEAM LLC	28731		MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICE FOR SEPT. '22-PI	09/01/2022	25.00	.00	25-6052 CONTRACT SERVICES	0	9/22		
Total 28731:						250.00	.00					
Total FATBEAM LLC:						250.00	.00					
<b>FREUND PROPERTIES LLC</b>												
2014	FREUND PROPERTIES LLC	5159		CMIT MARATHON & GUARDIAN CONTRACT SERVICES, SEPT.'22-ADMIN	09/01/2022	1,779.16	1,779.16	01-6142 MAINT. & REPAIR - EQUIPMENT	0	9/22	09/09/2022	
2014	FREUND PROPERTIES LLC	5159		CMIT MARATHON & GUARDIAN CONTRACT SERVICES, SEPT.'22-WATER	09/01/2022	1,217.32	1,217.32	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/22	09/09/2022	
2014	FREUND PROPERTIES LLC	5159		CMIT MARATHON & GUARDIAN CONTRACT SERVICES, SEPT.'22-SEWER	09/01/2022	1,217.32	1,217.32	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/22	09/09/2022	
2014	FREUND PROPERTIES LLC	5159		CMIT MARATHON & GUARDIAN CONTRACT SERVICES, SEPT.'22-PI	09/01/2022	468.20	468.20	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/22	09/09/2022	
Total 5159:						4,682.00	4,682.00					
2014	FREUND PROPERTIES LLC	5256		IT TICKETS AND SUPPORT FOR NANO BEAM ACCESS & CONNECTION CABLE, AUG. '22-	08/31/2022	610.98	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	9/22		
2014	FREUND PROPERTIES LLC	5256		IT TICKETS AND SUPPORT FOR NANO BEAM ACCESS & CONNECTION, AUG. '22-ADMIN	08/31/2022	180.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	9/22		

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2014	FREUND PROPERTIES LLC	5256		<u>IT TICKETS AND SUPPORT FOR NANO BEAM ACCESS &amp; CONNECTION, AUG. '22-WATER</u>	08/31/2022	72.00	.00	<u>20-6142 MAINT. &amp; REPAIRS-EQUIPMENT</u>	0	9/22		
2014	FREUND PROPERTIES LLC	5256		<u>IT TICKETS AND SUPPORT FOR NANO BEAM ACCESS &amp; CONNECTION, AUG. '22-SEWER</u>	08/31/2022	72.00	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	9/22		
2014	FREUND PROPERTIES LLC	5256		<u>IT TICKETS AND SUPPORT FOR NANO BEAM ACCESS &amp; CONNECTION, AUG. '22-PI</u>	08/31/2022	36.00	.00	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	9/22		
Total 5256:						970.98	.00					
Total FREUND PROPERTIES LLC:						5,652.98	4,682.00					
<b>G &amp; R AG PRODUCTS, INC.</b>												
376	G & R AG PRODUCTS, INC.	1269831-0001-	14347	<u>OIL TANK FOR WATER TRAILER, J. DURHAM, SEPT.'22</u>	09/09/2022	70.62	.00	<u>01-6142 MAINT. &amp; REPAIR-EQUIPMENT</u>	1004	9/22		
Total 1269831-0001-01:						70.62	.00					
Total G & R AG PRODUCTS, INC.:						70.62	.00					
<b>GLENN WALKER</b>												
2161	GLENN WALKER	22160-02		<u>ARCHITECTURAL &amp; SURVEY SERVICES FOR KUNA POLICE STATION, C. ENGELS, SEPT. '22</u>	09/09/2022	4,840.00	.00	<u>01-6045 CONTINGENCY</u>	1278	9/22		
Total 22160-02:						4,840.00	.00					
Total GLENN WALKER:						4,840.00	.00					
<b>HOLLADAY ENGINEERING CO</b>												
1990	HOLLADAY ENGINEERING CO	47344A		<u>PROFESSIONAL SERVICES FOR WELL 6 RESERVOIR AND BOOSTER STATION PROJECT THROUGH 03/31/2022, KU22-0308, BALANCE OWING</u>	04/13/2022	10,420.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1277	9/22		

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Total 47344A:						10,420.00	.00					
1990	HOLLADAY ENGINEERING CO	47909		<u>PROFESSIONAL SERVICES FOR WELL 6 RESERVOIR &amp; BOOSTER STATION PROJECT THROUGH 08/31/22-KU22-0308</u>	09/13/2022	5,210.00	.00	20-6020 CAPITAL IMPROVEMENTS	1277	9/22		
Total 47909:						5,210.00	.00					
Total HOLLADAY ENGINEERING CO:						15,630.00	.00					
<b>HOPE DEVELOPMENT COMPANY</b>												
2031	HOPE DEVELOPMENT COMPANY	09092022HDC		<u>RELEASE OF CASH BOND FROM RED CLOUD PHASE 1, R17-2021</u>	09/09/2022	8,273.45	8,273.45	30-2080 DEVELOPER DEPOSITS	0	9/22	09/09/2022	
Total 09092022HDC:						8,273.45	8,273.45					
Total HOPE DEVELOPMENT COMPANY:						8,273.45	8,273.45					
<b>IDAHO HUMANE SOCIETY</b>												
833	IDAHO HUMANE SOCIETY	09/2022		<u>ANIMAL CONTROL CONTRACT SERVICES FOR SEPT. '22</u>	09/01/2022	11,171.00	.00	01-6005 ANIMAL CONTROL SERVICES	0	9/22		
Total 09/2022:						11,171.00	.00					
Total IDAHO HUMANE SOCIETY:						11,171.00	.00					
<b>IDAHO POWER (CONSTRUCTION)</b>												
1668	IDAHO POWER (CONSTRUCTION)	09092022IP		<u>DANSKIN POND UTILITY EXTENSION</u>	09/09/2022	25,432.00	25,432.00	25-6020 CAPITAL IMPROVEMENTS	1298	9/22	09/09/2022	
Total 09092022IP:						25,432.00	25,432.00					
Total IDAHO POWER (CONSTRUCTION):						25,432.00	25,432.00					

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<b>IDAHO POWER CO</b>												
38	IDAHO POWER CO	09022022IP		<u>ELECTRIC SERVICE 07/19-08/22/22-PARKS</u>	08/19/2022	2,036.51	2,036.51	<u>01-6290 UTILITIES</u>	1004	9/22	09/02/2022	
38	IDAHO POWER CO	09022022IP		<u>ELECTRIC SERVICE 07/19-08/22/22-WATER</u>	08/19/2022	14,731.09	14,731.09	<u>20-6290 UTILITIES EXPENSE</u>	0	9/22	09/02/2022	
38	IDAHO POWER CO	09022022IP		<u>ELECTRIC SERVICE 07/19-08/22/22-SEWER</u>	08/19/2022	7,535.66	7,535.66	<u>21-6290 UTILITIES EXPENSE</u>	0	9/22	09/02/2022	
38	IDAHO POWER CO	09022022IP		<u>ELECTRIC SERVICE 07/19-08/22/22-LAGOONS</u>	08/19/2022	15,238.52	15,238.52	<u>21-6090 FARM EXPENDITURES</u>	0	9/22	09/02/2022	
38	IDAHO POWER CO	09022022IP		<u>ELECTRIC SERVICE 07/19-08/22/22-IRRIGATION</u>	08/19/2022	34,210.32	34,210.32	<u>25-6290 UTILITIES EXPENSE</u>	0	9/22	09/02/2022	
Total 09022022IP:						73,752.10	73,752.10					
38	IDAHO POWER CO	09092022IP		<u>ELECTRIC SERVICE 07/19-08/25/2022-STREETS</u>	08/30/2022	4,589.49	4,589.49	<u>01-6290 UTILITIES</u>	1002	9/22	09/09/2022	
Total 09092022IP:						4,589.49	4,589.49					
Total IDAHO POWER CO:						78,341.59	78,341.59					
<b>IDAHO PRESS TRIBUNE, LLC</b>												
1802	IDAHO PRESS TRIBUNE, LLC	25397	14257	<u>AD# 276801, LEGAL PUBLIC NOTICE, CASE NO. 22-06-AN, 14375 COLE RD ANNEXATION, D. HANSON, AUG. '22</u>	08/31/2022	44.04	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	9/22		
Total 25397:						44.04	.00					
1802	IDAHO PRESS TRIBUNE, LLC	25398	14266	<u>AD #276805, LEGAL PUBLIC NOTICE, CASE NO. 22-04-AN, 300 S STROEBEL RD, J REID, AUG. '22</u>	08/31/2022	45.52	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	9/22		
Total 25398:						45.52	.00					

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1802	IDAHO PRESS TRIBUNE, LLC	25399	14226	<u>AD# 276808, LEGAL PUBLIC NOTICE, CASE NO. 22-03-ZC, 3003 N TEN MILE ROAD, BODAHL FARM LLC, REZONE T. BEHUNIN, AUG. '22</u>	08/31/2022	52.92	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	9/22		
Total 25399:						52.92	.00					
1802	IDAHO PRESS TRIBUNE, LLC	25400	14233	<u>AD# 276810, LEGAL PUBLIC NOTICE, CASE# 21-01-PUD , 21-04-AN, 21-03-ZC &amp; 21-03-S, SABINOS ROCKY RIDGE SUBDIVISION, T.BEHUNIN, AUG.'22</u>	08/31/2022	61.06	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	9/22		
Total 25400:						61.06	.00					
1802	IDAHO PRESS TRIBUNE, LLC	25401	14278	<u>AD# 277324, LEGAL PUBLIC NOTICE, CASE NO. 22-07-S &amp; 22-16-DR, NEWBERRY SUBDIVISION, T. BEHUNIN, AUG. '22</u>	08/31/2022	51.44	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	9/22		
Total 25401:						51.44	.00					
1802	IDAHO PRESS TRIBUNE, LLC	25983	14345	<u>AD# 281561, LEGAL PUBLIC NOTICE, CASE NO. 21-15-AN, ROCK FALLS SUBDIVISION, T.BEHUNIN, SEPT. '22</u>	09/14/2022	54.40	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	9/22		
Total 25983:						54.40	.00					
Total IDAHO PRESS TRIBUNE, LLC:						309.38	.00					
<b>INTERMOUNTAIN GAS CO</b>												
37	INTERMOUNTAIN GAS CO	482135196082		<u>NATURAL GAS CONSUMPTION AT SENIOR CENTER</u>	08/29/2022	43.13	43.13	<u>01-6290 UTILITIES</u>	1001	9/22	09/02/2022	
Total 48213519608292022:						43.13	43.13					

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37	INTERMOUNTAIN GAS CO	482327707082		<u>NATURAL GAS CONSUMPTION AT PARKS DEPARTMENT</u>	08/29/2022	5.67	5.67	<u>01-6290 UTILITIES</u>	1004	9/22	09/02/2022	
Total 48232770708292022:						5.67	5.67					
37	INTERMOUNTAIN GAS CO	482634665082		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 07/29-08/26/2022-ADMIN</u>	08/29/2022	7.86	7.86	<u>01-6290 UTILITIES</u>	0	9/22	09/02/2022	
37	INTERMOUNTAIN GAS CO	482634665082		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 07/29-08/26/2022-WATER</u>	08/29/2022	5.37	5.37	<u>20-6290 UTILITIES EXPENSE</u>	0	9/22	09/02/2022	
37	INTERMOUNTAIN GAS CO	482634665082		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 07/29-08/26/2022-SEWER</u>	08/29/2022	5.37	5.37	<u>21-6290 UTILITIES EXPENSE</u>	0	9/22	09/02/2022	
37	INTERMOUNTAIN GAS CO	482634665082		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 07/29-08/26/2022-PI</u>	08/29/2022	2.09	2.09	<u>25-6290 UTILITIES EXPENSE</u>	0	9/22	09/02/2022	
Total 48263466508292022:						20.69	20.69					
Total INTERMOUNTAIN GAS CO:						69.49	69.49					
<b>iWorQ SYSTEMS</b>												
1661	iWorQ SYSTEMS	198483		<u>COMMUNITY DEVELOPMENT, INTERNET APPLICATIONS AND SUPPORT, PAYMENT PROCESSING, INTERNET SOFTWARE MANAGEMENT AND SUPPORT, OCT-2022-SEPT-2023</u>	09/01/2022	5,420.00	.00	<u>01-1500 PREPAID EXPENSES</u>	0	9/22		
Total 198483:						5,420.00	.00					
Total iWorQ SYSTEMS:						5,420.00	.00					
<b>J &amp; M SANITATION, INC.</b>												
230	J & M SANITATION, INC.	08252022-090		<u>SANITATION RECEIPT TRANSFER, 8/25-9/1/2022</u>	09/02/2022	24,630.55	24,630.55	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	9/22	09/02/2022	

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230	J & M SANITATION, INC.	08252022-090		<u>SANITATION RECEIPT TRANSFER, LESS FRANCHISE FEES. 8/25-9/1/22</u>	09/02/2022	-2,433.50	-2,433.50	01-4170 <u>FRANCHISE FEES</u>	0	9/22	09/02/2022	
Total 08252022-09012022:						22,197.05	22,197.05					
230	J & M SANITATION, INC.	08312022JS		<u>ACCT #560. SLUDGE REMOVAL FOR AUG. '22</u>	08/31/2022	12,524.60	.00	21-6153 <u>M &amp; R - SLUDGE DISPOSAL</u>	0	9/22		
230	J & M SANITATION, INC.	08312022JS		<u>ACCT# 560. 3999 SWAN FALLS RD, 20 YD RENTAL</u>	08/31/2022	28.30	.00	21-6212 <u>RENT-EQUIPMENT</u>	0	9/22		
230	J & M SANITATION, INC.	08312022JS		<u>ACCT #559. MAINTENANCE YARD ROLL OFF-ADMIN</u>	08/31/2022	274.89	.00	01-6212 <u>RENT-EQUIPMENT</u>	0	9/22		
230	J & M SANITATION, INC.	08312022JS		<u>ACCT #559. MAINTENANCE YARD ROLL OFF-WATER</u>	08/31/2022	109.95	.00	20-6212 <u>RENT - EQUIPMENT</u>	0	9/22		
230	J & M SANITATION, INC.	08312022JS		<u>ACCT #559. MAINTENANCE YARD ROLL OFF-SEWER</u>	08/31/2022	109.95	.00	21-6212 <u>RENT-EQUIPMENT</u>	0	9/22		
230	J & M SANITATION, INC.	08312022JS		<u>ACCT #559. MAINTENANCE YARD ROLL OFF-PI</u>	08/31/2022	54.99	.00	25-6212 <u>RENT - EQUIPMENT</u>	0	9/22		
230	J & M SANITATION, INC.	08312022JS		<u>ACCT #8716. 270 S ORCHARD AVE 3 YD PICKUP AND RENT-PARKS</u>	08/31/2022	65.67	.00	01-6212 <u>RENT-EQUIPMENT</u>	1004	9/22		
Total 08312022JS:						13,168.35	.00					
230	J & M SANITATION, INC.	09022022-090		<u>SANITATION RECEIPT TRANSFER, 09/02-09/08/2022</u>	09/09/2022	59,800.52	59,800.52	26-7000 <u>SOLID WASTE SERVICE FEES</u>	0	9/22	09/09/2022	
230	J & M SANITATION, INC.	09022022-090		<u>SANITATION RECEIPT TRANSFER, LESS FRANCHISE FEES. 09/02-09/08/2022</u>	09/09/2022	-5,908.29	-5,908.29	01-4170 <u>FRANCHISE FEES</u>	0	9/22	09/09/2022	
Total 09022022-09082022:						53,892.23	53,892.23					
Total J & M SANITATION, INC.:						89,257.63	76,089.28					



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				<u>TREATMENT PLANT, AUG' '22-PI</u>	09/01/2022	99.20	.00	<u>25-6025 JANITORIAL</u>	0	9/22		
Total 772:						620.00	.00					
Total JONATHAN STRICKLAND:						620.00	.00					
<b>J-U-B ENGINEERS, INC.</b>												
1236	J-U-B ENGINEERS, INC.	0155413		<u>PROFESSIONAL SERVICES FROM 07/03-07/30/22 FOR CITY OF KUNA, PARKING LOT DESIGN, PARKS OFFICE 100% COMPLETE.</u>	08/23/2022	400.00	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1173	9/22		
Total 0155413:						400.00	.00					
Total J-U-B ENGINEERS, INC.:						400.00	.00					
<b>JWC ENVIRONMENTAL LLC</b>												
1365	JWC ENVIRONMENTAL LLC	112167	14013	<u>3 HORSE POWER MOTOR, GEAR BOX, M. NADEAU, JULY '22</u>	09/07/2022	9,026.17	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	9/22		
Total 112167:						9,026.17	.00					
Total JWC ENVIRONMENTAL LLC:						9,026.17	.00					
<b>KAMAN INDUSTRIAL TECHNOLOGIES</b>												
396	KAMAN INDUSTRIAL TECHNOLOGIES	F975256	14302	<u>5 LUG JOY CONNECTORS FOR REUSE PUMPS T. SHAFFER, AUG. '22</u>	08/31/2022	224.54	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	9/22		
Total F975256:						224.54	.00					
Total KAMAN INDUSTRIAL TECHNOLOGIES:						224.54	.00					
<b>KUNA LUMBER</b>												
499	KUNA LUMBER	A131341	14273	<u>STREET ELBOW FOR RV DUMP REPAIR, D. ABBOTT, AUG. '22</u>	08/26/2022	3.50	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	9/22		

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Total A131341:						3.50	.00					
499	KUNA LUMBER	A131430	14306	<u>ALL THREAD FOR TUFF SHED FOR SHOP, J. ADAMS, AUG. '22</u>	08/31/2022	129.35	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	9/22		
Total A131430:						129.35	.00					
499	KUNA LUMBER	A131474	14328	<u>STAPLES AND STAKES FOR RODEO, N.STANLEY, SEPT.'22</u>	09/02/2022	32.84	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	0	9/22		
Total A131474:						32.84	.00					
499	KUNA LUMBER	B164647	14130	<u>GALVANIZED PARTS FOR PL, J.COX, AUG.'22</u>	08/04/2022	6.56	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	9/22		
Total B164647:						6.56	.00					
499	KUNA LUMBER	B164685	14144	<u>PARTS FOR THE MUD RUN, J.MORFIN, AUG.'22</u>	08/05/2022	31.02	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	9/22		
Total B164685:						31.02	.00					
499	KUNA LUMBER	B164697		<u>SPRINKLER PARTS FOR MUD RUN</u>	08/05/2022	69.34	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	9/22		
Total B164697:						69.34	.00					
499	KUNA LUMBER	B165094	14227	<u>COUPLER AND BUSHING FOR CEDAR WELL CHLORINE REPAIR, J. COX, AUG. 22</u>	08/19/2022	4.11	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	9/22		
Total B165094:						4.11	.00					

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499	KUNA LUMBER	B165253	14262	<u>PVC PIPE GLUE, M. NADEAU, AUG.'22</u>	08/25/2022	19.34	.00	21-6150_M & R - SYSTEM	0	9/22		
Total B165253:						19.34	.00					
499	KUNA LUMBER	B165295	14270	<u>BUSHING &amp; STREET ELBOW FOR RV DUMP, J. OSBORN, AUG. '22</u>	08/26/2022	7.27	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/22		
Total B165295:						7.27	.00					
499	KUNA LUMBER	B165299	14272	<u>2 EA NIPPLES FOR RV DUMP, D. ABBOTT, AUG. '22</u>	08/26/2022	9.16	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/22		
Total B165299:						9.16	.00					
499	KUNA LUMBER	B165373	14284	<u>BOLTS, R.DAVILA, AUG.'22</u>	08/29/2022	2.43	.00	21-6150_M & R - SYSTEM	0	9/22		
Total B165373:						2.43	.00					
499	KUNA LUMBER	B165400	14294	<u>BATTERY FOR FLEET SHOP, S. HOWELL, AUG. '22-ADMIN</u>	08/30/2022	2.60	.00	01-6142_MAINT. & REPAIR - EQUIPMENT	0	9/22		
499	KUNA LUMBER	B165400	14294	<u>BATTERY FOR FLEET SHOP, S. HOWELL, AUG. '22-WATER</u>	08/30/2022	1.04	.00	20-6142_MAINT. & REPAIRS- EQUIPMENT	0	9/22		
499	KUNA LUMBER	B165400	14294	<u>BATTERY FOR FLEET SHOP, S. HOWELL, AUG. '22-SEWER</u>	08/30/2022	1.04	.00	21-6142_MAINT. & REPAIRS - EQUIPMENT	0	9/22		
499	KUNA LUMBER	B165400	14294	<u>BATTERY FOR FLEET SHOP, S. HOWELL, AUG. '22-PI</u>	08/30/2022	.53	.00	25-6142_MAINT. & REPAIRS - EQUIPMENT	0	9/22		
499	KUNA LUMBER	B165400	14294	<u>PARTS TO REPAIR STREETLIGHTS , S. HOWELL, AUG. '22</u>	08/30/2022	5.36	.00	01-6142_MAINT. & REPAIR - EQUIPMENT	1002	9/22		

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Total B165400:						10.57	.00					
499	KUNA LUMBER	B165401	14320	<u>OIL FILTER WRENCH, J. OSBORNE, SEPT. '22-WATER</u>	09/01/2022	23.34	.00	<u>20-6175 SMALL TOOLS</u>	0	9/22		
499	KUNA LUMBER	B165401	14320	<u>OIL FILTER WRENCH, J. OSBORNE, SEPT. '22-PI</u>	09/01/2022	5.84	.00	<u>25-6175 SMALL TOOLS</u>	0	9/22		
Total B165401:						29.18	.00					
499	KUNA LUMBER	B165464	14313	<u>2 EXTENSION CORDS AND BUNDLE OF STAKES FOR RODEO, J. MORFIN, SEPT. '22</u>	09/01/2022	182.55	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	0	9/22		
Total B165464:						182.55	.00					
499	KUNA LUMBER	B165465	14314	<u>MISC PARTS FOR LAGOON SLUDGE JUDGING, T. FLEMING, SEPT. '22</u>	09/01/2022	64.47	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	9/22		
Total B165465:						64.47	.00					
499	KUNA LUMBER	B165476	14321	<u>PARTS TO REPAIR STREETLIGHTS, S. HOWELL, SEPT. '22</u>	09/01/2022	5.36	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1002	9/22		
Total B165476:						5.36	.00					
499	KUNA LUMBER	B165554	14332	<u>KEYS FOR NEW PARKS SHOP, J. ADAMS, SEPT. '22-ADMIN</u>	09/06/2022	23.65	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	0	9/22		
499	KUNA LUMBER	B165554	14332	<u>KEYS FOR NEW PARKS SHOP, J. ADAMS, SEPT. '22-WATER</u>	09/06/2022	9.46	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	9/22		
499	KUNA LUMBER	B165554	14332	<u>KEYS FOR NEW PARKS SHOP, J. ADAMS, SEPT. '22-SEWER</u>	09/06/2022	9.46	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	9/22		
499	KUNA LUMBER	B165554	14332	<u>KEYS FOR NEW PARKS SHOP, J. ADAMS, SEPT. '22-PI</u>	09/06/2022	4.73	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	9/22		

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Total B165554:						47.30	.00					
499	KUNA LUMBER	B165611	14336	<u>WEATHER SEAL TAPE FOR CEDAR WELL HOUSE, S. HOWELL, SEPT. '22</u>	09/08/2022	4.67	.00	20-6150 M & R - SYSTEM	0	9/22		
Total B165611:						4.67	.00					
499	KUNA LUMBER	B165632	14339	<u>PLUG FOR WELDER AT FLEET SHOP-ADMIN</u>	09/08/2022	9.67	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	9/22		
499	KUNA LUMBER	B165632	14339	<u>PLUG FOR WELDER AT FLEET SHOP-WATER</u>	09/08/2022	3.87	.00	20-6150 M & R - SYSTEM	0	9/22		
499	KUNA LUMBER	B165632	14339	<u>PLUG FOR WELDER AT FLEET SHOP-SEWER</u>	09/08/2022	3.87	.00	21-6150 M & R - SYSTEM	0	9/22		
499	KUNA LUMBER	B165632	14339	<u>PLUG FOR WELDER AT FLEET SHOP-PI</u>	09/08/2022	1.93	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	9/22		
Total B165632:						19.34	.00					
499	KUNA LUMBER	B165651	14343	<u>DOOR HINGE SHIMS FOR PARKS OFFICE, S. HOWELL, SEPT. '22</u>	09/09/2022	4.04	.00	01-6140 MAINT. & REPAIR BUILDING	1004	9/22		
Total B165651:						4.04	.00					
Total KUNA LUMBER:						682.40	.00					
<b>KUNA RURAL FIRE DISTRICT (IMPACT)</b>												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	09092022KRF		<u>KRFD IMPACT FEES, AUG. '22</u>	08/31/2022	64,051.84	64,051.84	30-2082 KRFD IMPACT FEE	0	9/22	09/09/2022	
Total 09092022KRFDI:						64,051.84	64,051.84					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						64,051.84	64,051.84					

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<b>KUNA RURAL FIRE DISTRICT (PLAN REVIEW)</b>												
1945	KUNA RURAL FIRE DISTRICT (PLAN REVIEW)	09092022KRF		<u>KRFD PLAN REVIEW, AUG. '22</u>	08/31/2022	2,982.50	2,982.50	<u>30-2083 KRFD PLAN REVIEW FEE</u>	0	9/22	09/09/2022	
Total 09092022KRF DPR:						2,982.50	2,982.50					
Total KUNA RURAL FIRE DISTRICT (PLAN REVIEW):						2,982.50	2,982.50					
<b>LES SCHWAB TIRES</b>												
221	LES SCHWAB TIRES	12800572585	14299	<u>ALIGNMENT ON WATER TRUCK F350, J. DURHAM, AUG. '22- WATER</u>	08/30/2022	87.99	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	9/22		
221	LES SCHWAB TIRES	12800572585	14299	<u>ALIGNMENT ON WATER TRUCK F350, J. DURHAM, AUG. '22-PI</u>	08/30/2022	21.01	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	9/22		
Total 12800572585:						109.00	.00					
Total LES SCHWAB TIRES:						109.00	.00					
<b>MASON &amp; ASSOCIATES INC</b>												
2128	MASON & ASSOCIATES INC	15345		<u>KUNA-WELL NO. 12 CONNECTOR DESIGN, COPIES, CHANGE ORDER, SURVEY REPORTS AND REVIEW</u>	09/07/2022	1,072.50	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1275	9/22		
Total 15345:						1,072.50	.00					
Total MASON & ASSOCIATES INC:						1,072.50	.00					
<b>MATHESON TRI-GAS INC</b>												
1871	MATHESON TRI-GAS INC	0026270189		<u>HYDRAULIC GAS CYLINDER RENTAL FOR AUG. '22</u>	08/31/2022	48.41	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	9/22		
Total 0026270189:						48.41	.00					
Total MATHESON TRI-GAS INC:						48.41	.00					

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<b>METROQUIP, INC.</b>												
196	METROQUIP, INC.	P17139		<u>SWIVEL FOR VAC TRUCK, M. NADEAU, AUG. '22</u>	08/17/2022	191.70	191.70	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	9/22	09/02/2022	
Total P17139:						191.70	191.70					
Total METROQUIP, INC.:						191.70	191.70					
<b>MISCELLANEOUS #2</b>												
1849	MISCELLANEOUS #2	09022022AMH		<u>REFUND FOR OVERCHARGE OF BP#34816</u>	09/02/2022	7.35	7.35	<u>01-4360 BUILDING PERMITS</u>	1005	9/22	09/02/2022	
Total 09022022AMHD:						7.35	7.35					
1849	MISCELLANEOUS #2	09022022ICA		<u>KUNA RODEO COMMITTEE FEES</u>	09/02/2022	13,114.00	13,114.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	0	9/22	09/02/2022	
Total 09022022ICA:						13,114.00	13,114.00					
1849	MISCELLANEOUS #2	09022022JL		<u>PROFESSIONAL RODEO ANNOUNCER FOR KUNA RODEO</u>	09/02/2022	4,500.00	4,500.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	0	9/22	09/02/2022	
Total 09022022JL:						4,500.00	4,500.00					
1849	MISCELLANEOUS #2	09022022RJ		<u>REIMBURSEMENT FOR FAN FOR SEGO PRAIRE PI WELL HOUSE</u>	08/31/2022	36.04	36.04	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	9/22	09/02/2022	
Total 09022022RJ:						36.04	36.04					
1849	MISCELLANEOUS #2	09022022SR		<u>ALL ROUGH STOCK, EVENT CATTLE, PICKUP MEN, BULLFIGHTERS, FLANK MEN AND ICA EQUIPMENT</u>	09/02/2022	13,500.00	13,500.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	0	9/22	09/02/2022	

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Total 09022022SR:						13,500.00	13,500.00					
1849	MISCELLANEOUS #2	09092022MB		<u>LICENSE AGREEMENT FOR USE OF REAL PROPERTY</u>	09/09/2022	1,500.00	1,500.00	01-6135 PUBLIC ENTERTAINMENT	0	9/22	09/09/2022	
Total 09092022MB:						1,500.00	1,500.00					
Total MISCELLANEOUS #2:						32,657.39	32,657.39					
<b>NANCY ELLEN STAUFFER</b>												
722	NANCY ELLEN STAUFFER	09092022NS		<u>REIMBURSEMENT TO N. STAUFFER FOR RODEO SUPPLIES, SEPT. '22</u>	09/09/2022	146.74	146.74	01-6135 PUBLIC ENTERTAINMENT	0	9/22	09/09/2022	
Total 09092022NS:						146.74	146.74					
Total NANCY ELLEN STAUFFER:						146.74	146.74					
<b>PAIGE MECHANICAL GROUP, INC.</b>												
1654	PAIGE MECHANICAL GROUP, INC.	30470	14059	<u>REPLACEMENT A/C UNIT FOR HEADWORKS ELECTRICAL ROOM, T. SHAFFER, AUG. '22</u>	08/24/2022	4,143.00	.00	21-6150 M & R - SYSTEM	0	9/22		
Total 30470:						4,143.00	.00					
1654	PAIGE MECHANICAL GROUP, INC.	30578		<u>REPAIR 2 A/C UNITS ON NORTH SIDE OF TREATMENT PLANT BUILDING, AUG. '22</u>	08/31/2022	1,173.92	.00	21-6150 M & R - SYSTEM	0	9/22		
Total 30578:						1,173.92	.00					
Total PAIGE MECHANICAL GROUP, INC.:						5,316.92	.00					
<b>QUADIENT FINANCE USA INC</b>												
1770	QUADIENT FINANCE USA INC	08312022QPF		<u>POSTAGE METER REFILL, AUG. '22- ADMIN</u>	08/31/2022	187.00	.00	01-6190 POSTAGE & BILLING	0	9/22		

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1770	QUADIENT FINANCE USA INC	08312022QPF		<u>POSTAGE METER REFILL, AUG. '22- WATER</u>	08/31/2022	173.64	.00	<u>20-6190 POSTAGE &amp; BILLING</u>	0	9/22		
1770	QUADIENT FINANCE USA INC	08312022QPF		<u>POSTAGE METER REFILL, AUG. '22- SEWER</u>	08/31/2022	173.64	.00	<u>21-6190 POSTAGE &amp; BILLING</u>	0	9/22		
1770	QUADIENT FINANCE USA INC	08312022QPF		<u>POSTAGE METER REFILL, AUG. '22- P.I</u>	08/31/2022	66.78	.00	<u>25-6190 POSTAGE &amp; BILLING</u>	0	9/22		
1770	QUADIENT FINANCE USA INC	08312022QPF		<u>POSTAGE METER REFILL, AUG. '22- P&amp;Z</u>	08/31/2022	66.78	.00	<u>01-6190 POSTAGE &amp; BILLING</u>	1003	9/22		
Total 08312022QPF:						667.84	.00					
Total QUADIENT FINANCE USA INC:						667.84	.00					
<b>REXEL USA, INC.</b>												
1613	REXEL USA, INC.	1Z95866	14198	<u>10 SINGLE FUSED CONNECTOR KIT FOR STREETLIGHT REPAIR, S. HOWELL, AUG. '22</u>	08/17/2022	239.50	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1002	9/22		
Total 1Z95866:						239.50	.00					
1613	REXEL USA, INC.	1Z96298	14199	<u>2 LOCKING TYPE, RETROFIT PHOTO CELL RECEPTACLE FOR STREET LIGHT REPAIR, S. HOWELL, AUG'22</u>	08/22/2022	38.82	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1002	9/22		
Total 1Z96298:						38.82	.00					
Total REXEL USA, INC.:						278.32	.00					
<b>RICOH USA, INC. (MAINTENANCE)</b>												
1422	RICOH USA, INC. (MAINTENANCE)	5065444797		<u>COPIER CHARGES, MODEL #IMC2000, SERIAL # C86262110, FOR PARKS, 08/01-08/31/2022</u>	09/01/2022	14.15	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	9/22		
Total 5065444797:						14.15	.00					

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Total RICOH USA, INC. (MAINTENANCE):						14.15	.00					
<b>RIMI INC</b>												
1991	RIMI INC	09092022RIMII		<u>COMMERCIAL MECHANICAL PERMITS, AUG. '22</u>	08/31/2022	269,800.28	269,800.28	<u>01-6052 CONTRACT SERVICES</u>	1005	9/22	09/09/2022	
Total 09092022RIMII:						269,800.28	269,800.28					
Total RIMI INC:						269,800.28	269,800.28					
<b>SARA GOODPASTURE</b>												
2154	SARA GOODPASTURE	001		<u>RODEO LOGO ON SHIRT</u>	09/06/2022	40.00	40.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	0	9/22	09/09/2022	
Total 001:						40.00	40.00					
Total SARA GOODPASTURE:						40.00	40.00					
<b>SENTRY SECURITY MONITORING LLC</b>												
1860	SENTRY SECURITY MONITORING LLC	17795		<u>COMMERCIAL FIRE CENTRAL STATION MONITORING PLUS CELLULAR COMMUNICATOR SERVICE FOR CITY HALL 10/2/2022-03/01/2023- ADMIN</u>	09/01/2022	117.42	.00	<u>01-1500 PREPAID EXPENSES</u>	0	9/22		
1860	SENTRY SECURITY MONITORING LLC	17795		<u>COMMERCIAL FIRE CENTRAL STATION MONITORING PLUS CELLULAR COMMUNICATOR SERVICE FOR CITY HALL 10/2/2022-03/01/2023- WATER</u>	09/01/2022	80.34	.00	<u>20-1500 PREPAID EXPENSES</u>	0	9/22		
1860	SENTRY SECURITY MONITORING LLC	17795		<u>COMMERCIAL FIRE CENTRAL STATION MONITORING PLUS CELLULAR COMMUNICATOR SERVICE FOR CITY HALL 10/2/2022-03/01/2023- SEWER</u>	09/01/2022	80.34	.00	<u>21-1500 PREPAID EXPENSES</u>	0	9/22		
1860	SENTRY SECURITY MONITORING LLC	17795		<u>COMMERCIAL FIRE CENTRAL STATION MONITORING PLUS CELLULAR COMMUNICATOR SERVICE FOR CITY HALL 10/2/2022-03/01/2023- P.I</u>	09/01/2022	30.90	.00	<u>25-1500 PREPAID EXPENSES</u>	0	9/22		

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Total 17795:						309.00	.00					
Total SENTRY SECURITY MONITORING LLC:						309.00	.00					
<b>SIGNS NOW</b>												
1060	SIGNS NOW	55870		<u>MAGNETIC SIGNAGE FOR BUILDING INSPECTOR VECHICLES. B.WITHROW JUL.'22</u>	07/26/2002	170.00	170.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	1005	9/22	09/02/2022	
Total 55870:						170.00	170.00					
Total SIGNS NOW:						170.00	170.00					
<b>STATE OF IDAHO-DEPT OF ENVIR QUALITY</b>												
128	STATE OF IDAHO-DEPT OF ENVIR QUALITY	22POT0057AN		<u>FY22 ANNUAL ASSESSMENT FOR IPDES PERMIT. 10/01/21-09/30/2022</u>	07/07/2022	11,125.56	.00	<u>21-6160 MISCELLANEOUS EXPENSES</u>	0	9/22		
Total 22POT0057AN:						11,125.56	.00					
Total STATE OF IDAHO-DEPT OF ENVIR QUALITY:						11,125.56	.00					
<b>TAYLOR CORPORATION</b>												
1435	TAYLOR CORPORATION	223464378	13776	<u>WINDOW ENVELOPES. CITY HALL. C.MERRITT- ADMIN</u>	09/06/2022	48.91	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	9/22		
1435	TAYLOR CORPORATION	223464378	13776	<u>WINDOW ENVELOPES. CITY HALL. C.MERRITT- WATER</u>	09/06/2022	33.46	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	9/22		
1435	TAYLOR CORPORATION	223464378	13776	<u>WINDOW ENVELOPES. CITY HALL. C.MERRITT- SEWER</u>	09/06/2022	33.46	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	9/22		
1435	TAYLOR CORPORATION	223464378		<u>WINDOW ENVELOPES. CITY HALL. C.MERRITT- P.I</u>	09/06/2022	12.87	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	9/22		
Total 223464378:						128.70	.00					
Total TAYLOR CORPORATION:						128.70	.00					

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<b>THE RAIL LLC</b>												
2164	THE RAIL LLC	100		<u>DINNER FOR FRIDAY 8/2 AND SATURDAY 8/3/2022, KUNA RODEO, SEPT. '22</u>	09/09/2022	2,500.00	2,500.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	0	9/22	09/09/2022	
Total 100:						2,500.00	2,500.00					
Total THE RAIL LLC:						2,500.00	2,500.00					
<b>TOTAL EQUIP &amp; RENTAL OF CANYON COUNTY</b>												
2112	TOTAL EQUIP & RENTAL OF CANYON COUNTY	P04248	14338	<u>ANTI FREEZE, HYDRAULIC OIL AND PARTS FOR PARKS TOOL CAT. J. DURHAM, SEPT. '22</u>	09/08/2022	463.22	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	9/22		
Total P04248:						463.22	.00					
TOTAL EQUIP & RENTAL OF CANYON COUNTY:						463.22	.00					
<b>TREASURE VALLEY COFFEE</b>												
992	TREASURE VALLEY COFFEE	2160:08450113	14349	<u>3 EACH 5 GALLON WATER BOTTLES FOR MAINTENANCE SHOP, A. PETERSON, SEPT. '22</u>	09/09/2022	20.10	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	9/22		
Total 2160:08450113:						20.10	.00					
992	TREASURE VALLEY COFFEE	2160:08450151	14348	<u>4 EACH FIVE GALLON WATER BOTTLES FOR CITY HALL, A.PETERSON, SEPT. '22- WATER</u>	09/09/2022	10.18	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	9/22		
992	TREASURE VALLEY COFFEE	2160:08450151	14348	<u>4 EACH FIVE GALLON WATER BOTTLES FOR CITY HALL, A.PETERSON, SEPT. '22- WATER</u>	09/09/2022	6.97	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	9/22		
992	TREASURE VALLEY COFFEE	2160:08450151	14348	<u>4 EACH FIVE GALLON WATER BOTTLES FOR CITY HALL, A.PETERSON, SEPT. '22- SEWER</u>	09/09/2022	6.97	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	9/22		
992	TREASURE VALLEY COFFEE	2160:08450151	14348	<u>4 EACH FIVE GALLON WATER BOTTLES FOR CITY HALL, A.PETERSON, SEPT. '22- P.I</u>	09/09/2022	2.68	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	9/22		

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Total 2160:08450151:						26.80	.00					
992	TREASURE VALLEY COFFEE	2160:08450157	14350	<u>2 EACH 5 GALLON WATER BOTTLES FOR PARKS OFFICE, A. PETERSON, SEPT. '22</u>	09/09/2022	13.40	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	9/22		
Total 2160:08450157:						13.40	.00					
992	TREASURE VALLEY COFFEE	2160:08452898	14342	<u>13 5 GALLON WATER BOTTLES, COFFEE, HOT CHOCOLATE, CREAMER, SUGAR 2 100 COUNT 7OZ CUPS, M. WEBB, SEPT.'22- WATER</u>	09/09/2022	77.99	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	9/22		
992	TREASURE VALLEY COFFEE	2160:08452898		<u>13 5 GALLON WATER BOTTLES, COFFEE, HOT CHOCOLATE, CREAMER, SUGAR 2 100 COUNT 7OZ CUPS, M. WEBB, SEPT.'22- SEWER</u>	09/09/2022	77.99	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	9/22		
992	TREASURE VALLEY COFFEE	2160:08452898		<u>13 5 GALLON WATER BOTTLES, COFFEE, HOT CHOCOLATE, CREAMER, SUGAR 2 100 COUNT 7OZ CUPS, M. WEBB, SEPT.'22-P.I</u>	09/09/2022	29.72	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	9/22		
Total 2160:08452898:						185.70	.00					
Total TREASURE VALLEY COFFEE:						246.00	.00					
<b>UNITED SITE SERVICES OF NEVADA INC</b>												
2124	UNITED SITE SERVICES OF NEVADA INC	114-13343477		<u>25 DELUXE PORTABLE RESTROOMS, 3 ADA WHEELCHAIR PORTABLE RESTROOMS, AND 5 STATION SINKS, FOR KUNA RODEO, SEPT. '22</u>	09/09/2022	3,485.00	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	0	9/22		
Total 114-13343477:						3,485.00	.00					
Total UNITED SITE SERVICES OF NEVADA INC:						3,485.00	.00					

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<b>UNIVAR SOLUTIONS USA, INC.</b>												
1410	UNIVAR SOLUTIONS USA, INC.	50525325	14295	<u>SODIUM HYPOCHLORITE , T. SHAFFER, AUG. '22</u>	08/31/2022	1,666.50	.00	<u>21-6151 M &amp; R - PROCESS CHEMICALS</u>	0	9/22		
1410	UNIVAR SOLUTIONS USA, INC.	50525325		<u>AND CONTAINER DEPOSIT, T SHAFFER, AUG. '22</u>	08/31/2022	700.00	.00	<u>21-6097 DEPOSITS ON ACCOUNT</u>	0	9/22		
Total 50525325:						2,366.50	.00					
1410	UNIVAR SOLUTIONS USA, INC.	50525326	14288	<u>96 COUNT CALCIUM HYPOCHLORITE 3" WHITE TABLETS, T. SHAFFER, AUG. '22</u>	08/31/2022	16,992.00	.00	<u>21-6151 M &amp; R - PROCESS CHEMICALS</u>	0	9/22		
Total 50525326:						16,992.00	.00					
Total UNIVAR SOLUTIONS USA, INC.:						19,358.50	.00					
<b>USA BLUE BOOK</b>												
265	USA BLUE BOOK	088560	14243	<u>6 100 PACK REAGENTS FOR WELLS AND INSPECTION TESTING, M. WEBB, AUG. '22- WATER</u>	08/23/2022	77.34	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	9/22		
265	USA BLUE BOOK	088560	14243	<u>6 100 PACK REAGENTS FOR WELLS AND INSPECTION TESTING, M. WEBB, AUG. '22- SEWER</u>	08/23/2022	77.34	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	9/22		
265	USA BLUE BOOK	088560	14243	<u>6 100 PACK REAGENTS FOR WELLS AND INSPECTION TESTING, M. WEBB, AUG. '22- P.I</u>	08/23/2022	29.47	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	9/22		
Total 088560:						184.15	.00					
265	USA BLUE BOOK	088568	14244	<u>2 100 PACK PH TEST STRIPS, D.CROSSLEY, AUG.'22</u>	08/23/2022	48.47	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	9/22		
Total 088568:						48.47	.00					

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Total USA BLUE BOOK:						232.62	.00					
<b>UTILITY REFUND #14</b>												
2130	UTILITY REFUND #14	171139.00		<u>CBH, 164 N MEADOWSWEET AVE, UTILITY REFUND</u>	08/30/2022	50.23	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	171139.00		<u>CBH, 164 N MEADOWSWEET AVE, UTILITY REFUND</u>	08/30/2022	16.59	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		
Total 171139.00:						66.82	.00					
2130	UTILITY REFUND #14	171141.00		<u>CBH, 192 N MEADOWSWEET AVE, UTILITY REFUND</u>	09/02/2020	25.53	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	171141.00		<u>CBH, 192 N MEADOWSWEET AVE, UTILITY REFUND</u>	09/02/2020	27.16	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		
Total 171141.00:						52.69	.00					
2130	UTILITY REFUND #14	171152.00		<u>CBH, 74 N MADRONE AVE, UTILITY REFUND</u>	09/02/2022	27.94	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	171152.00		<u>CBH, 74 N MADRONE AVE, UTILITY REFUND</u>	09/02/2022	29.83	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		
Total 171152.00:						57.77	.00					
2130	UTILITY REFUND #14	242021.00		<u>TRESIDIO HOMES, 2013 E THEA DR, UTILITY REFUND</u>	08/30/2022	32.17	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	242021.00		<u>TRESIDIO HOMES, 2013 E THEA DR, UTILITY REFUND</u>	08/30/2022	31.09	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		
Total 242021.00:						63.26	.00					
2130	UTILITY REFUND #14	261521.00		<u>CBH, 2950 W DARK SKY ST, UTILITY REFUND</u>	08/19/2022	38.15	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	261521.00		<u>CBH, 2950 W DARK SKY ST, UTILITY REFUND</u>	08/19/2022	30.34	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		

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Total 261521.00:						68.49	.00					
2130	UTILITY REFUND #14	277602.00		<u>CBH, 2830 N IDITAROD WAY, UTILITY REFUND</u>	08/30/2022	43.78	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	277602.00		<u>CBH, 2830 N IDITAROD WAY, UTILITY REFUND</u>	08/30/2022	10.57	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		
Total 277602.00:						54.35	.00					
2130	UTILITY REFUND #14	277606.00		<u>CBH, 660 W WOLF WILLOW ST, UTILITY REFUND</u>	08/19/2022	57.79	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	277606.00		<u>CBH, 660 W WOLF WILLOW ST, UTILITY REFUND</u>	08/19/2022	47.16	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		
Total 277606.00:						104.95	.00					
2130	UTILITY REFUND #14	281509.00		<u>VENTA HOMES, 1460 W SMOKY QUARTZ ST, UTILITY REFUND</u>	08/30/2022	107.90	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	281509.00		<u>VENTA HOMES, 1460 W SMOKY QUARTZ ST, UTILITY REFUND</u>	08/30/2022	83.76	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		
Total 281509.00:						191.66	.00					
2130	UTILITY REFUND #14	281522.00		<u>NORTH STAR HOMES, 1478 W FLUORITE ST, UTILITY REFUND</u>	08/23/2022	40.67	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	281522.00		<u>NORTH STAR HOMES, 1478 W FLUORITE ST, UTILITY REFUND</u>	08/23/2022	15.61	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		
Total 281522.00:						56.28	.00					
2130	UTILITY REFUND #14	292135.00		<u>CBH, 2259 W RICKON ST, UTILITY REFUND</u>	08/30/2022	40.41	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	292135.00		<u>CBH, 2259 W RICKON ST, UTILITY REFUND</u>	08/30/2022	28.07	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		

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Total 292135.00:						68.48	.00					
2130	UTILITY REFUND #14	292140.00		<u>CBH, 2169 W RICKON ST, UTILITY REFUND</u>	08/30/2022	50.42	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	292140.00		<u>CBH, 2169 W RICKON ST, UTILITY REFUND</u>	08/30/2022	16.35	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		
Total 292140.00:						66.77	.00					
2130	UTILITY REFUND #14	292141.00		<u>CBH, 2151 W RICKON ST, UTILITY REFUND</u>	08/19/2022	39.17	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	292141.00		<u>CBH, 2151 W RICKON ST, UTILITY REFUND</u>	08/19/2022	29.32	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		
Total 292141.00:						68.49	.00					
2130	UTILITY REFUND #14	292154.00		<u>CBH, 2118 W RICKON CT, UTILITY REFUND</u>	08/19/2022	35.65	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	292154.00		<u>CBH, 2118 W RICKON CT, UTILITY REFUND</u>	08/19/2022	25.84	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		
Total 292154.00:						61.49	.00					
2130	UTILITY REFUND #14	292163.00		<u>CBH, 2292 W MINERVA ST, UTILITY REFUND</u>	08/19/2022	36.68	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	292163.00		<u>CBH, 2292 W MINERVA ST, UTILITY REFUND</u>	08/19/2022	26.86	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		
Total 292163.00:						63.54	.00					
2130	UTILITY REFUND #14	302579.00		<u>STYLISH HOMES, 899 E VIEDMA ST. UTILITY REFUND</u>	08/30/2022	56.61	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	302579.00		<u>STYLISH HOMES, 899 E VIEDMA ST. UTILITY REFUND</u>	08/30/2022	6.66	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		

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Total 302579.00:						63.27	.00					
2130	UTILITY REFUND #14	302603.00		<u>STACY CONSTRUCTION, 8902 S FUEGO AVE, UTILITY REFUND</u>	08/16/2022	27.48	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	302603.00		<u>STACY CONSTRUCTION, 8902 S FUEGO AVE, UTILITY REFUND</u>	08/16/2022	25.09	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		
Total 302603.00:						52.57	.00					
2130	UTILITY REFUND #14	302608.00		<u>EAGLEWOOD HOMES, 1085 E VIEDMA ST, UTILITY REFUND</u>	08/16/2022	52.92	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	302608.00		<u>EAGLEWOOD HOMES, 1085 E VIEDMA ST, UTILITY REFUND</u>	08/16/2022	58.96	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		
Total 302608.00:						111.88	.00					
2130	UTILITY REFUND #14	303630.00		<u>HUBBLE HOMES, 645 E TAPER ST, UTILITY REFUND</u>	08/17/2022	80.85	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	303630.00		<u>HUBBLE HOMES, 645 E TAPER ST, UTILITY REFUND</u>	08/17/2022	48.21	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		
Total 303630.00:						129.06	.00					
2130	UTILITY REFUND #14	303674.00		<u>HUBBLE HOMES, 2924 N RAPID CREEK WAY, UTILITY REFUND</u>	08/17/2022	56.83	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	303674.00		<u>HUBBLE HOMES, 2924 N RAPID CREEK WAY, UTILITY REFUND</u>	08/17/2022	33.84	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		
Total 303674.00:						90.67	.00					
2130	UTILITY REFUND #14	303692.00		<u>HUBBLE HOMES, 653 E WARRIOR BASIN ST, UTILITY REFUND</u>	08/22/2022	80.57	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		

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2130	UTILITY REFUND #14	303692.00		<u>HUBBLE HOMES, 653 E WARRIOR BASIN ST. UTILITY REFUND</u>	08/22/2022	50.48	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		
Total 303692.00:						131.05	.00					
2130	UTILITY REFUND #14	304531.00		<u>CBH, 2949 N NEW MORNING AVE, UTILITY REFUND</u>	08/30/2022	20.51	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	304531.00		<u>CBH, 2949 N NEW MORNING AVE, UTILITY REFUND</u>	08/30/2022	-11.56	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		
Total 304531.00:						8.95	.00					
2130	UTILITY REFUND #14	320245.00		<u>HAYDEN HOMES, 1096 N RYDE AVE, UTILITY REFUND</u>	08/17/2022	43.21	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	320245.00		<u>HAYDEN HOMES, 1096 N RYDE AVE, UTILITY REFUND</u>	08/17/2022	25.29	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		
Total 320245.00:						68.50	.00					
2130	UTILITY REFUND #14	320257.00		<u>HAYDEN HOMES, 2062 E TUGELA FALLS ST. UTILITY REFUND</u>	08/30/2022	29.46	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	320257.00		<u>HAYDEN HOMES, 2062 E TUGELA FALLS ST. UTILITY REFUND</u>	08/30/2022	-4.80	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		
Total 320257.00:						24.66	.00					
2130	UTILITY REFUND #14	330416.00		<u>TOLL BROS INC, 1278 E SWEET PEARL ST. UTILITY REFUND</u>	08/30/2022	42.71	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	330416.00		<u>TOLL BROS INC, 1278 E SWEET PEARL ST. UTILITY REFUND</u>	08/30/2022	35.07	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		
Total 330416.00:						77.78	.00					



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				<u>REFUND</u>	08/22/2022	28.28	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		
Total 330522.00:						70.23	.00					
2130	UTILITY REFUND #14	330525.00		<u>TOLL BROS INC, 2217 N MALVERN AVE, UTILITY REFUND</u>	08/19/2022	39.55	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	330525.00		<u>TOLL BROS INC, 2217 N MALVERN AVE, UTILITY REFUND</u>	08/19/2022	30.69	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		
Total 330525.00:						70.24	.00					
2130	UTILITY REFUND #14	330532.00		<u>TOLL BROS INC, 2153 N DESTINY WAY, UTILITY REFUND</u>	08/22/2022	42.75	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	330532.00		<u>TOLL BROS INC, 2153 N DESTINY WAY, UTILITY REFUND</u>	08/22/2022	35.61	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		
Total 330532.00:						78.36	.00					
2130	UTILITY REFUND #14	330535.00		<u>TOLL BROS INC, 2105 N DESTINY WAY, UTILITY REFUND</u>	08/17/2022	31.74	.00	<u>20-4500 METERED WATER SALES</u>	0	9/22		
2130	UTILITY REFUND #14	330535.00		<u>TOLL BROS INC, 2105 N DESTINY WAY, UTILITY REFUND</u>	08/17/2022	26.14	.00	<u>21-4600 SEWER USER FEES</u>	0	9/22		
Total 330535.00:						57.88	.00					
Total UTILITY REFUND #14:						2,276.06	.00					
<b>VALLI INFORMATION SYSTEMS, INC</b>												
857	VALLI INFORMATION SYSTEMS, INC	84195		<u>STATEMENT PRINTING AND POSTAGE, AUG. '22- AMIN</u>	08/31/2022	2,113.36	.00	<u>01-6190 POSTAGE &amp; BILLING</u>	0	9/22		

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
857	VALLI INFORMATION SYSTEMS, INC	84195		<u>STATEMENT PRINTING AND POSTAGE, AUG. '22- WATER</u>	08/31/2022	1,445.98	.00	<u>20-6190 POSTAGE &amp; BILLING</u>	0	9/22		
857	VALLI INFORMATION SYSTEMS, INC	84195		<u>STATEMENT PRINTING AND POSTAGE, AUG. '22- SEWER</u>	08/31/2022	1,445.98	.00	<u>21-6190 POSTAGE &amp; BILLING</u>	0	9/22		
857	VALLI INFORMATION SYSTEMS, INC	84195		<u>STATEMENT PRINTING AND POSTAGE, AUG. '22- P.I</u>	08/31/2022	556.15	.00	<u>25-6190 POSTAGE &amp; BILLING</u>	0	9/22		
Total 84195:						5,561.47	.00					
857	VALLI INFORMATION SYSTEMS, INC	84196		<u>LOCKBOX TRANSACTIONS FOR AUG, '22- ADMIN</u>	08/31/2022	67.34	.00	<u>01-6505 BANK FEES</u>	0	9/22		
857	VALLI INFORMATION SYSTEMS, INC	84196		<u>LOCKBOX TRANSACTIONS FOR AUG, '22- WATER</u>	08/31/2022	46.07	.00	<u>20-6505 BANK FEES</u>	0	9/22		
857	VALLI INFORMATION SYSTEMS, INC	84196		<u>LOCKBOX TRANSACTIONS FOR AUG, '22- SEWER</u>	08/31/2022	46.07	.00	<u>21-6505 BANK FEES</u>	0	9/22		
857	VALLI INFORMATION SYSTEMS, INC	84196		<u>LOCKBOX TRANSACTIONS FOR AUG, '22- P.I</u>	08/31/2022	17.72	.00	<u>25-6505 BANK FEES</u>	0	9/22		
Total 84196:						177.20	.00					
Total VALLI INFORMATION SYSTEMS, INC:						5,738.67	.00					
<b>VERIZON WIRELESS</b>												
1575	VERIZON WIRELESS	9914578092		<u>MODEM SERVICE, 7/29-8/28/2022 - WATER</u>	08/28/2022	404.35	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	9/22		
1575	VERIZON WIRELESS	9914578092		<u>MODEM SERVICE, 7/29-8/28/2022 - SEWER</u>	08/28/2022	575.33	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	9/22		
1575	VERIZON WIRELESS	9914578092		<u>MODEM SERVICE, 7/29-8/28/2022 - P.I</u>	08/28/2022	217.14	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	9/22		
Total 9914578092:						1,196.82	.00					

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1575	VERIZON WIRELESS	9914747782		<u>TABLET SERVICE, 8/2-9/1/2022 - ADMIN</u>	09/01/2022	23.52	.00	<u>01-6255 TELEPHONE</u>	0	9/22		
1575	VERIZON WIRELESS	9914747782		<u>TABLET SERVICE, 8/2-9/1/2022 - P&amp;Z</u>	09/01/2022	62.72	.00	<u>01-6255 TELEPHONE</u>	1003	9/22		
1575	VERIZON WIRELESS	9914747782		<u>TABLET SERVICE, 8/2-9/1/2022 - PARKS</u>	09/01/2022	24.30	.00	<u>01-6255 TELEPHONE</u>	1004	9/22		
1575	VERIZON WIRELESS	9914747782		<u>TABLET SERVICE, 8/2-9/1/2022 - BUILDING INSPECTION</u>	09/01/2022	48.61	.00	<u>01-6255 TELEPHONE</u>	1005	9/22		
1575	VERIZON WIRELESS	9914747782		<u>TABLET SERVICE, 8/2-9/1/2022 - WATER</u>	09/01/2022	83.88	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	9/22		
1575	VERIZON WIRELESS	9914747782		<u>TABLET SERVICE, 8/2-9/1/2022 - SEWER</u>	09/01/2022	108.97	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	9/22		
1575	VERIZON WIRELESS	9914747782		<u>TABLET SERVICE, 8/2-9/1/2022 - P.I</u>	09/01/2022	24.30	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	9/22		
1575	VERIZON WIRELESS	9914747782		<u>TABLET SERVICE, 8/2-9/1/2022 - ECONOMIC DEVELOPMENT</u>	09/01/2022	15.68	.00	<u>01-6255 TELEPHONE</u>	4000	9/22		
Total 9914747782:						391.98	.00					
1575	VERIZON WIRELESS	9914747783		<u>CELL PHONE AND TABLET SERVICE, 8/2-9/1/22 - ADMIN</u>	09/01/2022	57.23	.00	<u>01-6255 TELEPHONE</u>	0	9/22		
1575	VERIZON WIRELESS	9914747783		<u>CELL PHONE AND TABLET SERVICE, 8/2-9/1/22 - P&amp;Z</u>	09/01/2022	9.87	.00	<u>01-6255 TELEPHONE</u>	1003	9/22		
1575	VERIZON WIRELESS	9914747783		<u>CELL PHONE AND TABLET SERVICE, 8/2-9/1/22 - PARKS</u>	09/01/2022	299.98	.00	<u>01-6255 TELEPHONE</u>	1004	9/22		
1575	VERIZON WIRELESS	9914747783		<u>CELL PHONE AND TABLET SERVICE, 8/2-9/1/22 - WATER</u>	09/01/2022	269.35	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	9/22		
1575	VERIZON WIRELESS	9914747783		<u>CELL PHONE AND TABLET SERVICE, 8/2-9/1/22 - SEWER</u>	09/01/2022	316.72	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	9/22		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1575	VERIZON WIRELESS	9914747783		<u>CELL PHONE AND TABLET SERVICE, 8/2-9/1/22 - P.I</u>	09/01/2022	73.10	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	9/22		
1575	VERIZON WIRELESS	9914747783		<u>CELL PHONE AND TABLET SERVICE, 8/2-9/1/22 - ECONOMIC DEVELOPMENT</u>	09/01/2022	39.47	.00	<u>01-6255 TELEPHONE</u>	4000	9/22		
Total 9914747783:						1,065.72	.00					
1575	VERIZON WIRELESS	9914747784		<u>CELL PHONE SERVICE, 8/2-9/1/2022, - ADMIN</u>	09/01/2022	95.75	.00	<u>01-6255 TELEPHONE</u>	0	9/22		
1575	VERIZON WIRELESS	9914747784		<u>CELL PHONE SERVICE, 8/2-9/1/2022, - P&amp;Z</u>	09/01/2022	37.63	.00	<u>01-6255 TELEPHONE</u>	1003	9/22		
1575	VERIZON WIRELESS	9914747784		<u>CELL PHONE SERVICE, 8/2-9/1/2022,- PARKS</u>	09/01/2022	317.77	.00	<u>01-6255 TELEPHONE</u>	1004	9/22		
1575	VERIZON WIRELESS	9914747784		<u>CELL PHONE SERVICE, 8/2-9/1/2022, - BUILDING</u>	09/01/2022	41.81	.00	<u>01-6255 TELEPHONE</u>	1005	9/22		
1575	VERIZON WIRELESS	9914747784		<u>CELL PHONE SERVICE, 8/2-9/1/2022, - WATER</u>	09/01/2022	208.35	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	9/22		
1575	VERIZON WIRELESS	9914747784		<u>CELL PHONE SERVICE, 8/2-9/1/2022, - SEWER</u>	09/01/2022	325.42	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	9/22		
1575	VERIZON WIRELESS	9914747784		<u>CELL PHONE SERVICE, 8/2-9/1/2022, - P.I</u>	09/01/2022	60.37	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	9/22		
Total 9914747784:						1,087.10	.00					
Total VERIZON WIRELESS:						3,741.62	.00					
<b>VICTORY GREENS</b>												
364	VICTORY GREENS	599686	14301	<u>REPLACEMENT SOD, J.COX, AUG.'22</u>	08/30/2022	10.20	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	9/22		

City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 599686:						10.20	.00					
Total VICTORY GREENS:						10.20	.00					
<b>WESTERN RECORDS DESTRUCTION, INC.</b>												
1633	WESTERN RECORDS DESTRUCTION, INC.	0604257		<u>RECORDS DESTRUCTION 8/1-8/31/2022-ADMIN</u>	09/01/2022	12.54	.00	<u>01-6052 CONTRACT SERVICES</u>	0	9/22		
1633	WESTERN RECORDS DESTRUCTION, INC.	0604257		<u>RECORDS DESTRUCTION 8/1-8/31/2022-WATER</u>	09/01/2022	8.58	.00	<u>20-6052 CONTRACT SERVICES</u>	0	9/22		
1633	WESTERN RECORDS DESTRUCTION, INC.	0604257		<u>RECORDS DESTRUCTION 8/1-8/31/2022-SEWER</u>	09/01/2022	8.58	.00	<u>21-6052 CONTRACT SERVICES</u>	0	9/22		
1633	WESTERN RECORDS DESTRUCTION, INC.	0604257		<u>RECORDS DESTRUCTION 8/1-8/31/2022- P.I</u>	09/01/2022	3.30	.00	<u>25-6052 CONTRACT SERVICES</u>	0	9/22		
Total 0604257:						33.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						33.00	.00					
Grand Totals:						1,568,764.71	1,136,653.6					

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

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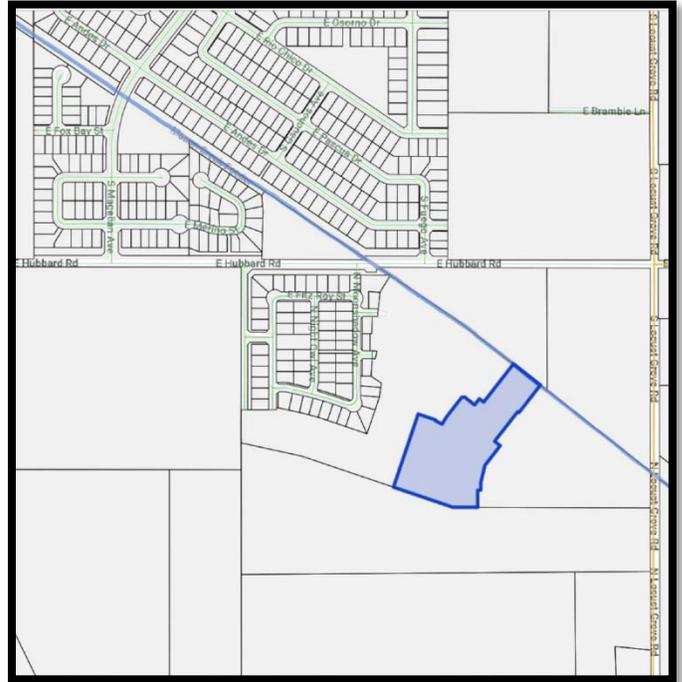
**BEFORE THE CITY COUNCIL OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATION OF ) **Case No. 22-10-FP (FINAL PLAT)**  
 )  
**TRILOGY IDAHO** )  
 )  
*For the Ledgestone Subdivision* ) **STAFF MEMO FOR FINAL PLAT**  
*No. 3 Final Plat.* ) **APPLICATION**

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**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
<b>1.1</b>	Staff Memo			X
<b>2.1</b>	P&Z Application Coversheet			X
<b>2.2</b>	Final Plat Application			X
<b>2.3</b>	Final Plat			X
<b>2.4</b>	Landscape Plan			X

<b>2.5</b>	Vicinity Map			X
<b>2.6</b>	Original FCOs – Approved 03.19.2019			X
<b>2.9</b>	Statement of Conformance			X
<b>2.10</b>	Common Area Maintenance Agreement			X
<b>2.11</b>	Central District Health Department			X
<b>2.12</b>	Kuna Police			X
<b>2.13</b>	Kuna Rural Fire District			X
<b>2.14</b>	Boise Project Board of Control			X
<b>2.16</b>	Public Works Memo			X

## II GENERAL PROJECT FACTS

- 2.1** Kent Brown, on behalf of Trilogy Idaho, requests Final Plat approval for Ledgestone Subdivision No. 3, an approximately 8.99-acre project with 47 single-family and 13 common lots, with an R-8 (High Density Residential) zone. The subject site is located approximately 1,400-feet southwest of the E Hubbard and S Stroebel intersection (APN: S1418110550); Section 18, Township 2 North, Range 1 East.

## III STAFF ANALYSIS

- 3.1** In accordance with Kuna City Code Title 6, Subdivision Regulations, the application seeks Final Plat approval for Ledgestone Subdivision No. 3.

In Exhibit 2.11, the Central District Health Department (CDHD) states their approval of the Final Plat for central water and sewer facilities and has lifted the sanitary restrictions, with final approval being given on July 27, 2022.

Kuna Police Chief Mike Fratusco, expressed no concerns with this Final Plat Request (Exhibit 2.12). In Exhibit 2.13, the Kuna Rural Fire District provides their support of the Final Plat request and provides additional comments on emergency access for fire apparatus and firefighting water supply.

Boise Project Board of Control, in Exhibit 2.14, points out the Mason Creek Feeder lies within the boundaries of this project and asserts the Federal Easement of 37-feet North and 35-feet South of the lateral's centerline; no landscaping besides grass or gravel is permitted within this easement nor can the easement access be hindered at any time.

Based on comments provided in the Public Works Memo (Exhibit 2.16), staff can support approval of the Final Plat. This project has previously reserved capacity within the Patagonia and Danskin Lift Stations and is in agreement with Water, Sewer and Pressurized Irrigation Master Plans.

Staff has determined the proposed Final Plat for Ledgestone Subdivision No. 3 appears to be in substantial conformance with the previously approved Preliminary Plat (March 5, 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 If applicable, 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 20<sup>th</sup> day of September, 2022.



# Planning & Zoning Application Coversheet

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



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

**File No.(s):** 22-10-FP

**Project Name:** Ledgestone No. 3

**Date Received:** 08.08.2022

**Date Accepted as Complete:** 08.23.2022

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: Corey Barton

Address: 1977 E Overland Road Meridian Idaho 83642

Phone: 208-895-8858 Email: shawn@trilogyidaho.com

**Applicant (Developer) Information**

Name: Shawn Brownlee /Trilogy Idaho

Address: 9839 W Cable Car Street Ste 100, Boise Idaho 83709

Phone: 208-895-8858 Email: Shawn@trilogyidaho.com

**Engineer/Representative Information**

Name: Kent Brown

Address: 3161 E Springwood Dr , Meridian , Idaho 83642

Phone: 208-871-6842 Email: kentlkb@gmail.com

**Subject Property Information**

Site Address: 0 N.Locust Grove Road

Nearest Major Cross Streets: Approximately 900 ft south of Hubbard and Locust Grove Roads

Parcel No.(s): S1418110550

Section, Township, Range: Section 18, T2N; R1E

Property Size: 8.99 AC

Current Land Use: vacant Proposed Land Use: residential

Current Zoning: R-8 Proposed Zoning: R-8

**Project Description**

Project Name: Ledgestone Subdivision no 3

General Description of Project: Final plat for the third phase of Ledgestone neighborhood.  
Which includes 47 buildable lots and 13 common lots on 8.99 acres.

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: \_\_\_\_\_

five acre park with playground and picnic shelter and half court basketball were installed in phase two. This phase does continue the pathway along the Mason Creek Feeder

**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: 47

No. of Common Lots: 13 No. of Other Lots: 13

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): 5.22

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 7.15

Percentage of Open Space provided: 15.5% Acreage of Open Space: .58

Type of Open Space provided (i.e. public, common, landscaping): micro pathways ;and street buffers and pathway extension along Mason Creek

**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.):

**street buffer and micro pathways**

Applicant Signature: Kent Brown Date: 8/8/22

*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](mailto:pzapplications@kunaid.gov). A link will be provided to you for application attachments to be uploaded to the cloud.**



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



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

<b>**Office Use Only**</b>	
Case No(s):	<u>22-10-Fp</u>
Project Name:	<u>Ledgestone Subdivision No 3</u>
Date Received:	<u>08.08.2022</u>
Date Accepted as Complete:	<u>08.23.2022</u>

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

- Complete Planning & Zoning Application Coversheet.
- All pages of the proposed Final Plat.
- Landscape, Lighting & Sidewalk Plans from the Construction Plan set.
- Approved & signed Findings of Fact and Conclusions of Law for Preliminary Plat.
- Such other information as deemed necessary to establish whether or not all proper parties have signed and/or approved Final Plat.
- Statement of Conformance with the following: Preliminary Plat meets all requirements or conditions; and Preliminary Plat meets acceptable engineering practices and local standards.
- Any proposed restrictive covenants and/or deed restrictions, and Homeowners Association documents.

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

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

**Information to Note:**

The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

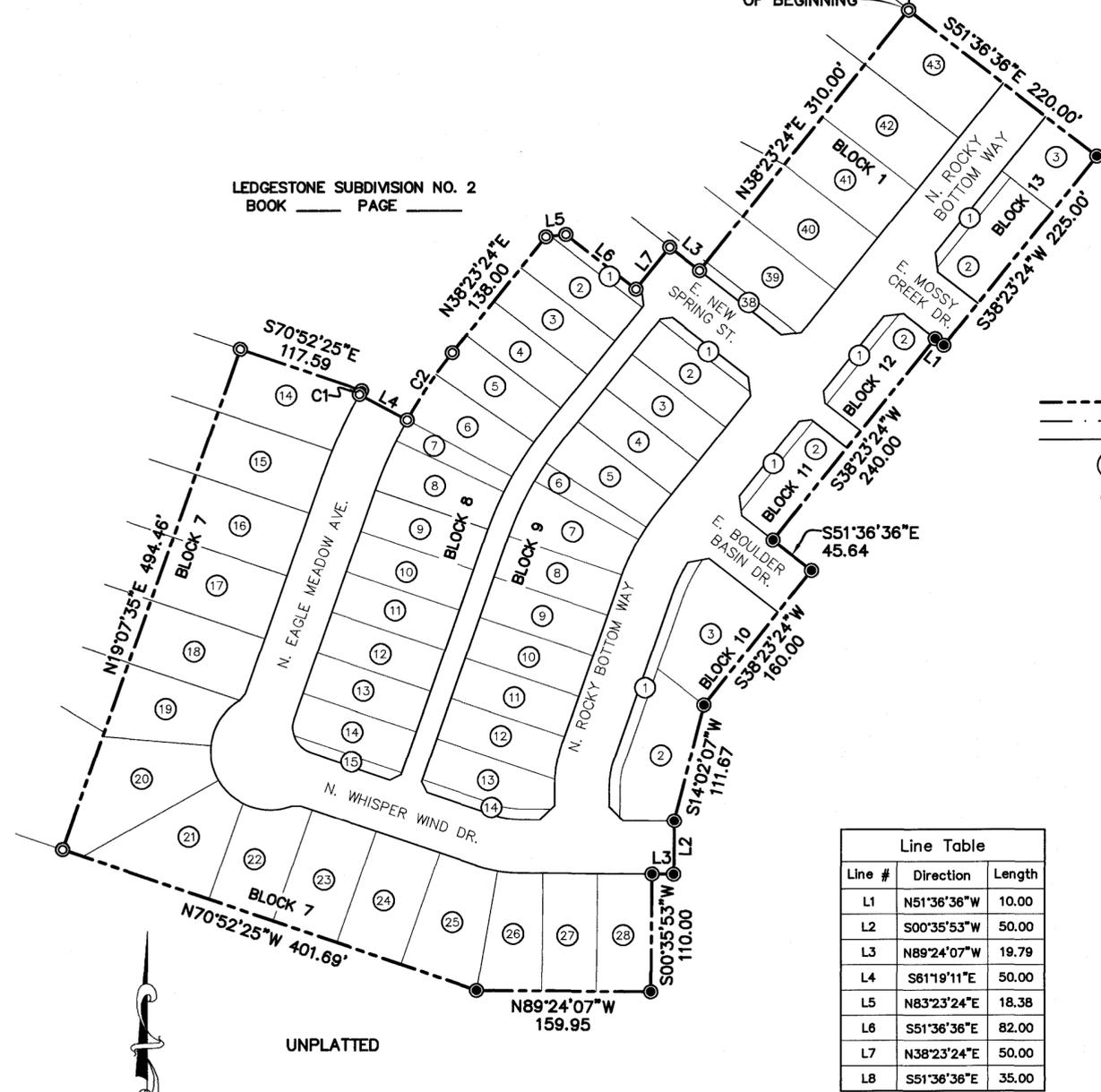
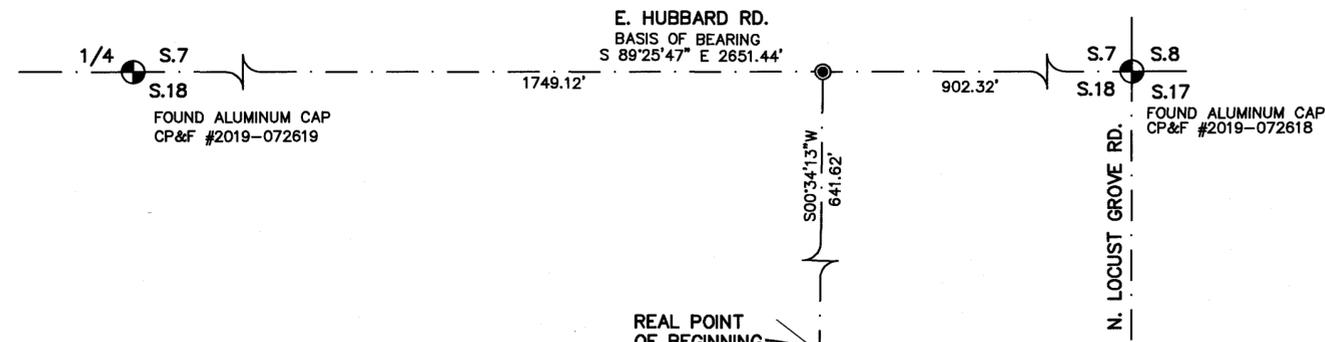
Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).

Applicant Signature:  Date: August 9, 2022  
*By signing, you are confirming you have provided all required items listed on this application.*

**NOTES:**

1. Lot lines common to a public right-of-way line have a ten (10) foot wide permanent public utilities, water, sewer, drainage & irrigation easement unless otherwise shown. All rear lot lines have a ten (10) foot wide permanent drainage and irrigation easement as shown.
2. Each side of interior lot lines have a five (5) foot wide drainage and irrigation easement as shown. Where a City of Kuna Pressure Irrigation Main is constructed, said lot line easements are TEN (10) feet wide as shown.
3. Any resubdivision of this Plat shall comply with the applicable zoning regulations in effect at the time of resubdivision and may require amendment of the development agreement.
4. Portions of Lots 39-43, Block 1, and Lots 22-28, Block 7 are servient to and contain the ACHD Storm Water Drainage System. These lots are encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015, as Instrument No. 2015-103256, Official Records of Ada County, and incorporated herein by this reference as if set forth in full (the "Master Easement"). The Master Easement and the Storm Water Drainage System are dedicated to ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the Operation and Maintenance of the Storm Water Drainage System.
5. Lots 38 and 43, Block 1, Lots 1, 7, and 15, Block 8, Lots 1, 6, and 14, Block 9, Lot 1, Block 10, Lot 1, Block 11, Lot 1, Block 12 and Lots 1 and 3, Block 13 are designated as common area lots to be owned and maintained by the Ledgestone Subdivision Homeowner's Association. The Homeowners' Association (HOA), its ownership and maintenance commitments cannot be dissolved without the express written consent of the City of Kuna, Idaho. All improved individual lots are subject to the fractional share of the irrigation assessment for each HOA common lot(s) that receive(s) municipal irrigation. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment.
6. Irrigation water will be provided by Kuna Municipal Irrigation District in compliance with Idaho Code Section 31-3805(1)(b). All lots within this subdivision will be entitled to irrigation rights, and will be obligated for assessments from City of Kuna. The City of Kuna will own, operate and maintain the system.
7. Minimum building setbacks shall be in accordance with the City of Kuna applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and/or required.
8. This development recognizes Idaho Code Section 22-4503, right to farm act, which states: "No agricultural facility or an expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof.
9. ACHD Temporary License Agreement - See Inst. No. \_\_\_\_\_
10. This subdivision is located within zone AE as shown on the firm panel 125 of 875, Ada County, Idaho and Incorporated Areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit. This subdivision does falls within a FEMA flood hazard zone. Reference FIRM Panel 16001C0250J revised October 2, 2003.
12. Lot 43, Block 1 and Lot 3, Block 3 are subject to a 35' Wide easement for operation and maintenance of the Mason Creek Feeder Canal as shown and dimensioned.
13. Existing ACHD Sidewalk Easement - See Inst. No. \_\_\_\_\_
14. ACHD Permanent Easement - See Inst. No. \_\_\_\_\_
15. Offsite Sewer Easement - See Inst. No. \_\_\_\_\_

PLAT SHOWING  
**LEDGESTONE SUBDIVISION NO. 3**  
 LOCATED IN THE NE 1/4 OF SECTION 18 T.2N., R.1E., B.M.,  
 KUNA, ADA COUNTY, IDAHO  
 2022



LEDGESTONE SUBDIVISION NO. 2  
 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

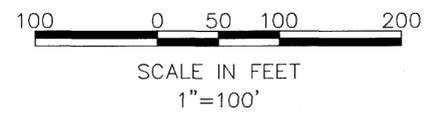
**LEGEND**

- Subdivision Boundary
- - - Section Line
- Lot Line
- Lot Number
- ⊕ Found Aluminum cap
- Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 11779
- ⊙ Found 5/8" Iron Pin with Plastic Cap, PLS 11779
- Set 1/2" x 24" Iron Pin with Plastic Cap, PLS 11779
- Found 1/2" x 24" Iron Pin with Plastic Cap, PLS 11779

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	495.00	4.28	4.28	S28°55'41"W	0°29'43"
C2	445.00	75.41	75.32	N33°32'06"E	9°42'34"
C3	495.00	24.38	24.38	N20°32'16"E	2°49'21"
C4	495.00	62.43	62.39	N25°33'44"E	7°13'36"
C5	495.00	86.82	86.71	S24°09'04"W	10°02'57"
C6	470.00	78.37	78.28	S23°54'12"W	9°33'14"
C7	445.00	74.20	74.12	S23°54'12"W	9°33'14"
C8	445.00	2.55	2.55	N19°17'25"E	0°19'40"
C9	445.00	50.17	50.14	N22°41'02"E	6°27'33"
C10	445.00	21.49	21.49	N27°17'49"E	2°46'00"
C11	445.00	50.17	50.14	N31°54'36"E	6°27'33"
C12	445.00	25.24	25.24	N36°45'53"E	3°15'01"
C13	55.00	51.25	49.41	N31°42'05"E	5°32'31"
C14	55.00	33.52	33.00	N12°26'59"W	34°54'55"
C15	55.00	31.39	30.97	N46°15'29"W	32°42'06"
C16	55.00	45.63	44.33	N86°22'32"W	47°32'00"
C17	55.00	161.78	109.45	S25°52'25"E	168°32'15"
C18	50.00	78.54	70.71	S25°52'25"E	90°00'00"
C19	25.00	39.27	35.36	S25°52'25"E	90°00'00"
C20	25.00	16.09	15.81	N00°41'29"E	36°52'12"
C21	25.00	23.18	22.36	N44°18'31"W	53°07'48"
C22	125.00	40.42	40.25	N80°08'16"W	18°31'42"
C23	125.00	40.42	40.25	N80°08'16"W	18°31'42"
C24	125.00	40.42	40.25	S80°08'16"E	18°31'42"
C25	100.00	32.34	32.20	S80°08'16"E	18°31'42"
C26	75.00	24.25	24.15	N80°08'16"W	18°31'42"

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C27	65.00	21.02	20.93	S80°08'16"E	18°31'42"
C28	125.00	5.06	5.06	S01°45'29"W	2°19'12"
C29	125.00	35.36	35.24	S11°01'20"W	16°12'30"
C30	100.00	32.34	32.20	S09°51'44"W	18°31'42"
C31	75.00	24.25	24.15	S09°51'44"W	18°31'42"
C32	65.00	21.02	20.93	S09°51'44"W	18°31'42"
C33	225.00	5.31	5.31	S19°48'10"W	1°21'09"
C34	225.00	36.34	36.30	S25°06'23"W	9°15'16"
C35	225.00	13.41	13.41	S31°28'29"W	3°24'57"
C36	225.00	20.58	20.57	S35°46'10"W	5°14'27"
C37	225.00	75.65	75.29	S28°45'29"W	19°15'48"
C38	200.00	67.24	66.93	S28°45'29"W	19°15'48"
C39	175.00	36.75	36.68	S25°08'33"W	12°01'56"
C40	165.00	43.68	43.56	S26°42'40"W	15°10'09"
C41	335.00	2.46	2.46	S19°20'13"W	0°25'16"
C42	335.00	37.76	37.74	S22°46'36"W	6°27'31"
C43	335.00	16.17	16.17	S27°23'21"W	2°45'58"
C44	335.00	37.75	37.73	S32°00'02"W	6°27'25"
C45	335.00	18.06	18.05	S36°46'24"W	3°05'17"
C46	335.00	112.21	111.68	S28°43'19"W	19°11'27"
C47	315.00	2.46	2.46	N19°21'01"E	0°26'52"
C48	315.00	56.73	56.66	N24°44'02"E	10°19'10"
C49	315.00	19.98	19.98	N31°42'39"E	3°38'03"
C50	315.00	28.33	28.32	N35°55'21"E	4°47'22"
C51	315.00	105.51	105.01	S28°43'19"W	19°11'27"

Line Table		
Line #	Direction	Length
L1	N51°36'36"W	10.00
L2	S00°35'53"W	50.00
L3	N89°24'07"W	19.79
L4	S61°19'11"E	50.00
L5	N83°23'24"E	18.38
L6	S51°36'36"E	82.00
L7	N38°23'24"E	50.00
L8	S51°36'36"E	35.00

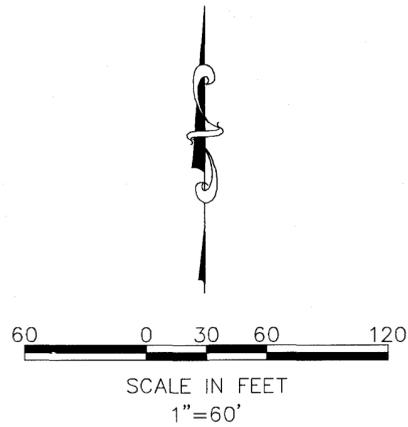


GREGORY G. CARTER, PLS 7729  
 IDAHO SURVEY GROUP  
 9955 W. EMERALD ST  
 BOISE, ID 83704

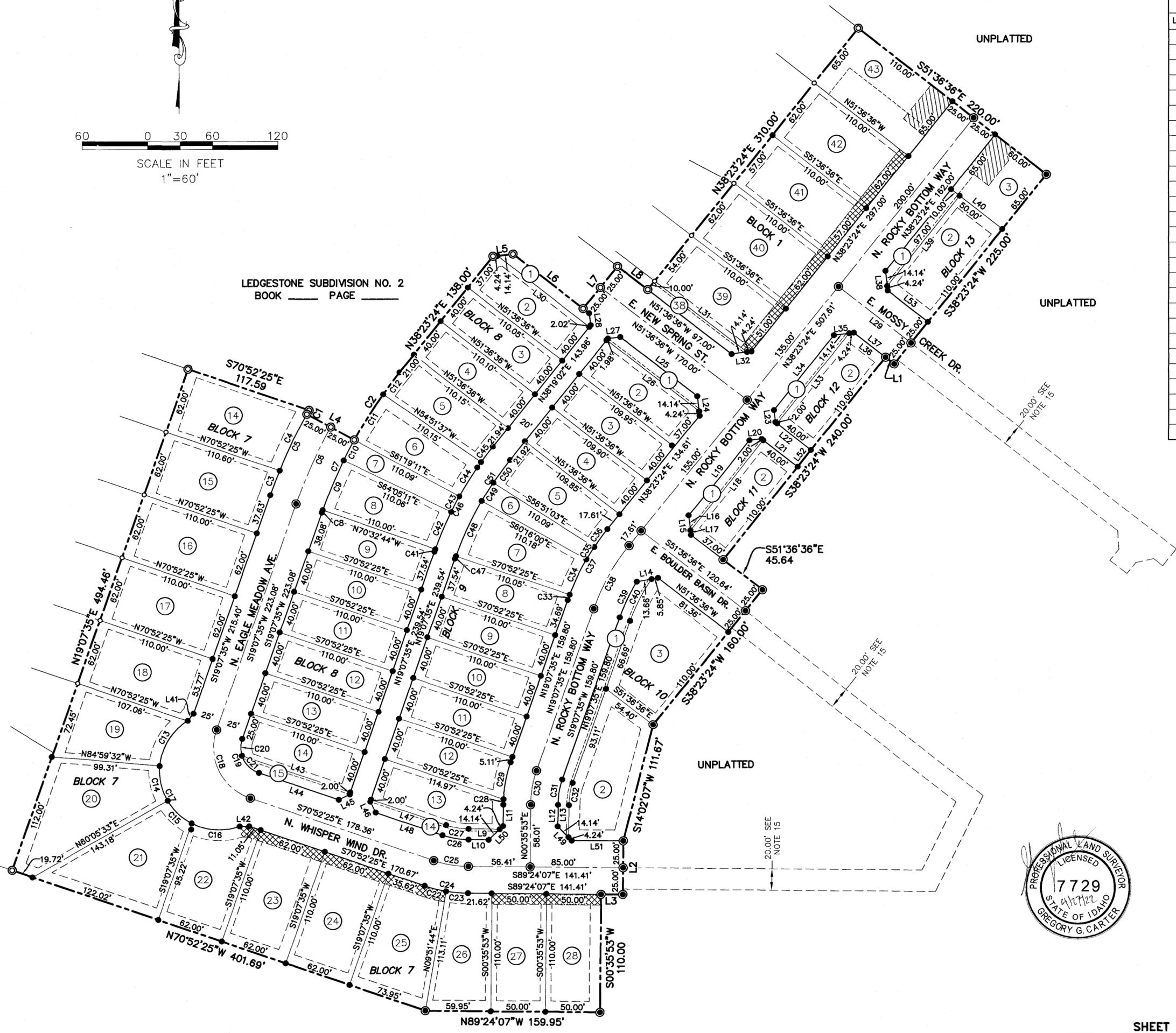


**CIVIL ENGINEERING | PLANNING | CADD**  
 1119 E. STATE ST., SUITE 210 TEL 208-938-0013  
 EAGLE, ID 83616 www.baileyengineers.com

# LEDGESTONE SUBDIVISION NO. 3



LEDGESTONE SUBDIVISION NO. 2  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



Line Table		
Line #	Direction	Length
L1	N51°36'36"W	10.00
L2	S00°35'53"W	50.00
L3	N89°24'07"W	19.79
L4	S61°19'11"E	50.00
L5	N83°23'24"E	18.38
L6	S51°36'36"E	82.00
L7	N38°23'24"E	50.00
L8	S51°36'36"E	35.00
L9	S89°24'07"E	28.41
L10	N89°24'07"W	18.41
L11	S00°35'53"W	20.01
L12	S00°35'53"W	20.01
L13	N00°35'53"E	30.01
L14	N79°46'28"E	19.51
L15	N06°36'36"W	18.38
L16	S06°36'36"E	14.14
L17	S06°36'36"E	4.24
L18	S38°23'24"W	107.00
L19	S38°23'24"W	89.00
L20	S83°23'24"W	11.31
L21	S51°36'36"E	42.00
L22	S51°36'36"E	42.00
L23	S06°36'36"E	11.31
L24	N06°36'36"W	18.38
L25	S51°36'36"E	89.00
L26	N51°36'36"W	107.00
L27	N83°19'51"E	11.33

Line Table		
Line #	Direction	Length
L28	S06°40'09"E	11.30
L29	N51°36'36"W	85.00
L30	N51°36'36"W	107.00
L31	N51°36'36"W	107.00
L32	N83°23'24"E	18.38
L33	S38°23'24"W	107.00
L34	S38°23'24"W	89.00
L35	N83°23'24"E	18.38
L36	N51°36'36"W	37.00
L37	S51°36'36"E	47.00
L38	N06°36'36"W	18.38
L39	N38°23'24"E	107.00
L40	S51°36'36"E	60.00
L41	N38°45'39"E	8.74
L42	S89°29'32"W	8.74
L43	S70°52'25"E	105.00
L44	N70°52'25"W	77.00
L45	S64°07'35"W	11.31
L46	N25°52'25"W	11.31
L47	S70°52'25"E	73.36
L48	N70°52'25"W	65.36
L49	S44°24'07"E	18.38
L50	N45°35'53"E	18.38
L51	S89°24'07"E	47.00
L52	N38°23'24"E	20.00
L53	N51°36'36"W	47.00

### LEGEND

- Subdivision Boundary
- Section Line
- Easement line (See Note 1)
- Existing Easement line (As noted)
- Street Centerline
- Lot Line
- Lot Number
- Found Aluminum cap
- Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 11779
- Set 1/2" x 24" Iron Pin with Plastic Cap, PLS 11779
- Found 1/2" x 24" Iron Pin with Plastic Cap, PLS 11779
- ACHD STORM DRAIN EASEMENT SEE NOTE 4
- ACHD STORM PERMANENT EASEMENT SEE NOTE 14

SEE SHEET 1 FOR CURVE TABLE AND NOTES



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

# LEDGESTONE SUBDIVISION NO. 3

## CERTIFICATE OF OWNERS

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

A parcel of land located in the NE 1/4 of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the N1/4 corner of said Section 18 from which the NE corner of said Section 18 bears South 89°25'47" East, 2651.44 feet,

thence along the North boundary line of said Section 18 South 89°25'47" East, 1749.12 feet;

thence leaving said North boundary line South 00°34'13" West, 641.62 feet to the easterly most corner of Ledgestone Subdivision

No. 2 as filed in Book of Plats at Pages through , records of Ada County, Idaho, said point also being the **REAL**

### **POINT OF BEGINNING:**

thence South 51°36'36" East, 220.00 feet;

thence South 38°23'24" West, 225.00 feet;

thence North 51°36'36" West, 10.00 feet;

thence South 38°23'24" West, 240.00 feet;

thence South 51°36'36" East, 45.64 feet;

thence South 38°23'24" West, 160.00 feet;

thence South 14°02'07" West, 111.67 feet;

thence South 00°35'53" West, 50.00 feet;

thence North 89°24'07" West, 19.79 feet;

thence South 00°35'53" West, 110.00 feet;

thence North 89°24'07" West, 159.95 feet;

thence North 70°52'25" West, 401.69 feet to the southerly most corner of said Ledgestone Subdivision No. 2;

thence along the exterior boundary line of said Ledgestone Subdivision No. 2 the following courses and distances:

thence North 19°07'35" East, 494.46 feet;

thence South 70°52'25" East, 117.59 feet;

thence 4.28 feet along the arc of a non-tangent curve to the left, said curve having a radius of 495.00 feet, a central angle of 00°29'43" and a long chord which bears South 28°55'41" West, 4.28 feet;

thence South 61°19'11" East, 50.00 feet;

thence 75.41 feet along the arc of a non-tangent curve to the right, said curve having a radius of 445.00 feet, a central angle of 09°42'34" and a long chord which bears North 33°32'06" East, 75.32 feet;

thence North 38°23'24" East, 138.00 feet;

thence North 83°23'24" East, 18.38 feet;

thence South 51°36'36" East, 82.00 feet;

thence North 38°23'24" East, 50.00 feet;

thence South 51°36'36" East, 35.00 feet;

thence North 38°23'24" East, 310.00 feet to the **REAL POINT OF BEGINNING**. Containing 8.99 acres, more or less.

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

Challenger Development, Inc., an Idaho Corporation

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

## CERTIFICATE OF SURVEYOR

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



\_\_\_\_\_  
Gregory G. Carter

P.L.S. No. 7729

## ACKNOWLEDGMENT

State of Idaho )

) s.s.

County of Ada )

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

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

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

\_\_\_\_\_  
Notary Public for Idaho

Residing in \_\_\_\_\_, Idaho

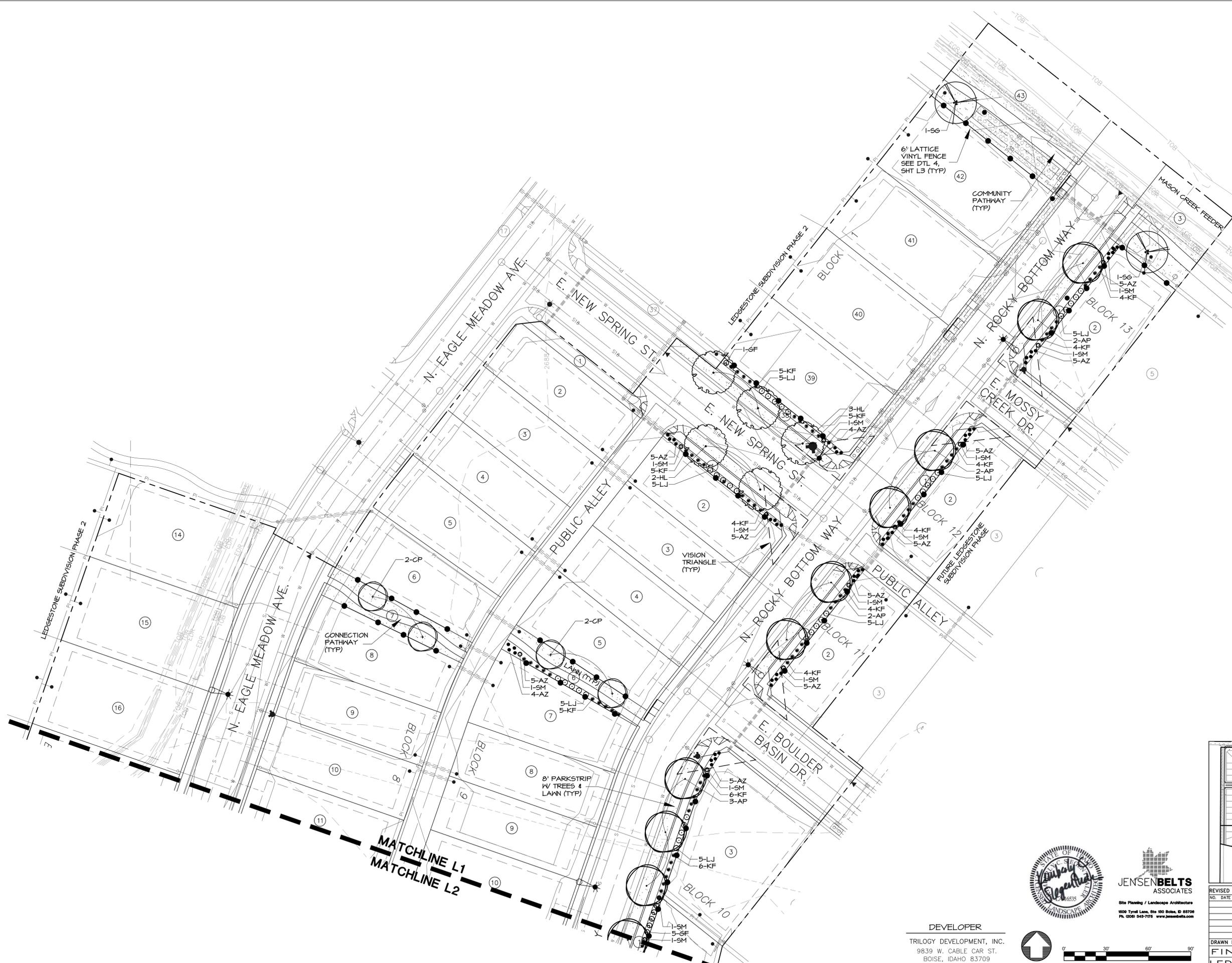
**Bailey Engineering, Inc.**

**CIVIL ENGINEERING | PLANNING | CADD**

1119 E. STATE ST., SUITE 210 TEL 208-938-0013  
EAGLE, ID 83616 www.baileyengineers.com

SHEET 3 OF 4





### PLANT SCHEDULE

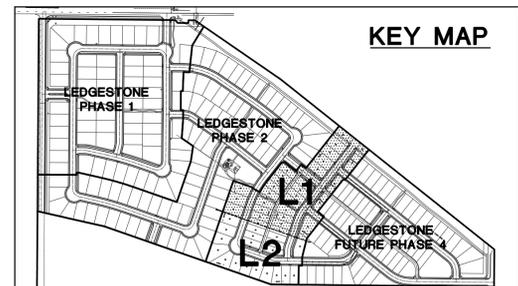
(REFERENCE SHT L3)

SYM	COMMON NAME
<b>STREET TREES (CLASS II)</b>	
AP	AUTUMN PURPLE ASH
CP	CHANTICLEER PEAR
HL	SKYLINE HONEYLOCUST
SG	AMERICAN SHEETGUM
<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>	
AZ	ARIZONA SUN BLANKET FLOWER
GF	GOLDFLAME SPIREA
KF	KARL FOERSTER REED GRASS
LJ	LITTLE JOKER NINEBARK
SM	SLOWMOUND MUGO FINE

- LAWN
- 6' VINYL LATTICE TOP FENCE ALONG PERIMETER PROPERTY LINES, COMMON LOTS, AND SIDE LOTS (TYP). SEE DTL 4, SHT L3.

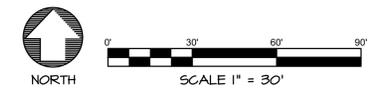
### NOTES

- REFER TO SHEET L3 FOR PLANT SCHEDULE, LANDSCAPE CALCULATIONS, AND DETAILS.
- REFER TO SHEET L4 FOR LANDSCAPE AND IRRIGATION SPECIFICATIONS.

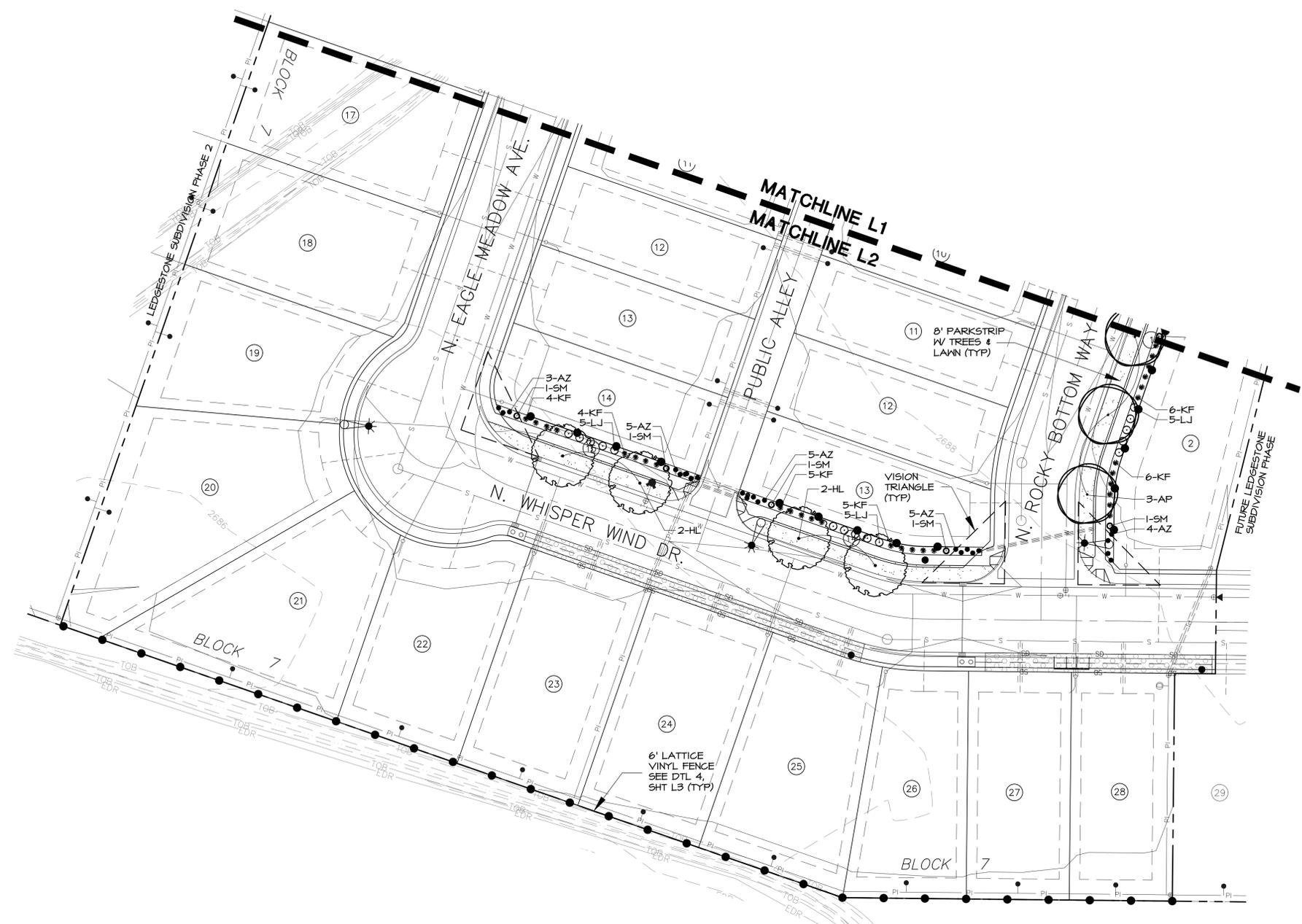


**JENSEN BELTS ASSOCIATES**  
 Site Planning / Landscape Architecture  
 1008 Tyrrel Lane, Ste 150 Boise, ID 83708  
 Ph: (208) 545-7175 www.jensenbelts.com

**DEVELOPER**  
 TRILOGY DEVELOPMENT, INC.  
 9839 W. CABLE CAR ST.  
 BOISE, IDAHO 83709  
 (208) 895-8858



<b>REVISIONS</b> NO. DATE DESCRIPTION	
DRAWN BY: JUN CHECKED BY: KCS	PROJECT: JBA 2109 DATE: 01-18-2021
<b>FINAL PLAT LANDSCAPE PLAN</b> LEDGESTONE SUBDIVISION No.3 TRILOGY DEVELOPMENT, INC.	
CIVIL ENGINEERING   PLANNING   CADD 4242 N. BROADWISSE LANE BOISE, ID 83714 TEL: 208-336-0313 www.baileyengineers.com	
SHEET <b>L1</b>	



### PLANT SCHEDULE

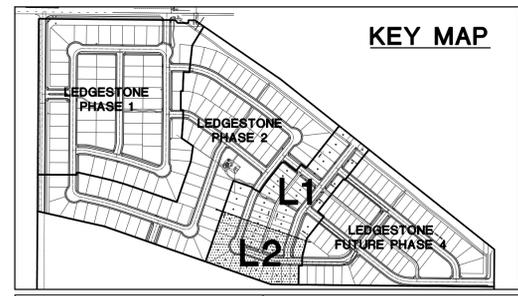
(REFERENCE SHT L3)

SYM	COMMON NAME
<b>STREET TREES (CLASS II)</b>	
AP	AUTUMN PURPLE ASH
CP	CHANTICLEER PEAR
HL	SKYLINE HONEYLOCUST
SG	AMERICAN SHEETGUM
<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>	
AZ	ARIZONA SUN BLANKET FLOWER
GF	GOLDFLAME SPIREA
KF	KARL FOERSTER REED GRASS
LJ	LITTLE JOKER NINEBARK
SM	SLOWMOUND MUGO FINE

- LAWN
- 6' VINYL LATTICE TOP FENCE ALONG PERIMETER, PROPERTY LINES, COMMON LOTS, AND SIDE LOTS (TYP). SEE DTL 4, SHT L3.

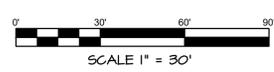
### NOTES

1. REFER TO SHEET L3 FOR PLANT SCHEDULE, LANDSCAPE CALCULATIONS, AND DETAILS.
2. REFER TO SHEET L4 FOR LANDSCAPE AND IRRIGATION SPECIFICATIONS.

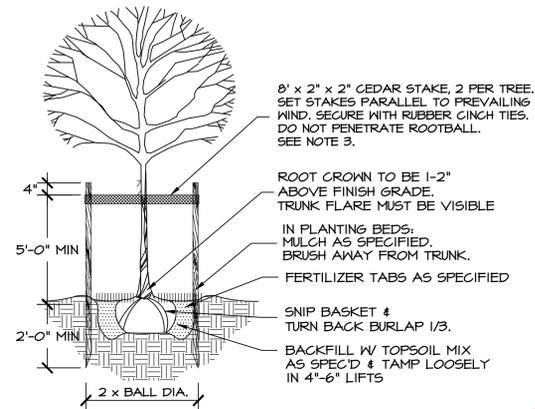


**JENSEN BELTS ASSOCIATES**  
 Site Planning / Landscape Architecture  
 1009 Tyrrel Lane, Ste 150 Boise, ID 83708  
 Ph. (208) 545-7175 www.jensenbelts.com

**DEVELOPER**  
 TRILOGY DEVELOPMENT, INC.  
 9839 W. CABLE CAR ST.  
 BOISE, IDAHO 83709  
 (208) 895-8858

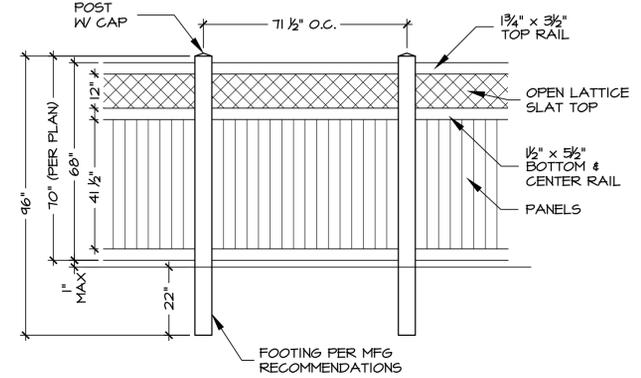


REVISED NO. DATE DESCRIPTION	<p><b>Bailey Engineering, Inc.</b>                  CIVIL ENGINEERING   PLANNING   CADD                  4242 N. BROOKSIDE LANE TEL. 208-336-0313                  BOISE, ID 83714 www.baileyengineers.com</p>
DRAWN BY: JUN CHECKED BY: KCS PROJECT: JBA 2109 DATE: 01-18-2021	
<b>FINAL PLAT LANDSCAPE PLAN</b> LEDGESTONE SUBDIVISION No.3 TRILOGY DEVELOPMENT, INC.	
SHEET <b>L2</b>	



- NOTES:**
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
  2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
  3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
  4. TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

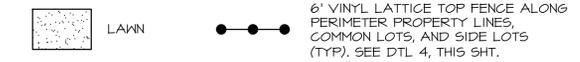
All twine, rope, burlap & baskets must be removed from top 1/2 of root ball



- NOTES:**
1. ALL END CAP AND PATHWAY FENCE TO STOP 24' FROM PROPERTY LINE.

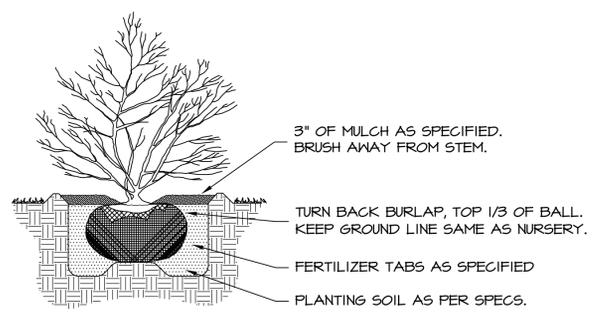
### PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE
<b>STREET TREES (CLASS II)</b>				
AP	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B4B	45' HT x 35' W
CP	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B4B	30' HT x 15' W
HL	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B4B	45' HT x 30' W
SG	AMERICAN SHEETGUM	LIQUIDAMBER STYRACIFLUA	2" CAL B4B	60' HT x 40' W
<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>				
AZ	ARIZONA SUN BLANKET FLOWER	GAILLARDIA x 'ARIZONA SUN'	1 GAL	1' HT x 1.5' W
GF	GOLDFLAME SPIREA	SPIRAEA x BUMALDA 'GOLDFLAME'	3 GAL	3' HT x 3' W
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL	6' HT x 2' W
LJ	LITTLE JOKER NINEBARK	PHYSOCARPUS OPULIFOLIUS 'HOOGIO21'	3 GAL	3' HT x 3' W
SM	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	3 GAL	2' HT x 2' W



### 1 TREE PLANTING/STAKING

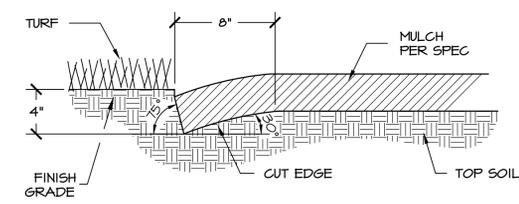
NOT TO SCALE



**NOTE:** DIG HOLE TWICE THE SIZE OF ROOTBALL.

### 2 SHRUB PLANTING

NOT TO SCALE



### 3 PLANTER CUT BED EDGE

NOT TO SCALE

### 4 VINYL LATTICE TOP FENCE

NOT TO SCALE

### LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET: TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS. EACH REQUIRED SHADE TREE MAY BE SUBSTITUTED FOR TWO (2) FLOWERING/ORNAMENTAL TREES.

LOCATION	PROVIDED
NUMBER OF STREET TREES PROVIDED:	21 TREES
NUMBER OF TREES PROVIDED ON COMMON LOTS:	6 TREES
TOTAL NUMBER OF TREES:	27 TREES

### NOTES

1. ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF KUNA CODE. REFER TO SHEET L4 - SPEC SECTION 32 90 00 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L4 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
5. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
6. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
7. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
8. PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
9. THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.



DEVELOPER

TRILOGY DEVELOPMENT, INC.

9839 W. CABLE CAR ST.  
BOISE, IDAHO 83709  
(208) 895-8858

REVISED	NO.	DATE	DESCRIPTION

**BAILEY ENGINEERING, INC.**  
 CIVIL ENGINEERING | PLANNING | CADD  
 4242 N. BROOKSIDE LANE TEL: 208-536-0313  
 BOISE, ID 83714 www.baileyengineers.com

DRAWN BY: JUN | CHECKED BY: KCS | PROJECT: JBA 2109 | DATE: 01-18-2021

**FINAL PLAT LANDSCAPE PLAN**  
 LEDGESTONE SUBDIVISION No. 3  
 TRILOGY DEVELOPMENT, INC.

SHEET 13

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

- 1.1 RELATED DOCUMENTS
  - A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.
- 1.2 SUMMARY
  - A. This Section includes provisions for the following items:
    1. Trees.
    2. Shrubs; Ground cover.
    3. Lawns.
    4. Topsoil and Soil Amendments.
    5. Miscellaneous Landscape Elements.
    6. Initial maintenance of landscape materials.
  - B. Related Sections: The following sections contain requirements.
    1. Underground sprinkler system is specified in Section 32 84 00 - Irrigation
- 1.3 QUALITY ASSURANCE
  - A. Subcontract landscape work to a single firm specializing in landscape work.
  - B. Source Quality Control:
    1. General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
    2. Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Architect, with proposal for use of equivalent material.
    3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.
    4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity, size, genus, species, and variety shown and scheduled for work complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sun-scald, injuries, abrasions, or discoloration.
  - 5. Label at least one tree and one shrub of each variety with attached waterproof tag with legible designation of botanical and common name.
    - a. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread.
  - 6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size, and quality. Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

1.4 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
  - B. Plant and Material Certifications:
    1. Certificates of inspection as required by governmental authorities.
    2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
    3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.
  - C. Mulch: Submit 1 gal bag of mulch sample for approval.
- 1.5 DELIVERY, STORAGE AND HANDLING
  - A. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
  - B. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.
  - C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
  - D. Do not remove container-grown stock from containers until planting time.
  - E. Do not drop or dump materials from vehicles during delivery or handling. Avoid any damage to rootballs during deliver, storage and handling.

1.6 JOB CONDITIONS

- A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.
- B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.
- C. Adjacent Landscape: Protect planted areas adjacent to construction area. Replace or recondition to prior conditions at project completion.

1.7 SEQUENCING AND SCHEDULING

- A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
  1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
  2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.
- B. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.8 SPECIAL PROJECT WARRANTY

- A. Warranty lawns through specified lawn maintenance period, until Final Project Acceptance.
- B. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
- C. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

PART 2 - PRODUCTS

- 2.1 TOPSOIL
  - A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work. Topsoil shall be fertile, friable, natural loam, surface soil, reasonable free of subsoil, clay lumps, brush, weeds, roots, stumps, slumps, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
    1. Contractor shall send a minimum of three (3) representative topsoil samples for testing. See testing requirements below. Contractor is responsible for whatever soil additives are recommended by the tests. Submit to Architect for approval. Compost will be added to other additives and added regardless of test results.
  - B. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
    1. Obtain topsoil from local sources or areas with similar soil characteristics to that of project site. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes.
    2. Composition: Topsoil shall contain from 1 to 20% organic matter as determined by the Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey Investigation Report No. 1. Maximum particle size, 3/4-inch, with maximum 3% retained on 1/4-inch screen.
      - Other components shall conform to the following limits:
 

pH	6.5 to 7.5
Soluble Salts	600 ppm maximum
Silt	25-50%
Clay	10-30%
Sand	20-50%
    3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.
- C. Soil Testing
  1. Soil tests are required for this project (see above for requirements). Test shall be provided as follows:
    - a. Provide certified analysis at time of sample submitted (three samples imported topsoil). Amend soils per chemist's recommendations and as herein specified unless otherwise approved by Architect.
  2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary. Test #1T by Western Laboratories (1-800-658-3858) is required.
  3. Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.
  4. Contractor shall coordinate, obtain and pay for all soil tests.
  5. If regenerative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

2.2 pH ADJUSTERS

- A. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.

2.3 SOIL AMENDMENTS

- A. Compost: Compost: "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoil Compost (208) 629-8912 or approved equal in equal amounts by volume.
- B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer. It shall be free-flowing and packaged in new waterproof, non-overlaid bags clearly labeled as to weight, manufacturer, and content. Protect materials from deterioration during delivery and while stored at site.
  1. Commercial fertilizer "A" for trees and shrubs during planting; slow release Agriform Planting 5-gram tablets 20-10-5 type or equal.
  2. Commercial fertilizer "B" for lawn areas, applied to bed prior to sodding, to be 16-16-17 applied at the rate of ten pounds per acre.
  3. Commercial fertilizer "C" for lawn areas three to four weeks after planting sod. Organic Fertilizer Milorganite (6-0-2) type or equal.
- C. Herbicide: Pre-emergent for topical application in planting beds. Oxidiazon 2G brand or pre-approved equal. Use in accordance with manufacturer's recommendation on all planting beds.

2.4 PLANT MATERIALS

- A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
- B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required. Single stem trees except where special forms are shown or listed.
- C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
- D. Coniferous and Broadleaved Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.

2.5 GRASS MATERIALS

- A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season old, and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when unrolled (viable, not dormant).
  1. Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on upper 10% of pad will be rejected.
- B. Provide sod composed of: Rhizomatous Tall Fescue (RTF) from The The Turf Company, Meridian, ID (208) 888-3760 or approved equal.

2.6 MISCELLANEOUS LANDSCAPE MATERIALS

- A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
- B. Mulch: Mulch for planting beds shall be medium ground bark mulch, free of splinters, consistent in appearance, and shall contain no toxic substance detrimental to plant life.
- C. Stakes and Gyps: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and gyps of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.

PART 3 - EXECUTION

- 3.1 PREPARATION - GENERAL
  - A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
  - B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.
- 3.2 PREPARATION OF PLANTING SOIL
  - A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
  - B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not follow placing of planting soil in a few days.
    - Compost: Lawn Areas: 1/4 compost.; 3/4 topsoil.
    - Shrub Areas: 1/3 compost, 2/3 topsoil.
  - C. For shrub and lawn area, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
- 3.3 PREPARATION FOR PLANTING LAWNS
  - A. After excavating and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches. Remove stones measuring over 1-1/2 inches in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
    1. Spread topsoil mix to minimum depth of 4 inches for sodded lawns as required to meet lines, grades, and elevations shown, after light rolling, addition of amendments, and natural settlement. Place approximately 1/2 of total amount of topsoil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil. Add specified soil amendments as required and mix thoroughly into upper 4 inches of topsoil.
- 3.4 PREPARATION OF PLANTING BEDS
  - A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or similar equipment. Remove stones measuring over 1 1/2 inches in any dimension. Remove stocks, stones, rubbish, and other extraneous matter.
  - B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Add 1 1/2 inches of specified compost over entire planting area and mix thoroughly into upper 6 inches of topsoil. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
  - C. Apply Pre-Emergent per manufacturer's recommendation.
- 3.5 PLANTING TREES AND SHRUBS
  - A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets in excavated area per manufacturer's written instructions. When excavation is approximately 2/3 full, water roughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove all ties from around base of trunk.
  - B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
  - C. Dish top of backfill to allow for mulching.
  - D. Mulch pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
    1. Provide 3 inches thickness of mulch.
  - E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
  - F. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.
  - G. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
  - H. Guy and stake trees immediately after planting, as indicated.
  - I. Apply approved herbicide to all shrub bed areas at manufacture specified rate. Re-apply as necessary for elimination of weeds.

3.6 SODDING NEW LAWNS

- A. General: Install lawn sod in all areas designated on the drawings.
- B. Soil Preparation
  - 1. Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described.
- C. Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if ground is frozen.
- D. Sod Placement
  1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds. Sod layers shall be experienced, or if inexperienced, shall be constantly supervised by an experienced foreman. The Contractor shall insure that the base immediately ahead of sod layer is moist. Sod shall be laid tight with not gaps. Allowance shall be made for shrinkage. Lay sod from left to right perpendicular to primary slope.
  2. Lay to form a solid mass with tightly fitted joints. Butt ends and sides of strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work on boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work silted soil into minor cracks between pieces; remove excess to avoid smothering of adjacent grass.
  3. Sod shall be rolled with a two hundred (200) pound roller after installation to insure proper contact between soil and sod. Final rolling must provide a uniform surface. After final rolling, the sod lawn shall be mowed and watered. Approval of sod lawns shall be based on uniform, healthy and vigorous growth with no dry or dead spots.
  4. Add fertilizer "B" at the manufacturer's recommended application rate.
- E. Water thoroughly with a fine spray immediately after planting.
- F. Sodded Lawn Establishment
  1. The Contractor shall be responsible for first mowing, subsequent mowings and fertilizing of sod lawn areas until Final Acceptance of the project.
  2. Mowing shall be done by an approved "reef" type mower. Mower blades shall be set at two (2) inches high for all mowings.
  3. Subsequent fertilizing shall occur three to four weeks after installation. Apply fertilizer as per the Manufacturer's recommended application rate. Verify all methods of application. Contractor shall notify the Architect in writing that the fertilizer applications have occurred and on what dates.

3.7 MAINTENANCE

- A. Begin landscape maintenance immediately after planting. Maintenance shall continue until Project Final Acceptance.
- B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and gyp supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease.
- C. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as tolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
- D. Maintain lawns for no less than period stated above, or longer as required to establish acceptable lawn.

3.8 CLEANUP AND PROTECTION

- A. During landscape work, keep pavements clean and work area in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

3.9 INSPECTION AND ACCEPTANCE

- A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
- B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION

SECTION 02810 - SPRINKLER IRRIGATION

PART 1 - GENERAL

- 1.1 CONDITIONS AND REQUIREMENTS:
  - A. General and Supplementary Conditions, and Division 1 General Requirements.
- 1.2 SUMMARY
  - A. Work included:
    1. Provide and install a complete and operating automatic irrigation system for all lawn and planting areas.
    2. Connect to main water supply at existing site stubout as provided.
    3. Sleeving under paved areas (by others)
    4. Obtain and pay for all permits and fees for the work of this section.
    5. Perform work on a design/construct basis, subject to the requirements of the Contract Documents, applicable codes, and good design practice.
    6. Winterization of system.
- 1.3 SUBMITTALS
  - A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:
    1. Manufacturer's printed product information and catalog cut sheets for all system components; five copies.
    2. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size of valve, piping circuits, circuit GPM, pipe size, controls, and accessories.
    3. Record Drawings: At completion of this work, submit to the Contractor:
      - a. Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components.
      - b. Operation, adjustment of system and components instructions.
      - c. Winterization procedures.
      - d. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
      - e. Warranties and guarantees.
- 1.4 GUARANTEE
  - A. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials. Within one year after date of Substantial Completion repair or replace all defective parts or workmanship that may be found at no additional cost to Owner.
  - B. Fill and repair all depressions and replace all necessary lawn and planting which result from the settlement of irrigation trenches for one year after date of Substantial Completion.
  - C. Supply all manufacturer's printed guarantees.
- 1.5 QUALITY ASSURANCE
  - A. Contractor shall be licensed in the State in which this work is being performed.
  - B. Contractor shall have at least two years prior experience in projects of equal or larger scope. Provide minimum of three references and list of similar projects with owners' names, addresses, and phone numbers, when requested by Contractor.
  - C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.
- 1.6 SYSTEM DESCRIPTION
  - A. Design requirements:
    1. Minimum water coverage: Planting areas - 85%. Lawn areas - 100% (full head-to-head)
    2. Layout system to obtain optimum coverage using manufacturer's standard heads. Spray on walks, walls or paved areas is not acceptable.
    3. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.
    4. Design pressures: Install pressure regulating equipment as necessary.
    5. Provide/install approved fixed tee or coupling device for air blow winterization.
    6. Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location. Provide for drainage without erosive damage.

PART 2 - PRODUCTS

- 2.1 PIPE AND FITTINGS
  - A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type. Solvent-weld type:
    1. Pipe:
      - a. Pressure lines: Schedule 40 solvent weld.
      - b. Lateral lines: Class 200 pvc.
    2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded joints where required at valves, risers, etc.
    3. Risers: Lawn and shrub heads - flexible and damage-resistant plastic "polypipe" riser.
    4. Solvent: NSF approved solvent for Type I & II PVC.
  - B. Polyethylene Pipe
    1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used.
    2. Fittings: Schedule 80 PVC.
    3. Clamps: Stainless Steel.
  - C. Drip Line: Netafim Teeline Dripperline, with .6 GPH drippers at 18" spacing.
- 2.2 SPRINKLER HEADS
  - A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.
    1. Lawn heads: pop-up type.
    2. Manufacturer: Rainbird or Hunter.
- 2.3 AUTOMATIC CONTROL SYSTEM
  - A. General: Furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems. Provide unit of capacity to suit number of circuits as indicated.
  - B. Control Enclosure: Manufacturer's standard wall mount with locking cover, complying with NFPA 70.
  - C. Circuit Control: each circuit variable from approximately 5 to 60 minutes. Including switch for manual or automatic operation of each circuit.
  - D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to operate any time of day and skip any day in a 7 or 14 day period.
  - E. Wiring: Solid or stranded direct-burial type as recommended by manufacturer of control unit; type AWG-VL, UL approved.
- 2.4 VALVING
  - A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.
  - B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts. Low power solenoid control, normally closed, with manual flow adjustment.
  - 1. Drip Control Zone Kit: Hunter PCZ-101.
  - 2. Standard sprinkler valve shall be Rainbird PEB-PRS-B.
  - C. Quick coupler valve: brass or bronze construction with hinged top. One per zone.
  - D. Manual drain valves:
    1. Bronze construction, straight type, 150 pound class, threaded connections, with cross type operating handle designed to receive operating key. Calco, Champion 100, or approved equal.
    2. Size: 3/4 inch.
  - E. Manual Flushing Valve: Netafim Model TLSOV, two per zone (each end).

2.5 MISCELLANEOUS

- A. Chemicals: primer and solvent glue as required by pipe manufacturer.
- B. Valve box - high impact plastic, green in color.
- C. Valve cover and frame - compatible with valve box with provision for locking.
- D. Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to 3/4" minimum.

PART 3 - EXECUTION

- 3.1 GENERAL
  - A. Install system to provide for adequate protection against freeze damage.
  - B. Install system in accordance with approved Contractor design drawings. All deviations from the plans must be approved, and clearly recorded on record drawing.
  - C. Install system and components in strict accordance with manufacturer's recommendations.
  - D. Install quick coupler(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater. Locate adjacent to paved surfaces, at valve boxes where practical.
- 3.2 SURFACE CONDITIONS
  - A. Examine the areas and conditions under which work will be performed. Notify Contractor of conditions detrimental to timely and proper completion of Section work. Do not proceed until unsatisfactory conditions are corrected.
  - B. Locate all underground utilities and structures and notify Architect of any conflict with Section work. Protect structures and utilities. Repair or replace said structures or utilities damaged by this work at no cost to the Owner.
- 3.3 SLEEVING
  - A. Sleeving installed by others. Coordinate with other trades.
- 3.4 TRENCHING AND BACKFILLING
  - A. Trenching and backfilling shall be per applicable ISWPC Section.
  - B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
    1. Main Lines and Sleeving: 18 inches.
    2. PVC Laterals: 12 inches.
  - C. Surround lines with 2 inches of clean rock-free material on all sides.
- 3.5 MISCELLANEOUS VALVES
  - A. Install manual drain valves up stream. Install device at mainline tap in accordance with manufacturer requirements for complete operation. Install backflow provision and connect to controller.
- 3.6 CIRCUIT VALVES
  - A. Install in valve box, arranged for easy adjustment and removal.
    1. Provide union on downstream side.
    2. Install valve box on bricks - four required.
    3. Install top flush with finish grade.
    4. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.
- 3.7 PIPE INSTALLATION
  - A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications. Install manual drains.
  - B. PVC pipe joints, solvent welded except as indicated. Cut pipe square, deburr, wipe from surface all saw chips, dust, dirt, moisture and any foreign matter which may contaminate the cemented joint. Apply cleaner/primer and solvent cement, make joints in accordance with manufacturer's recommendations. Use Teflon thread sealant (tape) at all threaded joints.
  - C. Contractor shall size pipe according to schedule provided. Flow velocities shall not exceed 5 feet/second in all cases. Lateral lines shall be laid out and installed per zone to balance the pressure loss and provide minimum fluctuation in system operating pressures.
 

Pipe Size	Pipe Section	Pipe Size	Pipe Section
3/4"	0-9 GPM	1 1/2"	26-34 GPM
1"	10-17 GPM	2"	35-50 GPM
1 1/4"	18-25 GPM	2 1/2"	51-80 GPM
  - D. Teeline Drip Line: Place in shallow furrow at finish grade, below layer of specified mulch. Lay in uniform pattern in groundcover areas, or as per shrub pattern layout. Coil 20 linear feet at each balled and burlapped tree around base and to allow for tree removal if required. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs.
  - E. Flush Valves: Install flush valve at end of each drip line run.
- 3.8 SPRINKLER HEADS
  - A. Flush circuit lines with full head of water prior to head installation.
    1. Install heads at level with mulch or lawn.
    2. Locate part-circle shrubby heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated. Keep overspray to a minimum.
- 3.9 CONTROL WIRE INSTALLATION
  - A. Bury wires beside or below main line pipe in same trench.
  - B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.
  - C. Provide 36 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between.
  - D. Make all electrical joints (splices) in boxes only. Make electrical joints waterproof per manufacturers requirements.
- 3.10 AUTOMATIC CONTROLLER
  - A. Install on site as approved. Verify location with Owner Representative.
  - B. Install typewritten legend inside controller door. Coordinate power with electrical.
  - C. Drip Line: Netafim per manufacturers requirements.
- 3.11 TESTING
  - A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested.
  - B. Pressure testing:
    1. Make necessary provision for thoroughly bleeding the line of air and debris.
    2. Before testing, cap all risers, and install all valves.
    3. Fill all main supply lines with water. Pressurize to 100 psi. Close air supply and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes.
    4. Fill all zone lines with water to static pressure. Hold for 15 minutes. Inspect for leakage.
  - C. Contractor shall provide all required testing equipment and personnel. Test shall be performed in presence of Architect. Contractor shall make notice of test (48) hours in advance.
  - 6. Provide required testing equipment and personnel.
  - 7. Repair leaks, and retest until acceptance by the Architect.
- C. Coverage inspection: upon completion of all systems, perform a coverage test to determine if coverage of water afforded all areas is complete, adequate and uniform. Change heads, nozzles, orifices and/or adjustment as directed to provide uniform coverage.
- D. Final inspection:
  1. Clean, adjust, and balance all systems. Verify that:
    - a. Remote control valves are properly balanced;
    - b. Heads are properly adjusted for radius and arc of coverage;
    - c. The installed system is workable, clean and efficient.
- E. Winterization: Winterize system at the end of first season of system operation. Review procedures with Owner Representative.

END OF SECTION

DEVELOPER

TRILOGY DEVELOPMENT, INC.

9839 W. CABLE CAR ST. BOISE, IDAHO 83709 (208) 895-8858

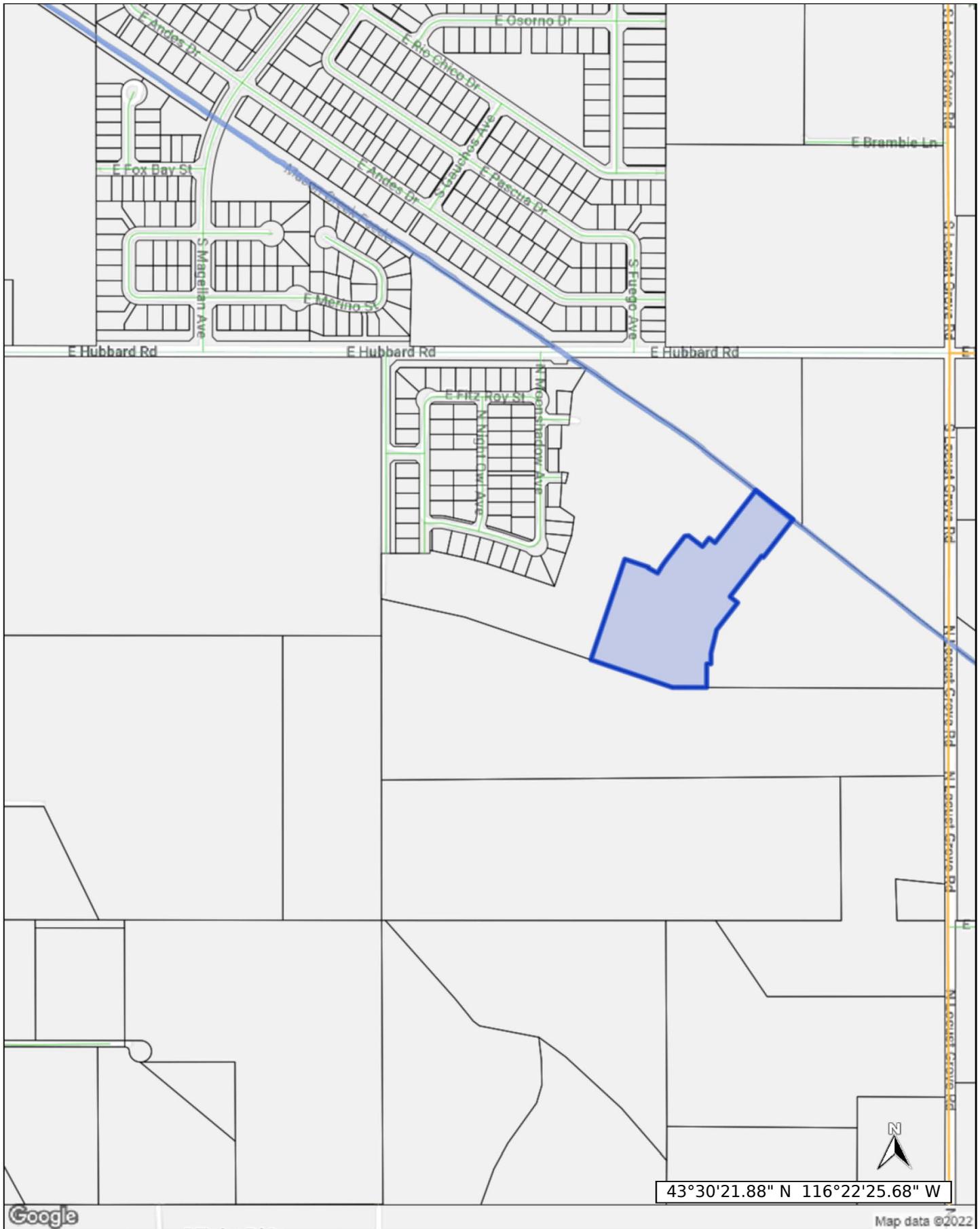
REVISED	NO.	DATE	DESCRIPTION
DRAWN BY: JUN	CHECKED BY: KCS	PROJECT: JBA 2109	DATE: 01-18-2021
<b>FINAL PLAT LANDSCAPE PLAN</b>			
<b>LEDGESTONE SUBDIVISION No. 3</b>			
<b>TRILOGY DEVELOPMENT, INC.</b>			SHEET <b>LA</b>



**Bailey Engineering, Inc.**  
 CIVIL ENGINEERING | PLANNING | CADD  
 128-558-0013  
 802 N. BROOKSIDE LANE  
 BOISE, ID 83714  
 www.baileyengineers.com

**JENSEN BELTS ASSOCIATES**  
 Site Planning / Landscape Architecture  
 1020 Tyndal Lane, Ste 102 Boise, ID 83709  
 Ph: (208) 548-7976 www.jensensbelts.com

# LEDGESTONE NO 3 VICINITY MAP





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

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

**To:** City Council

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

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

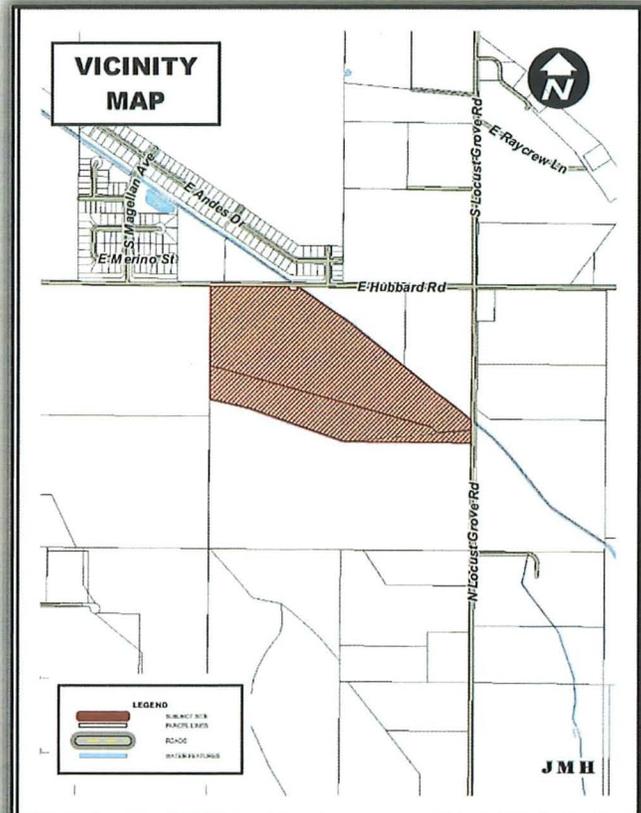
**Planner:** Jace Hellman, Planner II

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

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

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

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



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**A. Process and Noticing:**

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

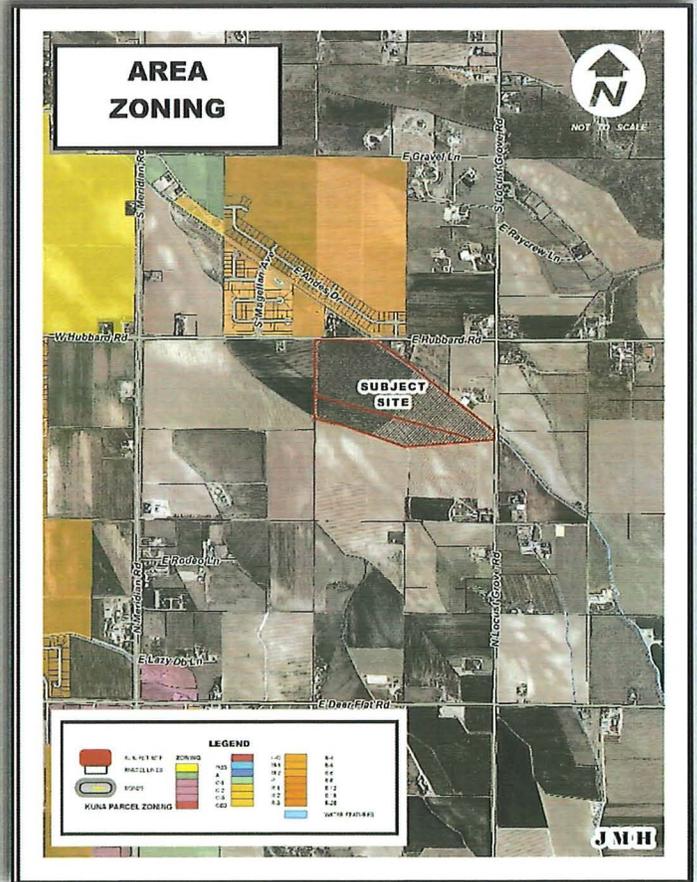
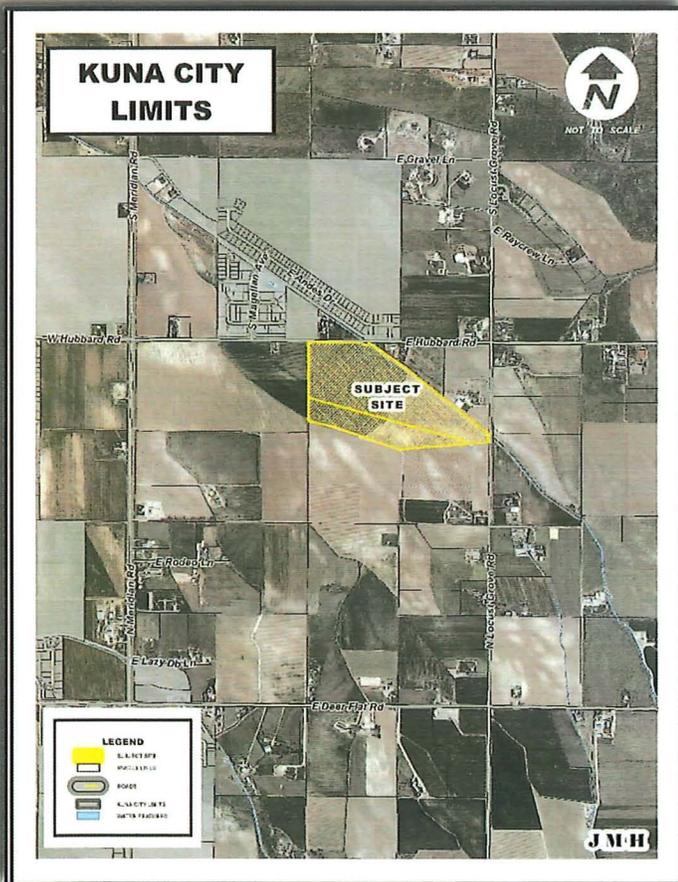
**a. Notifications**

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

**B. Applicant's Request:**

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

**C. Exhibit Maps:**

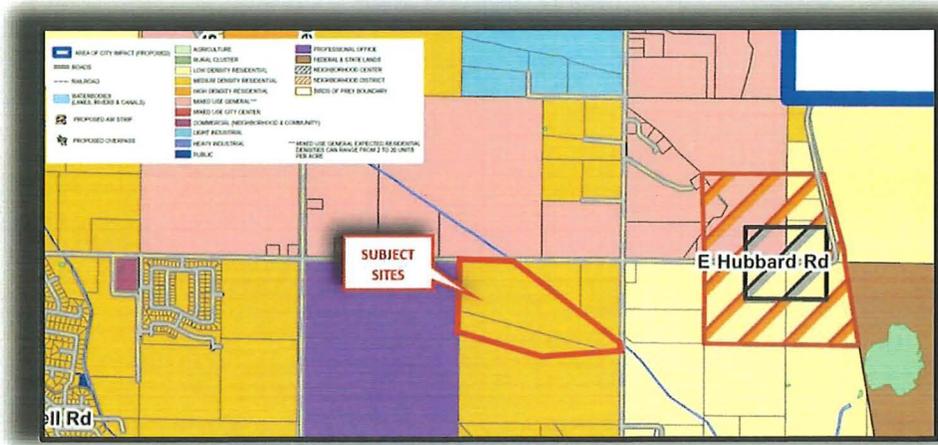


**D. Site History:**

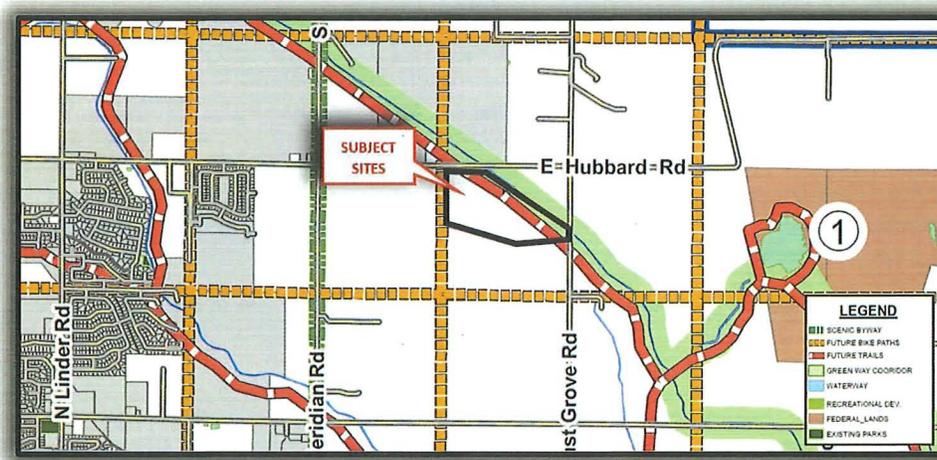
Both parcels are currently zoned Rural Residential (RR) within unincorporated Ada County. Historically these parcels have served as farmland.

**E. General Projects Facts:**

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



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



**3. Surrounding Land Uses:**

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

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

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

5. **Services:**

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

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

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

7. **Transportation / Connectivity:**

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

8. **Environmental Issues:**

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

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

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

F. **Staff Analysis:**

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

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

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

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

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

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

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

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

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

Applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to signature on the final plat.

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

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

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

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

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

##### **2.0 – Property Rights**

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

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

##### **6.0 – Land Use**

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

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

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

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

##### **9.0 – Transportation**

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

##### **10.0 – Recreation**

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

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

## **12.0 – Housing**

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

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

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

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

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

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

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

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

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

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

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

4. These applications *are not* likely to cause adverse public health problems.

**Comment:** *The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

**Comment:** *The preliminary plat request considers the location of the property and adjacent uses. The adjacent uses are medium density residential (Kuna City) and rural residential (Ada County).*

6. The existing and proposed street and utility services in proximity to the site are suitable *or* adequate for a commercial development.

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

**J. Commission's Recommendation:**

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of Case Nos. *18-06-AN (Annexation) and 18-08-S (Preliminary Plat)*, a subdivision request from Jane Suggs with WHPacific, on behalf to Trilogy Development to annex and subdivide approximately 60.85 acres into 298 total lots (253 buildable commercial lots and 45 common lots), subject to the conditions of approval as listed in the staff report including two additional conditions:

- Applicant shall work with Ada County Highway District and City Staff regarding curb, gutter and sidewalk along Hubbard Road and Locust Grove Road. (#14)
- Applicant shall place sod wherever the landscape plan identifies "Lawn". Additionally, the applicant shall provide staff with an updated landscaping plan accommodating the required change. (#15)

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

Based on the facts outlined in staff's report and public testimony as presented, the City Council of Kuna, Idaho, hereby *approves* Case Nos. *18-06-AN (Annexation) and 18-08-S (Preliminary Plat)*, a subdivision request from Jane Suggs with WHPacific, on behalf of Trilogy Development to annex and subdivide approximately 60.85 acres into 298 total lots (253 buildable commercial lots and 45 common lots) subject to the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
  - a. The City Engineer shall approve the sewer hook-ups.
  - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
  - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
  - d. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
  - e. The Kuna Municipal Irrigation District and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
  - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
  - g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
5. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform to all corresponding Master Plans.

6. Curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code on the interior of the development and along the site's frontage on Stroebel Road.
7. Applicant shall work with staff in order to provide locations of street lights as required by Kuna City Code.
8. Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
9. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
10. All signage within/for the project shall comply with Kuna City Code and shall be approved through the design review process.
11. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
12. If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.
13. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
14. Applicant shall work with Ada County Highway District and City Staff regarding curb, gutter and sidewalk along Hubbard Road and Locust Grove Road.
15. Applicant shall place sod wherever the landscape plan identifies "Lawn". Additionally, the applicant shall provide staff with an updated landscaping plan accommodating the required change.
16. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
17. Developer/owner/applicant shall comply with all local, state and federal laws.

**DATED** this 19<sup>th</sup> day of March, 2019.



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

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

Based upon the record contained in Case Nos. 18-06-AN and 18-08-S including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, exhibits, and the testimony during the public hearing, the Kuna City Council hereby *approves* the Findings of Fact and Conclusions of Law, and conditions of approval for Case Nos. 18-06-AN and 18-08-S, a request from WHPacific to annex two contiguous parcels comprising of approximately 60.85 acres on East Hubbard Road and North Locust Grove Road into Kuna City Limits with an R-8 zoning designation; and to subdivide the 60.85-acres into 298 total lots, consisting of 253 single family buildable lots, and 45 Common lots.

1. *Based on the evidence contained in Case Nos. 18-06-AN and 18-08-S this proposal does generally comply with the City Code.*

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

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

***Finding:*** *Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on February 13, 2019 and a legal notice was published in the Kuna Melba Newspaper on February 13, 2019. The applicant posted sign on the property on February 21, 2019.*

3. *Based on the evidence contained in Case Nos. 18-06-AN and 18-08-S, this proposal does generally comply with the Comprehensive Plan.*

***Finding:*** *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic group in Kuna. The proposed zoning designation is R-8 (Medium Density Residential). The Comp Plan Map designates this property as Medium Density.*

4. The contents of the proposed preliminary plat application *does* contain all of the necessary requirements as listed in Kuna City Code 6-2-3: - Preliminary Plat.

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

5. The availability of existing and proposed public services and streets *can* accommodate the proposed development.

***Finding:*** *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services and suitable and adequate to accommodate the proposed project.*

6. The proposed development *is* continuous with Master Utility Plans (Sewer/Water/Pressurized Irrigation).

***Finding:*** *Correspondence from Kuna Public Works recommends the applicant be required to conform to the Master Sewer Plan, Master Water Plan and Master Pressurized Irrigation Plan, therefore satisfying this requirement.*

7. The public *does* have the financial capability to provide supporting services to the proposed development.

**Finding:** Throughout the development of the project and beyond, connection fees, impact fees (Fire, Park and Ada County Highway District), and property taxes will be collected, therefore satisfying the financial capability to provide supporting services.

8. The proposed project *does* consider health and safety of the public and the surrounding area’s environment.

**Finding:** Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, bike lanes, etc. are required to be implemented as a part of this project. No major wildlife habitats will be impacted by the proposed development.

9. All private landowners *have* consented to annexation.

**Finding:** An affidavit of legal interest was signed by TJ and Elaine Johnson allowing WHPacific to act on their behalf of this project, therefore consenting to the annexation of the proposed project site.

10. The proposed project lands *are* contiguous or adjacent to property within Kuna City Limits.

**Finding:** The parcel is contiguous with City limits to the north.

DATED this 19<sup>th</sup> day of March, 2019.



Joe Stear, Mayor  
Kuna City

ATTEST:



Chris Engels  
Kuna City Clerk



# KENT BROWN PLANNING SERVICES

August 8, 2022

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

**RE: Ledgestone Subdivision No 3 Final Plat Application**

Dear Planning Staff:

On behalf of Corey Barton, we are requesting approval of the Final Plat application for the Ledgestone Subdivision No 3. The site is located near the southwest corner of Hubbard and Locust Grove Roads intersection. This phase is vacant and is 8.99 acres in size.

Ledgetone Subdivision No.3 has total of 60 lots, consisting of 47 buildable and 13 common lots. All 47 buildable lots will be single-family homes. The common open space is a total of .58 acres, or 15.5% of the site. The common area lots will consist of landscape buffers, and micro pathways. The final plat complies with all the preliminary plat requirements. The proposed construction design has been done to comply with all City and ACHD and general engineering practices. The construction plans have been reviewed and are in the process of making the minor changes, requested by the City Engineer.

If you have any questions regarding this or any other of our application for Ledgestone Subdivision No 3 feel free to contact me.

Sincerely,



Kent Brown  
Planner

## ARTICLE IV: COMMON LOTS/DRAINAGE

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

**Section 2. Drainage.** Portions of Lots 17 through 20, Block 2, Lots 16 through 18, Block 5, Lots 7 through 11, Block 6 and Lot 13, Block 7, as shown on the First Supplement Plat, are servient to and contain the Ada County Highway District (“ACHD”) storm water drainage system. These Lots and Common Lots are encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015, as Instrument No. 2015-103256, official records of Ada County, and are incorporated herein by this reference as if set forth in full (“Master Easement”). The Master Easement and the storm water drainage system are dedicated to ACHD pursuant to Section 40-2302 of the Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system and such system shall be maintained by ACHD. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect the operation and maintenance of the storm drainage facilities.

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

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

Notwithstanding the forgoing: 1) all Lots and Common Lots shall be graded such that all storm water and other water drainage shall run across a curb or to a drainage easement and no drainage shall cross from a Lot or Common Lot onto another Lot or Common Lot except within an applicable drainage easement, and 2) the over watering of landscaping (including lawns) is strictly prohibited. **Neither Declarant, any of its affiliates, nor the Association shall be responsible, any in fashion, for the over watering of any landscaping (including lawns) by the Owner of any Lot.**

## ARTICLE V: GENERAL PROVISIONS

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

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

File Number: 5813

July 27, 2022

Ada County Recorder  
Attn: Phil McGrane  
200 West Front Street  
Boise, ID 83702

RE: Ledgestone Subdivision No. 3

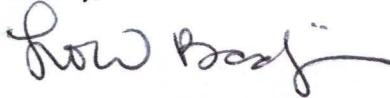
Dear Mr. McGrane:

Central District Health has reviewed and does approve the final plat for this subdivision for central water and central sewer facilities. Final approval was given July 27, 2022.

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Kuna and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

If you have any questions, please call 208-327-8517.

Sincerely,



Lori Badigian, R.E.H.S.  
Senior Environmental Health Specialist

cc: Trilogy Idaho – Kent Brown  
Corey Barton  
Bailey Engineering  
City of Kuna

LB:bk

**From:** [Mike Fratusco](#)  
**To:** [Jessica Reid](#)  
**Subject:** RE: Ledgestone No. 3 Agency Transmittal  
**Date:** Tuesday, August 23, 2022 11:55:25 AM  
**Attachments:** [image001.png](#)

It looks ok to me.

**From:** Jessica Reid <jreid@kunaid.gov>  
**Sent:** Tuesday, August 23, 2022 11:45 AM  
**To:** Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <TRitthaler@boiseproject.org>; Brent Moore <bmoore@adacounty.id.gov>; Cable One TV <cheryl.goettsche@cableone.biz>; Catherine Feistner <cfeistner@kunaid.gov>; CDHD (lbadigian@cdhd.idaho.gov) <lbadigian@cdhd.idaho.gov>; Mike Fratusco <mfratusco@adacounty.id.gov>; COMPASS <lklopfenstein@compassidaho.org>; Danielle - KSD Planner <drhorras@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>; ITD Planning Manager <vincent.trimboli@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Jake Lorentz <jlorentz@kunaid.gov>; Scott FCCNWI <scott@fccnwi.com>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Meridian Fire (Chief Bongiorno) <jbongiorno@meridiantcity.org>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Olvera - NMID <eolvera@nmid.org>; Paris Dickerson <PDickerson@idahopower.com>; Planning Manager (Ada County Development Services) <jboal@adaweb.net>; PWoffice <PWoffice@kunaid.gov>; Robie Reno <rreno@kunaschools.org>; Stacey Yarrington <syarrington@adacounty.id.gov>; TJ Lawrence <tlawrence@kunafire.com>; USPS <camille.r.burt@usps.gov>  
**Cc:** Doug Hanson <dhanson@kunaid.gov>  
**Subject:** [EXTERNAL] Ledgestone No. 3 Agency Transmittal

**CAUTION:** This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender's full email address and confirm it is not suspicious. If you are unsure an email is safe, please report the email by using the 'Phish Alert' button in Outlook.

## Agency Transmittal – August 23, 2022

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

<b>CASE NUMBER(S):</b>	22-10-FP (Final Plat) Ledgestone No. 3
<b>PROJECT DESCRIPTION</b>	Applicant requests Final Plat approval for Ledgestone Subdivision No. 3 which contains 61 total lots (47 single family & 14 common) over approx. 8.99 acres, with an R-8 (High Density Residential) zone. The subject site is located approx. 1,400 FT southeast of the Hubbard & Stroebel intersection (APN: S1418110550); Section 18, Township 2 North, Range 1 East.

<b>SITE LOCATION(S)</b>	Approx. 1,400 ft southeast of the Hubbard & Stroebel intersection
<b>REPRESENTATIVE</b>	Kent Brown, KB Planning Services <a href="mailto:kentkb@gmail.com">kentkb@gmail.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>September 20, 2022</b> , at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4 <sup>th</sup> Street, Kuna, ID 83634
<b>STAFF CONTACT</b>	Jessica Reid, Planner II <a href="mailto:jreid@kunaid.gov">jreid@kunaid.gov</a>
<b>PROJECT PACKET LINK</b>	<a href="https://www.kunacity.id.gov/DocumentCenter/View/8154/Ledgestone-No-3-[kunacity.id.gov]">https://www.kunacity.id.gov/DocumentCenter/View/8154/Ledgestone-No-3-[kunacity.id.gov]</a>
<ul style="list-style-type: none"> <li>• The above referenced Case may have potential impacts on which your agency may wish to comment.</li> <li>• <i>Please provide comments within 15 days; if more time is needed, please inform our offices.</i> We would appreciate any information as to how this action would affect the service(s) your agency provides.</li> <li>• If your agency requires additional information in order for you to complete your review, please notify our office and we will do our best to provide it.</li> <li>• If you have received this notification in error or if a different individual should be receiving this transmittal, please notify our office who future packets should be sent to, including their email address.</li> <li>• <i>If your agency needs additional time for review, please notify our office ASAP.</i></li> </ul>	

Sincerely,

*Jessica Reid*

Planner II

751 W 4<sup>th</sup> Street • Kuna, ID 83634

[jreid@kunaid.gov](mailto:jreid@kunaid.gov) • Ph: (208) 387-7731





# KUNA RURAL FIRE DISTRICT

EST. 1951

150 W BOISE ST  
PO Box 607  
Kuna, ID 83634  
PHONE: (208) 922-1144  
FAX: (208) 922-1982

---

**Date:** 8/23/2022  
**From:** Kuna Rural Fire District

**Regarding:** Ledgestone No.3  
Proposed residential  
Subdivision with 47 buildable lots

The Kuna Rural Fire District can support the proposed project under the following conditions:

- ***Fire Service Apparatus and Emergency Service Access:***  
Fire service access roadways for future buildings shall be a minimum 20 feet in width and be capable of supporting the weight of fire department apparatus. Individual building driveways should be at least 12 feet in width and should extend to within 150 feet of all portions of the exterior walls, as measured around the primary structure. Dead end roadways or driveways extending beyond 150 feet shall include an area for emergency service apparatus to turn around and exit the property. (IFC 102.5)
- ***Fire Fighting water supply:***  
The fire department will require firefighting water supply for the proposed residential buildings. This water supply shall comply with the Idaho Fire Code section 507, appendix B105.1(1), and be within 600 feet of each structure. Roads shall be at least 32 feet wide to accommodate parking on both sides of the street. Refer to IFC appendix "D" for roadway details. (IFC 102.5)

Regards,

Kuna Rural Fire District  
Kuna, ID 83634  
1.208.922.1144 (main)



Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Fencing (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

The Boise Project does not approve landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a full-size hard copy of the plans to include irrigation and drainage.

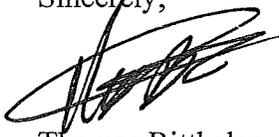
Whereas this property lies within the Boise-Kuna Irrigation District and New York Irrigation District it is important that representatives of this development contact the BKID and NYID offices as soon as possible to discuss the pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the Districts / Project.

Boise Project Board of Control must receive a written response from the Boise-Kuna Irrigation District and New York Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to require changes when our easements and/or facilities are affected by unknown factors even during the construction phase.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Thomas Ritthaler  
Assistant Project Manager

tbr/tr

cc:	Clint McCormick	Watermaster, Div; 2 BPBC
	Alicia Flavel	Secretary – Treasurer, BKID
	Terri Hasson	Secretary – Treasurer, NYID
	File	



CITY OF KUNA  
 P.O. BOX 13  
 KUNA, ID 83634  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

Catherine Feistner, E.I.T.  
 Assistant Kuna City Engineer

Brady Barroso  
 Engineering Technician I

## FINAL PLAT MEMORANDUM

**To:** Doug Hanson - Planning and Zoning Director  
**From:** Brady Barroso - Engineering Technician I  
 Catherine Feistner - Assistant City Engineer  
**Date:** 8 September 2022  
**RE:** Public Works Comments  
 LedgeStone Subdivision No. 3 – 22-10-FP (Final Plat)

---

The LedgeStone Subdivision No. 3, 22-10-FP, Final Plat request dated 8 August 2022 has been reviewed. This review is based on land use as allowed or permitted in a “R-8” zone. This application encompasses approximately 9 acres. This application contains a total of 47 single-family residential lots and 13 common lots.

Public Works staff supports approval of this final plat. The plat may be officially approved after all conditions are met.

Comments may be expanded or refined in connection with the future land-use actions.

### 1) Inspection & Fees

- a) The responsible engineer of record shall provide record drawings upon completion.
- b) The inspection fees for City inspection of the construction of public water, sewer and irrigation facilities associated with this development have been paid.

### 2) General

- a) LedgeStone Subdivision No. 3, 22-10-FP will increase demand on constructed facilities and on water rights provided by others.
- b) The applicant provided engineering certification on all final engineering drawings/record drawings.
- c) Provide final plat showing all modifications stemming from construction.

### 3) Sanitary Sewer Connection

- a) This project is in agreement with the sewer master plans.
- b) This project has previously reserved capacity in the Patagonia and Danskin Lift Stations.

**4) Potable Water Connection**

- a) This project is in agreement with the water master plans.

**5) Pressurized Irrigation**

- a) This project is in agreement with the PI master plan.

**6) Grading and Storm Drainage**

- a) Grading and drainage plans have been provided as part of the construction drawings.
- b) Verification that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties will be made within the final inspection process.
- c) The final inspection shall verify that slopes are not steeper than 3:1 on lot interiors and not steeper than 4:1 on the exterior or lots.
- d) Runoff from public right-of-way is regulated by ACHD. Satisfaction of this requirement shall be verified before final project acceptance.

**7) Final Plat**

- a) Comments may result from the final construction review.
  - (1) The final plat appears complete.
  - (2) Upon project completion, the final plat must be compared with the record construction drawings. All lot line adjustments, easements and similar items must be recorded on the final plat such that an accurate and truthful document results.

**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) Due to previous approvals for this project, no maps are needed or included to support Public Works comments.

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

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

THESE MATTERS came before the City Council for Public Hearing on September 6, 2022 for the receipt and consideration by the City Council of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced Application. The City Council does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and Order of Decision.

**I  
RECORD OF PROCEEDINGS**

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

**1.1 Exhibits:**

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
<b>1.5</b>	Staff Memo			X
<b>1.2</b>	P&Z Commission FCO's			X
<b>1.3</b>	P&Z Commission Meeting Minutes			X
<b>1.4</b>	P&Z Commission Sign in Sheet			X
<b>2.1</b>	P&Z Application Coversheet			X
<b>2.2</b>	Combination Plat Application			X
<b>2.3</b>	Narrative			X
<b>2.4</b>	Vicinity Map			X
<b>2.5</b>	Legal Description			X
<b>2.6</b>	Warranty Deed			X
<b>2.7</b>	Affidavit of Legal Interest			X
<b>2.8</b>	Neighborhood Meeting Certification			X
<b>2.9</b>	Commitment to Property Posting			X

<b>2.10</b>	Subdivision Name Reservation			X
<b>2.11</b>	Preliminary Plat			X
<b>2.12</b>	Final Plat			X
<b>2.13</b>	Agency Transmittal			X
<b>2.14</b>	Idaho Transportation Department			X
<b>2.15</b>	Boise Project Board of Control			X
<b>2.16</b>	Central District Health Department			X
<b>2.17</b>	Department of Environmental Quality			X
<b>2.18</b>	Nampa & Meridian Irrigation District			X
<b>2.19</b>	COMPASS			X
<b>2.20</b>	Idaho Transportation Department			X
<b>2.24</b>	Public Works			X
<b>2.21</b>	P&Z Kuna Melba News			X
<b>2.22</b>	P&Z Mailer			X
<b>2.23</b>	P&Z Proof of Property Posting			X
<b>2.25</b>	CC Kuna Melba News			X
<b>2.26</b>	CC Mailer			X
<b>2.27</b>	CC Proof of Property Posting			X

## 1.2 Hearings

**1.2.1** The City Council heard this on September 6, 2022. The FCO's have been requested to go to the City Council on September 20, 2022.

## 1.3 Witness Testimony

**1.3.1** Those who testified at the City Council's September 6, 2022 hearing are as follows, to-wit:

**1.3.1.1** City Staff:  
Doug Hanson, Planning & 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:  
None

**1.3.2.4** Appearing Neutral:  
None

**1.3.2.5** Appearing Against:  
None

**II  
DECISION**

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

**III  
FINDINGS OF FACT**

**3.1 Findings Regarding Notice**

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

**3.1.2 Notice Provided**

**3.1.2.1** Notice was published for the September 6, 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>	August 17, 2022

**3.1.2.2** Notice for the September 6, 2022 hearing containing the legal description of the property proposed to be subdivided was mailed on August 17, 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 September 6, 2022 hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on August 22, 2022. A Proof of Property Posting was provided to staff on August 22, 2022.

**3.1.2.4** Notice for the September 6, 2022 hearing was posted on the City Website.

### 3.2 Findings Regarding Combination Plat

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

<b>Property Owner</b>	<b>Parcel Size:</b>	<b>Current Zone</b>	<b>Parcel Number</b>
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:

<b>North</b>	RP M-1	Rural Preservation – Ada County Light Industrial/Manufacturing – Kuna City
<b>South</b>	RP	Rural Preservation – Ada County
<b>East</b>	RP	Rural Preservation – Ada County
<b>West</b>	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 August 17, 2022. The Applicant posted a sign on the property on August 22, 2022. Neighbor Notices were mailed to land owners within 300-FT of the proposed project site on August 17, 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 memo to the City Council dated September 6, 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 City Council approves Case No. 22-01-CPF (Combination Plat), the Applicant shall be subject to the Conditions of Approval listed in Section "10" of the staff memo, as well as any additional Conditions requested by the City Council.

**3.3.2 Staff Recommendations:** As a result of the review, Planning & Zoning Director, Doug Hanson, recommended the City Council approve Case No. 22-01-CP (Combination Plat), with 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** 9/06/2022 Public Hearing – Tamara Thompson, The Land Group, Inc., 462 E Shore Drive, Suite 100, Eagle, ID 83616, 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 CITY COUNCIL**

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

**V**  
**CONCLUSIONS OF LAW**  
**RE: APPLICATION FOR 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 APPROVAL OF APPLICATION FOR**  
**COMBINATION PRELIMINARY AND FINAL PLAT**

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

- 6.1** Approve the Combination Plat application (Case No. 22-01-CPF).

**BY ACTION OF THE CITY COUNCIL** of the City of Kuna at its regular meeting held on the 20th day of September 2022.

\_\_\_\_\_

Joe Stear, Mayor

**RESOLUTION NO. R69-2022  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO ACCEPT THE PUBLIC WORKS PROFESSIONAL QUALIFICATIONS ROSTER 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 Public Works Professional Qualifications Roster

Section 2. The Mayor of the City of Kuna, Idaho is hereby authorized to execute and accept said Public Works Professional Qualifications Roster 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 20<sup>th</sup> day of September, 2022.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 20<sup>th</sup> day of September, 2022.

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

ATTEST:

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

<b>Public Works Professional Qualifications Roster</b>								
Consultant	Qualifications							
	Conduit/ Fiber	Building Inspections	Construction Inspections	General Civil Engineering	Survey	Architect/ Traffic	Electrical Engineering	Project Management
<b>3C</b>	<b>x</b>							
<b>Civil Survey Consultants</b>	<b>x</b>			<b>x</b>	<b>x</b>			
<b>HDR Engineering, Inc.</b> (SPF)*Specializing in Water Engineering and Water Rights				<b>x</b>				
<b>HECO</b>		<b>x</b>		<b>x</b>			<b>x</b>	
<b>JUB</b>				<b>x</b>		<b>x</b>		
<b>Keller Associates</b>				<b>x</b>		<b>x</b>		
<b>KM Engineering</b>				<b>x</b>	<b>x</b>			
<b>SAFEbuilt, LLC</b>		<b>x</b>						
<b>SAI Salaber Associates, Inc.</b>		<b>x</b>	<b>x</b>					<b>x</b>
<b>TO Engineers</b>				<b>x</b>		<b>x</b>		

Created On: September 8, 2022

**RESOLUTION NO. R70-2022  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE PROFESSIONAL SERVICES AGREEMENT WITH J-U-B ENGINEERS FOR ADDITIONAL SERVICES REQUIRED FOR THE PREPARATION OF THE EAST KUNA DISTRICT URBAN RENEWAL PLAN.**

**BE IT HEREBY RESOLVED** by the Mayor and Council of the City of Kuna, Idaho that the Mayor of the City is hereby authorized to execute the contract with J-U-B Engineers to provide additional services beyond the planning, public involvement, survey and engineering services as outlined in the original scope of work for East Kuna Urban Renewal Plan.

**PASSED BY THE COUNCIL** of Kuna, Idaho this 20<sup>th</sup> day of September, 2022.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 20<sup>th</sup> day of September, 2022.

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

ATTEST:

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



**J-U-B ENGINEERS, Inc.  
AGREEMENT FOR PROFESSIONAL SERVICES**

**Authorization for Additional Services**

**CLIENT:** City of Kuna

**Project Name:** Kuna East District Urban Renewal Plan

**J-U-B Project Number:** 10-22-016

- Additional Services.* The following additional items of work on the project referenced above have been or will be provided by J-U-B ENGINEERS, Inc. (J-U-B). These Additional Services are a supplement to the scope of services contained in J-U-B's existing Agreement for Professional Services for this Project, dated February 16, 2022. All other TERMS AND CONDITIONS of said Agreement remain in full force and effect.

The purpose of this Additional Services contract is for work performed outside of the scope of work, including additional coordination with agencies and stakeholders to obtain the information needed to prepare deliverables, additional client and subconsultant coordination meetings, and additional changes to the Project Priority List and Infrastructure Cost Estimates. The original scope included two rounds of reviews, and four coordination meetings, which have been completed and surpassed, and will require more time and resources as the URD Plan approval process continues. Due to the technical nature of the URD, two members of J-U-B staff (engineer & planner) will need to be present for the approval and adoption meetings to assist with presenting and answering questions. Remaining tasks to be completed include:

- Sept: URA presentation
- Oct: P&Z Commission - City staff will cover this meeting. J-U-B will not be in attendance.
- Nov: City Council Presentation
- Up to one round of changes to Legal Description, Project Priority List, Map and Cost Estimates

- Verbal Authorization by CLIENT, if Applicable.* J-U-B was verbally authorized by the CLIENT to provide these Additional Services by:

\_\_\_\_\_ \_\_\_\_\_  
*Name* *Date*

- Payment for Additional Services.* Unless otherwise noted below, J-U-B will provide these Additional Services on a time and materials basis, using J-U-B's standard billing rates or, if applicable, the billing rates established in the initial Agreement for Professional Services.

Other Basis for Payment:  
\$6,500 lump sum

- Schedule of Services.* Due to the Additional Services, the Schedule of Services to be performed under the original Agreement for Professional Services is modified as follows:

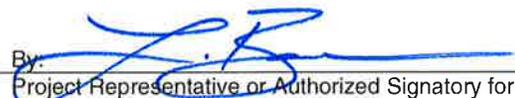
No change to the schedule.

Dated this 14th day of September, 2022,

**CLIENT**

**J-U-B ENGINEERS, Inc.**

By: \_\_\_\_\_  
 Project Representative or Authorized Signatory for CLIENT

By:   
 Project Representative or Authorized Signatory for J-U-B

\_\_\_\_\_  
 Print or Type Name and Title

Lisa Bachman, Area Manager  
 Print or Type Name and Title

**RESOLUTION NO. R72-2022  
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 JOINT POWERS AGREEMENT BETWEEN THE ADA COUNTY SHERIFF’S OFFICE AND THE CITY OF KUNA RELATING TO LAW ENFORCEMENT SERVICES 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 Joint Powers Agreement with The Ada County Sheriff’s Office.

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 20<sup>th</sup> day of September, 2022.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 20<sup>th</sup> day of September, 2022.

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

ATTEST:

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

AGREEMENT NO. \_\_\_\_\_

**JOINT POWERS AGREEMENT BETWEEN THE ADA COUNTY SHERIFF'S OFFICE  
AND THE CITY OF KUNA RELATING TO LAW ENFORCEMENT SERVICES  
FY 2023**

**THIS JOINT POWERS AGREEMENT** (“Agreement”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and between Ada County, a duly formed and existing county pursuant to the laws and Constitution of the State of Idaho, the Ada County Sheriff’s Office (“ACSO”) and the City of Kuna, Idaho, a municipal corporation of the State of Idaho (“City”).

**WITNESSETH**

**WHEREAS**, the ACSO desires to contract with the City to provide high quality, well trained, law enforcement personnel, services, and functions in the County and within the City, and

**WHEREAS**, the City desires to contract with the ACSO for high quality, well-trained law enforcement personnel, services, and functions within the boundaries of the City, as provided by the ACSO;

**NOW, THEREFORE**, in consideration of the mutual promises and covenants herein contained, it is mutually agreed as follows:

1. Law Enforcement Services. The ACSO will provide to the City, the law enforcement personnel, services, and functions described in this Section 1, at the rates listed in Exhibit A, attached hereto and incorporated herein by reference.

1.1 City Services. The services provided to the City shall consist of law enforcement and other related services provided by personnel assigned primarily for the benefit of the

geographic areas within the boundaries of the City, except as may be modified by Section 1.4, below. City services include:

- a. Reactive patrol to enforce state law and City-adopted municipal, criminal, and traffic codes and to respond to residents' and business' calls for service;
- b. Proactive patrol to prevent and deter criminal activity;
- c. Traffic patrol to enforce applicable traffic codes;
- d. Detectives to investigate local felony crimes and other incidents including misdemeanor crimes, as directed by the Chief of Police;
- e. Community crime prevention; and
- f. Communications services, including call receiving, and dispatch.

1.2 Discretionary Services. Specialized support services for major crimes, major incidents, and other isolated events outside the capabilities of assigned personnel shall be provided only at the discretion of the ACSO.

1.3 Administrative Services. Administrative services include planning and statistics, subpoena control, training, accounting, payroll, personnel, media relations, fleet control, radio maintenance, purchasing, records, and inspections/internal investigations. ACSO shall provide administrative services in line with law enforcement authority and, in general, will not provide investigative services for the City for civil matters; for example, personnel issues. These services may be performed at the request of the City in extraordinary circumstances at the discretion of the ACSO.

1.4 Method of Service. The level, degree and type of services and the number of positions assigned to those services shall be determined by the City in consultation with the Ada

County Sheriff or his/her designee. It is the intent of the parties that this consultation will occur at the beginning of the City's budget cycle and that both parties will work to complete this process in an expeditious manner.

- a. Such positions shall be assigned to the City and shall be dedicated to work within the City limits, subject to responses to assist another jurisdiction or ACSO unit.
- b. The number of such positions assigned to the City will remain constant. The City recognizes that the deputies assigned to the City may be unavailable at times due to training, vacation, sick leave, or other leave. Notwithstanding a deputy's absence, calls for service in the City will be responded to by appropriate personnel at the discretion of the Police Services Supervisor. The transfer of personnel will be coordinated by the ACSO, in consultation with the City Chief Executive Officer or designee, to minimize the impact of potential vacancies.
- c. Support and administrative services shall be provided to the City at the level, degree and type as provided by the ACSO in unincorporated Ada County.
- d. Additional support services may be purchased by the City and assigned for the sole benefit of the City.

1.5 Compensation.

- a. Total Cost. Total cost is reflected on Exhibit A.
- b. Development of Service Costs. Service costs shall include, but not be limited to, salary, benefits and special pays, if any, for personnel providing

the service, along with any associated clothing allowance, quartermaster, supplies, services, telephone, motor pool, systems services, insurance, equipment and associated administrative costs.

- c. Billing. In consideration for duties, services, and functions heretofore described in Section 1, the City shall pay to the ACSO the sum of **\$3,402,749.26** for the term of this Agreement. Said sum shall be paid in eleven (11) equal monthly installments of **\$283,562.00**, and one (1) monthly payment of **\$283,567.26** due no later than the tenth day of each month. Payments shall commence October 10<sup>th</sup>.
- d. Application. The City may request special services for citywide events and agrees to pay for actual overtime, salary, special pay, and benefit costs for these special events. ACSO agrees to work with the City to minimize the costs applicable to such requests.
- e. Discretionary Overtime. When agreed to in advance by the parties, the ACSO shall provide operational overtime when requested by the City for special city events or dignitary protection. Overtime, when requested in these categories, will be billable at the actual overtime rate of the deputy(s) working. Where the ACSO has sufficient advance notice, the ACSO agrees to work with the City prior to the event to minimize the costs applicable to such requests.

#### 1.6 Special Provisions.

- a. Stabilization of Personnel. The ACSO will coordinate transfers of personnel to minimize the time positions are vacant, as well as the impact

of vacancies to the City. Any reduction in level of service will be reported to the City.

- b. Computers. The ACSO Information Technology Unit will be responsible for the repair and maintenance of all equipment, software, and accessories that are used in conjunction with the mobile computing program.
- c. City Police Facility. The City may purchase or lease its own facility and provide for the operation and maintenance of said facility. The facility must meet or exceed all applicable City, state and federal codes and requirements. The facility must also adequately meet the space and security needs of permanently assigned ACSO personnel. The City will be responsible for all charges associated with the planning, design, construction, and/or renovation of the facility and property.

#### 1.7 Reporting.

- a. Reporting Districts. Reporting districts coterminous with the City boundaries will be maintained to enable accurate data collection on law enforcement services provided and criminal activity.
- b. Notification of Criminal Activity. The ACSO will notify the City in the event of a significant occurrence within the City.
- c. Monthly Reports. The ACSO will provide monthly reports on traffic incidents and criminal activity to the City, which can be provided electronically. On a quarterly basis, the ACSO will appear before the City Council and provide further information as requested.

1.8 Personnel and Equipment. The ACSO is acting hereunder as an independent contractor so that:

- a. Control of Personnel. Control of personnel, standards of performance, discipline and all other aspects of performance shall be governed entirely by the ACSO. Allegations of misconduct shall be investigated in accordance with ACSO protocol.
- b. Status of Employees. All persons rendering service hereunder shall be for all purposes employees of the ACSO.
- c. Liabilities. All liabilities for salaries, wages, any other compensation, injury, or sickness arising from performance of the law enforcement services by the ACSO hereunder shall be that of the ACSO.
- d. Provision of Personnel. The ACSO shall furnish all personnel and such resources and material deemed by the ACSO as necessary to provide the level of law enforcement service herein described. Ownership of equipment purchased by the ACSO is retained by the ACSO.
- e. Municipal Violations. ACSO commissioned personnel may cite violations of City ordinances.

1.9 City Responsibilities. In support of the ACSO providing the services described herein, the City promises the following.

- a. Municipal Police Authority. The City promises to confer municipal police authority on such ACSO deputies as might be engaged hereunder in enforcing City ordinances within City boundaries, for the purposes of carrying out this Agreement.

- b. Special Supplies. The City promises to supply, at its own cost and expense, any special supplies, stationery, notices, forms, and the like where such must be issued in the name of the City.

1.10 Duration. This Agreement is effective upon authorization and signature by all parties, except that services and charges shall commence on October 1, 2022, and unless otherwise terminated, shall continue in effect until September 30, 2023. This Agreement may be renewed upon the mutual written consent of the parties.

1.11 Termination Process. Each party may initiate a process to terminate this Agreement as follows:

- a. Notice of Termination. In the event either party hereto desires to terminate the Agreement prior to the expiration date, such party may do so by giving sixty (60) days written notice to other parties.
- b. Transition Plan. Within thirty (30) days of the receipt of such written termination notice, the parties shall commence work on and complete a mutually agreed-upon transition plan providing for an orderly transition of responsibilities from the ACSO to the City. The planning method should proceed along the lines of a project management approach to facilitate the joint planning process by the City and the ACSO. The overarching goal of the transition plan will be to ensure there is no disruption in service to the community. Each party shall bear its respective costs in developing the transition plan.
- c. Termination and/or Interest Charge. In the event the City fails to make a monthly payment within sixty (60) days of billing, the ACSO may charge

an interest rate within two percentage points of the interest rate on the monthly ACSO investment earnings. In addition, in the event the City fails to make a monthly payment within one hundred twenty (120) days of billing, the ACSO may terminate this Agreement.

1.12 Indemnification.

- a. City To Hold County Harmless. The County, its officers, agents, and employees, shall not be deemed to have assumed any liability for the acts of said City or any officers, agents or employees thereof, and the City hereby covenants and agrees to hold and save the County and all of its officers, agents, and employees harmless from all claims whatsoever that might arise against the County, its officers, agents, or employees, by reasons of any acts or failures to act on the part of the City, its officers, agents or employees.
- b. County to Hold City Harmless. The County hereby covenants to hold and save the City and all its officers, agents, and employees, harmless from all claims whatsoever that might arise against the City, its officers, agents, or employees by reason of any acts or failures to act on the part of the County, its officers, agents, or employees in the performance of the duties required by the terms of this Agreement.
- c. Liability Related to City Ordinances, Policies, Rules and Regulations. In executing this Agreement, the ACSO does not assume liability or responsibility for or in any way release the City from any liability or responsibility which arises in whole or in part from the existence or effect

of City ordinances, policies, rules or regulations. If any cause, claim, suit, action or administrative proceeding is commenced in which the enforceability and/or validity of any such City ordinance, policy, rule or regulation is at issue, the City shall defend the same at its sole expense and, if judgment is entered or damages are awarded against the City, the ACSO, or both, the City shall satisfy the same, including all chargeable costs and reasonable attorney's fees.

- d. Insurance. Each party shall procure and maintain insurance as required by applicable federal and state law and as may be appropriate and reasonable to cover its staff, equipment, vehicles, and property, including but not limited to liability insurance, workers' compensation, automobile liability, and property damage. Each party has the right to self-insure all or part of the insurance requirements set forth in this paragraph.

1.13 Audits and Inspections. The records and documents with respect to all matters covered by this Agreement shall be subject to inspection, review or audit by the ACSO or City during the term of this Agreement and three (3) years after termination unless such records are exempt from disclosure under Idaho Code §§ 74-101 *et seq.*

1.14 Amendments. This Agreement may be amended at any time by mutual written agreement of the City and the ACSO.

1.15 Agreement Administration.

- a. Agreement Administrators. The City Mayor or his/her designee and the ACSO Law Enforcement Chief for the City shall serve as agreement administrators to review performance and resolve operational problems.

- b. Referral of Unresolved Problems. The City Mayor shall refer any police service operational problem, which cannot be resolved with the Chief of Law Enforcement Services, to the Ada County Sheriff. The Sheriff and Mayor shall meet as necessary to resolve such issues.

1.16 Entire Agreement/Waiver of Default. The parties agree that this Agreement is the complete expression of the terms hereto and any oral or written representations or understandings not incorporated herein are excluded. Both parties recognize that time is of the essence in the performance of the provisions of this Agreement. Waiver of any default shall not be deemed to be a waiver of any subsequent default. Waiver or breach of any provision of the agreement shall not be deemed to be waiver of any other or subsequent breach and shall not be construed to be a modification of the terms of the Agreement unless stated to be such through written approval by the County, which shall be attached to the original Agreement.

/// INTENTIONALLY LEFT BLANK ///

IN WITNESS WHEREOF, the parties have executed this Agreement.

**CITY OF KUNA**

By: \_\_\_\_\_  
Joe Stear, Mayor

ATTEST:

\_\_\_\_\_  
Kuna City Clerk

**ADA COUNTY SHERIFF'S OFFICE**

By: \_\_\_\_\_  
Matthew Clifford, Sheriff

**Board of Ada County Commissioners**

By: \_\_\_\_\_  
Rod Beck, Commissioner

By: \_\_\_\_\_  
Ryan Davidson, Commissioner

By: \_\_\_\_\_  
Kendra Kenyon, Commissioner

ATTEST:

\_\_\_\_\_  
Phil McGrane, Ada County Clerk

**EXHIBIT A**

**BUDGET**

(1 page – attached)

**RESOLUTION NO. R73-2022  
CITY OF KUNA, IDAHO**

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

**BE IT HEREBY RESOLVED** by the Mayor and Council of the City of Kuna, Idaho that the GRANT AND CONVEYANCE OF UTILITY PIPELINES USE AGREEMENT from FALCON CREST CLUB PARTNERS, LLC, attached hereto as EXHIBIT A is hereby accepted by the City of Kuna, Idaho as the beneficiary of said easement.

**PASSED BY THE COUNCIL** of Kuna, Idaho this 20<sup>th</sup> day of September, 2022.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 20<sup>th</sup> day of September, 2022.

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

ATTEST:

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

After recording, return to:

Chris Engels, City Clerk  
City of Kuna  
751 W. 4<sup>th</sup> Street  
P.O. Box 13  
Kuna, Idaho 83634

*Above space for recording*

**DEED OF PUBLIC UTILITIES EASEMENT,  
GRANT AND CONVEYANCE OF UTILITY PIPELINES  
and GRANTEE ACCEPTANCE**

[Falcon Crest Clubhouse]  
[Utility Easements]

**PARTIES:**

**Falcon Crest Club Partners,  
LLC**, a Delaware limited  
liability company

*Grantor*

5430 LBJ Freeway,  
Suite 1400  
Dallas, Texas 75240

**City of Kuna**, an Idaho  
municipal corporation

*Grantee*

P.O. Box 13  
Kuna, Idaho 83634

This DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES and GRANTEE ACCEPTANCE made, effective as of the date of the Parties' signatures hereon, by and between Falcon Crest Club Partners, LLC, a Delaware limited liability company, Grantor (hereinafter referred to as "Grantor"), whose address is 5430 LBJ Freeway, Suite 1400, Dallas, Texas 75240, and the CITY OF KUNA, an Idaho municipal corporation, Grantee (hereinafter referred to as "Grantee"), whose address is P.O. Box 13, Kuna, Idaho 83634.

**SECTION I**  
**DEFINITIONS**

For all purposes of this *Deed of Public Utilities Easement, Grant and Conveyance of Utility Pipelines and Grantee Acceptance*, the following terms in **bold** shall have the meaning herein provided unless the context of the term clearly requires otherwise as follows:

- 11 Deed of Easement:** means and refers to this *Deed of Public Utilities Easement, Grant and Conveyance of Utility Pipelines and Grantee Acceptance*.
- 12 Grantee:** means and refers to CITY OF KUNA, an Idaho municipal corporation, whose address is P.O. Box 13, Kuna, Idaho 83634, and Grantee Party to this Deed of Easement.
- 13 Grantor:** means and refers to Falcon Crest Club Partners, LLC, a Delaware limited liability company, whose address is 5430 LBJ Freeway, Suite 1400, Dallas, Texas 75240, and Grantor Party to this Deed of Easement.
- 14 Parties:** means and refers to the Grantor and the Grantee to this Deed of Easement.
- 15 Public Utility Easement:** means and refers to a perpetual easement within the Real Property for access, construction, maintenance, operation and replacement of the Utility Pipelines and Grantee's municipal utilities, including potable water pipelines, pressure irrigation pipelines and sewer pipelines together with the right of ingress and egress on the Real Property for the purpose of constructing, operating, and maintaining potable water pipelines, pressure irrigation pipelines and sewer pipelines and the necessary appurtenances thereto.
- 16 Real Property:** means that certain real property more particularly described in Exhibit A attached hereto and by this reference incorporated herein as if set forth at length.
- 17 Utility Pipelines:** means and refers to PVC pipeline sized as needed for the project of pressurized irrigation, sanitary sewer and/or potable water.

## **SECTION II** **RECITALS**

The parties recite and declare:

- 2.1** Grantor is the owner of the Real Property and the Utility Pipelines; and
- 2.2** The Grantee has the authority and the right to acquire easement rights and constructed and installed Utility Pipelines for its public utility systems inclusive of potable water, irrigation water and sewer; and
- 2.3** The Grantor is in the process of subdividing real property which will be served by the Utility Pipelines; and
- 2.4** The Utility Pipelines have been installed and constructed [to Grantee standards] not within the subdividing real property, but within the Real Property; and
- 2.5** The Utility Pipelines are herein granted and conveyed by the Grantor to the Grantee for perpetual ownership and maintenance for public utility services inclusive of the subdividing real property; and

- 2.6 It is necessary that the Grantor grant and convey the Public Utility Easement, the Utility Pipelines to the Grantee for the Grantee's acceptance in order for and in consideration of the City accepting the Utility Pipelines for perpetual ownership, use and maintenance in order to provide public utilities services to the subdividing real property; and
- 2.7 The Grantor is willing to grant and convey and assign to the Grantee and the Grantee is willing to accept the Utility Pipelines, the Public Utility Easement subject to the conditions as stated herein in this Deed of Easement.

In consideration of the mutual covenants contained in this Deed of Easement, the Parties agree as follows:

### **SECTION III**

#### **GRANT OF PUBLIC UTILITY EASEMENT and UTILITY PIPELINES**

- 3.1 Grantor does hereby grant, convey and release unto the Grantee, and or its assigns as hereinafter provided for, from the effective date hereof, the Public Utility Easement and the Utility Pipelines; and
- 3.2 Grantor does hereby assign and transfer to Grantee all of its Utility Pipelines Consentee rights to the Consent to Use Agreement.

### **SECTION IV**

#### **PUBLIC UTILITY EASEMENT CONDITIONS**

- 4.1 The Public Utility Easement is granted and conveyed subject to the following conditions:
- 4.1.1 The Public Utility Easement is reserved for the utility purposes herein set forth and no structures other than those for utility purposes are to be erected within the limits of said Public Utility Easement.
- 4.1.2 The Parties recognize that the Public Utility Easement may have other utilities and right-of-way placed within the Public Utility Easement at locations which do not unreasonably interfere with the Grantee's use and enjoyment of the Public Utility Easement and which shall be reviewed for approval by the Grantee as part of a platting process.
- 4.1.3 The Grantee, or its assigns, shall have the right at any time to access said improvements to perform any necessary maintenance, repair or replacement, and to cut, trim, and clear all trees, brush, and other obstructions that may injure, endanger, or interfere with the construction, operation, or maintenance of Grantees utilities within the Public Utility Easement.
- 4.1.4 In exercising the Public Utility Easement rights granted and conveyed herein, the Grantee, or its assigns, will not unreasonably interfere with the normal use of the real property within which it lies and will, at its sole cost and expense and with due diligence, restore the real property within

which it lies to its original or better condition following any use of the Public Utility Easement either for construction, repair, maintenance, and/or replacement of said facilities and appurtenances thereto.

**SECTION V**

**ACCEPTANCE OF GRANT OF PUBLIC UTILITY EASEMENT AND UTILITY PIPELINES**

**5.1** The Grantee does hereby accept the grant and conveyance from the Grantor of the Public Utility Easement and Utility Pipelines subject to the terms and conditions of this Deed of Easement.

**SECTION VI**

**PUBLIC UTILITY EASEMENT SUBJECT TO LAW OF VACATION**

**61** Any transfer by the Grantee of this grant and conveyance of this Public Utility Easement is subject to the laws of the state of Idaho governing the vacation of city easements currently codified at Idaho Code Section 50-1325.

**62** This easement shall terminate upon the dedication of the Easement Premises as a deeded or dedicated public road right-of-way capable providing similar or better access to the public utility improvements and acceptable to Grantee.

**IN WITNESS WHEREOF**, this Deed Easement has been executed on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, with the intent that it shall be recorded in the office of the recorder of the County of Ada, state of Idaho.

**Grantor:**

Falcon Crest Club Partners, LLC, a Delaware limited liability company  
By: FC Club Group, LLC, a Delaware limited liability company  
Its: Managing Member

By: *Douglas Howe*  
Douglas Howe

STATE OF Idaho  
County of Ada : ss.

On this 4<sup>th</sup> day of August, in the year of 2022, before me a notary public for the State of Idaho, personally appeared Douglas Howe, known or identified to me to be the Managing Member of FC Club Group, LLC, on behalf of Falcon Crest Club Partners, LLC and acknowledged to me that such limited liability company executed the same.

(SEAL)



*Dena Nelson-Hendren*  
Notary Public  
Residing at Ada County, Idaho  
My Commission Expires: 3-15-2025

**Grantee:**  
CITY OF KUNA

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

Attest:

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

STATE OF IDAHO )  
  : ss.  
County of Ada        )

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year of 2022, before me a notary public for the State of Idaho, personally appeared JOE L. STEAR and CHRIS ENGELS, known or identified to me to be the persons whose names are subscribed to the within instrument as Mayor and as City Clerk of the City of Kuna, and acknowledged to me that they executed the same as Mayor and as City Clerk of the City of Kuna.

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

(SEAL)



J-U-B ENGINEERS, INC.

THE  
LANGDON  
GROUPGATEWAY  
MAPPING  
INC.

J-U-B FAMILY OF COMPANIES

**EXHIBIT "A"**  
**FALCON CREST CLUBHOUSE SUBDIVISION**  
**CITY OF KUNA**  
**OFF-SITE SEWER EASEMENT**  
**LEGAL DESCRIPTION**

Permanent Easement

That portion of the Northwest Quarter of Section 22, Township 2 North, Range 1 East, Boise Meridian, in the City of Kuna, Ada County, Idaho, particularly described as follows:

**COMMENCING** at the west quarter corner of said Section 22, from which the northwest corner of said Section 22 bears North 00°42'27" East, 2,652.56 feet; Thence along a random line, North 63°55'09" East, 2301.87 feet to the **POINT OF BEGINNING** and the beginning of a non-tangent curve;

Thence along said non-tangent curve to the left an arc length of 20.89 feet, having a radius of 525.00 feet, a central angle of 02°16'48", a chord bearing of N 57°21'03" E and a chord length of 20.89 feet;

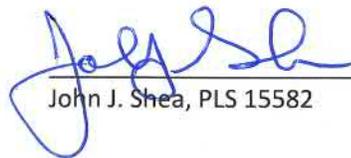
Thence S 15°59'51" E, 57.70 feet to the beginning of a non-tangent curve;

Thence along said non-tangent curve to the right an arc length of 20.88 feet, having a radius of 554.63 feet, a central angle of 02°09'25", a chord bearing of S 59°13'00" W and a chord length of 20.88 feet;

Thence N 15°49'32" W, 57.04 feet to the **POINT OF BEGINNING**, containing 0.03 acres, more or less.

**END DESCRIPTION**

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of John J. Shea, PLS, all professional liability associated with this document is hereby declared null and void.

  
 John J. Shea, PLS 15582

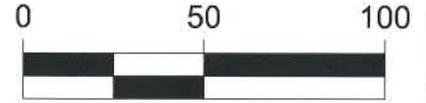
05-18-2022

Date



# Exhibit "B"

16715  
21/22



Scale in Feet

N00°42'27"E 2652.56'

Point of Beginning

20' WIDE OFF-SITE SEWER EASEMENT

Falcon Crest Clubhouse Subdivision

N63°55'09"E 2301.87'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C2	20.89'	525.00'	2°16'48"	N57°21'03"E	20.89'
C3	20.88'	554.63'	2°09'25"	S59°13'00"W	20.88'

Line Table		
Line #	Direction	Length
L26	S15°59'51"E	57.70'
L27	N15°49'32"W	57.04'



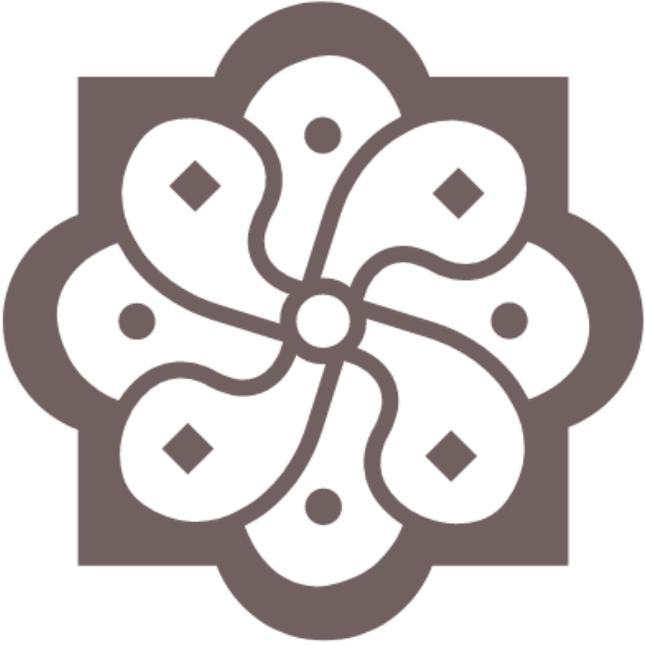
For Date: 5/18/2022 2:11 PM Plotted By: Mike Heymann  
 Date Created: 3/25/2022 JUB CONCRETE CLUBHOUSE DESIGN SURVEY DWG 10-21-003\_EASEMENTS.DWG

REUSE OF DRAWINGS		FILE: 10-21-003_EASEMENTS	
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF J-U-B ENGINEERS, Inc. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF J-U-B ENGINEERS, Inc.		JUB PROJ #:	21003
		DRAWN BY:	MAR
		DESIGN BY:	MAR
		CHECKED BY:	JJS
NO.	REVISION DESCRIPTION	BY	DATE
			LAST UPDATED: 5/18/2022



**Falcon Crest Clubhouse Subdivision**  
**City of Kuna Off-Site Sewer Easement**  
 Situate in the NW 1/4 of Section 22, T.2 N., R.1 E., B.M.  
 City of Kuna, Ada County, Idaho

SHEET  
**1 of 1**



SABINO'S  
ROCKY RIDGE

Kuna City Council  
September 20, 2022

# Sabino's Rocky Ridge

## Order of Presentation

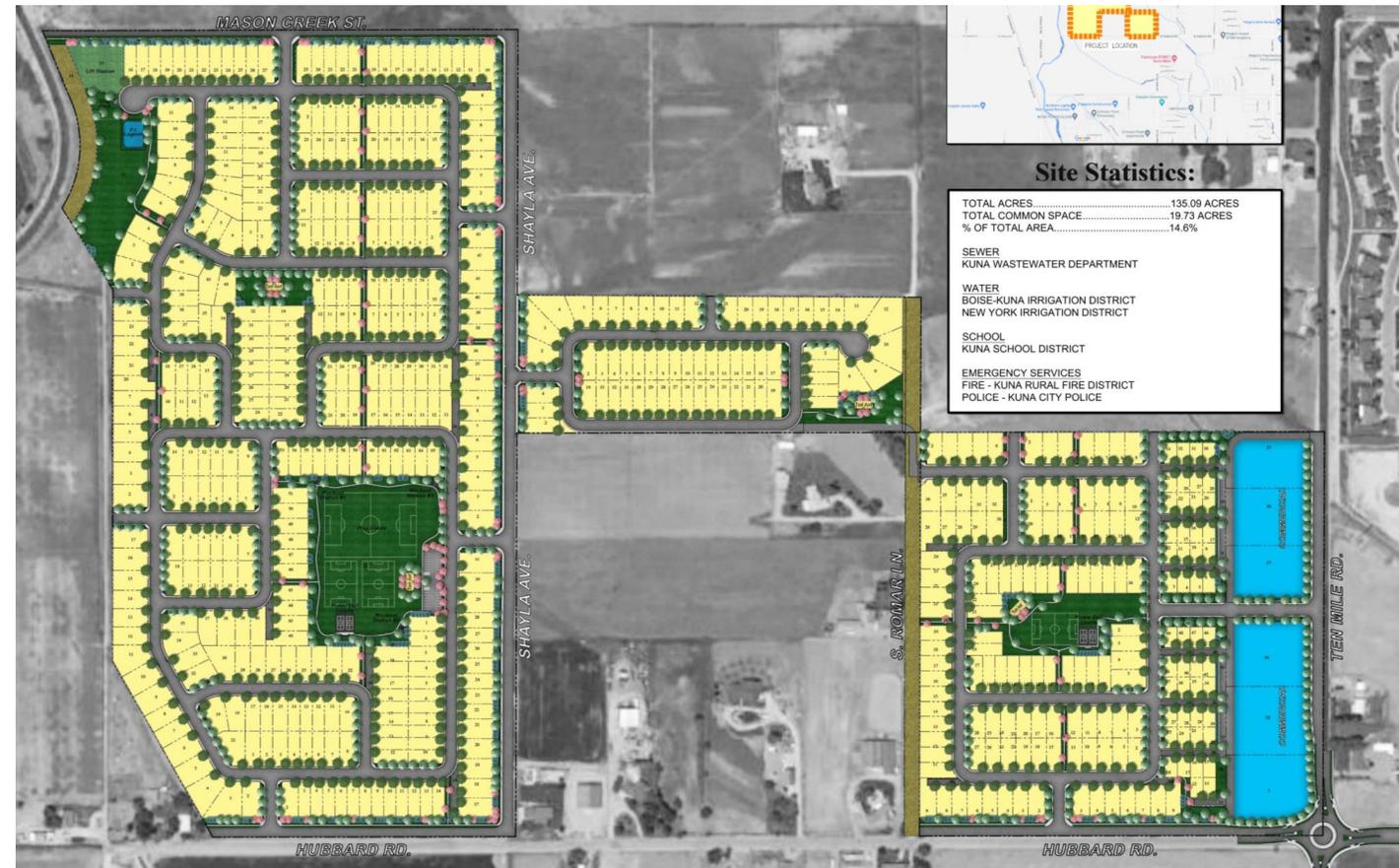
- Community overview & Namesake
- Vicinity Map, comprehensive plan map and zoning map
- Proposed zoning
- Preliminary Plat overview
- PUD parameters
- Open Space and Amenities
- Housing Product
- Private driveway design & Parking Plan
- Commercial land use plan
- Regional utility investment
- EMS/Fire Access
- Tax benefits and community relations
- Hubble Hero House 2022
- Parade of Homes Winner 2022



# Sabino's Rocky Ridge

## Project Details

- New PUD Application for 134.5 acres
- Application includes three zones: R-6, R-8 and C-1 (along Ten Mile)
- 596 single family lots, 6 commercial lots and 113 common lots
- Proposing 10.5% open space with parks and amenities (owned and maintained by HOA)
- PUD requests a variance of setbacks for the R-8 zone, use of private driveways and slight increase in net density for R-6 & R-8 zones
- Project will include significant regional sewer lift station in NW corner of property to serve the greater region



# Sabino's Rocky Ridge

**Sabino de la Concepcion**, January 14, 1953 - June 10, 2016

- Born and raised in Gatika, Basque Country Spain.
- Started working on fishing boats in Northern coastal Spain and eventually migrated to Alaska to work on king crab boats.
- He married his wife Vicki, settled in Kuna and had a small cattle operation on what is now the 40 acres on the NW corner of Ten Mile and Hubbard. Their family business expanded to Caldwell.
- They had two daughters Elena and Surine.
- He worked as a cattle rancher until 2016 when he passed away.



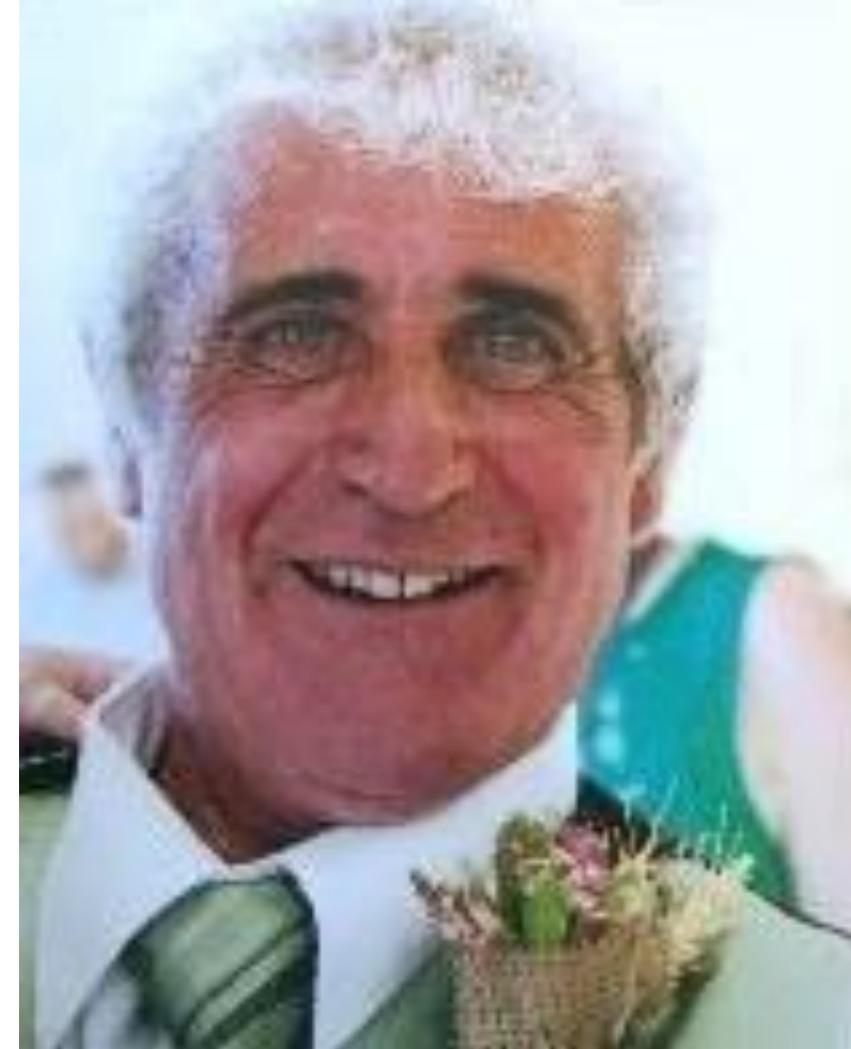
*Gatika Castle*



*Alaska King Crab Boat, 1970s*



*Idaho Cattle*



*Sabino de la Concepcion*

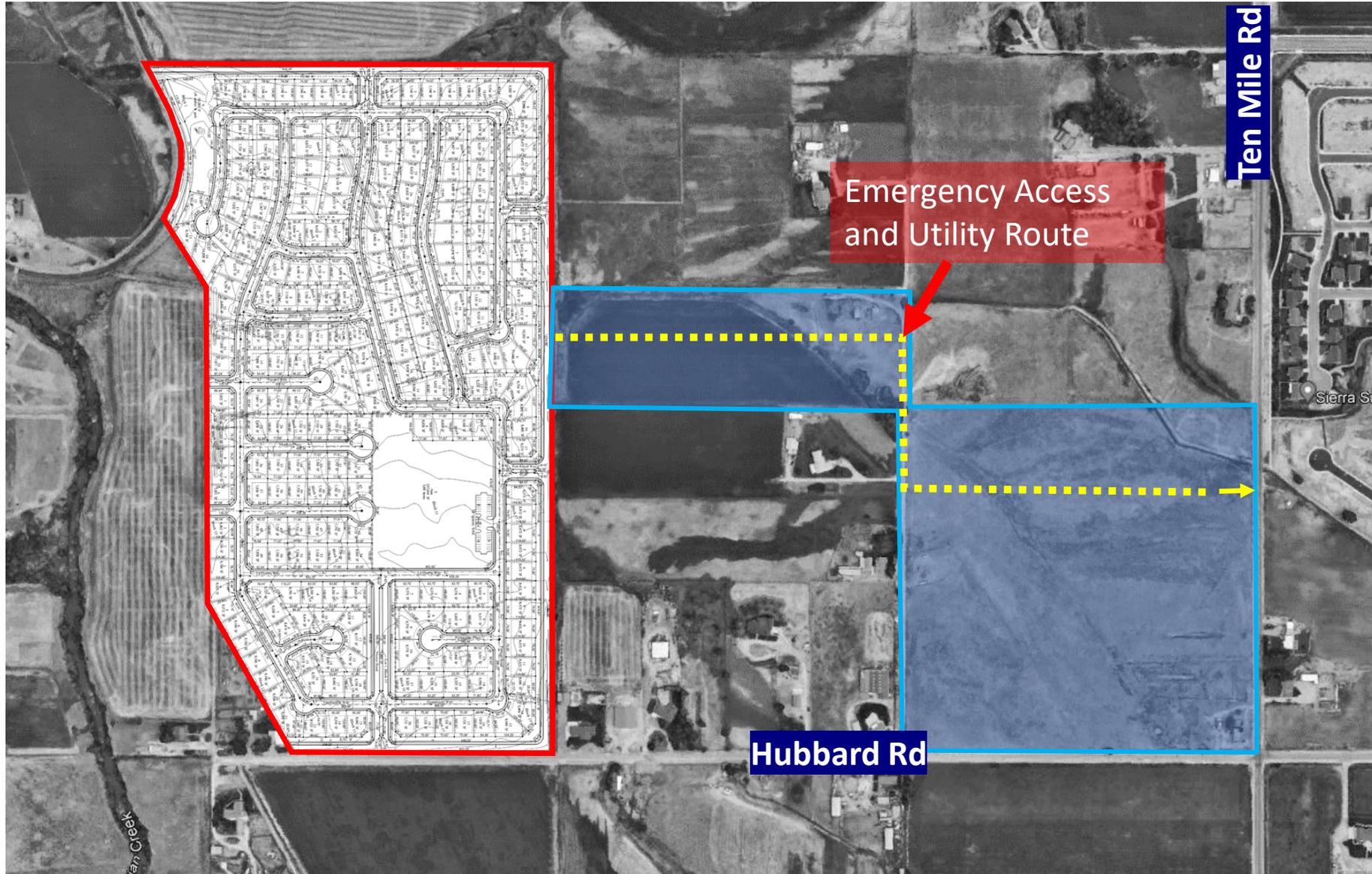
# Vicinity Map



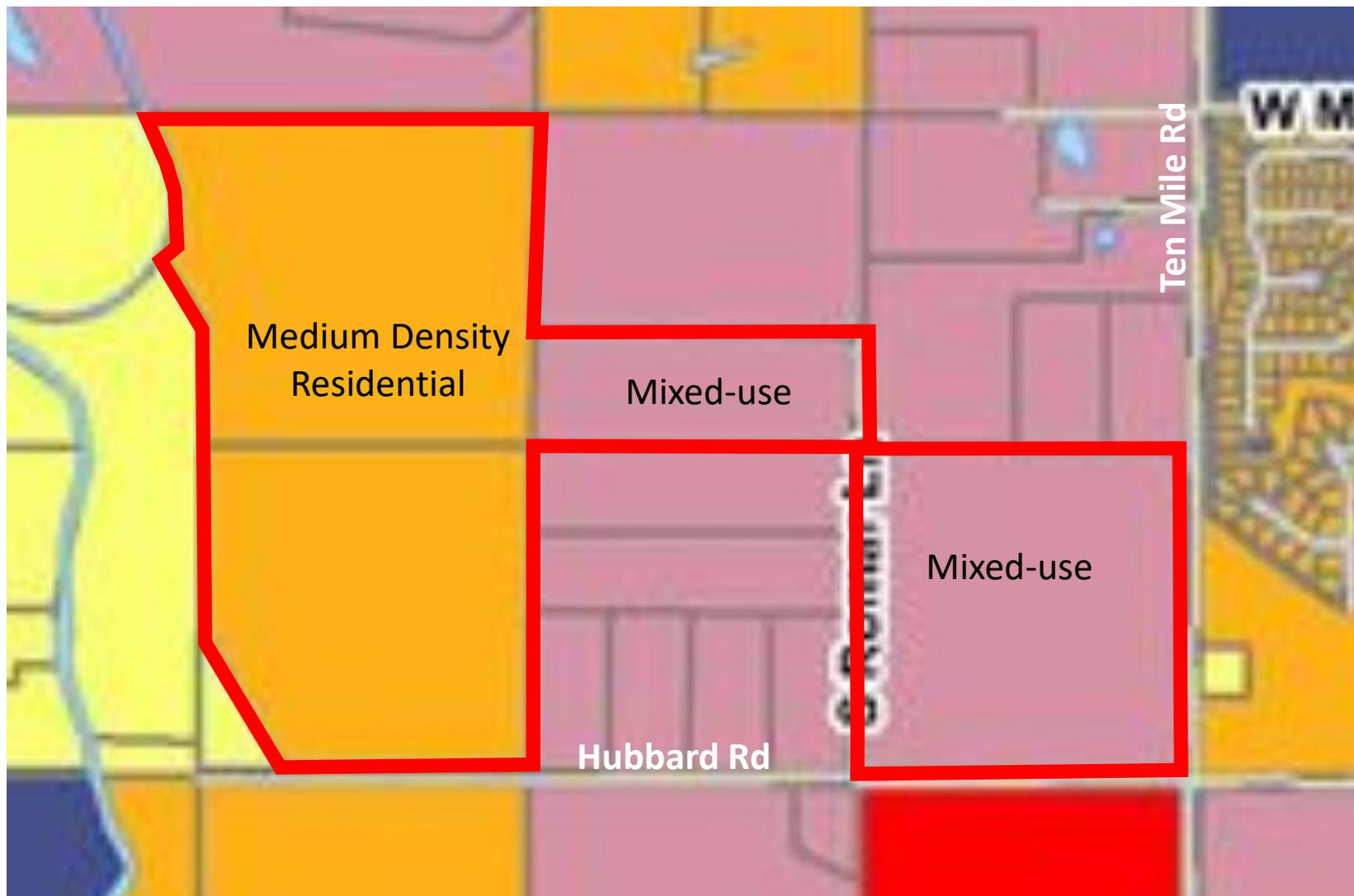
# Sanctuary Preliminary Plat, 2007



# Sanctuary Preliminary Plat, 2007

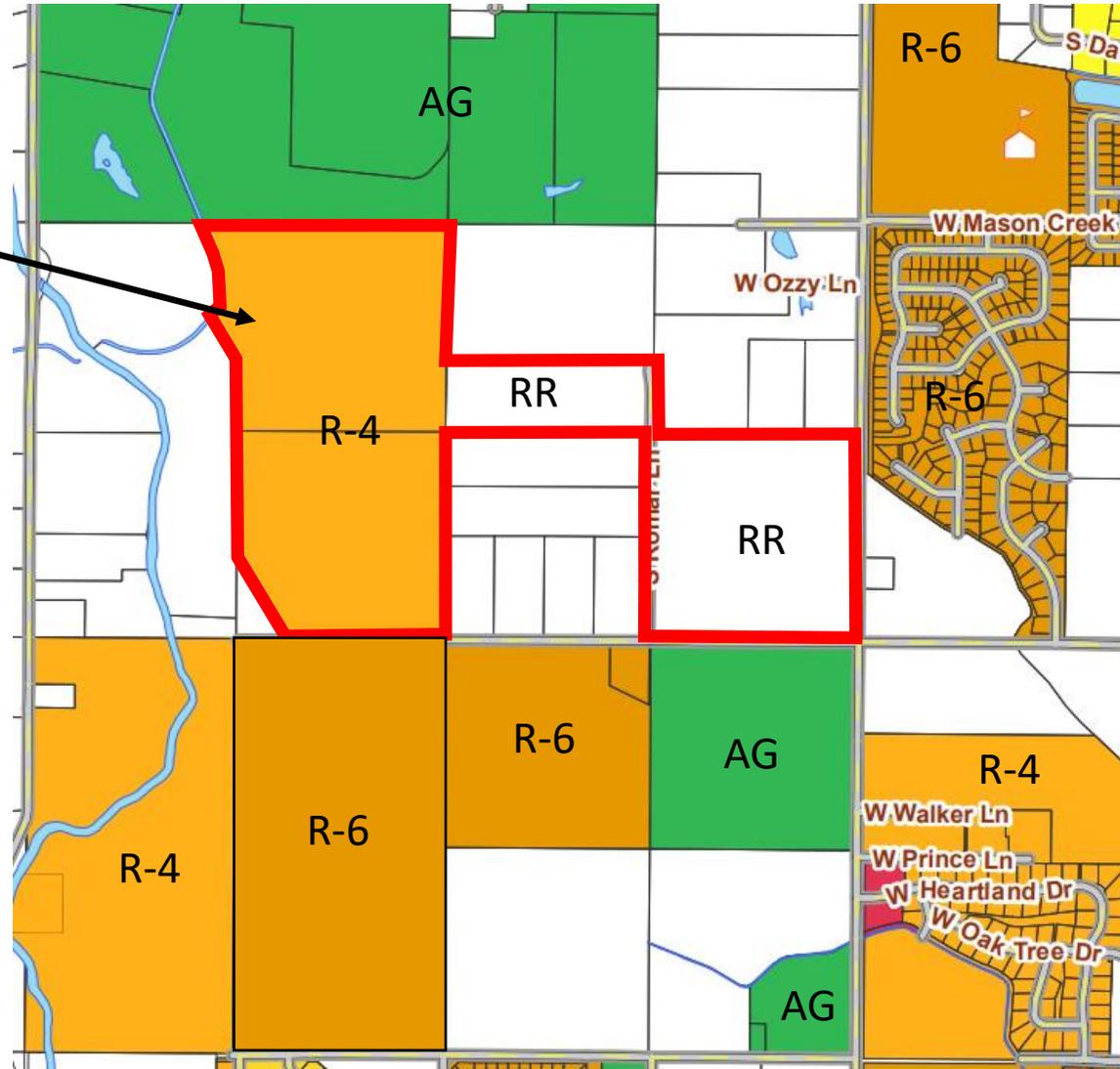
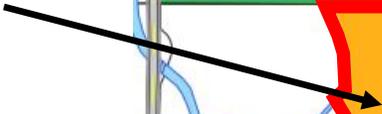


# Comprehensive Plan Map

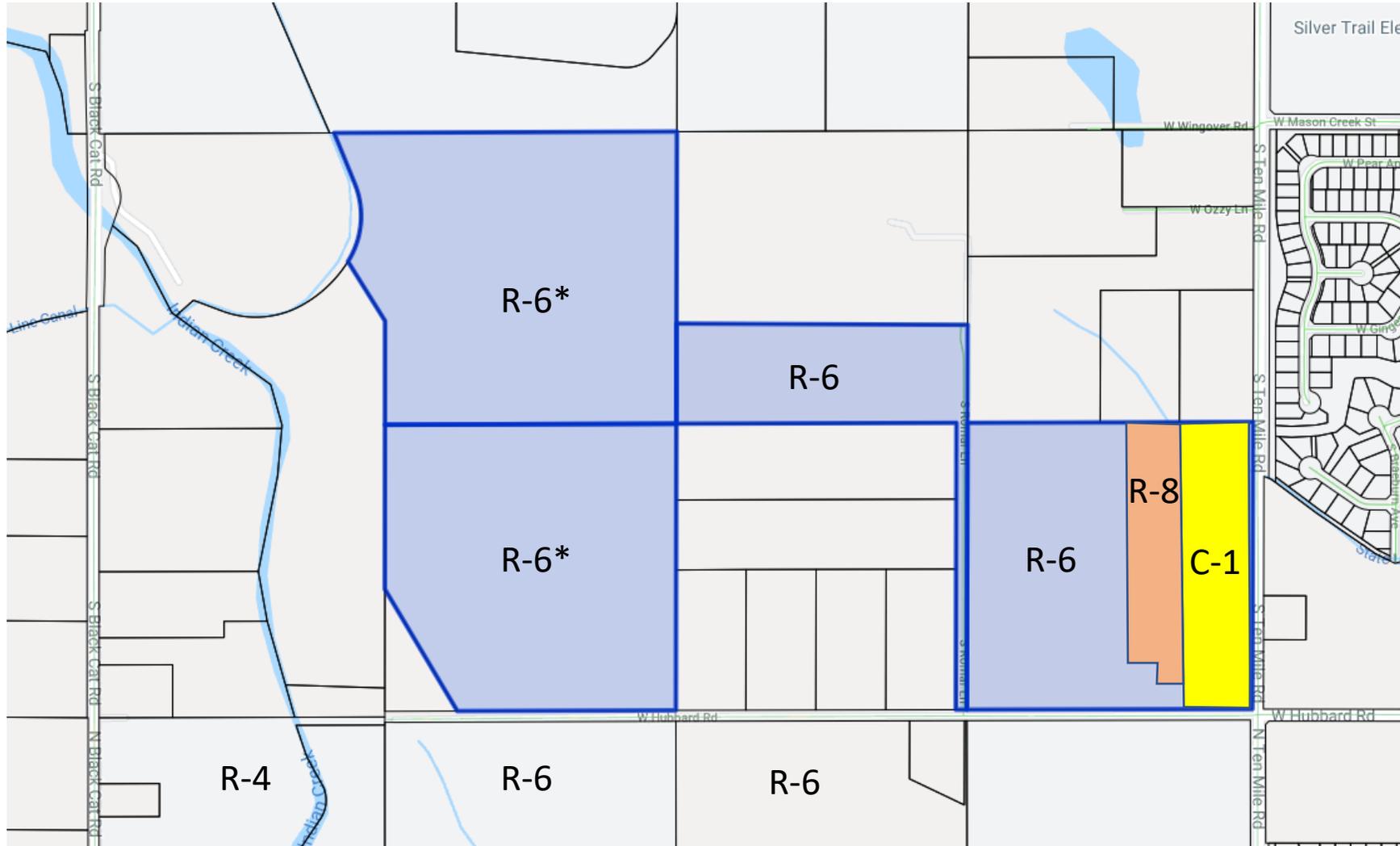


# Current Zoning

Annexed and  
zoned in 2007

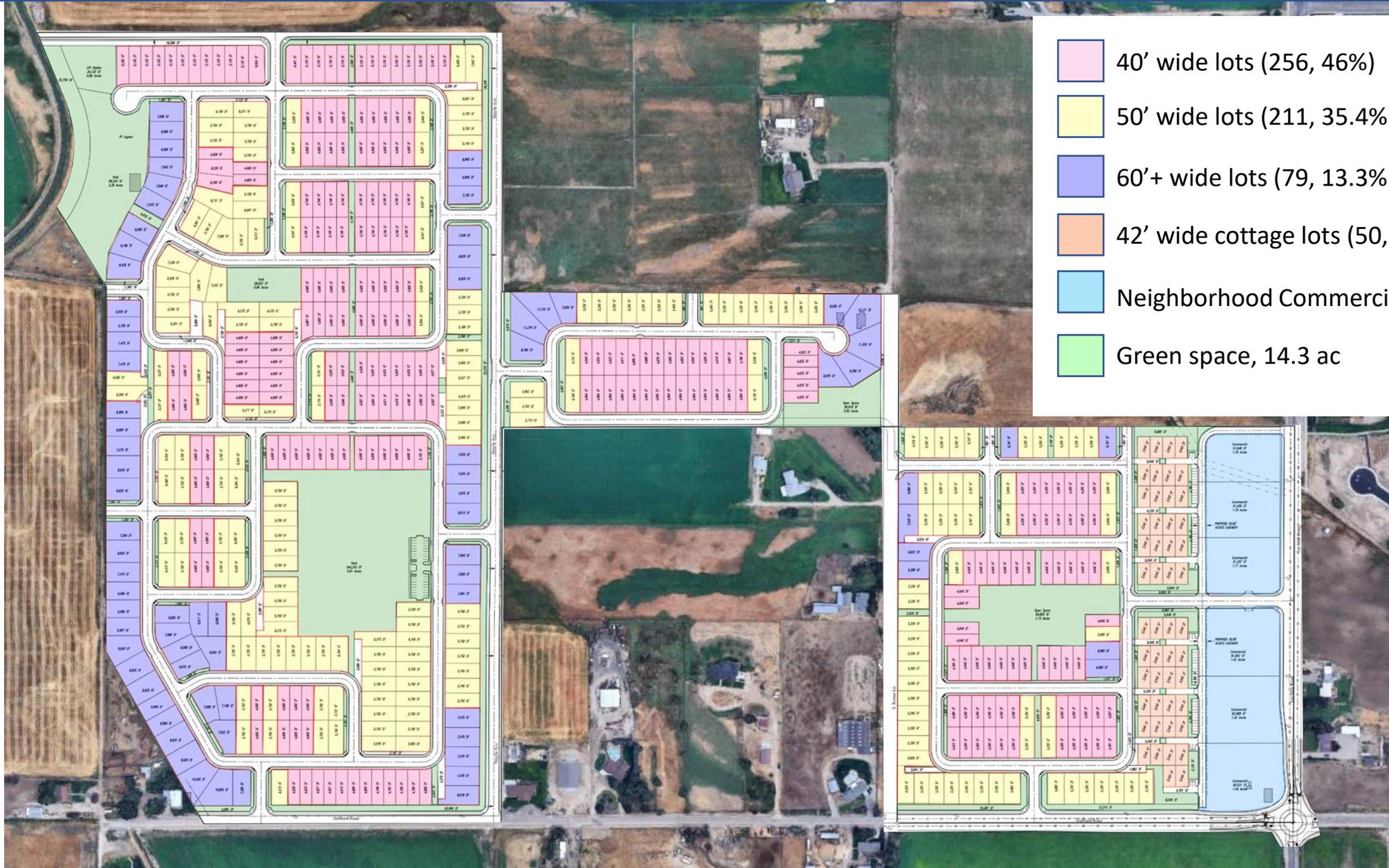


# Proposed Zoning



\* Re-zone from R-4

# Preliminary Plat



-  40' wide lots (256, 46%)
-  50' wide lots (211, 35.4%)
-  60'+ wide lots (79, 13.3%)
-  42' wide cottage lots (50, 8.3%)
-  Neighborhood Commercial
-  Green space, 14.3 ac

# PUD Parameters

## Setback Request:

	Minimum lot size	Minimum rear setback	Minimum front setback	Street side yard setback	Maximum lot coverage
R-8 Zone	3,200	15'	20'	20'	40%
Proposed R-8 code for PUD	3,000	10'	10'	15'	50%

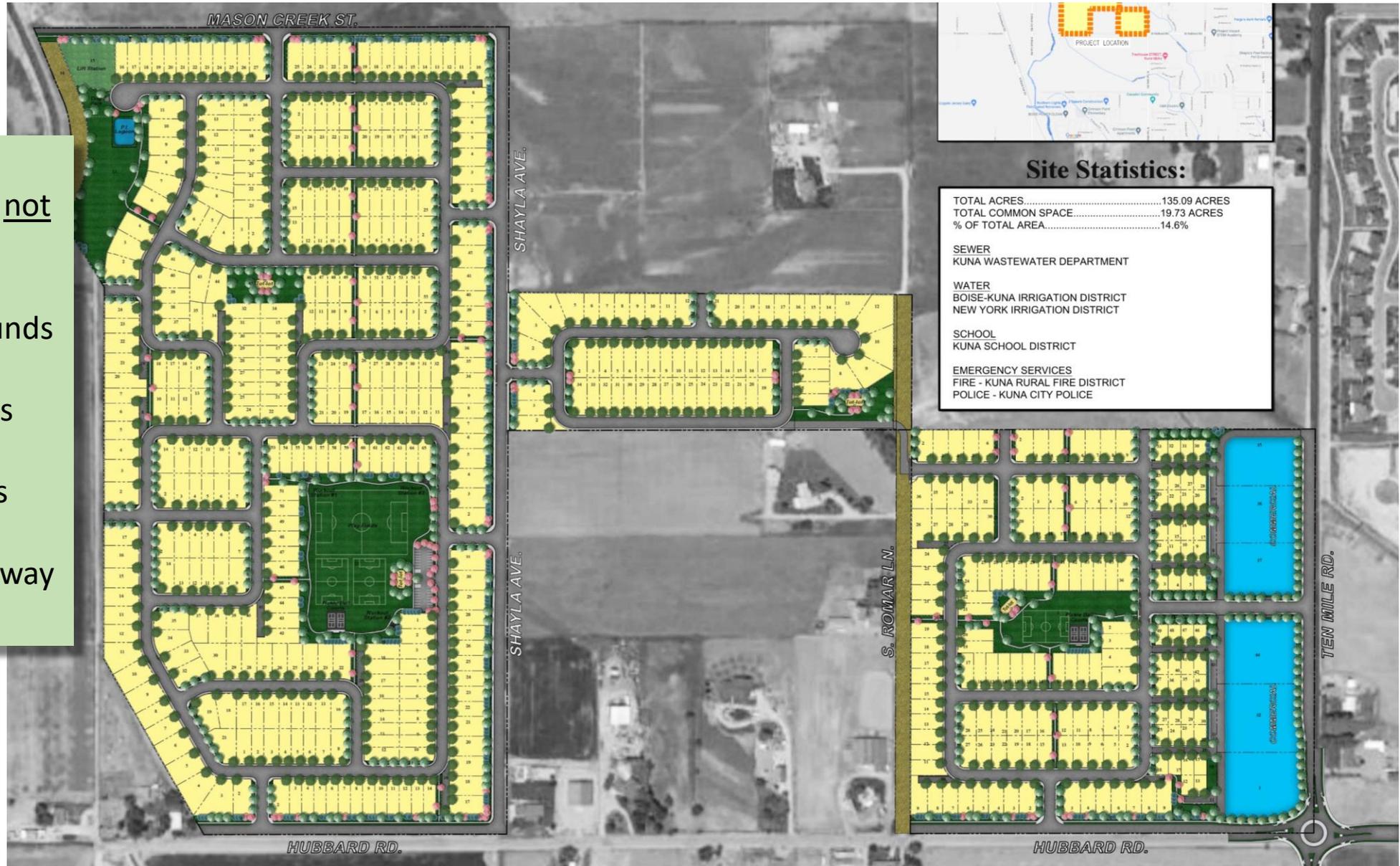
## Net Density Request:

Zone	Allowable Density	Proposed Density	Percent increase
R-6	6	6.15	2.5%
R-8	8	8.91	11.4%

5-7-3-D “To assure development flexibility, the planning and zoning commission may recommend increasing the residential density up to fifteen (15) percent of the allowable number of dwelling units according to the zone's underlying zoning density”

# Open Space and Amenities

- 14.3 acres of open space (10.5%). Does not include landscape buffers
- Four tot-lot playgrounds
- Fenced dog park
- Four pickleball courts
- Work-out stations
- Team sized ball fields
- Community wide interconnected pathway network





# Open Space and Amenities





# Amenities



# Traditional Single Family

## *Homes for 50' wide lots*



## *Homes for 40' wide lots*



# Traditional Single Family

*Homes for 60' and greater wide lots*



# Reflection Series



# Kuna Cottages

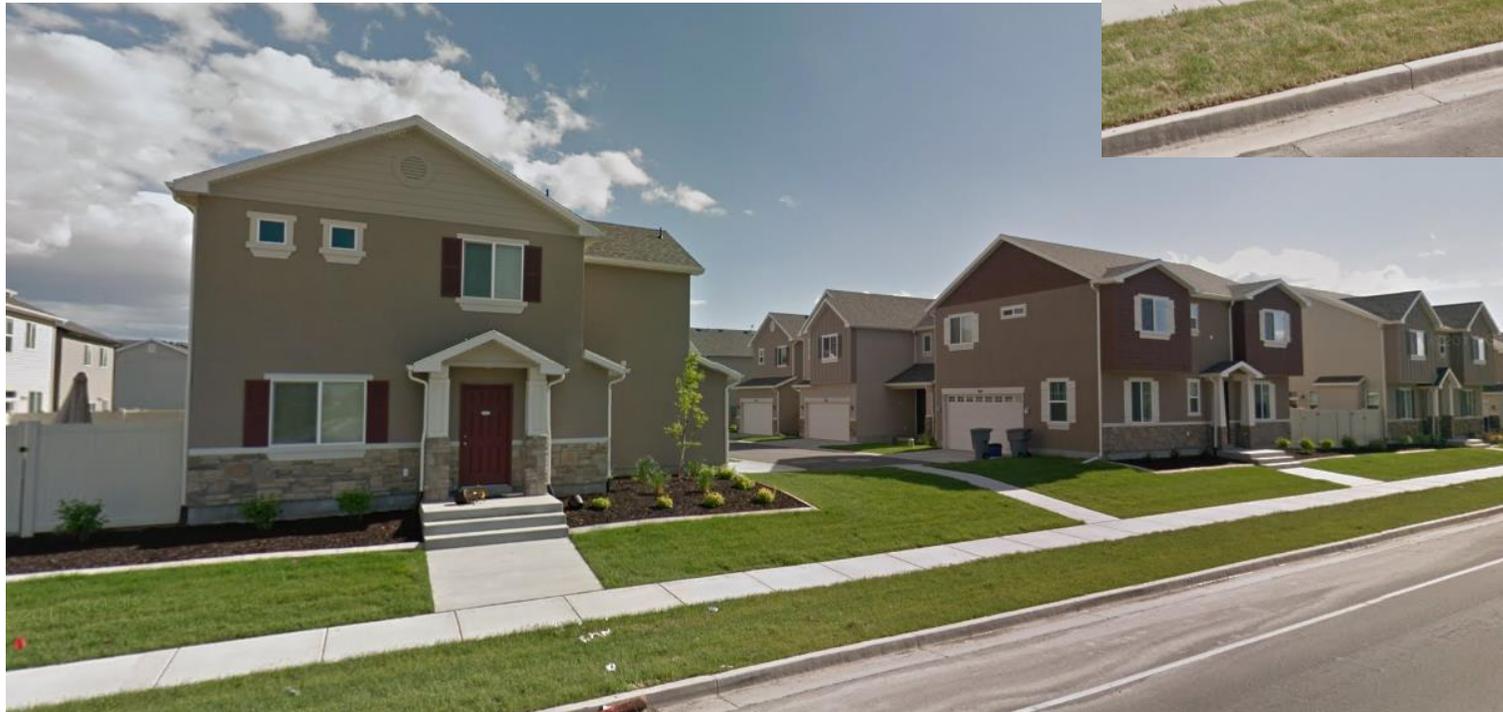
*Introducing the Kuna Cottage, a single-family home built on a smaller lot and accessed by a low-traffic, safe private driveway.*

- Four homes per private driveway
- Smaller and lower maintenance yard
- Lock-and-leave lifestyle
- Ample off-street visitor parking (2 spaces per home)
- More affordable housing option



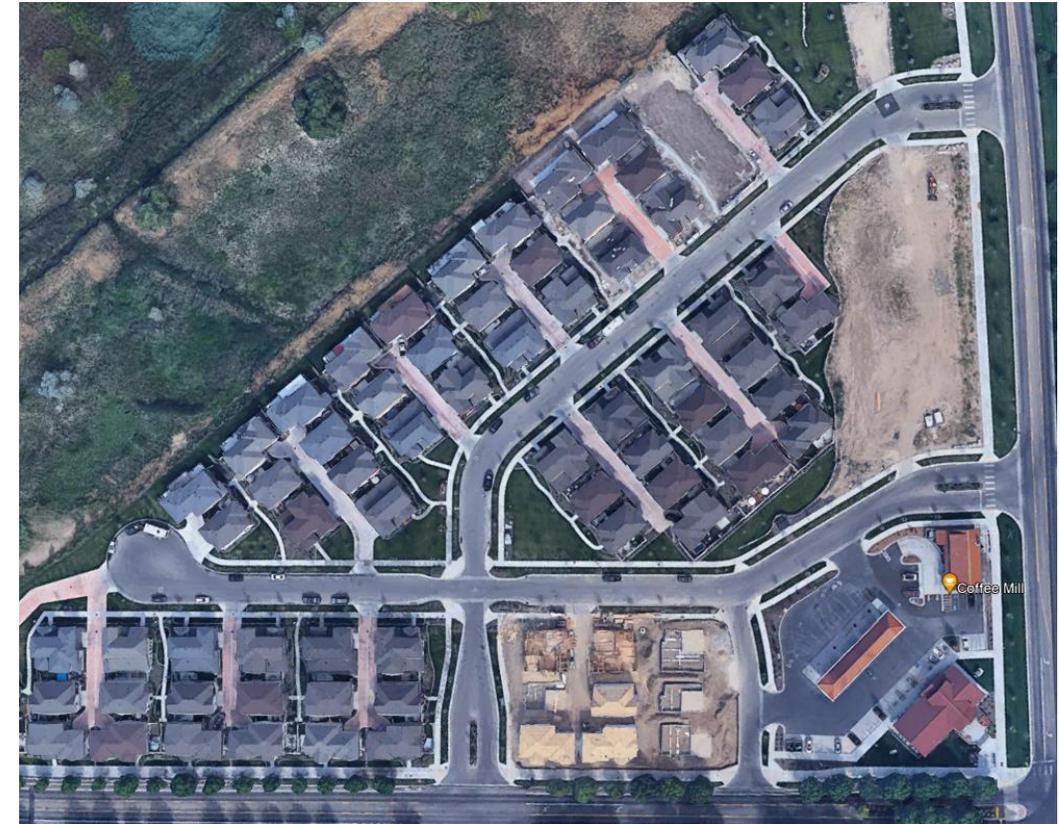
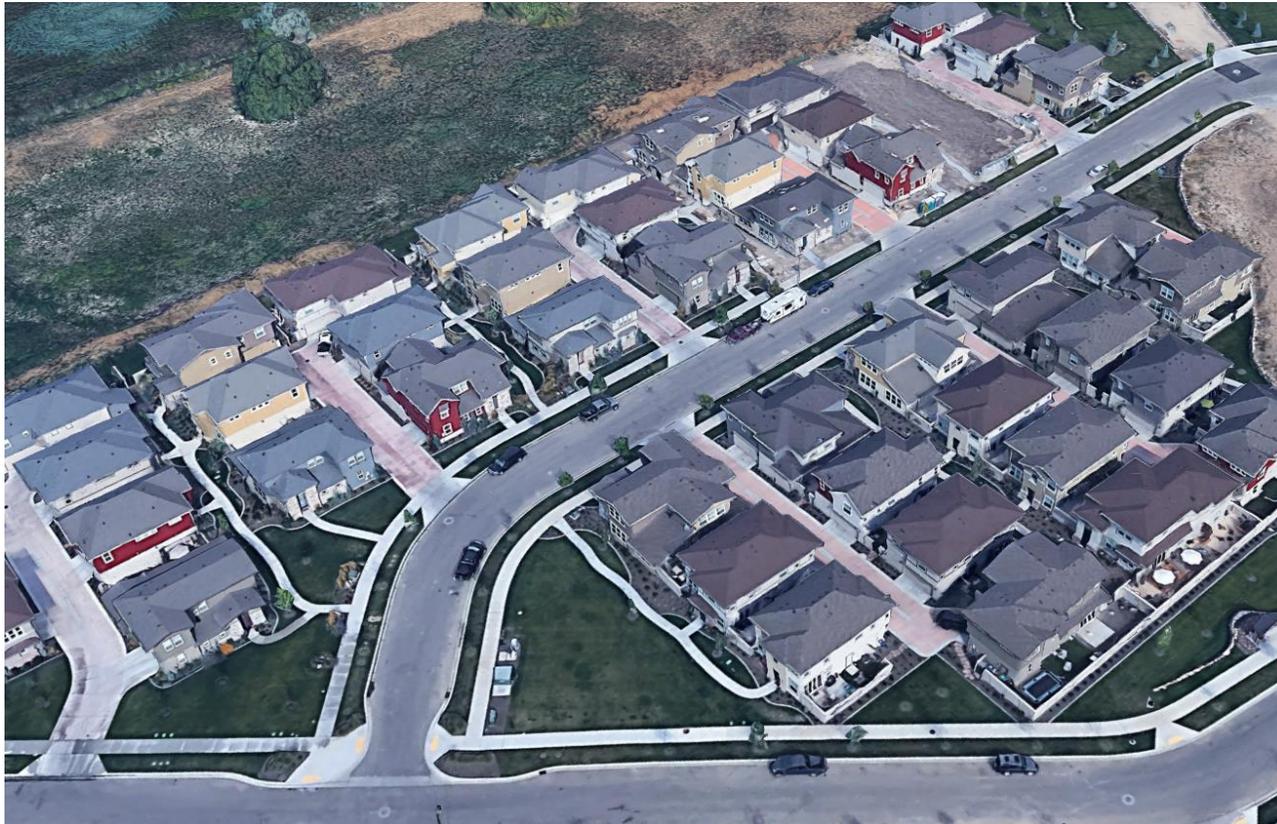
# Kuna Cottages

Stonehaven – North Salt Lake City



# Kuna Cottages

## Local Example: Harris Ranch

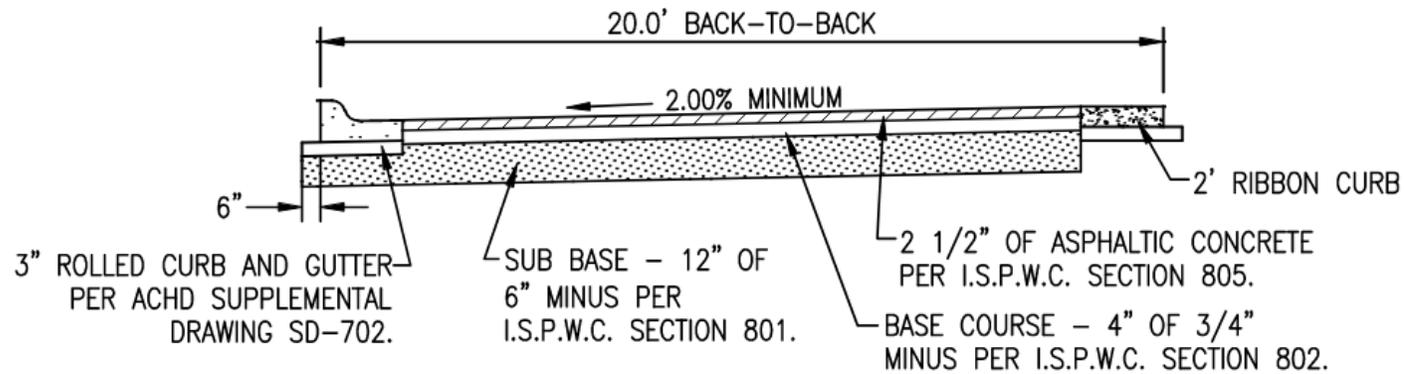




# Private/Common Driveways

## Fire Department and City Design Requests:

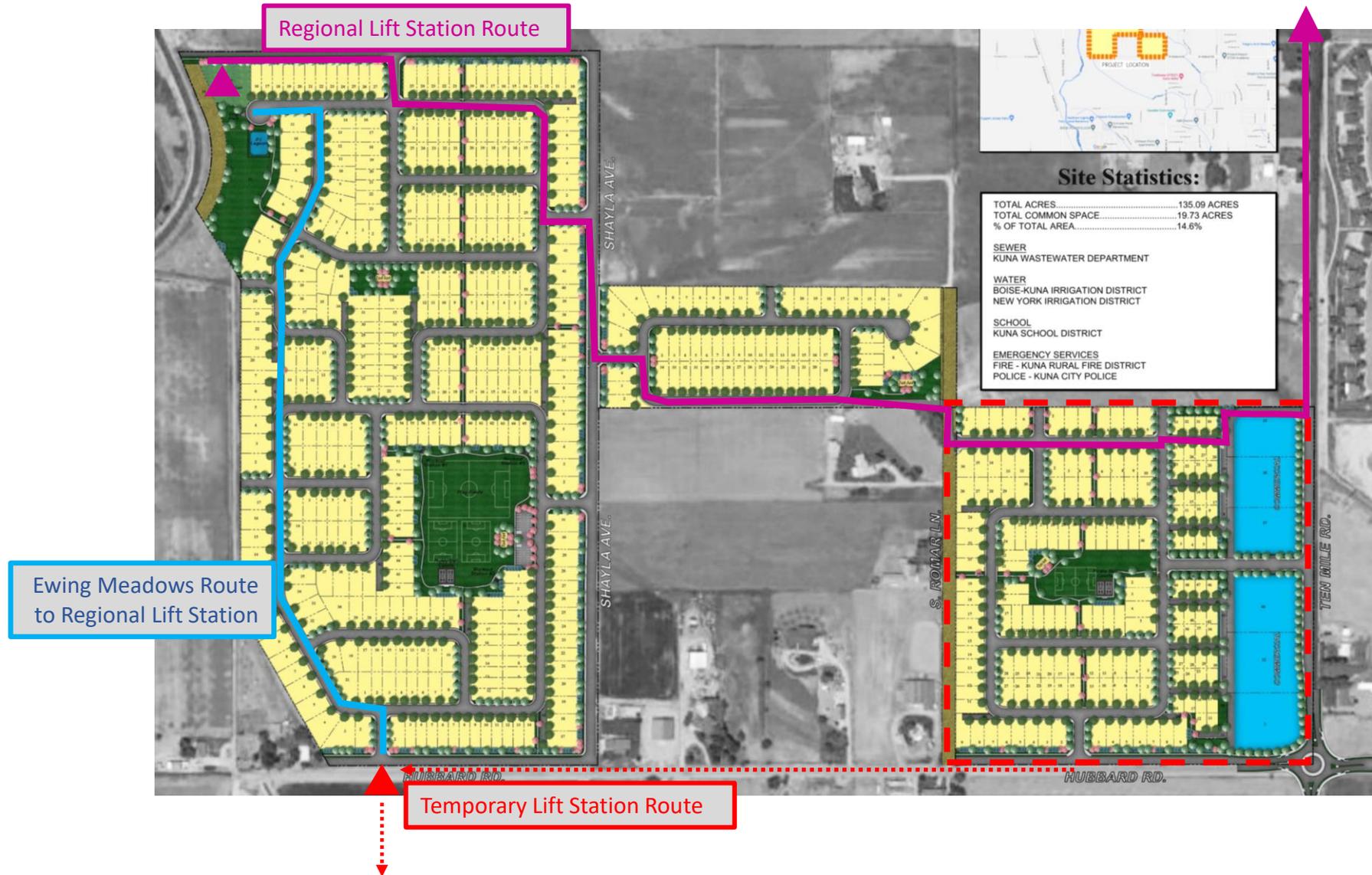
- Less than 150' in length
- Minimum 20' wide
- Do not serve more than 4 homes
- No street parking (enforced by HOA)



# 8 acres of Commercial



# Regional Utility Improvements



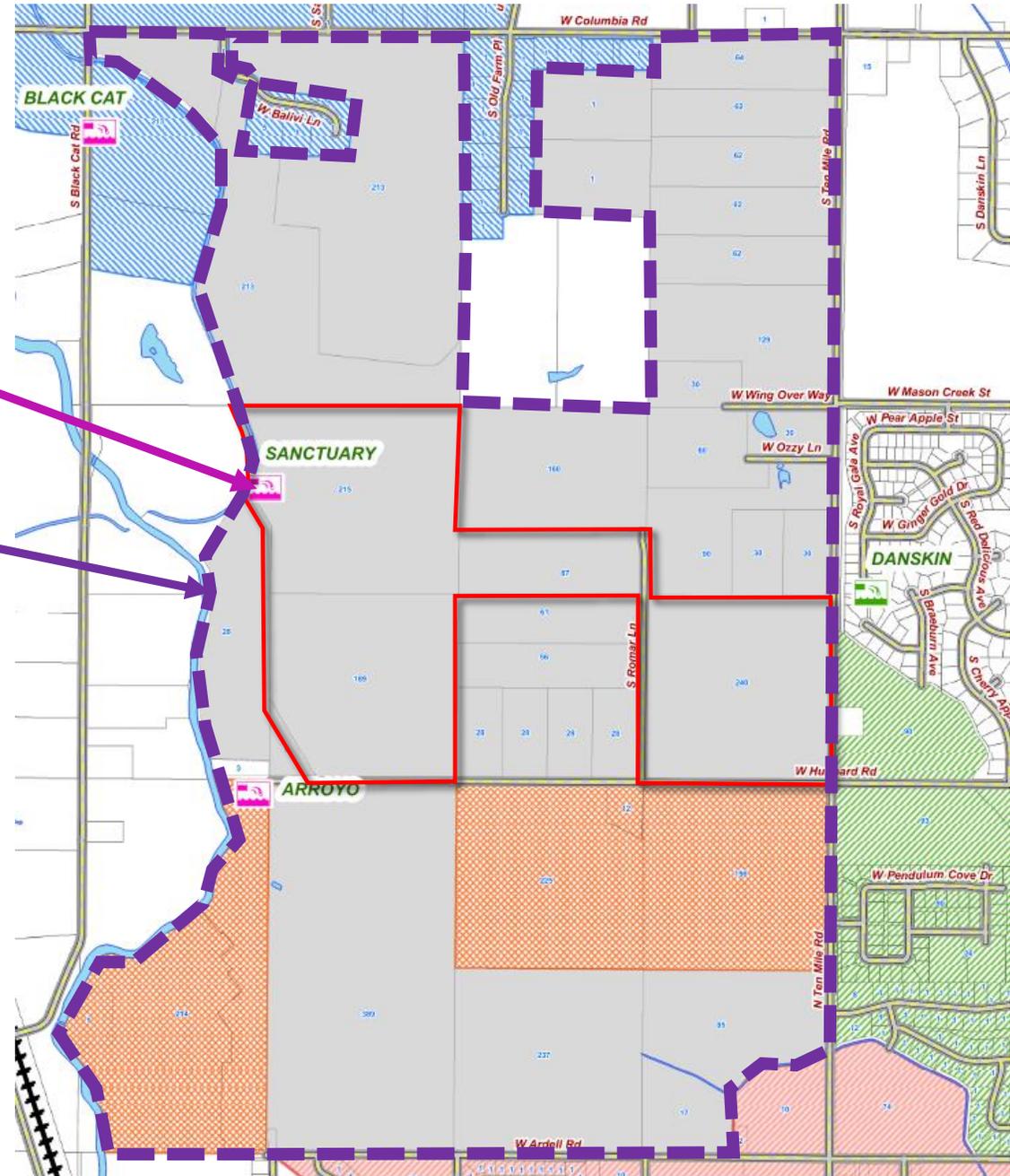
# Regional Sewer Improvements

Regional Lift Station Location

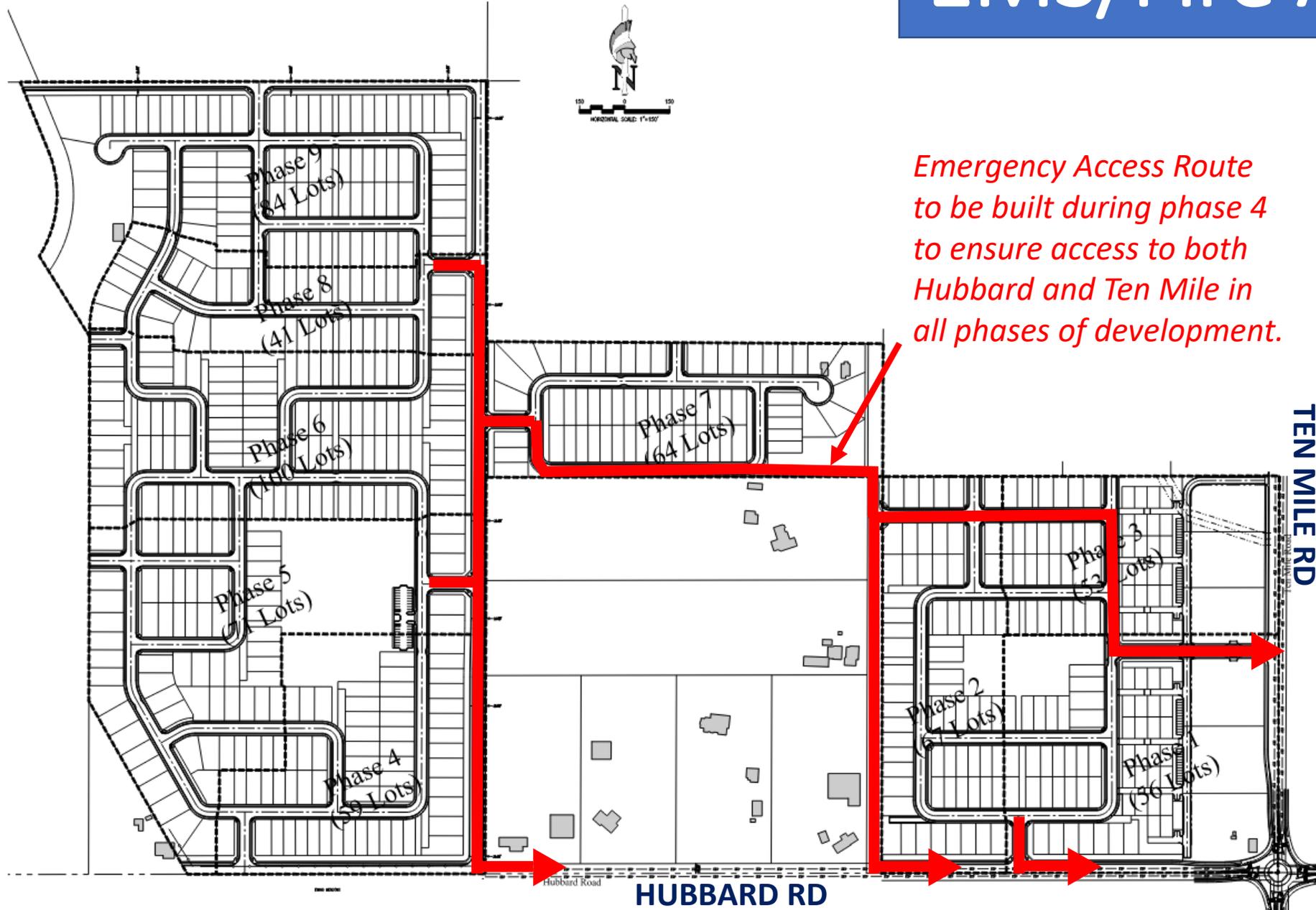
Regional Lift Station Basin

## LEGEND

-  CURRENT LIFT STATIONS
-  FUTURE LIFT STATIONS
-  SANCTUARY LIFT STATION BASIN
-  ARROYO TEMP LIFT STATION BASIN
-  NORTH BLACK CAT BASIN (DOUBLE PUMP)
-  "POTENTIAL" CRIMSON POINT DIVERSION
-  "POTENTIAL" DANSKIN DIVERSION



# EMS/Fire Access



*Emergency Access Route to be built during phase 4 to ensure access to both Hubbard and Ten Mile in all phases of development.*

HUBBARD RD

TEN MILE RD

# Transportation Investment

ACHD requires the following Intersection Improvements before the 250<sup>th</sup> single family lot:

- Hubbard Rd & Ten Mile Rd (3x3 interim signal if not already improved)
- Lake Hazel Rd & Ten Mile Rd (3x3 interim signal if not already improved)
- Linder Rd & Hubbard Rd (3x3 interim signal)

Neighboring projects will be obligated to the similar conditions

- Example: Ewing Meadows, Hubbard & Ten Mile intersection must be improved by their 166<sup>th</sup> residential lot.



# Property Tax Revenue Impact

Homeowner's Exemption		Per House, Low Value \$425,000 \$125,000	Per House, High Value \$600,000 \$125,000	Average Value \$512,500 \$125,000
TAX DISTRICT	Levy	Annual Tax Revenue	Annual Tax Revenue	Buildout Annual Tax Revenue
ADA COUNTY	0.001744946	\$523	\$829	\$408,405
EMERGENCY MEDICAL	0.0000998	\$30	\$47	\$23,358
ADA COUNTY HIGHWAY DIST	0.000597271	\$179	\$284	\$139,791
SCHOOL DISTRICT NO 3	0.002923732	\$877	\$1,389	\$684,299
KUNA LIBRARY	0.000331138	\$99	\$157	\$77,503
KUNA CITY	0.001754099	\$526	\$833	\$410,547
KUNA CEMETERY	0.000078568	\$24	\$37	\$18,389
KUNA FIRE	0.00081149	\$243	\$385	\$189,929
MOSQUITO ABATEMENT	0.000017776	\$5	\$8	\$4,160
COLLEGE OF WESTERN IDAHO	0.000104843	\$31	\$50	\$24,539
<b>TOTAL ANNUAL TAX REVENUE</b>		<b>\$2,539</b>	<b>\$4,020</b>	<b>\$1,980,920</b>

# Partnerships

- Partnering with Kuna School District to support local schools
- Coordinating with Public Works and adjacent developers on necessary regional sewer improvements planned on our site
- Adjusted our plan to satisfy neighbor concerns
  - New fencing along boundary
  - Significant shift of Shayla Rd off property boundary to appease request
  - Upsizing of lots adjacent to existing neighbors
- Entered into Memorandum of Understanding for future maintenance, ownership and use of Romar Lane (EMS, utility crossing and neighbor access)
- Near full redesign of internal road network to comply with ACHD's traffic calming parameters

# Hubble Hero House in Kuna

2022  
**HUBBLE**<sup>TM</sup>  
HERO HOUSE

HEART OF  
**HUBBLE**



**BOYS & GIRLS CLUB**



**WCA**



Idaho Crisis & Suicide Hotline

**KNA  
FOOD  
BANK**

Alliance Serving Kuna, Inc.



**ADVOCATES AGAINST  
FAMILY VIOLENCE**



**IDAHO  
HUMANE  
SOCIETY**



# Parade of Homes



- 1<sup>st</sup> Place - Exterior Design
- 1<sup>st</sup> Place - Interior Design & Finish
- 1<sup>st</sup> Place - Kitchen Design
- 1<sup>st</sup> Place - Decorated
- 1<sup>st</sup> Place - Overall





We request approval of **annexation** for approx. 55 acres, **Planned Unit Development** approval for approximately 136.17 acres, applying the C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-8 (High Density Residential) zoning districts for a Mixed-Use project. The Applicant requests **Pre-Plat** approval in order to subdivide the approximate 136.17 acres into 715 total lots (596 single family, 113 common/private driveways, and 6 commercial). Applicant also requests a **Special Use Permit** (SUP) in connection with the PUD and Design Review for the Common Lots.

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

IN THE MATTER OF THE APPLICATION OF ) **Case No. 22-02-TE (Time Extension)**  
 )  
**DB DEVELOPMENT, LLC** )  
 )  
*For the Madrone Heights Subdivision* ) **STAFF MEMO FOR FINAL PLAT**  
*No. 2 Final Plat Time Extension.* ) **TIME EXTENSION APPLICATION**

**TABLE OF CONTENTS**

1. Exhibit List
2. General Project Facts
3. Staff Analysis
4. Proposed Findings of Fact
5. 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
<b>1.1</b>	Staff Memo			X
<b>2.1</b>	P&Z Application Coversheet			X
<b>2.2</b>	Time Extension Application			X
<b>2.3</b>	Vicinity Map			X
<b>2.4</b>	Final Plat – Approved 08.02.2022			X

## II GENERAL PROJECT FACTS

- 2.1** KM Engineering, on behalf of DB Development, LLC, requests Time Extension Approval for the Madrone Heights Subdivision No. 2 Final Plat. The project is just northwest of the W Kuna Road and N Madrone Avenue intersection (APN: S1322438430); Section 2, Township 2 North, Range 1 West.

## III STAFF ANALYSIS

- 3.1** In accordance with Kuna City Code Title 6, Chapter 2, Section 4, this application seeks Time Extension approval for the Madrone Heights Subdivision No. 2 due to unexpected construction delays and agency processing times.

An approved Time Extension shall be valid for one (1) year from the date of Approval of the Findings of Fact & Conclusions of Law by City Council.

Developer/Owner has shown good faith that the Madrone Heights Subdivision No. 2 Final Plat will be recorded within the one (1) year timeframe of an Approved Time Extension as a Preconstruction Meeting was held April 4, 2022 and underground/dirt work has begun.

The City Council is under no obligation to grant a Time Extension. In approving or denying the request for Time Extension, the City Council may add additional Conditions to its approval.

Based upon staff review, staff finds the Time Extension request to be in compliance with Kuna City Code Title 6, Comprehensive Plan Future Land Use Map, and Idaho Code. With the good faith showing by the Developer, staff has no concerns and recommends Council Approve Case No. 22-02-TE, with the Applicant being subject to any additional Conditions the City Council may impose.

### **3.2 Applicable Standards**

- 3.2.1** Kuna City Code Title 6, Subdivision Regulations
- 3.2.2** Kuna Comprehensive Plan and Future Land Use Map.
- 3.2.3** Idaho Code Title 67, Chapter 65 – Local Land use Planning Act.

## IV PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 22-02-TE (Time Extension) including the Kuna City Code, Staff's Memorandums, exhibits, and the testimony during the public meeting, the Kuna City Council hereby approves/denies the Findings of Fact and Conclusions of Law for Case Nos. 22-02-TE, a final plat time extension request from DB Development LLC Madrone Heights No. 2.

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

- 4.1** Based on the evidence contained in Case No. 22-02-TE, this proposal **does/does not** generally comply with Kuna City Code.

*Staff Finding: The applicant has submitted a complete application, and following staff review, the application appears to be in general compliance with Kuna City Code Title 6.*

- 4.2** The contents of the Time Extension application does/does not contain all the necessary requirements as listed in Kuna City Code 6-2-4 Final Plat.

*Staff Finding: Review by staff of the proposed final plat confirms all all requirements listed in KCC 6-2-4 were provided.*

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

Based on the facts outlined in Staff’s report and testimony as presented at the Public Meeting, the City Council of Kuna, Idaho, hereby *Approves/Denies* Case No. 22-02-TE (Time Extension), a request from KM Engineering on behalf of DB Development, LLC, for the Madrone Heights Subdivision No. 2 Final Plat.

**DATED** this 20<sup>th</sup> day of September, 2022.



# Planning & Zoning Application Coversheet

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



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

**File No.(s):** 22-02-TE

**Project Name:** Madrone Heights Subdivision No. 2 Time Extension

**Date Received:** 08.29.2022

**Date Accepted as Complete:** 08.29.2022

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: DB Development, LLC

Address: 6152 West Half Moon Lane, Eagle ID 83616

Phone: \_\_\_\_\_ Email: c/o awiemiller@kmengllp.com

**Applicant (Developer) Information**

Name: Same as owner

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

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

**Engineer/Representative Information**

Name: KM Engineering, LLP

Address: 5725 N Discovery Way, Boise ID 83713

Phone: \_\_\_\_\_ Email: awiemiller@kmengllp.com

**Subject Property Information**

Site Address: 2030 W. Kuna Rd., Kuna ID

Nearest Major Cross Streets: W Kuna Rd & N Ten Mile Rd

Parcel No.(s): S1322438420

Section, Township, Range: Sec 22, T2N, R1W

Property Size: 10.214

Current Land Use: AG Proposed Land Use: SFR

Current Zoning: R6 Proposed Zoning: R6

**Project Description**

Project Name: Madrone Heights Subdivision No. 2

General Description of Project: Final plat for single-family residential subdivision  
comprised of 52 buildable lots & 12 common lots - 64 lots total

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

- Residential: R-2 R-4  R-6 R-8 R-12 R-20  Commercial: C-1 C-2 C-3  CBD
- Office  Industrial: M-1 M-2  Other: \_\_\_\_\_

Type(s) of amenities provided with development: landscape buffers

**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: 52 No. of Building Lots: 52

No. of Common Lots: 12 No. of Other Lots: 0

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

- Single-Family  Townhomes  Duplexes  Multi-Family
- Other: \_\_\_\_\_

Minimum square footage of structure(s): TBD

Gross Density (Dwelling Units ÷ Total Acreage): 5.077 du/ac

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 7.01 du/ac

Percentage of Open Space provided: 14% Acreage of Open Space: 1.38

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

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

**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: 8/10/22

*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](mailto:pzapplications@kunaid.gov). A link will be provided to you for application attachments to be uploaded to the cloud.**



# Time Extension Application for Final Plat



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

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

Case No(s): 22-02-TE

Project Name: Madrone Heights No. 2 Time Extension

Date Received: 08.29.2022

Date Accepted as Complete: 08.29.2022

### Owner Information

Name: DB Development, LLC

Address: 6152 West Half Moon Lane, Eagle ID 83616

Phone: \_\_\_\_\_ Email: c/o awiemiller@kmengllp.com

### Applicant Information

Name: Same as owner

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

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

### Representative Information

Name: KM Engineering, LLP

Address: 5725 N Discovery Way, Boise ID 83713

Phone: \_\_\_\_\_ Email: awiemiller@kmengllp.com

### Subject Property Information

Subdivision Name: Madrone Heights Subdivision No. 2

Site Address: 2030 W. Kuna Rd., Kuna ID ← NWC of W Kuna RD & N Madrone Ave

Nearest Major Cross Streets: W Kuna Rd & N Ten Mile Rd

Parcel No(s): S1322438420 ← S1322438430

Section, Township, Range: Sec 22, T2N, R1W

Please provide the reason for your request:

On behalf on DB Development LLC, please accept this time extension request for the  
final plat of Madrone Heights Subdivision No. 2. Per Kuna City Code 6-2-4(F), this  
second phase of Madrone Heights would need to be recorded by September 20, 2022.  
 Unfortunately, due to unexpected delays in both construction progression and agency  
 processing times, Phase 2 will not be recorded within the one-year time allotment.  
 As a result, we are requesting an additional one-year time extension to ensure that  
 Madrone Heights Subdivision can continue final plat routing without further setback.

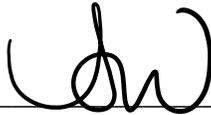
Date of Time Extension: September 20, 2023

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

Information to Note:

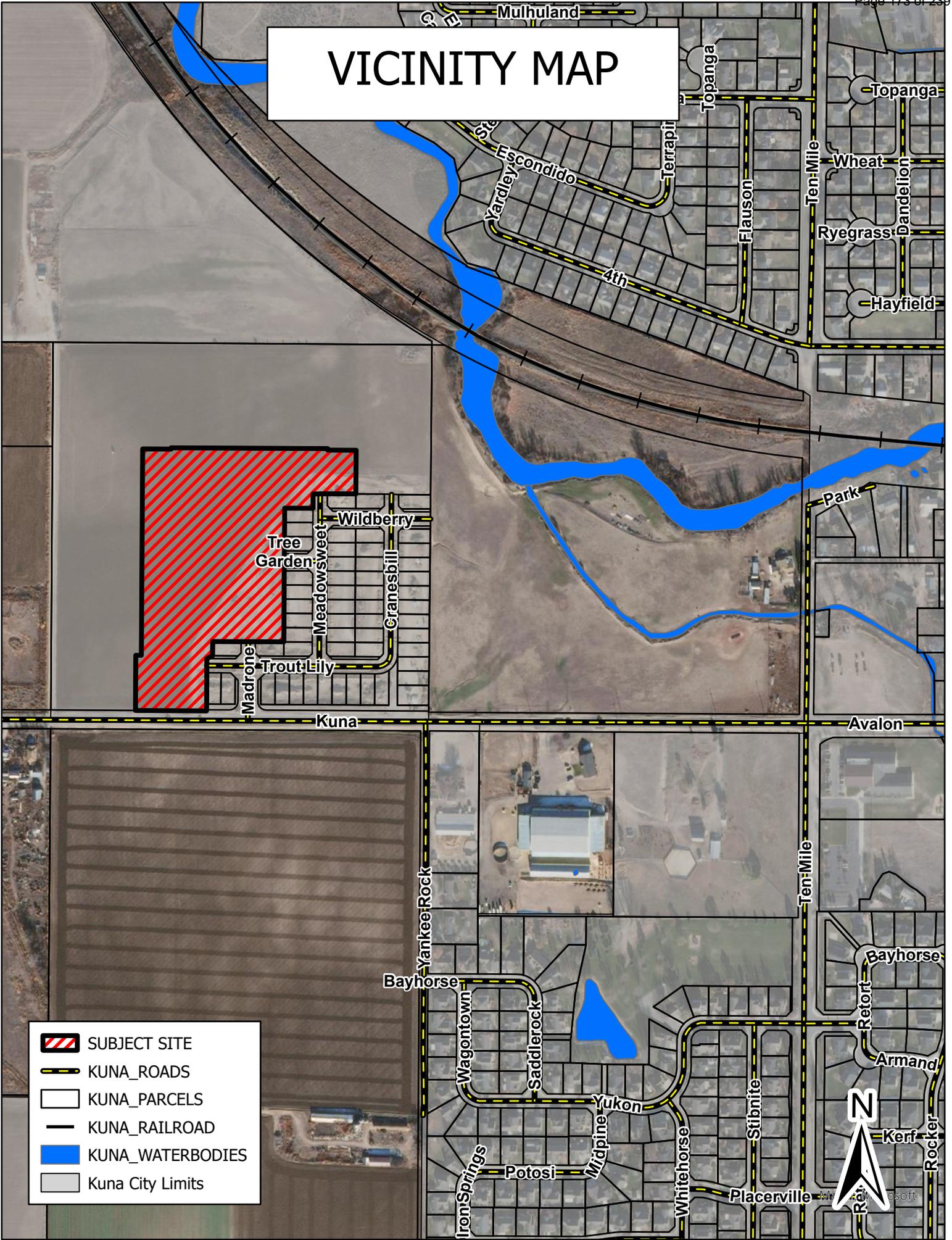
The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).

Applicant Signature:  Date: 8/10/22

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

# VICINITY MAP

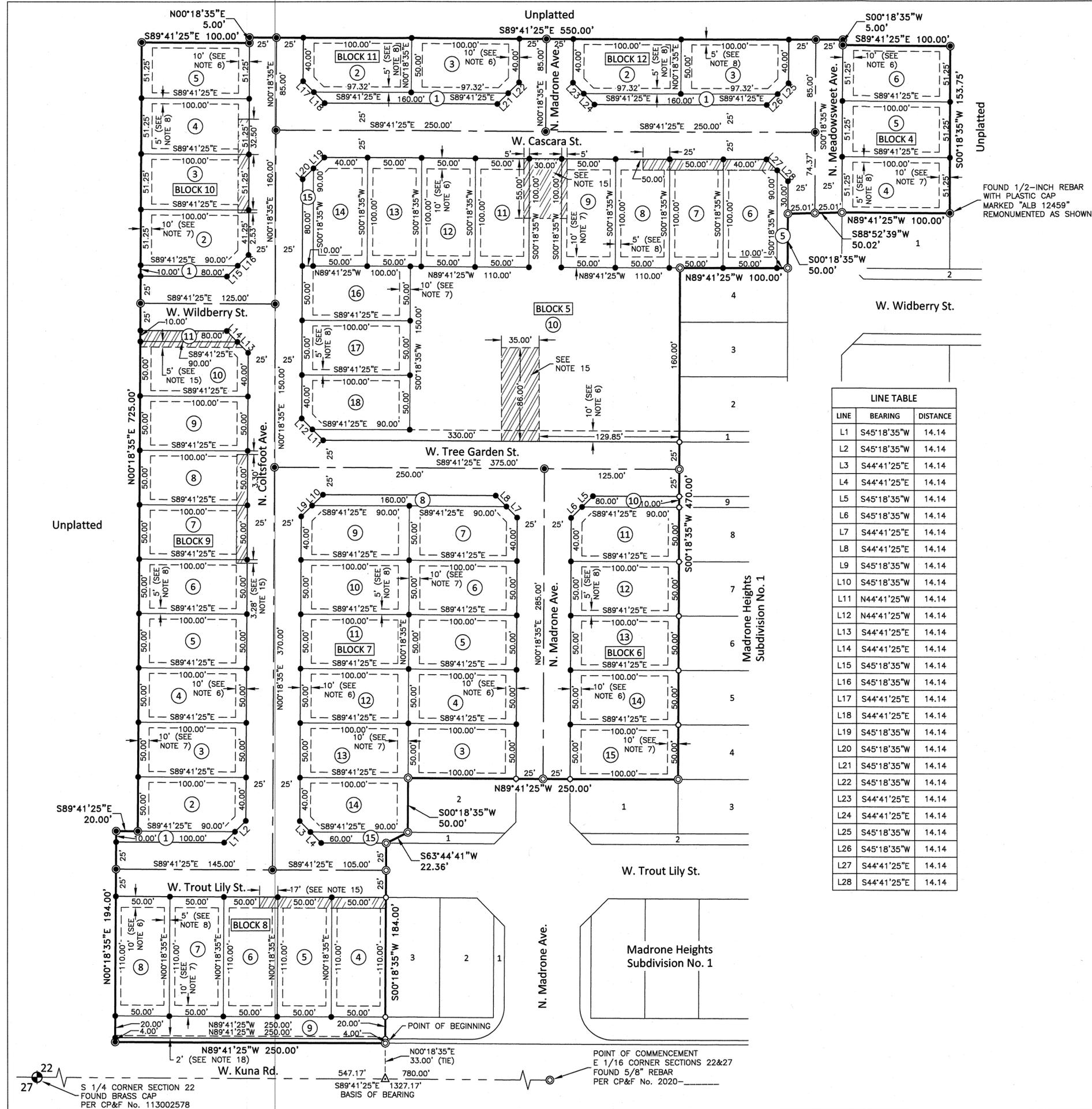
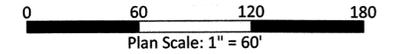


-  SUBJECT SITE
-  KUNA\_ROADS
-  KUNA\_PARCELS
-  KUNA\_RAILROAD
-  KUNA\_WATERBODIES
-  Kuna City Limits



# PLAT OF Madrone Heights Subdivision No. 2

A PARCEL OF LAND SITUATED IN A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., CITY OF KUNA, ADA COUNTY, IDAHO 2022



FOUND 1/2-INCH REBAR WITH PLASTIC CAP MARKED "ALB 12459" REMONUMENTED AS SHOWN

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°18'35"W	14.14
L2	S45°18'35"W	14.14
L3	S44°41'25"E	14.14
L4	S44°41'25"E	14.14
L5	S45°18'35"W	14.14
L6	S45°18'35"W	14.14
L7	S44°41'25"E	14.14
L8	S44°41'25"E	14.14
L9	S45°18'35"W	14.14
L10	S45°18'35"W	14.14
L11	N44°41'25"W	14.14
L12	N44°41'25"W	14.14
L13	S44°41'25"E	14.14
L14	S44°41'25"E	14.14
L15	S45°18'35"W	14.14
L16	S45°18'35"W	14.14
L17	S44°41'25"E	14.14
L18	S44°41'25"E	14.14
L19	S45°18'35"W	14.14
L20	S45°18'35"W	14.14
L21	S45°18'35"W	14.14
L22	S45°18'35"W	14.14
L23	S44°41'25"E	14.14
L24	S44°41'25"E	14.14
L25	S45°18'35"W	14.14
L26	S45°18'35"W	14.14
L27	S44°41'25"E	14.14
L28	S44°41'25"E	14.14

### SHEET INDEX

- SHEET 1 - OVERALL SUBDIVISION MAP AND LEGEND
- SHEET 2 - NOTES AND CERTIFICATE OF OWNERS
- SHEET 3 - CERTIFICATES AND APPROVALS

### REFERENCES

- R1. RECORD OF SURVEY No. 1945, RECORDS OF ADA COUNTY, IDAHO.
- R2. RECORD OF SURVEY No. 3006, RECORDS OF ADA COUNTY, IDAHO.
- R3. RECORD OF SURVEY No. 3476, RECORDS OF ADA COUNTY, IDAHO.
- R4. RECORD OF SURVEY No. 7092, RECORDS OF ADA COUNTY, IDAHO.
- R5. WARRANTY DEED PER INSTRUMENT No. 2017-017610, RECORDS OF ADA COUNTY, IDAHO.
- R6. PLAT OF MADRONE HEIGHTS SUBDIVISION No. 1, BOOK \_\_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.

### LEGEND

- FOUND BRASS CAP AS NOTED
- FOUND 5/8-INCH REBAR WITH PLASTIC CAP MARKED "ALB 12459", UNLESS NOTED OTHERWISE
- FOUND 1/2-INCH REBAR WITH PLASTIC CAP MARKED "ALB 12459", UNLESS NOTED OTHERWISE
- SET 5/8-INCH REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2-INCH REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- CALCULATED POINT
- LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- SECTION LINE
- ROAD CENTERLINE
- EASEMENT LINE
- ACHD EASEMENT (SEE NOTE 15)

### SURVEY NARRATIVE

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



1-12-2022

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



# PLAT OF Madrone Heights Subdivision No. 2

### CERTIFICATE OF OWNERS

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

A PARCEL OF SITUATED IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., CITY OF KUNA, ADA COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH REBAR MARKING THE EAST 1/16 CORNER OF SECTION 27 AND SAID SECTION 22, WHICH BEARS S89°41'25"E A DISTANCE OF 1,327.17 FEET FROM A BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 22, THENCE FOLLOWING THE SOUTHERLY LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, N89°41'25"W A DISTANCE OF 780.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE, N00°18'35"E A DISTANCE OF 33.00 FEET TO A 5/8-INCH REBAR ON THE BOUNDARY OF MADRONE HEIGHTS SUBDIVISION NO. 1 (BOOK \_\_\_ OF PLATS AT PAGE \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO) AND THE NORTHERLY RIGHT-OF-WAY LINE OF WEST KUNA ROAD AND BEING THE POINT OF BEGINNING.

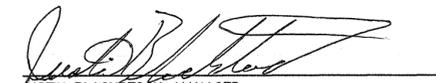
THENCE FOLLOWING SAID NORTHERLY RIGHT-OF-WAY LINE, N89°41'25"W A DISTANCE OF 250.00 FEET TO A SET 5/8-INCH REBAR; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N00°18'35"E A DISTANCE OF 194.00 FEET TO A SET 5/8-INCH REBAR; THENCE S89°41'25"E A DISTANCE OF 20.00 FEET TO A SET 5/8-INCH REBAR; THENCE N00°18'35"E A DISTANCE OF 725.00 FEET TO A SET 5/8-INCH REBAR; THENCE S89°41'25"E A DISTANCE OF 100.00 FEET TO A SET 5/8-INCH REBAR; THENCE N00°18'35"E A DISTANCE OF 5.00 FEET TO A SET 5/8-INCH REBAR; THENCE S89°41'25"E A DISTANCE OF 550.00 FEET TO A SET 5/8-INCH REBAR; THENCE S00°18'35"W A DISTANCE OF 5.00 FEET TO A SET 5/8-INCH REBAR; THENCE S89°41'25"E A DISTANCE OF 100.00 FEET TO A SET 5/8-INCH REBAR; THENCE S00°18'35"W A DISTANCE OF 153.75 FEET TO A SET 5/8-INCH REBAR ON THE BOUNDARY OF SAID MADRONE HEIGHTS SUBDIVISION NO. 1;

THENCE FOLLOWING SAID BOUNDARY THE FOLLOWING NINE (9) COURSES:

1. N89°41'25"W A DISTANCE OF 100.00 FEET TO A 5/8-INCH REBAR;
2. S88°52'39"W A DISTANCE OF 50.02 FEET TO A 5/8-INCH REBAR;
3. S00°18'35"W A DISTANCE OF 50.00 FEET TO A 5/8-INCH REBAR;
4. N89°41'25"W A DISTANCE OF 100.00 FEET TO A 5/8-INCH REBAR;
5. S00°18'35"W A DISTANCE OF 470.00 FEET TO A 5/8-INCH REBAR;
6. N89°41'25"W A DISTANCE OF 250.00 FEET TO A 5/8-INCH REBAR;
7. S00°18'35"W A DISTANCE OF 50.00 FEET TO A 5/8-INCH REBAR;
8. S63°44'41"W A DISTANCE OF 22.36 FEET TO A 5/8-INCH REBAR;
9. S00°18'35"W A DISTANCE OF 184.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A TOTAL OF 10.214 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EXISTING EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD OR IMPLIED.

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

  
JUSTIN BLACKSTOCK, MANAGER  
DB DEVELOPMENT, LLC

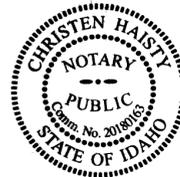
### ACKNOWLEDGMENT

STATE OF IDAHO )  
ADA COUNTY ) SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON January 13, 2022 BY JUSTIN BLACKSTOCK, AS MANAGER OF DB DEVELOPMENT, LLC.

  
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 1-29-24



### CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF MADRONE HEIGHTS SUBDIVISION No. 2 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

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



### NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE MINIMAL DIMENSIONAL STANDARDS AS REQUIRED IN THE CITY OF KUNA ZONING ORDINANCE.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF RESUBDIVISION.
3. IRRIGATION WATER HAS BEEN PROVIDED FROM KUNA MUNICIPAL IRRIGATION SYSTEM IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM KUNA MUNICIPAL IRRIGATION SYSTEM.
4. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
5. LOTS 5, 10 AND 15, BLOCK 5, LOT 10, BLOCK 6, LOTS 8 AND 15, BLOCK 7, LOT 9, BLOCK 8, LOTS 1 AND 11, BLOCK 9, LOT 1, BLOCK 10, LOT 1, BLOCK 11 AND LOT 1, BLOCK 12 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE MADRONE HEIGHTS SUBDIVISION HOMEOWNER'S ASSOCIATION, INC., OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION.
6. ALL FRONT LOT LINES AND ALL LOT LINES COMMON TO THE PUBLIC RIGHT-OF-WAYS CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, CITY OF KUNA STREET LIGHTS, KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
7. UNLESS OTHERWISE DIMENSIONED, ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE EASEMENT FOR KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION AND LOT DRAINAGE.
8. UNLESS OTHERWISE DIMENSIONED, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION AND LOT DRAINAGE.
9. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF KUNA.
10. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
11. THIS SUBDIVISION IS LOCATED WITHIN ZONE X AS SHOWN ON THE FIRM PANEL 400 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.
12. DIRECT LOT OR PARCEL ACCESS TO W. KUNA ROAD IS PROHIBITED.
13. THIS PLAT IS SUBJECT TO AN ACHD LANDSCAPE LICENSE AGREEMENT PER INSTRUMENT No. 2020-008545.
14. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE, AND MAY BE AMENDED FROM TIME TO TIME.
15. AS SHOWN HEREON, PORTIONS OF LOTS 6-11, BLOCK 5, LOTS 4-6, BLOCK 8 AND LOTS 6, 7, 8, 10 & 11, BLOCK 9 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT No. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
16. THE HOMEOWNERS' ASSOCIATION (HOA), IT'S OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO A FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
17. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY. SUCH LOTS MUST REMAIN FREE OF ENCROACHMENTS AND OBSTRUCTIONS TO SAID IRRIGATION/DRAINAGE FACILITIES.

DEVELOPER  
DB Development, LLC  
MERIDIAN, IDAHO



# PLAT OF Madrone Heights Subdivision No. 2

### ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

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

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

### APPROVAL OF CITY ENGINEER

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

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

\_\_\_\_\_  
DATE

### APPROVAL OF CITY COUNCIL

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

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

### CERTIFICATE OF COUNTY SURVEYOR

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

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

\_\_\_\_\_  
DATE

### HEALTH CERTIFICATE

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

*[Signature]*  
HEALTH OFFICER



1.19.2022  
DATE

### CERTIFICATE OF ADA COUNTY TREASURER

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

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

\_\_\_\_\_  
DATE

### CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }  
ADA COUNTY } SS

I HEREBY CERTIFY THAT THIS PLAT OF MADRONE HEIGHTS SUBDIVISION No. 2 WAS FILED AT THE REQUEST OF \_\_\_\_\_ AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_ A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK \_\_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_ THRU \_\_\_\_\_.

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

\_\_\_\_\_  
DEPUTY

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

FEE:



1.14.2022

DEVELOPER

DB Development, LLC  
MERIDIAN, IDAHO



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

IN THE MATTER OF THE APPLICATION OF ) **Case No. 22-02-LLA**  
 ) **(LOT LINE ADJUSTMENT)**  
 )  
**KERRY & RENEE SAGAR** )  
 )  
 )  
*For a Lot Line Adjustment for 6990 W Kuna* ) **STAFF REPORT FOR LOT LINE**  
*Mora Road and S Cole Road.* ) **ADJUSTMENT APPLICATION.**

**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. Council’s Order of Decision



**I  
EXHIBIT LIST**

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

**1.1 Exhibits:**

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
<b>1.1</b>	Staff Memo			X
<b>2.1</b>	P&Z Application Coversheet			X
<b>2.2</b>	Lot Line Adjustment Application			X
<b>2.3</b>	Narrative			X

<b>2.4</b>	Deeds			X
<b>2.5</b>	Affidavit of Legal Interest			X
<b>2.6</b>	Vicinity Map			X
<b>2.7</b>	Current & Future Parcel Layout			X
<b>2.8</b>	Proposed Parcel A Legal Description			X
<b>2.9</b>	Proposed Parcel B Legal Description			X
<b>2.10</b>	Record of Survey			X
<b>2.11</b>	Agency Transmittal Letter			X
<b>2.12</b>	Central District Health			X
<b>2.13</b>	Public Works			X

## II PROCESS AND NOTICING

**2.1** A Lot Line Adjustment (LLA) is designated in Kuna City Code (KCC) 1-14-3, as a public meeting, with the City Council as the decision-making body. As a public meeting, this application does not require public notice as set forth in Idaho Code §65; Idaho Local Land Use Planning Act. The guidelines for decision making by the City Council as outlined in Kuna City Code (KCC) 1-14-3 have been adhered to.

### **2.2 Notifications**

**2.2.1** Agency Notifications: August 17, 2022

**2.2.2** Council Agenda: September 20, 2022

## III APPLICANTS REQUEST

**3.1** Givens Pursley LLP, on behalf of Brisbie LLC, requests approval for Lot Line Adjustment on two (2) parcels located at 6990 W Kuna Mora Road and S Cole Road (APNs: S1531300000, S1531233600).

## IV GENERAL PROJECT FACTS

### **4.1 Site History**

**4.1.1** The properties have historically been used for agricultural purposes.

### **4.2 Surrounding Land Uses**

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

#### 4.3 Parcel Number, Owner, Parcel Size, Current Zoning

##### 4.3.1 S1531300000 (6990 W Kuna Mora Road)

4.3.1.1 BRISBIE LLC

4.3.1.2 Approximately 205 acres

4.3.1.3 M-1 (Light Industrial)

##### 4.3.2 S1531300000 (S Cole Road)

4.3.1.1 BRISBIE LLC

4.3.1.2 Approximately 43 acres

4.3.1.3 M-1 (Light Industrial)

#### 4.4 Services

Sanitary Sewer – City of Kuna

Potable Water – City of Kuna

Irrigation – City of Kuna

Fire Protection – Kuna Rural Fire District

Police Protection – Kuna Police (Ada County Sheriff's Office)

Sanitation Services – J&M Sanitation

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

4.5.1 The subject site is void of any structures, with a slope of 0 – 5.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 – 40 inches.

#### 4.6 Environmental Issues

4.6.1 Staff is not aware of any environmental issues.

#### 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 subject sites as Industrial and they are currently zoned as such.

#### 4.8 Agency Responses

Agency	Exhibit No.
Central District Health	2.12
Public Works Memo	2.13

## V

### TRANSPORTATION AND CONNECTIVITY

5.1 The Applicant is not proposing right-of-way improvements with this application.

## VI STAFF ANALYSIS

- 6.1** Applicants request approval for Lot Line Adjustment on two (2) parcels located at 6990 W Kuna Mora Road and S Cole Road (APNs: S1531300000, S1531233600).

The purpose of the Lot Line adjustment is to adjust an internal lot line between the two properties to form a smaller parcel which will be conveyed to the Idaho Power Company in order to facilitate a substation.

Per comments provided in Exhibit 2.13, Public Works can support this request.

Upon review, staff has determined the Lot Line Adjustment request to be in compliance with Kuna City Code Title 5, Comprehensive Plan and Idaho Code. Staff recommends the City Council approves Case No. 22-02-LLA, the Applicants be subject to the Conditions of Approval listed in Section VII (7) of this report.

### **6.2 Applicable Standards**

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

## VII COUNCIL'S ORDER OF DECISION

*Note: The motion is for the Approval, Conditional Approval, or Denial of the Lot Line Adjustment applications. However, if the City Council wishes to Approve/Deny specific parts of the requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report, case file, and discussion at the public meeting, the City Council of Kuna, Idaho, hereby **Approves/Conditionally Approves/Denies** of Case No. 22-02-LLA, a request from Givens Pursley LLP, on behalf of Brisbie LLC, to adjust two (2) parcels located at 6990 W Kuna Mora Road and S Cole Road, subject to the following Conditions of Approval:

- 7.1** Upon approval of the application by City Council and subject to the Conditions of Approval and applicable City Ordinances, the owner shall have, if approved, **one (1) year** to complete the following tasks:
- 7.1.1** Cause the property to be surveyed and provide a copy the record of survey to the Planning and Zoning Department for review, prior to recording with Ada County;
  - 7.1.2** Record the record of survey with Ada County;
  - 7.1.3** Execute and record the necessary deeds to accomplish the adjustment as approved;
  - 7.1.4** Obtain new tax parcel numbers from the Ada County Assessor's Office; and
  - 7.1.5** *Provide copies of the **recorded record of survey, recorded deeds, and the new tax parcel numbers** to the Planning and Zoning Department.*
- 7.2** Applicant shall convey proper easements on the record of survey for all utilities in sufficient widths approved by the City Engineer and the Planning and Zoning Department. All easement line

work shall be shown on the record of survey.

- 7.3** No building permits will be issued until the Applicant and/or property owner can demonstrate compliance with all Kuna City Codes.
- 7.4** Applicant shall follow all procedures, staff recommendations, Kuna Rural Fire District and all ACHD standards.
- 7.5** When required, connection to City Services (Sewer, Water, Pressurized Irrigation) shall conform to all corresponding Master Plans.
- 7.6** Applicant shall follow staff, City Engineer's and other agency recommended requirements as applicable.
- 7.7** Applicant shall adhere to all agencies and staff requirements and recommendations.
- 7.8** Applicant shall comply with all federal, state and local laws.

**DATED** this 20<sup>th</sup> day of September, 2022.



# Planning & Zoning Application Coversheet

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



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

**File No.(s):** 22-02-LLA

**Project Name:** 6990 W Kuna Mora Road

**Date Received:** 08.15.2022

**Date Accepted as Complete:** 08.17.2022

Type of review requested (check all that apply):

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

**Owner of Record**

Name: Brisbie LLC

Address: c/o Givens Pursley - 601 W. Bannock St. Boise, ID 83702

Phone: 208-388-1200 Email: \_\_\_\_\_

**Applicant (Developer) Information**

Name: Givens Pursley LLP - Deborah E. Nelson`

Address: 601 W. Bannock St. Boise, ID 83702

Phone: 208-388-1200 Email: den@givenspursley.com

**Engineer/Representative Information**

Name: Parametrix

Address: 7761 W. Riverside Dr, #201, Boise, ID 83714

Phone: 208-898-0012 Email: mcelt@parametrix.com

**Subject Property Information**

Site Address: 6990 W. Kuna Mora Rd

Nearest Major Cross Streets: S. Cole Rd and Kuna Mora Rd

Parcel No.(s): S1531233600 and S1531300000

Section, Township, Range: 31, 2E, 2N

Property Size: 247.36

Current Land Use: Ag / vacant Proposed Land Use: light industrial

Current Zoning: M-1 Proposed Zoning: M-1

**Project Description**

Project Name: Brisbie / Idaho Power Substation Lot Line Adjustment

General Description of Project: Lot Line Adjustment to convey land to Idaho Power for future construction of substation

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: future power substation

**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: 2 Other lots: 0

Gross floor area square footage: TBD Existing (if applicable): n/a

Building height: TBD Hours of Operation: 24 hours per day, 7 days per week

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

No. of and ages of students: n/a Seating capacity: n/a

**Proposed Parking** n/a - no development application included with this submittal

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

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

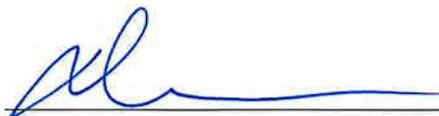
Width of driveway aisle: \_\_\_\_\_

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

Is lighting "Dark Sky" compliant? YES NO

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

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

Applicant Signature:  Date: 7-14-22  
*By signing, you are confirming you have provided all required items listed on this application.*

**Upon completion of this form, please email to [pzapplications@kunaaid.gov](mailto:pzapplications@kunaaid.gov). A link will be provided to you for application attachments to be uploaded to the cloud.**



# Lot Line Adjustment Application



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

**A Lot Line Adjustment request does not require a public hearing & will be scheduled for a regular City Council meeting as a regular agenda item.**

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

Case No(s): 22-05-LLA

Project Name: 6990 W Kuna Mora Road

Date of Pre-Application Meeting: N/A months, unless otherwise determined by staff

Date Received: 08.15.2022

Date Accepted as Complete: 08.17.2022

**All applications must contain one (1) copy of the following (digital documents preferred):**

- Complete Planning & Zoning Application Coversheet
- Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide and/or the reason for the Lot Line Adjustment
- Legal description of the property: Include a metes & bounds description to the section line of all adjacent roadways, stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description
- Proof of ownership: A copy of your deed and Affidavit of Legal Interest for all interested parties
- Vicinity Map: 8.5" x 11" showing streets, driveways, property lines, etc.
- Sketch showing the proposed Lot Line Adjustment, include: Current lot size dimensions, square footage & street frontage; proposed new location of the Lot Line & new dimensions, square footages & street frontages; streets, surrounding land uses, etc.; and existing and proposed public improvements including sidewalks, streets, lighting, landscaping, natural features, etc. (if applicable)

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

**Information to Note:**

The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).

Applicant Signature:  Date: 7-14-22  
*By signing, you are confirming you have provided all required items listed on this application.*

July 14, 2022

Doug Hanson  
Kuna Planning & Zoning Department  
751 W 4<sup>th</sup> St  
Kuna, ID 83634

**RE: Lot Line Adjustment Application  
6990 W. Kuna Mora Road**

On behalf of property owner and developer Brisbie LLC, we are pleased to present the enclosed Lot Line Adjustment application to the City of Kuna. The subject properties, comprising 6990 W. Kuna Mora Road and the parcel directly to the north which has no known address, are generally located east of S. Cole Road and north of Kuna Mora Road and can be identified by Ada County parcel numbers S1531233600 and S1531300000 (collectively, the “**Property**”). The Property is highlighted in blue on the vicinity map below. The purpose of this lot line adjustment is to adjust an internal lot line within the Property to form a smaller parcel for the applicant to convey to Idaho Power Company for construction of a power substation.

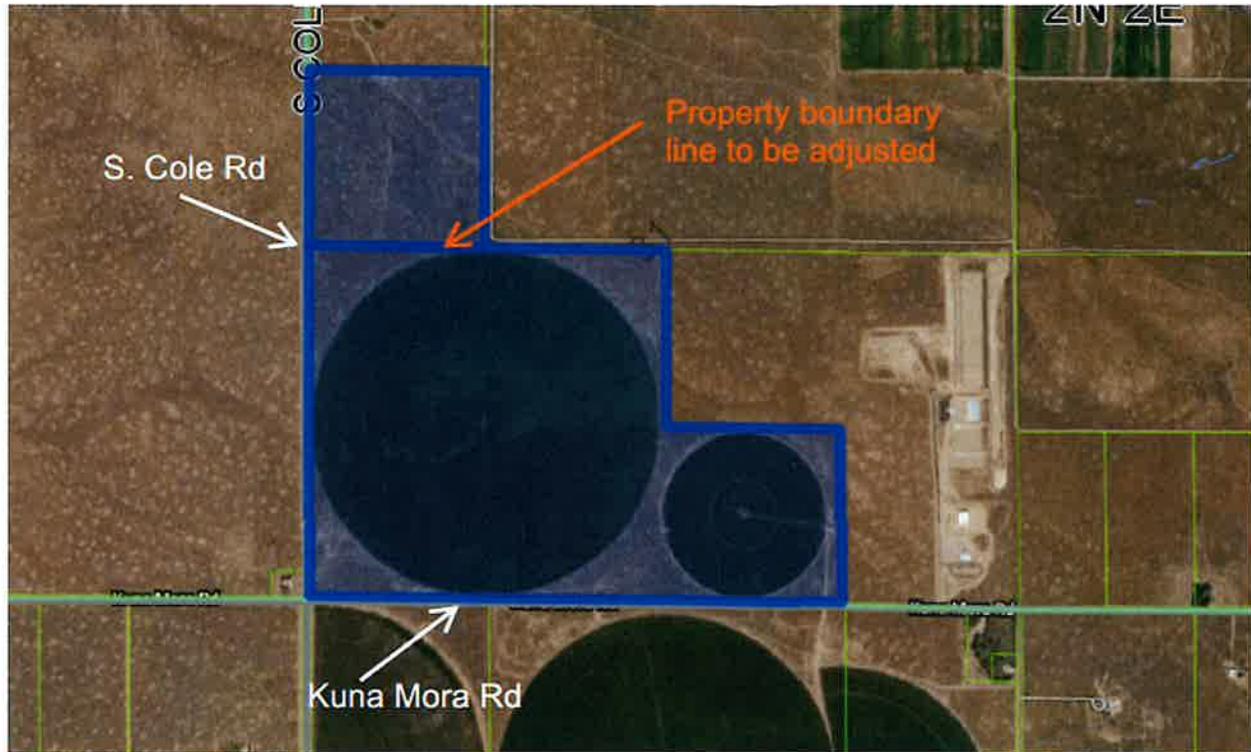
**Property Information and Background**

The Property includes 247.36 acres and was annexed into the City of Kuna and zoned light manufacturing / industrial district (M-1) in 2021. The existing use is agricultural / vacant.



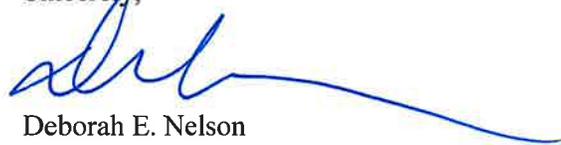
**Lot Line Adjustment**

The applicant has worked with Idaho Power Company to create a plan that supports IPCO construction of a power substation that will support future development of the adjacent parcel as well as provide utility services to support future development in the area. Each resulting parcel will exceed the standards for minimum lot size of 5,000 sq ft.



We are excited to move forward with this lot line adjustment to begin the process for development of the substation and industrial development. Please do not hesitate to contact me with any questions regarding this application.

Sincerely,



Deborah E. Nelson

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 BOISE IDAHO Pgs=7 BONNIE OBERBILLIG FIRST AMERICAN TITLE AND ESCROW COMPANY	<b>2021-178269</b> <b>12/20/2021 01:55 PM</b> \$15.00
--	---

*Recording requested by and when recorded return to:*

GIVENS PURSLEY LLP  
Attn: Kimberly D. Maloney  
601 W. Bannock Street  
Boise, Idaho 83702

3855104-7D

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**SPECIAL WARRANTY DEED**  
(Project Peregrine – North Parcels)

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, GC KUNA LAND, L.C., a Utah limited liability company (“Grantor”) does hereby grant, bargain, sell and convey unto BRISBIE LLC, a Delaware limited liability company, whose mailing address is GIVENS PURSLEY LLP Attn: Kimberly D. Maloney, 601 W. Bannock Street, Boise, Idaho 83702 (“Grantee”), all of Grantor’s right, title and interest in and to the following described real property, located in Ada County, Idaho, to wit:

See **Exhibit A**, attached hereto and incorporated herein (the “Land”);

TOGETHER WITH all decreed and licensed water rights described in **Exhibit B** attached hereto and incorporated herein, reserving all other appurtenant water rights to Grantor, and all ditches and ditch rights appurtenant thereto, and minerals and mineral rights appurtenant thereto, improvements thereon, and all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining thereto (collectively with the Land, the “Property”).

TO HAVE AND TO HOLD the Property unto Grantee and Grantee’s successors and assigns, forever, and Grantor does hereby covenant to Grantee and its successors and assigns forever, that: (a) Grantor is owner in fee simple of the Property; (b) Grantor has a good right to convey the fee simple of the Property; (c) previous to the execution of this conveyance, Grantor has not conveyed the same estate to any person other than the Grantee; (d) the Property is free from any and all liens, claims and encumbrances done, made or suffered by Grantor, or any person claiming by through or under Grantor, except (i) the Permitted Exceptions identified on **Exhibit C**, attached hereto, (ii) real property taxes and assessments, for the current year, which are not yet due and payable, and (iii) any matters arising from the acts or omissions of Grantee; and (e) that Grantor will warrant and defend the same forever against any other liens, claims or encumbrances done, made or suffered by Grantor, or any person claiming by, through or under Grantor, but none other.

*[signature page follows]*

DATED effective as of the 16 day of December, 2021.

GC KUNA LAND, L.C., a Utah limited liability company, by its Manager

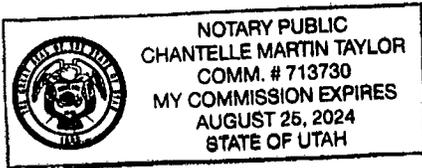
KC GARDNER COMPANY, L.C., a Utah limited liability company,

By: *Kevin C. Gardner*  
Name: *Kevin C. Gardner*  
Its: Manager  
Date: *12-16-21*

STATE OF *Utah* )  
 ) ss.  
County of *Salt Lake* )

This record was acknowledged before me on *12-16-2021* by *Kevin C Gardner*  
as Manager of KC Gardner Company, L.C, the Manager of GC Kuna Land, L.C.

*Chantelle Martin Taylor*  
Signature of Notary Public  
My Commission expires: *08-25-2024*



**Exhibit A**

**Legal Description of the Land**

The Land referred to herein below is situated in the County of Ada, State of ID, and is described as follows:

**PARCEL 1:**

LOT 2, SECTION 31, TOWNSHIP 2 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO.

**PARCEL 2:**

LOTS 3 AND 4 AND THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 31, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, STATE OF IDAHO.

**PARCEL 3:**

BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 0°08'05" WEST BETWEEN THE 5/8" REBAR ILLEGIBLE CAP MARKING THE SOUTHWEST CORNER OF SECTION 6, AND THE ALUMINUM CAP MARKING THE WEST QUARTER CORNER OF SECTION 6, BOTH IN TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN

PARCEL B RECORD OF SURVEY 10795 RECORDED JANUARY 30, 2017, AS INSTRUMENT NO. 2017009059, BEING A PORTION OF GOVERNMENT LOT 1, GOVERNMENT LOT 2 AND 3, SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE NORTHEAST CORNER OF SECTION 6; THENCE

SOUTH 0°05'21" WEST, COINCIDENT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 545.00 FEET TO A 5/6" REBAR WHICH IS THE POINT OF BEGINNING; THENCE CONTINUING

SOUTH 0°05'21" WEST, COINCIDENT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2107.72 FEET TO THE EAST QUARTER OF SAID SECTION 6; THENCE

NORTH 89°17'57" WEST, COINCIDENT WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 2645.64 FEET TO A 5/8" REBAR MARKING THE C1/4 CORNER OF SAID SECTION 6; THENCE

NORTH 89°17'57" WEST, COINCIDENT WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 1318.37 FEET TO A 5/8" REBAR MARKING THE CW1/16 CORNER; THENCE

NORTH 0°09'14" WEST, COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST LINE OF GOVERNMENT LOT 3, A

DISTANCE OF 2663.23 FEET TO A 5/6" REBAR MARKING THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE

SOUTH 89°25'26" EAST, COINCIDENT WITH THE NORTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 1324.71 FEET TO A 1/2" REBAR MARKING THE NORTH QUARTER CORNER OF SAID SECTION 6; THENCE

SOUTH 89°00'46" EAST, COINCIDENT WITH THE NORTH LINE OF GOVERNMENT LOT 2 AND 1, A DISTANCE OF 2250.75 FEET TO A 5/8" REBAR; THENCE

SOUTH 0°05'21" WEST PARALLEL WITH THE SAID EAST LINE OF SECTION 6, A DISTANCE OF 545.00 FEET TO A 5/8" REBAR; THENCE

SOUTH 89°00'46" EAST, PARALLEL WITH SAID NORTH LINE OF GOVERNMENT LOT 1, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

PARCEL B OF ROS 11735, RECORDED AS INSTRUMENT NO. 2019015763, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 6 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 6 BEARS SOUTH 89°00'46" EAST, 2,650.75 FEET;

THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 6

SOUTH 89°00'46" EAST, 1,348.00 FEET TO THE REAL POINT OF BEGINNING. THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE

SOUTH 89°00'46" EAST, 902.76 FEET; THENCE LEAVING SAID NORTH BOUNDARY LINE

SOUTH 00°05'21" WEST, 545.00 FEET; THENCE

SOUTH 89°00'46" EAST, 400.00 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID SECTION 6; THENCE ALONG SAID EAST BOUNDARY LINE

SOUTH 00°05'21" WEST, 2,107.72 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE THE EAST-WEST CENTERLINE OF SAID SECTION 6

NORTH 89°17'57" WEST, 1,302.66 FEET; THENCE LEAVING SAID EAST-WEST CENTERLINE

NORTH 00°05'21" EAST, 2,659.23 FEET TO THE REAL POINT OF BEGINNING.

**Exhibit B**  
**Water Rights**

The following decreed and licensed water rights are included with the conveyance of the Land:

1. All portions of decreed water right no. 63-3362 (as modified by subsequent transfers) authorizing diversions of groundwater up to 2.27 cubic feet per second and 741.8 acre-feet per year for irrigation of 157.8 acres;
2. All portions of licensed water right no. 63-10383 (as modified by subsequent transfers) authorizing diversions of groundwater up to 2.56 cubic feet per second and 602.3 acre-feet per year for irrigation of 128.1 acres, and 2.20 cubic feet per second and 1,593 acre-feet per year for industrial use;
3. All portions of licensed water right no. 63-11347 (as modified by subsequent transfers) authorizing diversions of groundwater up to 0.6 cubic feet per second and 157.5 acre-feet per year for irrigation of 33.5 acres; and
4. All domestic and stockwater rights appurtenant to or beneficially used upon the Land, including without limitation water right nos. 63-7406, 63-22612, 63-26168, and 63-26169, but specifically excluding all portions of water right no. 63-7531.

Grantor, on behalf of itself and its successors and assigns, consents to Grantee's transfer of the water rights described in this Exhibit B to different uses or lands, and Grantor further acknowledges that the water rights conveyed herein shall be owned by Grantee free and clear of claims by other parties and such that they are not combined with water rights not conveyed to Grantee and do not share points of diversion or other facilities associated with water rights or lands not conveyed to Grantee, and Grantor agrees to execute and/or acknowledge any deeds or other instruments necessary to achieve such purposes.

## Exhibit C

### Permitted Exceptions

1. Any tax, fee, assessments or charges as may be levied by Pleasant Valley Irrigation District. None due and payable.
2. Any tax, fee, assessments or charges as may be levied by Ada County Trash Services. None due and payable.
3. Rights of way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States as granted to the United States under provisions of Section 58-604, Idaho Code.
4. Reservations in recorded United States Patents recorded in Book 5 of Patents at Page 49, Book 5 of Patents at Page 282 and Book 6 of Patents at Page 131
5. Right of way for South Cole Road and Kuna Mora Road.
6. Exceptions and reservations of mineral rights  
in favor of State of Idaho  
by Deed Recorded August 4, 1954  
Recording Information 363390, Book 390 Deeds, Page 629, Official Records  
(47-701 Idaho Code 1947)  
Affects Parcel 2
7. Exceptions and reservations of mineral rights  
in favor of State of Idaho  
by Deed Recorded February 9, 1951  
Recording Information 406434, Book 425 Deeds, Page 191, Official Records  
(47-701 Idaho Code 1947)  
Affects Parcel 2
8. Easement, including terms and provisions contained therein:  
Recording Information: 672018  
In Favor of: Idaho Power Company  
For: power line  
Affects Parcels 1 and 2
9. Easement, including terms and provisions contained therein:  
Recording Information: 96059991  
In Favor of: Idaho Power Company  
For: power line  
Affects Parcel 3
10. Deed Restriction set forth in Special Warranty Deed recorded May 10, 2013, as Instrument No. 113051341, and in Quitclaim Deed recorded August 19, 2013, as Instrument No. 113095047, Records of Ada County, Idaho.  
Affects Parcels 2, 3 and 4
11. Corrected Well Users Agreement and the terms and conditions thereof:  
Between: Ray and Susan Montierth, husband and wife

And: Thomas E Nicholson  
Recording Information: 2020-087802  
Affects Parcel 1

12. Reservation of Grantor's rights and interest in the Pleasant Valley Irrigation District wells, ditches and ditch rights in Warranty Deed recorded December 3, 2021, as Instrument No. 2021171628.

13. Shared Well Operation and Easement Agreement and the terms and conditions thereof:  
Between: Seeler West Real Estate, LLC  
And: GC Kuna Land, L.C and KC Gardner Company, L.C.  
Recording Information: 2021172849

14. Any tax, fee, assessments or charges as may be levied by City of Kuna. None due and payable.

15. M-1 Development Agreement, recorded December 15, 2021, as Instrument No. 2021-176244, Records of Ada County, Idaho.

16. Termination of Well Use and Access given by Edward Ray Montierth and Susan Montierth, recorded on 12/20/2021 as instrument number 2021-178265

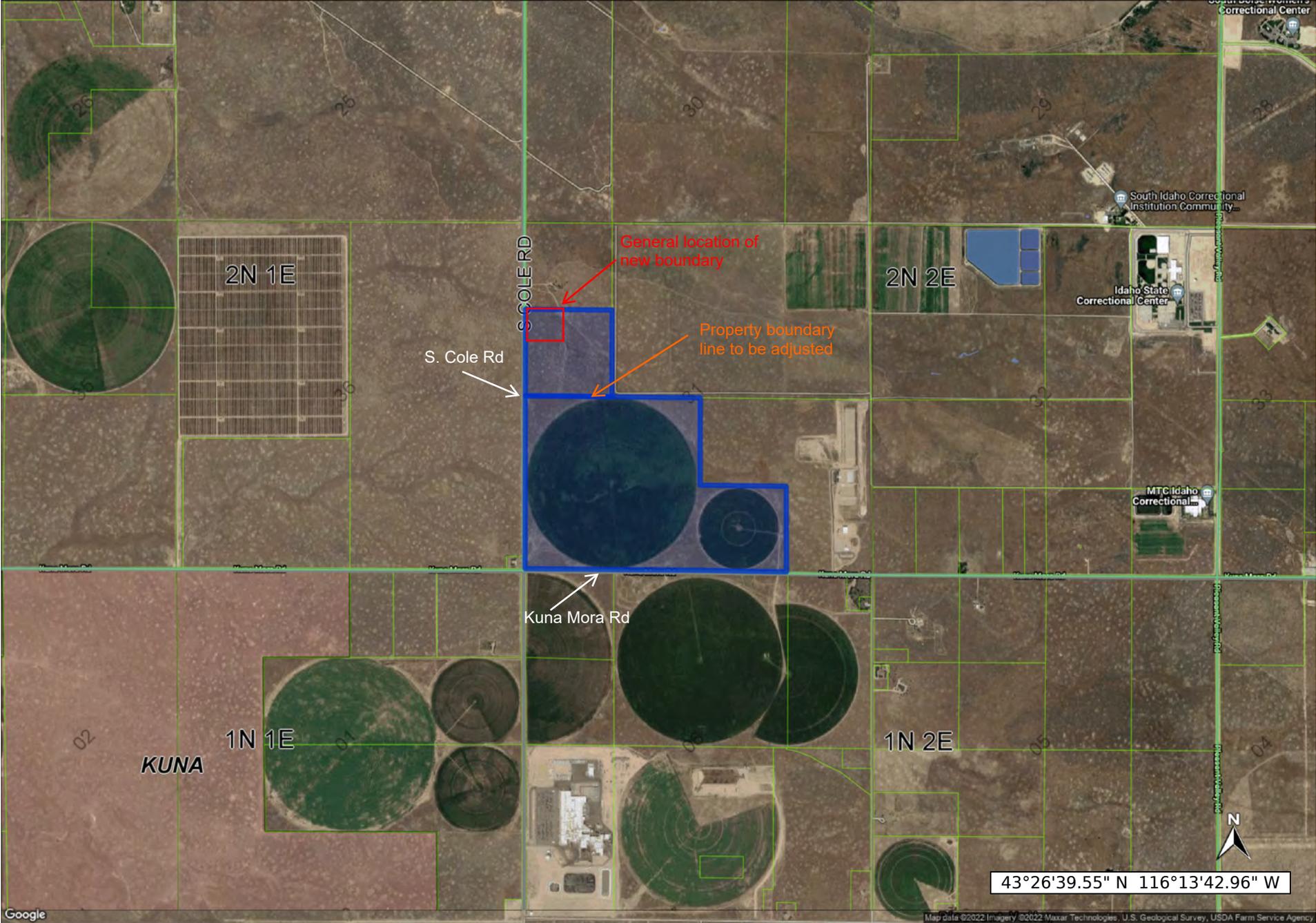
17. Termination of Well Use and Access given by KC Gardner Company, LC and GC Kuna Land, LC recorded on 12/20/2021 as instrument number 2021-178266.

18. Matters as shown on ALTA survey prepared by Parametrix, dated December 3, 2021, Job No. 297-7875-012, 012-ALTA-KUNA-South and Job No. 297-7875-012, 012-ALTA KUNA-East , which are as follows: Fences lying both inside and outside of our boundary lines; building on the Northerly boundary of Parcel 1 encroaches onto the property to the North; Center Pivot and irrigation lines being located on Parcel 2, 3 and 4; well/pump, control panel and irrigation facilities on Parcel 3; well on Parcel 4; unrecorded easements for power, gas and telephone.





# Brisbie-IPCO Lot Line Adjustment Vicinity Map





April 25, 2022  
Peregrine - East Kuna  
Lot Line Adjustment  
Parcel A Description  
Project No. 297-7875-012

## PARCEL A

A parcel of land situated in a portion of Section 31, Township 2 North, Range 2 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

**BEGINNING** at the Southwest Corner of said Section 31, thence following the westerly line of said Section 31, North 0°27'47" East a distance of 2,656.49 feet to the West One Quarter Corner of said Section 31;

Thence following the westerly line of said Section 31, North 0°27'07" East a distance of 652.98 feet;

Thence leaving said westerly line, South 89°00'34" East a distance of 671.03 feet;

Thence North 0°27'07" East a distance of 668.27 feet to a point on the northerly line of Government Lot 2 of said Section 31;

Thence following said northerly line, South 89°06'35" East a distance of 726.72 feet to the Northeast Corner of said Government Lot 2;

Thence leaving said northerly line and following the easterly line of said Government Lot 2, South 0°35'28" West a distance of 1,323.68 feet to the Southeast Corner of said Government Lot 2;

Thence leaving said easterly line and following the northerly line of the Southwest One Quarter of said Section 31, South 88°57'43" East a distance of 1,307.04 feet to the Center One Quarter Corner of said Section 31;

Thence leaving said northerly line and following the easterly line of said Southwest One Quarter of Section 31, South 0°24'46" West a distance of 1,325.87 feet to the Northwest Corner of the Southwest One Quarter of the Southeast One Quarter of said Section 31;

Thence leaving said easterly line and following the northerly line of said Southwest One Quarter of the Southeast One Quarter of Section 31, South 88°47'54" East a distance of 1,318.72 feet to the Northeast Corner of said Southwest One Quarter of the Southeast One Quarter of Section 31;

Thence leaving said northerly line and following the easterly line of said Southwest One Quarter of the Southeast One Quarter of Section 31, South 0°07'25" West a distance of 1,329.94 feet to the Southeast Corner of said Southwest One Quarter of the Southeast One Quarter of Section 31;

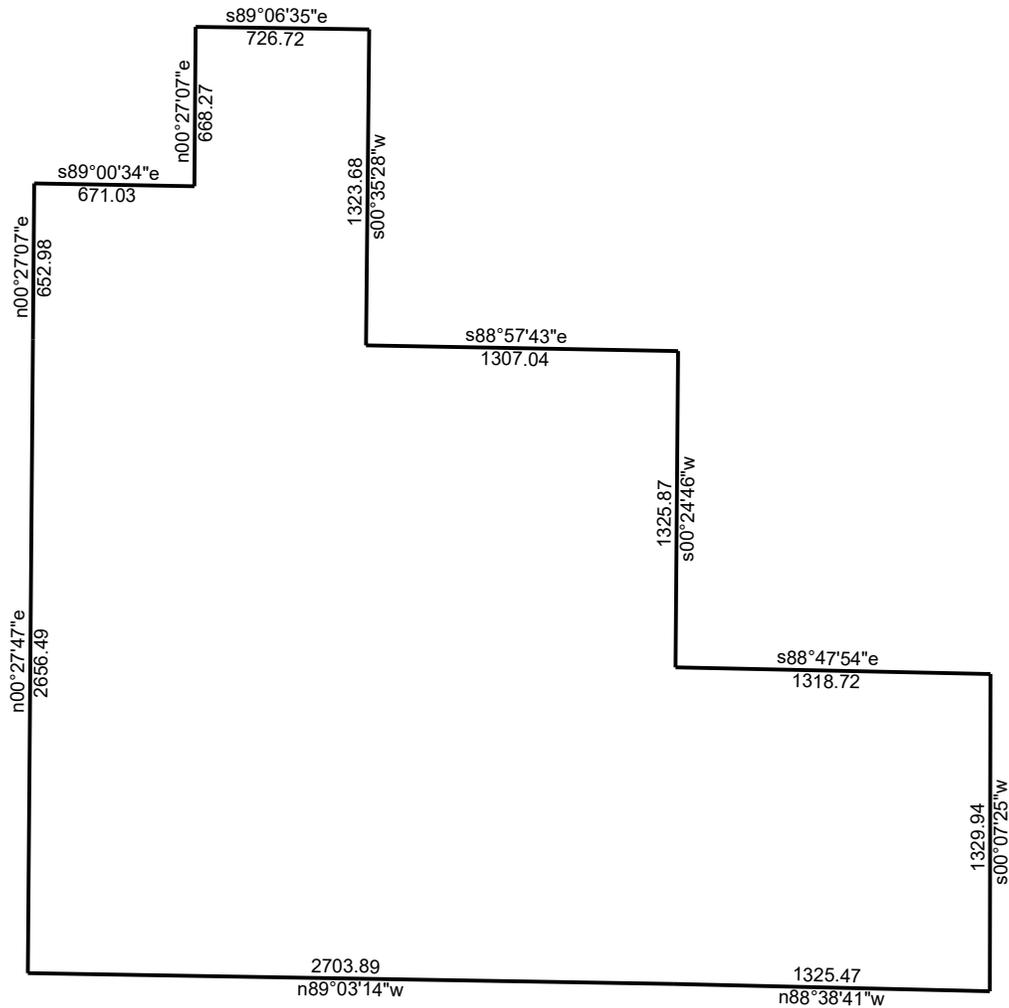
Thence leaving said easterly line and following the southerly line of said Section 31, North 88°38'41" West a distance of 1,325.47 feet to the South One Quarter Corner of said Section 31;

Thence following the southerly line of said Section 31, North 89°03'14" West a distance of 2,703.89 feet to the **POINT OF BEGINNING**.

The above-described parcel of land contains 237.07 acres, more or less.



4/25/2022



# Parcel A

4/24/2022

Scale: 1 inch= 800 feet

File:

Tract 1: 237.0670 Acres, Closure: s89.5706w 0.01 ft. (1/999999), Perimeter=16010 ft.

- 01 n00.2747e 2656.49
- 02 n00.2707e 652.98
- 03 s89.0034e 671.03
- 04 n00.2707e 668.27
- 05 s89.0635e 726.72
- 06 s00.3528w 1323.68
- 07 s88.5743e 1307.04
- 08 s00.2446w 1325.87
- 09 s88.4754e 1318.72

- 10 s00.0725w 1329.94
- 11 n88.3841w 1325.47
- 12 n89.0314w 2703.89

April 25, 2022  
Peregrine - East Kuna  
Lot Line Adjustment  
Parcel B Description  
Project No. 297-7875-012

## PARCEL B

A parcel of land situated in a portion of the Northwest One Quarter of Section 31, Township 2 North, Range 2 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Southwest Corner of said Section 31, thence following the westerly line of said Section 31, North  $0^{\circ}27'47''$  East a distance of 2,656.49 feet to the West One Quarter Corner of said Section 31;

Thence following the westerly line of said Section 31, North  $0^{\circ}27'07''$  East a distance of 652.98 feet to the **PONT OF BEGINNING**;

Thence following said westerly line, North  $0^{\circ}27'07''$  East a distance of 667.10 feet to the Northwest Corner of Government Lot 2 of said Section 31;

Thence leaving said westerly line and following the northerly line of said Government Lot 2, South  $89^{\circ}06'35''$  East a distance of 671.02 feet to the Northeast Corner of said Government Lot 2;

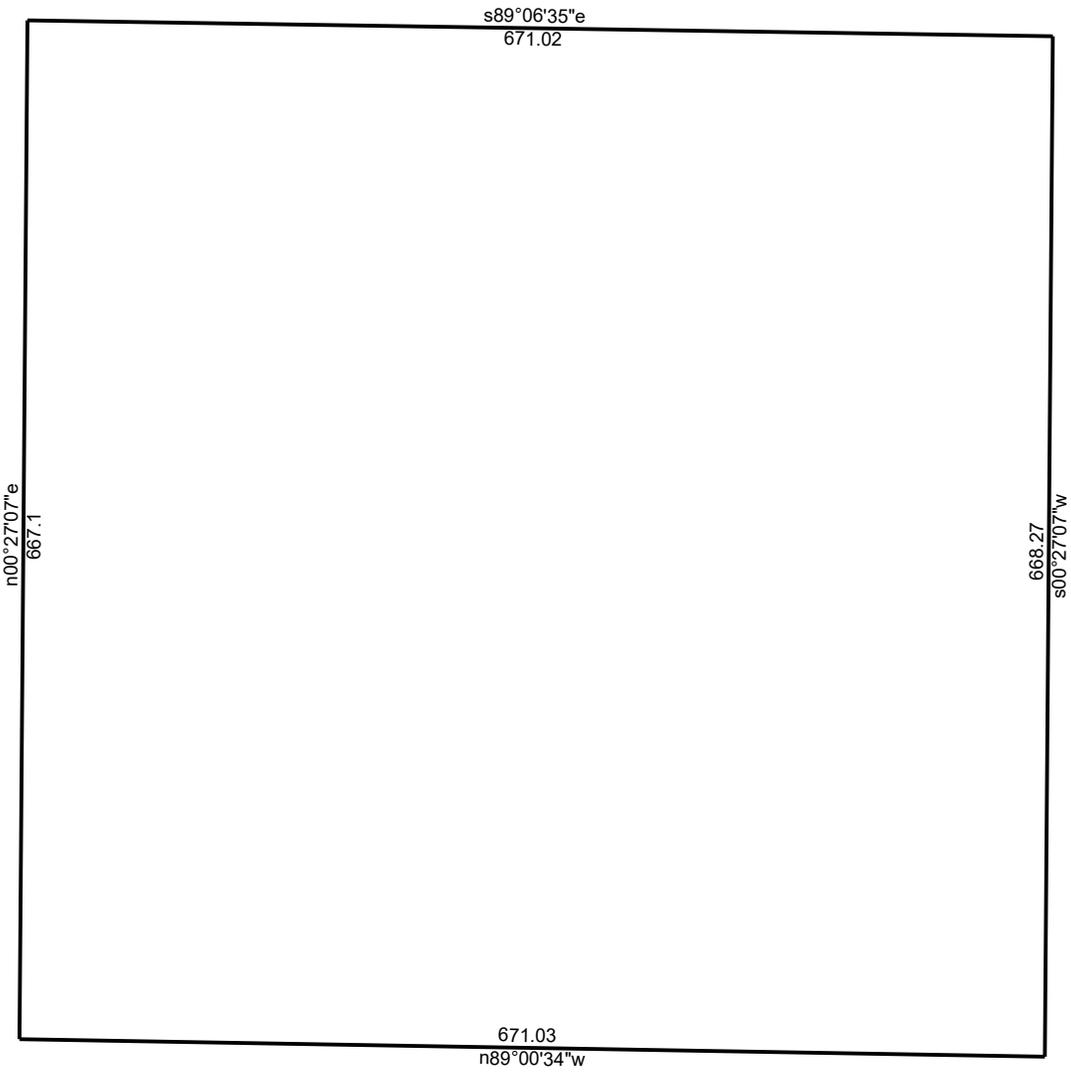
Thence leaving said northerly line, South  $0^{\circ}27'07''$  West a distance of 668.27 feet;

Thence North  $89^{\circ}00'34''$  West a distance of 671.03 feet to the **POINT OF BEGINNING**.

The above-described parcel of land contains 10.29 acres, more or less.



4/25/2022



**Parcel B**

4/24/2022

Scale: 1 inch= 125 feet

File:

Tract 1: 10.2851 Acres, Closure: n00.0000e 0.00 ft. (1/600827), Perimeter=2677 ft.

- 01 n00.2707e 667.1
- 02 s89.0635e 671.02
- 03 s00.2707w 668.27
- 04 n89.0034w 671.03

# RECORD OF SURVEY LOT LINE ADJUSTMENT

ROS NO. \_\_\_\_\_

## FOR PROJECT PEREGRINE LOCATED IN SECTION 31, TOWNSHIP 2 NORTH, RANGE 2 EAST, BOISE MERIDIAN CITY OF KUNA, ADA COUNTY, IDAHO 2022

### SURVEY NARRATIVE

THIS SURVEY WAS CONDUCTED AT THE REQUEST OF PROJECT PEREGRINE TO COMPLETE A LOT LINE ADJUSTMENT, IN ACCORDANCE WITH THE CITY OF KUNA. THE INTENT OF THIS SURVEY IS TO RETRACE THE EXISTING BOUNDARIES, EVALUATE FOUND MONUMENTS AND SET NEW BOUNDARY MONUMENTS PER IDAHO CODE.

THE SURVEY IS BASED ON RECORD OF SURVEYS IN THE PROJECT VICINITY, AND PARCEL DEEDS, TIED TO FOUND MONUMENTS AND VISIBLE OCCUPATION ON THE GROUND. THE PROJECT BASIS OF BEARINGS IS BETWEEN THE SECTION MONUMENTS, SHOWN HEREON, WHICH IS TIED TO IDAHO STATE PLANE COORDINATED, WEST ZONE, FROM GPS STATIC OBSERVATIONS, POST PROCESSED WITH NGS OPUS.

### SURVEY REFERENCES

- R1: RECORD OF SURVEY NO. 10190, RECORDS OF ADA COUNTY, IDAHO
- R2: RECORD OF SURVEY NO. 11796, RECORDS OF ADA COUNTY, IDAHO
- R3: RECORD OF SURVEY NO. 11735, RECORDS OF ADA COUNTY, IDAHO
- R4: RECORD OF SURVEY NO. 10795, RECORDS OF ADA COUNTY, IDAHO
- R5: RECORD OF SURVEY NO. 10148, RECORDS OF ADA COUNTY, IDAHO
- R6: RECORD OF SURVEY NO. 10594, RECORDS OF ADA COUNTY, IDAHO
- R7: RECORD OF SURVEY NO. 833, RECORDS OF ADA COUNTY, IDAHO

### LEGEND

	FOUND BRASS OR ALUMINUM CAP
	FOUND 5/8" REBAR
	FOUND 1/2" REBAR
	SET 5/8" REBAR WITH ORANGE PLASTIC CAP "MHC PLS 14216"
	BOUNDARY LINE
	NEW PARCEL LINE
	ADJACENT/EXISTING PARCEL LINE
	SECTION LINE
	ONE QUARTER SECTION LINE
	EASEMENT LINE
	FENCE LINE

### SURVEY NOTES

1. THE RECORDING OF THIS SURVEY DOES NOT ENABLE PARCEL CONVEYANCE. A WRITTEN CONVEYANCE MUST BE PREPARED AND RECORDED FOR TRANSFER OF OWNERSHIP TITLE.

### COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO) S.S.  
COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF PARAMETRIX, INC. AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AS RECORD OF SURVEY NUMBER \_\_\_\_\_.

INSTRUMENT NO. \_\_\_\_\_ EX-OFFICIO RECORDER  
FEE: \_\_\_\_\_

### CERTIFICATE OF SURVEYOR

I, MICHAEL H. CELT, DO HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF AN SAID SURVEY.

MICHAEL H. CELT  
IDAHO PLS NO. 14216

DATE \_\_\_\_\_

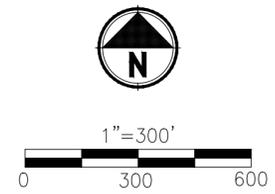
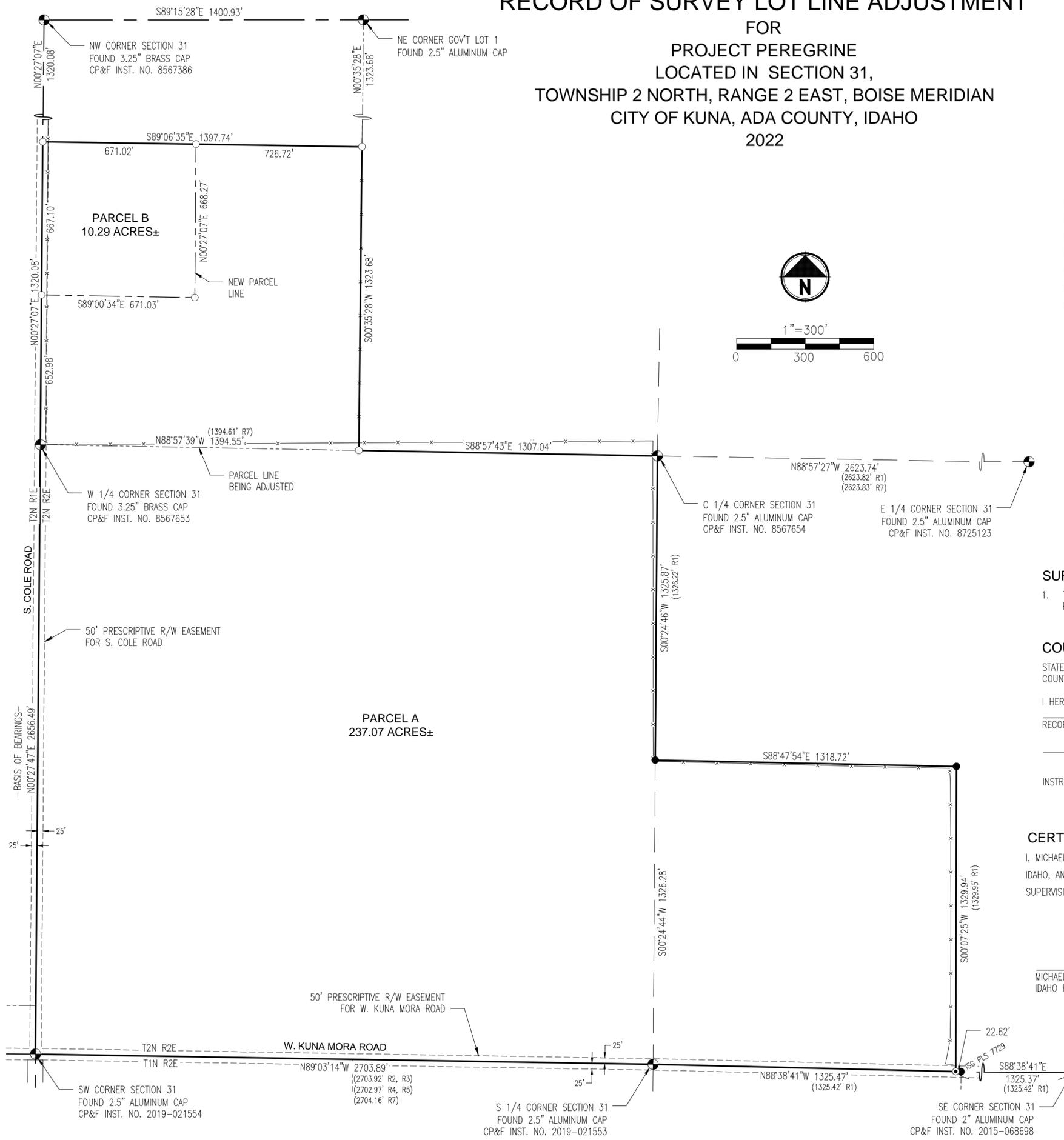


**Parametrix**  
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

7761 W RIVERSIDE DRIVE, SUITE 201 | BOISE, ID 83714  
P 208.898.0012  
WWW.PARAMETRIX.COM

INDEX NO. 221-31-0-00-00

SHEET 1 OF 1



## Doug Hanson

---

**From:** Doug Hanson  
**Sent:** Wednesday, August 17, 2022 10:58 AM  
**To:** Public Works; Paul Stevens; Cat Feistner; Brady Barroso; 'TJ Lawrence (Interim KRFD Chief)'; 'Chief Fratusco'; 'Central District Health Department '; 'J&M Sanitation'  
**Subject:** Case No. 22-02-LLA (Lot Line Adjustment) 6990 W Kuna Mora Road City of Kuna Request for Comment

August 17, 2022

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

<b>FILE NUMBER:</b>	22-02-LLA (Lot Line Adjustment) 6990 W Kuna Mora Road
<b>PROJECT DESCRIPTION</b>	Givens Pursley LLP, on behalf of Brisbie LLC, requests approval for Lot Line Adjustment on two (2) parcels located at 6990 W Kuna Mora Road and S Cole Road. (APNs: S1531300000, S1531233600)
<b>SITE LOCATION</b>	6990 W Kuna Mora Road, Kuna, ID 83634
<b>APPLICANT</b>	<i>Deborah E. Nelson</i> Givens Pursley LLP 601 W Bannock Street Boise, ID 83702 208.388.1200 <a href="mailto:den@givenspursley.com">den@givenspursley.com</a>
<b>REPRESENTATIVE</b>	<i>Parametrix</i> 7761 W Riverside Drive, #201 Boise, ID 83714 208.838.0012 <a href="mailto:mcelt@parametrix.com">mcelt@parametrix.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>September 20, 2022.</b> 6:00 P.M.
<b>STAFF CONTACT</b>	Doug Hanson <a href="mailto:dhanson@kunaid.gov">dhanson@kunaid.gov</a> Phone: 208.287.1771
<b>PROJECT PACKET LINK</b>	<a href="https://kunacity.id.gov/DocumentCenter/View/8143/Case-No-22-02-LLA-6990-W-Kuna-Mora-Road-Agency-Transmittal-Packet">https://kunacity.id.gov/DocumentCenter/View/8143/Case-No-22-02-LLA-6990-W-Kuna-Mora-Road-Agency-Transmittal-Packet</a>
<ul style="list-style-type: none"> <li>• The above referenced Case may have potential impacts on which your agency may wish to comment.</li> <li>• <i>Please provide comments within 15 days; if more time is needed, please inform our offices.</i> We would appreciate any information as to how this action would affect the service(s) your agency provides.</li> <li>• If your agency requires additional information in order for you to complete your review, please notify our office and we will do our best to provide it.</li> <li>• If you have received this notification in error or if a different individual should be receiving this transmittal, please notify our office who future packets should be sent to, including their email address.</li> </ul> <p><i>If your agency needs additional time for review, please notify our office ASAP.</i></p>	

Best,

Doug Hanson  
Planning and Zoning Director  
City of Kuna  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[dhanson@kunaid.gov](mailto: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 # 22-02-LLA  
 Conditional/Accessory Use # \_\_\_\_\_  
 Preliminary / Final / Short Plat \_\_\_\_\_  
 Development Name/Section Sect. 31

- 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
  - community water well
  - interim sewage
  - central water
  - individual sewage
  - individual water
- 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - community sewage system
  - community water
  - sewage dry lines
  - central 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
  - child care center
  - beverage establishment
  - grocery store
- 14. \_\_\_\_\_

Reviewed By: Howe Barfi Date: 9/1/22



CITY OF KUNA  
P.O. BOX 13  
KUNA, ID 83634  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

Catherine Feistner, E.I.T.  
Assistant Kuna City Engineer

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:** 9 September 2022  
**RE:** Public Works Comments  
6990 W Kuna Mora Road, 22-02-LLA (Lot Line Adjustment)

---

The 6990 W Kuna Mora Road property, 22-02-LLA, lot line adjustment request dated 15 August 2022 has been reviewed. These comments apply to the application as they affect public works infrastructure. No construction is anticipated as a result of approving this request.

Public Works supports approval for this lot line adjustment.

Comments may be expanded or refined in connection with the future land-use actions.

**CITY OF KUNA  
ADA COUNTY, STATE OF IDAHO  
RESOLUTION No. R67-2022**

**DECLARATION OF VACANCY ON THE COUNCIL**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA:**

- **Making Certain Findings;**
- **Accepting Resignation of Warren Christensen and declaring his City Council position vacant;**
- **Directing the City Clerk; and**
- **Providing an Effective Date.**

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

**Section 1: Findings**

- 1.1 At the Kuna City Council meeting held on July 19<sup>th</sup>, 2022, Council Member Warren Christensen announced that he would be moving out of state, and that this particular meeting would be his last City Council meeting.
- 1.2 Through this announcement, Warren Christensen effectively resigned his position as a member of the City Council. Further, Warren Christense has followed through with his announcement and has ceased service as a City Council member, and it is understanding of the City Council he has moved out of the City of Kuna and the State of Idaho.

**Section 2. Declaring Vacancy on City Council**

- 2.1 The City Council accepts the resignation of Warren Christensen
- 2.2 The City Council declares the elected office of City Council member held by Warren Christensen is vacant.

**Section 3. Directing the City Clerk**

- 3.1 The City Clerk is to certify this resolution to the Clerk of Ada County.

**Section 4. Effective date**

- 4.1 This Resolution shall take effect upon its passage and approval.

**PASSED BY THE COUNCIL and APPROVED BY THE MAYOR** of Kuna, Idaho  
this \_\_\_\_ day of \_\_\_\_\_ 2022.

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

ATTEST:

*Ayes:* \_\_\_\_\_

*Nays:* \_\_\_\_\_

*Absent:* \_\_\_\_\_

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



Please consider this my intent to seek Kuna City Council appointment to fill the remaining term for the soon to be vacant seat held by councilman Christiansen. I feel my position over the past 1.5 years on P&Z as well as city impact fee committee has given me the tools to succeed in this capacity.

Experience:

8 years on the board of directors for Snake River Building Contractors Association

4 years on the board of directors for the Idaho Building Contractors

2 years on Idaho State Executive committee

City of Kuna Impact Fee committee

26 year Kuna resident

Thank you for the consideration and opportunity to serve my community in which I love.

Many blessings,

Tyson Garten

208.941.3306



# MATT BIGGS

for Kuna City Council vacant seat

## CONTACT

PHONE:  
303-562-5710

WEBSITE:  
<https://www.linkedin.com/in/mattthew-biggs-6257209/>

[Encl \(1\): Professional Resume](#)

EMAIL:  
[biggsme@hotmail.com](mailto:biggsme@hotmail.com)

City of Kuna, ID  
c/o Mayor and City Council  
751 W. 4<sup>th</sup> Street  
Kuna, ID 83634

Dear Mayor Stear, President McPherson, Councilman Laraway, and Councilman Bruce,

My name is Matt Biggs; I have called Kuna my home of record since 1996. I moved to Kuna permanently in 2013 with my wife Angela, and my children Kassie and Kody. I am writing you for one reason – I would like to represent our fellow citizens and parents on the Kuna City Council with smart reasoning and thorough analysis, and to ensure that Kuna becomes a better place for our children to live.

My desire to serve others started in 1992 when I enlisted in the United States Navy. I retired from active duty 21 years later and followed with employment with U.S. Department of Veterans Affairs (VA). I am currently the Information System Security Officer for the Boise VA Medical Center catchment area of southern Idaho and eastern Oregon. I have been a contracting officer on behalf of the U.S. government for multi-million-dollar contracts with Northrop Grumman and Raytheon, and have managed multi-year budgets for the U.S. Navy, U.S. Air Force, and VA. I currently attend Excelsior University and maintain a 4.0 GPA and I am four courses from graduation.

Some ways that I participate in our community:

- Two years head coach Kuna Youth Basketball
- Three years assistant coach Kuna Optimist Football
- Kuna High School and YMCA Team Idaho assistant track and field coach (throwing events) 2022-present
- Two years Commander of SGT Devin Daniels Veterans of Foreign Wars (VFW) Post 7019, including achieving All American Commander status in 2019-2020
- VFW Idaho State Surgeon 2022-present

Additionally, I am an active member of Kuna American Legion Post 142 and the Kuna High School Athletics Boosters. I have given significant volunteer time to the Kuna Gold Band, VFW, and Kuna Klub Wrestling over the past several years.

I greatly appreciate your consideration to fill the vacancy on the Kuna City Council. My political aspirations begin and end with the City of Kuna. I have always enjoyed having a voice within our city and schools, and owe the majority of my success in the Navy and volunteering to respect and communication. If selected, I look forward to continuing the same with you!

With great respect,

Matthew "Matt" Biggs

**Matthew Edward Biggs**

1047 S. Kalahari Ave.  
Kuna, Idaho 83634 United States  
Evening Phone: 303-562-5710  
Day Phone: 303-562-5710  
Email: biggsme@hotmail.com

---

**Work Experience:****Information System Security Officer****U.S. Department of Veterans Affairs (This is a federal job)**

500 W. Fort St.  
Boise, ID

**6/2017 - Present**

**Salary:** \$85,238.00 USD Bi-weekly

**Hours per week:** 40

**Series:** 2210 Information Technology Management

**Pay Plan:** GS - General Schedule (Ch. 51, 5 U.S.C.).

**Grade:** 12

**Duties, Accomplishments and Related Skills:**

- Responsible for all risk management framework (RMF) activities and contingency/disaster recovery plans within IT Areas Boise, ID and White City, OR. Specifically, provided effective configuration control, lifecycle support, customer service, outreach, and training for over 3,400 network users and guidance for bio-medical devices and special purpose systems deployed in the catchment areas. Conducts audits and security evaluations of hardware and software for potential vulnerabilities to ensure cybersecurity, network safety, and operability by overseeing and documenting NIST security control test results and artifacts via the Governance, Risk, and Compliance tool, Enterprise Mission Assurance Support Service (eMASS) for six unique VA systems.

- Provided coverage and support for IT Area White City due to personnel shortfalls from January 2022 to the present. Guided the facility through a successful Inspector General visit, and attainment of a three year Authority to Operate (ATO) and Authority to Connect (ATC) for a critical medical Department of Defense information system to the VA network.

- Graduate of Enterprise Security Operations' Cybersecurity Specialization Program (CSP) cohort for 2020-2021. Gave final project presentation from a vulnerability identified in wireless medical devices that puts veteran patient data at risk. Selected as graduate presenter for the new 2021-2022 CSP cohort.

- Received no annual performance rating lower than 'excellent' in any single year. Most recent annual performance rating of 'exceptional' for 2021. Exceptional attention-to-detail and customer service with no reported audit errors or customer complaints over the past annual reporting cycles.

- Recognized expert in research information security operations and routinely called on to assist other facilities with security reviews and data user agreements. Completed over 500 human subject and non-human research security studies since 2018 for VA Puget Sound Healthcare System and the Boise VAMC.

- Subject-matter-expert in data security standards, PII/PHI security, and in CRISP guidance to information technology staff for the Boise VA Medical Center, Boise Regional Office (VBA), Eagle Point National Cemetery, and Southern Oregon Regional Rehabilitation Center (White City). Leads the regional (VISN20) ISSO workgroup in weekly reviews and analysis of NIST security controls and associated test results/artifacts. Knowledge of, and utilizes VA RMF tracking tools to include ICAMP, IBM BigFix, and

REEF.

- As the sole member of the ESO Communications Advisory Board on behalf of the IT Pacific District, reviewed and provided recommendations of long-range plans and policies to minimize security risks, as well as represented Pacific ISSOs' questions, comments, and topics to ESO leadership. Guides, plans, designs and documents and assesses IT operational Area management of the VA enterprise security architecture, ensuring alignment with NIST and VA mission, goals, and processes for the Boise and White City catchment.

**Supervisor:** Yosief Fesseha (206-639-3474)

**Okay to contact this Supervisor:** Yes

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### **Assistant Coach**

#### **Kuna School District**

711 E Porter Street

Kuna, ID

#### **3/2022 - Present**

**Salary:** \$1,100.00 USD Per Year

**Hours per week:** 12

#### **Duties, Accomplishments and Related Skills:**

Kuna High School track and field assistant coach for throws (shotput and discus). Provides instruction and guidance for 32 high school athletes and supervision at several regional track meets and championships.

**Supervisor:** Chase Cunningham (208-949-3523)

**Okay to contact this Supervisor:** Yes

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### **Administrative Specialist - Residency Program Coordinator**

#### **Boise VAMC (This is a federal job)**

500 W. Fort St.

Mailstop 111R

Boise, ID

#### **11/2013 - 6/2017**

**Salary:** \$53,863.00 USD Per Year

**Hours per week:** 40

**Series:** 0301 Miscellaneous Administration And Program

**Pay Plan:** GS - General Schedule (Ch. 51, 5 U.S.C.).

**Grade:** 9

#### **Duties, Accomplishments and Related Skills:**

Administrative Specialist/Program Manager at the Boise VAMC Center of Excellence in Primary Care Education (CoEPCE); University of Washington (UW)-Boise VAMC Internal Medicine Residency Program Coordinator and Boise VAMC Nurse Practitioner Program Coordinator.

Directly supports the executive, curriculum outcomes and projects committees for a pilot Veterans Administration (VA) interprofessional model for Primary Care education. Assures coordinated function throughout all aspects of the CoE and interaction with its trainees with the Internal Medicine, Nurse Practitioner, Pharmacy Residency programs and Psychology internship. Daily access to provider correspondence that includes routine handling of patient information.

Specific Accomplishments include:

- Executes two annual operating budgets and four fund control points for salary, logistics and travel over totaling \$3.2 million in federal and state funds flawlessly - discovered over \$232,000 in budget

inconsistencies in fiscal year 2014 and was lauded by the Chief Financial Officer, leading to account/salary adjustments.

- Coordinated all changes to existing primary care and ambulatory clinics and the creation of over 1800 unique clinic and ambulatory schedules for Internal Medicine Residents, Interns, Nurse Practitioner Residents and students with several outpatient clinics and regional locations hosting ambulatory care electives. Worked closely with clinic managers to improve resident/intern patient access by utilizing all available resources and offering recommendations and development of best practices. Excellent working relationships across all spectrums of care in the hospital and regional healthcare partners from team clerks and nurses/physicians to service chiefs/clinic managers.

- Medical Center point of contact for all inpatient physician scheduling. Coordinated the annual, weekly and daily schedule for the inpatient wards and intensive care unit for 32 attending physicians, 31 residents and approximately 28 third and fourth year medical students against ambulatory outpatient clinic, vacation and temporary duty/travel requests.

- Ensures program compliance with VA directives and Accreditation Council for Graduate Medical Education (ACGME) guidelines regarding clinic change deadlines and revisit protocol. Always looks for ways to improve access for residents utilizing clinical applications and Red Cap program data capturing tools for the most challenging primary care scheduling population in the hospital.

- As CoE Administrator, responsible for advancing training in the PACT (Patient Aligned Care Team) model of care, while maintaining compliance with regulatory bodies including the VA Office of Academic Affairs (OAA), the Accreditation Council on Graduate Medical Education (ACGME), the National League for Nursing (NLN), the American Association of Colleges of Nursing (AACN), and the American Psychological Association (APA).

- Recognized expert in several information systems, to include clinical and logistics applications such as the complete Microsoft Office suite and databases, VISTA, VTEL, Visual Aid, CPRS and AMION. Expert in the federal vendorization process and routinely processes 2237, 1358, government/government-sponsored travel and government purchase card transactions. Coordinates information systems and logistics work orders for the CoE, IM and NP residencies, as well as sponsors IT accounts for WOC status residents/students.

- Maintained unique outpatient primary care clinics, ambulatory clinics, and training schedules for all internal medicine and nurse practitioner residents, UW medical students, physician assistant/nurse practitioner students, and the Family Medicine Residency of Idaho via AMION and Visual Aid.

- As UW department payroll clerk, coordinated daily with the UW Medicine inner office and university fiscal department on behalf of Residency leadership, utilizing such medical IT accounting programs like GMETaBS, OPUS and Electronic Time Reconciliation reporting.

- 'Vendorized' several non-government employees to allow them to receive compensation for travel and presentations to each CoE Fall Symposium. Worked with Ada County on the location and logistic concerns for each event annually, attended by guests and all interprofessional CoEPCE trainees and staff from the Boise VAMC.

- Demonstrated exceptional residency support and coordination to the Boise VA Medical Center (VAMC), Puget Sound VAMC, UW, Harborview Medical Center, two regional hospitals and various clinics and private practices throughout Idaho, Washington and Oregon with no drop in service during the tenure.

**Supervisor:** William Weppner, MD, MPH, FACP (208-422-1000 (7963))

**Okay to contact this Supervisor:** Yes

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**Auto Salesperson****Kendall Ford of Meridian**

250 E Overland Rd  
Meridian, ID

**9/2013 - 10/2013****Salary:** \$7.25 USD Per Hour**Hours per week:** 45**Duties, Accomplishments and Related Skills:**

Commission-only position, paid minimum wage if commissions don't exceed minimum wage total for the month.

Ford Certified in Sales within one week with no previous sales experience.

Left on good terms, realized Sales was not for me and joined the Boise VAMC.

**Supervisor:** Patrick Chetwood (208-888-4403)**Okay to contact this Supervisor:** Contact me first

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**Information Warfare Officer - Chief Warrant Officer Three (W-3)****United States Navy - USS Lake Champlain (CG 57)**

OPS/OT Division  
FPO, AP

**8/2012 - 9/2013****Salary:** \$89,900.00 USD Per Year**Hours per week:** 60**Duties, Accomplishments and Related Skills:**

Primary Duties: Information Warfare Officer, Security Manager, Special Security Officer, Operations Security (OPSEC) Officer, Electronic Warfare Officer, Foreign Disclosure Officer, Ship's Intelligence Officer, Command JPAS/JCAVS Administrator, Division Officer, Anti-terrorism Watch Officer, Conning Officer. Direct supervisor for two senior enlisted and 18 junior Sailors.

Oversaw all aspects of site security onboard. Conducted routine classified and sensitive unclassified inspections of ship spaces, storage areas/containers/vaults, information technology programs, and personnel files by rounds on a daily basis. Ensured all personnel security files, official correspondence and electronic files met requirements of the Privacy Act and the Electronic Communications Privacy Act (ECPA) of 1986. Called upon routinely for guidance by the Commanding Officer for all issues related to collateral, communications security (COMSEC), SCI security, release of information (ROI), and applicable laws and policies related to the security of crew information. Authored and developed the ship's first Site Security Plan (SSP), encompassing physical, personnel and information system security, which detailed all confidentiality, integrity and availability processes.

Specific accomplishments include:

- Passed thorough administrative reviews of the ship's security program (encompassing physical and information security) during the Board of Inspection and Survey (INSURV) in December 2012 - the first passing score in the Fleet of this pilot program - with no advance notice. Specifically called out by the Commanding Officer for flexibility and quick thinking to ensure that the security program met all standards, even with no formal preparation.
- Achieved a satisfactory grade following spot waterfront inspection of the ship's Special Compartmented

Information Facility (SCIF) and associated SCI programs in October 2012. Referred by regional inspector to the Fleet Commander as a program for other ships to emulate.

- Personally conducted initial and annual privacy and security training requirements for all crew members. Ensured OPSEC and Information Security (INFOSEC) compliance with DoD, Fleet and Theater requirements were met. A vital part of the command indoctrination process, met individually with all crew members to verify eligibility and access to secure and privacy information.

- Conducted interviews for initial access to classified information and made recommendations to the Commanding Officer for approval or disapproval of investigation packages and granting of interim security clearances based on favorable observations and determinations made during interviews. Coordinated daily with the Office of Personnel Management, exchanging privacy information securely and in a timely manner utilizing secure dropboxes and JPAS/JCAVS.

- Called upon by the Commanding Officer to ensure all security concerns were met prior to the commencement of Operation Trident Fury to prevent any inadvertent disclosure to foreign partners. Responsible for the proper ROI to partner nations via voice and data communications throughout the exercise.

- Ship was cited for back-to-back Green "E" awards in 2012 and 2013 by Surface Forces Pacific for excellence in Information Operations, contributing to the ship's overall award of the Battle "E" for 2013 as the top guided-missile cruiser in the strike group.

- Achieved no security data loss during tenure through application of risk management techniques, quality assurance, clear and concise command instructions and standardized checklists. Personally updated six security instructions (policies) and drafted two new policies to come in compliance with governing guidance from the Central Adjudication Facility.

**Supervisor:** Ted Huebner, LCDR, USN ((313)657-7318)

**Okay to contact this Supervisor:** Yes

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### **Department Head - Chief Warrant Officer Three (W-3)**

**United States Navy - National Security Agency/Central Security Service, Colorado**

Stop 51

17950 E. Steamboat Ave.

Buckley Air Force Base, CO

**1/2010 - 6/2012**

**Salary:** \$82,500.00 USD Per Year

**Hours per week:** 40

#### **Duties, Accomplishments and Related Skills:**

Primary Duties: Communications Department Head, Deputy Commander/Operations Flight Commander - Communications Operations Squadron West, Contracting Officer Technical Representative (COTR), Integrated Broadcast Service (IBS) Denver Operations Manager, Information Assurance Officer, Information Dominance Warfare Officer Qualification Coordinator.

Stood up the Navy Information Operations Command (NIOC), Colorado Communications Department in-lieu of several senior officers' availability for the position. Drafted and implemented all department policies and instructions. Led and oversaw 233 Joint/government/contractors in an expanding, multi-mission U.S. Air Force communications squadron comprised of five detachments and 850+ unique tail sites throughout the area west of the Mississippi River and the Pacific Rim. Fleeted-up to be second in command at the squadron after the early transfer of the incumbent, a Major (O-4). Flawlessly executed the executive-level position for

ten months.

Specific accomplishments include:

- Certified by the National Security Agency and Defense Acquisition University as the COTR for a \$12.6 million contract with Northrop-Grumman supporting a highly-complex secure data center directly supporting operations between three separate Intelligence Community (IC) agencies.
- As Information Assurance Officer, ensured no security incidents or loss of data during the nearly three year tenure. Ensured Navy members at the Aerospace Data Facility complied with all physical and information security policies set forth by the NSA, National Reconnaissance Office (NRO) and National Geospatial-Intelligence Agency (NGA).
- Reviewed all contract budgetary information and level-of-effort (LOE) metrics with no discrepancies and oversaw the contract's final disestablishment and the turnover of over \$5.6 million in excess equipment and space. Awarded the Defense Meritorious Service Medal for excellence in oversight of operations provided by the contract.
- Praised for writing ability, mentorship, attention-to-detail and teamwork - one of my Sailors was selected as the 2011 Fleet Cyber Forces Sailor of the Year (E-5 and below) over literally thousands of others.
- Ranked as the top Department Head two years in a row over other Lieutenant Commanders (O-4) and Lieutenants (O-3) and the number three of 19 officers total. Earned the Information Warfare Officer designation, and as coordinator, qualified eleven officers in the designation. Provided the means for nine departmental IT specialists to certify in Security Plus, with no out of pocket costs.
- Integrated standardized Navy Privacy Act and FOIA banners with the parent U.S. Air Force intranet and internet webpages and sharepoint site for Navy-specific applications. Developed the Public Key Infrastructure (PKI) policy for Navy personnel utilizing Navy/Marine Corps Internet (NMCI) resources via the locally-hosted Air Force network.
- Responsible for daily operations of the IBS; achieved an unprecedented 99.9 percent network availability rate for the transfer of 23.2 billion secure reports and threat tips to warfighters on the ground, in the air and at sea around the world via satellite and long-haul high frequency communications.

**Supervisor:** Blake Jacobson, CAPT, USN (may be deployed) ((410)533-1635)

**Okay to contact this Supervisor:** Contact me first

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### **Department Head - Chief Warrant Officer Two (W-2)**

**United States Navy - Navy Information Operations Command, Yokosuka, Japan**

PSC 473 Box 97

FPO, AP

**5/2008 - 12/2009**

**Salary:** \$72,000.00 USD Per Year

**Hours per week:** 50

#### **Duties, Accomplishments and Related Skills:**

Primary Duties: Administration and Information Technology Department Head (N1/N6), Special Security Officer, Command Security Manager, Naval Forces Japan Security Assessment Survey (SAS) Team Lead, Commander Fleet Activities Yokosuka Core Security Council Co-chair, Training Officer, Senior Watch Officer, Wardroom Secretary.

Primary administrative and security advisor (information, personnel and physical) and called upon routinely for guidance by the Commanding Officer and Executive Officer for issues related to information systems security, administrative correspondence, awards, logistics, ROI, applicable laws and policy and host-nation relations.

Specific accomplishments include:

- Sought out by-name for expertise to lead the SAS Team by Commander, Naval Forces Japan (CNFJ) and co-chair the Core Security Council, by Commander, Fleet Activities Yokosuka (CFAY) following the unsuccessful 2007 Command Cyber Readiness Inspection (CCRI) conducted by the Defense Information Systems Agency (DISA). Personally cited for excellence with a 'spot' Navy Achievement Medal from CFAY for inspecting and conducting 35 SAS visits, bringing 46 tenant commands' physical security and information protection programs up to SECNAVINST 5510 standards to successfully pass the intensive Enhanced Compliance Validation (ECV) and the 2009 Region Inspector General Visit. Initiated training and evaluation efforts leading local subject-matter-experts in conducting thorough reviews, identifying issues, and correcting deficiencies.
- Streamlined command re-organization and procedures for six departments. Successfully published 26 command instructions and authored six (to include personnel and physical security, information technology, formal and informal correspondence, logistics and training).
- Coordinated final accreditation for the first Navy overseas field site with multi-category, co-located SCIFs in the Far East. Met with planning executives at Fort Meade, Maryland and provided expert security guidance and oversight for the \$3.5 million construction project. Ensured project deadlines were met, under budget, and within all prescribed standards.
- Ensured no practices dangerous to security or security violations at NIOC Yokosuka or the seven directly supported Forward Deployed Naval Forces (FDFNF) ships manned by NIOC Sailors. As SSO, managed 125 personnel records/files and two badge authentication systems and administrated physical access to NIOC utilizing the JPAS/JCAVS and Scattered Castles databases. Successfully incorporated intelligence community public key infrastructure (IC-PKI) to enable cross-connecting of multiple unique wide-area networks (WANs) within the IC, greatly reducing process time for deployed NIOC Sailors to access collection databases and preventing the production of massive tapes/files following each deployment.
- Ensured all personnel security files, official correspondence and electronic files met requirements of the Privacy Act and the ECPA. Oversaw logistics and mailroom functions for the command, provided receipt for and handling of all certified, registered and priority mail.
- Drafted two White Papers which would eventually lead toward the pilot program that would add the first NSA computer network defense and analysis lab to the Far East. Program was implemented by NIOC Hawaii and manned by NIOC and NCTS information technology specialists.

**Supervisor:** Cleodis May ((360)434-2235)

**Okay to contact this Supervisor:** Yes

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**Information Warfare Officer - Chief Warrant Officer Two (W-2)**

**United States Navy - USS Shiloh (CG 67)**

OPS/OT Division

FPO, AP

**12/2007 - 5/2008****Salary:** \$72,200.00 USD Per Year**Hours per week:** 60**Duties, Accomplishments and Related Skills:**

\* - Supervisor phone number may be inaccurate or they may be deployed.

Primary Duties: Information Warfare Officer, Special Security Officer, Electronic Warfare Officer, OPSEC Officer, Division Officer, Ship's Intelligence Officer.

Specific accomplishments include:

- Addressed and corrected multiple aspects of the command security program to include eleven overdue security clearance adjudications and thirteen overdue period re-investigations left over from the previous security officer. Conducted daily security walkabouts and spotchecks throughout the ship with various personnel.

- Prior to early departure and transfer due to a severe shoulder injury, ensured that the ship was in compliance with all security inspection line-items set forth in governing publications and the protection of all security information in hardcopy form and on electronic media.

**Supervisor:** Matthew Klobukowski, CDR, USN ((808)653-2123)

**Okay to contact this Supervisor:** Yes

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**Information Systems Security Manager - (E-7, then W-2)****United States Navy - USS George Washington (CVN 73)**

OPS/OS and CSD/CS2 Divisions

FPO, AE

**6/2004 - 10/2007****Salary:** \$59,000.00 USD Per Year**Hours per week:** 60**Duties, Accomplishments and Related Skills:**

\* - Ship shifted homeport to Japan in 2008, not in contact with prior supervisors.

Primary Duties: Information Systems Security Manager (ISSM)/Information Assurance Officer (IAO), Leading Chief Petty Officer, Damage Control Training Team Lead, Department Warfare Coordinator, Sexual Assault Victim Intervention Advocate.

Maintained the confidentiality, integrity and availability of 20 unique networks across three security classification domains and the security of 2,728 workstations within 19 departments for over 2,900 crew members and over 2,200 embarked air wing personnel. Directly supervised and led 72 cryptologic and information technology specialists in two divisions.

Specific accomplishments include:

- Final signature authority in the command for electronic system access after verification of properly signed affidavits and completion of required training. Provided initial accession and annual training to all crew members and air wing personnel on INFOSEC.

- Led the Information Assurance Division to no loss of protected data on any network to outsiders or insiders  
- ship was subject to daily internet denial of service attacks and more elaborate hacking techniques,

particularly following the announcement of the ship shifting its homeport to Japan.

- Daily audits and security reviews led to the successful identification of insider threats, privilege abuse, and potential security vulnerabilities. Implemented all DoD black-hole lists and directed further firewall security measures following each denial of service attack. Voluntarily scheduled DoD Blue Team assessments, beyond minimum accreditation maintenance requirements.

- As the Ship's Signals Exploitation Space (SSES) Leading Chief Petty Officer, directly supervised the Special Security Representative in the oversight of over 900 personnel security files and records. Successfully completed the SCI physical and administrative re-accreditation process of the SSES, Supplementary Plot (SUPPLOT) and select Carrier Intelligence Center spaces following an extensive docked-phased incremental availability.

- Ranked number eleven of 114 Chief Petty Officers (senior non-commissioned officers) on the ship after the first full year as a Chief Petty Officer and was subsequently selected to become an officer and commissioned as a Chief Warrant Officer 2 on the first attempt. Ranked number one of three LDO/CWO selectees in final enlisted fitness report onboard.

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### **Information Systems Security Manager (E-6)**

#### **United States Navy - Naval Security Group Detachment Potomac**

Naval Research Laboratory

Washington, DC

**8/2002 - 5/2004**

**Salary:** \$49,000.00 USD Per Year

**Hours per week:** 50

#### **Duties, Accomplishments and Related Skills:**

Primary Duties: ISSM (IAO), Webmaster, Command Training and Assessment Team, Leading Petty Officer.

Responsible for the system integrity, information security and maintenance of 74 IT assets owned by the an external Intelligence Community (IC) partner. Leading Petty Officer for the Information Technology division and its nine Sailors.

Specific accomplishments include:

- Controlled access and data transfer between several IC elements at the Naval Research Laboratory and partnered IC networks.

- Ensured initial and annual training requirements were met for NSA systems and partner proxy access. Maintained all user personal privacy information in hardcopy and electronic form.

- Re-wrote the Site Security Plans for both NSGD Potomac and NSGD Diego Garcia, ensuring uninterrupted system access and secure communications via voice, video and computer in accordance with NISCAP/DITSCAP and DCID 6/3. Naval Research Lab test site for successful PKI implementation on a large-scale on the NIPRNet.

- Developed an online general military training program for command members in both Washington, D.C. and Diego Garcia. The secure web page could be accessed via three networks and enabled over 226 personnel to complete required training in easy-to-use, online lessons. Implemented the first inter-network Privacy Act acknowledgment incorporated into web page use and access. Further implemented it throughout the network, requiring Privacy Act acknowledgement anytime a command member or civilian wanted to log on and gain

access. Efforts were specifically commended by the Naval Security Group Inspector General in 2003.

- Selected as the command Senior Sailor of the Year, 2003 and Senior Sailor of the Quarter, 2nd Quarter 2003. Completed the ISSM formal course and was awarded the 2779 Navy Enlisted Classification.

- Recognized master troubleshooter for fledgling NSANet local area network; efforts resulted in achieving a robust accreditation package for the site and the ability to remotely manage the NSA site in Diego Garcia, over 10,000 miles away.

**Supervisor:** Paul Zacharski, CTOC (E-7), USN(Ret.) (240-535-2521)

**Okay to contact this Supervisor:** Yes

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### **Instructor (E-6)**

#### **United States Navy - Naval Technical Training Center Corry Station**

640 Roberts Ave.

Pensacola, FL

**6/1999 - 7/2002**

**Salary:** \$47,000.00 USD Per Year

**Hours per week:** 50

#### **Duties, Accomplishments and Related Skills:**

\* - Unaware of location of supervisors at this duty station

Primary Duties: Master Training Specialist/Instructor, Electronic Key Management System (EKMS)/Communications Security (COMSEC) Custodian, Sexual Assault Victim Intervention Advocate

Trained a total of 232 students in over three years with a .6 percent attrition rate (due to behavioral issues). Provided 12-week instruction on information systems operations and maintenance, messaging, and DoD network architecture.

Specific accomplishments include:

- Achieved Master Training Specialist designation following an intensive period of evaluation and re-write of over 90 pages of curriculum.

- Due to the massive influx of students following the 9/11 terror attacks and a shortage of instructors, completed the Navy Integrated Cryptologic Configuration Manager course as the Honor Graduate while still teaching in the evenings.

- Awarded the Navy Enlisted Classification (NEC) code for the valuable Information Systems Administration course. Received full credit after practical demonstrations, knowledge and over 200 hours of on the job training. The first cryptologic technician in the Navy to receive this NEC; normally awarded to the information systems technician rating.

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### **Education:**

**Excelsior College** Albany, NY United States

Some college (no degree) 12 / 2023

**GPA:** 4.0 of a maximum 4.0

**Credits Earned:** 105 Semester Hours

**Major:** Information Technology - Security Focus

#### **Relevant Coursework, Licenses and Certifications:**

5 Courses remaining for Bachelor's Degree - projected to graduate this year.

**Defense Acquisition University** Fort Belvoir, VA United States

Technical or occupational certificate 9 / 2010

**Credits Earned:** 25 Continuing Education Unit**Major:** Contracting Officer Rep Course (COR 222, CONT/RESM2486)**Relevant Coursework, Licenses and Certifications:**

Defense Acquisition University/NSA Contracting Officer Technical Rep Course, completed via video teleconference in Aurora, CO. Course credit - 25 Continuous Learning Points (CLPs)

**West Valley High School** Yakima, WA United States

High school diploma or equivalent 6 / 1993

**GPA:** 3.71 of a maximum 4.0**Credits Earned:** Semester Hours

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**Job Related Training:**

Enterprise Security Operations (ESO) Cybersecurity Specialization Program (CSP) FY21, 26 May 2021

eMASS ILVT, 9-10 Sep 2020

eMASS (DoD RMF) Control Assessor, 28 Feb 2019

PassLeader CompTIA Security +, 13 Sep 2018

ISSO 2 Year Program, 12 Jul 2018

VA 101 Ambassador Course, 25-27 Jul 2016

Lean Six Sigma Yellow Belt, 5-7 Apr 2016

Foreign Disclosure Officer Course, 15 Mar 2013

Tactical Training Group, Pacific Information Operations Planning Symposium, 2012, 2013

Basic Cryptologic Afloat Training Course, 11 Oct 2012

Navy Operations Security (OPSEC) Planners Course, 3 Oct 2012

Special Security Officer Course, 2008, 9/20/12

Introduction to Intelink, 23 Apr 2012

Information Dominance Warfare Officer, 29 Sep 2010

Information Warfare Officer, 3 Oct 2010

ADAMS for Leaders, 11 Jun 2010

Navy Commissioned Officer Development (LDO/CWO) Course, 9 Nov 2007

Seaborne Information Warfare Course, 2007, 20 Jul 2012

Electronic Warfare Officer, 1 Jun 2007

Leading Chief Petty Officer Leadership Course, 6 Oct 2006

Department of the Navy Correspondence Manual Course (NAVEDTRA 14319), Feb 2006

Enlisted Aviation Warfare Specialist, 2004

Information Systems Security Manager/Information Assurance Officer School (NEC 2779), 2003

Sexual Assault Victim Intervention Course, 25 Apr 2002

Cryptologic Network Configuration Manager, 2002

Primary Leadership Development Program, 2002

Master Training Specialist, Apr 2002

Integrated Cryptologic Communications Systems Specialist Course (NEC 9188), 2001

Information Systems Administrator (NEC 2735), 2001

First Line Leadership Development Program, 2000

Navy Basic Instructor Course (NEC 9502), 1999

Microsoft Network Security Professional, 1998

Microsoft Network Administration, 1998

Intermediate UNIX Administrator Course, 1998

Enlisted Surface Warfare Specialist, 1997, 2004

Fleet Integrated Cryptologic Communications Systems (NEC 9185), 1994

Cryptologic Technician Communications Basic Course, 1994, 1999

**Language Skills:****Language Spoken Written Read**

English Advanced Advanced Advanced

**Affiliations:**

Veterans of Foreign Wars - National Deputy Chief of Staff, Idaho 2021-2022

**References:**

<b>Name</b>	<b>Employer</b>	<b>Title</b>	<b>Phone</b>	<b>Email</b>
Scott Brown (*)	US Department of Veterans Affairs	IT Area Manager, Boise, ID	208-422-1066	scott.brown8@va.gov
Larry Shamblin (*)	US Department of Veterans Affairs	IT Area Manager, White City, OR	541-646-2939	larry.shamblin@va.gov
Keleen Wright (*)	US Department of Veterans Affairs	ISSO Team Lead - Network 20 South	541-537-0899	keleen.wright@va.gov
Erin Martin (*)	US Department of Veterans Affairs	Compliance Specialist	208-703-8397	erin.martin@va.gov
Amber Fisher, Pharm.D., BCPS, BCACP (*)	Boise VA Medical Center	Project Manager, Rural Faculty Development Initiative	(208)422-1488	amber.fisher3@va.gov

(\*) Indicates professional reference

**Additional Information:**

Top Secret/SCI security clearance (indoctrinated from 1993 to 2013, eligibility continued through April 2015)

Secret security clearance (was eligible through April 2018)

Received the following military personal citations:

Defense Meritorious Service Medal

Navy/Marine Corps Commendation Medal (4 awards)

Navy/Marine Corps Achievement Medal (6 awards)

Navy Good Conduct Medal (4 awards)

Flag Letter of Commendation (2 awards)

Senior Sailor of the Year, Naval Security Group Detachment Potomac, 2003

Senior Sailor of the Quarter, Naval Security Group Detachment Potomac, 1st Quarter 2003

**CITY OF KUNA  
ADA COUNTY, STATE OF IDAHO  
RESOLUTION No. R68-2022**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA:**

- **Making Certain Findings;**
- **Approval of the Mayor’s appointment to fill City Council vacancy;**
- **Directing the City Clerk; and**
- **Providing an Effective Date.**

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

**Section 1: Findings**

- 1.1 On the 19th day of July, 2022, City Council member Warren Christensen resigned his City Council seat by announcing during a City Council Meeting his intent and plan to move outside of the City of Kuna and the State of Idaho, and to cease serving as a City Council member.
- 1.2 On even date with this resolution, the City Council adopted a separate resolution accepting Warren Christensen’s resignation, and declaring his elected position on the City Council as vacant. Therefore, the City Council seat held by Warren Christensen is vacant.
- 1.3 Following Warren Christensen’s July 19, 2022 announcement the Mayor proceeded with a process to identify a person who is willing, qualified, and able to serve and fill the vacancy on the City Council.
- 1.4 The Mayor has submitted to the City Council for its consent of his appointment of \_\_\_\_\_ to fill the vacancy on the City Council.
- 1.5 \_\_\_\_\_ is willing, qualified and able to serve and fill the vacancy on the City Council.

**Section 2. City Council Consent to Mayor’s Appointment to fill City Council Vacancy**

- 2.1 The City Council hereby consents to the Mayor’s appointment of \_\_\_\_\_ to fill the City Council vacancy.

**Section 3. Directing the City Clerk**

- 3.1 The City Clerk is to certify this resolution to the Clerk of Ada County.

**Section 4. Effective date**

**4.1** This Resolution shall take effect upon its passage and approval.

**PASSED BY THE COUNCIL and APPROVED BY THE MAYOR** of Kuna, Idaho  
this \_\_\_\_ day of \_\_\_\_\_ 2022.

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

ATTEST:

*Ayes:* \_\_\_\_\_

*Nays:* \_\_\_\_\_

*Absent:* \_\_\_\_\_

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





**CITY OF KUNA**  
**P.O. BOX 13**  
**KUNA, ID 83634**  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

## MEMO

**Date:** September 20, 2022  
**From:** Morgan Treasure, Economic Development Director  
**To:** Kuna City Council  
**RE:** CS Properties – Consent Required for Condemnation – East Kuna URD

Mayor and Council,

As you know through your participation in the stakeholder meetings and planning updates, the Kuna Urban Renewal Agency has been working on preparing the formal plan to create the Kuna East Urban Renewal District in the industrial area around the Cole & Kuna Mora area of the city.

During this planning process, the agency is required to get consent from all property owners within the boundary who have used their property as part of an agricultural operation in the past three years. During our planning process, the parcels between the CS Beef facility and Curtis Road were acquired by CS Property Development, LLC, an affiliate of the CS Beef operation. After negotiation, CS Property Development agreed to sign the consent, provided that the Kuna Urban Renewal Agency would agree that they would not recommend any condemnation of property without the express written consent of CS. That agreement was drafted and approved by the Kuna URA on September 14, 2022 (see attached Ag Consent document).

Per Idaho Urban Renewal Code, an urban renewal agency can only recommend condemnation of property. Final decisions regarding condemnation and eminent domain can only be made by the City Council. The resolution before you tonight is intended to fully memorialize the intent to protect CS Properties LLC from any condemnation or eminent domain efforts of their property located within the boundary. City and URA staff and legal teams worked with CS Property representatives to craft the language to meet the requirements of all parties. If approved, CS Properties has agreed to sign the Agricultural Consent so that the Urban Renewal Plan can move forward as prepared. If not approved, the CS Property parcels will have to be excluded, which creates a disconnect between the northern and southern parts of the proposed district boundary.

Staff recommends approval of this resolution to keep the boundary intact and to allow for future expansion of infrastructure in the proposed East Kuna Urban Renewal District.

Thank you for your consideration,

Morgan Treasure  
 Economic Development Director  
[mtreasure@kunaid.gov](mailto:mtreasure@kunaid.gov)  
 208-559-5926

**RESOLUTION NO. R71- 2022  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO, CONFIRMING THE CITY COUNCIL’S COMMITMENT TO MAKE NO FINAL DECISION ON THE USE OF EMINENT DOMAIN, CONDEMNATION OR OTHER METHOD OF TAKING PRIVATE PROPERTY PURSUANT TO IDAHO CODE §§ 50-2010(a) AND 7-701A(3) OR ANY OTHER APPLICABLE STATUTE, ADMINISTRATIVE OR REGULATORY RULE WITHOUT THE PRIOR WRITTEN CONSENT OF CS PROPERTY DEVELOPMENT LLC (“CS”) AS IT RELATES TO CERTAIN REAL PROPERTY DESCRIBED AS ADA COUNTY ASSESSOR PARCEL NOS. S2006417205, S2006417265, S2006417500 AND TO BE INCLUDED IN THE PROPOSED URBAN RENEWAL PLAN FOR THE KUNA EAST DISTRICT URBAN RENEWAL PROJECT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the city of Kuna (the “City”) found that deteriorating areas exist in the City; therefore, for the purposes of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), created an urban renewal agency pursuant to the Law, authorizing the Agency to transact business and exercise the powers granted by the law and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”) upon making the findings of necessity required for creating the Urban Renewal Agency of the City of Kuna (the “Agency”);

**WHEREAS**, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Kuna West Urban Renewal Project (the “Kuna West Plan”);

**WHEREAS**, following said public hearing, the City Council adopted its Ordinance No. 2020-32 on November 17, 2020, approving the Kuna West Plan and making certain findings, including establishing the Kuna West District revenue allocation area (the “Project Area”);

**WHEREAS**, it became apparent that additional property within the City may be deteriorating and/or deteriorated and should be examined as to whether such an area is eligible for urban renewal planning purposes;

**WHEREAS**, in the fall of 2021, the City engaged the services of J-U-B ENGINEERS, Inc. to commence an eligibility study and preparation of an eligibility report of an area 1,528 acres in size, and which generally includes the parcels located along Cole Road, between Curtis Road and S. Five Mile Road and extending just north of Kuna Mora Road and south of Barker Road to the Union Pacific Railroad. The eligibility study area is commonly referred to as the Kuna East District Study Area (the “Kuna East Study Area”). All parcels in the Kuna East Study Area are located within the City of Kuna city limits;

**WHEREAS**, the Agency obtained the Kuna Urban Renewal District Eligibility Study for the Kuna East District, dated December 2021 (the “Report”), which examined the Kuna East Study

Area for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code §§ 50-2018(9) and 50-2903(8);

**WHEREAS**, the Agency, on January 5, 2022, adopted Resolution No. URA 03-2021 accepting the Report and authorizing the Chair of the Agency to transmit the Report to the City Council requesting its consideration for designation of an urban renewal area and requesting the City Council to direct the Agency to prepare an urban renewal plan for the Kuna East Study Area, which plan may include a revenue allocation provision as allowed by the Act;

**WHEREAS**, the City Council, on February 1, 2022, adopted Resolution No. R05-2022 determining the Kuna East Study Area to be a deteriorating and/or deteriorated area as defined by Idaho Code §§ 50-2018(9) and 50-2903(8), and directing the Agency to commence preparation of an urban renewal plan;

**WHEREAS**, under the Law and Act, Idaho Code §§ 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in § 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation;

**WHEREAS**, the Kuna East Study Area includes parcels subject to such consent. Such parcels are owned by CS and are described as Ada County Assessor parcel nos. S2006417205, S2006417265 and S2006417500 (“Property”);

**WHEREAS**, in the process of obtaining consent from CS for the inclusion of this Property in the proposed Urban Renewal Plan for the Kuna East District Urban Renewal Project (“Kuna East District”), [CS raised concerns over the Agency and the City Council potentially exercising its rights to eminent domain pursuant to Idaho Code § 50-2010;

**WHEREAS**, pursuant to Idaho Code § 50-2010, the Agency has the ability to acquire property by negotiation, condemnation or eminent domain. However, the Agency’s ability to exercise the right of eminent domain is limited as set forth in Idaho Code §§ 50-2010 and 7-701A. The Agency may not directly exercise the right of eminent domain; rather, the Agency may act only in an advisory capacity to the local governing body, in this case the City Council, related to decisions of eminent domain within the urban renewal area. Any final decision regarding the use of eminent domain within the Kuna East District shall be made by the City Council;

**WHEREAS**, the Agency does not intend to acquire real property within the urban renewal area by eminent domain. Pursuant to the agricultural consent form obtained by CS and signed by the Agency on September 14, 2022, the Agency confirmed that it shall not recommend condemnation of the Property by way of eminent domain to the City Council without the prior written consent of [CS];

**WHEREAS**, the City Council hereby agrees that it shall not make a final decision on the use of eminent domain, condemnation or other form of real property taking related to the Property pursuant to Idaho Code §§ 50-2010(a) and 7-701A(3) or any other applicable statute, administrative or regulatory rule without the prior written consent of CS.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council as follows:

**Section 1. The City Council finds and declares:**

That under the Law and Act, Idaho Code §§ 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in § 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation, except for an agricultural operation that has not been used for three (3) consecutive years, and that in providing its consent to be included in the Kuna East District, CS has requested assurances that the Agency and City Council shall not exercise eminent domain related to the Property.

**Section 2.**

That the City Council hereby agrees that it shall not make a final decision on the use of eminent domain related to the Property, pursuant to Idaho Code §§ 50-2010(a) and 7-701A(3), or any other applicable statute, administrative or regulatory rule, unless CS provides its prior written consent.

**Section 3.**

That this Resolution shall be in full force and effect immediately upon its adoption and approval.

**PASSED BY THE CITY COUNCIL** of Kuna, Idaho, this 20th day of September 2022.

**APPROVED BY THE MAYOR** of Kuna, Idaho, this 20th day of September 2022.

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

ATTEST:

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

**AGRICULTURAL OPERATION CONSENT FORM AND LIMITATION ON AGENCY’S RIGHT OF EMINENT DOMAIN**

COMES NOW, CS Property Development LLC, a Delaware limited liability company (“CS”), and states that it owns that certain property generally described as Ada County Assessor Parcel Numbers S2006417205, S2006417265, S2006417500 in the real property records of Ada County, Idaho, and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the “Property”) and acknowledges:

(1) that the Property has been used, within the last three (3) years, as an agricultural operation; and

(2) CS hereby provides its consent and approval that the Property, may be included within a proposed urban renewal area and may be deemed appropriate for inclusion within an urban renewal project area as defined by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended, and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended.

Pursuant to Idaho Code § 50-2010, the Kuna Urban Renewal Agency (“Agency”) has the ability to acquire property by negotiation or condemnation, eminent domain. However, the Agency’s ability to exercise the right of eminent domain is limited as set forth in Idaho Code §§ 50-2010 and 7-701A. The Agency may not directly exercise the right of eminent domain; rather, the Agency may act only in an advisory capacity to the local governing body, in this case the City Council of the City of Kuna (the “City Council”), related to decisions of eminent domain within the urban renewal area. Any final decision regarding the use of eminent domain within the urban renewal area shall be made by the City Council.

The Agency does not intend to acquire real property within the urban renewal area by eminent domain. The Agency hereby confirms that it will not recommend condemnation of the Property by way of eminent domain to the City Council without the prior written consent of CS. The City Council on August 16, 2022 adopted Resolution No. [enter] stating that the City Council shall not use eminent domain, condemnation or any other method of taking the Property or any portion thereof pursuant to Idaho Code §§ 50-2010(a) and 7-701A(3) or any other statutory, administrative rule or regulatory authority unless CS provides its prior written consent.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

CS Property Development, LLC

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

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a Notary Public for the state of Idaho, personally appeared \_\_\_\_\_, known or identified to me to be the \_\_\_\_\_ of the \_\_\_\_\_ that executed the instrument or the person who executed the instrument on behalf of said \_\_\_\_\_ and acknowledged to me that such \_\_\_\_\_ executed the same.

\_\_\_\_\_  
Notary Public  
My Commission Expires on \_\_\_\_\_

\_\_\_\_\_  
Kuna Urban Renewal Agency

\_\_\_\_\_  
Chair

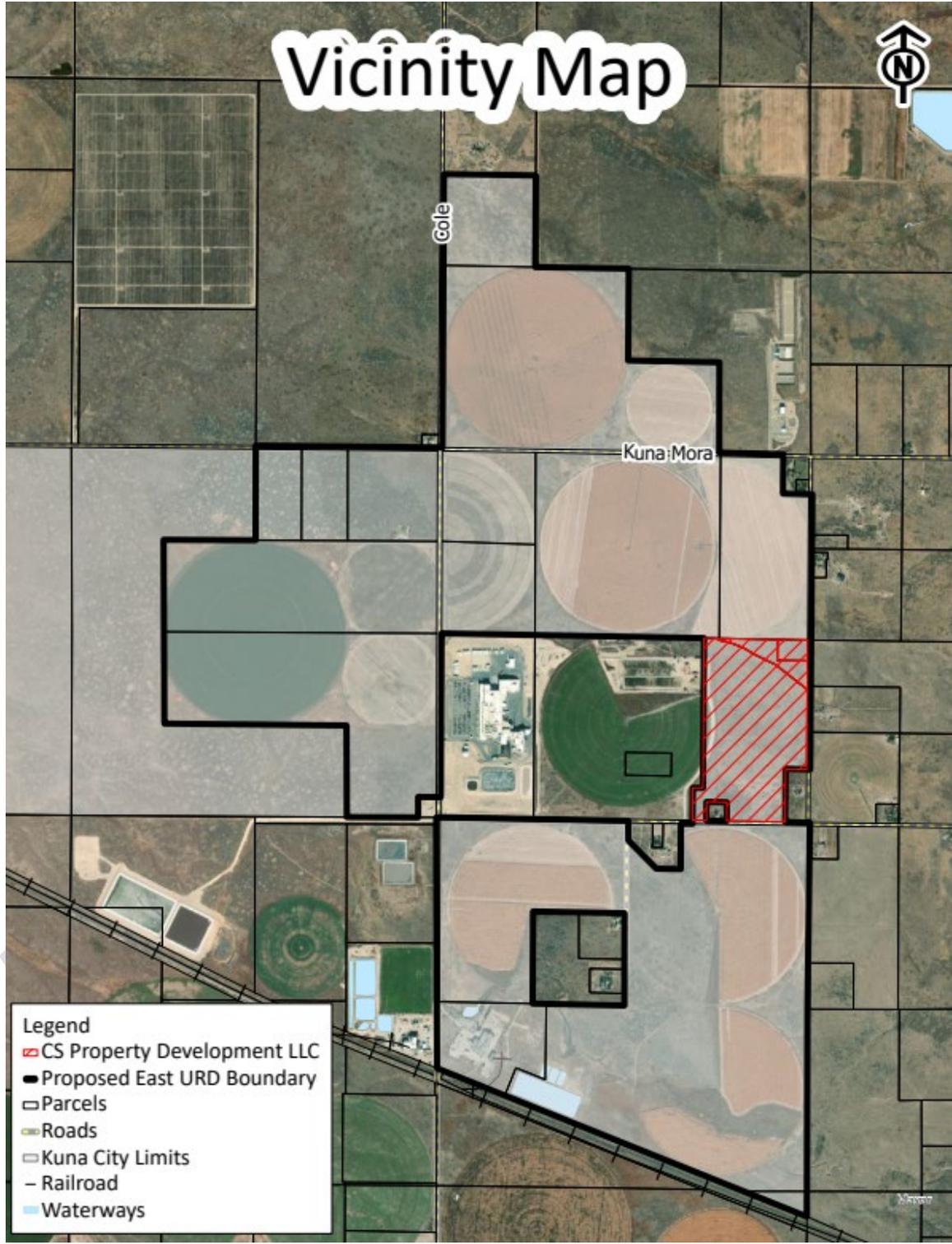
STATE OF \_\_\_\_\_ )  
 ) ss:  
County of \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a Notary Public for the state of Idaho, personally appeared \_\_\_\_\_, known or identified to me to be the Chair of the Kuna Urban Renewal Agency that executed the instrument or the person who executed the instrument on behalf of the Kuna Urban Renewal Agency and acknowledged to me that such \_\_\_\_\_ executed the same.

\_\_\_\_\_  
Notary Public  
My Commission Expires on \_\_\_\_\_

**EXHIBIT A**

**Parcel Numbers S2006417205, S2006417265, S2006417500**



(Space above reserved for recording)

**KUNA CITY ORDINANCE NO. 2022-26  
MERLIN POINTE LLC  
MUNICIPAL REZONE**

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

- **MAKING CERTAIN FINDINGS; AND**
- **REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NOS. R5672430060, R5672430020 AND R5672430040 OWNED BY MERLIN POINTE LLC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND**
- **AMENDING THE ZONING MAP; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

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

- 1.1** WHEREAS, City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized under the provisions of 67-6511, Idaho Code, to establish within its jurisdiction one or more zones or zoning districts where appropriate which zoning districts are established in Kuna City Code § 5-2-2; and
- 1.2** WHEREAS, MERLIN POINTE LLC (the “Owner”) is the owner of the certain real property which has been designated by the Ada County Assessor’s office as Parcel No. **R5672430020** and which is more particularly described in “Exhibit A-1” – Legal Description and “Exhibit B” – Location Map, attached to this Ordinance and incorporated herein by reference (the “Subject Real Property”) and has requested that the Subject Real Property be rezoned from the City’s **C-1 – NEIGHBORHOOD COMERCIAL DISTRICT TO R-12 – HIGH DENSITY RESIDENTIAL (the “Rezone”)**; and
- 1.3** WHEREAS, MERLIN POINTE LLC (the “Owner”) is the owner of the certain real property which has been designated by the Ada County Assessor’s office as Parcel No. **R5672430040** and which is more particularly described in “Exhibit A-1” – Legal Description and “Exhibit B” – Location Map, attached to this Ordinance and incorporated herein by reference (the “Subject Real Property”) and has requested that the Subject Real Property be rezoned from the City’s **C-1 – NEIGHBORHOOD COMERCIAL DISTRICT TO R-12 – HIGH DENSITY RESIDENTIAL (the “Rezone”)**; and
- 1.4** WHEREAS, MERLIN POINTE LLC (the “Owner”) is the owner of the certain real property which has been designated by the Ada County Assessor’s office as Parcel No. **R5672430060** and which is more particularly described in “Exhibit A-1” – Legal

Description and “Exhibit B” – Location Map, attached to this Ordinance and incorporated herein by reference (the “Subject Real Property”) and has requested that the Subject Real Property be rezoned from the City’s **C-1 – NEIGHBORHOOD COMMERCIAL DISTRICT TO R-12 – HIGH DENSITY RESIDENTIAL (the “Rezone”)**; and

- 1.6** WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on October 26, 2021, November 9, 2021, December 14, 2021, January 11, 2021, March 8, 2022, March 22, 2022 and April 12, 2022 as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on April 26, 2022) where it was recommended to the Mayor and Council that the rezoning for the lands described in Exhibit A-1, from Neighborhood Commercial (C-1) to High Density Residential (R-12) be approved; and
- 1.7** WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on July 5, 2022 and August 2, 2022 on the Rezone, as required by Section 67-6525, Idaho Code, and in accordance with the provisions of Kuna City Code Section 5-1A-7 made findings (August 16, 2022) and determined that the requested rezone for lands described in Exhibit A-1 from C-1 to R-12 be approved; and
- 1.8** WHEREAS, it is necessary that the City Council adopt this Ordinance, as required by Section 67-6511 (2) Idaho Code and Kuna City Code § 5-1A-7 G, to complete the process of implementing the decision of the Kuna City Council to Rezone the Subject Real Property.

**Section 2: Action:**

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

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

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

**Section 4: Effective Date**

- 4.1** This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk

and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 20 day of September, 2022.

CITY OF KUNA  
Ada County, Idaho

\_\_\_\_\_  
Joe Stear, Mayor

ATTEST:

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

**EXHIBIT A-1****MERLIN POINTE LLC  
MUNICIPAL REZONE TO R-12****LEGAL DESCRIPTION**

A portion of Lots 1, 2 and 3 of Block 1 and portions of N. Sailer Avenue and E. Seraphina Street right-of-way as per the Plat of Merlin Pointe Subdivision No. 1, as shown in Book 115 of Plats on Pages 17375 through 17378, records of Ada County, Idaho, and a portion of E. Kuna Road right-of-way, being located in the SE ¼ of Section 24 of Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southeast corner of said SE ¼, from which an Aluminum Cap monument marking the southwest corner of said SE ¼ bears N 88°38'59" W a distance of 2667.49 feet;

Thence N 88°38'59" W along the southerly boundary of said SE ¼ a distance of 1343.39 feet to the **POINT OF BEGINNING**;

Thence continuing along said southerly boundary N 88°38'59" W a distance of 671.64 feet to a point;

Thence leaving said southerly boundary, being partially along the westerly boundary of Lots 1 and 3 of Block 1 of said Merlin Pointe Subdivision No. 1 N 1°17'30" E a distance of 539.45 feet to the northwesterly corner of said Lot 3;

Thence along the northerly boundary of said Lot 3 S 88°42'30" E a distance of 115.40 feet to a point;

Thence continuing along said boundary and the extension thereof N 40°59'50" E a distance of 46.52 feet to a point on a curve on the centerline of E. Seraphina Street;

Thence along said centerline a distance of 32.65 feet along the arc of a 50.00 foot radius non-tangent curve left, said curve having a central angle of 37°25'06" and a long chord bearing S 69°59'57" E a distance of 32.08 feet to a point of tangency;

Thence continuing along said centerline S 88°42'30" E a distance of 496.14 feet to a point on the centerline of N. Sailer Avenue;

Thence along the centerline of N. Sailer Avenue S 1°17'30" W a distance of 358.98 feet to a point;

Thence leaving said centerline N 88°42'30" W a distance of 30.50 feet to a point on the westerly right-of-way of N. Sailer Avenue;

Thence leaving the boundary of said Lot 3 a distance of 20.66 feet along the arc of a 21.00 foot radius non-tangent curve left, said curve having a central angle of 56°21'52" and a long chord bearing N 60°26'52" W a distance of 19.84 feet to a point of tangency;

Thence N 88°38'59" W a distance of 425.55 feet to a point;

Thence S 1°17'30" W a distance of 126.00 feet to a point on the northerly boundary of said Lot 1;

Thence along said boundary and the extension thereof S 88°38'59" E a distance of 473.52 feet to a point on the centerline of N. Sailer Avenue;

Thence along said centerline S 1°17'30" W a distance of 90.00 feet to the **POINT OF BEGINNING**.

This parcel contains 7.28 acres and is subject to any easements existing or in use.

