

## OFFICIALS

Joe Stear, Mayor  
Briana Buban-Vonder Haar, Council President  
Richard Cardoza, Council Member  
Warren Christensen, Council Member  
Greg McPherson, Council Member



## CITY OF KUNA

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

### City Council Meeting AGENDA Tuesday, October 16, 2018

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

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

**2. Invocation: None**

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

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

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

**A. City Council Meeting Minutes:**

**1. Regular City Council Minutes, October 2, 2018**

**B. Accounts Payable Dated October 11, 2018 in the Amount of \$328,780.00**

**C. Resolutions**

**1. Consideration to approve Resolution No. R81-2018**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPOINTING ONE (1) NEW MEMBER TO THE CITY OF KUNA, IDAHO DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE, TO REPLACE ONE (1) MEMBER.

**2. Consideration to approve Resolution No. R82-2018**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE LEASE AGREEMENT WITH SILVER BUTTE HOLSTEINS, INC. FOR THE LEASE

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 922-5546. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 922-5546 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

OF THE CITY OF KUNA'S PROPERTY LOCATED AT SWAN FALLS ROAD, KUNA, IDAHO.

3. Consideration to approve Resolution No. R83-2018

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO SETTING FORTH CERTAIN PURPOSES, APPROVING AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE ON BEHALF OF THE CITY COUNCIL THAT CERTAIN AGREEMENT TITLED THE "LEGAL SERVICES AGREEMENT FOR THE CITY OF KUNA", DIRECTING THE CITY CLERK, AND SETTING AN EFFECTIVE DATE

D. Final Plats

1. Consideration to approve Case No. 18-16-FP (Final Plat) for Ensign Subdivision No. 2

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

6. **Public Hearings: (6:00 p.m. or as soon thereafter as matters may be heard.) None**

A. Public hearing was recessed to October 16, 2018. Additional testimony will be accepted before deliberation continues.

Public Hearing and consideration to approve 18-01-A (Appeal) and 18-12-DR (Design Review) for Kelleher Subdivision No. 2 – Jace Hellman, Planner II  
**ACTION ITEM**

On behalf of Open Door Rentals, Inc. the applicant, Trilogy Development, Inc. requests to appeal the Planning and Zoning Commissions' decision to deny Case No. 18-12-DR (Design Review) for eight four-plex buildings, parking, lighting and accompanying landscaping for Kelleher Subdivision No. 2. The subject site is located on the southeast corner of West Hubbard Road and Linder Road, Kuna, ID 83634, within Section 13, Township 2 North, Range 1 West; (APN# R4865420080).

7. **Business Items:**

A. Extra Mile Day Proclamation – Mayor Stear

B. Consideration to approve Resolution No. R84-2018 – Mike Borzick, GIS Manager  
**ACTION ITEM**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO SETTING FORTH FEES, ASSESSMENTS AND POLICIES FOR THE KUNA MUNICIPAL IRRIGATION DISTRICT FOR THE 2019 IRRIGATION SEASON; RECEIVING AND ACCEPTING THE ASSESSMENT BOOK FOR THE 2019 IRRIGATION SEASON; RECEIVING AND ACCEPTING THE ESTIMATE OF EXPENSES

FOR THE 2019 IRRIGATION SEASON; SETTING THE TIME AND PLACE FOR THE MEETING OF THE BOARD OF CORRECTION FOR 2019 ASSESSMENTS; SETTING FEES FOR CONNECTING TO SAID IRRIGATION SYSTEM; SETTING UNIFORM METHOD OF ALLOCATING ASSESSMENTS FOR THE 2019 IRRIGATION SEASON; ESTABLISHING BILLING POLICIES; SETTING CUSTOMER SERVICE CHARGES; SETTING SYSTEM POLICIES; REPEALING EXISTING FEES AND POLICIES AS PREVIOUSLY SET BY RESOLUTION, AND SETTING AN EFFECTIVE DATE.

**C. Consideration to approve 18-01-LS (Lot Split) for Tim Gordon – Sam Weiger, Planner I ACTION ITEM**

The applicant seeks approval of one Lot Split. The subject properties are located at 1206 North Black Cat Road, Kuna, Idaho 83634.

**D. Consideration to approve 18-02-LS (Lot Split) for Stephanie Cortez – Jace Hellman, Planner II ACTION ITEM**

The applicant is requesting to split approximately one acre off a three-acre parcel. The property is located at 760 South School Avenue, Kuna, ID 83634.

**E. Consideration to approve reallocation of Splash Pad Funds – Bobby Withrow, Parks Director ACTION ITEM**

**8. *Ordinances:***

**A. Second Reading of Ordinance No. 2018-36 – Chris Engels, City Clerk**

AN ORDINANCE OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING TITLE 10, CHAPTER 3, SECTION 7 TITLED DOG LICENSES TO ALLOW FOR MULTI-YEAR LICENSES AND ROLLING RENEWALS, REPEALING THE HALF PRICE FEE FOR LICENSES PURCHASED AFTER JULY 1 OF EACH CALENDAR YEAR AND AMENDING TITLE 10, CHAPTER 3, SECTION 23 TITLED IMPOUNDING OF ANIMALS CLARIFYING FEES RELATED TO THE IMPOUNDMENT AND KEEPING OF ANIMALS AND PROVIDING AN EFFECTIVE DATE.

**9. *Mayor/Council Announcements:***

**10. *Executive Session: None***

**11. *Adjournment:***

**OFFICIALS**

Joe Stear, Mayor  
 Briana Buban-Vonder Haar, Council President  
 Richard Cardoza, Council Member  
 Warren Christensen, Council Member  
 Greg McPherson, Council Member

**CITY OF KUNA**

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

**City Council Meeting  
 MINUTES  
 Tuesday, October 2, 2018**

**6:00 P.M. REGULAR CITY COUNCIL****1. Call to Order and Roll Call****COUNCIL MEMBERS PRESENT:**

Mayor Joe Stear  
 Council President Briana Buban-Vonder Haar  
 Council Member Richard Cardoza - Absent  
 Council Member Warren Christensen  
 Council Member Greg McPherson

**CITY STAFF PRESENT:**

Chris Engels, City Clerk  
 Bob Bachman, Public Works Director  
 Bobby Withrow, Parks Director  
 Wendy Howell, Planning & Zoning Director  
 Jared Empey, City Treasurer  
 Lisa Holland, Economic Development Director  
 Jace Hellman, Planner II

**2. Invocation:** None**3. Pledge of Allegiance:** Mayor Stear

**4. Consent Agenda:** ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS  
 (Timestamp 00:00:48)

*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. City Council Meeting Minutes:****1. Regular City Council Minutes, September 18, 2018**

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 922-5546. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 922-5546 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

**B.** Accounts Payable Dated September 27, 2018 in the Amount of \$256,825.99

**C.** Resolutions

**1.** Consideration to approve Resolution No. R77-2018

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING RESOLUTION NO. R36-2018 APPOINTING ONE (1) NEW MEMBER TO THE KUNA ARTS COMMISSION TO PEPLACE ONE (1) MEMBER WHO RESIGNED.

**2.** Consideration to approve Resolution No. R78-2018

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT WITH THE ADA COUNTY SHERIFF FOR SHERIFF'S COMMUNITY SERVICE (SCS) WORKERS FOR THE FISCAL YEAR 2018-2019 FOR THE CITY OF KUNA, IDAHO.

**3.** Consideration to approve Resolution No. R79-2018

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE SERVICE AGREEMENT WITH STRICTLY CLEAN LLC TO REPLACE THE EXISTING SERVICES WHERE THE CITY FACILITIES RECEIVE CLEANING SERVICES TO THE SENIOR CENTER, CITY HALL AND THE NORTH WASTEWATER TREATMENT PLANT.

**D.** Final Plats

**1.** Consideration to approve Case No. 18-14-FP (Final Plat) for Greyhawk Subdivision No. 8

**Council President Buban-Vonder Haar moved to approve the Consent Agenda. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Christensen, Buban-Vonder Haar, and McPherson**

**Voting No: None**

**Absent: Council Member Cardoza**

**Motion carried 3-0-1.**

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

6. **Public Hearings:** (6:00 p.m. or as soon thereafter as matters may be heard.) *None*

A. *Public hearing recessed to October 2, 2018. Deliberation will continue; no additional testimony will be accepted.*

Public Hearing and consideration to approve 18-01-A (Appeal) and 18-12-DR (Design Review) for Kelleher Subdivision No. 2 – Jace Hellman, Planner II

**ACTION ITEM**

(Timestamp 00:01:26)

On behalf of Open Door Rentals, Inc. the applicant, Trilogy Development, Inc. requests to appeal the Planning and Zoning Commissions' decision to deny Case No. 18-12-DR (Design Review) for eight four-plex buildings, parking, lighting and accompanying landscaping for Kelleher Subdivision No. 2. The subject site is located on the southeast corner of West Hubbard Road and Linder Road, Kuna, ID 83634, within Section 13, Township 2 North, Range 1 West; (APN# R4865420080).

Council Member Warren Christensen wanted to set a date certain to reopen the public hearing to have additional testimony from the applicant, public, fire department and police department regarding safety measures and greenspace.

Mayor Stear explained they would need a motion and explained the specifics that would need to be included.

Council Member Christensen asked for staff to be ready to give input on the amount of greenspace proposed and the amount that they could look at putting in.

Council President Buban-Vonder Haar briefly reviewed the deliberation worksheet they had. She wanted to be certain of which application Council Member Christensen had questions about.

Council Member Christensen responded his questions were design review related and sited the specific items on the design review and listed in Kuna City Code 5-4-6A. He wanted to do his due diligence.

Planning & Zoning Director Wendy Howell confirmed his questions would be regarding the Design Review.

Council President Buban-Vonder Haar suggested getting the questions disseminated to staff before the next meeting in order to be more productive.

**Council Member Christensen moved to continue the public hearing with additional testimony and consideration to approve 18-01-A (Appeal) and 18-12-DR (Design Review) at the October 16, 2018 meeting.**

**Motion failed due to lack of second.**

Council President Buban-Vonder Haar noted they would need a unanimous decision to approve the application. She asked if they would be able to do the Preliminary and Final Plats if the Design Review was denied.

Ms. Howell explained they would be able to move forward with the Preliminary and Final Plats if the Design Review was denied and the steps that would be taken if that happened.

Council President Buban-Vonder Haar reviewed the Design Review Worksheet questions and answers.

Council Member Christensen noted the plan at the last meeting had open access to the park and did not include a gazebo or a horseshoe pit. That was cause for question.

Council President Buban-Vonder Haar believed the plan to have access to the park was part of the application for Design Review and those plans were specifically identified in the record.

Council Member Christensen stated if the answer was no they should consider reopening the public hearing for the purpose of receiving evidence, which he did.

Council discussed which plans were put into record.

Council President Buban-Vonder Haar continued her review of the Design Review Worksheet.

Council Member Christensen did not agree with the general objectives section. He started with site design objectives. Number 1 stated site plan design should minimize the impact of traffic on adjacent streets, provide for safe pedestrian access and use, and provide appropriate safe vehicle parking. ACHD had mentioned overflow parking was the responsibility of Kelleher. Overflow parking was nonexistent. They had 2 spaces per unit which did fit code but there was no overflow parking and no parking on Linder or Hubbard which meant those cars would be parking would be in the neighborhood in front of people's houses. Safe pedestrian access and use with the 1 way in and 1 way out was something he wanted to ask the police and fire departments. He could not ask them that night but he felt it was important. He asked if there were any questions for him regarding that section before he moved on to section 2.

Council President Buban-Vonder Haar clarified he felt the parking was insufficient.

Council Member Christensen stated there was no overflow parking and ACHD stated that was Kelleher's responsibility. He could not find exactly where that was stated and thought it might be in the packet from the last meeting but, based on the

quote they did find, he still felt they had not provided safe and adequate vehicle parking.

Council President Buban-Vonder Haar struggled with that because they exceeded the number of vehicle spaces required by the City and did not know what they could point to in order to conclude the parking was insufficient.

Council Member Christensen went off of ACHD's recommendation regarding overflow parking and this was a multifamily complex so it would have overflow. He offered to dig for the statement if he needed to find it for her.

Council Member McPherson compared this proposed complex to the White Barn Apartments behind the Fire Station. White Barn was 1.17 acres with just under 2 spots per building and this application was closer to 2 acres with exactly 2 spaces per parking. Between 2005 and 2016 when he was employed full time at the fire station he bet less than 10 times they had people over flowing into their public parking lot and Boise St was also a no parking zone like Hubbard and Linder. He did not think there would be a problem with the parking at this location.

Council Member Christensen shared his personal experience with apartment complexes that had 2 spaces per apartment. He wanted to find ACHD's recommendation on overflow parking because it was important to him.

Mayor Stear stated he did not think they would be coming to an agreement on it that night so the application would either be continued or denied.

Council President Buban-Vonder Haar wanted to make sure that if they continued it they had all of their questions ready in advance so that staff could come prepared to answer them and if there were any issues with the Design Review, utilizing only the criteria for the Design Review, they needed to be ready to specifically articulate the reasons why it would be denied.

Council Member Christensen wanted to take his questions to their source instead of bouncing back and forth off each other.

Council President Buban-Vonder Haar pointed out the reason there was no ACHD review or feedback from the Police was because they were not required for the Design Review. She stated they should take care as they moved through this to be sure they were considering the specific question before them and not things beyond that.

Mayor Stear asked if the questions would be related to both the Design Review and the Preliminary and Final Plats.

Council Member Christensen responded they would be strictly design and he was ready to vote on the Preliminary and Final Plats.

**Council Member Christensen moved to continue the public hearing with additional testimony and consideration to approve 18-01-A (Appeal) and 18-12-DR (Design Review) at the October 16, 2018 meeting. Seconded by Council Member McPherson.**

Planning & Zoning Director Wendy Howell asked if they should consult William F. Gigray, III, legal counsel for the City, who was present.

Council President Buban-Vonder Haar asked Mr. Gigray if reopening the public hearing at the next meeting to receive testimony from the Chief of Police, ACHD, and Fire was appropriate.

Mr. Gigray indicated it was appropriate if it was relevant to the design standards which were subject for review. Any issues they were not sure of could be heard and then they could sort out if it was within standards.

Council President Buban-Vonder Haar requested they get the questions to relevant parties in writing as soon as possible to give them time to prepare or submit a written response.

Mr. Gigray said the questions could be done and answers obtained as discussed. Then staff could sort out what was relevant as they put it into the packet.

**Council Member Christensen moved to continue the public hearing with additional testimony and consideration to approve 18-01-A (Appeal) and 18-12-DR (Design Review) at the October 16, 2018 meeting and to ask staff to prepare to receive questions to include in the packet depending on their relevance. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Christensen and McPherson**

**Voting No: Council Member Buban-Vonder Haar**

**Absent: Council Member Cardoza**

**Motion carried 2-1-1.**

***B. Public hearing recessed to October 2, 2018. Deliberation will continue; no additional testimony will be accepted.***

Public Hearing and Consideration to approve 18-01-CPF (Combination Preliminary and Final Plat) for Kelleher Subdivision No. 2 – Jace Hellman, Planner II **ACTION ITEM**

*(Timestamp 00:49:01)*

On behalf of Open Door Rentals, Inc. the applicant, Trilogy Development, Inc. requests approval to subdivide approximately 1.96 acres through the combination preliminary plat & final plat process into nine lots, consisting of eight multi-family lots and one common lot and have reserved the name Kelleher Subdivision No. 2. The subject site is located on the south east corner of West Hubbard Road and

Linder Road, Kuna, ID 83634, within Section 13, Township 2 North, Range 1 West; (APN# R4865420080).

Council Member Christensen was confident all of his questions pertained to the Design Review and he had no issue going through with this application.

Council President Buban-Vonder Haar stated, in looking through the packet in conjunction with the testimony previously received, it appeared the proposal complied with the Comp Plan and City Code. It did not result in inappropriate taking of land and met with their goals of encouraging a balance of land use and providing a wide range of housing varieties. The site looked to be physically suitable for the proposed development and appeared to avoid detriment to the present potential surrounding uses.

Council Member Christensen asked if approving this would lock in the number of units and lots because there was design concern regarding that.

Planner II Jace Hellman clarified the preliminary plat approved the 8 lots and 1 common lot however in order to build on the lots they would still need design review approval which is what was recessed.

**Council President Buban-Vonder Haar moved to approve 18-01-CPF (Combination Preliminary and Final Plat) with the conditions of approval as listed. Seconded by Council Member McPherson. Motion carried 3-0-1. Council Member Cardoza absent.**

## 7. *Business Items:*

*See Section 11.*

## 8. *Ordinances:*

- A. Consideration to approve Ordinance No. 2018-35 ACTION ITEM  
(Timestamp 00:55:04)

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING ALL OF PARCEL S1313131750, AND REFERRED TO AS GREYHAWK SUBDIVISION NO. 8 WHICH IS OWNED BY PATAGONIA DEVELOPMENT INC., INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE NEW YORK IRRIGATION DISTRICT; THUS, CHANGING THE BOUNDARY OF THE KUNA MUNICIPAL IRRIGATION DISTRICT; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings of ordinance*  
*Consideration to approve ordinance*

**Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2018-35. Seconded by Council Member McPherson. Motion carried 3-0-1. Council Member Cardoza absent.**

**Council President Buban-Vonder Haar moved to approve Ordinance No. 2018-35. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Christensen, Buban-Vonder Haar, and McPherson**

**Voting No: None**

**Absent: Council Member Cardoza**

**Motion carried: 3-1-0**

- B.** First Reading of Ordinance No. 2018-36 – Chris Engels, City Clerk  
(Timestamp 00:56:26)

AN ORDINANCE OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING TITLE 10, CHAPTER 3, SECTION 7 TITLED DOG LICENSES TO ALLOW FOR MULTI-YEAR LICENSES AND ROLLING RENEWALS, REPEALING THE HALF PRICE FEE FOR LICENSES PURCHASED AFTER JULY 1 OF EACH CALENDAR YEAR AND AMENDING TITLE 10, CHAPTER 3, SECTION 23 TITLED IMPOUNDING OF ANIMALS CLARIFYING FEES RELATED TO THE IMPOUNDMENT AND KEEPING OF ANIMALS AND PROVIDING AN EFFECTIVE DATE.

City Clerk Chris Engels presented the request and stood for questions.

William F. Gigray, III, legal counsel for the City, asked for clarification regarding the fees.

It was explained the fees were yet to be determined.

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

(Timestamp 00:58:28)

Mayor Stear asked Economic Development Director Lisa Holland to share the new Economic Development video.

Ms. Holland briefly reviewed the history of the project and presented the video.

Council liked the video.

Ms. Holland explained this would be pushed out later that week and the next portion on businesses would be worked on in the next month with the goal of having it done by the end of October or middle of November.

**10. Executive Session:****Action Item***(Timestamp 01:01:04)*

- A. Executive Session is anticipated at the time of posting this Agenda Notice pursuant to:

Idaho Code § 74-206(1)(b)

(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent of the City.

**Council President Buban-Vonder Haar moved to conduct an Executive Session Pursuant to Idaho Code 74-206(1)(b) to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent of the City. Seconded by Council Member McPherson. Motion carried 3-0-1. Council Member Cardoza absent.**

Mayor indicated he, Council, and William F. Gigray, III legal counsel for the City would remain for the executive session and that Council President Buban-Vonder Harr would serve as special clerk to take the minutes of the Executive Session.

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**Executive Session Minutes of October 2, 2018** – The session commenced at 7:03 p.m. with the Mayor and members of the City Council and Wm. F. Gigray, III legal counsel for the City. Council President Buban-Vonder Haar was appointed as secretary to take the minutes of this executive session. Information was then exchanged among the Mayor, members of the City Council and Wm. F. Gigray, III legal counsel on the subject of the executive session. No action was taken. A motion was then made by Council President Buban-Vonder Haar and seconded by Council Member McPherson to come out of executive session which motion passed unanimously at 7:23 p.m.

Signed By: \_\_\_\_\_  
 Briana Buban-Vonder Haar, *Council President*, Secretary of Executive Sessions.

City Clerk Chris Engels again assumed the duties of City Clerk for the remainder of the meeting.

**Open session resumed** and Mayor Stear reported that information was received in relation to the announced purpose for going into executive session and no action was taken by the Council Members.

**11. Business Items Continued:**

- A. Consider a recommendation by the Mayor to the City Council for removal and discharge of the City Attorney employee in accordance with the provisions of

Chapter 1 section 1.1.1 B of the City Personnel Manual and in accordance with Idaho Code Section 50-206. – Mayor Stear **ACTION ITEM**

**Council President Buban-Vonder Haar moved to a remove and discharge the City Attorney employee in accordance with the provisions of Chapter 1 section 1.1.1 B of the City Personnel Manual and in accordance with Idaho Code Section 50-206. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Christensen, Buban-Vonder Haar, and McPherson**

**Voting No: None**

**Absent: Council Member Cardoza**

**Motion carried: 3-1-0**

**B. Consideration to approve Resolution No. R80-2018 – Mayor Stear **ACTION ITEM****

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO SETTING FORTH CERTAIN PURPOSES, APPROVING AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE ON BEHALF OF THE CITY COUNCIL THAT CERTAIN AGREEMENT ENTITLED THE “AGREEMENT FOR CITY ATTORNEY CIVIL LEGAL SERVICES”, DIRECTING THE CITY CLERK, AND SETTING AN EFFECTIVE DATE.

William F. Gigray, III legal counsel for the City explained the difference between the interim basis agreement and the second agreement.

**Council President Buban-Vonder Haar moved to approve Resolution No. R80-2018. Seconded by Council Member McPherson. Motion carried 3-0-1. Council Member Cardoza absent.**

**12. Adjournment: 7:27 P.M.**

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Joe L. Stear, Mayor

ATTEST:

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Chris Engels, City Clerk

*Minutes prepared by Ariana Welker, Deputy City Clerk  
Date Approved: CCM 10.16.2018*



City of Kuna

## Payment Approval Report - City Council Approval

Page: 2

Report dates: 9/28/2018-10/11/2018

Oct 11, 2018 02:00PM

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
				#ADA141, AT SADIE CREEK PARK, 8/20-9/16/18	09/20/2018	160.00	160.00	01-6212_RENT- EQUIPMENT	1004	9/18	09/28/2018	
				Total 114-7381157:		160.00	160.00					
1463	A COMPANY, INC.	114-7381159		ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL, #ADA412, WEEKLY SERVICE, AT SEGO PRAIRIE POND/NICHOLSON PARK, 8/20- 9/16/18	09/20/2018	202.36	202.36	01-6212_RENT- EQUIPMENT	1004	9/18	09/28/2018	
				Total 114-7381159:		202.36	202.36					
1463	A COMPANY, INC.	114-7381162		STANDARD RESTROOM RENTAL, ADA#397, BI-WEEKLY SERVICE, AT WINCHESTER PARK/SUTTERS MILL, 8/20- 9/16/18	09/20/2018	160.00	160.00	01-6212_RENT- EQUIPMENT	1004	9/18	09/28/2018	
				Total 114-7381162:		160.00	160.00					
				Total A COMPANY, INC.:		1,313.78	1,313.78					
<b>ABC STAMP, SIGNS &amp; AWARDS</b>												
277	ABC STAMP, SIGNS & AWARDS	0520278	7462	NOTARY STAMP - M.BORZICK, AUG.'18	08/21/2018	3.10	.00	25-6165_OFFICE SUPPLIES	0	10/18		
277	ABC STAMP, SIGNS & AWARDS	0520278	7462	NOTARY STAMP - M.BORZICK, AUG.'18	08/21/2018	11.39	.00	20-6165_OFFICE SUPPLIES	0	10/18		
277	ABC STAMP, SIGNS & AWARDS	0520278	7462	NOTARY STAMP - M.BORZICK, AUG.'18	08/21/2018	8.63	.00	01-6165_OFFICE SUPPLIES	0	10/18		
277	ABC STAMP, SIGNS & AWARDS	0520278	7462	NOTARY STAMP - M.BORZICK, AUG.'18	08/21/2018	11.39	.00	21-6165_OFFICE SUPPLIES	0	10/18		
				Total 0520278:		34.51	.00					
277	ABC STAMP, SIGNS & AWARDS	0522517	7621	3 EA. NOTARY STAMPS FOR THE CLERKS OFFICE, SEPT.'18 - ADMIN	10/01/2018	79.78	.00	01-6165_OFFICE SUPPLIES	0	10/18		

City of Kuna

## Payment Approval Report - City Council Approval

Page: 3

Report dates: 9/28/2018-10/11/2018

Oct 11, 2018 02:00PM

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
277	ABC STAMP, SIGNS & AWARDS	0522517	7621	3 EA. NOTARY STAMPS FOR THE CLERKS OFFICE, SEPT.'18 - WATER	10/01/2018	2.04	.00	20-6165 OFFICE SUPPLIES	0	10/18		
277	ABC STAMP, SIGNS & AWARDS	0522517	7621	3 EA. NOTARY STAMPS FOR THE CLERKS OFFICE, SEPT.'18 - SEWER	10/01/2018	2.04	.00	21-6165 OFFICE SUPPLIES	0	10/18		
277	ABC STAMP, SIGNS & AWARDS	0522517	7621	3 EA. NOTARY STAMPS FOR THE CLERKS OFFICE, SEPT.'18 - P.I	10/01/2018	1.01	.00	25-6165 OFFICE SUPPLIES	0	10/18		
Total 0522517:						84.87	.00					
Total ABC STAMP, SIGNS & AWARDS:						119.38	.00					
<b>ACEM</b>												
839	ACEM	60119.00		1ST QTR MEMBERSHIP DUES. FY 2019, OCT.'18	10/01/2018	1,687.00	.00	01-6075 DUES & MEMBERSHIPS	0	10/18		
Total 60119.00:						1,687.00	.00					
Total ACEM:						1,687.00	.00					
<b>ADA COUNTY HIGHWAY DISTRICT (IMPACT)</b>												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	10052018ACH		ACHD IMPACT FEES FOR SEPTEMBER 2018	10/05/2018	80,836.00	80,836.00	01-2510 ACHD IMPACT FEE TRANSFER	0	9/18	10/05/2018	
Total 10052018ACHDI:						80,836.00	80,836.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						80,836.00	80,836.00					
<b>AGNEW BECK CONSULTING, INC.</b>												
1883	AGNEW BECK CONSULTING, INC.	7498		PROFESSIONAL SERVICES. KUNA COMPREHENSIVE PLAN, 8/1-31/18	09/26/2018	9,348.00	.00	01-6202 PROFESSIONAL SERVICES	1003	10/18		

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 7498:						9,348.00	.00					
Total AGNEW BECK CONSULTING, INC.:						9,348.00	.00					
<b>ALLOWAY ELECTRIC CO</b>												
1087	ALLOWAY ELECTRIC CO	46088	7548	REPAIRED LIGHT POLE HIT BY CAR - TIED CIRCUITS TOGETHER AND RECONNECTED POLE #350A & 360A ON MAIN ST. SEPT.'18	10/03/2018	178.75	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1002	10/18		
Total 46088:						178.75	.00					
Total ALLOWAY ELECTRIC CO:						178.75	.00					
<b>ALLSTREAM BUSINESS US, INC</b>												
1411	ALLSTREAM BUSINESS US, INC	15575040		MONTHLY TELEPHONE, DATA, NETWORK, OCTOBER 2018 - ADMIN	10/01/2018	331.19	.00	01-6255 TELEPHONE	0	10/18		
1411	ALLSTREAM BUSINESS US, INC	15575040		MONTHLY TELEPHONE, DATA, NETWORK, OCTOBER 2018 - P & Z	10/01/2018	118.28	.00	01-6255 TELEPHONE	1003	10/18		
1411	ALLSTREAM BUSINESS US, INC	15575040		MONTHLY TELEPHONE, DATA, NETWORK, OCTOBER 2018 - WATER	10/01/2018	307.53	.00	20-6255 TELEPHONE EXPENSE	0	10/18		
1411	ALLSTREAM BUSINESS US, INC	15575040		MONTHLY TELEPHONE, DATA, NETWORK, OCTOBER 2018 - SEWER	10/01/2018	307.53	.00	21-6255 TELEPHONE EXPENSE	0	10/18		
1411	ALLSTREAM BUSINESS US, INC	15575040		MONTHLY TELEPHONE, DATA, NETWORK, OCTOBER 2018 - P.I	10/01/2018	118.29	.00	25-6255 TELEPHONE EXPENSE	0	10/18		
Total 15575040:						1,182.82	.00					
Total ALLSTREAM BUSINESS US, INC:						1,182.82	.00					

**ANALYTICAL LABORATORIES**

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1	ANALYTICAL LABORATORIES	57159		<u>LAB TESTS, SEPT.'18 - WATER</u>	09/30/2018	2,561.20	.00	20-6152 M & R - LABORATORY COSTS	0	10/18		
Total 57159:						2,561.20	.00					
1	ANALYTICAL LABORATORIES	57160		<u>LAB TESTS, SEPT.'18</u>	09/30/2018	1,740.40	.00	21-6152 M & R - LABORATORY COSTS	0	10/18		
Total 57160:						1,740.40	.00					
Total ANALYTICAL LABORATORIES:						4,301.60	.00					
<b>BOISE METRO CHAMBER OF COMMERCE</b>												
71	BOISE METRO CHAMBER OF COMMERCE	NEW	7648	<u>MEMBERSHIP DUES FOR L.HOLLAND, OCT.'18</u>	10/01/2018	450.00	.00	01-6075 DUES & MEMBERSHIPS	4000	10/18		
Total NEW:						450.00	.00					
Total BOISE METRO CHAMBER OF COMMERCE:						450.00	.00					
<b>BUYWYZ LLC</b>												
1795	BUYWYZ LLC	126990	7620	<u>COPIER PAPER, UTILITY BILLING, SEPT.'18</u>	09/27/2018	35.38	.00	01-6165 OFFICE SUPPLIES	0	10/18		
1795	BUYWYZ LLC	126990	7620	<u>COPIER PAPER, UTILITY BILLING, SEPT.'18</u>	09/27/2018	46.70	.00	20-6165 OFFICE SUPPLIES	0	10/18		
1795	BUYWYZ LLC	126990	7620	<u>COPIER PAPER, UTILITY BILLING, SEPT.'18</u>	09/27/2018	46.70	.00	21-6165 OFFICE SUPPLIES	0	10/18		
1795	BUYWYZ LLC	126990	7620	<u>COPIER PAPER, UTILITY BILLING, SEPT.'18</u>	09/27/2018	12.73	.00	25-6165 OFFICE SUPPLIES	0	10/18		
Total 126990:						141.51	.00					
Total BUYWYZ LLC:						141.51	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>CASELLE INC</b>												
1239	CASELLE INC	90748		<u>CONTRACT SUPPORT AND MAINTENANCE 11/1-30/18 - ADMIN</u>	10/01/2018	459.20	.00	01-6052 <u>CONTRACT SERVICES</u>	0	10/18		
1239	CASELLE INC	90748		<u>CONTRACT SUPPORT AND MAINTENANCE 11/1-30/18 - P &amp; Z</u>	10/01/2018	147.60	.00	01-6052 <u>CONTRACT SERVICES</u>	1003	10/18		
1239	CASELLE INC	90748		<u>CONTRACT SUPPORT AND MAINTENANCE 11/1-30/18 - WATER</u>	10/01/2018	434.60	.00	20-6052 <u>CONTRACT SERVICES</u>	0	10/18		
1239	CASELLE INC	90748		<u>CONTRACT SUPPORT AND MAINTENANCE 11/1-30/18 - SEWER</u>	10/01/2018	434.60	.00	21-6052 <u>CONTRACT SERVICES</u>	0	10/18		
1239	CASELLE INC	90748		<u>CONTRACT SUPPORT AND MAINTENANCE 11/1-30/18 - P.I</u>	10/01/2018	164.00	.00	25-6052 <u>CONTRACT SERVICES</u>	0	10/18		
Total 90748:						1,640.00	.00					
Total CASELLE INC:						1,640.00	.00					
<b>CENTURYLINK</b>												
62	CENTURYLINK	208922113692		<u>DEDICATED LANDLINE SCADA, 9/25-10/24/18 - WATER</u>	10/05/2005	16.89	16.89	20-6255 <u>TELEPHONE EXPENSE</u>	0	10/18	10/05/2018	
62	CENTURYLINK	208922113692		<u>DEDICATED LANDLINE SCADA, 9/25-10/24/18 - SEWER</u>	10/05/2005	22.53	22.53	21-6255 <u>TELEPHONE EXPENSE</u>	0	10/18	10/05/2018	
62	CENTURYLINK	208922113692		<u>DEDICATED LANDLINE SCADA, 9/25-10/24/18 - P.I</u>	10/05/2005	7.51	7.51	25-6255 <u>TELEPHONE EXPENSE</u>	0	10/18	10/05/2018	
Total 2089221136925102418:						46.93	46.93					
Total CENTURYLINK:						46.93	46.93					
<b>CLOVERDALE NURSERY</b>												

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725	CLOVERDALE NURSERY	176755	7618	<u>SOD FOR TREATMENT PLANT, B.WITHROW, SEPT.'18</u>	09/28/2018	730.80	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	10/18		
725	CLOVERDALE NURSERY	176755	7618	<u>SOD FOR TREATMENT PLANT, B.WITHROW, SEPT.'18</u>	09/28/2018	730.80	.00	<u>21-6140 MAINT. &amp; REPAIR BUILDING</u>	0	10/18		
725	CLOVERDALE NURSERY	176755	7618	<u>SOD FOR TREATMENT PLANT, B.WITHROW, SEPT.'18</u>	09/28/2018	278.40	.00	<u>25-6140 MAINT. &amp; REPAIR BUILDING</u>	0	10/18		
Total 176755:						1,740.00	.00					
Total CLOVERDALE NURSERY:						1,740.00	.00					
<b>COMPASS</b>												
4	COMPASS	219011		<u>1ST QTR MEMBERSHIP DUES, FY2019, OCT. 18</u>	10/01/2018	2,286.00	.00	<u>01-6075 DUES &amp; MEMBERSHIPS</u>	0	10/18		
Total 219011:						2,286.00	.00					
Total COMPASS:						2,286.00	.00					
<b>CORE &amp; MAIN LP</b>												
63	CORE & MAIN LP	J556396	7597	<u>16 EA. BALL VALVES FOR P.I, J.OSBORN, SEPT.'18</u>	09/26/2018	1,826.88	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	10/18		
Total J556396:						1,826.88	.00					
Total CORE & MAIN LP:						1,826.88	.00					
<b>CUSTOM ELECTRIC, INC.</b>												
147	CUSTOM ELECTRIC, INC.	8012	7612	<u>REPAIRED SWITCH AT TEN MILE LIFT STATION, T.FLEMING, SEPT.'18</u>	09/25/2018	317.88	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/18		
Total 8012:						317.88	.00					
Total CUSTOM ELECTRIC, INC.:						317.88	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>D &amp; B SUPPLY</b>												
75	D & B SUPPLY	119480758	7541	<u>LEAF BLOWER, T.SHAFFER, SEPT.'18</u>	09/06/2018	237.84	.00	<u>21-6175 SMALL TOOLS</u>	0	10/18		
Total 119480758:						237.84	.00					
75	D & B SUPPLY	26062001	7667	<u>SAFETY TOE BOOTS FOR S.JONES, OCT.'18</u>	10/04/2018	159.99	.00	<u>01-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	1004	10/18		
Total 26062001:						159.99	.00					
75	D & B SUPPLY	329358001		<u>GREASE GUN KIT, B.GILLOGLY, OCT.'18</u>	10/05/2018	249.99	.00	<u>01-6175 SMALL TOOLS</u>	1004	10/18		
Total 329358001:						249.99	.00					
Total D & B SUPPLY:						647.82	.00					
<b>DIGLINE</b>												
25	DIGLINE	0058955-IN		<u>DIG FEES, SEPT.'18 - WATER</u>	09/30/2018	181.18	.00	<u>20-6065 DIG LINE EXPENSE</u>	0	10/18		
25	DIGLINE	0058955-IN		<u>DIG FEES, SEPT.'18 - SEWER</u>	09/30/2018	181.18	.00	<u>21-6065 DIG LINE EXPENSE</u>	0	10/18		
25	DIGLINE	0058955-IN		<u>DIG FEES, SEPT.'18 - P.I</u>	09/30/2018	69.03	.00	<u>25-6065 DIG LINE EXPENSE</u>	0	10/18		
Total 0058955-IN:						431.39	.00					
Total DIGLINE:						431.39	.00					
<b>DMH ENTERPRISES</b>												
1745	DMH ENTERPRISES	10052018DMH		<u>PLUMBING PERMITS SEPTEMBER 2018</u>	10/05/2018	6,500.40	6,500.40	<u>01-6202 PROFESSIONAL SERVICES</u>	1003	9/18	10/05/2018	

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Total 10052018DMHPP:						6,500.40	6,500.40					
Total DMH ENTERPRISES:						6,500.40	6,500.40					
<b>DYKMAN ELECTRICAL, INC.</b>												
1706	DYKMAN ELECTRICAL, INC.	0477995-IN	7631	<u>MOTOR FOR EXHAUST FAN IN PROCESS BUILDING. T.SHAFFER, SEPT.'18</u>	09/30/2018	204.00	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	10/18		
Total 0477995-IN:						204.00	.00					
Total DYKMAN ELECTRICAL, INC.:						204.00	.00					
<b>EC COMPANY</b>												
1797	EC COMPANY	B17804	7609	<u>ENGINE AND MUFFLER FOR THE SWEEPER. J.LORENTZ, SEPT.'18</u>	09/26/2018	1,668.50	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	10/18		
Total B17804:						1,668.50	.00					
Total EC COMPANY:						1,668.50	.00					
<b>ELECTRICAL CONTROLS &amp; INSTRUMENTATION</b>												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	10052018ECIE		<u>ELECTRICAL PERMITS SEPTEMBER 2018</u>	10/05/2018	7,413.45	7,413.45	<u>01-6202 PROFESSIONAL SERVICES</u>	1003	9/18	10/05/2018	
Total 10052018ECIEP:						7,413.45	7,413.45					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						7,413.45	7,413.45					
<b>EVER-FRESH CARPET CLEANING</b>												
1730	EVER-FRESH CARPET CLEANING	1839		<u>CARPET CLEANING AT CITY HALL, SEPT.'18 - ADMIN</u>	09/28/2018	100.80	.00	<u>01-6025 JANITORIAL</u>	0	10/18		
1730	EVER-FRESH CARPET CLEANING	1839		<u>CARPET CLEANING AT CITY HALL, SEPT.'18 - P &amp; Z</u>	09/28/2018	36.00	.00	<u>01-6025 JANITORIAL</u>	1003	10/18		

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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
1730	EVER-FRESH CARPET CLEANING	1839		<u>CARPET CLEANING AT CITY HALL, SEPT.'18 - WATER</u>	09/28/2018	93.60	.00	<u>20-6025 JANITORIAL</u>	0	10/18		
1730	EVER-FRESH CARPET CLEANING	1839		<u>CARPET CLEANING AT CITY HALL, SEPT.'18 - SEWER</u>	09/28/2018	93.60	.00	<u>21-6025 JANITORIAL</u>	0	10/18		
1730	EVER-FRESH CARPET CLEANING	1839		<u>CARPET CLEANING AT CITY HALL, SEPT.'18 - P.I</u>	09/28/2018	36.00	.00	<u>25-6025 JANITORIAL</u>	0	10/18		
Total 1839:						360.00	.00					
1730	EVER-FRESH CARPET CLEANING	1840		<u>CARPET CLEANING AT TREATMENT PLANT, SEPT.'18 - WATER</u>	09/28/2018	83.16	.00	<u>20-6025 JANITORIAL</u>	0	10/18		
1730	EVER-FRESH CARPET CLEANING	1840		<u>CARPET CLEANING AT TREATMENT PLANT, SEPT.'18 - SEWER</u>	09/28/2018	83.16	.00	<u>21-6025 JANITORIAL</u>	0	10/18		
1730	EVER-FRESH CARPET CLEANING	1840		<u>CARPET CLEANING AT TREATMENT PLANT, SEPT.'18 - P.I</u>	09/28/2018	31.68	.00	<u>25-6025 JANITORIAL</u>	0	10/18		
Total 1840:						198.00	.00					
Total EVER-FRESH CARPET CLEANING:						558.00	.00					
<b>FATBEAM LLC</b>												
1831	FATBEAM LLC	6603		<u>INTERNET SERVICES FOR OCTOBER 2018 - ADMIN</u>	10/01/2018	95.00	.00	<u>01-6052 CONTRACT SERVICES</u>	0	10/18		
1831	FATBEAM LLC	6603		<u>INTERNET SERVICES FOR OCTOBER 2018 - WATER</u>	10/01/2018	65.00	.00	<u>20-6052 CONTRACT SERVICES</u>	0	10/18		
1831	FATBEAM LLC	6603		<u>INTERNET SERVICES FOR OCTOBER 2018 - SEWER</u>	10/01/2018	65.00	.00	<u>21-6052 CONTRACT SERVICES</u>	0	10/18		
1831	FATBEAM LLC	6603		<u>INTERNET SERVICES FOR OCTOBER 2018 - P.I</u>	10/01/2018	25.00	.00	<u>25-6052 CONTRACT SERVICES</u>	0	10/18		

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Total 6603:						250.00	.00					
Total FATBEAM LLC:						250.00	.00					
<b>FERGUSON ENTERPRISES INC</b>												
219	FERGUSON ENTERPRISES INC	6576447	7596	<u>COPPER TUBING AND FITTINGS FOR OLD FARM PLACE PRESSURE RELEASE VALVE, M.DAVILA, SEPT.'18</u>	09/25/2018	53.11	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	10/18		
Total 6576447:						53.11	.00					
Total FERGUSON ENTERPRISES INC:						53.11	.00					
<b>FILTRATION TECHNOLOGY</b>												
108	FILTRATION TECHNOLOGY	S7669	7670	<u>11 BARRELS OF AQUAMAG, WATER TREATMENT, R. JONES, OCT.'18</u>	10/05/2018	4,125.00	.00	<u>20-6151 M &amp; R - PROCESS CHEMICALS</u>	0	10/18		
Total S7669:						4,125.00	.00					
Total FILTRATION TECHNOLOGY:						4,125.00	.00					
<b>FLUID CONNECTOR PRODUCTS, INC.</b>												
1083	FLUID CONNECTOR PRODUCTS, INC.	7111480		<u>PRESSURE GAUGES FOR 10 MILE LIFT STATION, T.SHAFFER, OCT.'18</u>	10/01/2018	89.33	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/18		
Total 7111480:						89.33	.00					
1083	FLUID CONNECTOR PRODUCTS, INC.	7111522	7644	<u>HYDRAULIC HOSE AND PLUGS FOR JACOBSEN MOWER, S.HOWELL, OCT.'18</u>	10/01/2018	122.41	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	10/18		
Total 7111522:						122.41	.00					
1083	FLUID CONNECTOR PRODUCTS, INC.	7111552		<u>PRESSURE GAUGES RETURNED, T.SHAFFER, OCT.'18</u>	10/01/2018	-89.33	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/18		

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Total 7111552:						-89.33	.00					
1083	FLUID CONNECTOR PRODUCTS, INC.	7111559	7640	<u>PRESSURE GAUGES FOR 10 MILE LIFT STATION. T.SHAFFER, OCT.'18</u>	10/01/2018	122.00	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/18		
Total 7111559:						122.00	.00					
Total FLUID CONNECTOR PRODUCTS, INC.:						244.41	.00					
<b>GRANITE EXCAVATION INC</b>												
1907	GRANITE EXCAVATION INC	7773	7628	<u>BUTLER VALVE REPLACEMENT, C.DEYOUNG, AUG.'18</u>	08/27/2018	25,740.70	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	0	10/18		
Total 7773:						25,740.70	.00					
Total GRANITE EXCAVATION INC:						25,740.70	.00					
<b>H.D. FOWLER COMPANY</b>												
1552	H.D. FOWLER COMPANY	14974244	7657	<u>2 EA. WATER HYDRANTS, 2 EA. MEGA LOAD RESTRAINTS, 1 EA. BOLT PACK, 1 EA. STRAP TIE-DOWN, 1 GAL HYDRANT OIL, M. DAVILA, OCT.'18</u>	10/02/2018	4,270.82	.00	<u>20-6166 PP&amp;E PURCHASES OPERATIONS</u>	0	10/18		
Total 14974244:						4,270.82	.00					
Total H.D. FOWLER COMPANY:						4,270.82	.00					
<b>IDAHO PREMIER WINDOW CLEANING LLC</b>												
1943	IDAHO PREMIER WINDOW CLEANING LLC	2179		<u>WINDOW CLEANING AT CITY HALL, C.OSWALD, SEPT.'18 - ADMIN</u>	09/06/2018	70.00	.00	<u>01-6025 JANITORIAL</u>	0	10/18		
1943	IDAHO PREMIER WINDOW CLEANING LLC	2179		<u>WINDOW CLEANING AT CITY HALL, C.OSWALD, SEPT.'18 - P &amp; Z</u>	09/06/2018	25.00	.00	<u>01-6025 JANITORIAL</u>	1003	10/18		

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
1943	IDAHO PREMIER WINDOW CLEANING LLC	2179		<u>WINDOW CLEANING AT CITY HALL, C.OSWALD, SEPT.'18 - WATER</u>	09/06/2018	65.00	.00	<u>20-6025 JANITORIAL</u>	0	10/18		
1943	IDAHO PREMIER WINDOW CLEANING LLC	2179		<u>WINDOW CLEANING AT CITY HALL, C.OSWALD, SEPT.'18 - SEWER</u>	09/06/2018	65.00	.00	<u>21-6025 JANITORIAL</u>	0	10/18		
1943	IDAHO PREMIER WINDOW CLEANING LLC	2179		<u>WINDOW CLEANING AT CITY HALL, C.OSWALD, SEPT.'18 - P.I</u>	09/06/2018	25.00	.00	<u>25-6025 JANITORIAL</u>	0	10/18		
Total 2179:						250.00	.00					
Total IDAHO PREMIER WINDOW CLEANING LLC:						250.00	.00					
<b>IDAHO PRESS TRIBUNE, LLC</b>												
1802	IDAHO PRESS TRIBUNE, LLC	1128042	7574	<u>AD#1815434, LEGAL NOTICE, ORDINANCE 2018-34, A.WELKER, SEPT.'18</u>	09/26/2018	271.58	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	10/18		
Total 1128042:						271.58	.00					
Total IDAHO PRESS TRIBUNE, LLC:						271.58	.00					
<b>IDAHO STATE POLICE</b>												
1509	IDAHO STATE POLICE	S9021416		<u>NEW EMPLOYEE FINGERPRINTING, J.EMPEY, SEPT.'18</u>	09/04/2018	2.50	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	0	10/18		
1509	IDAHO STATE POLICE	S9021416		<u>NEW EMPLOYEE FINGERPRINTING, J.EMPEY, SEPT.'18</u>	09/04/2018	3.30	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	10/18		
1509	IDAHO STATE POLICE	S9021416		<u>NEW EMPLOYEE FINGERPRINTING, J.EMPEY, SEPT.'18</u>	09/04/2018	3.30	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	10/18		
1509	IDAHO STATE POLICE	S9021416		<u>NEW EMPLOYEE FINGERPRINTING, J.EMPEY, SEPT.'18</u>	09/04/2018	.90	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	10/18		
Total S9021416:						10.00	.00					

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1509	IDAHO STATE POLICE	S9025507		<u>NEW EMPLOYEE FINGERPRINTING, T.RIVERA, SEPT.'18</u>	09/17/2018	4.20	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	10/18		
1509	IDAHO STATE POLICE	S9025507		<u>NEW EMPLOYEE FINGERPRINTING, T.RIVERA, SEPT.'18</u>	09/17/2018	4.20	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	10/18		
1509	IDAHO STATE POLICE	S9025507		<u>NEW EMPLOYEE FINGERPRINTING, T.RIVERA, SEPT.'18</u>	09/17/2018	1.60	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	10/18		
Total S9025507:						10.00	.00					
Total IDAHO STATE POLICE:						20.00	.00					
<b>IDAHO TOOL &amp; EQUIPMENT, INC.</b>												
1667	IDAHO TOOL & EQUIPMENT, INC.	1450056-0001-	7677	<u>NAIL GUN FOR FACILITIES, B.GILLOGLY, OCT.'18</u>	10/05/2018	49.98	.00	<u>01-6175 SMALL TOOLS</u>	0	10/18		
1667	IDAHO TOOL & EQUIPMENT, INC.	1450056-0001-	7677	<u>NAIL GUN FOR FACILITIES, B.GILLOGLY, OCT.'18</u>	10/05/2018	19.99	.00	<u>20-6175 SMALL TOOLS</u>	0	10/18		
1667	IDAHO TOOL & EQUIPMENT, INC.	1450056-0001-	7677	<u>NAIL GUN FOR FACILITIES, B.GILLOGLY, OCT.'18</u>	10/05/2018	19.99	.00	<u>21-6175 SMALL TOOLS</u>	0	10/18		
1667	IDAHO TOOL & EQUIPMENT, INC.	1450056-0001-	7677	<u>NAIL GUN FOR FACILITIES, B.GILLOGLY, OCT.'18</u>	10/05/2018	9.99	.00	<u>25-6175 SMALL TOOLS</u>	0	10/18		
Total 1450056-0001-01:						99.95	.00					
Total IDAHO TOOL & EQUIPMENT, INC.:						99.95	.00					
<b>INLAND POTABLE SERVICES, INC.</b>												
1351	INLAND POTABLE SERVICES, INC.	B62-100318		<u>CLEANED, INSPECTED, AND EPOXY REPAIRS ON TWO STEEL WELDED TANKS, C.DEYOUNG, OCT.'18</u>	10/04/2018	3,125.00	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	10/18		
Total B62-100318:						3,125.00	.00					

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Total INLAND POTABLE SERVICES, INC.:						3,125.00	.00					
<b>INTEGRINET SOLUTIONS, INC.</b>												
1595	INTEGRINET SOLUTIONS, INC.	109909		<u>SOFTWARE ASSISTANCE, D.CROSSLEY, SEPT.'18 - WATER</u>	09/23/2018	18.48	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	10/18		
1595	INTEGRINET SOLUTIONS, INC.	109909		<u>SOFTWARE ASSISTANCE, D.CROSSLEY, SEPT.'18</u>	09/23/2018	18.48	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/18		
1595	INTEGRINET SOLUTIONS, INC.	109909		<u>SOFTWARE ASSISTANCE, D.CROSSLEY, SEPT.'18</u>	09/23/2018	7.04	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/18		
1595	INTEGRINET SOLUTIONS, INC.	109909		<u>CONFERENCE ROOM LOGIN ASSISTANCE, M.BORZICK, SEPT.'18</u>	09/23/2018	11.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	10/18		
1595	INTEGRINET SOLUTIONS, INC.	109909		<u>CONFERENCE ROOM LOGIN ASSISTANCE, M.BORZICK, SEPT.'18</u>	09/23/2018	14.52	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	10/18		
1595	INTEGRINET SOLUTIONS, INC.	109909		<u>CONFERENCE ROOM LOGIN ASSISTANCE, M.BORZICK, SEPT.'18</u>	09/23/2018	14.52	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/18		
1595	INTEGRINET SOLUTIONS, INC.	109909		<u>CONFERENCE ROOM LOGIN ASSISTANCE, M.BORZICK, SEPT.'18</u>	09/23/2018	3.96	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/18		
1595	INTEGRINET SOLUTIONS, INC.	109909		<u>INSTALLING ROLES FOR FTP ON PLANT SERVER, SEPT.'18</u>	09/23/2018	32.03	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	10/18		
1595	INTEGRINET SOLUTIONS, INC.	109909		<u>INSTALLING ROLES FOR FTP ON PLANT SERVER, SEPT.'18</u>	09/23/2018	11.44	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	10/18		
1595	INTEGRINET SOLUTIONS, INC.	109909		<u>INSTALLING ROLES FOR FTP ON PLANT SERVER, SEPT.'18</u>	09/23/2018	29.74	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	10/18		
1595	INTEGRINET SOLUTIONS, INC.	109909		<u>INSTALLING ROLES FOR FTP ON PLANT SERVER, SEPT.'18</u>	09/23/2018	29.74	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/18		

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1595	INTEGRINET SOLUTIONS, INC.	109909		<u>INSTALLING ROLES FOR FTP ON PLANT SERVER, SEPTEMBER 2018</u>	09/23/2018	11.45	.00	<u>25-6142_MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	10/18		
Total 109909:						202.40	.00					
Total INTEGRINET SOLUTIONS, INC.:						202.40	.00					
<b>INTERMOUNTAIN GAS CO</b>												
37	INTERMOUNTAIN GAS CO	482195000828		<u>NATURAL GAS CONSUMPTION AT THE TREATMENT PLANT, 8/28-9/27/18 - WATER</u>	10/05/2018	16.72	16.72	<u>20-6290_UTILITIES EXPENSE</u>	0	9/18	10/05/2018	
37	INTERMOUNTAIN GAS CO	482195000828		<u>NATURAL GAS CONSUMPTION AT THE TREATMENT PLANT, 8/28-9/27/18 - SEWER</u>	10/05/2018	16.73	16.73	<u>21-6290_UTILITIES EXPENSE</u>	0	9/18	10/05/2018	
37	INTERMOUNTAIN GAS CO	482195000828		<u>NATURAL GAS CONSUMPTION AT THE TREATMENT PLANT, 8/28-9/27/18 - P.I</u>	10/05/2018	6.37	6.37	<u>25-6290_UTILITIES EXPENSE</u>	0	9/18	10/05/2018	
Total 4821950008289272018:						39.82	39.82					
Total INTERMOUNTAIN GAS CO:						39.82	39.82					
<b>J &amp; M SANITATION, INC.</b>												
230	J & M SANITATION, INC.	09212018-092		<u>SANITATION RECEIPT TRANSFER 09/21-27/18</u>	09/28/2018	15,028.72	15,028.72	<u>26-7000_SOLID WASTE SERVICE FEES</u>	0	9/18	09/28/2018	
230	J & M SANITATION, INC.	09212018-092		<u>SANITATION RECEIPT TRANSFER, LESS FRANCHISE FEES, 09/21-27/18</u>	09/28/2018	-1,484.84	-1,484.84	<u>01-4170 FRANCHISE FEES</u>	0	9/18	09/28/2018	
Total 09212018-09272018:						13,543.88	13,543.88					
230	J & M SANITATION, INC.	09212018JMY		<u>CONTAINER RENTAL AT MAINTENANCE YARD, AUG 2018 - PARKS</u>	09/21/2018	9.90	.00	<u>01-6212_RENT- EQUIPMENT</u>	1004	10/18		
230	J & M SANITATION, INC.	09212018JMY		<u>CONTAINER RENTAL AT MAINTENANCE YARD, AUG 2018 - WATER</u>	09/21/2018	8.40	.00	<u>20-6212_RENT - EQUIPMENT</u>	0	10/18		

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230	J & M SANITATION, INC.	09212018JMY		CONTAINER RENTAL AT MAINTENANCE YARD, AUG 2018 - SEWER	09/21/2018	8.10	.00	21-6212 RENT-EQUIPMENT	0	10/18		
230	J & M SANITATION, INC.	09212018JMY		CONTAINER RENTAL AT MAINTENANCE YARD, AUG 2018 - P.I	09/21/2018	3.60	.00	25-6212 RENT - EQUIPMENT	0	10/18		
230	J & M SANITATION, INC.	09212018JMY		ROLLOFF DUMP OF CONTAINER AT MAINTENANCE YARD, 9/21/18 - PARKS	09/21/2018	148.50	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/18		
230	J & M SANITATION, INC.	09212018JMY		ROLLOFF DUMP OF CONTAINER AT MAINTENANCE YARD, 9/21/18 - WATER	09/21/2018	126.00	.00	20-6150 M & R - SYSTEM	0	10/18		
230	J & M SANITATION, INC.	09212018JMY		ROLLOFF DUMP OF CONTAINER AT MAINTENANCE YARD, 9/21/18 - SEWER	09/21/2018	121.50	.00	21-6150 M & R - SYSTEM	0	10/18		
230	J & M SANITATION, INC.	09212018JMY		ROLLOFF DUMP OF CONTAINER AT MAINTENANCE YARD, 9/21/18 - P.I	09/21/2018	54.00	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	10/18		
Total 09212018JMY:						480.00	.00					
230	J & M SANITATION, INC.	09212018JTP		SLUDGE DISPOSAL/REMOVAL, SEPTEMBER 2018	09/21/2018	3,240.00	.00	21-6153 M & R - SLUDGE DISPOSAL	0	10/18		
Total 09212018JTP:						3,240.00	.00					
230	J & M SANITATION, INC.	09282018-100		SANITATION RECEIPT TRANSFER 9/28-10/04/2018	10/05/2018	23,485.12	23,485.12	26-7000 SOLID WASTE SERVICE FEES	0	10/18	10/05/2018	
230	J & M SANITATION, INC.	09282018-100		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 9/28-10/04/18	10/05/2018	-2,320.33	-2,320.33	01-4170 FRANCHISE FEES	0	10/18	10/05/2018	
Total 09282018-10042018:						21,164.79	21,164.79					

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Total J & M SANITATION, INC.:						38,428.67	34,708.67					
<b>J-U-B ENGINEERS, INC.</b>												
1236	J-U-B ENGINEERS, INC.	0119811		PROFESSIONAL SERVICES FROM 7/29-9/1/18. KUNA DOWNTOWN REVITALIZATION PHASE IIA & IIB. CITY MATCH. C.ENGELS. SEPT.'18	09/24/2018	10,809.78	.00	01-6045 CONTINGENCY	1119	10/18		
1236	J-U-B ENGINEERS, INC.	0119811		PROFESSIONAL SERVICES FROM 7/29-9/1/18. KUNA DOWNTOWN REVITALIZATION PHASE IIA & IIB. CITY MATCH	09/24/2018	8,107.34	.00	01-6045 CONTINGENCY	1004	10/18		
1236	J-U-B ENGINEERS, INC.	0119811		PROFESSIONAL SERVICES FROM 7/29-9/1/18. KUNA DOWNTOWN REVITALIZATION PHASE IIA & IIB. CITY MATCH	09/24/2018	3,242.93	.00	20-6045 CONTINGENCY	1119	10/18		
1236	J-U-B ENGINEERS, INC.	0119811		PROFESSIONAL SERVICES FROM 7/29-9/1/18. KUNA DOWNTOWN REVITALIZATION PHASE IIA & IIB. CITY MATCH	09/24/2018	3,242.93	.00	21-6045 CONTINGENCY	1119	10/18		
1236	J-U-B ENGINEERS, INC.	0119811		PROFESSIONAL SERVICES FROM 7/29-9/1/18. KUNA DOWNTOWN REVITALIZATION PHASE IIA & IIB. CITY MATCH	09/24/2018	1,621.47	.00	25-6045 CONTINGENCY FUND	1119	10/18		
Total 0119811:						27,024.45	.00					
Total J-U-B ENGINEERS, INC.:						27,024.45	.00					
<b>KC TOOL SUPPLY</b>												
240	KC TOOL SUPPLY	601318	7632	REPLACEMENT BATTERIES AND CHARGER. FOR DRILL. M.NADEAU. SEPT.'18	09/28/2018	183.04	.00	20-6175 SMALL TOOLS	0	10/18		
240	KC TOOL SUPPLY	601318	7632	REPLACEMENT BATTERIES AND CHARGER. FOR DRILL. M.NADEAU. SEPT.'18	09/28/2018	45.76	.00	25-6175 SMALL TOOLS	0	10/18		
Total 601318:						228.80	.00					

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Total KC TOOL SUPPLY:						228.80	.00					
<b>KUNA JT. SCHOOL DISTRICT NO. 3</b>												
199	KUNA JT. SCHOOL DISTRICT NO. 3	699		<u>FIBER OPTIC LEASE FOR SEPTEMBER 2018 - ADMIN</u>	09/27/2018	84.00	84.00	<u>01-6255 TELEPHONE</u>	0	9/18	09/28/2018	
199	KUNA JT. SCHOOL DISTRICT NO. 3	699		<u>FIBER OPTIC LEASE FOR SEPTEMBER 2018 - P &amp; Z</u>	09/27/2018	30.00	30.00	<u>01-6255 TELEPHONE</u>	1003	9/18	09/28/2018	
199	KUNA JT. SCHOOL DISTRICT NO. 3	699		<u>FIBER OPTIC LEASE FOR SEPTEMBER 2018 - WATER</u>	09/27/2018	78.00	78.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	9/18	09/28/2018	
199	KUNA JT. SCHOOL DISTRICT NO. 3	699		<u>FIBER OPTIC LEASE FOR SEPTEMBER 2018 - SEWER</u>	09/27/2018	78.00	78.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	9/18	09/28/2018	
199	KUNA JT. SCHOOL DISTRICT NO. 3	699		<u>FIBER OPTIC LEASE FOR SEPTEMBER 2018 - P.I</u>	09/27/2018	30.00	30.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	9/18	09/28/2018	
Total 699:						300.00	300.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	300.00					
<b>KUNA LUMBER</b>												
499	KUNA LUMBER	A102214	7593	<u>BALL VALVES AND FITTINGS, J.WEBB, SEPT.'18</u>	09/24/2018	20.75	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	10/18		
Total A102214:						20.75	.00					
499	KUNA LUMBER	A102228	7601	<u>SPRINKLER REPLACEMENT PARTS FOR PARKS, J.MORFIN, SEPT.'18</u>	09/25/2018	14.91	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	10/18		
499	KUNA LUMBER	A102228	7601	<u>SEWER FITTINGS FOR SPLASH PAD, J.MORFIN, SEPT.'18</u>	09/25/2018	14.34	.00	<u>01-6045 CONTINGENCY</u>	1067	10/18		
Total A102228:						29.25	.00					

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499	KUNA LUMBER	A102229	7602	<u>80# BAG OF CONCRETE, FOR REPAIRS ON LINDER GRAVITY, J.OSBORN, SEPT.'18</u>	09/25/2018	3.99	.00	<u>25-6115 MAINT. &amp; REPAIR-SYSTEM- GRAVITY</u>	0	10/18		
Total A102229:						3.99	.00					
499	KUNA LUMBER	A102362	7643	<u>1 EA. IMPACT NUT SETS, J.OSBORN, OCT.'18</u>	10/01/2018	5.21	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	10/18		
Total A102362:						5.21	.00					
499	KUNA LUMBER	A102420	7661	<u>4 CONCRETE BLOCKS, FOR HYDRANT INSTALL, J. WEBB, OCT '18</u>	10/03/2018	31.89	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	10/18		
Total A102420:						31.89	.00					
499	KUNA LUMBER	B117958	7543	<u>1 PKG "D" BATTERIES, FOR FLASHLIGHTS, J.COX, SEPT.'18</u>	09/06/2018	12.59	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	10/18		
Total B117958:						12.59	.00					
499	KUNA LUMBER	B118009	7676	<u>MATERIALS FOR THE PARK OFFICE, S.HOWELL, OCT.'18</u>	10/05/2018	298.78	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	10/18		
499	KUNA LUMBER	B118009	7676	<u>VELCRO TAPE, PLUNGER, DRAIN CLEANER, WASTEBASKET, PLUGS, COUPLER, FOR FACILITIES, S.HOWELL, OCT.'18</u>	10/05/2018	14.38	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	0	10/18		
499	KUNA LUMBER	B118009	7676	<u>VELCRO TAPE, PLUNGER, DRAIN CLEANER, WASTEBASKET, PLUGS, COUPLER FOR FACILITIES, S.HOWELL, OCT.'18</u>	10/05/2018	5.14	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1003	10/18		
499	KUNA LUMBER	B118009	7676	<u>VELCRO TAPE, PLUNGER, DRAIN CLEANER, WASTEBASKET, PLUGS, COUPLER FOR FACILITIES, S.HOWELL, OCT.'18</u>	10/05/2018	13.35	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	10/18		

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499	KUNA LUMBER	B118009	7676	<u>VELCRO TAPE, PLUNGER, DRAIN CLEANER, WASTEBASKET, PLUGS, COUPLER FOR FACILITIES, S.HOWELL, OCT.'18</u>	10/05/2018	13.35	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	10/18		
499	KUNA LUMBER	B118009	7676	<u>VELCRO TAPE, PLUNGER, DRAIN CLEANER, WASTEBASKET, PLUGS, COUPLER FOR FACILITIES, S.HOWELL, OCT.'18</u>	10/05/2018	5.14	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	10/18		
499	KUNA LUMBER	B118009	7676	<u>RIVET TOOL AND RIVETS AND SHOP RAGS, FOR FLEET, S.HOWELL, OCT.'18</u>	10/05/2018	26.03	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/18		
499	KUNA LUMBER	B118009	7676	<u>RIVET TOOL AND RIVETS AND SHOP RAGS, FOR FLEET, S.HOWELL, OCT.'18</u>	10/05/2018	10.41	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/18		
499	KUNA LUMBER	B118009	7676	<u>RIVET TOOL AND RIVETS AND SHOP RAGS, FOR FLEET, S.HOWELL, OCT.'18</u>	10/05/2018	10.41	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/18		
499	KUNA LUMBER	B118009	7676	<u>RIVET TOOL AND RIVETS AND SHOP RAGS, FOR FLEET, S.HOWELL, OCT.'18</u>	10/05/2018	5.21	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	10/18		
Total B118009:						402.20	.00					
499	KUNA LUMBER	B118598	7591	<u>COPPER TUBING AND FITTINGS FOR PRESSURE RELEASE VALVE, M.DAVILA, SEPT.'18</u>	09/24/2018	34.39	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	10/18		
Total B118598:						34.39	.00					
499	KUNA LUMBER	B118599		<u>BALL VALVE FOR OLD FARM PLACE, M.DAVILA, SEPT.'18</u>	09/24/2018	9.89	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	10/18		
Total B118599:						9.89	.00					

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499	KUNA LUMBER	B118630	7598	<u>SUPPLIES FOR CONCRETE PAD FOR DIESEL TANK AT TEN MILE, R.DAVILA, SEPT.'18</u>	09/25/2018	71.41	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/18		
Total B118630:						71.41	.00					
499	KUNA LUMBER	B118679		<u>ROLLER FOR CONFERENCE ROOM PAINT AT TREATMENT PLANT, D.CROSSLEY, SEPT.'18</u>	09/26/2018	5.67	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	10/18		
499	KUNA LUMBER	B118679		<u>ROLLER FOR CONFERENCE ROOM PAINT AT TREATMENT PLANT, D.CROSSLEY, SEPT.'18</u>	09/26/2018	5.67	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	10/18		
499	KUNA LUMBER	B118679		<u>ROLLER FOR CONFERENCE ROOM PAINT AT TREATMENT PLANT, D.CROSSLEY, SEPT.'18</u>	09/26/2018	2.15	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	10/18		
Total B118679:						13.49	.00					
499	KUNA LUMBER	B118777	7633	<u>15' GARDEN HOSE, ELECTRIC PUMP, 4 HANDLES, HINGES, SELF TAPPER FOR PUMP STATION, &amp; FLASHLIGHT, J. COX, P.I. SEPT '18</u>	09/28/2018	45.78	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	10/18		
Total B118777:						45.78	.00					
499	KUNA LUMBER	B118786	7637	<u>EYE BOLT, NUT AND WASHERS, FOR BYPASS TO TEST POND #7, R.DAVILA, SEPT.'18</u>	09/28/2018	2.67	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/18		
Total B118786:						2.67	.00					
499	KUNA LUMBER	B118794	7636	<u>MARKER PAINT, J.COULTER, SEPT.'18</u>	09/28/2018	11.32	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1005	10/18		

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 B118794:						11.32	.00					
Total KUNA LUMBER:						694.83	.00					
<b>KUNA MACHINE LLC</b>												
1775	KUNA MACHINE LLC	2786	7616	<u>PLATES FOR THE DOCKS AT THE POND, B.GILLOGLY, SEPT.'18</u>	09/14/2018	170.28	.00	01-6155 MEETINGS/COMMITTEES	1034	10/18		
Total 2786:						170.28	.00					
1775	KUNA MACHINE LLC	2787	7617	<u>BASE PLATES FOR PICNIC TABLES, B.GILLOGLY, SEPT.'18</u>	09/14/2018	54.94	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/18		
Total 2787:						54.94	.00					
1775	KUNA MACHINE LLC	2838	7627	<u>FLANGE HOLES MADE FOR LAGOON SLIDE GATES, R.DAVILA, SEPT.'18</u>	09/27/2018	52.50	.00	21-6150 M & R - SYSTEM	0	10/18		
Total 2838:						52.50	.00					
1775	KUNA MACHINE LLC	2843	7638	<u>FLANGE HOLES FOR LAGOON SLIDE GATE, R.DAVILA, SEPT.'18</u>	09/28/2018	52.50	.00	21-6150 M & R - SYSTEM	0	10/18		
Total 2843:						52.50	.00					
Total KUNA MACHINE LLC:						330.22	.00					
<b>KUNA RURAL FIRE DISTRICT (IMPACT)</b>												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	10052018KRF		<u>KRFD IMPACT FEES, SEPT.2018</u>	10/05/2018	48,104.40	48,104.40	01-2511 KRFD IMPACT FEE TRANSFER	0	9/18	10/05/2018	
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	10052018KRF		<u>KRFD IMPACT FEES, LESS ADMIN FEE, SEPT.2018</u>	10/05/2018	-168.00	-168.00	01-4155 ADMINISTRATION SERVICES	0	9/18	10/05/2018	

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 10052018KRFDI:						47,936.40	47,936.40					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						47,936.40	47,936.40					
<b>KUNA RURAL FIRE DISTRICT (PLAN REVIEW)</b>												
1945	KUNA RURAL FIRE DISTRICT (PLAN REVIEW)	10052018KRF		<u>KRFD PLAN REVIEW FEES</u> <u>SEPTEMBER 2018</u>	10/05/2018	4,758.29	4,758.29	01-2512 KRFD PLAN REVIEW FEE TRANSFER	0	9/18	10/05/2018	
1945	KUNA RURAL FIRE DISTRICT (PLAN REVIEW)	10052018KRF		<u>KRFD PLAN REVIEW FEES,</u> <u>LESS ADMIN FEES,</u> <u>SEPTEMBER 2018</u>	10/05/2018	-3.50	-3.50	01-4155 ADMINISTRATION SERVICES	0	9/18	10/05/2018	
Total 10052018KRFDPR:						4,754.79	4,754.79					
Total KUNA RURAL FIRE DISTRICT (PLAN REVIEW):						4,754.79	4,754.79					
<b>KUNA WELDING</b>												
46	KUNA WELDING	4396	7606	<u>SPOOLS FOR THE</u> <u>SPLASHPAD, J.MORFIN,</u> <u>SEPT.'18</u>	08/08/2018	406.99	.00	01-6045 CONTINGENCY	1067	10/18		
Total 4396:						406.99	.00					
Total KUNA WELDING:						406.99	.00					
<b>MATHESON TRI-GAS INC</b>												
1871	MATHESON TRI-GAS INC	18377996		<u>REOCCURRING TANK RENTAL,</u> <u>SEPTEMBER 2018</u>	09/30/2018	30.11	.00	21-6212 RENT- EQUIPMENT	0	10/18		
Total 18377996:						30.11	.00					
Total MATHESON TRI-GAS INC:						30.11	.00					
<b>METROQUIP, INC.</b>												
196	METROQUIP, INC.	00042931	7611	<u>BUILD BYPASS FOR POND #7,</u> <u>AT LAGOONS, T.FLEMING,</u> <u>SEPT.'18</u>	09/26/2018	2,199.72	.00	21-6150 M & R - SYSTEM	0	10/18		

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Total 00042931:						2,199.72	.00					
Total METROQUIP, INC.:						2,199.72	.00					
<b>MISCELLANEOUS VENDORS 2</b>												
1849	MISCELLANEOUS VENDORS 2	10082018KK		REFUND OVERCHARGED PARK RENTAL, J.LORENTZ, MAY 2018	10/08/2018	35.00	.00	01-4195 RENTAL INCOME	1004	10/18		
Total 10082018KK:						35.00	.00					
Total MISCELLANEOUS VENDORS 2:						35.00	.00					
<b>NEOFUNDS BY NEOPOST</b>												
1770	NEOFUNDS BY NEOPOST	09302018NEO		POSTAGE METER REFILL, SEPT.'18 - ADMIN	09/30/2018	140.00	.00	01-6190 POSTAGE & BILLING	0	10/18		
1770	NEOFUNDS BY NEOPOST	09302018NEO		POSTAGE METER REFILL, SEPT.'18 - P & Z	09/30/2018	50.00	.00	01-6190 POSTAGE & BILLING	1003	10/18		
1770	NEOFUNDS BY NEOPOST	09302018NEO		POSTAGE METER REFILL, SEPT.'18 - WATER	09/30/2018	130.00	.00	20-6190 POSTAGE & BILLING	0	10/18		
1770	NEOFUNDS BY NEOPOST	09302018NEO		POSTAGE METER REFILL, SEPT.'18 - SEWER	09/30/2018	130.00	.00	21-6190 POSTAGE & BILLING	0	10/18		
1770	NEOFUNDS BY NEOPOST	09302018NEO		POSTAGE METER REFILL, SEPT.'18 - P,I	09/30/2018	50.00	.00	25-6190 POSTAGE & BILLING	0	10/18		
Total 09302018NEOF:						500.00	.00					
Total NEOFUNDS BY NEOPOST:						500.00	.00					
<b>PARTS, INC.</b>												
470	PARTS, INC.	172401		CORE DEPOSIT REFUNDED, BATTERY PURCHASED ON INV#172247 - AUG.'18	08/13/2018	-55.00	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/18		
Total 172401:						-55.00	.00					

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470	PARTS, INC.	174203		<u>BRAKE ROTORS FOR TRUCK #24, B.GILLOGLY, OCT.'18</u>	09/07/2018	184.18	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	1004	10/18		
Total 174203:						184.18	.00					
470	PARTS, INC.	175529	7590	<u>2 5/16" TRAIL HITCH BALL FOR TRUCK #23, R. DAVILLA, SEWER, SEPT '18</u>	09/24/2018	13.79	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/18		
Total 175529:						13.79	.00					
470	PARTS, INC.	175611	7594	<u>WIPER BLADES AND DOME LIGHT FOR TRUCK #25, B.GILLOGLY, SEPT.'18</u>	09/25/2018	38.56	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/18		
470	PARTS, INC.	175611	7594	<u>SPARK PLUG SOCKET SET FOR FLEET, B.GILLOGLY, SEPT.'18 - ADMIN</u>	09/25/2018	13.26	.00	<u>01-6175 SMALL TOOLS</u>	0	10/18		
470	PARTS, INC.	175611	7594	<u>SPARK PLUG SOCKET SET FOR FLEET, B.GILLOGLY, SEPT.'18 - WATER</u>	09/25/2018	5.30	.00	<u>20-6175 SMALL TOOLS</u>	0	10/18		
470	PARTS, INC.	175611	7594	<u>SPARK PLUG SOCKET SET FOR FLEET, B.GILLOGLY, SEPT.'18 - SEWER</u>	09/25/2018	5.30	.00	<u>21-6175 SMALL TOOLS</u>	0	10/18		
470	PARTS, INC.	175611	7594	<u>SPARK PLUG SOCKET SET FOR FLEET, B.GILLOGLY, SEPT.'18 - P.I</u>	09/25/2018	2.65	.00	<u>25-6175 SMALL TOOLS</u>	0	10/18		
Total 175611:						65.07	.00					
470	PARTS, INC.	175786	7615	<u>TWO STROKE OIL FOR WEED EATER, M.MEADE, SEPT.'18</u>	09/27/2018	5.34	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	10/18		
Total 175786:						5.34	.00					
470	PARTS, INC.	176096	7645	<u>HYDRAULIC OIL FOR JACOBSEN MOWER, S. HOWELL, OCT '18</u>	10/01/2018	59.99	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	10/18		

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Total 176096:						59.99	.00					
470	PARTS, INC.	176421	7673	HYDRAULIC OIL FOR JACOBSEN MOWER, S. HOWELL, OCT '18	10/05/2018	65.70	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/18		
Total 176421:						65.70	.00					
470	PARTS, INC.	176586	7680	EXHAUST INSULATOR FOR JACOBSON MOWER, S.HOWELL, OCT.'18	10/08/2018	4.65	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/18		
Total 176586:						4.65	.00					
470	PARTS, INC.	176754	7684	BODY CLIP PLIERS FOR THE HONDA 4-WHEELER, S.HOWELL, OCT.'18 - ADMIN	10/10/2018	13.77	.00	01-6175 SMALL TOOLS	0	10/18		
470	PARTS, INC.	176754	7684	BODY CLIP PLIERS FOR THE HONDA 4-WHEELER, S.HOWELL, OCT.'18 - WATER	10/10/2018	5.51	.00	20-6175 SMALL TOOLS	0	10/18		
470	PARTS, INC.	176754	7684	BODY CLIP PLIERS FOR THE HONDA 4-WHEELER, S.HOWELL, OCT.'18 - SEWER	10/10/2018	5.51	.00	21-6175 SMALL TOOLS	0	10/18		
470	PARTS, INC.	176754	7684	BODY CLIP PLIERS FOR THE HONDA 4-WHEELER, S.HOWELL, OCT.'18 - P.I	10/10/2018	2.75	.00	25-6175 SMALL TOOLS	0	10/18		
Total 176754:						27.54	.00					
Total PARTS, INC.:						371.26	.00					
<b>RAIN FOR RENT</b>												
144	RAIN FOR RENT	1260329	7629	3 HOODS FOR WHEEL LINE MOTORS W/HARDWARE, C.MCDANIEL, SEPT.'18	09/28/2018	495.00	.00	21-6090 FARM EXPENDITURES	0	10/18		

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Total 1260329:						495.00	.00					
Total RAIN FOR RENT:						495.00	.00					
<b>RECREATION TODAY OF IDAHO LLC</b>												
1837	RECREATION TODAY OF IDAHO LLC	REC-180238	7572	<u>7 TRASH RECEPTACLES, MAYOR'S YOUTH COUNCIL, SEPT.'18</u>	09/28/2018	3,922.89	.00	<u>01-6155 MEETINGS/COMMITTEES</u>	1034	10/18		
1837	RECREATION TODAY OF IDAHO LLC	REC-180238	7572	<u>7 TRASH RECEPTACLES, MAYOR'S YOUTH COUNCIL, BCIF YOUTH INNOVATION GRANT, SEPT.'18</u>	09/28/2018	102.11	.00	<u>03-6374_EXP-HIGH FIVE YOUTH COUNCIL</u>	0	10/18		
Total REC-180238:						4,025.00	.00					
Total RECREATION TODAY OF IDAHO LLC:						4,025.00	.00					
<b>REXEL USA, INC.</b>												
1613	REXEL USA, INC.	T379905	7584	<u>PIPE CLAMPS FOR CHLORINE LINE IN THE BLOWER ROOM, M.NADEAU, SEPT.'18</u>	09/21/2018	13.64	.00	<u>21-6140_MAINT &amp; REPAIR BUILDING</u>	0	10/18		
Total T379905:						13.64	.00					
Total REXEL USA, INC.:						13.64	.00					
<b>SALUTE VENTURES INC</b>												
1880	SALUTE VENTURES INC	I10000480	7589	<u>2 EA. CITY SHIRTS W/EMBROIDERY, L.HOLLAND, OCT.'18 - ECONOMIC DEVELOPMENT</u>	10/01/2018	60.00	.00	<u>01-6285_UNIFORMS</u>	4000	10/18		
1880	SALUTE VENTURES INC	I10000480	7589	<u>1 EA. SPORT WICK PULLOVER W/EMBROIDERY, B.BACHMAN, OCT.'18</u>	10/01/2018	16.80	.00	<u>20-6285_UNIFORMS EXPENSE</u>	0	10/18		
1880	SALUTE VENTURES INC	I10000480	7589	<u>1 EA. SPORT WICK PULLOVER W/EMBROIDERY, B.BACHMAN, OCT.'18</u>	10/01/2018	16.80	.00	<u>21-6285_UNIFORMS EXPENSE</u>	0	10/18		

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1880	SALUTE VENTURES INC	I10000480	7589	<u>1 EA. SPORT WICK PULLOVER W/EMBROIDERY, B.BACHMAN, OCT.'18</u>	10/01/2018	6.40	.00	<u>25-6285 UNIFORMS EXPENSE</u>	0	10/18		
1880	SALUTE VENTURES INC	I10000480	7589	<u>1 EA. SPORT WICK PULLOVER W/EMBROIDERY, C.OSWALD, OCT.'18</u>	10/01/2018	16.80	.00	<u>20-6285 UNIFORMS EXPENSE</u>	0	10/18		
1880	SALUTE VENTURES INC	I10000480	7589	<u>1 EA. SPORT WICK PULLOVER W/EMBROIDERY, C.OSWALD, OCT.'18</u>	10/01/2018	16.80	.00	<u>21-6285 UNIFORMS EXPENSE</u>	0	10/18		
1880	SALUTE VENTURES INC	I10000480	7589	<u>1 EA. SPORT WICK PULLOVER W/EMBROIDERY, C.OSWALD.OCT.'18</u>	10/01/2018	6.40	.00	<u>25-6285 UNIFORMS EXPENSE</u>	0	10/18		
1880	SALUTE VENTURES INC	I10000480	7589	<u>1 EA. SPORT WICK PULLOVER W/EMBROIDERY, M.BORZICK, OCT.'18</u>	10/01/2018	16.80	.00	<u>20-6285 UNIFORMS EXPENSE</u>	0	10/18		
1880	SALUTE VENTURES INC	I10000480	7589	<u>1 EA. SPORT WICK PULLOVER W/EMBROIDERY, M.BORZICK, OCT.'18</u>	10/01/2018	16.80	.00	<u>21-6285 UNIFORMS EXPENSE</u>	0	10/18		
1880	SALUTE VENTURES INC	I10000480	7589	<u>1 EA. SPORT WICK PULLOVER W/EMBROIDERY, M.BORZICK, OCT.'18</u>	10/01/2018	6.40	.00	<u>25-6285 UNIFORMS EXPENSE</u>	0	10/18		
1880	SALUTE VENTURES INC	I10000480	7589	<u>3 EA. LONG SLEEVED CREW SHIRTS, B.WITHROW, OCT.'18</u>	10/01/2018	93.00	.00	<u>01-6285 UNIFORMS</u>	1004	10/18		
1880	SALUTE VENTURES INC	I10000480	7589	<u>1 EA. SPORT WICK PULLOVER WITH EMBROIDERY, M.NADEAU, OCT.'18</u>	10/01/2018	44.00	.00	<u>21-6285 UNIFORMS EXPENSE</u>	0	10/18		
1880	SALUTE VENTURES INC	I10000480		<u>1 EA. FLEECE HOODED JACKET W/EMBROIDERY, D.CROSSLEY, OCT.'18</u>	10/01/2018	21.42	.00	<u>20-6285 UNIFORMS EXPENSE</u>	0	10/18		
1880	SALUTE VENTURES INC	I10000480		<u>1 EA. FLEECE HOODED JACKET W/EMBROIDERY, D.CROSSLEY, OCT.'18</u>	10/01/2018	21.42	.00	<u>21-6285 UNIFORMS EXPENSE</u>	0	10/18		
1880	SALUTE VENTURES INC	I10000480		<u>1 EA. FLEECE HOODED JACKET W/EMBROIDERY, D.CROSSLEY, OCT.'18</u>	10/01/2018	8.16	.00	<u>25-6285 UNIFORMS EXPENSE</u>	0	10/18		

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1880	SALUTE VENTURES INC	I10000480		<u>DIGITIZE EMBROIDERY STITCHING - NEW LOGO, PUBLIC WORKS, OCT.'18</u>	10/01/2018	10.50	.00	<u>20-6285 UNIFORMS EXPENSE</u>	0	10/18		
1880	SALUTE VENTURES INC	I10000480		<u>DIGITIZE EMBROIDERY STITCHING, NEW LOGO, PUBLIC WORKS, OCT.'18</u>	10/01/2018	10.50	.00	<u>21-6285 UNIFORMS EXPENSE</u>	0	10/18		
1880	SALUTE VENTURES INC	I10000480		<u>DIGITIZE EMBROIDERY - NEW LOGO, PUBLIC WORKS, OCT.'18</u>	10/01/2018	4.00	.00	<u>25-6285 UNIFORMS EXPENSE</u>	0	10/18		
1880	SALUTE VENTURES INC	I10000480		<u>DIGITIZE EMBROIDERY - NEW LOGO, ECONOMIC DEVELOPMENT</u>	10/01/2018	25.00	.00	<u>01-6285 UNIFORMS</u>	4000	10/18		
Total I10000480:						418.00	.00					
Total SALUTE VENTURES INC:						418.00	.00					
<b>SELECT CUT STAKES AND WOOD PRODUCTS</b>												
1725	SELECT CUT STAKES AND WOOD PRODUCTS	486	7647	<u>SURVEY PAINT, FLAGS, T.FLEMING, OCT.'18</u>	10/08/2018	124.40	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	10/18		
1725	SELECT CUT STAKES AND WOOD PRODUCTS	486	7647	<u>SURVEY PAINT, FLAGS, T.FLEMING, OCT.'18</u>	10/08/2018	124.40	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/18		
1725	SELECT CUT STAKES AND WOOD PRODUCTS	486	7647	<u>SURVEY PAINT, FLAGS, T.FLEMING, OCT.'18</u>	10/08/2018	47.38	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	10/18		
Total 486:						296.18	.00					
Total SELECT CUT STAKES AND WOOD PRODUCTS:						296.18	.00					
<b>SOLBERG MANUFACTURING, INC.</b>												
1697	SOLBERG MANUFACTURING, INC.	680893	7607	<u>I FILTERS, M.NADEAU, OCT.'18 - SEWER</u>	10/08/2018	2,002.66	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	10/18		
Total 680893:						2,002.66	.00					

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Total SOLBERG MANUFACTURING, INC.:						2,002.66	.00					
<b>SPECTER INSTRUMENTS, INC.</b>												
1626	SPECTER INSTRUMENTS, INC.	151XT488-201		<u>ANNUAL RENEWAL OF SCADA SOFTWARE MAINTENANCE AND SUPPORT, WIN-911/PRO - WATER</u>	09/16/2018	207.90	.00	<u>20-6052 CONTRACT SERVICES</u>	0	10/18		
1626	SPECTER INSTRUMENTS, INC.	151XT488-201		<u>ANNUAL RENEWAL OF SCADA SOFTWARE MAINTENANCE AND SUPPORT, WIN-911/PRO - SEWER</u>	09/16/2018	207.90	.00	<u>21-6052 CONTRACT SERVICES</u>	0	10/18		
1626	SPECTER INSTRUMENTS, INC.	151XT488-201		<u>ANNUAL RENEWAL OF SCADA SOFTWARE MAINTENANCE AND SUPPORT, WIN-911/PRO - P.I</u>	09/16/2018	79.20	.00	<u>25-6052 CONTRACT SERVICES</u>	0	10/18		
Total 151XT488-20181215:						495.00	.00					
Total SPECTER INSTRUMENTS, INC.:						495.00	.00					
<b>ST. LUKE'S REGIONAL MEDICAL CENTER</b>												
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	427038973		<u>EMPLOYEE DRUG SCREEN, D.POLENTZ, AUG.'18</u>	08/24/2018	40.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1004	10/18		
Total 427038973:						40.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	427078464		<u>EMPLOYEE DRUG SCREEN, J.MORFIN, AUG.'18</u>	08/28/2018	40.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1004	10/18		
Total 427078464:						40.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	427209277		<u>NEW EMPLOYEE DRUG SCREENING, J.EMPEY, SEPT.'18 - ADMIN</u>	09/04/2018	10.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	0	10/18		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	427209277		<u>NEW EMPLOYEE DRUG SCREEN, J.EMPEY, SEPT.'18 - WATER</u>	09/04/2018	13.20	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	10/18		

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1441	ST. LUKE'S REGIONAL MEDICAL CENTER	427209277		<u>NEW EMPLOYEE DRUG SCREEN. J.EMPEY, SEPT.'18 - SEWER</u>	09/04/2018	13.20	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	10/18		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	427209277		<u>NEW EMPLOYEE DRUG SCREEN. J.EMPEY, SEPT.'18 - P.I</u>	09/04/2018	3.60	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	10/18		
Total 427209277:						40.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	427435771		<u>NEW EMPLOYEE VACCINATIONS AND IMMUNIZATIONS. T.RIVERA, SEPT.'18</u>	09/17/2018	66.49	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	10/18		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	427435771		<u>NEW EMPLOYEE VACCINATIONS AND IMMUNIZATIONS. T.RIVERA, SEPT.'18</u>	09/17/2018	66.49	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	10/18		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	427435771		<u>NEW EMPLOYEE VACCINATIONS AND IMMUNIZATIONS. T.RIVERA, SEPT.'18</u>	09/17/2018	25.34	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	10/18		
Total 427435771:						158.32	.00					
Total ST. LUKE'S REGIONAL MEDICAL CENTER:						278.32	.00					
<b>THE JORDEL COMPANY</b>												
1523	THE JORDEL COMPANY	00000001732	7530	<u>LABELS FOR BUILDING INSPECTION. J.COULTER, SEPT.'18</u>	09/07/2018	450.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	10/18		
Total 00000001732:						450.00	.00					
Total THE JORDEL COMPANY:						450.00	.00					
<b>TREASURE VALLEY COFFEE</b>												
992	TREASURE VALLEY COFFEE	2160:05736980	7635	<u>2 EA 5 GAL WATER BOTTLES, MAINTENANCE SHOP, SEPT. '18</u>	09/28/2018	11.40	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	10/18		

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Total 2160:05736980:						11.40	.00					
992	TREASURE VALLEY COFFEE	2160:05767065	7669	<u>4 EA. 5-GALLON BOTTLES OF WATER, 1 BOX HOT CHOCOLATE PACKETS, 1 CASE COFFEE, 3 CANISTERS SUGAR, 3 SLEEVES COLD CUPS, FOR TREATMENT PLANT, OCT.'18</u>	10/04/2018	48.07	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	10/18		
992	TREASURE VALLEY COFFEE	2160:05767065	7669	<u>4 EA. 5-GALLON BOTTLES OF WATER, 1 BOX HOT CHOCOLATE PACKETS, 1 CASE COFFEE, 3 CANISTERS SUGAR, 3 SLEEVES COLD CUPS, FOR TREATMENT PLANT, OCT.'18</u>	10/04/2018	48.07	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	10/18		
992	TREASURE VALLEY COFFEE	2160:05767065	7669	<u>4 EA. 5-GALLON BOTTLES OF WATER, 1 BOX HOT CHOCOLATE PACKETS, 1 CASE COFFEE, 3 CANISTERS SUGAR, 3 SLEEVES COLD CUPS, FOR TREATMENT PLANT, OCT.'18</u>	10/04/2018	18.31	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	10/18		
Total 2160:05767065:						114.45	.00					
992	TREASURE VALLEY COFFEE	2160:05777552	7635	<u>6 EA 5 GAL WATER BOTTLES, CITY HALL, SEPT. '18</u>	09/28/2018	34.20	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	10/18		
Total 2160:05777552:						34.20	.00					
Total TREASURE VALLEY COFFEE:						160.05	.00					
<b>U.S. BANK (VISA)</b>												
1444	U.S. BANK (VISA)	133982540020		<u>BSU, UPAY REIMBURSEMENT OF CANCELLED REGISTRATION, SEPT.'18 - P &amp; Z</u>	09/10/2018	-215.00	.00	<u>01-6265 TRAINING &amp; SCHOOLING</u>	1003	10/18		
Total 13398254002096084576:						-215.00	.00					

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1444	U.S. BANK (VISA)	310682509750	7542	ALBERTSONS, REFRESHMENTS FOR DT MEETING, A.WELKER, SEPT.'18	09/06/2018	25.95	.00	01-6155 MEETINGS/COMMI TEES	1032	10/18		
Total 31068250975010030118:						25.95	.00					
1444	U.S. BANK (VISA)	330982570915	7557	IBOL, OPERATOR IN TRAINING RETEST, J. OSBORN, WATER SEPT '18	09/13/2018	49.60	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	10/18		
1444	U.S. BANK (VISA)	330982570915	7557	IBOL, OPERATOR IN TRAINING RETEST, J. OSBORN, SEPT.'18 - P.I	09/13/2018	12.40	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	10/18		
Total 33098257091563008967:						62.00	.00					
1444	U.S. BANK (VISA)	889482486301	7526	CRAIGSLIST, ADVERTISING WASTE WATER I POSITION, F.GIDDINGS, SEPT.'18	09/04/2018	25.00	.00	21-6160 MISCELLANEOUS EXPENSES	0	10/18		
Total 88948248630110283361:						25.00	.00					
1444	U.S. BANK (VISA)	893082640432	7586	IDAHO BUSINESS REVIEW, BREAKFAST MEETING, L.HOLLAND, SEPT.'18	09/20/2018	15.00	.00	01-6155 MEETINGS/COMMI TEES	4000	10/18		
Total 89308264043201707028:						15.00	.00					
1444	U.S. BANK (VISA)	921582567402	7554	BARLOGA BREW/KUNA COFFEE AND DELI LUNCHEON FOR ECONOMIC DEVELOPMENT, L.HOLLAND, SEPT.'18	09/13/2018	171.25	.00	01-6155 MEETINGS/COMMI TEES	4000	10/18		
Total 92158256740221628863:						171.25	.00					
1444	U.S. BANK (VISA)	921682411004	7510	INTERNATIONAL CODE COUNCIL, TEST FEES, J.ADAMS, AUG.'18	08/29/2018	209.00	.00	01-6265 TRAINING & SCHOOLING	1005	10/18		

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Total 92168241100405879516:						209.00	.00					
1444	U.S. BANK (VISA)	921682421002	7517	<u>AMAZON.COM, OFFICE CHAIR, J.ADAMS, AUG.'18</u>	08/30/2018	125.90	.00	<u>01-6175 SMALL TOOLS</u>	1005	10/18		
Total 92168242100261232601:						125.90	.00					
1444	U.S. BANK (VISA)	921682551003	7551	<u>FLOOR MAT FOR J.EMPEY, SEPT.'18 - ADMIN</u>	09/12/2018	10.79	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	10/18		
1444	U.S. BANK (VISA)	921682551003	7551	<u>FLOOR MAT FOR J.EMPEY, SEPT.'18 - WATER</u>	09/12/2018	14.24	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	10/18		
1444	U.S. BANK (VISA)	921682551003	7551	<u>FLOOR MAT FOR J.EMPEY, SEPT.'18 - SEWER</u>	09/12/2018	14.24	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	10/18		
1444	U.S. BANK (VISA)	921682551003		<u>FLOOR MAT FOR J.EMPEY, SEPT.'18 - P.I</u>	09/12/2018	3.87	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	10/18		
Total 92168255100356053650:						43.14	.00					
1444	U.S. BANK (VISA)	921682631006	7578	<u>INTERNATIONAL CODE COUNCIL, TEST FEES, J.ADAMS, SEPT.'18</u>	09/20/2018	209.00	.00	<u>01-6265 TRAINING &amp; SCHOOLING</u>	1005	10/18		
Total 92168263100656074919:						209.00	.00					
Total U.S. BANK (VISA):						671.24	.00					
<b>UNITED OIL</b>												
316	UNITED OIL	378464	7662	<u>103.3 GALLONS OF DIESEL FOR PATAGONIA LIFT STATION, T.SHAFFER, OCT.'18</u>	10/03/2018	339.75	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/18		
Total 378464:						339.75	.00					
316	UNITED OIL	378465	7662	<u>15 GALLONS OF DIESEL FOR WELL #6, T.SHAFFER, OCT.'18</u>	10/03/2018	49.34	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	10/18		

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Total 378465:						49.34	.00					
316	UNITED OIL	378466	7662	<u>164.8 GALLONS OF DIESEL FOR CEDAR WELL, T.SHAFFER, OCT.'18</u>	10/03/2018	542.03	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	10/18		
Total 378466:						542.03	.00					
316	UNITED OIL	378467	7662	<u>164.8 GALLONS DIESEL FOR BUTLER WELL, T.SHAFFER, OCT.'18</u>	10/03/2018	542.03	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	10/18		
Total 378467:						542.03	.00					
316	UNITED OIL	378468	7662	<u>169.3 GALLONS OF DIESEL FOR CRIMSON LIFT STATION, T.SHAFFER, OCT.'18</u>	10/03/2018	556.83	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/18		
Total 378468:						556.83	.00					
316	UNITED OIL	378469	7662	<u>81.4 GALLONS DIESEL FOR DANSKIN LIFT STATION, T.SHAFFER, OCT.'18</u>	10/03/2018	267.72	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/18		
Total 378469:						267.72	.00					
316	UNITED OIL	378470	7662	<u>42.7 GALLONS OF DIESEL FOR DANSKIN WELL, T.SHAFFER, OCT.'18</u>	10/03/2018	140.44	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	10/18		
Total 378470:						140.44	.00					
316	UNITED OIL	378471	7662	<u>10.8 GALLONS DIESEL FOR DISCOVERY LIFT STATION, T.SHAFFER, OCT.'18</u>	10/03/2018	35.52	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/18		
Total 378471:						35.52	.00					

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Total UNITED OIL:						2,473.66	.00					
<b>UNIVAR USA, INC.</b>												
1410	UNIVAR USA, INC.	NA598686	7550	<u>ALUMINUM SULFATE, T.SHAFFER, SEPT.'18</u>	09/21/2018	5,642.07	.00	<u>21-6151 M &amp; R - PROCESS CHEMICALS</u>	0	10/18		
Total NA598686:						5,642.07	.00					
1410	UNIVAR USA, INC.	NA598863	7610	<u>SODIUM HYPOCHLORITE, T.SHAFFER, SEPT.'18</u>	09/27/2018	756.70	.00	<u>21-6151 M &amp; R - PROCESS CHEMICALS</u>	0	10/18		
1410	UNIVAR USA, INC.	NA598863	7610	<u>RETURNABLE POLY CONTAINER DEPOSIT, T.SHAFFER, SEPT.'18</u>	09/27/2018	700.00	.00	<u>21-6097 DEPOSITS ON ACCOUNT</u>	0	10/18		
Total NA598863:						1,456.70	.00					
Total UNIVAR USA, INC.:						7,098.77	.00					
<b>UTILITY REFUND #4</b>												
1887	UTILITY REFUND #4	173060.01A		<u>PERRYMAN CONSTRUCTION, 1536 W KERF ST - UTILITY REFUND</u>	10/05/2018	180.72	180.72	<u>99-1075 Utility Cash Clearing</u>	0	10/18	10/05/2018	
Total 173060.01A:						180.72	180.72					
Total UTILITY REFUND #4:						180.72	180.72					
<b>UTILITY REFUND #6</b>												
1951	UTILITY REFUND #6	10092018AH		<u>ALLEN HILLMAN, 1741 N VERIDIAN AVE, UTILITY REFUND</u>	10/09/2018	94.33	.00	<u>99-1075 Utility Cash Clearing</u>	0	10/18		
Total 10092018AH:						94.33	.00					
1951	UTILITY REFUND #6	10092018AL		<u>ADAM LLEWELLYN, 1164 W ASHWOOD CT, UTILITY REFUND</u>	10/09/2018	11.45	.00	<u>99-1075 Utility Cash Clearing</u>	0	10/18		

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Total 10092018AL:						11.45	.00					
1951	UTILITY REFUND #6	10092018BB		<u>BENJAMIN BARROWS, 1212 W WHEAT ST, UTILITY REFUND</u>	10/09/2018	40.95	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 10092018BB:						40.95	.00					
1951	UTILITY REFUND #6	10092018DP		<u>DENNIS L PIATT, 1015 W OWYHEE, UTILITY REFUND</u>	10/09/2018	31.96	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 10092018DP:						31.96	.00					
1951	UTILITY REFUND #6	10092018FF		<u>FRED FARMER, 1400 ATHERTON AVE, UTILITY REFUND</u>	10/09/2018	73.11	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 10092018FF:						73.11	.00					
1951	UTILITY REFUND #6	10092018HA		<u>HARRY ALEXANDER, 1118 N CAMBRICK DR, UTILITY REFUND</u>	10/09/2018	75.00	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 10092018HA:						75.00	.00					
1951	UTILITY REFUND #6	10092018JH		<u>JIMMIE HUMPHRIES, 1803 W MULHULAND CT, UTILITY REFUND</u>	10/09/2018	17.77	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 10092018JH:						17.77	.00					
1951	UTILITY REFUND #6	10092018JL		<u>JARED LAW, 2651 N HOSE GULCH AVE, UTILITY REFUND</u>	10/09/2018	13.64	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 10092018JL:						13.64	.00					
1951	UTILITY REFUND #6	10092018JM		<u>JEREMY K MILLS, 690 E NEW ROCKROSE CT, UTILITY REFUND</u>	10/09/2018	80.98	.00	99-1075 Utility Cash Clearing	0	10/18		

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Total 10092018JM:						80.98	.00					
1951	UTILITY REFUND #6	10092018JS		<u>JOSEPH SPURRIER, 1236 W PENELOPE ST., UTILITY REFUND</u>	10/09/2018	7.80	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 10092018JS:						7.80	.00					
1951	UTILITY REFUND #6	10092018KG		<u>KELLIE GATES, 1288 W BALBOA ST., UTILITY REFUND</u>	10/09/2018	8.43	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 10092018KG:						8.43	.00					
1951	UTILITY REFUND #6	10092018KH		<u>KEETON HUTCHINS, 1135 N CAMBRICK, UTILITY REFUND</u>	10/09/2018	36.95	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 10092018KH:						36.95	.00					
1951	UTILITY REFUND #6	10092018NK		<u>NICHOLAS KULACK, 1168 FOOLS GOLD, UTILITY REFUND</u>	10/09/2018	77.65	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 10092018NK:						77.65	.00					
1951	UTILITY REFUND #6	10092018RB		<u>RENDI I BELL, 1980 W ESCONDIDO ST., UTILITY REFUND</u>	10/09/2018	51.69	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 10092018RB:						51.69	.00					
1951	UTILITY REFUND #6	10092018SA		<u>SPRING ALEXANDER, 358 W WHITETAIL CT., UTILITY REFUND</u>	10/09/2018	27.75	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 10092018SA:						27.75	.00					

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1951	UTILITY REFUND #6	10092018SC		<u>SHANE CAVANAUGH, 1219 N CATERPILLAR AVE, UTILITY REFUND</u>	10/09/2018	6.80	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 10092018SC:						6.80	.00					
1951	UTILITY REFUND #6	10092018SF		<u>SHAWN FLORKE, 607 S WILLOWSPRINGS PL, UTILITY REFUND</u>	10/09/2018	76.12	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 10092018SF:						76.12	.00					
1951	UTILITY REFUND #6	10092018SM		<u>SCOTT MCMULLEN, 500 E EDENRIDGE DR, UTILITY REFUND</u>	10/09/2018	15.01	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 10092018SM:						15.01	.00					
1951	UTILITY REFUND #6	10092018TD		<u>THOMAS E DAILEY III, 650 S STIBNITE AVE, UTILITY REFUND</u>	10/09/2018	8.54	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 10092018TD:						8.54	.00					
1951	UTILITY REFUND #6	10092018TH		<u>TYLER HOLTZ, 1259 N CATERPILLAR AVE, UTILITY REFUND</u>	10/09/2018	68.28	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 10092018TH:						68.28	.00					
1951	UTILITY REFUND #6	10092018TVR		<u>TREASURE VALLEY REALTY COMPANY, 8517 S DANSKIN LN, UTILITY REFUND</u>	10/09/2018	22.64	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 10092018TVRC:						22.64	.00					
1951	UTILITY REFUND #6	10092018WS		<u>WALKER A SEID, 2108 N FIREBRICK, UTILITY REFUND</u>	10/09/2018	8.54	.00	99-1075 Utility Cash Clearing	0	10/18		

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Total 10092018WS:						8.54	.00					
1951	UTILITY REFUND #6	10102018MC		<u>MARY CARREL, 673 W BURY ST. UTILITY REFUND</u>	10/10/2018	191.69	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 10102018MC:						191.69	.00					
1951	UTILITY REFUND #6	111575.01		<u>ANTHONY GRANT, 534 N MOONGLOW PL, UTILITY REFUND</u>	09/27/2018	3.00	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 111575.01:						3.00	.00					
1951	UTILITY REFUND #6	120290.03		<u>TURBO FITNESS, 723 N TOPANGA CT. UTILITY REFUND</u>	10/08/2018	100.00	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 120290.03:						100.00	.00					
1951	UTILITY REFUND #6	121560.03		<u>WALKER A SEID, 845 N CRANESBILL AVE, UTILITY REFUND</u>	09/27/2018	61.08	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 121560.03:						61.08	.00					
1951	UTILITY REFUND #6	150560.04		<u>JOSHUA YOUNG, 1270 N ANDREW DR - UTILITY REFUND</u>	09/28/2018	300.00	300.00	99-1075 Utility Cash Clearing	0	9/18	09/28/2018	
Total 150560.04:						300.00	300.00					
1951	UTILITY REFUND #6	150650.01		<u>NATHANAEL HENDERSON, 1327 N ANDREW DR, UTILITY REFUND</u>	10/09/2018	56.59	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 150650.01:						56.59	.00					
1951	UTILITY REFUND #6	173565.02		<u>HANNELORE WALLACE, 1934 W STONY DESERT ST. UTILITY REFUND</u>	09/27/2018	5.51	.00	99-1075 Utility Cash Clearing	0	10/18		



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				REFUND	10/09/2018	48.55	.00	99-1075 Utility Cash Clearing	0	10/18		
	Total 220725.02:					48.55	.00					
1951	UTILITY REFUND #6	220775.02		<u>JOHN HOWARD, 621 E GREAT BEAR ST. UTILITY REFUND</u>	10/09/2018	128.40	.00	99-1075 Utility Cash Clearing	0	10/18		
	Total 220775.02:					128.40	.00					
1951	UTILITY REFUND #6	230330.02		<u>TERRY LYDELL, 555 S RED OAK AVE. UTILITY REFUND</u>	10/09/2018	100.00	.00	99-1075 Utility Cash Clearing	0	10/18		
	Total 230330.02:					100.00	.00					
1951	UTILITY REFUND #6	230465.03		<u>JAMES AARON BILLINGS, 704 S WILLOW SPRINGS PL. UTILITY REFUND</u>	10/02/2018	70.53	.00	99-1075 Utility Cash Clearing	0	10/18		
	Total 230465.03:					70.53	.00					
1951	UTILITY REFUND #6	260495.02		<u>AMALIA M BROOKS, 1629 N FIREBRICK DR. UTILITY REFUND</u>	09/27/2018	43.05	.00	99-1075 Utility Cash Clearing	0	10/18		
	Total 260495.02:					43.05	.00					
1951	UTILITY REFUND #6	264180.03A		<u>DAVID TONER, 1716 N BLUSH AVE. UTILITY REFUND</u>	10/05/2018	69.95	.00	99-1075 Utility Cash Clearing	0	10/18		
	Total 264180.03A:					69.95	.00					
1951	UTILITY REFUND #6	265040.02		<u>TOM MONAHAN, 2368 W BEIGE CT. UTILITY REFUND</u>	09/27/2018	5.51	.00	99-1075 Utility Cash Clearing	0	10/18		
	Total 265040.02:					5.51	.00					

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1951	UTILITY REFUND #6	265118.01		<u>RIVERWOOD HOMES, 2179 W HENNA ST, UTILITY REFUND</u>	09/27/2018	7.09	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 265118.01:						7.09	.00					
1951	UTILITY REFUND #6	268005.01		<u>CBH HOMES, 1809 N THISTLE DR, UTILITY REFUND</u>	09/27/2018	130.16	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 268005.01:						130.16	.00					
1951	UTILITY REFUND #6	277032.01		<u>CBH HOMES, 2497 N IDITAROD WAY, UTILITY REFUND</u>	09/27/2018	18.11	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 277032.01:						18.11	.00					
1951	UTILITY REFUND #6	277036.01		<u>CBH HOMES, 2593 N IDITAROD WAY, UTILITY REFUND</u>	09/27/2018	53.70	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 277036.01:						53.70	.00					
1951	UTILITY REFUND #6	277037.01		<u>CBH HOMES, 2617 N IDITAROD WAY, UTILITY REFUND</u>	10/02/2018	51.63	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 277037.01:						51.63	.00					
1951	UTILITY REFUND #6	278126.01		<u>CBH HOMES, 3029 W PEAR APPLE ST, UTILITY REFUND</u>	10/02/2018	45.39	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 278126.01:						45.39	.00					
1951	UTILITY REFUND #6	280405.01		<u>TRIDENT HOMES, 2251 N CITRINE AVE, UTILITY REFUND</u>	09/27/2018	309.05	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 280405.01:						309.05	.00					

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1951	UTILITY REFUND #6	291002.01		<u>CBH HOMES, 3297 W DEVOTION DR, UTILITY REFUND</u>	09/27/2018	31.96	.00	<u>99-1075 Utility Cash Clearing</u>	0	10/18		
Total 291002.01:						31.96	.00					
1951	UTILITY REFUND #6	291029.01		<u>CBH HOMES, 6909 S DONAWAY AVE, UTILITY REFUND</u>	09/27/2018	67.90	.00	<u>99-1075 Utility Cash Clearing</u>	0	10/18		
Total 291029.01:						67.90	.00					
1951	UTILITY REFUND #6	302113.01		<u>RIVERWOOD HOMES, 853 E ANDES DR, UTILITY REFUND</u>	09/27/2018	2.21	.00	<u>99-1075 Utility Cash Clearing</u>	0	10/18		
Total 302113.01:						2.21	.00					
1951	UTILITY REFUND #6	302114.01		<u>RIVERWOOD HOMES, 887 E ANDES DR, UTILITY REFUND</u>	09/27/2018	2.21	.00	<u>99-1075 Utility Cash Clearing</u>	0	10/18		
Total 302114.01:						2.21	.00					
1951	UTILITY REFUND #6	302158.01		<u>EAGLEWOOD HOMES, 678 E ANDES DR, UTILITY REFUND</u>	09/27/2018	105.48	.00	<u>99-1075 Utility Cash Clearing</u>	0	10/18		
Total 302158.01:						105.48	.00					
1951	UTILITY REFUND #6	303025.01		<u>HUBBLE HOMES, 1046 E FIRESTONE DR, UTILITY REFUND</u>	09/27/2018	9.85	.00	<u>99-1075 Utility Cash Clearing</u>	0	10/18		
Total 303025.01:						9.85	.00					
1951	UTILITY REFUND #6	303103.01		<u>HUBBLE HOMES, 2185 N GREENVILLE AVE, UTILITY REFUND</u>	10/09/2018	23.69	.00	<u>99-1075 Utility Cash Clearing</u>	0	10/18		

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Total 303103.01:						23.69	.00					
1951	UTILITY REFUND #6	303115.01		<u>HUBBLE HOMES, 2264 N GREENVILLE AVE, UTILITY REFUND</u>	10/09/2018	16.53	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 303115.01:						16.53	.00					
1951	UTILITY REFUND #6	310011.01		<u>TOLL BROS INC, 9497 S MACADAN WAY, UTILITY REFUND</u>	10/02/2018	43.83	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 310011.01:						43.83	.00					
1951	UTILITY REFUND #6	310016.01		<u>TOLL BROS INC, 1095 W SOLDOTNA ST, UTILITY REFUND</u>	10/02/2018	45.39	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 310016.01:						45.39	.00					
1951	UTILITY REFUND #6	310208.01		<u>TOLL BROS INC, 1476 W SOLDOTNA DR, UTILITY REFUND</u>	10/02/2018	45.39	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 310208.01:						45.39	.00					
1951	UTILITY REFUND #6	310210.01		<u>TOLL BROS INC, 1520 W SOLDOTNA DR, UTILITY REFUND</u>	10/02/2018	42.27	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 310210.01:						42.27	.00					
1951	UTILITY REFUND #6	310224.01		<u>TOLL BROS INC, 1525 W SOLDOTNA DR, UTILITY REFUND</u>	09/27/2018	52.29	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 310224.01:						52.29	.00					

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1951	UTILITY REFUND #6	310225.01		<u>TOLL BROS INC. 1509 W SOLDOTNA DR. UTILITY REFUND</u>	09/27/2018	41.27	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 310225.01:						41.27	.00					
1951	UTILITY REFUND #6	310332.01A		<u>TOLL BROS INC. 9370 S ORENBURG AVE. UTILITY REFUND</u>	10/05/2018	48.32	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 310332.01A:						48.32	.00					
1951	UTILITY REFUND #6	40365.01A		<u>PAUL HATCH. 672 N MARTEESON AVE. UTILITY REFUND</u>	10/01/2018	68.95	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 40365.01A:						68.95	.00					
1951	UTILITY REFUND #6	90210.02		<u>DAWN MCCLELLAN ENTERPRISES. 1196 W GOLD ST. UTILITY REFUND</u>	09/27/2018	65.67	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 90210.02:						65.67	.00					
1951	UTILITY REFUND #6	91150.02		<u>KRISTY SWINFORD. 942 N SLUICE WAY. UTILITY REFUND</u>	09/27/2018	171.96	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 91150.02:						171.96	.00					
1951	UTILITY REFUND #6	91510.02		<u>ANGELA NANCE. 1244 N PYRITE AVE. UTILITY REFUND</u>	10/01/2018	68.95	.00	99-1075 Utility Cash Clearing	0	10/18		
Total 91510.02:						68.95	.00					
Total UTILITY REFUND #6:						3,941.74	300.00					

UTILITY TRAILER SALES OF IDAHO, INC.

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1641	UTILITY TRAILER SALES OF IDAHO, INC.	AI31603	7683	<u>WARNING LIGHTS FOR THE TAHOE, B.GILLOGLY, OCT.'18</u>	10/09/2018	69.48	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/18		
1641	UTILITY TRAILER SALES OF IDAHO, INC.	AI31603	7683	<u>WARNING LIGHTS FOR THE TAHOE, B.GILLOGLY, OCT.'18</u>	10/09/2018	69.48	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/18		
1641	UTILITY TRAILER SALES OF IDAHO, INC.	AI31603	7683	<u>WARNING LIGHTS FOR THE TAHOE, B.GILLOGLY, OCT.'18</u>	10/09/2018	26.48	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	10/18		
Total AI31603:						165.44	.00					
Total UTILITY TRAILER SALES OF IDAHO, INC.:						165.44	.00					
<b>VALLEY REGIONAL TRANSIT</b>												
1669	VALLEY REGIONAL TRANSIT	000000023980		<u>ANNUAL VRT MEMBERSHIP DUES, FY2019</u>	10/01/2018	8,578.00	.00	<u>01-6075 DUES &amp; MEMBERSHIPS</u>	0	10/18		
Total 000000023980:						8,578.00	.00					
Total VALLEY REGIONAL TRANSIT:						8,578.00	.00					
<b>VALLI INFORMATION SYSTEMS, INC</b>												
857	VALLI INFORMATION SYSTEMS, INC	49347		<u>ESTATEMENTS, PRINTED INSERTS, IMAGES AND POSTAGE FOR BILLING FOR SEPT.'18 - ADMIN</u>	09/30/2018	983.38	.00	<u>01-6190 POSTAGE &amp; BILLING</u>	0	10/18		
857	VALLI INFORMATION SYSTEMS, INC	49347		<u>ESTATEMENT, PRINTED INSERTS, IMAGES AND POSTAGE FOR BILLING FOR SEPT.'18 - WATER</u>	09/30/2018	1,545.30	.00	<u>20-6190 POSTAGE &amp; BILLING</u>	0	10/18		
857	VALLI INFORMATION SYSTEMS, INC	49347		<u>ESTATEMENTS, PRINTED INSERTS, IMAGES AND POSTAGE FOR BILLING FOR SEPT.'18 - SEWER</u>	09/30/2018	1,545.30	.00	<u>21-6190 POSTAGE &amp; BILLING</u>	0	10/18		
857	VALLI INFORMATION SYSTEMS, INC	49347		<u>ESTATEMENTS, PRINTED INSERTS, IMAGES AND POSTAGE FOR BILLING FOR SEPT.'18 - P.I</u>	09/30/2018	608.76	.00	<u>25-6190 POSTAGE &amp; BILLING</u>	0	10/18		

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 49347:						4,682.74	.00					
857	VALLI INFORMATION SYSTEMS, INC	49348		<u>LOCKBOX TRANSACTIONS AND EPAY MONTHLY MAINTENANCE FOR SEPT.'18 - ADMIN</u>	09/30/2018	51.72	.00	<u>01-6190 POSTAGE &amp; BILLING</u>	0	10/18		
857	VALLI INFORMATION SYSTEMS, INC	49348		<u>LOCKBOX TRANSACTIONS AND EPAY MONTHLY MAINTENANCE FOR SEPT.'18 - WATER</u>	09/30/2018	81.27	.00	<u>20-6190 POSTAGE &amp; BILLING</u>	0	10/18		
857	VALLI INFORMATION SYSTEMS, INC	49348		<u>LOCKBOX TRANSACTIONS AND EPAY MONTHLY MAINTENANCE FOR SEPT.'18 - SEWER</u>	09/30/2018	81.27	.00	<u>21-6190 POSTAGE &amp; BILLING</u>	0	10/18		
857	VALLI INFORMATION SYSTEMS, INC	49348		<u>LOCKBOX TRANSACTIONS AND EPAY MONTHLY MAINTENANCE FOR SEPT.'18 - P.I</u>	09/30/2018	32.01	.00	<u>25-6190 POSTAGE &amp; BILLING</u>	0	10/18		
Total 49348:						246.27	.00					
Total VALLI INFORMATION SYSTEMS, INC:						4,929.01	.00					
<b>VERIZON WIRELESS</b>												
1575	VERIZON WIRELESS	9815528297		<u>CELL PHONE SERVICE, 8/29-9/28/18 - ADMIN</u>	09/28/2018	101.22	.00	<u>01-6255 TELEPHONE</u>	0	10/18		
1575	VERIZON WIRELESS	9815528297		<u>CELL PHONE SERVICE, 8/29-9/28/18 - PARKS</u>	09/28/2018	325.34	.00	<u>01-6255 TELEPHONE</u>	1004	10/18		
1575	VERIZON WIRELESS	9815528297		<u>CELL PHONE SERVICE, 8/29-9/28/18 - BUILDING INSPECTION</u>	09/28/2018	90.37	.00	<u>01-6255 TELEPHONE</u>	1005	10/18		
1575	VERIZON WIRELESS	9815528297		<u>CELL PHONE SERVICE, 8/29-9/28/18 - WATER</u>	09/28/2018	356.60	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	10/18		
1575	VERIZON WIRELESS	9815528297		<u>CELL PHONE SERVICE, 8/29-9/28/18 - SEWER</u>	09/28/2018	519.27	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	10/18		

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1575	VERIZON WIRELESS	9815528297		<u>CELL PHONE SERVICE, 8/29-9/28/18 - P.I</u>	09/28/2018	98.32	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	10/18		
1575	VERIZON WIRELESS	9815528297		<u>CELL PHONE SERVICE, 8/29-9/28/18 - ECONOMIC DEVELOPMENT</u>	09/28/2018	45.19	.00	<u>01-6255 TELEPHONE</u>	4000	10/18		
Total 9815528297:						1,536.31	.00					
Total VERIZON WIRELESS:						1,536.31	.00					
<b>VICTORY GREENS</b>												
364	VICTORY GREENS	463122&46384	7619	<u>PLANTS AND ROCK FOR THE TREATMENT PLANT, B.BACHMAN, SEPT.'18</u>	09/27/2018	616.76	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	10/18		
364	VICTORY GREENS	463122&46384	7619	<u>PLANTS AND ROCK FOR THE TREATMENT PLANT, B.BACHMAN, SEPT.'18</u>	09/27/2018	616.77	.00	<u>21-6140 MAINT. &amp; REPAIR BUILDING</u>	0	10/18		
364	VICTORY GREENS	463122&46384		<u>PLANTS AND ROCK FOR THE TREATMENT PLANT, B.BACHMAN, SEPT.'18</u>	09/27/2018	234.96	.00	<u>25-6140 MAINT. &amp; REPAIR BUILDING</u>	0	10/18		
Total 463122&463841:						1,468.49	.00					
Total VICTORY GREENS:						1,468.49	.00					
<b>WESTERN RECORDS DESTRUCTION, INC.</b>												
1633	WESTERN RECORDS DESTRUCTION, INC.	0412215		<u>RECORDS DESTRUCTION, 9/1- 30/18 - ADMIN</u>	10/01/2018	7.00	.00	<u>01-6052 CONTRACT SERVICES</u>	0	10/18		
1633	WESTERN RECORDS DESTRUCTION, INC.	0412215		<u>RECORDS DESTRUCTION, 9/1- 30/18 - P &amp; Z</u>	10/01/2018	2.25	.00	<u>01-6052 CONTRACT SERVICES</u>	1003	10/18		
1633	WESTERN RECORDS DESTRUCTION, INC.	0412215		<u>RECORDS DESTRUCTION, 9/1- 30/18 - WATER</u>	10/01/2018	6.63	.00	<u>20-6052 CONTRACT SERVICES</u>	0	10/18		
1633	WESTERN RECORDS DESTRUCTION, INC.	0412215		<u>RECORDS DESTRUCTION, 9/1- 30/18 - SEWER</u>	10/01/2018	6.63	.00	<u>21-6052 CONTRACT SERVICES</u>	0	10/18		

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1633	WESTERN RECORDS DESTRUCTION, INC.	0412215		<u>RECORDS DESTRUCTION, 9/1- 30/18 - P.I</u>	10/01/2018	2.49	.00	<u>25-6052 CONTRACT SERVICES</u>	0	10/18		
Total 0412215:						25.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						25.00	.00					
<b>WEX BANK</b>												
1234	WEX BANK	56010162		<u>FUEL, SEPT.'18 - ADMIN</u>	09/30/2018	2.34	.00	<u>01-6300 FUEL</u>	0	10/18		
1234	WEX BANK	56010162		<u>FUEL, SEPT.'18 - PARKS</u>	09/30/2018	581.56	.00	<u>01-6300 FUEL</u>	1004	10/18		
1234	WEX BANK	56010162		<u>FUEL, SEPT.'18 - BUILDING INSPECTION</u>	09/30/2018	248.02	.00	<u>01-6300 FUEL</u>	1005	10/18		
1234	WEX BANK	56010162		<u>FUEL, SEPT.'18 - WATER</u>	09/30/2018	563.45	.00	<u>20-6300 FUEL</u>	1005	10/18		
1234	WEX BANK	56010162		<u>FUEL, SEPT.'18 - SEWER</u>	09/30/2018	90.97	.00	<u>21-6300 FUEL</u>	0	10/18		
1234	WEX BANK	56010162		<u>FUEL, SEPT.'18 - P.I</u>	09/30/2018	145.06	.00	<u>25-6300 FUEL</u>	0	10/18		
Total 56010162:						1,631.40	.00					
Total WEX BANK:						1,631.40	.00					
<b>XYLEM WATER SOLUTIONS U.S.A., INC.</b>												
1623	XYLEM WATER SOLUTIONS U.S.A., INC.	400850456	7439	<u>BEARINGS, SEALS, RINGS, SEAL ASSEMBLY FOR REUSE PUMP, T.SHAFFER, SEPT.'18</u>	09/28/2018	601.52	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	10/18		
Total 400850456:						601.52	.00					
Total XYLEM WATER SOLUTIONS U.S.A., INC.:						601.52	.00					
<b>ZAMZOWS</b>												
66	ZAMZOWS	3943561-IN		<u>FLOWERS FOR DOWNTOWN PLANTERS, B.WITHROW, JUN.'18</u>	06/19/2018	8.77	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS -</u>				

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								SYSTEM	1004	10/18		
Total 3943561-IN:						8.77	.00					
66	ZAMZOWS	3944075-IN	7132	<u>FLOWERS FOR DOWNTOWN PLANTERS, B WITHROW, PARKS, JUNE 18</u>	06/01/2018	16.96	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	10/18		
Total 3944075-IN:						16.96	.00					
66	ZAMZOWS	3948111-IN	7338	<u>REPLACEMENT FLOWERS FOR FLOWER BEDS, B WITHROW, PARKS, JUL 18</u>	07/19/2018	45.00	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	10/18		
Total 3948111-IN:						45.00	.00					
Total ZAMZOWS:						70.73	.00					
Grand Totals:						328,780.00	184,330.96					

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

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

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

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\_\_\_\_\_

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

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

**RESOLUTION NO. R81-2018  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPOINTING ONE (1) NEW MEMBER TO THE CITY OF KUNA, IDAHO DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE, TO REPLACE ONE (1) MEMBER.**

**WHEREAS**, Idaho Code Title 67, Chapter 82; sets forth the *Idaho Development Impact Fee Act*, which provides for the establishment for planning and financing public facilities needed to serve new growth and development; and

**WHEREAS**, §67-8205 provides that a governmental entity that is considering, or which has adopted a development impact fee ordinance shall establish a development impact fee advisory committee; and

**WHEREAS**, §67-8205(2) provides that the committee shall be composed of not fewer than five (5) members appointed by the city; and

**WHEREAS**, §67-8205(3) provides that the development impact fee advisory committee shall serve in an advisory capacity and is established to:

- (a) Assist the governmental entity in adopting land use assumptions;
- (b) Review the capital improvements plan, and proposed amendments, and file written comments;
- (c) Monitor and evaluate implementation of the capital improvements plan;
- (d) File periodic reports, at least annually, with respect to the capital improvements plan and report to the governmental entity any perceived inequities in implementing the plan or imposing the development impact fees; and
- (e) Advise the governmental entity of the need to update or revise land use assumptions, capital improvements plan and development impact fees.

**WHEREAS**, the City of Kuna, Idaho did, pursuant to Resolution No. R52-2015, establish a development impact fee ordinance, which appointed five (5) members, and Resolution No. R52-2015A, did appoint two (2) members to replace two (2) members who were unable to serve; and

**WHEREAS**, it is now necessary to replace one (1) member with a new member to comply with Idaho Law.

**BE IT HEREBY RESOLVED** by the Mayor and Council of the City of Kuna, Idaho that the following person is appointed to the Development Impact Fee Committee:

1. Kris Perdew

The full advisory committee shall consist of:

1. Robert Cleere
2. David Gronbeck
3. Jace Hellman
4. Andy Kahl
5. Kris Perdew

**PASSED BY THE COUNCIL** of Kuna, Idaho this 16<sup>th</sup> day of October, 2018.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 16<sup>th</sup> day of October, 2018.

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

ATTEST:

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

**RESOLUTION NO. R82-2018  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE LEASE AGREEMENT WITH SILVER BUTTE HOLSTEINS, INC. FOR THE LEASE OF THE CITY OF KUNA'S PROPERTY LOCATED AT SWAN FALLS ROAD, KUNA, IDAHO.**

**BE IT HEREBY RESOLVED** by the Mayor and Council of the City of Kuna, Idaho that the Mayor of the City of Kuna, Idaho is hereby authorized to execute the 2018-2019 Real Estate Lease Agreement between the City of Kuna and Silver Butte Holsteins, Inc. for the lease of the City of Kuna's property located at Swan Falls Road, Kuna, Idaho, as attached hereto and made a part hereof, as **Exhibit A**.

**PASSED BY THE COUNCIL** of Kuna, Idaho this 16<sup>th</sup> day of October, 2018.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 16<sup>th</sup> day of October, 2018.

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

ATTEST:

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

## REAL ESTATE LEASE AGREEMENT

This AGREEMENT, is between the City of Kuna, Idaho, (herein referred to as "LESSOR") and Silver Butte Holsteins, Inc., an Idaho Corporation (herein referred to as "LESSEE");

1. LESSOR leases to LESSEE, and LESSEE leases from LESSOR, the real property as described on "EXHIBIT A", attached hereto, consisting of approximately 400 farmable acres (Property). The parties acknowledge that said Property is located South of Kuna Mora Road and situated on both sides of Swan Falls Road, in Kuna, Ada County, Idaho.
2. RENT: LESSEE agrees to pay LESSOR rent for the Property in the amount of \$60,000.00, payable in twelve (12) equal monthly installments of \$5,000.00, due and payable by the 10th day of each month. LESSOR shall send out monthly statements in advance of the 10th of each month to LESSEE.
3. TERM: The term of this lease is for the period commencing on October 1, 2018 and terminating on September 30, 2019; if this lease is renewed, as provided for herein, the renewal term shall be twelve (12) months, commencing on October 1, of each year, and ending on September 30, of the following year, and any subsequent renewal terms, under the following conditions:
4. LESSOR'S OBLIGATIONS: LESSOR agrees to the following at its expense:
  - a. To provide the treated wastewater effluent to be used as irrigation water on the property.
  - b. To pay Idaho Power for the electricity to operate the pump used to pump the treated wastewater effluent from the lagoon and used as irrigation water on the property; however, LESSEE shall indirectly reimburse LESSOR for the electrical cost as factored into the LEASE payment. LESSEE shall also pay for the electricity to operate the well pumps.
  - c. LESSEE shall provide credit to LESSOR for any credit or rebate LESSEE receives from Idaho Power Company for the Agricultural Peak Rewards Program, if offered by Idaho Power Company, and LESSEE is in compliance as provided for in paragraph 5g.
  - d. To provide perimeter weed control and rodent pest control measures, if needed.
  - e. To timely review and respond to all LESSEE requests to apply commercial fertilizer or manure.
  - f. To provide parts necessary for maintenance and repair of the irrigation lines.

## REAL ESTATE LEASE AGREEMENT

5. LESSEE'S OBLIGATIONS: LESSEE agrees to the following at its expense:
  - a. To provide all equipment, materials, labor or other items necessary to plant, cultivate, grow, and harvest alfalfa, grain or other crops, not detrimental to the primary purpose of the Property which is to provide for a wastewater land application site upon the Property, as further described in paragraph 6.
  - b. To weigh all harvested crops as they are harvested.
  - c. To not apply any nitrogen or phosphorus based fertilizers or manure to Property without LESSOR's approval.
  - d. To provide LESSOR with TKN, NO3, NO2, Total Phosphorus, moisture content and tonnage for any manure to be applied to Property.
  - e. To provide LESSOR with TKN, NOJ, N02, Total Phosphorus, moisture content and tonnage of harvested crops by field and by cutting.
  - f. To provide LESSOR with the sources and amount of water from each source applied to each field on a daily basis.
  - g. To provide LESSOR with any necessary information regarding LESSEE's application and compliance with the Idaho Power Company's Agricultural Peak Rewards Program. LESSEE shall only be entitled to the credit that LESSOR actually receives.
  
6. ADDITIONAL TERMS: LESSEE acknowledges and agrees that the Property is subject to certain terms as contained in the Idaho Wastewater Land Application Permit LA-000060-04 and said terms are fully incorporated herein, and LESSE has reviewed a copy of said permit and agrees to fully comply with its terms and conditions. LESSEE further acknowledges and agrees that the Property is first and foremost a wastewater land application site and that such use shall be given priority over any farming operation on the Property. LESSOR agrees, as reasonably practical, to protect the LESSEE's crops growing upon the Property, but LESSOR reserves the right to destroy crops or otherwise interfere with LESSEE's farming operation if necessary to maintain, operate or repair LESSOR's wastewater treatment and application facilities on the Property or to comply with any terms and condition s of LESSOR's Wastewater Land Application Permit.

## REAL ESTATE LEASE AGREEMENT

7. REIMBURSEMENTS- END OF LEASE: In the event this lease is not renewed by LESSOR, for any reason other than a requested rent increase or decrease, LESSEE shall be entitled to reimbursement for existing viable alfalfa for the cost of planting alfalfa. Alfalfa is presumed to be viable for four (4) cropping seasons following its' planting. The cost of planting shall be limited to reasonable equipment cost for up to two (2) discing passes, one (1) conditioning pass and one (1) drill pass, plus the cost of seed. The costs reimbursable shall be limited to 25% of planting cost per viable year remaining. No reimbursement is to be provided after the fourth (4th) year of viability.
8. REIMBURSEMENTS- BREACH OF LEASE: In the event LESSEE breaches any of the terms of this lease, including non-payment of the lease amounts, or untimely payments of the lease amounts or the performance or non-performance of farming operations in a manner to cause LESSOR to violate the terms and conditions of its Wastewater Land Application Permit, LESSOR may terminate this lease, assume operations being performed by LESSEE upon the Property and shall not be liable for payment for reimbursements as provided in paragraph 7 or any other reimbursement payment sought by LESSEE.
9. WARRANTIES: There are no warranties by LESSOR and LESSEE, in executing this lease, is relying upon its own judgment, information, and inspection of the property.
10. INSURANCE: LESSEE agrees to provide evidence of liability insurance and Worker's Compensation Insurance coverage for LESSOR's fanning operation; said coverage to include LESSEE's agents and employees, and cover all activities upon the Property and the use of all vehicles and equipment used on the Property. The liability insurance limits, at a minimum, shall be \$2,000,000.00 general aggregate and \$1,000,000.00 each occurrence.
11. ALTERATIONS AND IMPROVEMENTS: No alteration, additions or improvements shall be made to the structure, nor any sign placed upon the leased premises by LESSEE without first obtaining the written consent of LESSOR. All alterations, additions or improvements made by LESSEE shall be the property of LESSOR and surrendered with the premises at termination of this lease.
12. ENTRY BY LESSOR: LESSOR shall have the right to enter the leased premises at any reasonable time to examine the same and determine the maintenance and state of repair.

## REAL ESTATE LEASE AGREEMENT

13. **INDEMNIFICATION:** LESSEE agrees to indemnify, defend, and hold harmless LESSOR, and its officers, agents and employees, from and against any and all claims, losses, actions, or judgments for damages or injury to persons or property arising out of or in connection with the acts and/or any performances or activities of LESSEE, LESSEE's agents, employees, or representatives under this Agreement.
14. **RENEGOTIATION OF LEASE TERMS:** The parties to this lease agree that regulatory conditions are not fixed. Either party may request in writing, a renegotiation of the lease terms on or before July 31 of the current lease year. In the event that the parties cannot agree to new terms, and the party requesting renegotiation does not withdraw its request in writing, then the party requesting renegotiation is deemed to have given its notice of intent to not renew the current lease.
15. **TIME OF ESSENCE AND DEFAULT:** Time is of the essence of this agreement. If LESSEE defaults in any of the terms of this agreement for a period of ten ( 10) days after written notice of default has been sent by LESSOR, then LESSOR, at its option and in addition to all other legal and equitable remedies, may declare this lease for forfeited and terminated and re-enter and repossess the leased premises. Upon such forfeiture and termination, all rights of LESSEE under this agreement shall immediately terminate. Provided, however, that nothing herein shall be considered an election of remedies or limitation of damages.
16. **RENEWALS:** LESSEE shall have the right to renew this lease for additional one (1) year periods by giving written notice of renewal at least ninety (90) days before September 30 of each year. All renewals of this lease shall be under all of the same terms and conditions of this lease, or as agreed by the parties in writing.
17. **ASSIGNMENT OR SUBLETTING PROHIBITED:** LESSEE shall not assign this lease nor sublet the whole or any part thereof without the written consent of LESSOR.
18. **USE OF PROPERTY:** LESSEE will only use the property in a way that is in compliance with the any permit or management plan that the LESSOR has entered into with any governmental entity, and LESSEE shall at all times comply with all laws, regulations and ordinances, in effect or as may become effective during the term of this lease. The LESSEE'S use of the property shall not be changed without the consent of LESSOR.

## REAL ESTATE LEASE AGREEMENT

19. ENTIRE AGREEMENT: This is the entire agreement of the parties and can only be modified or amended in writing by the parties.
20. ATTORNEY FEES: If action is brought to enforce the terms or provisions of this lease, or to enforce forfeiture for default, or to collect damages for breach, the prevailing party in such action shall be entitled to recover from the losing party reasonable attorney fees together with costs authorized by law.
21. SERVICE OF NOTICES: Any notice may be served upon LESSOR by certified mail to LESSOR at:

City of Kuna, Idaho  
c/o City Public Works Director  
c/o City Clerk  
Post Office Box 13  
Kuna, Idaho 83634;

And any notice may be served upon LESSEE by certified mail to LESSEE at:

Silver Butte Holsteins, Inc.  
Brian Merrell  
1580 W. Kuna Cave Road  
Kuna, Idaho 83634

Service of a notice by certified mail shall be deemed complete upon the date of the postmark by certified mail. Either party may change the address for services of notice by written notice to the other party.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

# REAL ESTATE LEASE AGREEMENT

LESSOR:

LESSEE:

By \_\_\_\_\_  
*Joe L. Stear, Mayor*  
*City of Kuna, Idaho*

By *Shane Burr*  
Name & Title *President*  
*Silver Butte Holsteins, Inc.*

ATTEST:

WITNESS:

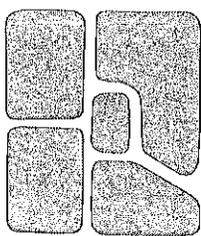
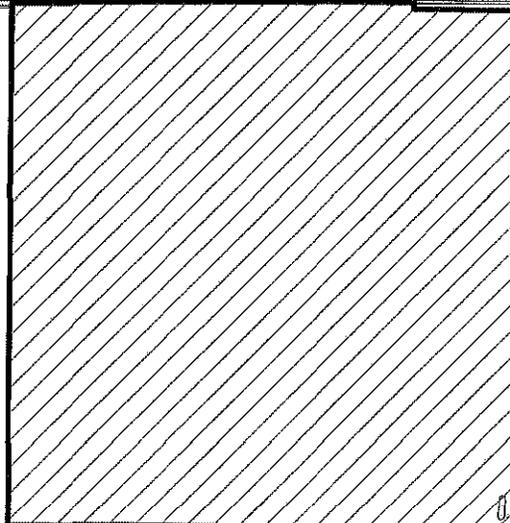
\_\_\_\_\_  
Kuna City Clerk

*Jared Empey*  
Name *Jared Empey*

# VICINITY MAP



W Kuna Mora Rd



SUBJECT  
PROPERTY

S Swan Falls Rd

**Legend**

-  Kuna City 485.6 Acres
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

TB

**RESOLUTION NO. R83-2018  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO SETTING FORTH CERTAIN PURPOSES, APPROVING AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE ON BEHALF OF THE CITY COUNCIL THAT CERTAIN AGREEMENT TITLED THE “*LEGAL SERVICES AGREEMENT FOR THE CITY OF KUNA*”, DIRECTING THE CITY CLERK, AND SETTING AN EFFECTIVE DATE.**

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

**Section 1: Findings**

It is hereby found by the City Council that:

**1.1** The City Council of the City of Kuna finds that it is in the best interests of the City of Kuna to enter into that certain Agreement entitled “Legal Services Agreement for the City of Kuna” for the reasons stated therein.

**Section 2: Action authorization of Mayor and City Clerk to execute the “*Legal Services Agreement for the City of Kuna*”.**

**2.1** The Mayor and City Clerk of this City, are hereby authorized, as the agents of this City, to execute the “*Legal Services Agreement for the City of Kuna*”, a true and correct copy of which is attached hereto marked “**Exhibit A**,” and by this reference incorporated herein and thereby fully bind this City to its terms and conditions upon the same being approved and executed by MSBT Law, CHTD.

**Section 3: Directing the City Clerk**

**3.1** The Clerk is hereby directed to retain this Resolution in the official records of the City; and to provide a copy of this resolution to MSBT Law, CHTD.

**Section 4. Effective Date**

**4.1** This resolution shall be in full force and effect after its passage and approval.

**PASSED BY THE COUNCIL** of Kuna, Idaho this 16<sup>th</sup> day of October, 2018.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 16<sup>th</sup> day of October, 2018.

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

ATTEST:

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

## LEGAL SERVICES AGREEMENT FOR THE CITY OF KUNA

THIS AGREEMENT is made between the CITY OF KUNA, IDAHO, (hereinafter referred to as "Client" or "City"), and the law firm of MSBT LAW, CHTD, 7699 W. Riverside Drive, Boise, Idaho, 83714 (hereinafter referred to as "MSBT" or "Attorneys"). The purpose of this Agreement is to outline services to be provided by MSBT and to establish a corresponding compensation structure.

### **1. Description of Services**

(a) MSBT will serve City as Special Counsel and undertake work related to removal of the former City Attorney and undertake other work as may be assigned by City. Jill S. Holinka will be the primary contact for MSBT. The City Clerk and the Mayor shall be the primary point of contact for the City.

(b) Attorneys will provide ongoing legal advice and counsel that may be beneficial to Client's interests as directed by Client.

(c) Client may request that Attorneys represent Client in specific projects, which Attorneys determine, due to the magnitude of the project, complexity of legal issues, likelihood of litigation or similar factors should be handled as an individual billing matters. A separate task order may be issued by Attorneys to Client describing the specific project, scope of work and compensation arrangements.

(d) Attorneys shall provide legal advice and representation, and shall perform such tasks and services as are necessary, in the Attorneys' judgment, to accomplish this duty. The Attorneys' role is primarily that of adviser and counselor, not decision maker, and the City is expected and required to authorize major decisions regarding the outcome or conduct of the representation. Such "major decisions" might include, but are not necessarily limited to: passing an ordinance; amending an ordinance; enforcing an ordinance; interpreting an ordinance; accepting a contract; negotiating a contract and its terms; settlement authority or terms; approval for filing dispositive substantive motions; employment of expert witnesses or consultants; and initiation or participation in appeal proceedings. Any litigation also includes "additional decisions" involving matters of execution, strategy or tactics, which, due to scope, timing, or other factors will generally be addressed without formal approval by the City. Such "additional decisions" might include, but are not necessarily limited to: structure and presentation of written and oral argument and selection of exhibits, witnesses, terminology or techniques used in argument; routine correspondence with court staff, agency personnel or opposing counsel; direction and scope of legal research efforts; and other specific decisions of a tactical nature.

## **2. Period of Agreement**

The term of this Agreement shall commence immediately upon signing, and shall continue until terminated by either party as set forth in paragraph 8 of this Agreement. The parties may, however, upon the written request of either party, renegotiate any of the terms of this agreement, with any mutually agreed-upon changes to take effect as specified.

## **3. Compensation**

For all legal representation under this Agreement, Attorneys will calculate fees on an hourly basis.

For work performed by Attorneys under paragraph 1 above, our billing rates shall be set as follows: \$190.00 for Shareholders, \$170.00 for Associates and \$80.00 for paralegals. MSBT's hourly rates may be updated from time to time with written notice to the City.

Attorneys shall also be reimbursed for all reasonable expenses related to the performance of services outlined above including, but not limited to, mileage, meals, lodging, postage and shipping, legal research (including electronic research), printing, copying, telephone, long distance and other charges normally associated with the provision of professional services. Any expenses billed to Client will reflect the actual amount for the item in question plus one (1) percent administrative fee.

Attorneys will, within approximately the first fifteen (15) days of each month, submit a monthly summary of activities, total hours, and expenses for the preceding month.

## **4. Reporting and Communication**

MSBT will communicate with the Client as the need indicates and as otherwise requested by the Client throughout the duration of this Agreement. Similarly, Client shall timely communicate with Attorneys as questions arise, as information becomes available or as circumstances change regarding the matters covered by this Agreement. Upon receipt of an assignment by Client, MSBT will provide a Task Order or email acknowledgement to Client of the request. Material actions taken by MSBT will be reviewed with the Client prior to implementation unless some unforeseen or emergency circumstance arises where action by Attorneys is necessary without Client's prior review.

In addition to the above-described communication process, the City agrees: (1) to promptly communicate with the Attorneys and advise them of any changes in goals or expectations in any task or work requested by Client, litigation and/or representation, concerns about the existence or disclosure of privileged communications, and any material factual developments that could influence the outcome or strategic posture of any litigation and representation; (2) to abide by, and make reasonable efforts to ensure compliance with any instructions provided by the Attorneys regarding strategic matters and communications with the media or the general public regarding any work, litigation and/or representation; and (3) to

vigorously protect and defend the attorney-client privilege, attorney work-product privilege, and other protections covering communications between the City and the Attorneys that are conducted in confidence and address matters pertaining to any work, litigation and/or representation.

#### **5. Confidentiality**

All information gathered by or provided to Attorneys in the performance of responsibilities set out in this Agreement will remain confidential throughout the term of the Agreement and after the Agreement has terminated. No confidential information will be released to a third party without the approval of Client or its designated agents.

#### **6. Authority**

The signatories to this Agreement aver and represent that they are fully empowered and authorized to enter into this Agreement on behalf of their respective organizations.

#### **7. Conflicts of Interest**

As legal consultant to Client, Attorneys will refuse any new relationship or agreement which may tend to conflict with the interests of a current client. On rare occasions, conflicts develop among the interests of existing clients; in those cases, Attorneys will make every effort to resolve the conflicts in such a way as to allow uninterrupted representation for Client. Attorneys do not anticipate any issue arising under this Agreement that would require Attorneys to advise or represent Client regarding issues involving any Idaho local government entity, and Client understands that Attorneys, due to other client relationships, may be unable to file a lawsuit against any Idaho local government entity or the state of Idaho on behalf of Client.

Client acknowledges that Attorneys represent other Idaho governmental and quasi-governmental entities. Attorneys have evaluated the possible interests of each of these clients as they may relate to representation of Client, and have concluded that Attorneys can reasonably undertake joint representation of Client and any or all of these parties without adverse effect to the interests of any of the affected parties. This conclusion is based, in part, upon the parties' mutual determination that the subject clients have closely aligned interests on relevant issues. Client acknowledges it has been advised of the nature of such joint representation and possible associated risks, that it has considered this information, and consents to the proposed joint representation by Attorneys. In the event Attorneys determine they can no longer conduct joint representation of Client and one or more other clients without adverse effect to the interests of one or more of the jointly-represented parties, Attorneys will immediately advise all affected clients and will take such measures as are necessary to protect the interests of the parties and to provide representation for all parties in a manner that is appropriate under the applicable Idaho Rules of Professional Conduct.

## **8. Termination**

Either party may terminate the relationship at any time as set forth in Idaho Code §50-206. In such case, Attorneys shall, as soon as practicable, assemble and submit a summary of outstanding fees and expenses, which shall be due and payable within thirty (30) days of its receipt by Client.

If Client decides to terminate this Agreement for any reason, including an actual or perceived conflict of interest, Client agrees that, notwithstanding such withdrawal, Attorneys shall not be disqualified from continuing to represent Attorneys' other Idaho governmental or quasi-governmental clients, including any such representation in any ongoing or future litigation. Client further explicitly agrees that no subsequent or subsequently discovered conflict shall preclude the continued representation by Attorneys of other political subdivision clients, notwithstanding Attorneys' receipt of confidential and otherwise privileged information from Client.

## **9. Notice**

Notice under this Agreement shall be in writing and shall be effective when actually delivered. If mailed, notice shall be deemed effective forty-eight (48) hours after mailing as registered or certified mail postage prepaid, directed to the other party at the address set forth below or such other address as the party may indicate by written notice to the other.

MSBT Law, Chtd.  
7699 W. Riverside Drive  
Boise, Idaho 83714

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

## **10. Entire Agreement**

This Agreement contains the entire understanding between and among the parties and supersedes any prior understandings and agreements among them respecting the subject matter of this Agreement.

## **11. Good Faith, Cooperation and Due Diligence**

The parties hereto covenant, warrant and represent to each other good faith, complete cooperation, due diligence and honesty in fact in the performance of all obligations of the parties pursuant to this Agreement. All promises and covenants are mutual and dependent.

## **12. Savings Clause**

If any provision of this Agreement, or the application of such provision to any person or circumstance, shall be held invalid, the remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is held invalid, shall not be affected thereby.

**13. Counterparts**

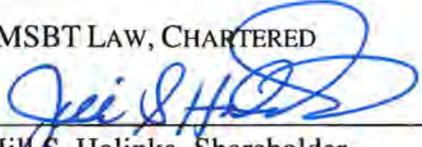
This Agreement may be executed in several counterparts and all so executed shall constitute on Agreement, binding on all the parties hereto even though all the parties are not signatories to the originals or the same counterpart.

IN WITNESS WHEREOF, the parties have set their hands the date and year first above written.

CITY OF KUNA, IDAHO

MSBT LAW, CHARTERED

\_\_\_\_\_  
Joe Stear, Mayor

  
\_\_\_\_\_  
Jill S. Holinka, Shareholder

Date: \_\_\_\_\_

Date: 10-11-18

ATTEST:

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

Date: \_\_\_\_\_



# City of Kuna

## City Council Staff Memo

763 W. Avalon St.  
Kuna, ID 83634  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
WWW.Kunacity.Id.gov

**To:** City Council

**Case Number:** 18-16-FP – Final Plat;  
Ensign Subdivision No. 2

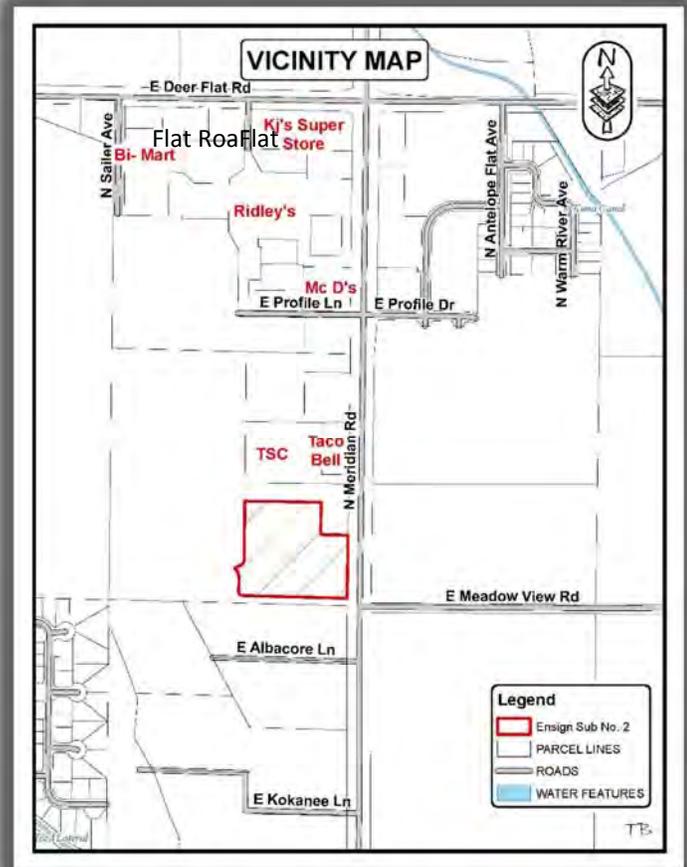
**Location:** NWC Meridian and Meadow View  
Kuna, Idaho 83634

**Planner:** Troy Behunin, Planner III

**Meeting Date:** October 16, 2018

**Applicant:** **Lesley Properties, LLC**  
*Jim Lesley*  
7551 S. Flat Lane  
Kuna, ID 83634  
541.944.0565  
[Fyflyr18@yahoo.com](mailto:Fyflyr18@yahoo.com)

**Representative:** **Aspen Engineers**  
*Lance Warnick*  
1619 N. Linder Rd. Ste. 110  
Kuna, ID 83634  
208.466.8181  
[Lance@AspenEngineers.com](mailto:Lance@AspenEngineers.com)



### A. General Project Facts, Staff Analysis:

1. In accordance with KCC Title 6; Subdivision Regulations, applicant requests Final Plat approval for Ensign Commercial Subdivision No. 2. The Final Plat for Ensign Subdivision No. 2 proposes five commercial lots over approximately 2.82 acres (APN # S1324142215).

### B. Site Aerial Map:

See Below.

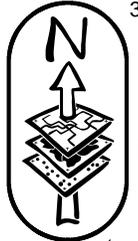


©COPYRIGHTED

**C. Staff Analysis:**

1. After reviewing the application, staff has determined the proposed final plat for Ensign Subdivision No. 2 appears to be in substantial conformance with the approved preliminary plat for Profile Ridge Subdivision. Applicant shall secure all signatures on the final plat check-off list prior to requesting City engineer signature on the final plat Mylar sheets. Applicant shall be subject to the following recommended changes to the final plat and comments listed below, unless directed differently by Council;
  - a. The applicant shall adhere to all agency and staff recommendations.
  - b. Applicant shall follow all Kuna Rural Fire District standards.
  - c. If further correction is needed, the applicant shall amend the final plat until staff determines full technical compliance with all parts of the plat.
  - d. Applicant shall correct any technical items and make any requested changes on the final plat as recommended by Kuna Public Works and P&Z Department staff.
  - e. Applicant shall follow all staff recommendations in this report, or the public works department memo.
  - f. Water Rights shall be annexed in to the KMID prior to recordation of the plat.
  - g. It is the responsibility of the applicant to secure all signatures on the final plat check-off list prior to requesting Kuna City Engineer's signature on the final plat Mylar.
  - h. The applicant shall comply with all federal, state and local laws.

# VICINITY MAP



E Deer Flat Rd

N Sailer Ave

Bi- Mart

Kj's Super Store

Ridley's

Mc D's

E Profile Ln

E Profile Dr

N Antelope Flat Ave

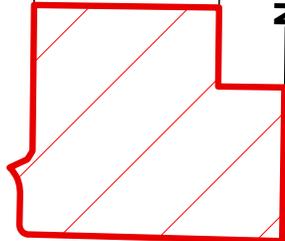
N Warm River Ave

Kuna Canal

N Meridian Rd

TSC

Taco Bell



E Meadow View Rd

E Albacore Ln

E Kokanee Ln

## Legend

-  Ensign Sub No. 2
-  PARCEL LINES
-  ROADS
-  WATER FEATURES



69



E Albacore Ln

N Meridian Rd

Meridian Hwy

**ASPEN**  
ENGINEERS1619 N. Linder Rd, Suite 110  
PO Box 205  
Kuna, Idaho 83634  
208-466-8181  
www.AspenEngineers.com

August 16, 2018

Troy Behunin  
City of Kuna  
751 W. 4th St  
Kuna, Idaho 83634**SUBJECT: Request for Final Plat Approval**  
**ENSIGN SUBDIVISION NO. 2 (MEADOW VIEW DEVELOPMENT / PROFILE RIDGE)**  
**Located 821 N. Meridian Rd, Kuna, Idaho**

Dear Troy:

The purpose of this letter is to request that the City approve the final plat for the Ensign Subdivision No. 2. As you know this is a 5lot commercial portion of the Profile Ridge Subdivision whose preliminary plat was approved by the City of Kuna in 2007. As outlined in the letter from Wendy Howell and dated April 26, 2016, we believe that Ensign Subdivision No. 2 is in substantial conformance with the preliminary plat for Profile Ridge.

We have been working with the City on the plans for the subdivision and the plans were recently approved for construction by the City Engineer.

To the best of our knowledge the plat and plans have been prepared in accordance with acceptable engineering practices and local standards in a manner consistent with that degree of skill and care ordinarily exercised by other practicing design professionals performing similar services in the same locality, at the same site and under the same or similar circumstances and conditions.

Please call me at 208-466-8181 if you have questions or need any additional information.

Respectfully,

**Aspen Engineers, Chartered**Lance Warnick, P.E.  
*Principal Engineer*

cc: Aspen 18016

Attachments



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

### Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

\*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	18-16-FP
Project name	Ensign Sub # 2
Date Received	8.16.18
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	10.16.18

**Type of Review (check all that apply):**

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

#### Contact/Applicant Information

Owners of Record: <u>Lesley Properties, LLC</u>	Phone Number: <u>541-944-0565</u>
Address: <u>7551 S. Flat Lane</u>	E-Mail: <u>fyrflvr18@yahoo.com</u>
City, State, Zip: <u>Kuna, Idaho 83634</u>	Fax #: <u>Contact: Jim Lesley</u>
Applicant (Developer): <u>Lesley Properties, LLC</u>	Phone Number: <u>541-944-0565</u>
Address: <u>7551 S. Flat Lane</u>	E-Mail: <u>fyrflvr18@yahoo.com</u>
City, State, Zip: <u>Kuna, Idaho 83634</u>	Fax #: <u>Contact: Jim Lesley</u>
Engineer/Representative: <u>Aspen Engineers</u>	Phone Number: <u>208-466-8181</u>
Address: <u>1619 N. Linder Rd, Suite 110</u>	E-Mail: <u>lance@AspenEngineers.com</u>
City, State, Zip: <u>Kuna, Idaho 83634</u>	Fax #: <u>Contact: Lance Warnick</u>

#### Subject Property Information

Site Address: <u>821 N. Meridian Rd, Kuna, Idaho 83634</u>
Site Location (Cross Streets): <u>NW corner of N. Meridian Rd and E. Meadow View Dr</u>
Parcel Number (s): <u>S1324142215</u>
Section, Township, Range: <u>Section 24, T.2N, R.1W</u>
Property size : <u>2.82 acres</u>
Current land use: <u>Vacant</u> Proposed land use: <u>Commercial</u>
Current zoning district: <u>C-1</u> Proposed zoning district: <u>No change</u>

**Project Description**

Project / subdivision name: Ensign Subdivision No. 2

General description of proposed project / request: A five lot Final Plat

---

Type of use proposed (check all that apply):

Residential \_\_\_\_\_

Commercial A 5 lot subdivision

Office \_\_\_\_\_

Industrial \_\_\_\_\_

Other \_\_\_\_\_

---

Amenities provided with this development (if applicable): \_\_\_\_\_

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No

Please describe the existing buildings: \_\_\_\_\_

Any existing buildings to remain?  Yes  No

Number of residential units: \_\_\_\_\_ Number of building lots: \_\_\_\_\_

Number of common and/or other lots: \_\_\_\_\_

Type of dwellings proposed:

Single-Family \_\_\_\_\_

Townhouses \_\_\_\_\_

Duplexes \_\_\_\_\_

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

Other \_\_\_\_\_

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

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

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

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

**Non-Residential Project Summary (if applicable) (This will come later)**

Number of building lots: 5 Other lots: \_\_\_\_\_

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

Hours of operation (days & hours): \_\_\_\_\_ Building height: \_\_\_\_\_

Total number of employees: \_\_\_\_\_ Max. number of employees at one time: \_\_\_\_\_

Number and ages of students/children: \_\_\_\_\_ Seating capacity: \_\_\_\_\_

Fencing type, size & location (proposed or existing to remain): \_\_\_\_\_

---

Proposed Parking:

a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

b. Total Parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

c. Width of driveway aisle: \_\_\_\_\_

Proposed Lighting: \_\_\_\_\_

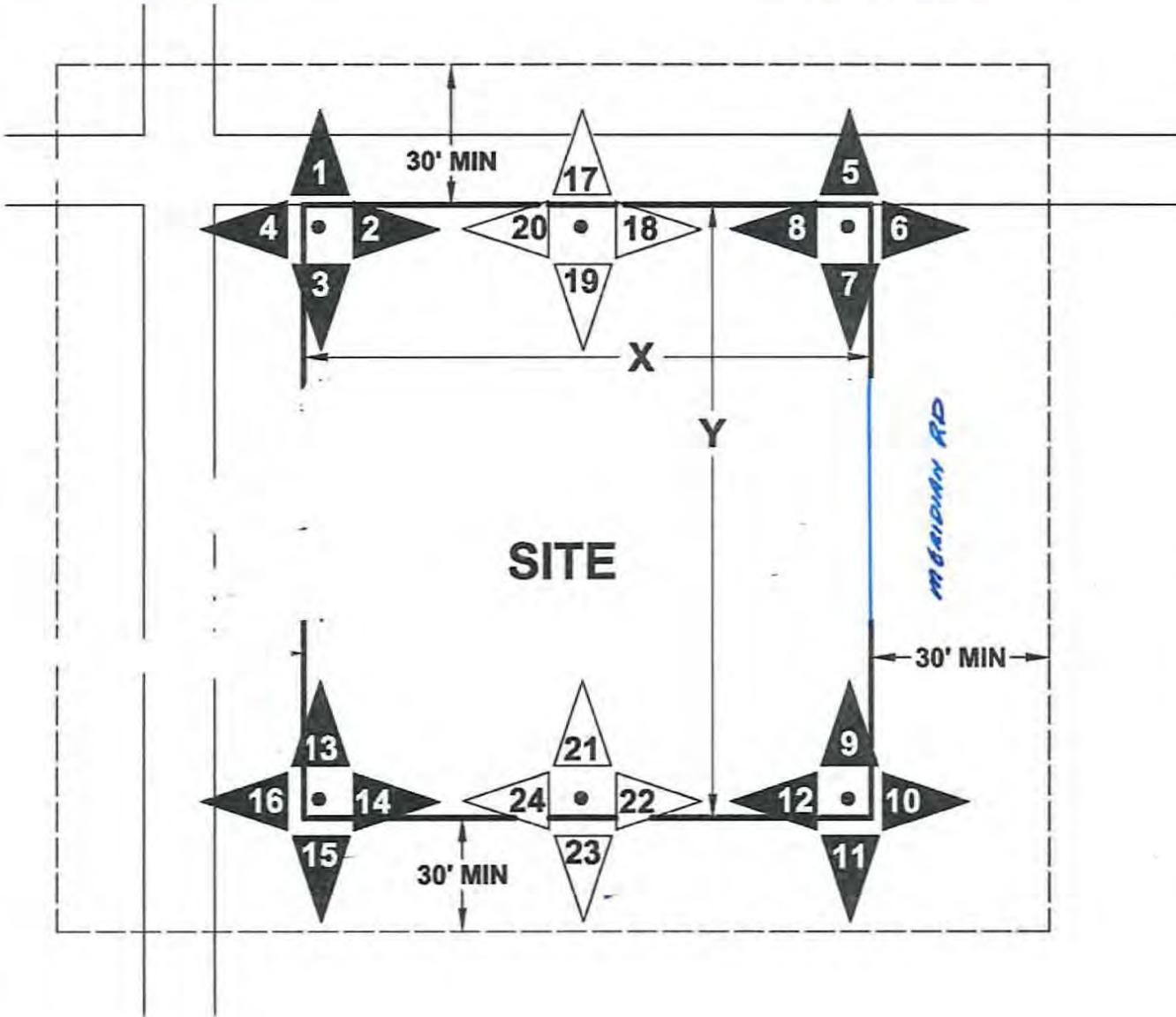
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): \_\_\_\_\_

Applicant's Signature: [Signature] Date: 08/16/18

*ENGINEER FOR APPLICANT*

DOLLAR TREE

ORIBLLET'S



**Project Information:**  
 Name: *ENSIGN SUB NO. 2*  
 Project: *PIEDAL PLAT*  
 Gross Acre: *2.82*

**NOTE:**

Provide Site Plan on an 8 1/2" x 11" paper— indicating placement of photo orientation.

All applicants are expected to provide COLOR photographs at a 1-16 minimum.

If Distance 'X' is GREATER than 500-feet, also take photos 17-24.

If Distance 'Y' is GREATER than 500-feet, also take photos 17-24.



1. Looking North



2. Looking East



3. Looking South



4. Looking West



5. Looking North



6. Looking East



7. Looking South



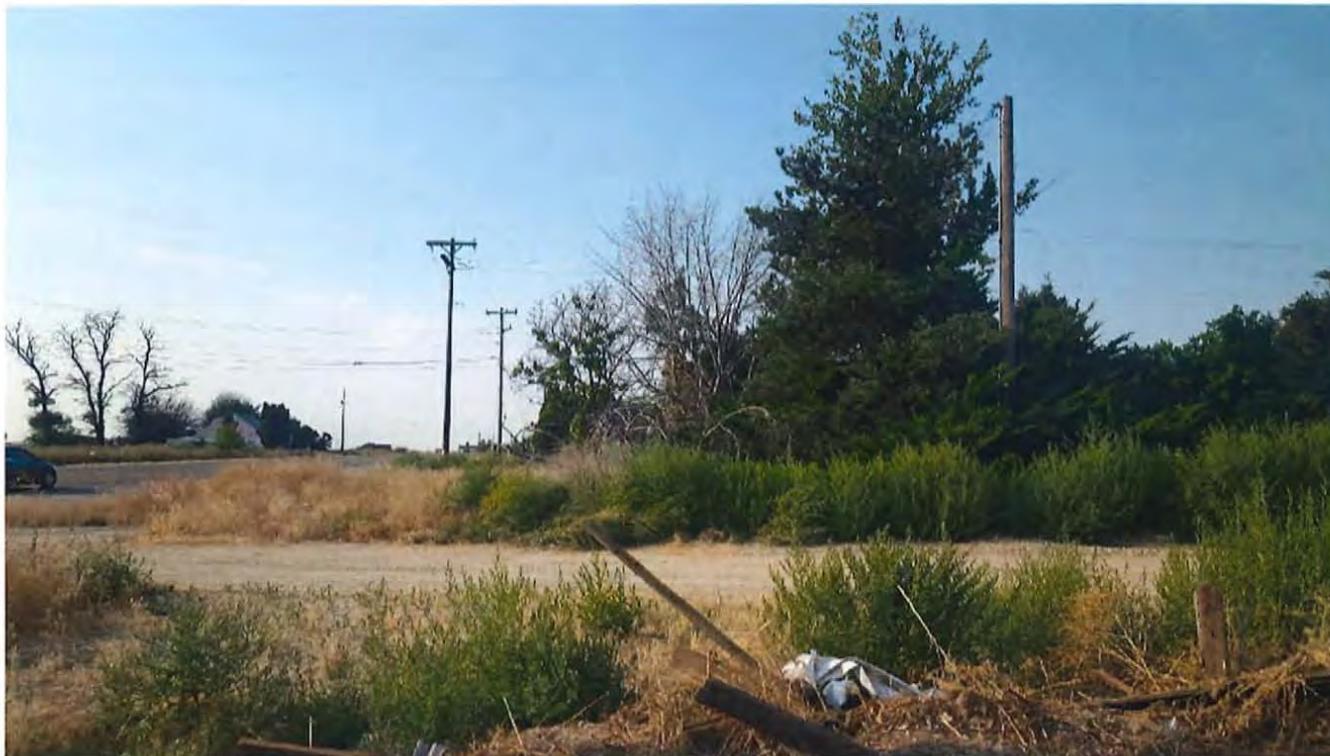
8. Looking West



9. Looking North



10. Looking East



11. Looking South



12. Looking West



13. Looking North



14. Looking East



15. Looking South



16. Looking West



17. Looking North



18. Looking East



19. Looking South



20. Looking West



21. Looking North



22. Looking East

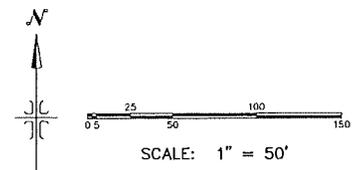
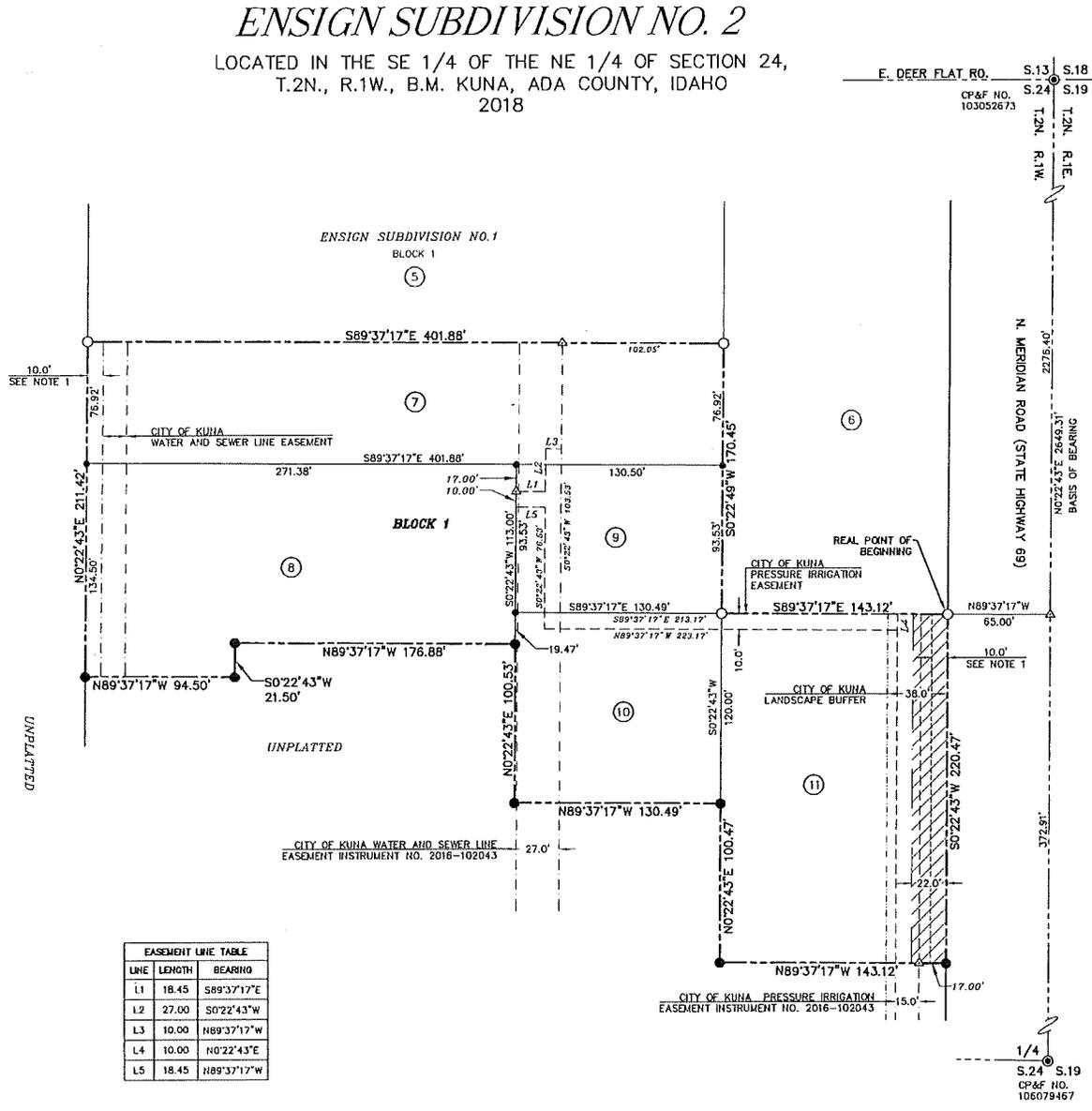


23. Looking South



24. Looking West

PLAT SHOWING  
**ENSIGN SUBDIVISION NO. 2**  
LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 24,  
T.2N., R.1W., B.M. KUNA, ADA COUNTY, IDAHO  
2018



**LEGEND**

- FOUND 5/8" IRON PIN PLS 7729 UNLESS OTHERWISE NOTED
- FOUND ALUMINUM CAP MONUMENT
- SET 5/8" IRON PIN WITH CAP PLS 7729
- SET 1/2" IRON PIN WITH CAP PLS 7729
- △ CALCULATED POINT
- PROPERTY BOUNDARY LINE
- CITY OF KUNA PRESSURE IRRIGATION EASEMENT LINE
- CITY OF KUNA LANDSCAPE BUFFER
- CITY OF KUNA WATER AND SEWER EASEMENT LINE
- PUBLIC UTILITY AND DRAINAGE EASEMENT LINE, SEE NOTE 1
- LOT LINE
- SECTION LINE
- LOT NO.
- ▨ IDAHO DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT
- EASEMENT DIMENSION

**NOTES:**

1. A PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DEDICATED AS FOLLOWS:  
TEN (10) FOOT WIDE ALONG ALL PUBLIC RIGHTS OF WAY.  
TEN (10) FOOT WIDE ALONG WEST LOT LINE OF LOTS 7, B, BLOCK 1  
EASEMENTS AS SHOWN ON THIS PLAT.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
3. MAINTENANCE OF ANY IRRIGATION, DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
4. IRRIGATION WATER WILL BE PROVIDED BY CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3005(1)(B). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM CITY OF KUNA SUBJECT TO THE ANNEXING OF ENSIGN SUBDIVISION INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT AND POOLING THE APPURTENANT WATER RIGHTS THEREOF, RECORDED AS INSTRUMENT NO. 2016-060881, RECORDS OF ADA COUNTY, IDAHO.
5. 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.
6. DIRECT LOT ACCESS TO N. MERIDIAN ROAD IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE STATE OF IDAHO AND THE CITY OF KUNA.
7. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL FACILITY OR AN EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	18.45	S89°37'17"E
L2	27.00	S02°22'43"W
L3	10.00	N89°37'17"W
L4	10.00	N0°22'43"E
L5	18.45	N89°37'17"W



# ENSIGN SUBDIVISION NO. 2

### CERTIFICATE OF OWNERS

Know all men by these presents: That Lesley Properties, LLC, an Idaho Limited Liability Company, is the owner of the property described as follows:

A portion of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:  
 Commencing at the East 1/4 corner of said Section 24 from which the Northeast corner of said Section 24 bears North 00°22'43" East, 2,649.31 feet;  
 thence along the East boundary line of said Section 24 North 00°22'43" East, 372.91 feet;  
 thence leaving said East boundary line North 89°37'17" West, 65.00 feet to the SE corner of Lot 6, Block 1 of Ensign Subdivision No. 1 as filed in Book 111 of Plats at Pages 16058 through 16061, records Ada County, Idaho, said point also being on the West right-of-way line of N. Meridian Road and the REAL POINT OF BEGINNING;  
 thence along said West right-of-way line South 00°22'43" West, 220.47 feet;  
 thence leaving said West right-of-way line North 89°37'17" West, 143.12 feet;  
 thence North 00°22'43" East, 100.47 feet;  
 thence North 89°37'17" West, 130.49 feet;  
 thence North 00°22'43" East, 100.53 feet;  
 thence North 89°37'17" West, 176.88 feet;  
 thence South 00°22'43" West, 21.50 feet;  
 thence North 89°37'17" West, 94.50 feet;  
 thence North 00°22'43" East, 211.42 feet to the SW corner of Lot 5, Block 1 of said Ensign Subdivision No. 1;  
 thence along the southerly boundary line of said Ensign Subdivision No. 1 for the following 3 courses and distances:  
 thence South 89°37'17" East, 401.88 feet,  
 thence South 00°22'49" West, 170.45 feet,  
 thence South 89°37'17" East, 143.12 feet to the REAL POINT OF BEGINNING. Containing 2.82 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.

Lesley Properties, LLC

\_\_\_\_\_  
James S Lesley, Manager

### 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 James S Lesley, known or identified to me to be the manager of Lesley Properties, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that said limited liability company executed the same.

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

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

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

# ENSIGN SUBDIVISION NO. 2

### HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

\_\_\_\_\_  
District Health Department, EHS      Date

### CERTIFICATE OF COUNTY SURVEYOR

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

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

### APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
President ACHD

### CERTIFICATE OF COUNTY TREASURER

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

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

### APPROVAL OF CITY ENGINEER

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

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

### APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho, hereby certify that at a regular meeting of the City Council held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, this plat was duly accepted and approved.

\_\_\_\_\_  
City Clerk, Kuna, Idaho

### COUNTY RECORDER'S CERTIFICATE

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

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

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

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



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



## City of Kuna

PO Box 763 • 763 W Avalon St • Phone: 208.922.5274 • [www.kunacity.id.gov](http://www.kunacity.id.gov)

April 26, 2016

Gary Inselman  
Development Services Manager  
Ada County Highway District  
3775 Adams Street  
Garden City, ID 83714  
208.387.6180

Director's Determination – Project Status

**RE: Property at 821 N. Meridian Road, Kuna, ID 83634 – Profile Ridge**

To Mr. Gary Inselman and ACHD Commissioners:

This letter is in reply to an inquiry from Gary Inselman, regarding the project known as the Profile Ridge Subdivision (*subject property*) in Kuna, and whether this project is in conformance with its preliminary plat. This letter informs all interested parties that the Planning and Zoning Department of Kuna considers the Profile Ridge Subdivision and its multiple phases and changes since its original approval to be in substantial conformance with its preliminary plat, based on the following criteria:

The *subject property* began as a multi-owner, single controller, master planned project that was approved by Kuna City Council in 2007, along with a development agreement (DA) between Kuna City and Red Cliff Development. The unified project began to unravel during the 2008 economic downturn, as ownership changed for several properties. As a result of the downturn, and changes in ownership, the goals and visions changed, requiring the modification of the DA and preliminary plat. Each modification was processed by the public hearing process (Idaho Code 67-6509 and Kuna Code 5-1A-3 & 4). Notwithstanding these modifications, the City considers the project to be in substantial conformance with the preliminary plat.

In addition to, and more significantly, Profile Ridge will still be required to navigate the final platting process of Kuna, prior to requesting plat signatures. The City's final plat process requires that all public improvements (sewer, water, pressure irrigation, roadway construction and rights-of-way dedication(s)) within the project and along the frontages for all development be completed, tested and accepted. These required items are standard for Kuna, and may not be bonded for, and must be installed prior to final plat signature request. At final platting, ACHD will have at least one more opportunity to add to Kuna's review process for holding developers responsible for providing the necessary access and adding to the roadway systems that will benefit the City, ACHD and future customers.

In regards to the modifications, the residential acreage has been reduced resulting in a reduction of the number of buildable residential lots for the project. Kuna has determined that it is acceptable for a project to reduce the number of lots for homes without going through the preliminary plat process again. A project may not increase the number of lots without going

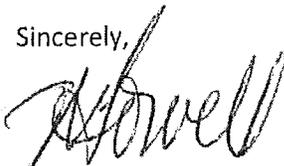
through the preliminary plat process. The basis for that reasoning is that a project must obtain approval for a number of lots, and if that number is reduced at final plat, anything less than the approved number is less impactful, and since it was approved for a greater impact, a reduced impact is acceptable without having to start over with a new preliminary plat. In this case, staff views this reduction and change in the number of residential lots to be less impactful and within substantial conformance with the approved preliminary plat from 2007.

Of concern to ACHD is the movement of the north/south coursing road. The original location of the north/south road that separated the commercial from the residential lots in the southern half has been shifted to the west. The commercial lots originally had the road on their west side. As modified, the new commercial lots will now have cross access agreements between properties, providing continuous public access from platted Profile Lane (private road) down to the ultimate outlet on the southern edge of the project, future Meadow View Road (public road). The new north/south coursing public road is shifted west about 450 feet, and will be built for residential purposes. Where the public road was once planned on the west side of the commercial lots, there will now be two driveways, one in front of the buildings and one behind them. This mirrors the approved final plat for Ridley's Market. Notably, this modification still provides the north/south coursing public road, and it also provides a necessary buffer between commercial and residential uses (competing uses). Shifting the road now provides two driveway systems (with a total-site cross-access agreement). Where there was once a single road. In reaching its conclusion, the City considered the increased accessibility, and determined these modifications help the property realize its highest and best use, and to be in substantial compliance with the preliminary plat.

For the foregoing reasons, the Planning and Zoning Director of Kuna, Idaho has determined the Profile Ridge project is in substantial conformance with the preliminary plat. This project is subject to the conditions of approval for final platting at the time of future site development.

Should you have additional questions, please let our office know.

Sincerely,



Wendy I. Howell, PCED  
Planning and Zoning Director  
[whowell@kunaID.gov](mailto:whowell@kunaID.gov)



# City of Kuna

## City Council – Staff Memo – Appeal

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

**To:** City Council

**Case Numbers:** **18-01-A** (Appeal) & **18-12-DR** (Design Review); Kelleher Sub. No. 2

**Site Location:** SEC of West Hubbard Rd. and North Linder Rd.

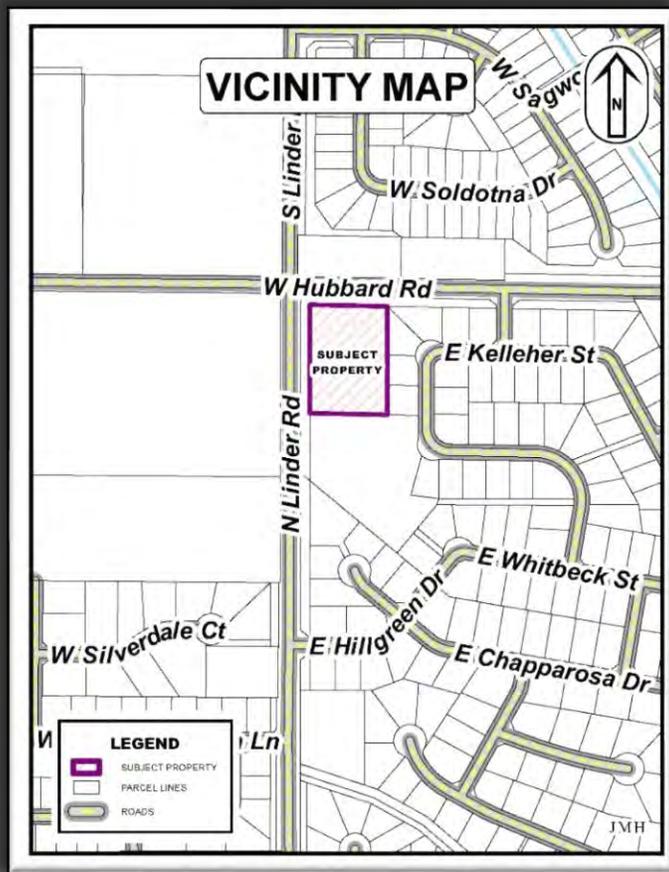
**Planner:** Jace Hellman, Planner II

**Hearing Date:** September 18, 2018  
**Recessed To:** October 2, 2018  
**Recessed To:** **October 16, 2018**

**Owners of Record:** Open Door Rentals, Inc.  
1977 E. Overland Road  
Meridian, ID 83642

**Applicant (Developer):** Trilogly Development, Inc.  
9839 W. Cable Car Street.  
Boise, ID 83709  
208-895-8858

**Representative:** WHPacific Inc. – Jane Suggs  
2141 W. Airport Way, Suite 104  
Boise, ID 83705  
208-275-8729  
[jsuggs@whpacific.com](mailto:jsuggs@whpacific.com)



**Table of Contents:**

- A. Course Proceedings
- B. Applicants Request
- C. Exhibit Maps
- D. Site History
- E. General Project Facts
- F. Staff Analysis
- G. Considerations for Design Review
- H. Applicable Standards
- I. Decision by the Commission
- J. Council Determination

**A. Course Proceedings:**

1. Kuna City Code (KCC), Title 5, Chapter 4, Section 11, states an applicant or affected party may appeal any final decision on any final decision on a DR committee review to the city council. Hearings before the City Council on such appeals shall be scheduled in accordance with Chapter 1, article A of Title 5 and shall be a de novo review of the decision.
2. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

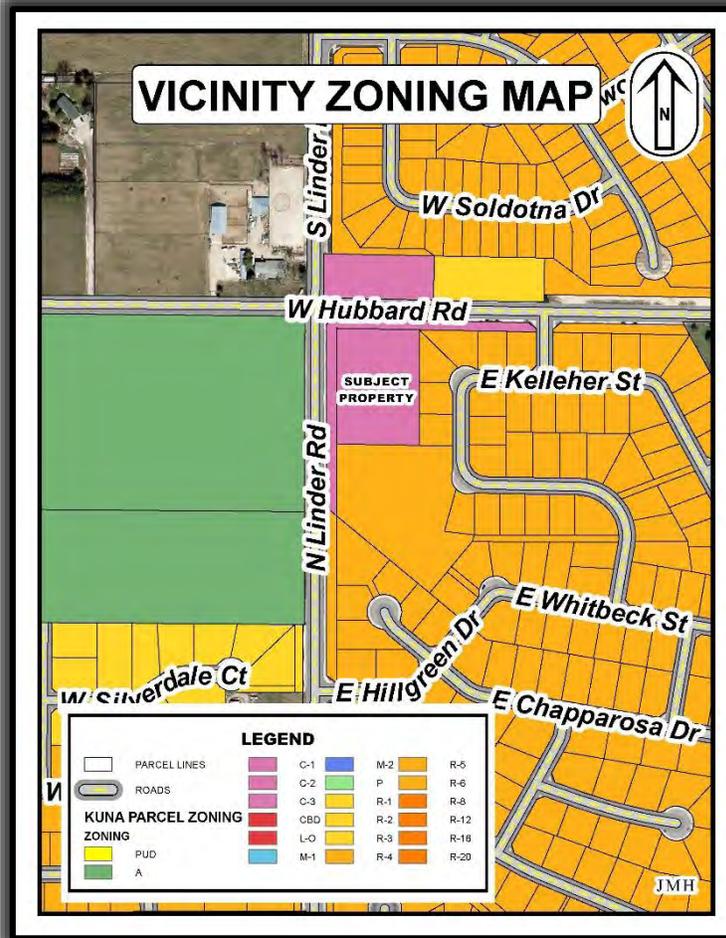
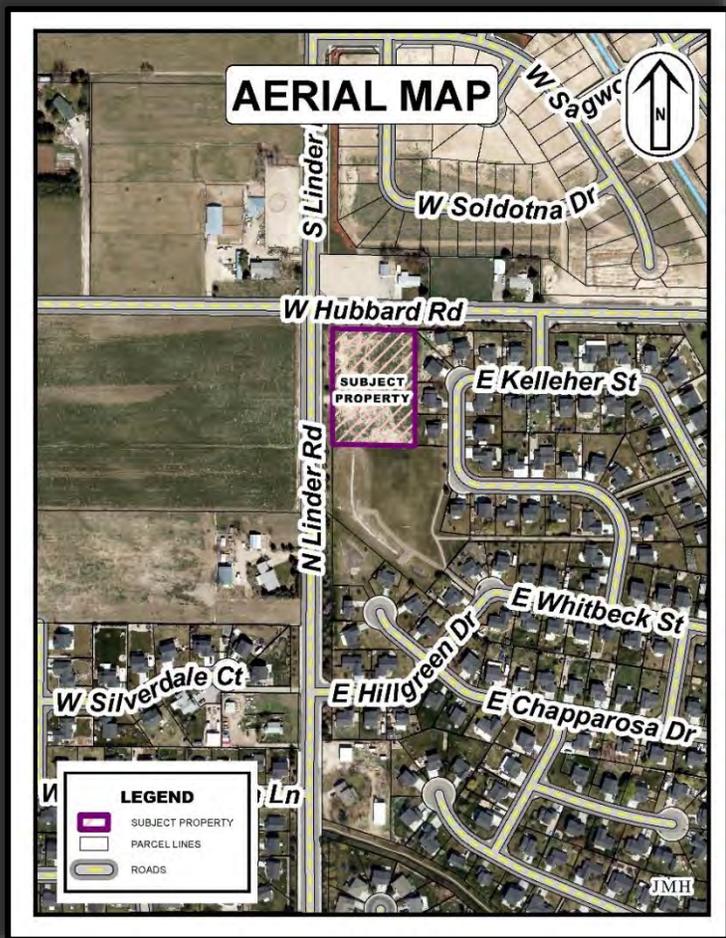
**a. Notifications**

- |                                  |                                   |
|----------------------------------|-----------------------------------|
| i. Neighborhood Meeting          | March 5, 2018 (3 people attended) |
| ii. Agency Comment Request       | April 20, 2018                    |
| iii. 350' Property Owners Notice | August 29, 2018                   |
| iv. Kuna Melba Newspaper         | August 29, 2018                   |
| v. Site Posted                   | September 4, 2018                 |

**B. Applicant's Request:**

On behalf of Open Door Rentals, Inc. the applicant, Trilogy Development, Inc. requests to appeal the Planning and Zoning Commissions' decision to deny Case No. 18-12-DR (Design Review) for eight four-plex buildings, parking, lighting and accompanying landscaping for Kelleher Subdivision No. 2. The subject site is located on the southeast corner of West Hubbard Road and Linder Road, Kuna, ID 83634, within Section 13, Township 2 North, Range 1 West; (APN# R4865420080).

**C. Exhibit Maps:**





2. **Surrounding Land Uses:**

<b>North</b>	C-1	Neighborhood Commercial – Kuna City
<b>South</b>	R-4	Medium Density Residential – Kuna City
<b>East</b>	R-4	Medium Density Residential – Kuna City
<b>West</b>	A	Agriculture – Kuna City

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

<b>Property Owner</b>	<b>Parcel Size (Approximately)</b>	<b>Current Zone:</b>	<b>Parcel Number</b>
Open Door Rentals, LLC	1.96 acres	C-1 (Neighborhood Commercial)	R4865420080

4. **Services:**

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

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

The subject site has remained bare and vacant since the final plat for Kelleher Subdivision recorded in October 2006. The site is relatively flat with an estimated average slope of 0% to 2%. According to the USDA Soil Survey for Ada County bedrock depth is estimated to be greater than 60 inches on the northern half of the property and between 20 inches to 40 inches on the southern half of the property.

6. **Transportation / Connectivity:**

Per comments received from Ada County Highway District when this property was rezoned, the applicant proposes to close the existing ingress/egress on North Linder Road, and proposes to construct a 31-foot wide driveway onto Hubbard Road from the site, located approximately 290-feet east of Linder Road. Within the subject site, the applicant proposes six-foot sidewalks throughout the development.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

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

- J&M Sanitation (Chad Gordon; May 1, 2018) – Exhibit B4

F. **Staff Analysis:**

The applicant, Trilogy Development, Inc., is requesting to appeal the Planning and Zoning Commissions’ decision to deny Case **No. 18-12-DR (Design Review)** for eight four-plex buildings, parking, lighting and accompanying landscaping for Kelleher Subdivision No. 2. As an appeal, the City Council will consider all materials submitted by staff, meeting minutes from the Planning and Zoning Commission and public testimony to reach a decision to uphold, conditionally uphold or overrule the decision rendered by the Commission on July 25, 2018. The City Council shall only overrule the Commission by a favorable vote of one-half (1/2) plus one of the full Council.

The proposed eight four-plex buildings range from approximately 4,035 square feet to 5,730 square feet. On site the has proposed 62 parking spaces and 4 accessible parking spaces for a total of 66 parking spaces or approximately 2 spaces per dwelling unit to accommodate the proposed 32 units. Staff finds the proposed parking

to be in conformance with Kuna City Code, which requires 1.5 parking spaces per dwelling unit for multi-family projects.

The applicant has indicated that the current owner of the project site will remain within the Chapparosa Homeowners Association (HOA). Owners of the lots will pay their per lot fees as required by the existing CC&Rs, which will give residents of the proposed project access to the neighborhood park. However, current members of the Chapparosa HOA will not be held financially responsible for the maintenance and upkeep of the multi-family project and its parking lot. The applicant has indicated that a sub, or second, HOA will be created specifically for maintenance of the multi-family project and its parking lot.

Applicant has proposed a 31-foot wide curb return type driveway access to the site on Hubbard Road located approximately 290-feet east of the Linder Road and Hubbard Road intersection. Due to insufficient frontage, this distance does not meet Ada County Highway District's Driveway Location policy, however staff at ACHD has recommended a modification of policy to allow the driveway to be located as proposed. The applicant has been made aware that this driveway access has been recommended by ACHD to be approved as a temporary full access with the condition that the driveway may be restricted to right-in/right-out when it is determined by ACHD and/or the City of Kuna to be warranted. Staff recommends that the applicant work with ACHD and conform to their recommended requirements.

The subject site is surrounded by a 30-foot wide landscaped buffer that was established when the original Kelleher Subdivision was developed. Due to the subject site not having frontage on any road ways, there was not a requirement for a landscape buffer along classified streets. Extensive landscaping is proposed along the eastern perimeter fence line between this proposed development and the residences to the east. Considerable amounts of landscaping have been proposed through the entirety of the development. Staff has found that the landscape plan submitted follows the requirements in city code.

On the submitted landscape plan there is an identified location for a monument sign. As a reminder staff wants it noted that all monument signage shall go to the Commission for design review approval. No application for signage was submitted with this application and one shall be submitted prior to installation.

Per the site plan dated March 16, 2018, the applicant has proposed trash enclosures on the southeast corner of the property and the northwest corner of the property. Staff recommends the applicant be conditioned to move the southeastern trash enclosure to the southwest corner of the property away from the existing residences to the east.

The applicant has proposed all trash enclosures on site to be constructed out of vinyl fencing. Staff has made the applicant aware that it is the preference of the City and J&M Sanitation that all commercial trash enclosures be constructed with CMU brick wall with steel gates on the front. The applicant has also received comments from Chad Gordon with J&M Sanitation as well. Staff will require the applicant to construct all trash enclosures on site with CMU brick wall and with steel gates on the front of them. Staff would also recommend the applicant work with J&M Sanitation in order to conform to any other requirements they may have.

The future land use map is intended to serve as a *guide* for the decision-making body for the City. The Comprehensive Plan map indicates land use designations generally speaking, it is not the actual zone. Kuna's City Council recently granted these lands the C-1 (Neighborhood Commercial) zone, which allows for 100% lot coverage and allows multi-family development. Staff finds the proposed application to be in conformance with the current approved zoning.

Staff has determined this application complies with the goals and policies for Kuna City, Title 5 of the Kuna City Code; Idaho Code title 67 chapter 65; and the Kuna Comprehensive Plan. Staff will rely on Council's determination as to whether or not to uphold the Planning and Zonings Commission to deny Case. 18-12-DR (Design Review) or overturn it with the conditions as stated in the staff report.

**G. Considerations for Design Review (Kuna City Code 5-4-6):**

1. Site Design Objectives: Does the site plan design minimize the impact of traffic on adjacent streets; provide for safe pedestrian access and use; and provide appropriate, safe vehicle parking?
2. Site Landscaping: Does the site landscaping minimize the impact on adjacent properties through the proper use of screening with sound and sight buffers?
3. Site Landscaping: Are unsightly areas concealed and/or screened?
4. Building Design:
  - 4.1. Building mass: The mass of the building shall be reviewed for its relationship with existing development in the immediate surrounding area and with the allowed use proposed by the applicant.
  - 4.2. Proportion of building: The height to width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.
  - 4.3. Relationship of openings in the buildings: Openings in the building shall provide interest through the use of such features as balconies, bays, porches, covered entries, overhead structures, awnings, changes in building facade and roofline alignment, to provide shadow relief. Avoid monotonous flat planes.
  - 4.4. Relationship of exterior materials: The approving authority shall determine the appropriateness of materials as they relate to building mass, shadow relief, and existing area development and use of color to provide blending of materials with the surrounding area and building use. The functional appropriateness of the proposed building design shall be considered as it relates to the proposed use.

If a material proposed for construction is not listed below, it shall be upon the discretion of the approving authority to determine the appropriateness of such material:

1. Exterior walls and soffits:
  - 1.1. Wood: A variety of wood types and finishes are acceptable, plywood is prohibited;
  - 1.2. Fiber cement;
  - 1.3. Masonite: Horizontal lap only, maximum six-inch reveal;
  - 1.4. Textured tilt-up concrete with accent reveals;
  - 1.5. Textured pour-in-place concrete with accent reveals;
  - 1.6. Masonry: Brick, natural rock/stone, synthetic stone, decorative block. Smooth-face block for accent only;
  - 1.7. Stucco: Is an allowable product;
  - 1.8. EIFS (Exterior insulation finish system-stucco): Permitted for accent purpose;
  - 1.9. Metal: All metal siding shall be anodized, have concealed fastener system, a silicon polyester finish or equivalent, and special design treatments to enhance its appearance.
2. Roofs:
  - 2.1. Wood shakes/shingles;
  - 2.2. Architectural grade textured composition shingles;
  - 2.3. Tile: Cementitious, clay;
  - 2.4. Slate;
  - 2.5. Metal: Standing seam, batten seam (concealed fasteners required);
  - 2.6. Flat roof specification: Single-ply, built up (both nonreflective).
3. Fences:
  - 3.1. Vinyl;
  - 3.2. Block masonry and stucco products;
  - 3.3. Brick;
  - 3.4. Wrought iron: Aluminum or steel;
  - 3.5. Reserved.
  - 3.6. Other fence building materials may be utilized on a case by case basis.
4. Colors:
  - 4.1. Earthen tones are encouraged.
  - 4.2. Flat or low gloss finished are encouraged
  - 4.3. Exposed metal flashing or trim will be anodized or painted to blend with exterior colors of the building.

**H. Applicable Standards:**

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

**I. Decision by the Commission:**

On July 25<sup>th</sup>, 2018, based on the facts outlined in staff's report, the case file and discussion at the public meeting, the Planning and Zoning Commission of Kuna, Idaho, has denied Case No. 18-12-DR (Design Review)

**J. Council Determination:**

*Note: These motions are to uphold, conditionally uphold or overrule the Planning and Zoning Commission's decision to deny Case No. 18-12-DR. The City Council shall only overrule the Commission by a favorable vote of one-half (1/2) plus one of the full Council.*

Based on the facts outlined in staff's report, Commission's minutes and public testimony as presented, the City Council of Kuna, Idaho, hereby upholds **-OR-** conditionally upholds the Commission's decision to deny Case No. 18-12-DR **-OR-** Overturns the Commission's decision to deny Case No. 18-12-DR with the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
  - a. The City Engineer shall approve the sewer hook-ups.
  - b. The City Engineer shall approve all civil plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of civil plans.
  - c. The Kuna Fire District shall approve fire flow requirements and/or building plans and installation of fire protection facilities as required.
  - d. Kuna Municipal Irrigation District shall approve any modifications to the existing irrigation system.
  - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
  - f. 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 a 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. Street lights and parking lights for the site shall be LED lighting and comply with Kuna City Code and established Dark Skies practices.
5. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
6. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
7. Applicant shall construct all trash enclosures on site with CMU brick wall and with steel gates on the front. (Unless specifically approved otherwise).

8. All signage within/for the project shall comply with Kuna City Code and shall be approved in the design review process with all new commercial and multi-family.
9. The landscape plan is considered a binding site plan. Landscaping shall be installed according to the submitted landscape plan dated March 16, 2018 (except as specifically approved otherwise).
10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. This development is subject to building and landscaping design review inspections. Inspection fees shall be paid prior to staff inspection.
12. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
13. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
14. Developer/owner/applicant shall comply with all local, state and federal laws.

**DATED:** This 16<sup>th</sup> day of October, 2018.

received  
8.14.18



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

### Appeal Checklist

An Appeal requires a public hearing with the City Council. The Appeal application shall be filed no later than the close of business 15 days after the Planning and Zoning Commission decision.

<b>Project name:</b> Kelleher No. 2 Design Review	<b>Applicant:</b> Jane Suggs
--	---------------------------------

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

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	X
✓	Statement indicating reasons for Appeal—Appeal Form	X
✓	Affidavit of Legal Interest (for all interested parties)	X

*Note: Only one copy of the above items need to be submitted when applying for multiple applications. The associated fee is for EACH appeal request; multiple parties under one application must designate a representative to speak, or each person pays the fee.*





City of Kuna  
Planning & Zoning  
Department  
P.O. Box 13  
Kuna, Idaho 83634  
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### Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

\*Please submit the appropriate checklist (s) with application

**Type of Review (check all that apply):**

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

For Office Use Only	
File Number (s)	18-01-A 18-12-DR
Project name	Kellerer site no. 2
Date Received	8/14/18
Date Accepted/Complete	8/20/18
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	9/18/18

#### Contact/Applicant Information

Owners of Record: <u>Open Door Rentals, Inc.</u>	Phone Number: _____
Address: <u>1977 E. Overland Road</u>	E-Mail: _____
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: _____
Applicant (Developer): <u>Trilogy Development, Inc.</u>	Phone Number: <u>208-895-8858</u>
Address: <u>9839 W. Cable Car Street</u>	E-Mail: _____
City, State, Zip: <u>Boise, ID 83709</u>	Fax #: _____
Engineer/Representative: <u>Jane Suggs / WHPacific Inc.</u>	Phone Number: <u>208-275-8729</u>
Address: <u>2141 W. Airport Way, Suite 104</u>	E-Mail: <u>jsuggs@whpacific.com</u>
City, State, Zip: <u>Boise, ID 83705</u>	Fax #: _____

#### Subject Property Information

Site Address: <u>SE corner of Linder Road and Hubbard Road</u>	
Site Location (Cross Streets): <u>Linder Road, Hubbard Road</u>	
Parcel Number (s): <u>R4865420080</u>	
Section, Township, Range: <u>Section 13, T2N, R1W</u>	
Property size : <u>1.96 acres</u>	
Current land use: <u>empty lot</u>	Proposed land use: <u>eight 4-plex bldgs</u>
Current zoning district: <u>C-1</u>	Proposed zoning district: <u>C-1</u>



**Project Description**

Project / subdivision name: Kelleher Subdivision No. 2

General description of proposed project / request: subdivision of the 1.96 acre parcel for eight 4-plex buildings, plus common lots

Type of use proposed (check all that apply):

Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Office \_\_\_\_\_

Industrial \_\_\_\_\_

Other \_\_\_\_\_

Amenities provided with this development (if applicable): \_\_\_\_\_

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No

Please describe the existing buildings: N/A

Any existing buildings to remain?  Yes  No

Number of residential units: 32 Number of building lots: 8

Number of common and/or other lots: 1

Type of dwellings proposed:

Single-Family \_\_\_\_\_

Townhouses \_\_\_\_\_

Duplexes \_\_\_\_\_

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

Other \_\_\_\_\_

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

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

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

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

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

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

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

Hours of operation (days & hours): \_\_\_\_\_ Building height: \_\_\_\_\_

Total number of employees: \_\_\_\_\_ Max. number of employees at one time: \_\_\_\_\_

Number and ages of students/children: \_\_\_\_\_ Seating capacity: \_\_\_\_\_

Fencing type, size & location (proposed or existing to remain): \_\_\_\_\_

Proposed Parking:

a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

b. Total Parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

c. Width of driveway aisle: \_\_\_\_\_

Proposed Lighting: \_\_\_\_\_

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): \_\_\_\_\_

Applicant's Signature: Jane Suga For DR appeal Date: 8/14/18



**FEE: \$350.00  
EACH APPEAL**

*City of Kuna*  
**APPEAL FORM**

NAME: Jane Suggs

ADDRESS: 2141 W. Airport Way, Suite 104, Boise, ID 83705

TELEPHONE #: 208-275-8729

DECISION(S) YOU ARE APPEALING: P&Z denial of Design Review for Kelleher No. 2 - 18-12-DR

Reasons for Appeal (list all and add sheets if necessary)

Please see the attached letter for reasons for appeal and a recap of the P&Z actions

Describe Why You are an Affected Person: \_\_\_\_\_

I am the applicant for the Kelleher No. 2 design review and subdivision applications

**DO NOT WRITE BELOW THIS LINE**

DATE OF APPEAL: \_\_\_\_\_

COMMENTS: \_\_\_\_\_





August 14, 2018

Honorable Mayor Stear and City Council members  
c/o Mr. Jace Hellman  
Kuna Planning and Zoning Department  
751 W. 4<sup>th</sup> Street  
Kuna, Idaho 83634

Subject: Kelleher Subdivision No. 2  
Appeal of Design Review decision 18-12-DR

Dear Mayor Stear and City Council Members:

I am submitting this appeal of the Planning and Zoning Commission's (P&Z) denial of the application for Design Review (DR) for the Kelleher No. 2 Subdivision. It should be noted our application for Design Review met all of the requirements outlined in Chapter 4 – Design Review Overlay District, in the City of Kuna's Zoning Regulations. The Kelleher No. 2 development provides multi-family housing that is allowable in the current C-1 zone. This multi-family use was specifically included in the approved 2017 application for rezone to C-1. The project, at the southeast corner of Hubbard and Linder Roads, is appropriately located at an intersection that has limited or no commercial use due to limited access onto Hubbard Road and is not preferred for single family homes due to the adjacent traffic on Hubbard and Linder Roads. This location is perfectly suited for multi-family development.

Along with applications for subdividing the property, the application for Design Review included a complete set of drawings for the site and buildings, including multiple floor plans for the different units and color elevations for the 6 building designs, all prepared by a licensed architect. The application also included 4 color palettes and a special elevation along Linder Road as requested by an across-the-street neighbor.

The current staff report for the project does not provide any comments or reasons that support a denial of Design Review of the project. There are no findings of fact for Design Review, so we only have the minutes of the two P&Z meetings to refer to in our appeal of the P&Z decision.

The minutes of the meetings clearly show that the critique of the project by the Planning and Zoning Commissioners was focused on the neighbors' opposition to the project and on zoning issues. The Commission did not focus on Design Review issues or the Design Review code.

For clarification, we have provided this recap of the hearings:

At the first P&Z hearing on June 26, 2018, we made it clear to the staff and Commissioners that the Kelleher No. 2 parcel was already a part of the Chapparosa Subdivision Home Owners Association (HOA) and that the new residents of Kelleher No. 2 would be using the adjacent park. We also suggested in our application letter and in our testimony that the Chapparosa Subdivision HOA should not be responsible for maintaining the new Kelleher No. 2 parking lot, landscaping and building exteriors, as these tasks are not typical in a single family subdivision HOA. We proposed that the best way to accomplish this separation of responsibilities was to



remove/de-annex Kelleher No. 2 from the Chapparosa HOA, and to work out a special agreement between Chapparosa HOA and the not-yet-established Kelleher No. 2 HOA regarding the use of the neighborhood park, including fees and conditions.

After opposition testimony from the Chapparosa neighbors, the P&Z Commissioners 1) requested changes to the location of one of the trash enclosures, and then 2) deferred their decision on the applications with direction that the applicant and the neighbors come to an agreement on the use of the neighborhood park. This direction for a private negotiation to be completed was an unreasonable delay and had the effect of putting the neighbors, many of who did not want the development to occur, in control of the Planning and Zoning Commission's approval of our applications for both design review and subdivision.

In preparation for the second P&Z hearing on July 26, 2018, and knowing the difficulty in obtaining an agreement between the Chapparosa HOA and the Kelleher No. 2 HOA (that had not yet been created because there was not yet an approved project), we updated our landscape plan to move the location of the trash enclosure as requested, and also to close the access to the neighborhood park. We submitted this stand alone design with a provision that Kelleher No. 2 would still de-annex from the Chapparosa HOA; however, the residents of Kelleher No. 2 would not be using the park property and there would be no reason for a separate agreement. Instead we designed a neighborhood gazebo and horseshoe pit for use by Kelleher No. 2 residents that were located within the landscaped open space in the Kelleher No. 2. Both the open space and amenities that were proposed meet the requirements of the Kuna City Code for C-1 zoned property. We did not receive any negative comments about our redesign from the staff.

Again, the P&Z Commissioners discussed their desire that the applicant come to an agreement with the Chapparosa HOA for use of the neighborhood park and as a result denied the plat applications and the Design Review application.

As indicated in the minutes for both hearings:

- 1) the residents of Chapparosa Subdivision are not in agreement on the use of the park by the future residents of Kelleher No. 2,
- 2) the Chapparosa HOA Board agreed to negotiations with Kelleher No. 2 and submitted a list of projects/neighborhood improvements that are to be met as part of the negotiations, and
- 3) Kelleher No. 2 Design Review and subdivision plats meet the requirements of the Kuna City Code and Comprehensive Plan and should not be held up by private negotiations between the applicant and the Chapparosa HOA.

According to the Local Land Use Planning Act the decision to deny the Design Review application was made in error.

Idaho Code 67-6519 requires that a governing board, when granting or denying an application, specify the ordinance and standards used in evaluating the application, specify the reasons for denial, and specify the actions the applicant can take to obtain approval. These requirements have not been met.

We also maintain that the Planning and Zoning Commission's decision was arbitrary since they conflated the minimal (if any) Design Review discussion with zoning and density concerns. The issues of zoning and density were not a part of the Design Review application, as those issues were resolved with the approval of the 2017 rezone application. Likewise, the P&Z discussion



of open space is a zoning requirement of the C-1 zone and the requirement is met by the plan submitted by the applicant. For these reasons, the denial of the Design Review application by the Planning and Zoning Commission should not stand and the Design Review application should be approved as submitted by the Kuna City Council.

We respectfully request that the Kuna City Council approve of this appeal of the Planning and Zoning Commission's decision and approve Design Review application 18-12-DR.

Sincerely,

A handwritten signature in blue ink that reads "Jane Suggs".

Jane Suggs



September 11, 2018

Mr. Jace Hellman  
Kuna Planning and Zoning  
751 W. 4<sup>th</sup> Street  
Kuna, ID 83634

Subject: Kelleher No. 2 Subdivision – City Council hearing on September 18, 2018  
Appeal of Design Review 18-12-DR  
Preliminary/Final Plat 18-01-CPF

Dear Jace:

Following our appeal application/letter dated August 14, 2018, I wanted to provide additional information for the record and for the upcoming Council hearing.

As you know, this property was rezoned to C-1 in November 2017, with an application that described the future use of the property as 9 four-plex buildings which is an allowable use in the C-1 zone.

And I'd like to reiterate that the Kelleher No. 2 property is currently part of the Chapparosa HOA.

However, our application in March 2018, and testimony to Planning and Zoning Commission on June 26, 2018, included a recommendation that the proposed Kelleher No. 2 property de-annex from Chapparosa HOA, and a separate agreement/contract between the Chapparosa HOA and the new (but not yet created) Kelleher HOA be established that would allow the use of the adjacent park by Kelleher residents in exchange for an agreed upon fee. This agreement would also divest Chapparosa HOA of any responsibility for maintaining the Kelleher parking lot, site landscaping and building exteriors.

At that P&Z hearing, several Chapparosa residents spoke out in opposition to the entire development project. The P&Z Commissioners deferred their decision on the applications with an expectation that the Chapparosa HOA and the Kelleher developer (since there isn't a Kelleher No. 2 HOA yet) would work out the separate agreement noted above.

Due to opposition from Chapparosa neighbors it was clear to the Kelleher development team that a separate agreement between the Chapparosa HOA and Kelleher would be difficult to achieve and could possibly take several weeks or months, if at all.

At the second P&Z hearing on July 25, I presented an alternative Kelleher plan that 1) included some amenities (gazebo/gathering spot, horseshoe pit) on the Kelleher property, 2) removed access to the park, and 3) de-annexed from the Chapparosa HOA. Tim McKay, representing the Chapparosa HOA, testified at the hearing that the Chapparosa HOA would negotiate a separate agreement with the developer and included a list of park projects/improvements that Chapparosa asked the Kelleher developer to agree to.



Again the P&Z Commissioners began to discuss a deferral of a decision on the applications so that a separate agreement could be reached between the Chapparosa HOA and the developer/Kelleher. In lieu of yet another delay in the decision, I asked the P&Z Commission to deny our subdivision application instead. The development team believes that it was inappropriate for the P&Z Commissioners to delay approval of our applications pending negotiation with the neighbors, some of who opposed the development. Additionally and without discussion the P&Z Commission denied the Design Review application; resulting in our appeal of that decision and our request for approval of our Design Review application by the City Council.

Since the P&Z hearing and after discussions with our legal counsel and a meeting with representatives of the Chapparosa HOA and their management company, **we propose that Kelleher No. 2 will:**

- 1) remain a part of the Chapparosa HOA and pay the per lot fees that are required by the Chapparosa CCRs,**
- 2) create a separate “sub-HOA” for Kelleher No. 2 residents that will address maintenance of the parking lot, on-site landscaping and building exteriors, and**
- 3) provide a connection to the adjacent park.**

The preliminary plat and landscape plan (attached) that were submitted with our original application reflect this plan and show the park connection. We also propose a new condition of approval: *The southern trash enclosure will be relocated to the west side of the parking lot.* This condition moves the trash enclosure away from the pathway connection to the park and further from the neighbors to the east.

The Kelleher team appreciates your attention to this application and the approval process and especially the recommendation in the original staff report: *Staff has determined this application complies with the goals and policies for Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Code title 67 chapter 65; and the Kuna Comprehensive Plan.*

I hope this outline of our application request is helpful and I look forward to presenting Kelleher No. 2 to the City Council on September 18, 2018. Please let me know if you have any questions.

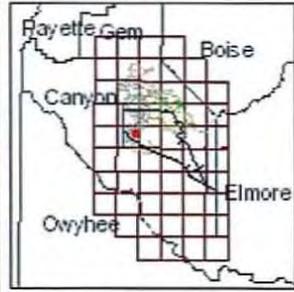
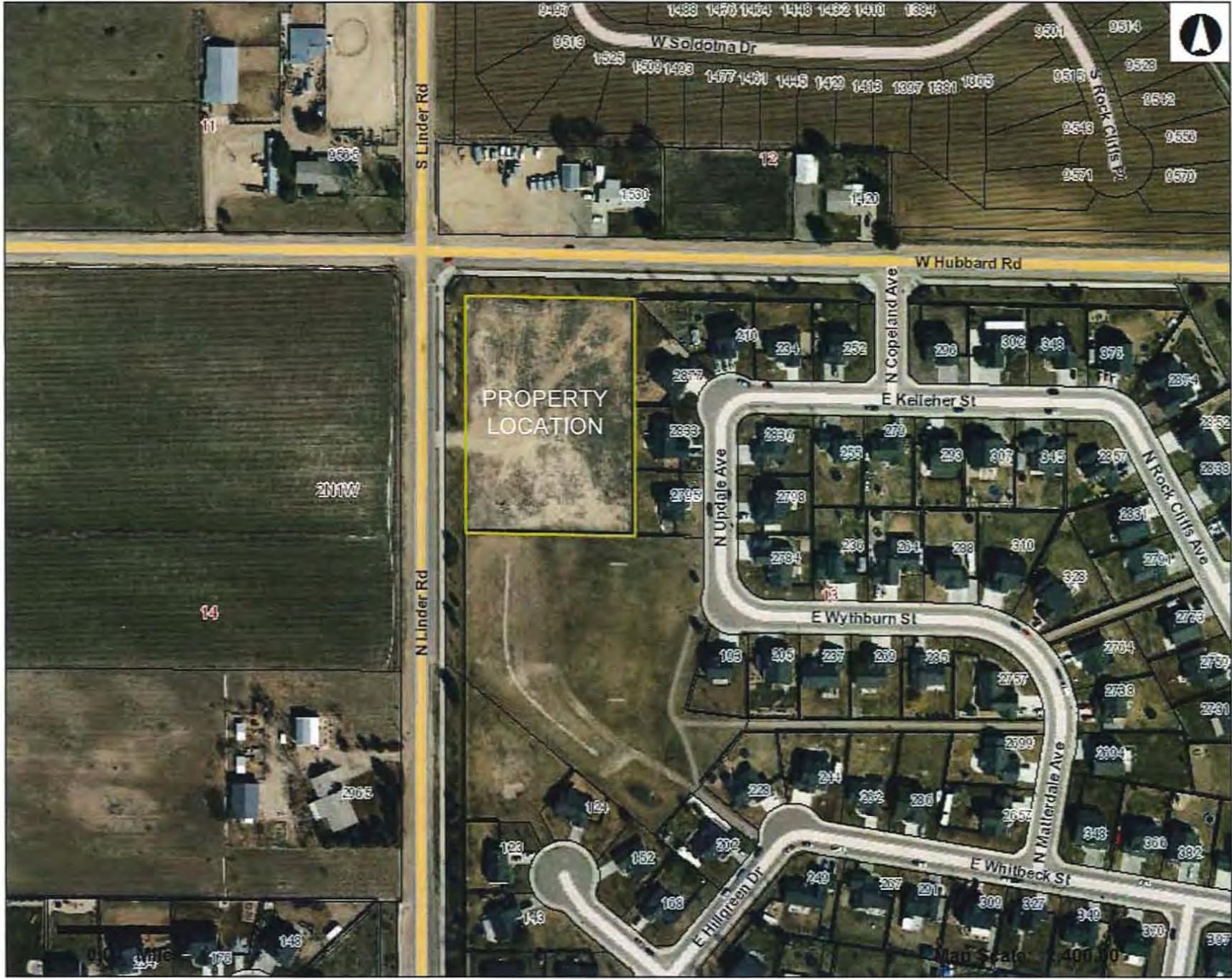
Sincerely,

A handwritten signature in blue ink that reads "Jane Suggs". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Jane Suggs

# Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



- ### Legend
- + Railroad
  - Roads (2,000 - 4,000 ft)
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
  - Parks
  - Address
  - Townships
  - Sections
  - Condos
  - Parcels

Exhibit  
B7



# City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: www.cityofkuna.com

State of Idaho )  
                  ) ss.  
County of Ada )

I, Open Door Rentals, Inc / Corey Barton , 1977 E. Overland Road  
Name Address  
Meridian , Idaho 83642  
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to Jane Suggs/WHPacific 2141 W. Airport Way, Suite 104, Boise, ID 83705  
Name Address

to submit the accompanying application pertaining to that property.

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

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

Dated this 2nd day of March, 2018

[Signature]  
Signature

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



Adair Kolter  
Notary Public for Idaho  
Residing at: Nampa, ID  
My commission expires: 6-05-22





## PROJECT LETTER

499 Main Street  
Boise, Idaho 83702  
(208) 343-2931  
www.taoidaho.com

**Date:** March 15, 2018

**To:** Planning Department  
City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

**Project:** Kelleher Subdivision No. 2

**Subject:** Design Review Application

Please accept this Design Review Application for the above referenced project. This application is for 8 4-plex buildings (32 dwelling units) at the south east corner of Hubbard Road and Linder Road in Kuna, Idaho 83643. The use of these buildings will be multifamily residential buildings.

The buildings consist of three building types, each with two options for exterior finishes and trim packages. Two of the building types include (4) 2 bedroom/ 2 bathroom units. The third building type consists of (4) 3 bedroom/ 2 bathroom units. There are 66 total parking spaces (2 for each unit plus 4 extra spaces), including 4 accessible spaces. An amenity has been provided for the residents of the development in the form of abundant landscaping, appealing architectural characteristics at the buildings, and a direct pedestrian link to an adjacent community park.

Each apartment building floor plan type has two elevation types with different roof line styles and with material and color variation. There are four paint color pallets that are dispersed throughout the project. The different exterior finish packages include varying amounts of painted hardboard lap siding, painted hardboard board and batten siding, and stone veneer. All buildings will have asphalt shingle roofs, painted hardboard fascia and soffit, painted hardboard door and window trims, belly bands, corbels, and other trim items. Additionally, all buildings will include pre-finished gutter and downspout systems.

Thank-you for your consideration and please call with any questions or concerns, 639-6407.

Sincerely,

Rob TeBeau, Architect  
The Architects Office, PLLC

# KELLEHER SUBDIVISION NO. 2

N. LINDER ROAD & W. HUBBARD ROAD  
KUNA, IDAHO 83634



### VICINITY MAP

NO SCALE



### AERIAL MAP

NO SCALE



### SHEET INDEX

- DR0.0 DESIGN REVIEW COVER SHEET
- C1.0 COVER SHEET, NOTES, & SHEET INDEX
- C2.0 COPY OF FINAL PLAT
- C3.0 GRADING PLAN
- C4.0 DETAILS
- C5.0 UTILITY PLAN
- 06.0 EROSION & SEDIMENT CONTROL PLAN
- L1.0 LANDSCAPE PLAN
- L1.1 COLORED LANDSCAPE PLAN
- DR1.0 ARCHITECTURAL SITE PLAN
- DR1.1 SITE DETAILS
- DR2.0 BUILDING FLOOR PLANS
- DR3.0 BUILDING TYPE 2-1 EXTERIOR ELEVATIONS
- DR3.1 BUILDING TYPE 2-2 EXTERIOR ELEVATIONS
- DR 3.2 BUILDING TYPE 3-1 EXTERIOR ELEVATIONS

### PROJECT SUMMARY

TOTAL PROJECT SITE 1.96± ACRES.

PROJECT IS THE CONSTRUCTION OF (8) TWO STORY WOOD FRAMED 4-UNIT RESIDENTIAL DWELLING UNITS. THE PROJECT ALSO INCLUDES 56 OFF-STREET PARKING STALLS.

### PROJECT DIRECTORY

- |  |   |
|--|---|
| <b>OWNER</b><br>OPEN DOOR REALTY, INC.<br>1977 E. OVERLAND RD.<br>MERIDIAN, IDAHO 83642<br>CONTACT: JANE SUGGS<br>V (208) 275-8729<br>F (208) 342-5332<br>E j.suggs@opendoor.com | <b>GENERAL CONTRACTOR</b><br>CHALLENGER DEVELOPMENT<br>9639 W. CABLE CAR ST., STE. 101<br>BOISE, IDAHO 83709<br>CONTACT: SHAWN BROWNAULT<br>V (208) 835-8856<br>C (208) 836-8371<br>F (208) 832-0714<br>E sbrown@challenger.com |
| <b>ARCHITECT</b><br>THE ARCHITECTS OFFICE, PLLC<br>499 MAIN ST.<br>BOISE, IDAHO 83702<br>CONTACT: ROB TABEAU<br>V (208) 539-8407<br>C (208) 794-1543<br>E rtabeau@tao.com        | <b>CIVIL ENGINEER</b><br>WH PACIFIC, INC.<br>2141 W. AIRPORT WALK, STE. 104<br>BOISE, IDAHO 83705<br>CONTACT: WATT MANGER<br>V (208) 275-8704<br>F (208) 342-5332<br>E wmanger@whpacific.com                                    |

- LANDSCAPE ARCHITECT**  
JENSEN BELLIS ASSOCIATES  
1509 TIRELL LANE, STE. 130  
BOISE, IDAHO 83709  
CONTACT: BEN SESENTWILER  
V (208) 343-7175  
F (208) 343-7178  
E ben@jensbellis.com

PROJECT

**KELLEHER  
SUBDIVISION NO. 2**

N. LINDER RD. &  
W. HUBBARD RD.  
KUNA, IDAHO 83634

SEAL

**PRELIMINARY**

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FILE

MARCH 15, 2018

18-002 DR0.0

ROB TABEAU, AIA

REVISIONS

SHEET

**DR0.0**  
DESIGN REVIEW  
COVER SHEET

Exhibit  
08



4840 WINDYBROOK COURT SUITE 200  
BOISE, IDAHO 83725  
PHONE: 208-333-7200

PROJECT  
**KELLEHER  
SUBDIVISION NO. 2**  
N. LINDER RD. &  
W. HUBBARD RD.  
KUNA, IDAHO 83634



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FILE  
DATE: MARCH 15, 2018  
JOB NO: 18-002 DR1.0  
DRAWN BY: ROB THREALL, AIA

REVISIONS

SHEET  
**DR1.0**  
SITE PLAN

**SITE DATA**

LOT AREA:	83,473 ± S.F. 1.906 ACRES
ZONING:	D-1
MINIMUM BUILDING HEIGHT:	35 FT.
MINIMUM STREET FRONTAGE:	14.5 FT.
MINIMUM FRONT YARD SETBACK:	15 FT.
MINIMUM REAR YARD SETBACK:	5 FT.
MINIMUM INTERIOR SIDE YARD SETBACK:	5 FT.
MINIMUM STREET SIDE YARD SETBACK:	10 FT.

**KEYNOTES**

1. 4" CONCRETE GRADE OVER 4" COMPACTED GRAVEL BASE FOR CURB FINISHES TYPICAL. ALL BASES TO BE CONSTRUCTED AS PART OF THE ACCESSIBLE ROUTE FOR GENERAL NOTES. CONCRETE BASES TO BE 8"-12" THICK DEPENDENT ON FINISHING DETAILS AND 2"-4" WIDE EDGEWIRE AREA. SEE DETAIL 1/04/15 FOR CURB JOINTS. 40 W/WRAPS IN FRONT OF APARTMENT BUILDINGS. LOCATE CHANGES FROM FINISH TO FINISH TO MAINTAIN THE SAME WIDTH OF THE BUILDING FOOTING.
2. ACCESSIBLE PARKING STALL PER LOCAL 2/08/11 TRF.
3. ACCESSIBLE PARKING STALL SIGN PER LOCAL 2/08/11 TRF.
4. ONE SIGN PER STALL 1/04/15.
5. ALL SIGN UNITS PER LOCAL 2/08/11. NOTE: ALL FIRST FLOOR UNITS ARE TO BE WITHIN ACCESSIBLE REACH RANGE. MINIMUM HEIGHT TO BOTTOM OF SIGN: 4'10" A.D.T. MINIMUM HEIGHT TO TOP OF SIGN: 4'4" A.D.T.
6. TYPICAL TRUCK EXCLUSIONS PER LOCAL 6/08/11.
7. A.D.M. CURB CUTTER & SIDEWALK AS CONSTRUCTION. NO WORK THE AREA. PROTECT FROM DAMAGE DURING CONSTRUCTION.
8. PARKING LOT LANDSCAPE SLANDERS AND FINISHING LOT SEPARATES PER CIVIL DRAWINGS. ALL SEPARATES ARE A PART OF THE ACCESSIBLE ROUTE FOR GENERAL NOTE 5. ALL PARKING STALLS ARE 8'-4" WIDE AND 20'-0" DEEP. ALL DRIVE ALLEYS TO BE 20'-0" WIDE MIN. ALL SEPARATES IN FRONT OF PARKING STALLS ARE 8'-0" WIDE.
9. APARTMENT BUILDING REAR ROOM LOCATION. NOTE: REAR ROOM AND ELECTRICAL PANEL LOCATION CAN BE RELOCATED. VERIFY WITH OWNER FOR FINAL LOCATION FOR EACH BUILDING.
10. W/WRAP/WRAP ELECTRICAL PANEL NOTES REAR ROOM LOCATION. NOTE: REAR ROOM AND ELECTRICAL PANEL LOCATION CAN BE RELOCATED. VERIFY WITH OWNER FOR FINAL LOCATION FOR EACH BUILDING.
11. PEDESTAL PROJECT SIGN LOCATION. SEE PROJECT SIGN REQUIREMENTS. VERIFY SIGN OFF POINTS / APPROVALS. VERIFY WITH OWNER FOR PROPOSED PROVISIONS ELECTRICAL FOR LIGHTING.
12. GRADE LINE INDICATES THE FINISH FINISH ELEVATION. 20'-0" WIDE MODEL. 40'-0" OUTSIDE MODEL.
13. SEE LIGHTING PLAN FOR THE ELECTRICAL PLAN.
14. 6'-0" WIDE TRUCKING AT PROPERTY LINE - SEE LANDSCAPE DRAWING.
15. MECHANICAL EQUIPMENT - VERIFY WITH LANDSCAPE TRF.
16. TYPICAL SUBDIVISION PROPERTY LINE.

**PROJECT DATA**

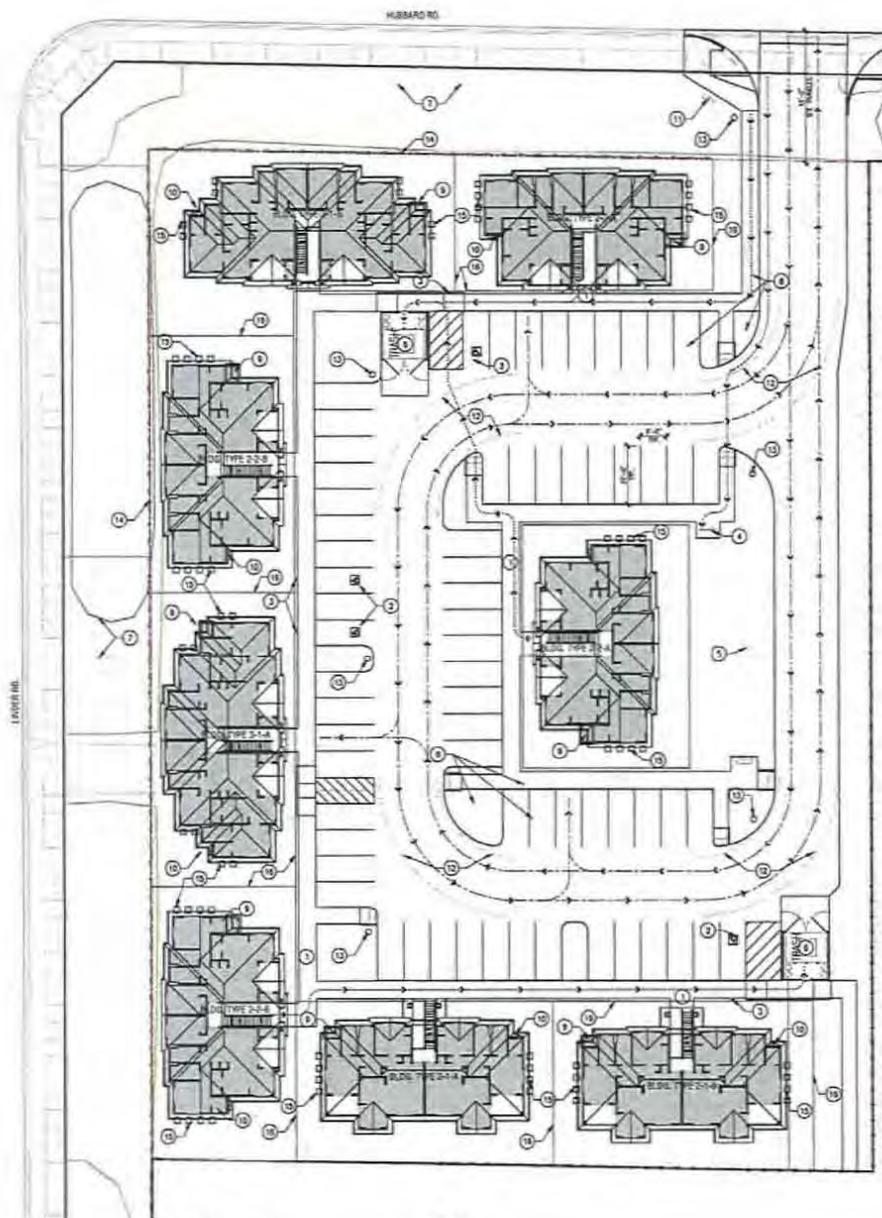
PROPOSED BUILDINGS:	4-UNIT TWO-STORY BUILDINGS
APARTMENT BUILDING KEY:	BUILDING TYPE 2-1A: (4) TWO BEDROOM UNITS, ELEVATION TYPE A... 1 BUILDING TYPE 2-1B: (4) TWO BEDROOM UNITS, ELEVATION TYPE B... 1 BUILDING TYPE 2-2A: (4) TWO BEDROOM UNITS, ELEVATION TYPE A... 2 BUILDING TYPE 2-2B: (4) TWO BEDROOM UNITS, ELEVATION TYPE B... 2 BUILDING TYPE 2-3A: (4) THREE BEDROOM UNITS, ELEVATION TYPE A... 1 BUILDING TYPE 2-3B: (4) THREE BEDROOM UNITS, ELEVATION TYPE B... 1
PROPOSED UNITS:	18.30 UNITS PER ACRE
PROPOSED UNIT MIX:	TWO BEDROOM - TWO BATHROOM (2A2) 8 2A2-1 2 2A2-2 4 THREE BEDROOM - TWO BATHROOM (2A3) 2
PARKING REQUIRED:	APARTMENTS: 1.5 STALLS PER UNIT: 22 x 1.5 = 40
PARKING PROVIDED:	ACCESSIBLE PARKING STALLS: 8 STANDARD PARKING STALLS: 62
APARTMENT LAND DEVELOPMENT:	BUILDING FOOTPRINTS: 37,254 ± S.F. / 40% SITE PARKING: 30,706 ± S.F. / 42% LANDSCAPING: 11,303 ± S.F. / 14%

**AERIAL MAP**

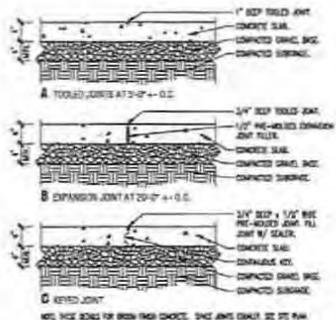


**CIRCULATION LEGEND**

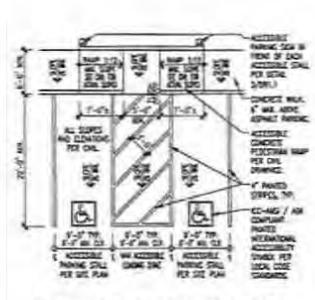
	AUTOMOBILE CIRCULATION
	PEDESTRIAN CIRCULATION
	BICYCLE CIRCULATION



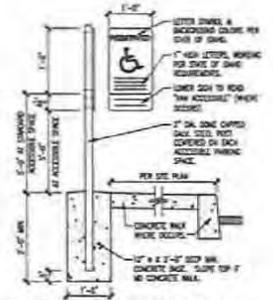
**1 SITE PLAN**  
SCALE 1/8" = 1'-0"



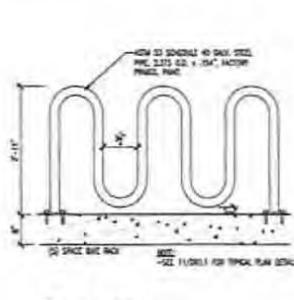
**1 CONCRETE CONTROL JOINTS**  
SCALE 1/4" = 1'-0"



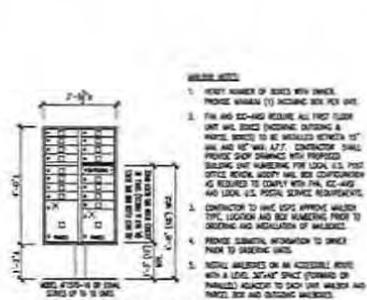
**2 TYPICAL ACCESSIBLE STALL**  
SCALE 1/4" = 1'-0"



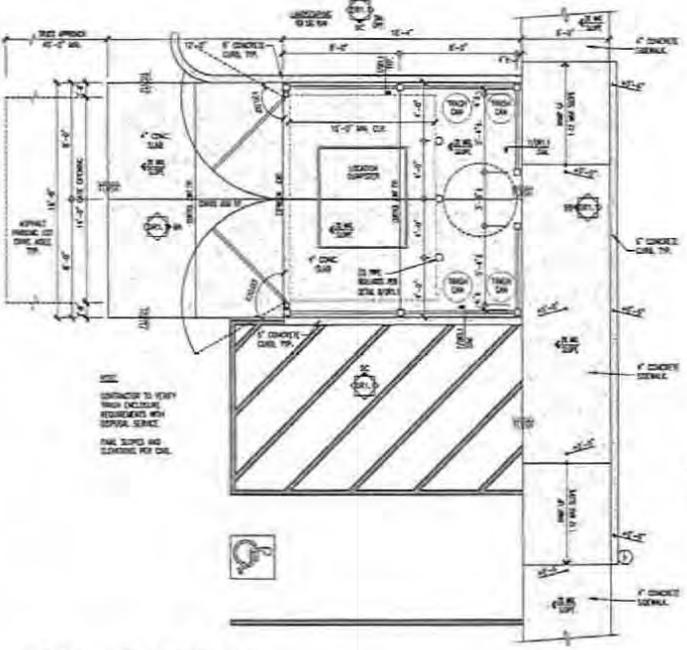
**3 ACCESSIBLE STALL SIGN**  
SCALE 1/4" = 1'-0"



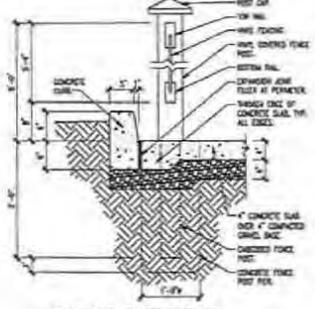
**4 BIKE RACK**  
SCALE 1/4" = 1'-0"



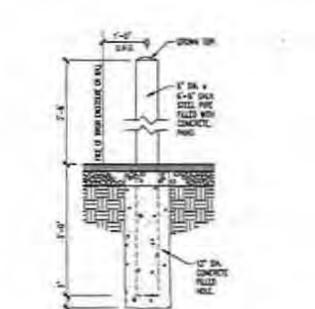
**5 MAIL BOX DETAIL**  
SCALE 1/4" = 1'-0"



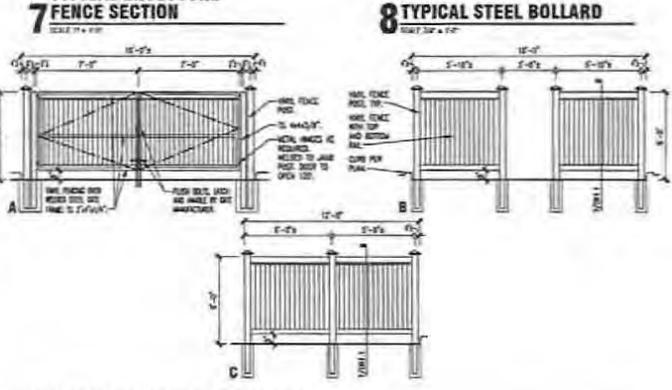
**6 TRASH ENCLOSURE PLAN**  
SCALE 1/4" = 1'-0"



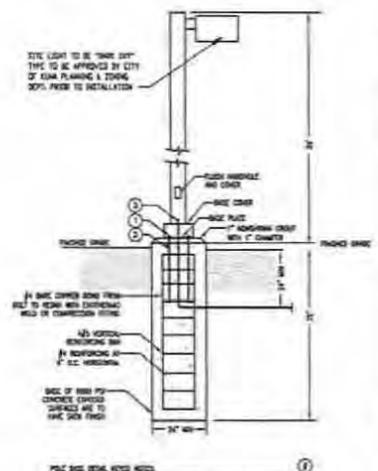
**7 TYPICAL ENCLOSURE FENCE SECTION**  
SCALE 1/4" = 1'-0"



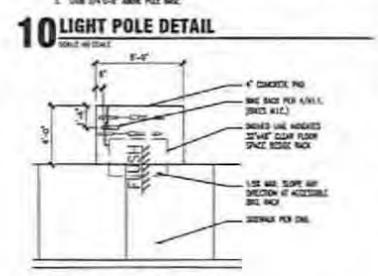
**8 TYPICAL STEEL BOLLARD**  
SCALE 1/4" = 1'-0"



**9 TRASH ENCLOSURE ELEVATIONS**  
SCALE 1/4" = 1'-0"



**10 LIGHT POLE DETAIL**  
SCALE 1/4" = 1'-0"



**11 TYP. BIKE RACK PAD**  
SCALE 1/4" = 1'-0"

PROJECT  
**KELLEHER SUBDIVISION NO. 2**  
N. LINDER RD. & W. HUBBARD RD., KUNA, IDAHO 83634

DATE: **PRELIMINARY**

FILE: MARCH 15, 2016  
18-01-DR-0  
RDB TUBALL AIA

REVISIONS  
DR1.1  
SITE DETAILS



400 WEST STREET (208) 243-2923  
1000 S. HUBBARD RD. TWIN FALLS, IDAHO

PROJECT

**KELLEHER  
SUBDIVISION NO. 2**

N. LINDER RD. &  
W. HUBBARD RD.  
KUNA, IDAHO 83634



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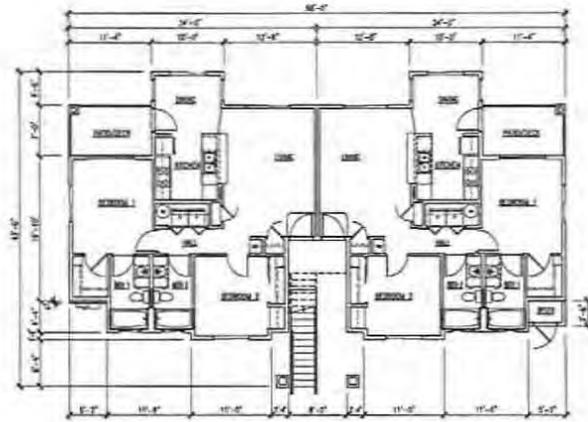
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FILE  
DATE: MARCH 15, 2018  
DRAWN BY: 19-302 ORG.C  
CHECKED BY: ROSE TABELLA, AIA

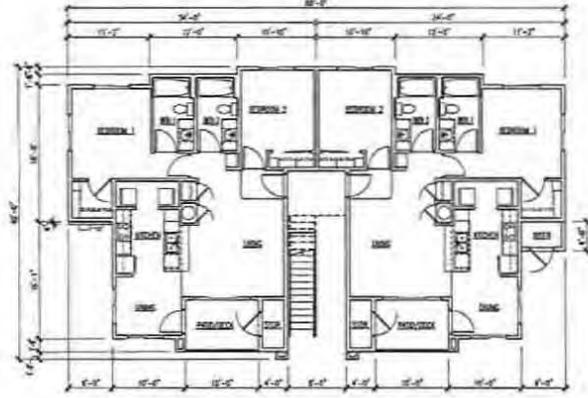
REVISIONS

SHEET

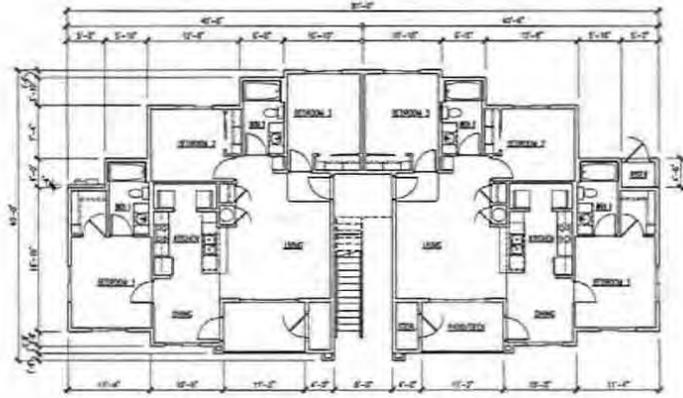
**DR2.0**  
APARTMENT  
FLOOR PLANS



**BUILDING TYPE 2-1  
FIRST FLOOR PLAN**  
2-BEDROOM / 2-BATHROOM  
SECOND FLOOR TYPE  
SCALE: 1/8" = 1'-0"  
UNIT AREA: 983 S.F.  
NET AREA: 1074 S.F.  
FIRST FLOOR AREA: 2,280 S.F.  
SECOND FLOOR AREA: 2,125 S.F.  
TOTAL UNIT AREA: 4,405 S.F.



**BUILDING TYPE 2-2  
FIRST FLOOR PLAN**  
2-BEDROOM / 2-BATHROOM  
SECOND FLOOR TYPE  
SCALE: 1/8" = 1'-0"  
UNIT AREA: 983 S.F.  
NET AREA: 1074 S.F.  
FIRST FLOOR AREA: 2,280 S.F.  
SECOND FLOOR AREA: 2,125 S.F.  
TOTAL UNIT AREA: 4,405 S.F.



**BUILDING TYPE 3-1  
FIRST FLOOR PLAN**  
3-BEDROOM / 2-BATHROOM  
SECOND FLOOR TYPE  
SCALE: 1/8" = 1'-0"  
UNIT AREA: 1,108 S.F.  
NET AREA: 1200 S.F.  
FIRST FLOOR AREA: 2,884 S.F.  
SECOND FLOOR AREA: 2,474 S.F.  
TOTAL UNIT AREA: 5,358 S.F.

**KEYNOTES**

1. THE SPRAWLED REEF FROM PROVIDE SIGN ON DESIGN OF THE DOOR IN ONE-WAY LETTERS DURING THE REEF REVIEW IN COMPLIANCE WITH THE INTERNATIONAL FIRE CODE AND WITH THE APPROVAL OF THE FIRE DEPARTMENT. PROVIDE AND INSTALL THICK REEF WITHIN 3 FEET OF DOOR AS DIRECTED BY THE FIRE DEPARTMENT.
2. ELEVATOR, STAIRS AND PANELS, VERIFY EXACT LOCATION WITH MECHANICAL AND ELECTRICAL DRAWINGS.
3. PROVIDE FINISHES AT ALL EXTERIOR WALLS ACCORDING TO UNIFORMS PER LOCAL CODES.
4. EXTERIOR CONCRETE WALLS AT FIRST FLOOR SHALL BE TO BE FINISH WITH BRICKWORK, GRADED TO SLOPE AWAY FROM EXTERIOR DOOR AND SLOPE AWAY FROM THE BUILDING TO A MINIMUM DISTANCE OF 2'-0" PERPENDICULAR TO GRADE. SEE CIVIL DRAWINGS FOR GRADE SLOPES AROUND EXTERIOR WALLS. FINISH WALL BETWEEN BRICKING AND CONCRETE WALL / PANEL PER LOCAL CODES.
5. FIRE EXITS/DOORS CORRECTLY MARKED WITH HANDLES AT 48" AFF. MAX. SEE SPACES.
6. ROOF SCUM.
7. CONCRETE PANELS AT TYPE A ACCESSIBLE RAMP TO TOTAL RAMP TO BE FINISH WITH UNIT HOPKIN AND WITH STAIRWAY CLOSET AND SLOPE AWAY FROM THE BRICKING TO WALL SLOPE. AT ALL OTHER FIRST FLOOR WALLS THE JOINT CHANGES BETWEEN THE INTERIOR SPACE AND THE EXTERIOR PER 6" AFF. EXCLUDING THICKNESS. IF IS RECOMMENDED THAT THE PANELS 6" AFF. BELOW THE UNIT FINISH FLOOR AND SLOPE AWAY FROM THE BUILDING TO WALL SLOPE.
8. WALL WITH CONCRETE TOPPING SLAB. THE JOINT CHANGES BETWEEN THE INTERIOR SPACE AND THE EXTERIOR SHALL BE 6" AFF. EXCLUDING THICKNESS. IF IS RECOMMENDED THAT THE JOINT IS 6" AFF. BELOW THE UNIT FINISH FLOOR AND SLOPE AWAY FROM THE BRICKING TO WALL SLOPE. SEE SPACES 3-1/4" AFF. FOR BRICK AND WALL FINISHING REQUIREMENTS.
9. STAIR LANDING TO BE LEVEL WITH UNIT FINISH FLOOR AND SLOPE AWAY FROM THE BRICKING AT 2% SEE SPACES 3-1/4" AFF. FOR BRICK AND WALL FINISHING REQUIREMENTS.

**GENERAL NOTES**

1. DO NOT CONSTRUCTION TRADE SHALL VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES WITH THE DRAWINGS TO THE ARCHITECT PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. ALL EXTERIOR BRICKWORK SHALL BE TO THE FACE OF EXTERIOR STUB WALL. SEE SPACES 1-1/4" AFF. FOR TYPICAL EXTERIOR WALL CONSTRUCTION AT EXTERIOR. EXTERIOR WALL FINISHES TO BE APPLIED VERTICALLY FROM FLOOR TO FLOOR UNLESS OTHERWISE NOTED.
3. VERIFY ALL EXTERIOR FLOOR PLAN BRICKWORK WITH FOUNDATION PLAN.
4. ALL EXTERIOR WALL BRICKWORK TO FACE OF STAIR UNLESS OTHERWISE NOTED.
5. SEE UNFINISHED STAIRWAY PLAN AND STAIRWAY SECONDARY SHEETS ALICE FOR ALL STAIRWAY NOTES AND BRICKWORK.
6. USE ONE TYPE UNFINISHED FLOOR PLAN (SHEETS 413-415) FOR ALL UNIT BRICKWORK, EXTERIOR AND FOR STAIR AND WALKER CHAIRS.
7. ANY THROUGH OR THROUGH PENETRATION OF FIRE-RESISTIVE CONSTRUCTION TO STAIRS WITH 2018 IBC SECTION 714. SEE SHEETS 413-415. TESTS AND LISTED ACCESSIBLE TO BE PROVIDED TO FIELD INSPECTOR.
8. ALL FINISH, FINISHES AND EQUIPMENT TO BE PROVIDED TO BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, ACCEPTED BUILDING STANDARDS AND CORRESPONDING TO ALL BUILDING CODES.
9. FOR DETAILS OF THE WOOD CONSTRUCTION SEE THE WOOD CONSTRUCTION PLAN AND BUILDING CODES. SEE SPACES 410-412.
10. ALL FINISHES, BRICKWORK AND NOTES TYPICAL SHALL.
11. SEE SITE PLAN FOR DEMONSTRATION OF DETAILS AT BRICKING.
12. AT ALL FIRST FLOOR TRAIL LANDING PROVIDE GRATEFULLY TEST FRAME FOR BRICK CHANGES.

**APARTMENT BUILDING AREAS**

BUILDING TYPE 2-1	GROSS FLOOR AREA		NET AREA	
	FLOOR	UNIT AREA (S.F.)	UNIT AREA (S.F.)	TOTAL AREA (S.F.)
FIRST FLOOR	2,280 S.F.	2,280 S.F.	2,077 S.F.	2,280 S.F.
SECOND FLOOR	2,125 S.F.	2,125 S.F.	1,921 S.F.	2,125 S.F.
TOTAL	4,405 S.F.	4,405 S.F.	3,998 S.F.	4,405 S.F.
TOTAL x 2	7,208 S.F.	7,208 S.F.	7,358 S.F.	8,830 S.F.

BUILDING TYPE 2-2	GROSS FLOOR AREA		NET AREA	
	FLOOR	UNIT AREA (S.F.)	UNIT AREA (S.F.)	TOTAL AREA (S.F.)
FIRST FLOOR	2,280 S.F.	2,280 S.F.	2,077 S.F.	2,280 S.F.
SECOND FLOOR	2,125 S.F.	2,125 S.F.	1,921 S.F.	2,125 S.F.
TOTAL	4,405 S.F.	4,405 S.F.	3,998 S.F.	4,405 S.F.
TOTAL x 2	8,810 S.F.	8,810 S.F.	7,996 S.F.	8,810 S.F.

BUILDING TYPE 3-1	GROSS FLOOR AREA		NET AREA	
	FLOOR	UNIT AREA (S.F.)	UNIT AREA (S.F.)	TOTAL AREA (S.F.)
FIRST FLOOR	2,884 S.F.	2,884 S.F.	2,618 S.F.	2,884 S.F.
SECOND FLOOR	2,474 S.F.	2,474 S.F.	2,218 S.F.	2,474 S.F.
TOTAL	5,358 S.F.	5,358 S.F.	4,836 S.F.	5,358 S.F.
TOTAL x 2	10,716 S.F.	10,716 S.F.	9,672 S.F.	10,716 S.F.

- PROJECT TOTALS: 24,632 S.F. (GROSS), 22,596 S.F. (NET), 22,820 S.F. (TOTAL)
1. AS INDICATED TO THE INSIDE FACE OF EXTERIOR WALLS INCLUDING STAIRWAYS, STAIRS AND AREAS UNDER STAIRS, BEAMS AND PANELS.
  2. AS INDICATED TO THE INSIDE FACE OF EXTERIOR WALLS INCLUDING STAIRWAYS, STAIRS AND AREAS UNDER STAIRS, BEAMS AND PANELS. AFTER FINISHING CHAPTER 1 AND CHAPTER 10.
  3. AS INDICATED TO THE OUTSIDE FACE OF EXTERIOR WALLS INCLUDING STAIRWAYS, STAIRS AND AREAS UNDER STAIRS, BEAMS AND PANELS.
  4. AS INDICATED TO THE OUTSIDE FACE OF EXTERIOR WALLS INCLUDING STAIRWAYS, STAIRS AND AREAS UNDER STAIRS, BEAMS AND PANELS.

**LEGEND**

ALL CONSTRUCTION NOT WALL, FINISH, OR BRICKWORK AND CONSTRUCTION FINISH SHALL BE FOR CONSTRUCTION NOTES	1	ADDER CALLOUT PER DOOR SCHEDULE SHEET A-1.5
	2	CONSTRUCTION WALL TYPE, CHANGES PER SCHEDULE A-1.5



JENSENBELTS ASSOCIATES  
Dix Planning  
Landscape Architecture  
1508 E. Tyler Ln., Ste. 120  
Boise, Idaho 83706  
Ph: (208) 343-7175  
Fax: (208) 343-7179  
www.jba.com

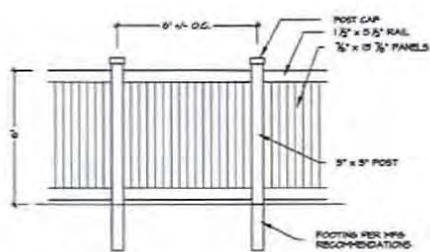
PROJECT  
**KELLEHER SUBDIVISION NO. 2**  
N. LINDER RD. & W. HUBBARD RD.  
KUNA, IDAHO 83634



The Engineer is the author of THE ARCHITECTS OFFICE. PLIC and is not to be separated without written authorization.  
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FILE  
DATE: MARCH 16, 2018  
BY: JBA 1000  
SCALE: ACS

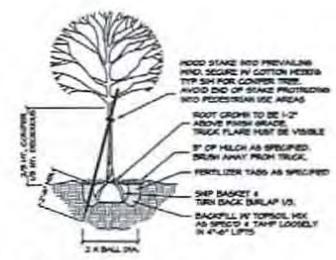
REVISIONS

SHEET  
**L1.0**  
LANDSCAPE PLAN



- 1. FENCE TO STEP DOWN TO 3" HEIGHT 20' FROM ROEK
- 2. FENCE STYLE AND COLOR (CREAM) TO MATCH EXISTING ADJACENT SUBDIVISION FENCING.

1 VINYL PRIVACY FENCE NOT TO SCALE



- 1. REMOVE ALL THING, ROPE, OR ENDINGS FROM ALL TRUNKS.
- 2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP US OF ALL ROOT BALLS AFTER PLANTING.
- 3. IF SYNTHETIC IRRAWAPLAP IS USED, IT MUST BE COMPLETELY REMOVED.

2 TREE PLANTING/STAKING NOT TO SCALE

**PLANT PALETTE**

SYTH	COMMON NAME	BOTANICAL NAME	INSTALLATION SIZE
<b>EVERGREEN TREES</b>			
	DOUGLASS PINE	PINUS LEUCODERIS	6'-8" HT 8" DB
	KARL PUGH CEDAR	CEDRUS DEODARA 'KARL PUGH'	6'-8" HT 8" DB
	DRY PINE	PINUS OZONATA 'DRY PINE'	6'-8" HT 8" DB
	SKY HIGH JUNIPER	JUNIPERUS SCAEVOLARUM 'SKY HIGH'	6'-8" HT 8" DB
	VAPOURWOLF PINE	PINUS FLEXILIS 'VAPOURWOLF'	6'-8" HT 8" DB
	HEERING WHITE SPRUCE	PICEA GLAUBA 'TENDLA'	6'-8" HT 8" DB
<b>SHADE TREES (CLASS II)</b>			
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	25" CAL 8" DB
	SCOTLAND HONEYLOCUST	GLEDITSIA TRIACANTHOS 'HONEY SCOTCLOE'	25" CAL 8" DB
	LITTLELEAF LINDEN	TILIA CORDATA	25" CAL 8" DB
	TULIP TREE	LIRIODENDRON TULIPIFERA	25" CAL 8" DB
<b>ORNAMENTAL TREES (CLASS II)</b>			
	JAPANESE MAPLE	ACER BORNALA 'PLANE'	8'-10" HT 2" DB CLUMP
	CHARITABLE PEAR	PYRUS GALLERIANA 'OLENS FORT'	25" CAL 8" DB
	ROYAL RAINBOW CRABAPPLE	MALUS 'JPS-HOT'	25" CAL 8" DB
	SNOWBERRY CRABAPPLE	MALUS 'SNOWBERRY'	25" CAL 8" DB
<b>SHRUB/ORNAMENTAL GRASSES/PERENNIALS</b>			
	BLACK EYED SUSAN	RUDEBECKIA FLUIDA 'GOLDSTEM'	1 GAL
	BLUE ROSE JUNIPER	JUNIPERUS HORIZONTALIS 'YELLOW'	2 GAL
	CRISTATA HIBISCUS	HIPECRATA	2 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLORIBUNDA'	3 GAL
	DIARY POUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'TANGLER'	1 GAL
	DIARY GOLD HIBISCUS	PHYSOCARPUS OXIFOLIUS 'DIARY GOLD'	2 GAL
	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
	EMERALD N' GOLD BLOOMING	BUCHNANIA FORTUNEI 'EMERALD N' GOLD'	2 GAL
	EMERALD SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'EMERALD'	2 GAL
	FINE LINE SUCROTHORN	FRAXINUS PRANANLA 'FINE LINE'	3 GAL
	GRASSY SUNSHINE	RAIS ARBORESCENS 'SUNSHINE'	2 GAL
	IVORY HALL DOGWOOD	CORNUS ALBA 'SALICHAL'	2 GAL
	KARL FOSTER REED GRASS	CALAMAGROSTIS ARABIDONACEA 'KARL FOSTER'	1 GAL
	LITTLE LEAF HIBISCUS	PHYSOCARPUS OXIFOLIUS 'LITTLE LEAF'	2 GAL
	HIGGOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGIUSTIFOLIA 'HIGGOTE BLUE'	1 GAL
	OTTO LITKEA	FRAXINUS LAUREOLATA 'OTTO LITKEA'	2 GAL
	P.J. RHOENDOCHRON	RHOENDOCHRON 'P.J. RHOEN'	3 GAL
	MAIDEN HAIR GRASS	PHYSOCARPUS OXIFOLIUS 'MAIDEN HAIR'	1 GAL
	SHREVEHINE NEEDLEGRASS	PHYSOCARPUS OXIFOLIUS 'NEEDLEGRASS'	2 GAL

- 8" SOLID VINYL FENCE ALONG OUTSIDE PERIMETER PROPERTY LINES (WEST AND NORTH BOUNDARY) SEE DTL 1 THIS SHEET
- EXISTING 6" SOLID VINYL FENCE TO REMAIN (EAST AND SOUTH BOUNDARY)

**NOTES**

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT PROVIDED BY BUILDER AND/OR DEVELOPER.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACID STORM DRAIN PIPE STRUCTURES OR FACILITIES. (SEEPAGE DEEPS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM).
- NO TREES SHALL BE PLANTED WITHIN THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT Maturity WILL BE LOCATED WITHIN VISION TRIANGLE OR ACID ZONE. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACID REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 30' FROM STOP SIGNS.
- TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER SUBJECT TO CITY FORESTERS PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLANT LANDSCAPE PLAN DESIGN. 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.

**LANDSCAPE CALCULATIONS**

EXISTING LANDSCAPE BUFFER ALONG LINDER ROAD AND HUBBARD ROAD TO BE RETAINED AND PROTECTED.  
NUMBER OF TREES PROVIDED IN APARTMENT COMPLEX AREA: 60 TREES  
THERE ARE NO EXISTING TREES ON SITE.

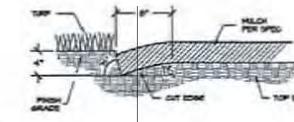
**DEVELOPMENT DATA**

TOTAL AREA	1.96 AC (85,473 S.F.)
PROPOSED BUILDINGS	0
4-UNIT TWO-STORY BUILDINGS	0
PROPOSED UNITS	32
PROPOSED PARKING	66 (52 STANDARD + 14 ACCESSIBLE)
LAND DEVELOPMENT	0
BUILDING FOOTPRINTS	87,284 S.F. (4,339)
SITE PAVING	38,706 S.F. (4,339)
LANDSCAPING	13,079 S.F. (4,339)
JOBS	0-1



- NOTE: 2" HOLE THREE TIMES THE SIZE OF ROOTBALL.

3 SHRUB PLANTING NOT TO SCALE



4 PLANTER CUT BED EDGE NOT TO SCALE

DEVELOPER  
TRILOGY DEVELOPMENT, INC.  
9825 W. CABLE CAR ST.  
BOISE, IDAHO 83709



Exhibit  
B9



400 W. 10TH ST. SUITE 101  
DENVER, CO 80202  
TEL: (303) 733-1111  
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The Planning  
Landscape Architects  
1500 S. Tyler St., Ste. 130  
Denver, CO 80202  
PH: (303) 342-7773  
FAX: (303) 342-7178  
email: jba@jensbelts.com

PROJECT

**KELLEHER  
SUBDIVISION NO. 2**

N. LINDER RD. &  
W. HUBBARD RD.,  
KUNA, IDAHO 83634



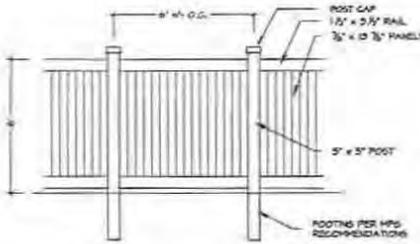
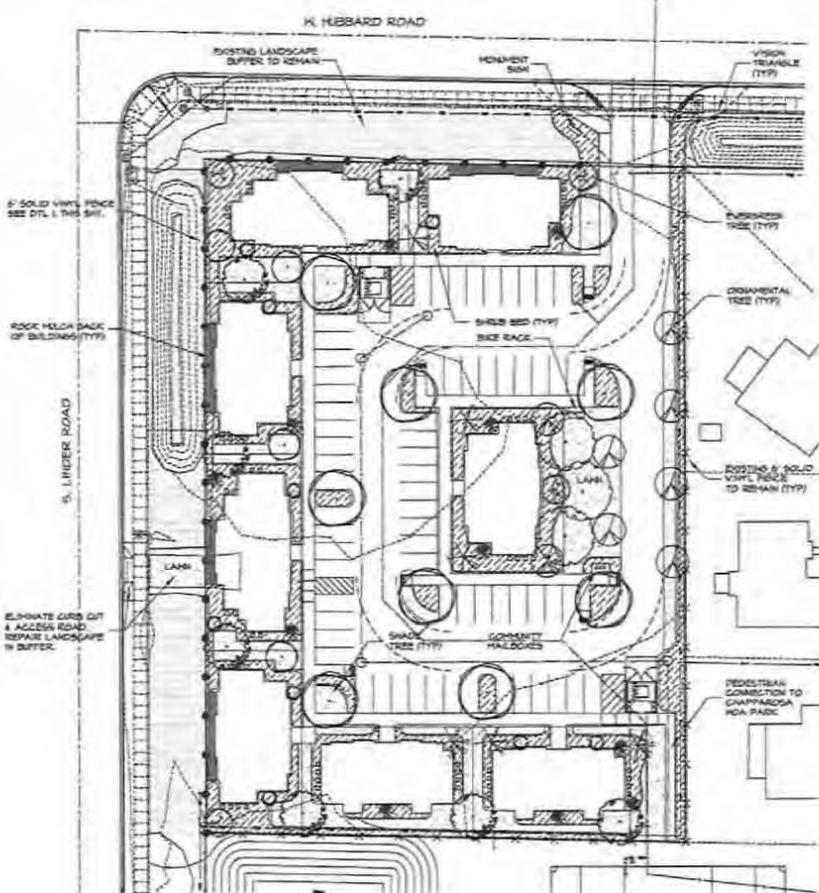
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DATE: MARCH 16, 2018  
JOB: 1801  
SCALE: KCS

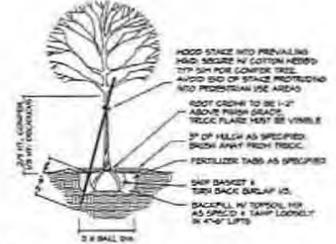
REVISIONS

SHEET

**L1.0**  
LANDSCAPE PLAN



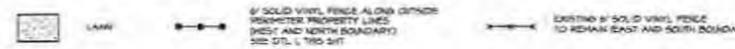
① VINYL PRIVACY FENCE  
NOT TO SCALE



② TREE PLANTING/STAKING  
NOT TO SCALE

**PLANT PALETTE**

SYM	COMMON NAME	BOTANICAL NAME	INSTALLATION SIZE
<b>EVERGREEN TREES</b>			
☉	BOSNIAN PINE LARG. PINE CEDAR DRUMS GERMAN SPRUCE SAY PINE SPRUCE VANCOUVER PINE KEEPPING WHITE SPURGE	PINUS LEUCODERMIS CORRUS DECORATA SAZD. FUCHS PICEA OMORICA TRIMBY LIMBODUS SCORPIONUM BALLIUM PINUS FLEXILIS VANDERHOLZF PICEA BLAUGA TRIMBLEA	6'-0" HT. 8" DB 8'-0" HT. 8" DB 6'-0" HT. 8" DB 6'-0" HT. 8" DB 6'-0" HT. 8" DB 6'-0" HT. 8" DB
☉	SHADUOLIVET TORUS (CLASS II) AUTUMN PURPLE ASH SKYLINE HONEYLOCUST LITTLE LEAF LARCH TULIP TREE	FRAXINUS AMERICANA 'AUTUMN PURPLE' BETULIDA TRICANTHOS 'NORRIS SKYSCALE' LARIX LARicina LIRIODENDRON TULIPIFERA	2.5" CAL. 8" DB 2.5" CAL. 8" DB 2.5" CAL. 8" DB 2.5" CAL. 8" DB
☉	DECIDUOUS TREES (CLASS II) AMER. MAPLE GIANTCREEPER PEACH ROYAL SANDROUS QUADRUPLE SHADUOLIVET CALABARRE	ACER BIRNALLA 'PLUME' PYRUS CALLERYANA 'GLENS FOUNT' MALUS 'JES-CAD' MALUS SHADUOLIVET	8" 10" HT. 8" DB 6" CAL. 1" 2.5" CAL. 8" DB 2.5" CAL. 8" DB 2.5" CAL. 8" DB
☉	PERENNIALS (CLASS II) BLACK EYED SUSAN BLUE DICK JAMPER CORNFLOWER RED FLOWER GARRET ROSE DWARF FOUNTAIN GRASS DARTS GOLD HIBISCAR STELLA D'ORO DWARF L.Y. SHERALD W. GOLD BUSHES ENDLESS SUMMER HYDRANGEA PINK LIPS SICKTHORN ROSE-LIGHT GAYACH IVORY PALM DORWOOD STYLIS LYONEN LAUREL P.J.M. RHODODENDRON HARDEN GRASS SUNSHINING SIBIRIANIK	RUSSERIA POLYDIA 'GOLDSTONY' JAMPERUS HORIZONTALIS 'VELDOR' HABROXIA REPENS ROSA FLOWER GARRET- MOORE PHELODENDRON ALBIFLORUM 'NAMESA' PHYSOCARPUS OBLIQUELOBES 'DWARF GOLD' HEMEROCALLIS STELLA D'ORO EDIMBURGH FORTHESS 'SHERALD W. GOLD' HYDRANGEA ARBORESCENS 'PINKIE' RHYNCHOPRAGMATA 'ROSE PILLIARY' PINK AEGHATHALIA 'SHER-LAW' CORNUS ALBA 'BALDWIN' CALAMAGROSTIS ARBORESCENS 'K.F.' PHYSOCARPUS OBLIQUELOBES 'DWARF GOLD' LAVANDELA ANASTROPIA 'MIDCOTE BLUE' PIRANUS LAUROCARPAUS 'OTTO LINDSEY' RHODOCYCLUS 'P.J.M. HECANTHUS SIBIRIANIK 'FRANCKIA' PHYSOCARPUS OBLIQUELOBES 'SHERALD'	1.0 GAL. 2.0 GAL. 3.0 GAL. 3.0 GAL. 1.0 GAL. 5.0 GAL. 3.0 GAL. 3.0 GAL. 3.0 GAL. 5.0 GAL. 3.0 GAL. 1.0 GAL. 3.0 GAL. 1.0 GAL. 2.0 GAL. 1.0 GAL. 1.0 GAL. 5.0 GAL.



**NOTES**

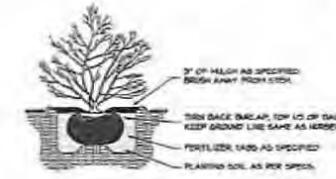
- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY BUILDER AND/OR DEVELOPER).
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACID 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.
- NO TREES SHALL INTERFERE WITH THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFER TREES OR SHRUBS OVER 2' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACID ZONE. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR TRIMMING TREES CANOPIES TO MEET ACID REQUIREMENTS FOR MAINTAINING CLEAR VISION WITHIN 40' STREET AND DEPARTURE VISION TRIANGLES. TREES MUST BE PLANTED NO CLOSER THAN 50' FROM SIDE WALKS.
- TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY POSSESSIONS. TREE-APPROVAL PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLANT LANDSCAPE PLAN DESIGN. 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.

**LANDSCAPE CALCULATIONS**

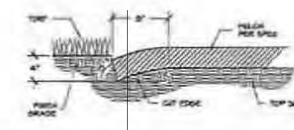
EXISTING LANDSCAPE BUFFER ALONG LINDER ROAD AND HUBBARD ROAD TO BE RETAINED AND PROTECTED.  
NUMBER OF TREES PROVIDED IN APARTMENT COMPLEX AREA: NO TREES  
THERE ARE NO EXISTING TREES ON SITE

**DEVELOPMENT DATA**

TOTAL AREA	1.66 AC (120,470 S.F.)
PROPOSED BUILDING	0
4-UNIT TWO-STORY BUILDINGS	0
PROPOSED LOTS	32
PROPOSED PARKING	66
LAND DEVELOPMENT	66 (2 STANDARD / 4 ACCESSIBLE)
BUILDING FOOTPRINTS	31,204 S.F. (24%)
SITE PAVING	30,700 S.F. (24%)
LANDSCAPING	12,000 S.F. (9%)
ZONING	C-1



③ SHRUB PLANTING  
NOT TO SCALE



④ PLANTER CUT BED EDGE  
NOT TO SCALE





**1 BUILDING TYPE 2-1A FRONT ELEVATION**  
SCALE 1/8" = 1'-0" COLOR PATTERN "C"



**2 BUILDING TYPE 2-1A RIGHT SIDE ELEVATION**  
SCALE 1/8" = 1'-0" COLOR PATTERN "C"



**3 BUILDING TYPE 2-1A REAR ELEVATION**  
SCALE 1/8" = 1'-0" COLOR PATTERN "C"



**4 BUILDING TYPE 2-1A LEFT SIDE ELEVATION**  
SCALE 1/8" = 1'-0" COLOR PATTERN "C"



**5 BUILDING TYPE 2-1B FRONT ELEVATION**  
SCALE 1/8" = 1'-0" COLOR PATTERN "C"



**6 BUILDING TYPE 2-1B RIGHT SIDE ELEVATION**  
SCALE 1/8" = 1'-0" COLOR PATTERN "C"



**7 BUILDING TYPE 2-1B REAR ELEVATION**  
SCALE 1/8" = 1'-0" COLOR PATTERN "C"



**8 BUILDING TYPE 2-1B LEFT SIDE ELEVATION**  
SCALE 1/8" = 1'-0" COLOR PATTERN "C"

**KEYNOTES**

1. ASPHALT SHINGLE ROOF / 1/2" SIP CAP. SEE ROOF PLAN FOR LOCATION AND TYPES OF ROOF VENTS.
2. ARCHITECTURAL UNFINISHED THERMAKINS ROOF SHINGLES.
3. 8" x 12 PLYWOOD SHEATHING.
4. ROOF: 1/2" x 8 PLYWOOD SHEATHING AT GABLE ENDS AND OVERS W/OUTSIDE POWER ADDITION. 1" x 4 PLYWOOD SHEATHING AT TOP. FINISH PAINTED 5/8" PLYWOOD SHEATHING. FINISH PAINTED 5/8" PLYWOOD SHEATHING AT GABLE ENDS.
5. PRE-FINISHED METAL GUTTER AND DOWNSPOUT FOR ROOF PLAN. FINAL LOCATION AND NUMBER OF DOWNPOUTS SHOULD BE DETERMINED BY THE CLIENT. CONSIDER FINISH CONCRETE SPLASH BLOCK AT BASE.
6. 2" x 4" x 12 PLYWOOD SHEATHING TRIM. FINISH PAINTED 5/8" PLYWOOD AT TOP.
7. 2" x 4" x 8 PLYWOOD SHEATHING TRIM. FINISH PAINTED 5/8" PLYWOOD AT TOP.
8. 1" x 4 PLYWOOD SHEATHING TRIM TRIM.
9. VERTICAL BOARD & BATTEN STYLE SIDING PAINTED 4" x 12" x 5/8" PLYWOOD PANELS WITH FINISH PAINTED 1" x 2 PLYWOOD SHEATHING AT 12" O.C. SIP PANELS 1" x 2 PLYWOOD SHEATHING AT 12" O.C.
10. HORIZONTAL LAP SIDING PAINTED HORIZONTAL SIDING.
11. PROVIDE HORIZONTAL LAP SIDING AT STAIRWAYS (NOT SHOWN). PAINTED HORIZONTAL LAP SIDING.
12. PAINTED HORIZONTAL SIDING.
13. DECORATIVE EXTERIOR LIGHT FIXTURE.
14. STONE VENEER CAP.
15. STONE VENEER SIDING.
16. DOUBLE GLAZED W/AV. FINISH WINDOW FOR WINDOW SCHEDULE WITH 1" x 4" PLYWOOD SHEATHING TRIM. SEE WINDOW SCHEDULE DETAILS FOR GLAZING REQUIREMENTS.
17. EXTERIOR DOOR FOR DOOR SCHEDULE WITH 1" x 4" PLYWOOD SHEATHING TRIM. SEE DOOR SCHEDULE DETAILS FOR GLAZING REQUIREMENTS.
18. PAINTED STEEL SIGN STRUCTURE WITH PRE-CAST CONCRETE TREADS AND PAINTED STEEL DOWNPOUT AND HANDRAIL.
19. DECK STRUCTURE FOR DECK WITH CONCRETE TOP, PAINTED HORIZONTAL SIDING, PAINTED HORIZONTAL SIDING AND FINISH SIDING.
20. ONE SPANNED ROOF DECK WITH ASPHALT SHINGLE ROOF WITH PRE-FINISHED METAL FLASHINGS, 1/4" PLYWOOD SHEATHING TRIM AND PAINTED INSULATED METAL DECK. VERIFY WITH SITE PLAN FOR LOCATION OF DECK. SOME BUILDINGS HAVE THE DECK CLOSED IN THE OPPOSITE DIRECTION.
21. WALL MOUNT ELECTRICAL PANEL LOCATION. VERIFY WITH SITE PLAN FOR LOCATION OF ELECTRICAL PANELS. SOME BUILDINGS HAVE THE ELECTRICAL PANELS ON THE OPPOSITE SIDE.
22. EXPOSED CONCRETE FOUNDATION WALL. FILL ALL HOLES. SICK & PITCH PATCH.
23. FINISH GRADE, SLOPE AWAY FROM BUILDING AT 2% MIN. SEE GRADING PLAN.

**GENERAL NOTES**

1. ALL NOTES ON ELEVATIONS ARE TYPICAL AND APPLY TO ALL ELEVATIONS.
2. REFER TO CONSTRUCTION TECH SPECIFICATIONS (PARTS AND ASB) AND SPECIFICATIONS FOR ADDITIONAL EXTERIOR FINISH MATERIAL NOTES.
3. ALL EXTERIOR WINDOW FLASHINGS TO BE PRE-FINISHED METAL DARK BROWN (S.E.A.). ALL CONCEALED METAL FLASHING TO BE GALVANNEED METAL. ALL EXPOSED GALVANNEED METAL TO BE PAINTED TO MATCH EXTERIOR WINDOW FLASHING COLOR.
4. SUB-CONTRACTORS TO PROVIDE 12" x 12" MIN. SAMPLES OF ALL FINISH MATERIALS FOR OWNER REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
5. VERIFY ALL FINISH MATERIAL SELECTIONS AND COLORS WITH OWNER PRIOR TO INSTALLATION AND INSTALLATION.
6. OWNER OPTION HORIZONTAL SIDING AND TRIM TO BE DARKER HORIZONTAL OR FINISH CHALK SIDING AND TRIM ALL SIDING AND TRIM TO BE GALVANNEED METAL (PRE-FINISHED) AND PAINTED.
7. ALL SIDING TO BE SCHEDULED BY SUB CONTRACTOR. COORDINATE WITH MECHANICAL WORK AS REQUIRED.
8. ALL FINISH MATERIALS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. 2015 BC REQUIREMENTS ARE PER GENERALLY ACCEPTED CONSTRUCTION PRACTICES.

**EXTERIOR FINISH SCHEDULE**

MATERIAL	W/F / COLOR	MATERIAL	FINISH COLOR
ASPHALT SHINGLE	MANUFACTURER'S CH. CLIP, THERMAKINS METAL, SHINGLES, SUBMITTALS	W/AV. WINDOW FRAME	MANUFACTURER COLOR: ALUMINUM
PAINTED HORIZONTAL SIDING & TRIM	W/F: SHERWIN WILLIAMS PRIME NUMBER 28014S COLOR: W/AV. OAK SIDING	WINDOW GLAZING	COLOR: CLEAR (INCLUDED)
W/AV. SHEATHING TRIM & BOARD & BATTEN	W/F: SHERWIN WILLIAMS PRIME NUMBER 28014S COLOR: W/AV. OAK SIDING	METAL TRIM/CLIP	POWDER COAT COLOR: BLACK
PRE-FINISHED METAL GUTTER & DOWNSPOUT	W/AV. GALV. METAL 30414S / W/AV. GALV. METAL 30414S / W/AV. GALV. METAL 30414S	METAL CHALK SIDING STRUCKERS & BALING	POWDER COAT COLOR: BLACK
STONE VENEER	W/F: B&B, CALIBREED STONE - COUNTRY LOGGING, ASPEN	EXPOSED W/AV. FLASHING	FACTORY PRE-FINISHED COLOR: DARK BROWN

COLOR PALLET A	MATERIAL	W/F / COLOR	MATERIAL	FINISH COLOR
PAINTED HORIZONTAL SIDING & BATTEN	W/F: SHERWIN WILLIAMS PRIME NUMBER 28014S COLOR: W/AV. OAK SIDING	PAINTED HORIZONTAL LAP SIDING	W/F: SHERWIN WILLIAMS PRIME NUMBER 28014S COLOR: W/AV. OAK SIDING	

COLOR PALLET B	MATERIAL	W/F / COLOR	MATERIAL	FINISH COLOR
PAINTED HORIZONTAL SIDING & BATTEN	W/F: SHERWIN WILLIAMS PRIME NUMBER 28014S COLOR: W/AV. OAK SIDING	PAINTED HORIZONTAL LAP SIDING	W/F: SHERWIN WILLIAMS PRIME NUMBER 28014S COLOR: W/AV. OAK SIDING	

COLOR PALLET C	MATERIAL	W/F / COLOR	MATERIAL	FINISH COLOR
PAINTED HORIZONTAL SIDING & BATTEN	W/F: SHERWIN WILLIAMS PRIME NUMBER 28014S COLOR: W/AV. OAK SIDING	PAINTED HORIZONTAL LAP SIDING	W/F: SHERWIN WILLIAMS PRIME NUMBER 28014S COLOR: W/AV. OAK SIDING	

COLOR PALLET D	MATERIAL	W/F / COLOR	MATERIAL	FINISH COLOR
PAINTED HORIZONTAL SIDING & BATTEN	W/F: SHERWIN WILLIAMS PRIME NUMBER 28014S COLOR: W/AV. OAK SIDING	PAINTED HORIZONTAL LAP SIDING	W/F: SHERWIN WILLIAMS PRIME NUMBER 28014S COLOR: W/AV. OAK SIDING	

PROJECT  
**KELLEHER SUBDIVISION NO. 2**  
N. LINDER RD. & W. HUBBARD RD., KUNA, IDAHO 83634



FILE  
DATE: MARCH 15, 2018  
DRAWN BY: TAO  
CHECKED BY: TAO  
DESIGNED BY: TAO  
PROJECT MANAGER: ROB THURMAN, AIA

REVISIONS

SHEET

**DR3.0**  
APARTMENT BUILDING TYPE 2-1 EXTERIOR ELEVATIONS

Exhibit  
**B10**



**1** BUILDING TYPE 2-2A  
FRONT ELEVATION

SCALE 1/8" = 1'-0" COLOR PATTERN 10'



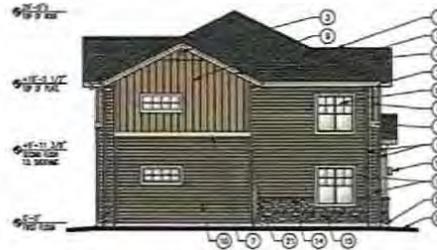
**2** BUILDING TYPE 2-2A  
RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0" COLOR PATTERN 10'



**3** BUILDING TYPE 2-2A  
REAR ELEVATION

SCALE 1/8" = 1'-0" COLOR PATTERN 10'



**4** BUILDING TYPE 2-2A  
LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0" COLOR PATTERN 10'



**5** BUILDING TYPE 2-2B  
FRONT ELEVATION

SCALE 1/8" = 1'-0" COLOR PATTERN 10'



**6** BUILDING TYPE 2-2B  
RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0" COLOR PATTERN 10'



**7** BUILDING TYPE 2-2B  
REAR ELEVATION

SCALE 1/8" = 1'-0" COLOR PATTERN 10'



**8** BUILDING TYPE 2-2B  
LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0" COLOR PATTERN 10'

**KEYNOTES**

1. ASPHALT SHINGLE ROOF / W/ DAF. SEE ROOF PLAN FOR LOCATION AND TYPES OF ROOF W/TE NOTING.
2. ARCHITECTURAL UNLIMITED FIBERGLASS ROOF SHIMBLE.
3. 8 X 12 PAINTED WOOD CORSEL.
4. FRESH 5/8 X 8 PAINTED W/SHIMBLE. AT CORSE DASH AND CORSE WITHOUT CUTTERS PROVIDE ADDITIONAL 1 X 4 PAINTED W/SHIMBLE AT TOP. PROVIDE PAINTED 5/16" W/SHIMBLE SHAPES. PROVIDE PAINTED 3/4" W/SHIMBLE VERTICAL SORTER AT DASH.
5. PRE-FINISHED METAL GUTTER AND DOWNSPOUT FOR ROOF PLAN. FINAL LOCATION AND NUMBER OF DOWNSPOUTS (DOWN GUTTERS) TO BE DESIGN-BUILD TO THE GENERAL CONTRACTOR. PROVIDE CONCRETE DRAIN FLUTES AT BASE OF DOWNSPOUTS.
6. 2/4 X 12 PAINTED W/SHIMBLE SINGING TRAIL. PROVIDE PRE-FINISHED 2" FLUSHING AT TOP.
7. 2/4 X 8 PAINTED W/SHIMBLE SINGING TRAIL. PROVIDE PRE-FINISHED 2" FLUSHING AT TOP.
8. 1 X 4 PAINTED W/SHIMBLE SINGING TRAIL TOP.
9. VERTICAL BOARD & BATTEN 2"X6 SINGING FRAMES 4" X 12" X 5/16" W/SHIMBLE FRAMES W/ PAINTED 1 X 2 W/SHIMBLE BATTENS AT 12" O.C. OR PAINTED 1 X 2 W/SHIMBLE BATTENS AT 12" O.C.
10. HORIZONTAL LAP SIDING PAINTED W/SHIMBLE LAPPED SIDING.
11. PROVIDE HORIZONTAL LAP SIDING AT CORNERS WITH SHIMBLE PAINTED W/SHIMBLE LAP SIDING.
12. PAINTED W/SHIMBLE COLLAR.
13. SECONDARY EXTERIOR LIGHT FIXTURES.
14. STONE VENEER CAP.
15. STONE VENEER SIDING.
16. DOUBLE GLAZED W/TE FRAMES WINDOW PER WINDOW SCHEDULE WITH 1" X 4" PAINTED W/SHIMBLE TRAIL. SEE WINDOW SCHEDULE DETAILS FOR FLUSHING REQUIREMENTS.
17. EXTERIOR DOOR PER DOOR SCHEDULE WITH 1 X 4 PAINTED W/SHIMBLE TRAIL. SEE DOOR SCHEDULE DETAILS FOR FLUSHING REQUIREMENTS.
18. PAINTED STEEL SHOE STRUCTURE WITH PRE-CUT CONCRETE TREADS AND PAINTED STEEL CORNERS AND TRIMMERS.
19. SOCK STRUCTURE FOR STONE WITH CONCRETE TOP. PAINTED W/SHIMBLE COLLAR. PAINTED W/SHIMBLE TRAIL AND PAINTED STEEL CORNERS.
20. THE SPRINKLER RISER CLOSET WITH ASPHALT SHINGLE ROOF WITH PRE-FINISHED METAL FLUSHING. 2X PAINTED W/SHIMBLE FRAMES. SIDING AND TRIMS AND PAINTED W/SHIMBLE METAL SOFFIT. VERIFY WITH SITE PLAN FOR LOCATION OF RISER. SIDE BALANCE WITH THE RISER CLOSET ON THE OPPOSITE SIDE.
21. WALL MOUNT ELECTRICAL PANEL LOCATION. VERIFY WITH SITE PLAN FOR LOCATION OF ELECTRICAL PANELS. STONE BALANCE WITH THE ELECTRICAL PANELS ON THE OPPOSITE SIDE.
22. EXPOSED CONCRETE FOUNDATION WALL. FILL ALL HOLES. DASH & PATCH FINISH.
23. FRESH GRADE, SLOPE AWAY FROM BUILDING AT 2% MIN. SEE GRADING PLAN.

**GENERAL NOTES**

1. ALL NOTES ON DRAWINGS ARE TYPICAL AND APPLY TO ALL DRAWINGS.
2. REFER TO CONSTRUCTION TYPE NOTES (SHEETS 4100 & 4101) AND SPECIFICATIONS FOR ADDITIONAL EXTERIOR FINISH MATERIAL NOTES.
3. ALL VISIBLE EXTERIOR FINISHES TO BE PRE-FINISHED METAL, STONE BRICK, ETC. ALL CONCEALED METAL FINISHING TO BE ENAMELED METAL. ALL ENAMELED METAL FINISHES TO MATCH MANUFACTURER MATERIAL FINISH COLOR.
4. SUB-CONTRACTORS TO PROVIDE 12" X 12" WALL SAMPLE OF ALL FINISH MATERIALS FOR OWNER'S REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
5. VERIFY ALL FINISH MATERIAL SELECTION AND COLORS WITH OWNER PRIOR TO ORDERING AND INSTALLATION.
6. OWNER OPTION W/SHIMBLE SIDING AND TRIMS TO BE ENAMELED W/SHIMBLE OF FRESH CONCRETE SIDING AND TRIMS. ALL SIDING AND TRIMS TO BE ORDERED FINISH (BY PRE-FINISH) AND FINISHES.
7. ALL UTILITIES TO BE LOCATED OR BELOW GROUND. COORDINATE WITH MECHANICAL DRAWINGS AS REQUIRED.
8. ALL FINISH MATERIALS TO BE ACQUIRED PER MANUFACTURER SPECIFICATIONS, 2018 IRC REQUIREMENTS AND PER CURRENTLY ACCEPTED CONSTRUCTION PRACTICES.

**EXTERIOR FINISH SCHEDULE**

ALL BUILDINGS			
MATERIAL	W/TE / COLOR	MATERIAL	FINISH COLOR
ASPHALT SHINGLE	W/TE / COLOR: 5/8" ASPHALT SHINGLE / MEDIANE METAL SHEATH, BUSHING	W/TE / COLOR: 2"X6 W/SHIMBLE TRAIL	W/TE / COLOR: 2"X6 W/SHIMBLE TRAIL
PAINTED W/SHIMBLE TRAIL & DASH	W/TE / COLOR: 5/8" ASPHALT SHINGLE / MEDIANE METAL SHEATH, BUSHING	WINDOW GLAZING	COLOR: CLEAR / UNGLAZED
PAINTED W/SHIMBLE BOARD & BATTEN	W/TE / COLOR: 5/8" ASPHALT SHINGLE / MEDIANE METAL SHEATH, BUSHING	METAL BRACING	POWDER COAT COLOR: BLACK
PRE-FINISHED METAL GUTTER & DOWNSPOUT	W/TE / COLOR: 5/8" ASPHALT SHINGLE / MEDIANE METAL SHEATH, BUSHING	METAL STRUCKS & RAILING	POWDER COAT COLOR: BLACK
STONE VENEER	W/TE / COLOR: 5/8" ASPHALT SHINGLE / MEDIANE METAL SHEATH, BUSHING	EXPOSED METAL FINISHING	FACTORY PRE-FINISHED COLOR: DARK BROWN
<b>COLOR PALLET A</b>			
MATERIAL	W/TE / COLOR	MATERIAL	FINISH COLOR
PAINTED W/SHIMBLE BOARD & BATTEN	W/TE / COLOR: 5/8" ASPHALT SHINGLE / MEDIANE METAL SHEATH, BUSHING	PAINTED W/SHIMBLE LAP SIDING	W/TE / COLOR: 5/8" ASPHALT SHINGLE / MEDIANE METAL SHEATH, BUSHING
<b>COLOR PALLET B</b>			
MATERIAL	W/TE / COLOR	MATERIAL	FINISH COLOR
PAINTED W/SHIMBLE BOARD & BATTEN	W/TE / COLOR: 5/8" ASPHALT SHINGLE / MEDIANE METAL SHEATH, BUSHING	PAINTED W/SHIMBLE LAP SIDING	W/TE / COLOR: 5/8" ASPHALT SHINGLE / MEDIANE METAL SHEATH, BUSHING
<b>COLOR PALLET C</b>			
MATERIAL	W/TE / COLOR	MATERIAL	FINISH COLOR
PAINTED W/SHIMBLE BOARD & BATTEN	W/TE / COLOR: 5/8" ASPHALT SHINGLE / MEDIANE METAL SHEATH, BUSHING	PAINTED W/SHIMBLE LAP SIDING	W/TE / COLOR: 5/8" ASPHALT SHINGLE / MEDIANE METAL SHEATH, BUSHING
<b>COLOR PALLET D</b>			
MATERIAL	W/TE / COLOR	MATERIAL	FINISH COLOR
PAINTED W/SHIMBLE BOARD & BATTEN	W/TE / COLOR: 5/8" ASPHALT SHINGLE / MEDIANE METAL SHEATH, BUSHING	PAINTED W/SHIMBLE LAP SIDING	W/TE / COLOR: 5/8" ASPHALT SHINGLE / MEDIANE METAL SHEATH, BUSHING

PROJECT  
**KELLEHER  
SUBDIVISION NO. 2**  
N. LINDER RD. &  
W. HUBBARD RD.  
KUNA, IDAHO 83634



FILE  
DATE: MARCH 15, 2018  
BY: 16-302 AS D  
FOR: ROSE TUBBELL, AIA

REVISIONS  
SHEET  
**DR3.1**  
APARTMENT BUILDING TYPE 2-2  
EXTERIOR ELEVATIONS



**1**  
BUILDING TYPE 3-1A  
FRONT ELEVATION  
SCALE 1/8" = 1'-0"



**3**  
BUILDING TYPE 3-1A  
REAR ELEVATION  
SCALE 1/8" = 1'-0"



**5**  
BUILDING TYPE 3-1B  
FRONT ELEVATION  
SCALE 1/8" = 1'-0"



**7**  
BUILDING TYPE 3-1B  
REAR ELEVATION  
SCALE 1/8" = 1'-0"



**2**  
BUILDING TYPE 3-1A  
RIGHT SIDE ELEVATION  
SCALE 1/8" = 1'-0"



**4**  
BUILDING TYPE 3-1A  
LEFT SIDE ELEVATION  
SCALE 1/8" = 1'-0"



**6**  
BUILDING TYPE 3-1B  
RIGHT SIDE ELEVATION  
SCALE 1/8" = 1'-0"



**8**  
BUILDING TYPE 3-1B  
LEFT SIDE ELEVATION  
SCALE 1/8" = 1'-0"

**KEYNOTES**

- ASPHALT SHINGLE ROOF / HP CAP. SEE ROOF PLAN FOR LOCATION AND TYPES OF ROOF MITE SIDING.
- ARCHITECTURAL UNFINISHED FIBROGLASS ROOF SHIMMEL.
- 8 X 12 PAINTED WOOD CORNEL.
- TRUCK 2 1/4 X 8 PAINTED HORIZONTAL. AT GABLE ENDS AND ENDS WITHOUT CUTTERS PROVIDE ADDITIONAL 1 X 4 PAINTED HORIZONTAL AT TOP. PROVIDE PAINTED 5/16\"/>

**GENERAL NOTES**

- ALL NOTES ON ELEVATIONS ARE TYPICAL AND APPLY TO ALL ELEVATIONS.
- REFER TO CONSTRUCTION TYPE DETAILS (SHEETS A100 AND A101) AND SPECIFICATIONS FOR ADDITIONAL DETAIL THROUGH MATERIAL NOTES.
- ALL WEATHER EXTERIOR FINISHES TO BE PRE-FINISHED METAL, DARK BROWN U.S.A. ALL CONCRETE METAL FINISHING TO BE DARKENED METAL. ALL EXPOSED DARKENING AND FINISHES TO MATCH ADJACENT MATERIAL FINISH COLOR.

**EXTERIOR FINISH SCHEDULE**

ALL BUILDINGS	MATERIAL	MTN / COLOR	MATERIAL	FINISH COLOR
ASPHALT SHINGLE	MANUFACTURER'S CAP	COLOR: NEUTRAL WOOD SHADOW 2000/0000	WALL WINDOW FRAME	MANUFACTURER COLOR: ALUMINUM
PAINTED HORIZONTAL BOARD & BUTCH	APC STEVEN WILLIAMS	FRAM NUMBER: SW142 COLOR NAME: BURN SMOKE	WINDOW GLAZING	COLOR: CLEAR
PRE-FINISHED METAL CLUTTER & SOMEPOLU	APC STEVEN WILLIAMS	FRAM NUMBER: SW142 COLOR NAME: BURN SMOKE	METAL FINISH	MATERIAL: PINKER COAT COLOR: BLACK
PRE-FINISHED METAL CLUTTER & SOMEPOLU	APC STEVEN WILLIAMS	FRAM NUMBER: SW142 COLOR NAME: BURN SMOKE	METAL CLUTTER & SOMEPOLU	MATERIAL: PINKER COAT COLOR: BLACK
STONE VENEER	APC STEVEN WILLIAMS	FRAM NUMBER: SW142 COLOR NAME: BURN SMOKE	EXPOSED METAL FLASHING	FACTORY PRE-FINISHED COLOR: DARK BROWN
COLOR PALLET A	MATERIAL	MTN / COLOR	MATERIAL	FINISH COLOR
PAINTED HORIZONTAL BOARD & BUTCH	APC STEVEN WILLIAMS	FRAM NUMBER: SW142 COLOR NAME: BURN SMOKE	APC STEVEN WILLIAMS	FRAM NUMBER: SW142 COLOR NAME: BURN SMOKE
COLOR PALLET B	MATERIAL	MTN / COLOR	MATERIAL	FINISH COLOR
PAINTED HORIZONTAL BOARD & BUTCH	APC STEVEN WILLIAMS	FRAM NUMBER: SW142 COLOR NAME: BURN SMOKE	APC STEVEN WILLIAMS	FRAM NUMBER: SW142 COLOR NAME: BURN SMOKE
COLOR PALLET C	MATERIAL	MTN / COLOR	MATERIAL	FINISH COLOR
PAINTED HORIZONTAL BOARD & BUTCH	APC STEVEN WILLIAMS	FRAM NUMBER: SW142 COLOR NAME: BURN SMOKE	APC STEVEN WILLIAMS	FRAM NUMBER: SW142 COLOR NAME: BURN SMOKE
COLOR PALLET D	MATERIAL	MTN / COLOR	MATERIAL	FINISH COLOR
PAINTED HORIZONTAL BOARD & BUTCH	APC STEVEN WILLIAMS	FRAM NUMBER: SW142 COLOR NAME: BURN SMOKE	APC STEVEN WILLIAMS	FRAM NUMBER: SW142 COLOR NAME: BURN SMOKE

PROJECT  
**KELLEHER  
SUBDIVISION NO. 2**  
N. LINDER RD. &  
W. HUBBARD RD.  
KUNA, IDAHO 83634

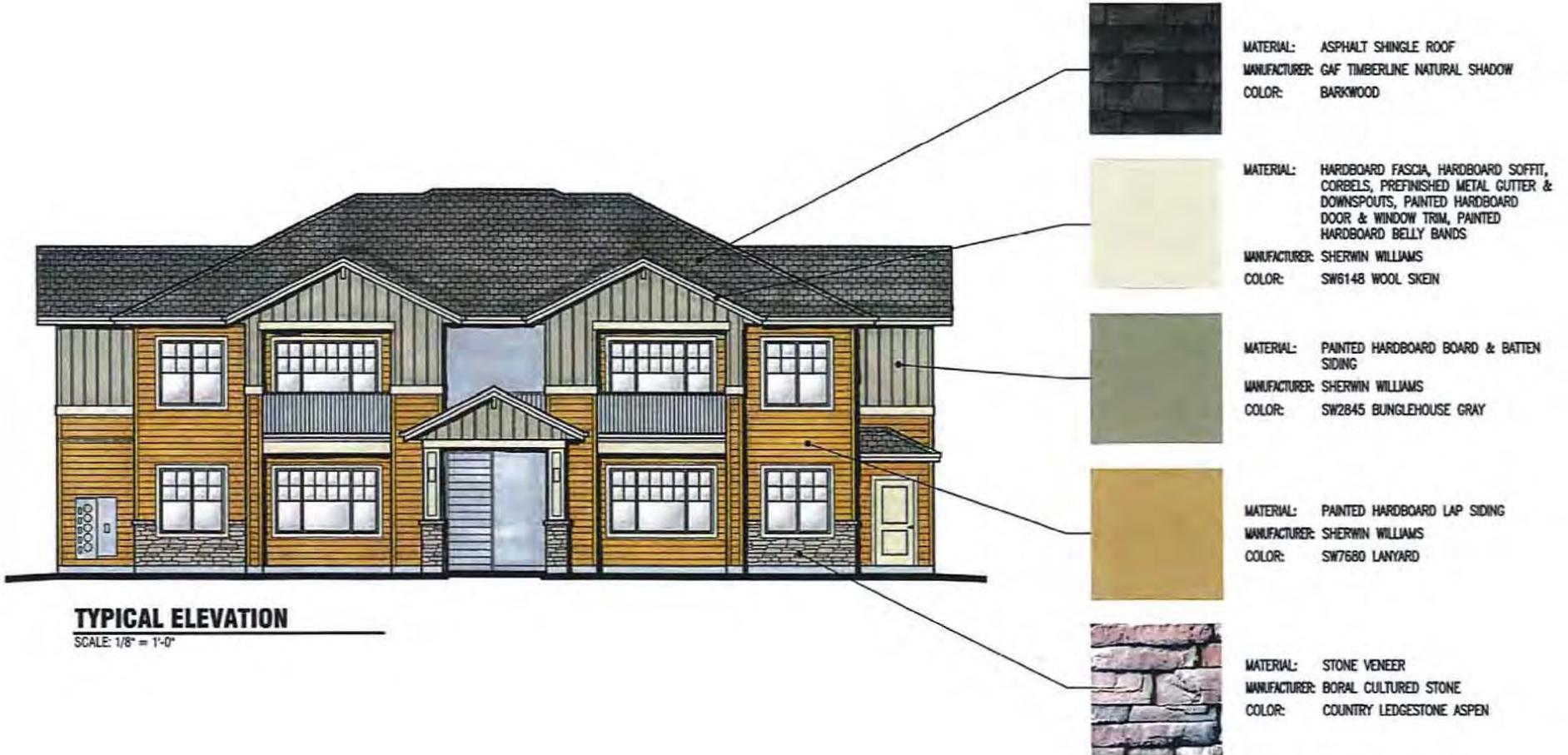


FILE  
DATE: MARCH 15, 2018  
BY: 18-302 ASD  
FOR: ROB TABELLA, AIR

REVISIONS  
SHEET  
**DR3.2**  
APARTMENT BUILDING TYPE 3-1  
EXTERIOR ELEVATIONS

# KELLEHER 4-PLEXES

## COLOR PALLET A



MATERIAL: ASPHALT SHINGLE ROOF  
MANUFACTURER: GAF TIMBERLINE NATURAL SHADOW  
COLOR: BARKWOOD

MATERIAL: HARDBOARD FASCIA, HARDBOARD SOFFIT, CORBELS, PREFINISHED METAL GUTTER & DOWNSPOUTS, PAINTED HARDBOARD DOOR & WINDOW TRIM, PAINTED HARDBOARD BELLY BANDS  
MANUFACTURER: SHERWIN WILLIAMS  
COLOR: SW6148 WOOL SKEIN

MATERIAL: PAINTED HARDBOARD BOARD & BATTEN SIDING  
MANUFACTURER: SHERWIN WILLIAMS  
COLOR: SW2845 BUNGLEHOUSE GRAY

MATERIAL: PAINTED HARDBOARD LAP SIDING  
MANUFACTURER: SHERWIN WILLIAMS  
COLOR: SW7680 LANYARD

MATERIAL: STONE VENEER  
MANUFACTURER: BORAL CULTURED STONE  
COLOR: COUNTRY LEDGESTONE ASPEN

### TYPICAL ELEVATION

SCALE: 1/8" = 1'-0"

**KELLEHER 4-PLEXES**

**COLOR PALLET B**



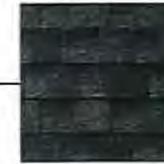
# KELLEHER 4-PLEXES

## COLOR PALLET C



**TYPICAL ELEVATION**

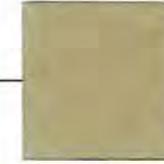
SCALE: 1/8" = 1'-0"



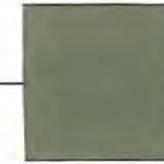
MATERIAL: ASPHALT SHINGLE ROOF  
 MANUFACTURER: GAF TIMBERLINE NATURAL SHADOW  
 COLOR: BARKWOOD



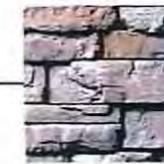
MATERIAL: HARDBOARD FASCIA, HARDBOARD SOFFIT,  
 CORBELS, PREFINISHED METAL GUTTER &  
 DOWNSPOUTS, PAINTED HARDBOARD  
 DOOR & WINDOW TRIM, PAINTED  
 HARDBOARD BELLY BANDS  
 MANUFACTURER: SHERWIN WILLIAMS  
 COLOR: SW6148 WOOL SKEIN



MATERIAL: PAINTED HARDBOARD BOARD & BATTEN  
 SIDING  
 MANUFACTURER: SHERWIN WILLIAMS  
 COLOR: SW7540 ARTISAN TAN



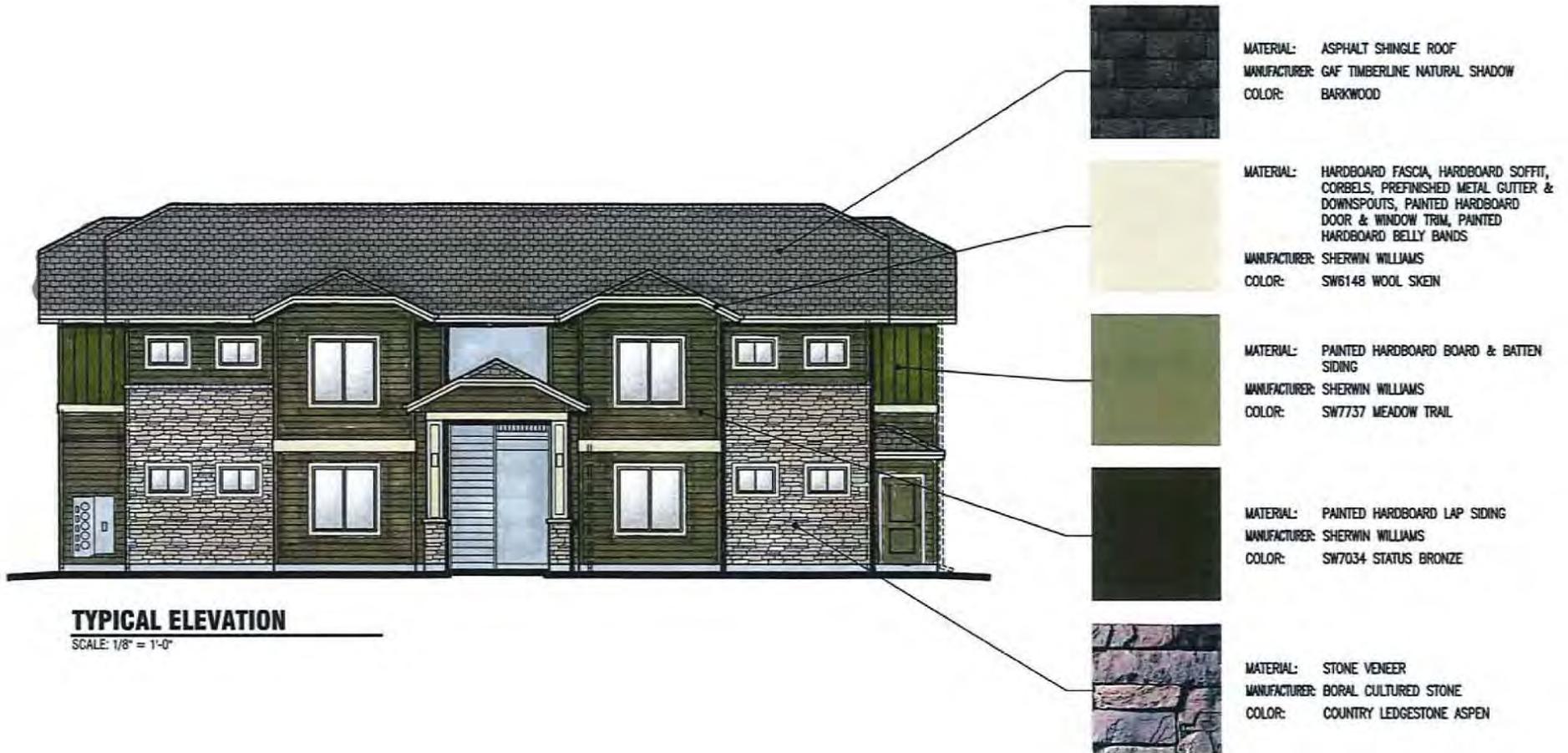
MATERIAL: PAINTED HARDBOARD LAP SIDING  
 MANUFACTURER: SHERWIN WILLIAMS  
 COLOR: SW6151 QUIVER TAN



MATERIAL: STONE VENEER  
 MANUFACTURER: BORAL CULTURED STONE  
 COLOR: COUNTRY LEDGESTONE ASPEN

# KELLEHER 4-PLEXES

# COLOR PALLET D





Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

# LuxMaster® Series 53

## Area Lighting 70-150W HPS

### PRODUCT OVERVIEW

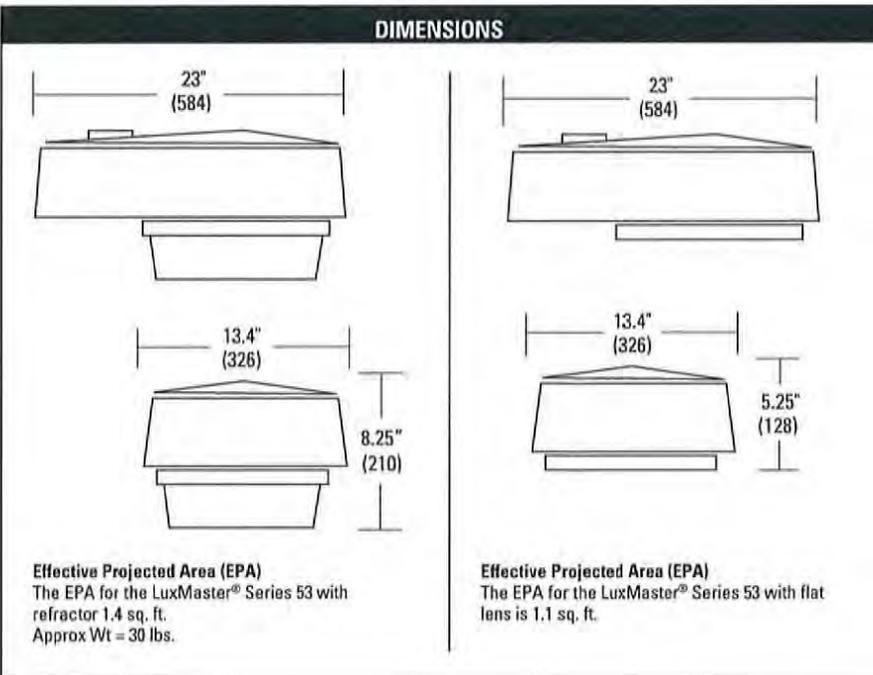


#### Features:

- Durable die-cast aluminum housing for long-life performance
- Optical assembly designed for maximum performance
- Removable ballast tray electrical system for installation and maintenance ease
- "Breathing Seal" developed by American Electric prevents contaminants from entering optical assembly for maximum efficiency
- Optics available in flat tempered glass, drop acrylic and drop polycarbonate
- Available in a variety of IES light distributions patterns and cutoff classifications
- Standard product is designed to mount to pipe mast arm. Direct pole mount arms are available
- All electrical components warranted by American Electric Lighting's 6-year guarantee
- UL Listed
- Mogul base, E39, socket standard
- Suitable for -30°C MH / -40°C HPS
- Complies with ANSI: C136.2, C136.10, C136.14, C136.15

#### Applications:

- Parking lots
- Roadways
- Residential communities
- Commercial environments
- Office communities



**PREFERRED SELECTION CATALOG NUMBERS**

53 10S CA MT1 R2 DA
53 15S CA MT1 R2 FG
53 10S RH 120 R3 FG



# LuxMaster® Series 53

## Area Lighting

70-150W HPS

### ORDERING INFORMATION

Example: 53 15S CA MT1 R3 FG LC PC

Series	Wattage / Source		Ballast	Voltage	Distribution
53 LuxMaster Shoebox	07 70W	S HPS	<b>RN</b> Reactor Normal Power Factor	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	<b>R2</b> Roadway Type II <b>R3</b> Roadway Type III  <i>Refer to optical matrix below for compatibility</i>
	10 100W		<b>RH</b> Reactor High Power Factor	<b>MT1</b> Multi-tap Wired 120V	
	15 150W		<b>XN</b> High Reactance / Lag Normal Power Factor	<b>MT2</b> Multi-tap Wired 240V	
	17 175W		<b>XH</b> High Reactance / Lag High Power Factor	<b>MT7</b> Multi-tap Wired 277V	
			<b>CA</b> CWA Auto Reg	<b>TT3</b> Tri-tap Wired 347V	
			<b>MR</b> Mag Reg (3 coil)	<b>DT2</b> Dual Tap 120/240 Wired 240V	
			<b>CT</b> CWI	<b>DT4</b> Dual Tap 240/480 Wired 480V	
			<b>SC</b> SCWA		

Optics
<b>DA</b> Drop Acrylic Prismatic Refractor
<b>DP</b> Drop Polycarbonate Prismatic Refractor
<b>FG</b> Flat Glass Clear Tempered <sup>1</sup>

Options
---------

- Mounting**  
(blank) Internal fitter (1-1/4")  
**M2** Internal fitter (pre-set 2")
- Paint**<sup>2</sup>  
(blank) Bronze (standard)  
**BK** Black  
**DDB** Dark Bronze  
**GY** Gray  
**WH** White

- Starter**  
(blank) Open Board (standard)  
**EC** Encapsulated Plug-in  
**OP** Open Plug-in  
**PS** Protected/Auto Shutoff<sup>5</sup>
- Listing**  
(blank) UL Listed (standard)  
**CS** CSA Certified  
**XL** No Listing

- Terminal Block**  
(blank) Terminal Block (standard)  
**T2** Wired to L1 & L2 Positions  
**T3** 3 Wire Operation (L1, N, L2 Position)

- Misc.**  
**PC** Photocontrol Included per Voltage Specified<sup>4</sup>  
**SS** Stainless Steel Fasteners (external)  
**HS** House Side Shield  
**LA** Lightning Arrestor (Void UL/CSA Listed Options)  
**SH** Shorting Cap<sup>4</sup>  
**HK** Hinge Keeper  
**NL** NEMA Label on Housing

- Fusing**<sup>3</sup>  
**SF** Single Fuse (120, 277, 347V)  
**DF** Double Fuse (208, 220, 240, 480V)

- Photocontrol Receptacle**  
(blank) NEMA Photocontrol Receptacle (standard)  
**NR** No Photocontrol Receptacle<sup>4</sup>

- Lamp**  
**LC** Lamp Included, Clear  
**LD** Lamp Included, Deluxe

- Notes:
- Nighttime Friendly™ optic
  - Other colors available, please contact your local American Electric Lighting representative
  - voids UL/CSA Certified Options and not available in MT, TT, and DT voltages
  - PC and SH not available with NR option
  - Limited availability, please contact your local American Electric Lighting representative

#### Optic Distribution

	R2 DA	R3 DA	R2 DP	R3 DP	R2 FG	R3 FG
07S	▲	▲	▲	▲	▲	▲
10S	▲	▲	▲	▲	▲	▲
15S	▲	▲	▲	▲	▲	▲



# LuxMaster® Series 53

Area Lighting  
70-150W HPS

## BALLAST MATRIX

### LuxMaster® Series 53

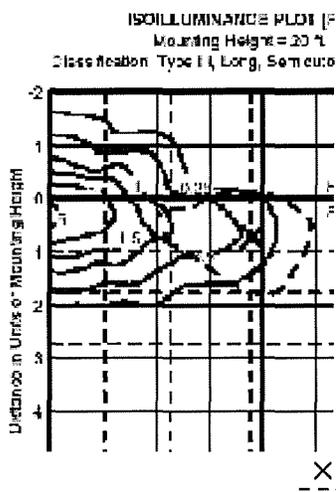
Watts	120	208	240	277	347	480	DT2
07S	CA,CT,MR,RH,RN	CA,CT,MR,XH,XN	CA,CT,MR,XH,XN	CA,XH,XN	CA,CT,XH,XN	XH	CA,CT,MR,XH,XN
10S	CA,CT,MR,RH,RN	CA,CT,MR,RH,RN	CA,CT,MR,RH,RN	CA,XH,XN	XH,XN	CA	CA,CT,MR,XH,XN
15S	CA,CT,RN,RH	CA,CT,XH,XN	CA,CT,XH,XN	CA,XH,XN	CA	CA	CA,CT,XH,XN

### LuxMaster® Series 53 continued

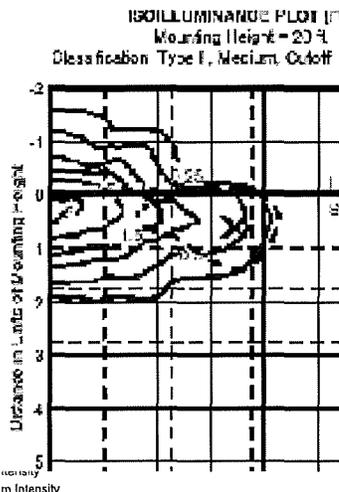
Watts	MT1	MT2	MT7	TT3
07S	CA,XN,XH	CA,XN,XH	CA,XN,XH	XN,XH
10S	CA,XN,XH	CA,XN,XH	CA,XN,XH	XN,XH
15S	CA,XH,XN	CA,XN,XH	CA,XN,XH	XH,XN

## PHOTOMETRICS

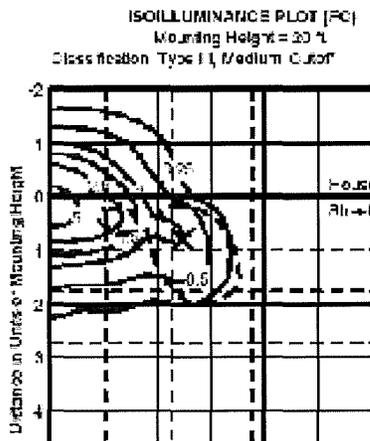
53 15S R3 DP



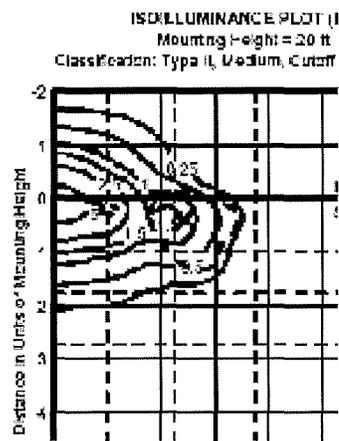
53 15S R2 DA



53 15S R3 FG



53 15S R2 FG



AEL Headquarters, 3825 Columbus Road, Granville, OH 43023

www.americanelectriclighting.com

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Warranty Five-year limited warranty. Complete warranty terms located at:  
[www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)  
Actual performance may differ as a result of end-user environment and application.  
Specifications subject to change without notice.

Please contact your sales representative for the latest product information.



ADA COUNTY RECORDER J. DAVID NAVARRO  
BOISE IDAHO 02/28/07 11:18 AM  
DEPUTY Neava Haney  
RECORDED - REQUEST OF  
Pioneer

AMOUNT 18.00



107028466

ACCOMMODATION

0A8571

SUPPLEMENTAL DECLARATION OF ANNEXATION ESTABLISHING  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
CHAPPAROSA RIDGE SUBDIVISION NO 2  
(Platted as Kelleher Subdivision)

THIS SUPPLEMENTAL DECLARATION is made on the date hereinafter set forth by Dyver Development, LLC, an Idaho limited liability company, hereinafter referred to as "Declarant";

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property situated in the City of Kuna, County of Ada, State of Idaho, which is particularly described as:

Kelleher Subdivision No. 1 according to the official plat thereof on file in the office of the County Recorder of Ada County, State of Idaho, in Book 96 of plats at pages 11979-11982, instrument #106162930 recorded October 13, 2006; more particularly described on Exhibit "A" attached hereto and incorporated herein by this Reference:

WHEREAS, Declarant has heretofore recorded a Declaration Establishing Covenants, Conditions and Restrictions for Chapparosa Ridge Subdivision No. 1, recorded on November 26, 2004, as Instrument Number: 104150179, records of Ada County, Idaho.

WHEREAS, Chapparosa Subdivision #2 (platted as Kelleher Subdivision No. 1), herein after referred to as Chapparosa Subdivision #2 is being developed according to a master plan of development and is thereby related to Chapparosa Ridge Subdivision No. 1, and Declarant desires that Chapparosa Subdivision No. 2 be subject to the covenants, conditions and restrictions for Chapparosa Ridge Subdivision No. 1 as set forth in the Declaration (as Declaration may be, from time to time, amended), and that owners of Building Lots or parcels within the boundaries of Chapparosa Subdivision No. 2 be members of Chapparosa Ridge Subdivision Homeowners Association, Inc.:

NOW, THEREFORE, Declarant hereby declares:

ARTICLE I

Chapparosa Subdivision #2 shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions set forth in the Declaration, as amended, incorporated herein by this reference as if set forth in full, which easements, restrictions, covenants and conditions are for the purpose of protecting the value and desirability of, and which shall run with and bind, Chapparosa Subdivision #2 and each and every part, parcel and Building Lot thereof, and be binding on all parties having any right, title or interest in Chapparosa Subdivision #2 or any parcel or building lot thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

ARTICLE II

Pursuant to the Sections 1.2 and 6.1 of the Declaration, the Declaration is hereby amended to include Chapparosa Subdivision #2, and Chapparosa Subdivision #2 is hereby made subject to and the beneficiary of the rights, privileges, restrictions and covenants set forth in the Declaration. Chapparosa Subdivision #2 is designated a "Tract" as defined in Section 3.15 of the Declaration, and is hereby annexed to the Property covered by the Declaration and is included within the term "Property" as used in the Declaration.

Exhibit  
A 5

ARTICLE III

Except for terms expressly defined herein, all capitalized terms shall have the same meaning as defined in the Declaration.

ARTICLE IV

The Chapparosa Subdivision #2 shall be subject to all city and county setbacks and utility easements as set forth on the official plat thereof on file in the office of the County Recorder of Ada County, State of Idaho, in Book 96 of plats at pages 11979-11982; more particularly described on Exhibit "A" attached hereto and incorporated herein by this Reference.

ARTICLE V

The maximum annual assessment is defined in Section 9.2 of the Declaration. The Set-up fee is to be collected at the close of each Building Lot in the amount of Two Hundred Dollars and no/100 (\$200.00) and made payable to the Association. Upon the transfer of any Building Lot and recording of the deed, each buyer at closing shall pay to the Association a special transfer assessment of Twenty Five Dollars and no/100 (\$25.00). A one-time site fee is to be collected at the close of each building lot in the amount of One Hundred Fifty Dollars and no/100 (\$150.00) payable to the Association.

ARTICLE VI

The Common Areas granted to the Chapparosa Ridge Homeowners Association, Inc. are:

Lots 1, 9, 16, and 23, block 1; Lots 1, block 2; Lot 15, block 3; Lot 17, block 5; of the Kelleher Subdivision.

This Common Area shall be conveyed to the Association free and clear of all liens and title encumbrances (other than easements, taxes, and common restrictions) and shall be owned and maintained by the Association.

**Notes.** The Common Area is subject to the following "Notes," as stated on the final recorded Plat for KELLEHER SUBDIVISION, recorded in County of Ada, Idaho and recorded as instrument #106162930:

(The specific lots identified as Common Area in Section 10.1 of the Declaration refer to lots and blocks in the Chapparosa Ridge Subdivision No. 1 only.) All Common Area, including the original Common Area identified as such in Section 10.1 of the Declaration, and the Common Area identified as such in this Supplemental Declaration and in any future Supplemental Declaration, shall all be included within the term "Common Area" as used in the Declaration and shall be shared among the owners of all Building Lots in the Property (including future annexed Tracts), as provided in Article X of the Declaration.

ARTICLE VII

The Grantor will maintain Architectural Control over the Chapparosa Ridge Subdivision #2 until such time that home construction is complete. At the point that all the homes are built in Chapparosa Ridge Subdivision #2) subdivision Architectural Control of the subdivision will revert to the AC Committee that is currently in office with the Chapparosa Homeowners Association, Inc.

ARTICLE VIII

There is an ingress/egress deed across a portion of Lot 1, Block 1 for the express purpose of ingress/egress to Commercial Lot 8, Block 1 of the Chapparosa Ridge Subdivision #2. The ingress/egress deed was recorded as instrument # 107019882 and made a part hereto as Exhibit "B".

ARTICLE IX

Lot 8, Block 1 is a Commercial Lot not owned by the Grantor and is exempt from the ACC guidelines established in the Declaration. The tenant(s)/Owner(s) of Lot 8, Block 1 will be responsible for paying Five Hundred dollars and no/100's (\$500.00) per year to the Chapparosa Ridge Homeowners Association, Inc. for maintenance of a portion of Lot 1, Block 1 the common area berm adjacent to Lot 8, Block 1. The Association may use the same options to perpetuate collection of non paid dues as stated in Sections 9.6 and 9.7 of the Declaration. The current tenant(s)/owner(s) nor any future tenant(s)/owner(s) of Lot 8, Block 1 will have no voting rights or be able to participate in any regular business regarding the Chapparosa Subdivision or the Association.

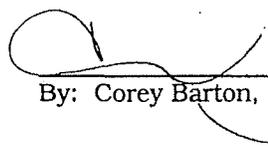
Neither the Chapparosa Homeowners Association Board, ACC committee, nor any homeowner in Chapparosa Ridge Subdivision #1 or #2 (which is platted at Kelleher) have any authority over Lot 8, Block 1 and more specifically no authority in any future use or architectural controls including but not limited to land use, zoning, business uses, commercial activities, building style, construction material or any other rights or decision making capabilities.

The tenant(s)/Owner(s) of Lot 8, Block 1 have the right to de-annex from the Chapparosa Ridge Subdivision at any time and at tenant(s)/Owner(s) sole discretion. In the event of de-annexation from Chapparosa Ridge Subdivision the commercial lot shall be responsible for the repair/maintenance of the portion of Lot 1, Block 1 as described in the attached deed recorded as instrument #107019882 and attached as Exhibit B.

The residents of Chapparosa Ridge Subdivision #2 (platted as Kelleher) understand that Lot 8 Block 1 is a commercial lot and by accepting a deed to a lot and by reading and accepting this document approve of the commercial lot and any legal uses associated therein as allowed by the applicable government agencies.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereto set its hand this 26th day of February 2007.

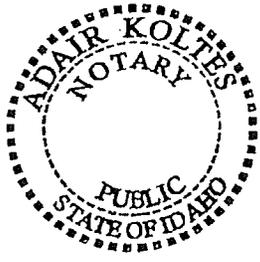
DYVER DEVELOPMENT, LLC,  
An Idaho Limited Liability Company

  
By: Corey Barton, Its Managing Member

STATE OF IDAHO )  
 ) ss.  
County of Ada )

On this 26th day of February, 2007, before me, a Notary Public in and for said State, personally appeared Corey Barton, known or identified to me to be the Managing Member of Dyver Development, LLC, a Limited Liability Company, who subscribed said limited liability company's name to the foregoing instrument, and acknowledged to me that he executed the same in said limited liability company's name.

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

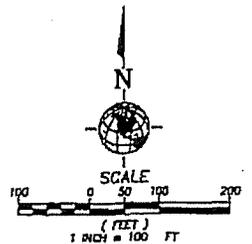
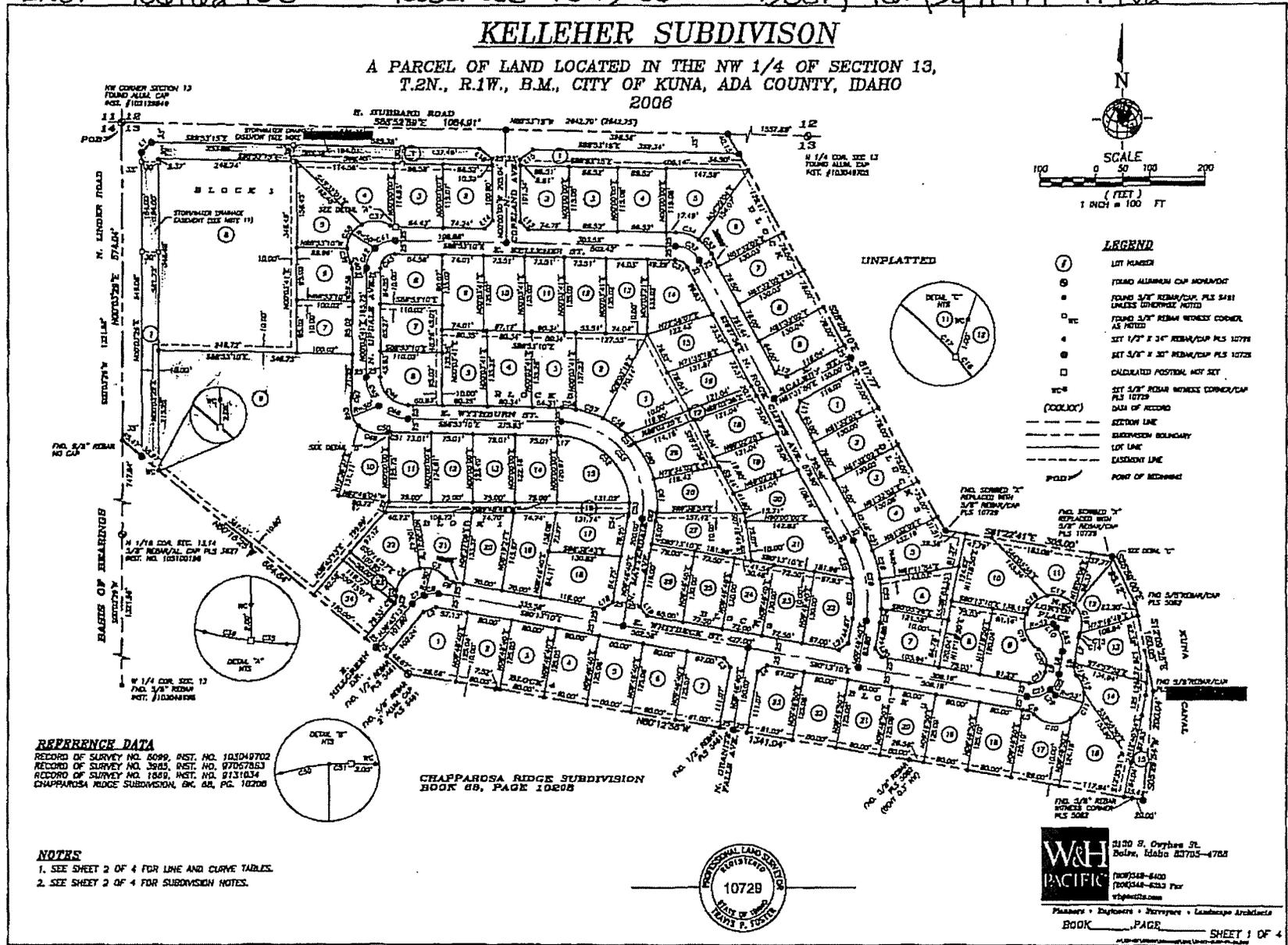


Adair Koltjes  
Notary Public for Idaho  
Residing at Nampa, ID  
My commission expires 6-05-2010

Inst # 106162930 Recorded 10-13-06 Book 96: pg 11979 - 11982

### KELLEHER SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 13,  
 T.2N., R.1W., B.M., CITY OF KUNA, ADA COUNTY, IDAHO  
 2006



- LEGEND**
- ① LOT NUMBER
  - FOUND ALUMINUM CUP MONUMENT
  - FOUND 3/4" REBAR/CUP, PLS 5481 UNLESS OTHERWISE NOTED
  - FOUND 3/4" REBAR W/NETS CORNER, AS NOTED
  - SET 1/2" x 3/4" REBAR/CUP PLS 10778
  - SET 3/8" x 3/4" REBAR/CUP PLS 10775
  - CALCULATED POSTION, NOT SET
  - SET 3/8" REBAR W/NETS CORNER/CUP PLS 10775
  - (○○○○○○) DATA OF RECORD
  - SECTION LINE
  - SUBDIVISION BOUNDARY
  - LOT LINE
  - EASEMENT LINE
  - PORT OF RECORDING

**REFERENCE DATA**  
 RECORD OF SURVEY NO. 6099, DIST. NO. 103D49702  
 RECORD OF SURVEY NO. 3883, DIST. NO. 97D57823  
 RECORD OF SURVEY NO. 1869, DIST. NO. 9131834  
 CHAPPAROSA RIDGE SUBDIVISION, BK. 88, PG. 10200

**NOTES**  
 1. SEE SHEET 2 OF 4 FOR LINE AND CURVE TABLES.  
 2. SEE SHEET 2 OF 4 FOR SUBDIVISION NOTES.

CHAPPAROSA RIDGE SUBDIVISION  
 BOOK 88, PAGE 10208



**W&H PACIFIC**  
 2130 S. Owyhee St.  
 Boise, Idaho 83703-4788  
 (208) 348-8400  
 (208) 348-8243 Fax  
 w&hpacific.com  
 Planners • Engineers • Surveyors • Landscape Architects  
 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ SHEET 4 OF 4

Exhibit "A"

# KELLEHER SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 13,  
T.2N., R.1W., B.M., CITY OF KUNA, ADA COUNTY, IDAHO  
2008

Lot	Area	Notes
1	0.10	
2	0.10	
3	0.10	
4	0.10	
5	0.10	
6	0.10	
7	0.10	
8	0.10	
9	0.10	
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11	0.10	
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100	0.10	

Lot	Area	Notes
1	0.10	
2	0.10	
3	0.10	
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### NOTES

1. LOT 1, BLOCK 1, LOT 2, BLOCK 2, LOT 3, BLOCK 3, LOT 4, BLOCK 4, LOT 5, BLOCK 5, LOT 6, BLOCK 6, LOT 7, BLOCK 7, LOT 8, BLOCK 8, LOT 9, BLOCK 9, LOT 10, BLOCK 10, LOT 11, BLOCK 11, LOT 12, BLOCK 12, LOT 13, BLOCK 13, LOT 14, BLOCK 14, LOT 15, BLOCK 15, LOT 16, BLOCK 16, LOT 17, BLOCK 17, LOT 18, BLOCK 18, LOT 19, BLOCK 19, LOT 20, BLOCK 20, LOT 21, BLOCK 21, LOT 22, BLOCK 22, LOT 23, BLOCK 23, LOT 24, BLOCK 24, LOT 25, BLOCK 25, LOT 26, BLOCK 26, LOT 27, BLOCK 27, LOT 28, BLOCK 28, LOT 29, BLOCK 29, LOT 30, BLOCK 30, LOT 31, BLOCK 31, LOT 32, BLOCK 32, LOT 33, BLOCK 33, LOT 34, BLOCK 34, LOT 35, BLOCK 35, LOT 36, BLOCK 36, LOT 37, BLOCK 37, LOT 38, BLOCK 38, LOT 39, BLOCK 39, LOT 40, BLOCK 40, LOT 41, BLOCK 41, LOT 42, BLOCK 42, LOT 43, BLOCK 43, LOT 44, BLOCK 44, LOT 45, BLOCK 45, LOT 46, BLOCK 46, LOT 47, BLOCK 47, LOT 48, BLOCK 48, LOT 49, BLOCK 49, LOT 50, BLOCK 50, LOT 51, BLOCK 51, LOT 52, BLOCK 52, LOT 53, BLOCK 53, LOT 54, BLOCK 54, LOT 55, BLOCK 55, LOT 56, BLOCK 56, LOT 57, BLOCK 57, LOT 58, BLOCK 58, LOT 59, BLOCK 59, LOT 60, BLOCK 60, LOT 61, BLOCK 61, LOT 62, BLOCK 62, LOT 63, BLOCK 63, LOT 64, BLOCK 64, LOT 65, BLOCK 65, LOT 66, BLOCK 66, LOT 67, BLOCK 67, LOT 68, BLOCK 68, LOT 69, BLOCK 69, LOT 70, BLOCK 70, LOT 71, BLOCK 71, LOT 72, BLOCK 72, LOT 73, BLOCK 73, LOT 74, BLOCK 74, LOT 75, BLOCK 75, LOT 76, BLOCK 76, LOT 77, BLOCK 77, LOT 78, BLOCK 78, LOT 79, BLOCK 79, LOT 80, BLOCK 80, LOT 81, BLOCK 81, LOT 82, BLOCK 82, LOT 83, BLOCK 83, LOT 84, BLOCK 84, LOT 85, BLOCK 85, LOT 86, BLOCK 86, LOT 87, BLOCK 87, LOT 88, BLOCK 88, LOT 89, BLOCK 89, LOT 90, BLOCK 90, LOT 91, BLOCK 91, LOT 92, BLOCK 92, LOT 93, BLOCK 93, LOT 94, BLOCK 94, LOT 95, BLOCK 95, LOT 96, BLOCK 96, LOT 97, BLOCK 97, LOT 98, BLOCK 98, LOT 99, BLOCK 99, LOT 100, BLOCK 100.
2. A 10 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITY, DRAINAGE, AND IRRIGATION IS HEREBY DESIGNATED ALONG THE SECTION BOUNDARY, AND THE FRONT AND REAR LOT LINES, UNLESS OTHERWISE DESIGNATED. A 5 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITY, DRAINAGE, AND IRRIGATION IS HEREBY DESIGNATED ALONG EACH SIDE OF ADJACENT LOT LINES, UNLESS OTHERWISE DESIGNATED.
3. ALL EASEMENTS SHALL BE LAID OUT BY THE ADA COUNTY HIGHWAY DISTRICT, AND AN EASEMENT FOR TRUCK ACCESS OF THE EASEMENT LINES OUTSIDE THE RIGHT-OF-WAY HAS BEEN RECORDED AS INSTRUMENT 181, 106048433.
4. THIS INSTRUMENT REPRESENTS SECTION 20-4-2008 OF IDAHO CODE, REPEAL THE CODE WITH THESE TERMS AND CONDITIONS: (A) THE CITY OF KUNA SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PERMANENT EASEMENT FOR PUBLIC UTILITY, DRAINAGE, AND IRRIGATION. (B) THE CITY OF KUNA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE PERMANENT EASEMENT FOR PUBLIC UTILITY, DRAINAGE, AND IRRIGATION. (C) THE CITY OF KUNA SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED OR DESTROYED PROPERTY OR INFRASTRUCTURE CAUSED BY THE PERMANENT EASEMENT FOR PUBLIC UTILITY, DRAINAGE, AND IRRIGATION. (D) THE CITY OF KUNA SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED OR DESTROYED PROPERTY OR INFRASTRUCTURE CAUSED BY THE PERMANENT EASEMENT FOR PUBLIC UTILITY, DRAINAGE, AND IRRIGATION.
5. IRRIGATION WATER HAS BEEN PROVIDED FROM NEW YORK IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 21-100001. LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE DESIGNATED FOR ASSIGNMENT FROM NEW YORK IRRIGATION DISTRICT, OR THEIR ASSIGNS.
6. ANY REVISIONS OF THIS PLAN SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE REVISIONS.
7. MINIMAL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF OCCURRENCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAN.
8. DIRECT LOT ACCESS TO H. LINCOLN ROAD AND E. HUBBARD ROAD FROM ANY LOT OTHER THAN LOT 8, BLOCK 1 IS PROHIBITED.
9. LOT 13, BLOCK 3 IS FOR THE PURPOSE OF THE KUNA CANAL DIVISION, TO BE PAVED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. LOT 8, BLOCK 1 IS DESIGNATED AS A CORNER LOT TO BE OWNED AND MAINTAINED BY DANWOOD ENTERPRISES, LLC.
11. ALL OF THE LOTS OF THIS SUBDIVISION SHALL BE SUBJECT TO THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PERMANENT EASEMENT FOR PUBLIC UTILITY, DRAINAGE, AND IRRIGATION. THE CITY OF KUNA SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PERMANENT EASEMENT FOR PUBLIC UTILITY, DRAINAGE, AND IRRIGATION. THE CITY OF KUNA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE PERMANENT EASEMENT FOR PUBLIC UTILITY, DRAINAGE, AND IRRIGATION. THE CITY OF KUNA SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED OR DESTROYED PROPERTY OR INFRASTRUCTURE CAUSED BY THE PERMANENT EASEMENT FOR PUBLIC UTILITY, DRAINAGE, AND IRRIGATION. THE CITY OF KUNA SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED OR DESTROYED PROPERTY OR INFRASTRUCTURE CAUSED BY THE PERMANENT EASEMENT FOR PUBLIC UTILITY, DRAINAGE, AND IRRIGATION.

Exhibit "A"



**W&H PRACTICE**  
 5130 E. Owyhee St.  
 Boise, Idaho 83705-4700  
 (208)348-5400  
 (208)348-6233 Fax  
 w&hpa.com

Planners • Engineers • Surveyors • Landscape Architects

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

Exhibit "B"

ADA COUNTY RECORDER J. DAVID NAVARRO  
BOISE IDAHO 02/08/07 04:32 PM  
DEPUTY Neava Haney  
RECORDED - REQUEST OF  
Pioneer

AMOUNT 3.00

[REDACTED]  
107019862



8151 W. Rifleman Ave. / Boise, Idaho 83704 / (208) 377-2700

ACCOMMODATION

0A8529

QUITCLAIM DEED

224310

For Value Received

Dyver Development, LLC

do hereby convey, release, remise and forever quit claim unto

JRL Properties, L.P., as to an undivided 50% interest and

Glasgow Enterprises, LLC, as to an undivided 50% interest

whose address is 2364 S. Titanium, Meridian, Idaho 83642

the following described premises, to-wit:

A nonexclusive easement for ingress, egress and utilities over and across those portions of Lot 1, Block 1 of Kelleher Subdivision, according to the official plat thereof, filed in Book 08 of Plats at Pages 11879 - 11882, records of Ada County, Idaho, lying Northerly of the Westerly extension of the Southerly line of Lot 8 of Block 1 of said Kelleher Subdivision and lying Westerly of the Northerly extension of the Easterly line of said Lot 8 of Block 1 of said Kelleher Subdivision. Said easement is appurtenant to said Lot 8, Block 1 of said Kelleher Subdivision.

together with their appurtenances.

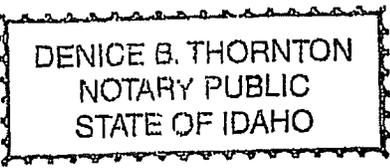
Dated: February 8, 2007

Dyver Development, LLC

\_\_\_\_\_

STATE OF Idaho, County of Ada, ss

On this 8<sup>th</sup> day of February, in the year of 2007, before me The Undersigned, a notary public, personally appeared Carey Barton, known or identified to be one of the member(s)/manager(s) in a limited liability company, of Dyver Development, LLC and the member(s)/manager(s) who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that he/she/they executed the same in said limited liability company name.



Notary Public of  
Residing at  
Commission expires:

Residing in: Meridian, Idaho  
Commission Expires: 08-03-2010



# CITY OF KUNA

PLANNING & ZONING DEPARTMENT

P.O. Box 13  
Kuna, ID 83634  
Phone: 208-922-5274  
Fax: 208-922-5989  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

## CERTIFICATE OF MAILING

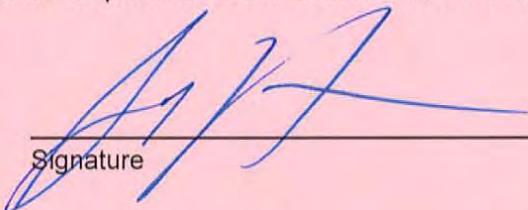
Date: 8/29/18

To:  350' Property Owners  Other \_\_\_\_\_

Planner: Jace Hellman

Case Name: 18-01-A + 18-12-DR and 18-01-CPI

I HEREBY CERTIFY that on this 29<sup>th</sup> day of August 2018, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Attest





**CITY OF KUNA**  
**PLANNING & ZONING DEPARTMENT**  
 PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634  
 Phone (208) 922-5274 • Fax: (208) 922-5989  
 www.kunacity.id.gov

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Kuna **City Council** is scheduled to hold public hearings on **September 18, 2018**, beginning at **6:00 pm** on the following cases:

An **Appeal** request from Trilogy Development, Inc to appeal the Planning and Zoning Commissions' decision to deny Case No. **18-12-DR (Design Review)** for eight four-plex buildings, parking, lighting and accompanying landscaping for Kelleher Subdivision No. 2. The subject site located on the south east corner of West Hubbard Road and Linder Road, Kuna, ID 83634.

A **Combination Preliminary and Final Plat (CPF)** request from Trilogy Development, Inc to subdivide approximately 1.96 acres into nine lots, consisting of eight multi-family lots and one common lot. The subject site is located on the south east corner of West Hubbard Road and Linder Road, Kuna, ID 83634, within Section 13, Township 2 North, Range 1 West; (APN# R4865420080).

The hearing will be held at **6:00 PM** in the **Council Chambers at City Hall located at 751 W. 4th Street, Kuna, Idaho.**

You are invited to provide oral or written comments at the hearing. Written testimony received by the close of business on **September 12, 2018** will be included in the packets that is distributed to the governing body prior to the hearing. Late submissions (must submit six (6) copies) will be presented to the govern body at time of the hearing. Please note oral comments made during the public hearing will be restricted to three (3) minutes per person. Mail written comments to PO Box 13, Kuna, ID 83634 or drop them off at City Hall, 751 West 4<sup>th</sup> Street, Kuna, ID.

If you have questions or need special assistance, please contact the Planning and Zoning Division at (208) 922-5274.



In all correspondence concerning this case, please refer to the case name: **18-01-CPF (Combination Preliminary & Final Plat), 18-01-A (Appeal) & 18-12-DR (Design Review) – Kelleher Subdivision No. 2**

MAILED 08/29/18

Frank & Linda Abbruzzetti  
4966 N Grove Ave  
Winton, CA 95388

Denis Bukhautsov  
9497 S Updale Ave  
Kuna, ID 83634

Chapparosa Ridge Sub HOA INC  
4850 N Rosepoint Way #104  
Boise, ID 83713

James & Vicki Clark  
2965 N Linder Road  
Kuna, ID 83634

Matthew & Hannah Clark  
269 E Wythburn St  
Kuna, ID 83634

David Coker  
Ashley Purin  
205 E Wythburn St  
Kuna, ID 83634

Christopher & Chastity Ellis  
252 E Kelleher St  
Kuna, ID 83634

Matthew & Tiffany Foley  
2877 N Updale Ave  
Kuna, ID 83634

Joann Fractman  
124 E Chapparosa Ct  
Kuna, ID 83634

Gutzwiller Family Living Trust  
David Gutzwiller Trustee  
6087 N Oliver Ave  
Boise, ID 83714

Dwayne & Ashlee Halbert  
228 E Whitbeck St  
Kuna, ID 83634

David & Guadalupe Hart  
1429 W Soldotna Dr  
Kuna, ID 83634

Margaret & David Henry  
44636 Pocahontas Rd  
Baker City, OR 97814

Paul Howard  
234 E Kelleher St  
Kuna, ID 83634

Joshua & Jenna Laramie  
4026 E Eagle Bay Dr  
Bloomington, IN 47401

John & Michelle MacBride  
236 E Wythburn St  
Kuna, ID 83634

Michael & Janice May  
2784 N Updale Ave  
Kuna, ID 83634

Jose Moreno  
Modesta Leija  
279 E Kelleher St  
Kuna, ID 83634

Bernard & Connie Morrison  
9565 S Linder Road  
Meridian, ID 83642

Open Door Rentals LLC  
1977 E Overland Rd  
Meridian, ID 83642

Michael & Kathryn Robinson  
1420 W Hubbard Rd  
Meridian, ID 83642

Stone Mountain Properties LLC  
740 E Jamaica Ct  
Meridian, ID 83642

Lance & Cecily Tidwell  
264 E Wythburn St  
Kuna, ID 83634

Timbermist HOA INC  
3140 W Belltower Dr  
Meridian, ID 83646

Toll ID I LLC  
250 Gibraltar Rd  
Horsham, PA 19044

Jadawn Tracy  
Anthony Fortier  
2833 N Updale Ave  
Kuna, ID 83634

Micaele Williams  
193 E Wythburn St  
Kuna, ID 83634

Dennis & Helene Wolfram  
1901 W Hubbard Rd  
Kuna, ID 83634

Luke & Renee Womack  
210 E Kelleher St  
Kuna, ID 83634

Ryan & Tiffany York  
2798 N Updale Ave  
Kuna, ID 83634

**Tim Domka**  
2332 N Corktree Way  
Kuna, ID 83634

**Kristopher Wainwright**  
244 E Whitbeck St  
Kuna, ID 83634

**Terry Williams**  
580 E Sienna Creek St  
Kuna, ID 83634

**Adam Llewellyn**  
415 E Whitbeck St  
Kuna, ID 83634

**Timothy McKay**  
445 E Taper Ct  
Kuna, ID 83634

**Mark Curtis**  
343 E Chapparosa Dr  
Kuna, ID 83634

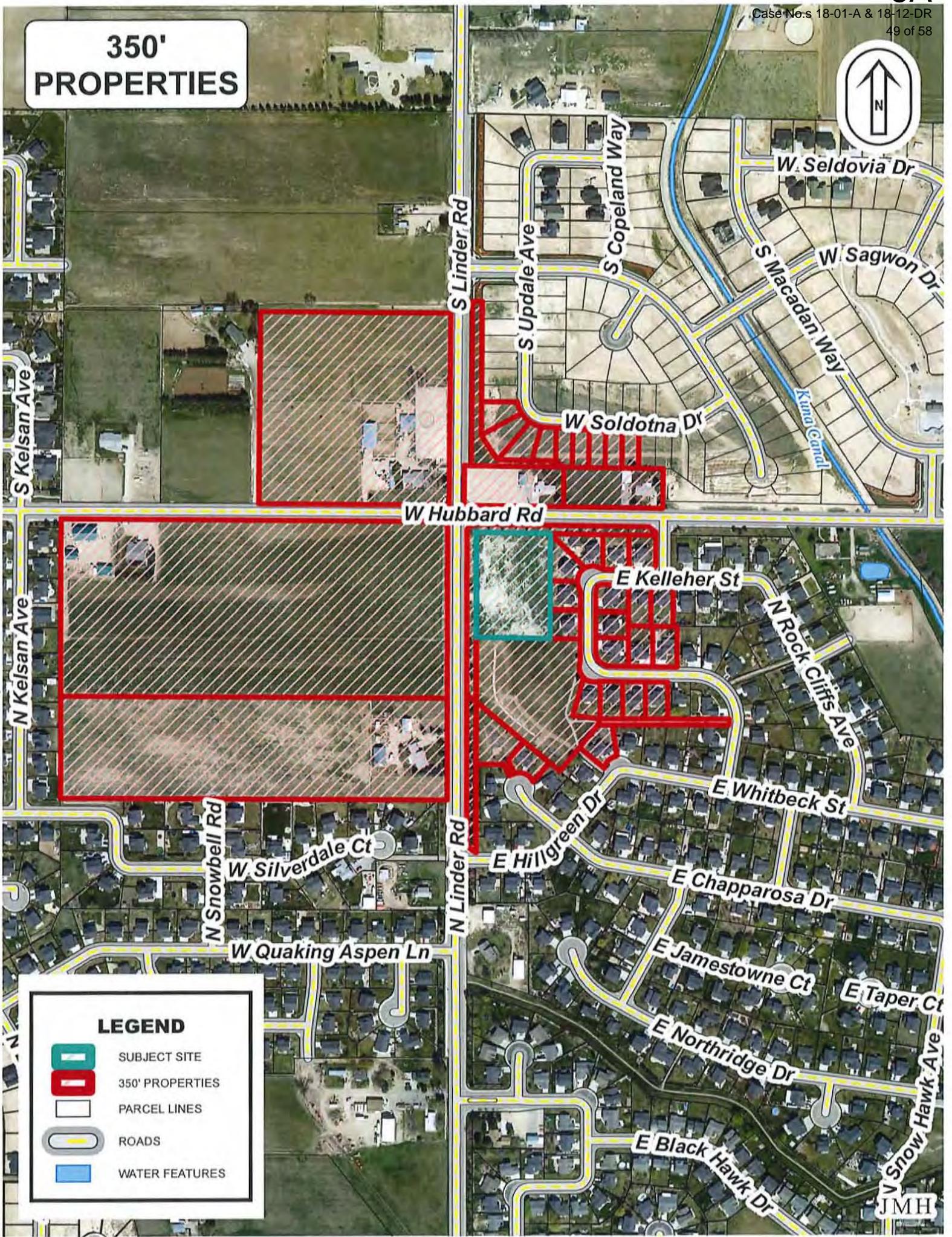
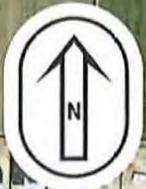
**Douglas Martin**  
292 E Chapparosa Dr  
Kuna, ID 83634

**David Burke**  
2764 N Matterdale Ave  
Kuna, ID 83634

**Curtis & Maria Hoagland**  
427 E Whitbeck St  
Kuna, ID 83634

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
ABBRUZZETTI FRANK A	ABBRUZZETTI LINDA C	4966 N GROVE AVE	WINTON, CA 95388-0000
BUKHANTSOV DENIS		9497 S UPDALE AVE	KUNA, ID 83634-0000
CHAPPAROSA RIDGE SUB HOA INC		4850 N ROSEPOINT WAY # 104	BOISE, ID 83713-0000
CLARK JAMES EDWARD	CLARK VICKI MICHELE	2965 N LINDER RD	KUNA, ID 83634-0000
CLARK MATTHEW CARL	CLARK HANNAH LEE	269 E WYTHBURN ST	KUNA, ID 83634-0000
COKER DAVID LLOYD	PURIN ASHLEY MARIE	205 E WYTHBURN ST	KUNA, ID 83634-0000
ELLIS CHRISTOPHER	ELLIS CHASTITY	252 E KELLEHER ST	KUNA, ID 83634-0000
FOLEY MATTHEW	FOLEY TIFFANY	2877 N UPDALE AVE	KUNA, ID 83634-0000
FRACTMAN JOANN		124 E CHAPPAROSA CT	KUNA, ID 83634-0000
GUTZWILLER FAMILY LIVING TRUST	GUTZWILLER TIMOTHY DAVID TRUSTEE	6087 N OLIVER AVE	BOISE, ID 83714-0000
HALBERT DWAYNE	HALBERT ASHLEE	228 E WHITBECK ST	KUNA, ID 83634-0000
HART DAVID L	HART GUADALUPE F	1429 W SOLDOTNA DR	KUNA, ID 83634-0000
HENRY MARGARET	HENRY DAVID	44636 POCAHONTAS RD	BAKER CITY, OR 97814-0000
HOWARD PAUL JAY		234 E KELLEHER ST	KUNA, ID 83634-0000
LARAMIE JOSHUA A	LARAMIE JENNA K PIVA	4026 E EAGLE BAY DR	BLOOMINGTON, IN 47401-0000
MACBRIDE JOHN G	MACBRIDE MICHELLE L	236 E WYTHBURN ST	KUNA, ID 83634-0000
MAY MICHAEL L	MAY JANICE S	2784 N UPDALE AVE	KUNA, ID 83634-0000
MORENO JOSE SALGADO	LEIJA MODESTA	279 E KELLEHER ST	KUNA, ID 83634-0000
MORRISON BERNARD E	MORRISON CONNIE	9565 S LINDER RD	MERIDIAN, ID 83642-0000
OPEN DOOR RENTALS LLC		1977 E OVERLAND RD	MERIDIAN, ID 83642-0000
ROBINSON MICHAEL JORDON	ROBINSON KATHYRN ALENE	1420 W HUBBARD RD	MERIDIAN, ID 83642-0000
STONE MOUNTAIN PROPERTIES LLC		740 E JAMAICA CT	MERIDIAN, ID 83642-7423
TIDWELL LANCE	TIDWELL CECILY	264 E WYTHBURN ST	KUNA, ID 83634-0000
TIMBERMIST HOA INC		3140 W BELLTOWER DR	MERIDIAN, ID 83646-0000
TOLL ID I LLC		250 GIBRALTAR RD	HORSHAM, PA 19044-0000
TRACY JADAWN	FORTIER ANTHONY M	2833 N UPDALE AVE	KUNA, ID 83634-0000
WILLIAMS MICAEL L		193 E WYTHBURN ST	KUNA, ID 83634-0000
WOLFGRAM DENNIS E	WOLFGRAM HELENE E	1901 W HUBBARD RD	KUNA, ID 83634-1229
WOMACK LUKE A	WOMACK RENEE L	210 E KELLEHAR ST	KUNA, ID 83634-0000
YORK RYAN A	YORK TIFFANY E	2798 N UPDALE AVE	KUNA, ID 83634-0000
DOMKA TIM		2332 N CORKTREE WAY	KUNA, ID 83634
WAINWRIGHT KRISTOPHER		244 E WHITBECK ST	KUNA, ID 83634
WILLIAMS TERRY		580 E SIENNA CREEK ST	KUNA, ID 83634
LLEWELLYN ADAM		415 E WHITBECK ST	KUNA, ID 83634
MCKAY TIMOTHY		445 E TAPER COURT	KUNA, ID 83634
CURTIS MARK		343 E CHAPPAROSA DR	KUNA, ID 83634
MARTIN DOUGLAS		292 E CHAPPAROSA DR	KUNA, ID 83634
BURKE DAVID		2764 N MATTERDALE AVE	KUNA, ID 83634
HOAGLAND CURTIS	HOAGLAND MARIA	427 E WHITBECK ST	KUNA, ID 83634

350'  
PROPERTIES



**LEGEND**

-  SUBJECT SITE
-  350' PROPERTIES
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

**Jace Hellman**

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**From:** Jace Hellman  
**Sent:** Thursday, August 23, 2018 11:37 AM  
**To:** 'IDAHO PRESS TRIBUNE'  
**Subject:** City of Kuna Request for Legal Publication  
**Attachments:** KMN publish Req 18-01-CPF.docx

Greetings:

We would like to request that you publish the attached legal notification in the **August 29<sup>th</sup>, 2018** cycle of Kuna Melba News on behalf of the City of Kuna, Planning & Zoning Department.  
This notification needs to only be published for one (1) cycle.

The Kuna P.O. for this request is #7492 (if you need it).  
Thank you.

Jace Hellman  
Planner II  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)



CITY OF KUNA  
PO Box 13 - Kuna, ID 83634  
Phone: 922-5274 - Fax: 922-5989

**File #'s 18-01-A, 18-12-DR and 18-01-CPF Kelleher Subdivision No. 2**

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold two public hearings, **Tuesday, September 18, 2018 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4<sup>th</sup> St, Kuna, ID; in connection with a **Combination Preliminary Plat and Final Plat (CPF)** request by Trilogy Development, Inc to subdivide approximately 1.96 acres into nine lots, consisting of eight multi-family lots and one common lot. The subject site is located on the south east corner of West Hubbard Road and Linder Road, Kuna, ID 83634, within Section 13, Township 2 North, Range 1 West; (APN# R4865420080); **AND** in connection with an **Appeal** request from Trilogy Development, Inc to appeal the Planning and Zoning Commissions' decision to deny **Case No. 18-12-DR (Design Review)** for eight four-plex buildings, parking, lighting and accompanying landscaping for Kelleher Subdivision No. 2. The subject site located on the south east corner of West Hubbard Road and Linder Road, Kuna, ID 83634.

The public is invited to present written or oral comments. Written testimony received by the close of business on **September 12, 2018**, will be included in the packets distributed to the governing body. Late submissions (must include six (6) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4<sup>th</sup> Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208)922-5274.

Kuna Planning & Zoning Department

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*(No need to print this portion) Please publish one time on August 29, 2018.*

(Sent 8/23/2018)

Kuna P.O. #7492



IDAHO PRESS TRIBUNE  
MERIDIAN PRESS, KUNA MELBA NEWS  
C/O ISJ PAYMENT PROCESSING CENTER  
PO BOX 1570  
POCATELLO ID 83204  
(208) 467-9251  
Fax (208) 475-2338

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 08/25/18 11:12 by sjel4

Acct #: 345222

Ad #: 1805376

Status: New CHOLD CHOI

LEGAL NOTICE

File #'s 18-01-A, 18-12-DR  
and 18-01-CPF Kelleher  
Subdivision No. 2

*Looks great*

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Kuna Planning & Zoning  
Department

August 29, 2018 1805376

345222 1805376

I KUNA, CITY OF

P.O. BOX 13  
KUNA ID 83634

**AFFIDAVIT OF PUBLICATION  
STATE OF IDAHO**

)  
)SS.  
)  
County of Ada

Sharon Jessen  
of Nampa, Canyon County, Idaho, being  
first duly sworn, deposes and says:

1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Kuna Melba News, a weekly newspaper published in the City of Kuna, in the County of Ada, State of Idaho; that the said newspaper is in general circulation in the said County of Ada, and in the vicinity of Kuna and Melba, and has been uninterruptedly published in said County during a period of seventy-eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper 1 time(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement.

RECEIVED  
SEP 06 2018  
CITY OF KUNA

That said notice was published the following:  
08/29/2018

*[Handwritten Signature]*

STATE OF IDAHO)  
County of Canyon)

On this 29th day of August in the year of 2018 before me a Notary Public, personally appeared Sharon Jessen, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same.

*[Handwritten Signature]*

Notary Public for Idaho  
Residing at Canyon County  
My Commission expires 06/28/2023



**LEGAL NOTICE**

**File #'s 18-01-A, 18-12-DR  
and 18-01-CPF Kelleher  
Subdivision No. 2**

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Kuna Planning & Zoning  
Department

August 29, 2018 1805376



# City of Kuna PROOF OF PROPERTY POSTING

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: www.kunacity.id.gov

This notice shall confirm that the Public Hearing Notice for Kelleher No. 2 Subdivision  
**(NAME OF SUBDIVISION OR ADDRESS)** was posted as required per Kuna City Ordinance  
5-1A-8. Sign posted Tuesday, September 4, 2018 **(DAY OF THE WEEK, MONTH,  
DATE AND YEAR)**. This form is required to be returned three (3) calendar days  
subsequent to posting and signs are to be removed from the site three (3) calendar  
days after the hearing.

DATED this 4<sup>th</sup> day of September, 2018.

Signature,

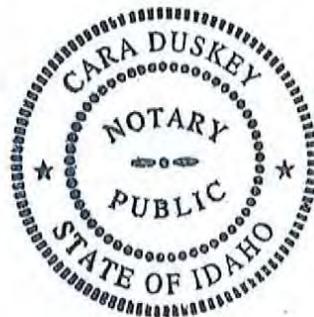
James D. Soren  
Owner/Developer/Representative

STATE OF IDAHO )  
 ) : ss  
County of Ada )

On this 4<sup>th</sup> day of September, 2018, before me the  
undersigned, a Notary Public in and for said State, personally appeared before me  
(Owner, Developer).

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

Cara Duskey  
Notary Public  
Residing at Kuna, Id  
Commission Expires 3/17/21



# CITY OF KUNA PUBLIC HEARING NOTICE

KUNA CITY COUNCIL

**THE CITY OF KUNA** will hold a public hearing on **Sept. 18, 2018**  
at **6:00 PM** at Kuna City Hall 751 W. 4th Street, Kuna, ID

**PURPOSE:** 9 lot subdivision for 8 four-plex buildings and  
1 common lot

**PROPERTY LOCATION:** SE Corner of W. Hubbard Road  
and Linder Road, Kuna, ID

**APPLICATION BY:** WHPacific, Inc.

**CONTACT:** Kuna City Planner at 208-922-5546 with questions

# CITY OF KUNA PUBLIC HEARING NOTICE

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APPLICATION BY: WHPacific, Inc.

CONTACT: Kuna City Planner at 208-922-5545 with questions

# CITY OF KUNA

## State of Idaho *Proclamation*

### Extra Mile Day

**WHEREAS**, Kuna, Idaho, is a community which acknowledges that a special vibrancy exists within the entire community when its individual citizens collectively “go the extra mile” in personal effort, volunteerism, and service; and

**WHEREAS**, Kuna, Idaho, is a community which encourages its citizens to maximize their personal contribution to the community by giving of themselves wholeheartedly and with total effort, commitment, and conviction to their individual ambitions, family, friends, and community; and

**WHEREAS**, Kuna, Idaho, is a community which chooses to shine a light on and celebrate individuals and organizations within its community who “go the extra mile” in order to make a difference and lift up fellow members of their community; and

**WHEREAS**, Kuna, Idaho, acknowledges the mission of Extra Mile America to create 575 Extra Mile cities in America and is proud to support “Extra Mile Day” on November 1, 2018.

**NOW, THEREFORE, BE IT RESOLVED** that I, Joe L. Stear, Mayor of the City of Kuna, Idaho, do hereby proclaim November 1, 2018, to be Extra Mile Day in the City of Kuna/Ada County, State of Idaho. I urge each individual in the community to take time on this day to not only “go the extra mile” in his or her own life, but to also acknowledge all those who are inspirational in their efforts and commitment to make their organizations, families, community, country, or world a better place.



IN WITNESS WHEREOF,  
I set my hand on this the 16<sup>th</sup> day of October  
in the year of two thousand and eighteen.

---

**Joe L. Stear**  
**Mayor of Kuna, Idaho**

**RESOLUTION NO. R84-2018  
CITY OF KUNA, IDAHO**

**2019 IRRIGATION ASSESSMENT RESOLUTION  
KUNA MUNICIPAL IRRIGATION DISTRICT ASSESSMENTS AND FEES**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO SETTING FORTH FEES, ASSESSMENTS AND POLICIES FOR THE KUNA MUNICIPAL IRRIGATION DISTRICT FOR THE 2019 IRRIGATION SEASON; RECEIVING AND ACCEPTING THE ASSESSMENT BOOK FOR THE 2019 IRRIGATION SEASON; RECEIVING AND ACCEPTING THE ESTIMATE OF EXPENSES FOR THE 2019 IRRIGATION SEASON; SETTING THE TIME AND PLACE FOR THE MEETING OF THE BOARD OF CORRECTION FOR 2019 ASSESSMENTS; SETTING FEES FOR CONNECTING TO SAID IRRIGATION SYSTEM; SETTING UNIFORM METHOD OF ALLOCATING ASSESSMENTS FOR THE 2019 IRRIGATION SEASON; ESTABLISHING BILLING POLICIES; SETTING CUSTOMER SERVICE CHARGES; SETTING SYSTEM POLICIES; REPEALING EXISTING FEES AND POLICIES AS PREVIOUSLY SET BY RESOLUTION, AND SETTING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Kuna, Idaho has established a Municipal Irrigation System, with all the powers and authorities necessary to operate, maintain, replace and/or extend said System; and

**WHEREAS**, Section 7-8-5 of the Kuna City Code authorizes the City of Kuna, Idaho to charge hook-up fees set forth in a rate schedule adopted by the City Council as a condition for connection to the Municipal Irrigation System; and

**WHEREAS**, Section 7-8-12 of the Kuna City Code authorizes the City to charge fines and costs for unauthorized connection to the Municipal Irrigation System; and

**WHEREAS**, Section 7-8-7 of the Kuna City Code authorizes the City Council to establish annual irrigation assessments pursuant to Idaho law.

**I. ASSESSMENT ROLL**

**NOW THEREFORE BE IT RESOLVED**, that pursuant to Idaho Code 50-1807, an assessment book for the Kuna Municipal Irrigation District was filed in the office of City Clerk on October 16, 2018, and by this action, Mayor and Council of said City duly receive, make corrections and accept the same.

**II. ESTIMATE OF EXPENSES**

**BE IT FURTHER RESOLVED** the estimated expenses or the necessary funds for the expenses of maintaining, operating, improving, extending and enlarging said City’s irrigation system for the 2019 irrigation season, and which shall be allocated in proportion to the benefits received to the properties in said assessment book, are as follows:

Estimated Power Costs	\$106,384
BK Irrigation Water Rental (1723.14 Ac)	\$103,564
NY Irrigation Water Rental (350.92 Ac)	\$21,091
NM Irrigation Water Rental (13.29 Ac)	\$ 799
Wages and Benefits	\$218,675
Other Operational Costs	\$118,884
Equipment Costs	\$73,275
System Improvements	\$0
Interest and Retirement of Debt	\$0
Unpaid and Delinquent Assessments	\$ 3,700
Adjustments by Council	\$ 2,000
Potable Water Cost ( 8 MG)	\$ 1,700
Redemptions - Credit	(\$ 3,400)
Connections After Assessment – Credit	(\$ 4,000)
<b>TOTAL ESTIMATED EXPENSES</b>	<b>\$642,672</b>

By this action, Mayor and Council duly receive and accept the same.

**III. BOARD OF CORRECTION**

**BE IT FURTHER RESOLVED** the Board of Correction to hear protests to aforesaid assessments, and as deemed appropriate, to correct the same, shall meet March 18, 2019 at 5:30 P.M. at the Kuna City Hall, 751 W. 4<sup>th</sup> Street, Kuna, Idaho, and continue as long thereafter as may be necessary to conduct the business of the Board. The Board of Correction shall receive protests as to issues of fact in setting assessments, shall correct assessments to conform to the facts and shall conclude the process by confirming the corrected assessment roll. A protestant unable to attend the meeting of the Board may submit a protest in writing any time up to 3:00 P.M. March 14, 2018.

#### IV. IRRIGATION CONNECTION FEES

**BE IT FURTHER RESOLVED**, that the charge(s) for connecting to the City Irrigation System shall be determined as follows:

**A) Irrigation Main Fees:** Each residential property to be connected to a System pressurized irrigation main shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation trunk mains to serve the property. The amount of said fee shall be a minimum six hundred and twenty dollars (\$620.00) for each lot or parcel up to ten thousand (10,000) square feet in total area plus eight and nine tenths cents (\$0.089) per square foot for area exceeding ten thousand square feet.

Each commercial property to be connected to a System pressurized irrigation main shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation trunk mains to serve the property. The amount of said fee shall be a minimum six hundred and twenty dollars (\$620.00) for each lot or parcel up to seven thousand (7,000) square feet in total landscaped area plus eight and nine tenths cents (\$0.089) per square foot for landscaped area exceeding seven thousand square feet.

**B) Irrigation Supply Fee:** Each residential property to be connected to a System pressurized irrigation pump station shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation pump stations to serve the property. The amount of said fee shall be a minimum nine hundred dollars (\$900.00) for each lot or parcel up to ten thousand square feet in total area plus twelve and nine tenths cents (\$0.129) per square foot for area exceeding ten thousand square feet.

Each commercial property to be connected to a System pressurized irrigation main shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation pump stations to serve the property. The amount of said fee shall be a minimum nine hundred dollars (\$900.00) for each lot or parcel up to seven thousand (7,000) square feet in total landscaped area plus twelve and nine tenths cents (\$0.129) per square foot for landscaped area exceeding seven thousand square feet.

**C) Irrigation Service Fees:** Each irrigation service provided at the expense of the City shall be assessed charges for completing services and connections in accordance with the following schedule:

1"	Service	\$ 223/ea
1 1/2"	Service	\$ 279/ea
2"	Service	\$ 334/ea
3" & larger	Service	Time & Material
1/2 Street Asphalt Patch		See Resolution R70-2016
Full Street Asphalt Patch		See Resolution R70-2016

**D) Previous Connections:** In instances where an improvement on a property has previously been connected to the pressurized irrigation system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in demand on the system, then the connection is subject to these fees for the amount of the increase only.

**E) Conversion to Pressure Irrigation:** In instances where a parcel was annexed into the corporate limits of the City of Kuna prior to January 1, 1998, was not annexed and connected into the pressurized system of the Kuna Municipal Irrigation District, and subsequently desires to connect to the pressurized system, the applicable connection fees are 50% of the full amount chargeable per paragraphs A through C above. After January 1, 2019, the connection fees shall return to the full amount chargeable per paragraphs A through C above.

**F) Conversion from Gravity Irrigation:** It is hereby declared to be the policy of the City of Kuna that it is in the general public’s interest to convert from gravity irrigation to pressure irrigation where pressure irrigation service is available and that said conversion is mandatory in the following circumstances:

1. The number of properties served by a delivery ditch, and using the same, falls below a number which can be efficiently served. It shall be presumed that every delivery ditch requires five miner’s inches of lost carrying water to operate and that each property is entitled to one miner’s inch of delivered water. A delivery ditch shall be considered “not efficient” if the carrying water equals or exceeds the delivered water.
2. The delivery ditch has a history of two or more instances of unintended flooding of

nearby properties.

3. Drainage facilities are missing or inadequate to protect the gravity served properties.

In instances where mandatory conversion is ordered by the City, the fifty percent reduction in connection fees and amortization shall be applied as outlined in Paragraph IV.E above and IV.I below.

**G) Capital Improvements Fund:** All funds collected from connection fees (Irrigation Main, Irrigation Supply) may be used only for initial construction, late-comer reimbursements according to adopted policies or replacement of Irrigation System Facilities.

**H) Potable Water Irrigation (Special Cases):** Properties which have constructed pressure irrigation facilities, which are intended to be connected in the future to the City's pressurized irrigation system, but which have not yet completed the connection, and which currently receive their irrigation supply from the potable system, shall be billed as a potable water account and assessed an assessment expense and a base assessment but not assessed as an operations assessment. At such time as the connection to the pressurized irrigation system is completed, the property shall be converted to an assessed irrigation account.

**I) Financing Arrangements:** Property owners desiring to connect under terms of Paragraph IV.E and IV.F are permitted to execute a note for the applicable connection fees up to the full amount for said fees amortized over twelve years at four percent (4%) interest and payable monthly on the utility bill. The Mayor is authorized to execute the note on behalf of the City and revenues (with interest collected) are to be credited to the same accounts to which the fees would have been credited if not amortized. Only connection fees are approved for amortization.

**J) Alternate Day Sprinkling:** Irrigation from the Kuna municipal pressurized irrigation system may be scheduled to occur on alternate days by order of the city or its agent. If an order is instituted, homes with a street address ending with an odd number shall irrigate on odd numbered days and homes with a street address with an even number shall irrigate on even numbered days.

**K) Wanton Wasting:** Wanton wasting of irrigation water or use of irrigation water in a manner to cause damage or nuisance to adjoining properties is prohibited. The city or its agent may disconnect any service which wastes, causes damage to adjacent property or creates a nuisance through its use of irrigation water from the city system.

## V. IRRIGATION ASSESSMENTS

**BE IT FURTHER RESOLVED** the City hereby establishes a uniform method of allocating assessments, determined as follows:

**A. Pressurized Irrigation Service** - Each parcel or lot receiving pressurized irrigation service shall receive an annual assessment, consisting of the sum of three components, ASSESSMENT EXPENSE, BASE ASSESSMENT, and OPERATIONS ASSESSMENT. Each component is computed as defined below:

**1. Assessment Expense** - All accounts shall be assessed four dollars (\$4.00) per account to defray the cost of preparing, mailing and collecting the assessment.

**2. Base Assessment** - Each parcel or lot shall be assessed at the rate of fifty-one dollars and no cents (\$51.00) per acre, but with a minimum assessment per account of thirty-nine dollars and no cents (\$41.00). This component of the total assessment is largely to defray the cost of water rental charged by the underlying irrigation districts, with any amounts remaining to contribute to capital replacement and maintenance costs.

**3. Operations Assessment** - Any properties with pressure irrigation service shall be assessed annually fifty-one dollars and no cents (\$51.00) per account for a property up to ten thousand (10,000) square feet in total area. The added assessment for accounts larger than ten thousand (10,000) square feet shall be two dollars and no cents (\$2.00) per thousand (1,000) square feet for the portion of the property exceeding ten thousand (10,000) square feet in area.

**4. Capital Reimbursement Assessment** - Any property with pressure irrigation service, which has not paid connection fees as a precedent condition for connection, shall pay annually a capital reimbursement fee of 2 percent (2%) for 2018, 3 percent (3%) for 2019 and 4 percent (4%) for the 2020 irrigation season and thereafter, of the amount of the connection fees. This assessment is particularly applicable to landscaped common lots and is in addition to the annual Assessment Expense, Base Assessment and Operations Assessment. Forty-one percent (41%) of the monies collected shall be credited to the account designated for Pressure Irrigation Trunk Line Fees and fifty-nine percent (59%) to the account designated for Pressure Irrigation Supply Fees. Properties subject to this fee, which subsequently pay the applicable one-time connection fees, shall thereafter be excused from payment of the capital reimbursement fee.

**B. Gravity Assessment** - Each parcel or lot receiving gravity irrigation service from the Municipal Irrigation System shall receive an annual assessment, consisting of the sum of three components, ASSESSMENT EXPENSE, BASE ASSESSMENT, and OPERATIONS ASSESSMENT. Each component is computed as defined below:

1. **Assessment Expense** - All accounts shall be assessed four dollars (\$4.00) per account to defray the cost of preparing, mailing and collecting the assessment.

2. **Base Assessment** - Each parcel or lot shall be assessed at the rate of fifty dollars and fifty cents (\$50.50) per acre, but with a minimum assessment per account of eleven dollars (\$11.00). This component of the total assessment is largely to defray the cost of water rental charged by the underlying irrigation districts, with any amounts remaining to contribute to capital replacement and maintenance costs.

3. **Operations Assessment** - Any properties with gravity irrigation service shall be assessed at the rate of twenty dollars and no cents (\$20.00) per account for a property less than one acre in total area. The added assessment for residential accounts one acre and larger shall be two dollars and no cents (\$2.00) per acre for the portion of the property exceeding one acre in area.

**C. Assessments Due** – Assessments are due and payable on April 1<sup>st</sup> or the first business day thereafter.

**D. Partial Year Assessment** – For purposes of calculating partial year assessments, the irrigation season is presumed to be April 10<sup>th</sup> to October 10<sup>th</sup>. For initial connections made during the course of the irrigation season (such as properties newly annexed into the municipal irrigation system), the new connection shall pay the full Base Assessment, the full Assessment Expense and a prorated Operations Assessment based on the portion of the irrigation season remaining. Partial year assessments are due and payable at the time of building permit issuance, and in instances where a building permit is not being issued, at or before the time of connection.

**E. Full Year Assessment** – Initial connections made before the commencement of the irrigation season (before April 10<sup>th</sup>) but after adoption of the annual assessment roll, shall be assessed the full annual irrigation assessment, prior to delivery of irrigation water, as if included in the annual assessment roll.

**F. Dual Assessment** – In the event a parcel receives an assessment from Kuna Municipal Irrigation District, and also receives and pays an assessment from the property's

underlying irrigation district for the same irrigation season, the amount paid to the underlying irrigation district shall be credited to the account with Kuna Municipal Irrigation District. This policy presumes the city does not receive an assessment from the underlying irrigation district for the same parcel.

**G. Vacant Lot Assessment** – A non-irrigated parcel of one acre or less in area which has access to pressure irrigation and which is eligible for a building permit for either residential or commercial purposes, but which has not yet exercised that right at the time of assessment, shall be assessed eighteen dollars and no cents (\$18.00) per buildable parcel. Vacant lots larger than one acre in size are assessed as a gravity irrigation lot. In the event a building permit is obtained on said parcel after the time of assessment, but before the end of the irrigation season, said parcel shall be treated as a “partial year” or “full year” assessment, as defined above, with credit given for the vacant lot assessment already paid.

## **VI. CUSTOMER BILLING:**

**A. Annual Billings** – All irrigation accounts which do not also have a potable water account shall be billed annually, with courtesy reminders until paid, and be subject to shut-off of the irrigation service if payment is delinquent as provided in Idaho Code.

**B. Monthly Billings** – Each residential or commercial property that is served by potable water that also has a municipal irrigation account shall be billed for the annual irrigation assessment, as part of their municipal utilities billing statement, in equal monthly installments until paid in full, and be subject to shut-off of the potable water service in addition to other statutory remedies if the monthly payments are delinquent as provided in Kuna City Code.

**C. Opt Out Provision** - A municipal irrigation account holder may opt out of the monthly billing program at their option, and choose to pay the annual irrigation assessment in a lump sum payment due as provided for in Title 50, Section 18, Idaho Code. The City shall cause a notice to be mailed out to all municipal irrigation/potable water account holders informing them of their option of opting out of the monthly billing program and providing the address to inform the city of the same.

**D. Monthly Rates** – The monthly installments for payment of the 2019 annual irrigation assessment shall be nine (9) equal installments. After retirement of the 2019 annual

irrigation assessment, the monthly installments shall end until re-started by the 2020 annual irrigation assessment resolution.

## **VII. CUSTOMER SERVICE CHARGES:**

**A. New Service Accounts** - Requests to subdivide an account into additional accounts or aggregate existing accounts under single ownership, into fewer accounts, may be made by application in person at Kuna City Hall between 8:00 a.m. and 5:00 p.m. during normal workdays. Customers will be billed five dollars (\$5.00) for each account added or reduced, payable at the time of the request. Adjustments in assessments during irrigation season, to the benefit or to the expense of the resulting accounts, shall be treated as “Partial Year Assessments” and prorated from the date of the request. Adjustments to the expense of an account shall be payable at the date of request and adjustments to the credit of an account shall be processed as an account payable in conformance with city procedures.

**B. Delinquencies** – All delinquent accounts shall be processed in accordance with the provisions of Idaho State Code.

**C. Short Notice Line Location Charges** - The City of Kuna, as required by law, participates in the Dig Line system. Forty-Eight (48) hours notification is required prior to excavation by any party. Line locations without forty-eight (48) hours’ notice will be billed to the requesting party at the rate ten dollars (\$10.00) per request. There will be no charge for line locations during times of individual hazard or public emergency.

**D. Re-connect Fee** – A re-connect fee of fifteen dollars (\$15.00), if performed during normal work hours or fifty dollars (\$50.00) if performed after normal work hours, which shall be paid prior to the account being reconnected, or as subsequently adopted by resolution of City Council, shall be charged to any account to reconnect service following disconnection for non-payment or for any other reason not in the discretion of the City of Kuna or its agents. This fee shall be applied separately for each request and must be paid before reconnection can occur.

**E. Tampering Fee** – A tampering fee of one hundred dollars (\$100.00), or as subsequently adopted by resolution of City Council, shall be charged to any account reconnecting service without authorization following disconnection for non-payment of assessments. This fee shall be applied separately for each unauthorized reconnection and must be paid before reconnection can occur.

**F. Unauthorized Connection** – In the event a parcel connects to the pressurized irrigation system without authorization, meaning without having paid connection fees and receiving explicit approval to connect, it shall be presumed that the parcel owner has petitioned to connect, but without authorization. The City may collect a tampering fee as outlined in Paragraph VI.E and disconnect the parcel from service, or collect full payment of connection fees and commence billing monthly assessment charges, or commence charging monthly amortization of the connection fees as provided in Paragraph IV.I and commence billing monthly assessment charges. In the event the parcel does not have a water right for use of the water, and one cannot be provided, the only option available is to collect a tampering fee and disconnect the parcel from service.

## **VII. WATER ALLOTMENT**

**BE IT FURTHER RESOLVED**, that no lot or parcel is entitled to receive delivery of a quantity of water which exceeds the allotment of water provided for that parcel by the underlying irrigation district holding the water right in trust. It is hereby declared to be in the public's best interest that water be used efficiently for its intended irrigation purpose, that a property's use of the irrigation system not impose an unauthorized over-spray or drainage burden on adjacent property and that such unauthorized use or any other misuse or wanton wasting of the same shall be due cause for disconnecting the offending lot or parcel from the pressure or gravity irrigation system for the duration of the irrigation season without any prorated reimbursement of assessment. It is further declared, delivery of water through the pressure or gravity systems ceases when deliveries end by the underlying irrigation district.

## **VIII. REPEAL OF EXISTING FEES AND POLICIES**

**BE IT FURTHER RESOLVED** that the connection fees and other charges established herein are effective beginning October 16, 2018; prior similar fees and policies established by earlier resolution(s) are hereby repealed.

## **IX. SEVERABILITY CLAUSE**

**BE IT FURTHER RESOLVED**, that the sections of this Resolution are severable. The invalidity of a section shall not affect the validity of the remaining sections.

**X. EFFECTIVE DATE**

**BE IT FURTHER RESOLVED**, that this resolution shall become effective upon passage by the Kuna City Council.

**PASSED BY THE COUNCIL** of the City of Kuna, this 16<sup>th</sup> day of October, 2018.

**APPROVED BY THE MAYOR** of the City of Kuna, this 16<sup>th</sup> day of October, 2018.

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

**ATTEST:**

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



# City of Kuna

## City Council Memo

751 W. 4th St.  
Kuna, ID 83634  
Phone : (208) 922-5274  
Fax: (208) 922-5989  
Kunacity.id.gov

**To:** Kuna City Council

**Case Number:** 18-01-LS (Lot Split)

**Location:** 1206 N. Black Cat Road  
Kuna, ID 83634

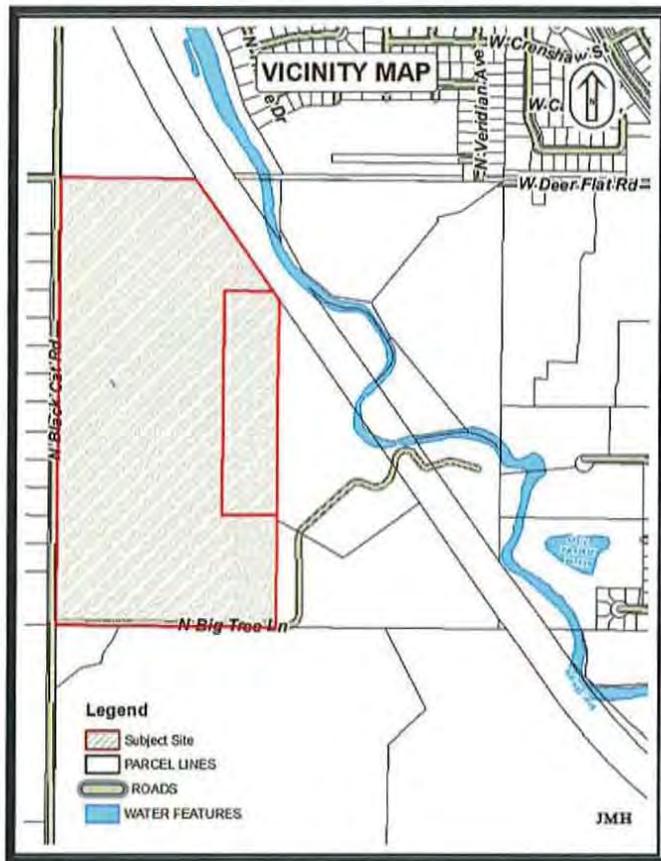
**Planner:** Sam Weiger, Planner I

**Meeting Date:** October 16, 2018

**Owner:** **Tim Gordon**  
1206 N. Black Cat Road  
Kuna, ID 83634  
[timothywtimjm@aol.com](mailto:timothywtimjm@aol.com)

**Applicant:** **David Crawford**  
**B&A Engineers, Inc.**  
5505 W. Franklin Road  
Boise, Idaho 83642  
[dacrawford@baengineers.com](mailto:dacrawford@baengineers.com)

**Engineer:** **Joseph D. Canning**  
**B&A Engineers, Inc.**  
5505 W. Franklin Road  
Boise, Idaho 83642



### Table of Contents:

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| A. Course Proceedings | E. General Project Facts       |
| B. Applicant Request  | F. Staff Analysis              |
| C. Aerial Map         | G. Applicable Standards        |
| D. History            | H. Comprehensive Plan Analysis |
|                       | I. Decision by the Council     |

### A. Course of Proceedings:

1. A Lot Split (LS) 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, Chapter 65; Idaho Local Land Use Planning Act. The guidelines for decision making by the City Council as outlined in KCC 1-14-3 have been adhered to.

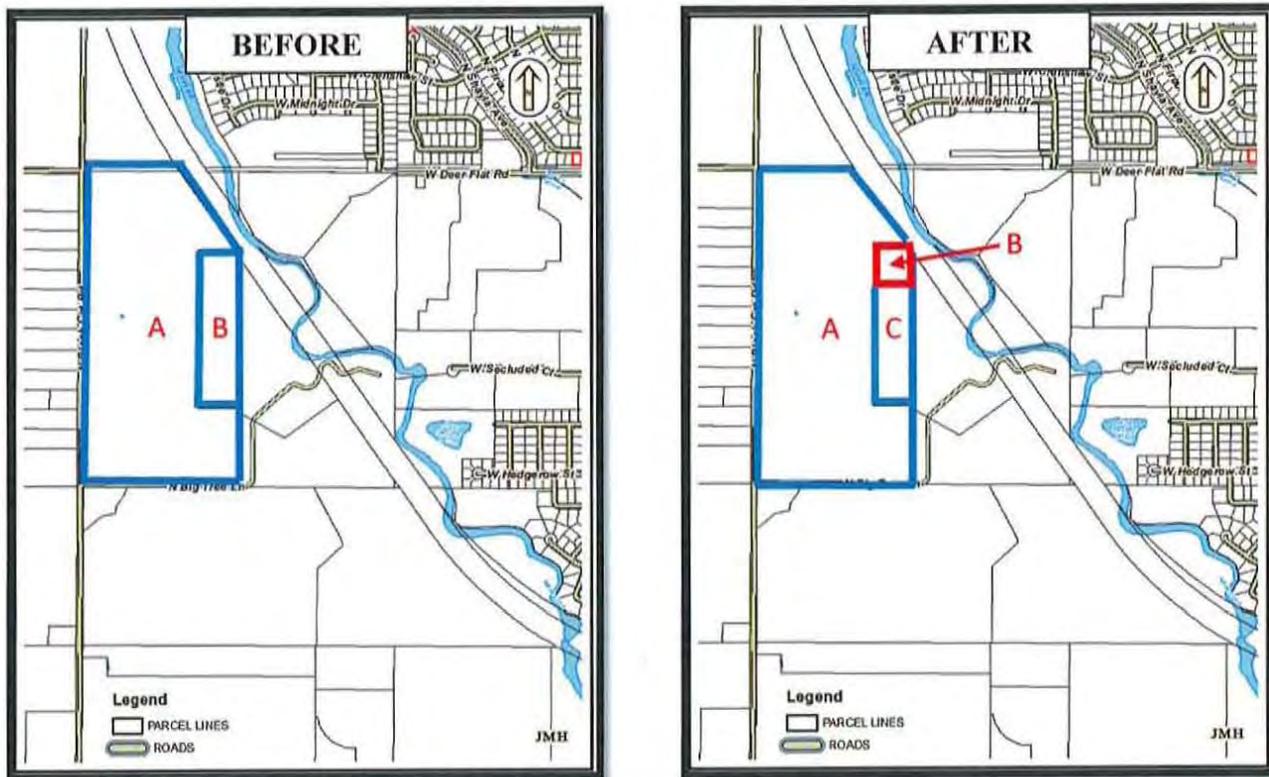
#### a. Notifications

- |                             |                    |
|-----------------------------|--------------------|
| i. Kuna Public Works/Police | September 18, 2018 |
| ii. Completeness Letter     | September 18, 2018 |
| iii. Agenda                 | October 16, 2018   |

**B. Applicants Request:**

The applicant seeks Lot Split (LS) approval to split one of the two original parcels of land at 1206 N Black Cat Road. The parcel has been verified by Planning and Zoning staff as an original parcel. The owner plans to preserve one building site on the lands as future development occurs.

**C. Concept Map Before and After:**



**D. Aerial Map:**



**E. History:**

1206 N. Black Cat Rd features a residential home with ancillary agricultural outbuildings. Kuna’s City Council approved the annexation on May 16, 2006.

**F. General Project Facts:**

1. **Comprehensive Plan Designation:** The two subject parcels are designated as agricultural zoning.

2. **Surrounding Land Uses:**

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

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

- S1322223010: Approximately 66.291 acres – Zoning: A (Agricultural)
- S1322223400: Approximately 9.977 acres – Zoning: A (Agricultural)

4. **Services:**

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

5. **Existing Structures, Vegetation and Natural Features:** Parcel A is made up of an agricultural field with a small pond. Parcel B has a single-family residence surrounded by outbuildings. Both parcels are generally flat with a slope between 0-3%. According to the USDA Soil Survey of Ada County, the subject site has two bedrock depths at approximately 20”- 40” and > 60”.

6. **Transportation / Connectivity:** The subject site has one access point and one access easement to public roadways. The access point is found on Black Cat Road. The applicant proposes to abandon the access easement as streets are connected to the subject parcels during the development process.

7. **Environmental Issues:** The subject site lies within the Kuna Nitrate Priority Area (NPA). Beyond the NPA, staff is not aware of any additional environmental issues, health or safety conflicts.

**G. Staff Analysis:**

Staff has determined that this lot was split once in 2003 and has one more lot split available. As a qualifying parcel, staff views this proposed Lot Split application to be consistent with the Comprehensive Plan and the approved current and future land use maps. There will be a newly created parcel that will retain an A (agricultural) zoning designation. The existing buildings on the sites are homes and outbuildings. There is one single-family dwelling on the subject sites.

Ada County Highway District (ACHD) requires that a mid-mile, east-west collector street be constructed when the subject site develops. ACHD prohibits the applicant from constructing any permanent structures in the proposed area of the future collector street.

Sanitary sewer and potable water are within 300 feet of the subject sites. Kuna City Code requires properties to make the connection to City services when those services are within 300 feet of the property.

Staff has determined that this lot split is consistent with Kuna City Code, specifically Title 5, the Future Land Use Map and Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act. Staff forwards a recommendation of *approval* for Case No. 18-01-LS to the Kuna City Council.

**H. Applicable Standards:**

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

**I. Comprehensive Plan Analysis:**

The City Council may accept or reject the Comprehensive Plan components as described below:

1. The proposed Lot Split is consistent with the following Comprehensive Plan components:

**GOALS AND POLICY – 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 private property “takings”.*

**Policy 1:** *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 were established to determine the potential for property takings.*

**GOALS AND POLICY - Private Property Rights**

**Objective 1.2:** *Ensure that City land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property.*

**Objective 1.4:** *Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure City actions do not impose a substantial and significant limitation on the use of the property.*

**GOALS AND POLICY – Land Use**

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

**J. Proposed Decision by the Council:**

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

Based on the facts outlined in staff’s report, documentation contained in the case file and any discussion at the public meeting, the City Council of Kuna, Idaho, hereby (approves/denies) Case No. 18-01-LS (Lot Spilt) request, (with/without) the following conditions of approval:

1. Applicant or their representative engineer-surveyor shall record the following documents:
  - a. Proposed Record of Survey (ROS).
  - b. Execute and record the necessary deeds to accomplish the new parcel boundaries as approved.
  - c. Provide copies of the **recorded ROS** and **recorded new deeds**, to the Planning and Zoning Department as evidence of compliance.
  - d. Applicant and/or Owner shall complete the aforementioned conditions **within one (1) year** of the City Council’s Order of Decision.
2. Any future development or improvements to the existing parcel or the newly created parcels must follow all codes in place at the time of the original Lot Split (LS) approval by the Kuna City Council.

3. The applicant shall adhere to all agency and staff requirements and recommendations.
4. Applicant must ensure the driveway approach is approved and permitted by Ada County Highway District prior to recording the *lot split*; providing proper access to the newly created parcel in sufficient widths as approved by the City engineer, Kuna Fire District and the Planning and Zoning Department.
  - a. Applicant shall provide Kuna Planning and Zoning proof of ACHD approved driveway approach to the newly created parcel prior to issuance of any building permits.
5. Applicant shall convey proper easements on the record of survey for all existing and future 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.
6. The applicant shall abandon the access easement as streets are connected to the subject parcels during the development process.
7. All utilities shall be installed underground (see KCC 6-4-2-W), unless otherwise approved.
8. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on compliance with the requirements of the governing irrigation district is required.
9. Applicant shall follow all Kuna Fire Department standards and recommendations.
10. Applicant shall comply with all federal, state and local laws.

**DATED: this 16<sup>th</sup> day of October, 2018**



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

### Lot Split Checklist

A Lot Split request does not require a public hearing, and will be scheduled for a regular City Council meeting as a regular agenda item.

<b>Project name:</b>	<b>Applicant:</b>
Tim Gordon Lot Split	David Crawford - B&A Engineers, Inc.

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

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	✓
✓	Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide.	✓
✓	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).	✓
✓	Documentation the parcel is the original parcel of land held in one ownership and of record at the effective date of 12/7/77.	✓
✓	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	✓
✓	A sketch showing the proposed lot split. The sketch shall include the following information: <ul style="list-style-type: none"> <li>◇ Current lot size including dimensions, square-footage and street frontage.</li> <li>◇ Proposed lot split including the new lot lines and new dimensions, square-footages and street frontages.</li> <li>◇ Streets, surrounding land uses, etc.</li> <li>◇ Existing and proposed public improvements including sidewalk, streets, lighting, landscaping, natural features, etc.</li> </ul>	✓

*Note: Only one copy of the above items need to be submitted when applying for multiple applications.*

*This application shall not be considered complete (nor will a hearing date be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.*





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

### Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

\*Please submit the appropriate checklist (s) with application

**Type of Review (check all that apply):**

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

For Office Use Only	
File Number (s)	18-01-LS
Project name	Gordon Lot Split
Date Received	09.18.18
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

#### Contact/Applicant Information

Owners of Record: <u>Timothy Gordon</u>	Phone Number: <u>208.941.5603</u>
Address: <u>1206 N. Black Cat Rd.</u>	E-Mail: <u>timothytimjm@aol.com</u>
City, State, Zip: <u>Kuna, ID 83634</u>	Fax #: _____
Applicant (Developer): <u>David Crawford B&amp;A Engineers, Inc.</u>	Phone Number: <u>208-343-3381</u>
Address: <u>5505 W. Franklin Rd.</u>	E-Mail: <u>dacrawford@baengineers.com</u>
City, State, Zip: <u>Boise, ID 83705</u>	Fax #: _____
Engineer/Representative: <u>Joseph D. Canning B&amp;A Engineers, Inc.</u>	Phone Number: _____
Address: <u>Same as applicant</u>	E-Mail: _____
City, State, Zip: _____	Fax #: _____

#### Subject Property Information

Site Address: <u>1206 N. Black Cat Rd.</u>
Site Location (Cross Streets): <u>West of N. Black Cat Rd., North of W. Kuna Rd. &amp; East of N. Ten Mile Rd.</u>
Parcel Number (s): <u>S1322223010, S1322223400</u>
Section, Township, Range: <u>Sec 22 T2N R1W</u>
Property size : <u>75.16 ac</u>
Current land use: <u>Ag/ Residential</u> Proposed land use: <u>No change</u>
Current zoning district: <u>A</u> Proposed zoning district: <u>No Change</u>



**Project Description**

Project / subdivision name: Gordon Lot Split

General description of proposed project / request: To split existing parcels to create additional building lots.

Type of use proposed (check all that apply):

Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Office \_\_\_\_\_

Industrial \_\_\_\_\_

Other \_\_\_\_\_

Amenities provided with this development (if applicable): \_\_\_\_\_

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No

Please describe the existing buildings: Home and outbuildings - See letter of explanation.

Any existing buildings to remain?  Yes  No

Number of residential units: 1 Number of building lots: \_\_\_\_\_

Number of common and/or other lots: \_\_\_\_\_

Type of dwellings proposed:

Single-Family \_\_\_\_\_

Townhouses \_\_\_\_\_

Duplexes \_\_\_\_\_

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

Other \_\_\_\_\_

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

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

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

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

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

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

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

Hours of operation (days & hours): \_\_\_\_\_ Building height: \_\_\_\_\_

Total number of employees: \_\_\_\_\_ Max. number of employees at one time: \_\_\_\_\_

Number and ages of students/children: \_\_\_\_\_ Seating capacity: \_\_\_\_\_

Fencing type, size & location (proposed or existing to remain): \_\_\_\_\_

Proposed Parking:

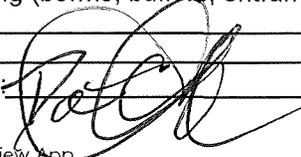
a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

b. Total Parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

c. Width of driveway aisle: \_\_\_\_\_

Proposed Lighting: \_\_\_\_\_

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): \_\_\_\_\_

Applicant's Signature:  Date: 9/7/18



**B & A Engineers, Inc.**  
Consulting Engineers & Land Surveyors  
5505 West Franklin Road, Boise, ID 83705  
Telephone 208+343+3381 Facsimile 208+342+5792

**Lot Split Application For:  
Tim Gordon Land**

September 7, 2018

The purpose of the application is to split 2 parcels out of one original parcel of land. Attached is a survey showing the parcels of land as Parcel A through C. Access to the split parcels are to be maintained at their current access points as shown on the attached map and via the attached legal descriptions for the access. These are anticipated to be recorded at the appropriate time to maintain access to the parcels.

As development occurs the access easements will be abandoned as streets are connected to them during the development process.

We respectfully request approval of the lot split application. Should you have any questions or require additional information please contact me.

Sincerely,

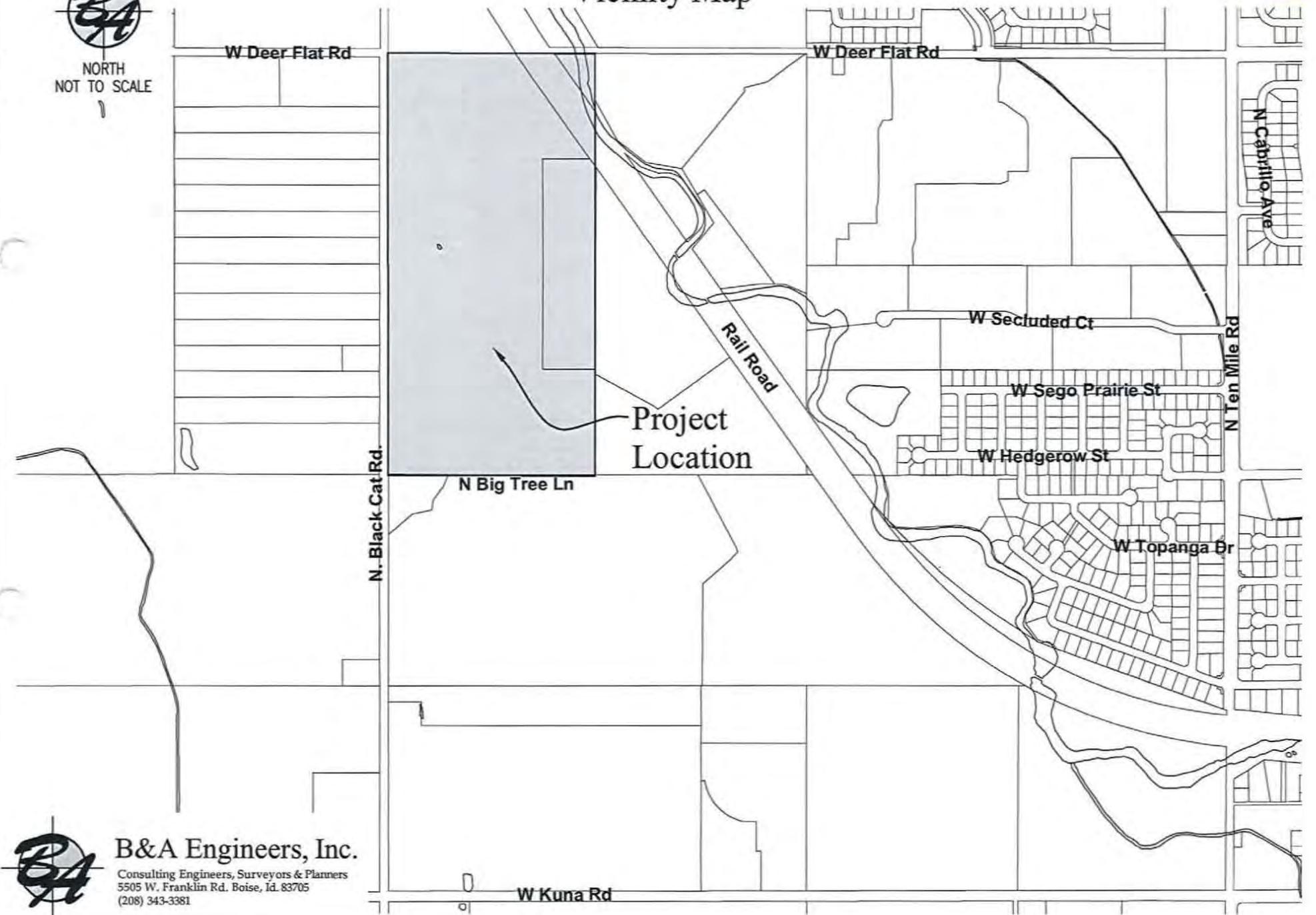
David Crawford  
B & A Engineers, Inc.

**received**  
9.18.18  
ARM

Exhibit  
A4



# Tim Gordon Survey Vicinity Map



**B&A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
5505 W. Franklin Rd. Boise, Id. 83705  
(208) 343-3381



A Pioneer Company  
**PIONEER TITLE COMPANY**  
OF ADA COUNTY  
8151 W. Rifenman Ave. / Boise, Idaho 83704  
(208) 377-2700

ADA COUNTY RECORDER J. DAVID HAVARRO  
BOISE IDAHO 08/15/03 04:57 PM  
DEPUTY Jarrin Parsons  
RECORDED - REQUEST OF  
Pioneer  
AMOUNT 3.00



234504

**WARRANTY DEED**

For Value Received                      KIM J. TROUT, AN UNMARRIED MAN WHO ACQUIRED TITLE  
AS A MARRIED MAN AND LINDA C. TROUT, AN UNMARRIED WOMAN WHO ACQUIRED  
TITLE AS A MARRIED WOMAN

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

TIMOTHY W. GORDON AND BELINDA S. GORDON, HUSBAND AND WIFE

hereinafter referred to as Grantee, whose current address is 1206 N. BLACKCAT ROAD, KUNA, ID  
83634

the following described premises, to-wit:

The East 1/2 of the Southeast quarter of the Northwest quarter of the Northwest  
quarter and the East 1/2 of the Northeast quarter of the Southwest quarter of the  
Northwest quarter of Section 22, Township 2 North, Range 1 West of the Boise  
Meridian, in Ada County, Idaho, except that portion if any lying within the right of  
way of the Oregon short line railroad company.

Together with an easement for ingress and egress over and across a strip of land 30 feet in width  
the centerline of which is the centerline of existing road running from the West line of said tract to  
the East line of said Black Cat Road.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs  
and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor  
is the owner in fee simple of said premises; that said premises are free from all encumbrances except current  
years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record,  
and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims  
whatsoever.

Dated: August 13, 2003

Linda C. Trout

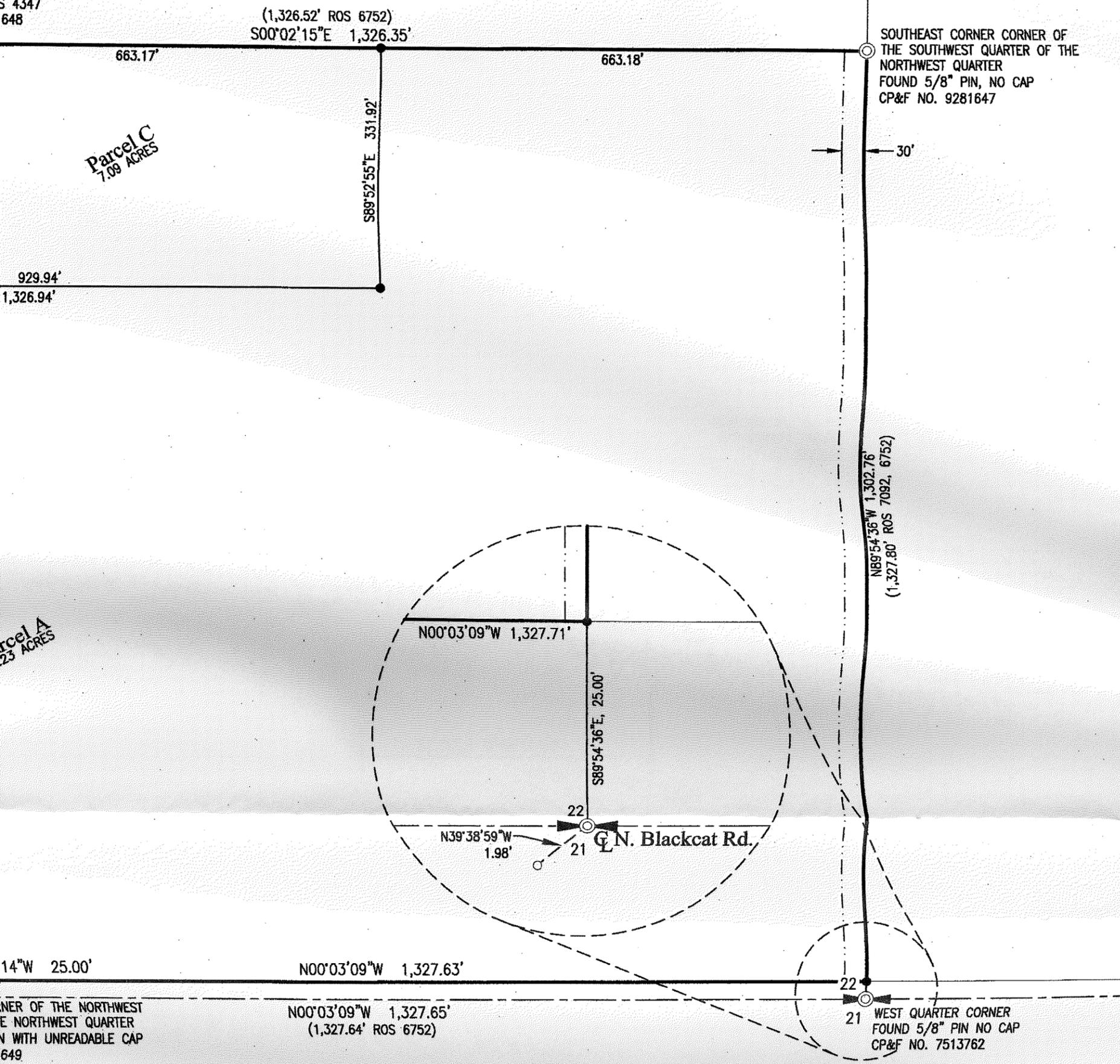
Kim J. Trout

STATE OF ID. County of ADA, ss.

On this 13TH day of AUGUST, in the year of 2003, before me THE UNDERSIGNED, notary public  
personally appeared KIM J. TROUT AND LINDA C. TROUT known or identified to me to be the  
person/persons whose name is/are subscribed to the within instrument, and acknowledged to me that  
he/she/they executed the same.



KATHY COONTZ  
Notary Public of ID  
Residing at BOISE  
Commission expires: August 15, 2003



### County Recorder's Certificate

STATE OF IDAHO )  
                  )SS. INSTRUMENT NO. \_\_\_\_\_  
COUNTY OF ADA )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF \_\_\_\_\_

AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_M.,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
FEE: \_\_\_\_\_

EX-OFFICIO RECORDER: CHRISTOPHER D. RICH  
DEPUTY: \_\_\_\_\_

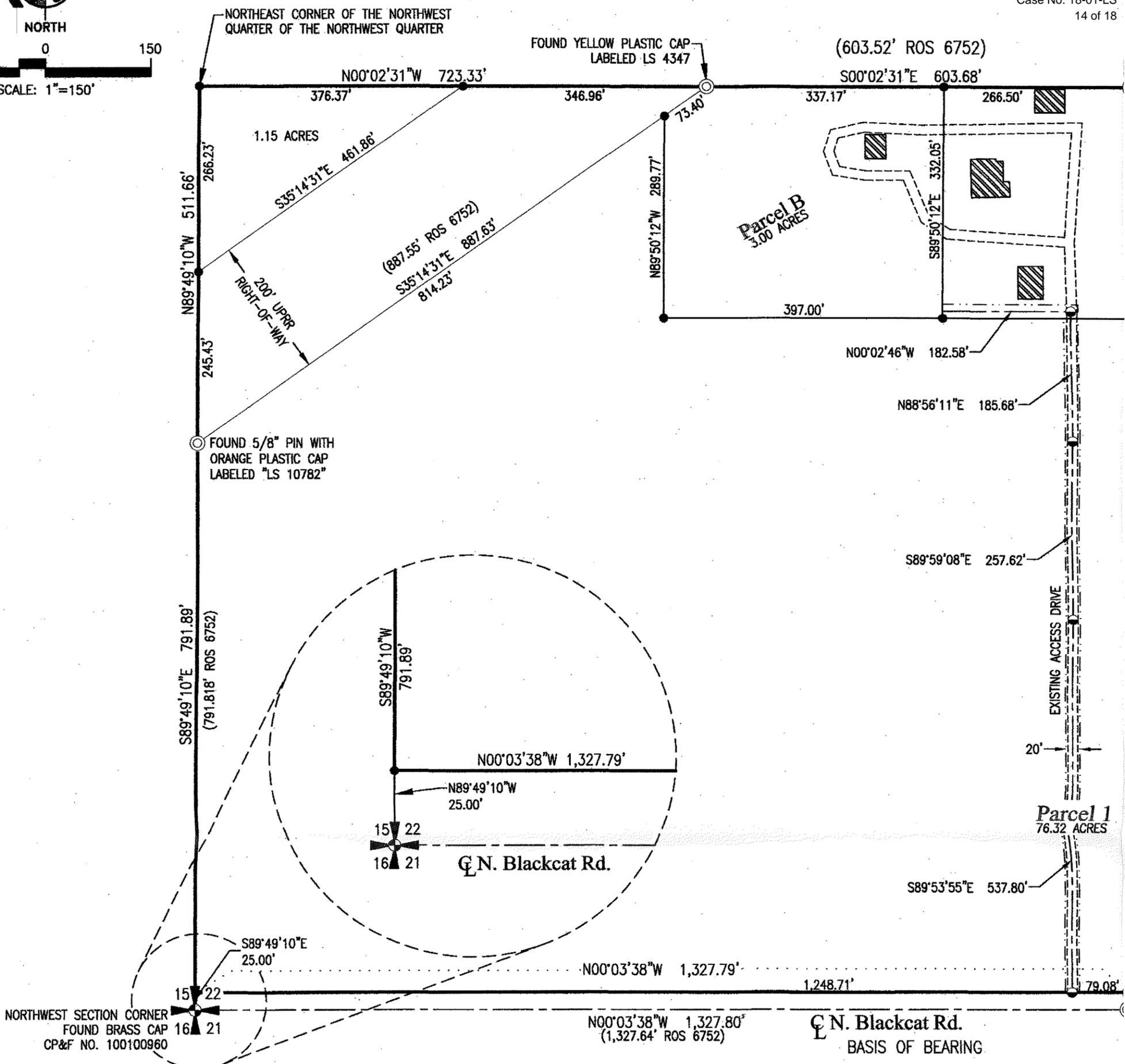
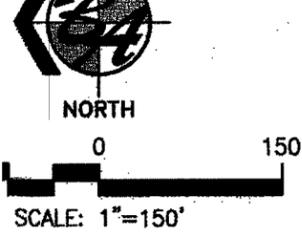
### Reference Documents

- RECORDS OF SURVEY
- ROS NO. 7092
  - ROS NO. 6752
- DEEDS
- TRUST TRANSFER DEED INST. NO. 110050250
  - WARRANTY DEED INST. NO. 103138514

## Record of Survey For: Timothy Gordon

PARCELS OF LAND SITUATE IN THE WEST HALF OF SECTION 22, TOWNSHIP 2 NORTH,  
RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

DATE: SEPTEMBER 7, 2018  
SURVEY BY: K.A. CRAWFORD  
DRAWN BY: D.A. CRAWFORD  
JOB NUMBER: GT12



### Surveyor's Certificate

HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS RECORD OF SURVEY HAS BEEN PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS RECORD OF SURVEY IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND MEASURING ACT OF IDAHO CODE 55-1601 THROUGH 55-1612.



JOSEPH D. CANNING, L.S. 4116

### Legend

- SURVEYED BOUNDARY
- SECTION LINE / CENTERLINE
- SECTION LINE, WHEN NOT COINCIDENT WITH CENTERLINE
- EXISTING 30' ROAD ACCESS RIGHT-OF-WAY
- ADJOINING PROPERTY LINE
- DEED REFERENCE LINES
- NEW PARCEL LINE
- FOUND MONUMENT, TYPE NOTED
- FOUND 1/2" PIN
- FOUND 5/8" PIN
- SET 1/2"x24" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 4116"
- SET 5/8"x30" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 4116"
- CALCULATED POINT, NOT FOUND OR SET
- EXISTING BUILDING
- SECTION CORNER
- QUARTER CORNER



**B&A Engineers, Inc.**  
 Consulting Engineers, Surveyors & Planners  
 5505 W. Franklin Rd. Boise, Id. 83705  
 (208) 343-3381



**B & A Engineers, Inc.**  
Consulting Engineers & Land Surveyors  
5505 West Franklin Rd. Boise, ID 83705  
Telephone 208-343-3381 Facsimile 208-342-5792

**Timothy Gordon  
Land Description  
Parcel A**

September 13, 2018

A parcel of land situate in the west half of the northwest quarter of Section 22, Township 2 North, Range 1 West, Boise Meridian, Boise City, Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest section corner of said Section 22 and the centerline of North Black Cat Road, thence S89°49'10"E, 25.00 feet along the northerly boundary of said Section 22 to the easterly right-of-way of North Black Cat Road and to the **Point of Beginning**:

Thence continuing along the northerly boundary of said Section 22, S89°49'10"E, 791.89 feet to the southwesterly boundary of the Union Pacific Rail Road right-of-way;

Thence along the southwesterly boundary of the Union Pacific Rail Road right-of-way S35°14'31"E, 814.23 feet;

Thence N89°50'12"W, 289.77 feet;

Thence S00°02'48"E, 397.00 feet;

Thence S00°02'48"E, 929.94 feet;

Thence S89°52'55"E, 331.92 feet to the easterly boundary of the west half of the northwest quarter of said Section 22;

Thence along the easterly boundary of the west half of the northwest quarter of said Section 22, S00°02'15"E, 663.18 feet to the southeast corner of the southwest quarter of the northwest quarter of said Section 22;

Thence N89°54'36"W, 1,302.76 feet along the southerly boundary of the northwest quarter of said Section 22, to the easterly right-of-way of North Black Cat Road;

Thence N00°03'09"W, 1,327.63 feet along the easterly right-of-way of North Black Cat Road and along a line 25.00 feet easterly of and parallel with the westerly boundary of the northwest quarter of said Section 22;

Thence N00°03'38"W, 1,327.79 feet along the easterly right-of-way of North Black Cat Road and along a line 25.00 feet easterly of and parallel

with the westerly boundary of the northwest quarter of said Section 22 to the **Point of Beginning**.

**AND INCLUDING THE FOLLOWING:**

A parcel of land situate in the west half of the northwest quarter of Section 22, Township 2 North, Range 1 West, Boise Meridian, Boise City, Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest section corner of said Section 22 and the centerline of North Black Cat Road; thence S89°49'10"E, 1,062.32 feet along the northerly boundary of said Section 22 to the northeasterly boundary of the Union Pacific Rail Road right-of-way and to the **Point of Beginning**:

Thence continuing along the northerly boundary of said Section 22, S89°49'10"E, 266.23 feet to the northeast corner of the northwest quarter of the northwest quarter of said Section 22;

Thence S00°02'31"E, 376.37 feet along the easterly boundary of the west half of the northwest quarter of said Section 22 to the northeasterly boundary of the Union Pacific Rail Road right-of-way;

Thence N35°14'31"W, 461.86 feet along the northeasterly boundary of the Union Pacific Rail Road right-of-way to the **Point of Beginning**.

Comprising 66.23 Acres, more or less.

*Subject to easements of record or apparent.*





**B & A Engineers, Inc.**  
Consulting Engineers & Land Surveyors  
5505 West Franklin Rd. Boise, ID 83705  
Telephone 208-343-3381 Facsimile 208-342-5792

**Timothy Gordon  
Land Description  
Parcel B**

September 13, 2018

A parcel of land situate in the northwest quarter of the northwest quarter of Section 22, Township 2 North, Range 1 West, Boise Meridian, Boise City, Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest section corner of said Section 22 and the centerline of North Black Cat Road; thence S89°49'10"E, 25.00 feet along the northerly boundary of said Section 22 to the easterly right-of-way of North Black Cat Road; thence continuing along the northerly boundary of said Section 22, S89°49'10"E, 791.89 feet to the southwesterly boundary of the Union Pacific Rail Road right-of-way; thence along the southwesterly boundary of the Union Pacific Rail Road right-of-way, S35°14'31"E, 814.23 feet to the **Point of Beginning**:

Thence N89°50'12"W, 289.77 feet;

Thence S00°02'48"E, 397.00 feet;

Thence S89°50'12"E, 332.05 feet to the easterly boundary of the northwest quarter of the northwest quarter of said Section 22;

Thence N00°02'31"W, 337.17 feet along the easterly boundary of the northwest quarter of the northwest quarter of said Section 22 to the southwesterly boundary of the Union Pacific Rail Road right-of-way;

Thence N35°14'31"W, 73.40 feet along the southwesterly boundary of the Union Pacific Rail Road right-of-way to the **Point of Beginning**.

Comprising 3.00 Acres, more or less.

*Subject to easements of record or apparent.*





**B & A Engineers, Inc.**  
Consulting Engineers & Land Surveyors  
5505 West Franklin Rd. Boise, ID 83705  
Telephone 208-343-3381 Facsimile 208-342-5792

**Timothy Gordon  
Land Description  
Parcel C**

September 13, 2018

A parcel of land situate in the west half of the northwest quarter of Section 22, Township 2 North, Range 1 West, Boise Meridian, Boise City, Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest section corner of said Section 22 and the centerline of North Black Cat Road; thence S89°49'10"E, 25.00 feet along the northerly boundary of said Section 22 to the easterly right-of-way of North Black Cat Road; thence continuing along the northerly boundary of said Section 22, S89°49'10"E, 791.89 feet to the southwesterly boundary of the Union Pacific Rail Road right-of-way; thence along the southwesterly boundary of the Union Pacific Rail Road right-of-way, S35°14'31"E, 887.63 feet to the easterly boundary of the west half of the northwest quarter of said Section 22; thence along the easterly boundary of the west half of the northwest quarter of said Section 22 S00°02'31"E, 337.17 feet to the **Point of Beginning**:

Thence N89°50'12"W, 332.05 feet;

Thence S00°02'48"E, 929.94 feet;

Thence S89°52'55"E, 331.92 feet to the easterly boundary of the west half of the northwest quarter of said Section 22;

Thence N00°02'15"W, 663.17 feet along the easterly boundary of the southwest quarter of the northwest quarter of said Section 22 to the southeast corner of the northwest quarter of the northwest quarter of said Section 22;

Thence N00°02'31"W, 266.50 feet along the easterly boundary of the northwest quarter of the northwest quarter of said Section 22 to the **Point of Beginning**.

Comprising 7.09 Acres, more or less.

*Subject to easements of record or apparent.*





# City of Kuna

751 W 4<sup>th</sup> St  
Kuna, ID 83634  
Phone (208) 922-5274  
Fax: (208) 922-5989  
Kunacity.id.gov

## City Council Memo

**To:** City Council

**Case Number:** 18-02-LS (Lot Split)

**Location:** 760 S. School Ave.  
Kuna, Idaho 83634

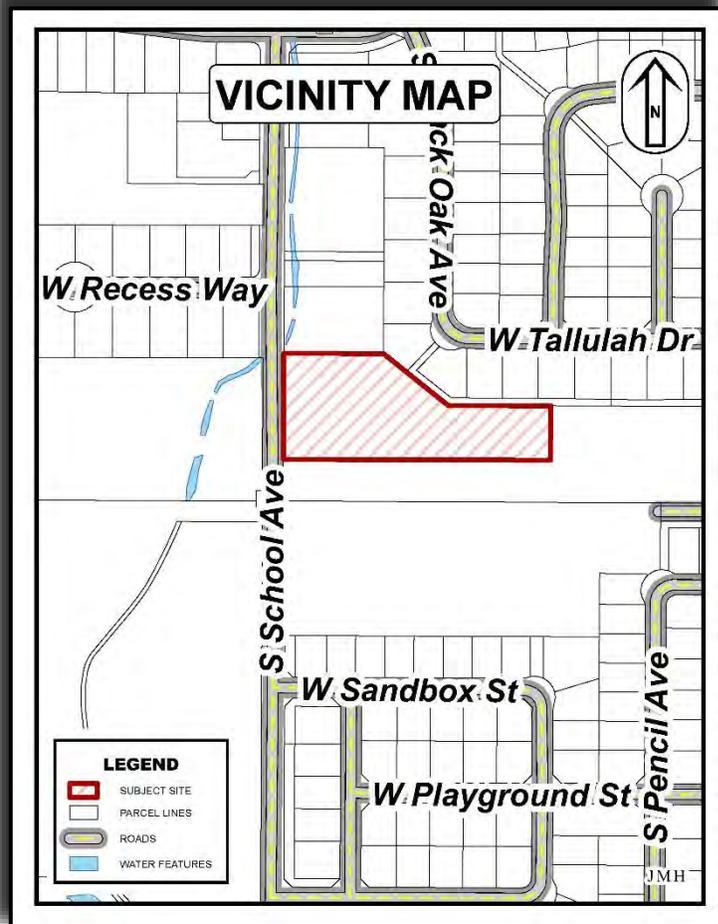
**Planner:** Jace Hellman, Planner II

**Meeting Date:** October 16, 2018

**Owner/Applicant:** Stephanie Cortez  
760 S. School  
Kuna, ID 83634  
208-870-0033

### Table of Contents:

- A. Course Proceedings
- B. Applicant Request
- C. Aerial Map
- D. History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Decision by the Council



### A. Course of Proceedings:

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

#### a. Notifications

- |                                   |                    |
|-----------------------------------|--------------------|
| i. Kuna Public Works              | September 14, 2018 |
| ii. Applicant Completeness Letter | August 13, 2018    |
| iii. Agenda                       | October 16, 2018   |

### B. Applicants Request:

1. The applicant, Stephanie Cortez, is requesting to split approximately one acre off a three-acre parcel. The property is located at 760 South School Avenue, Kuna, ID 83634.
2. The applicant has submitted all necessary documentation and materials for review.

**C. Aerial Map:**

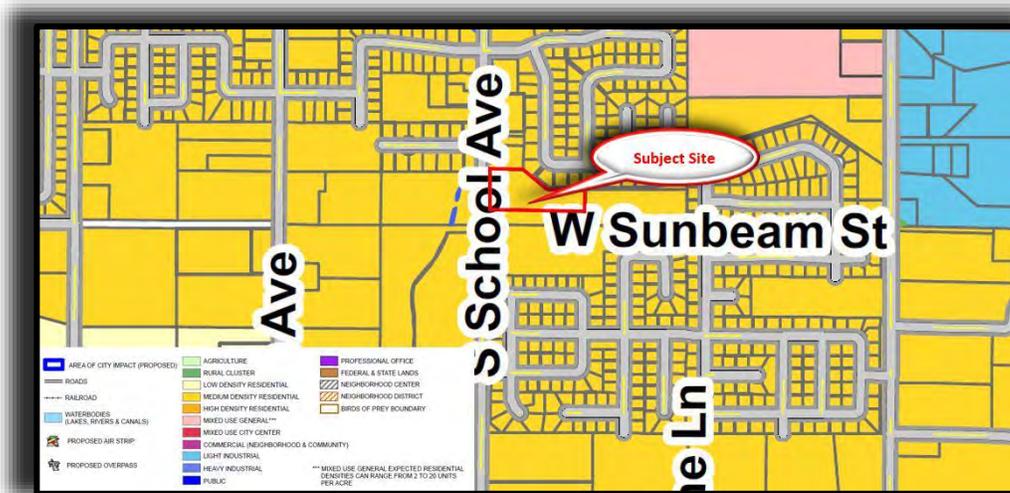


**D. History:**

Kuna's City Council approved the annexation of the subject property into Kuna City limits on August 7, 2018.

**E. General Project Facts:**

1. **Comprehensive Plan Designation:** The Future Land Use Map Identifies this site as Medium Density Residential.



**2. Surrounding Land Uses:**

<b>North</b>	RUT R-6	Rural Urban Transition – Ada County Medium Density Residential – Kuna City
<b>South</b>	R1	Estate Residential – Ada County
<b>East</b>	RR	Rural Residential – Ada County
<b>West</b>	RUT	Rural Urban Transition – Ada County

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

- Approximately 3.00 acres
- Zone: R-2 (Low Density Residential)
- Parcel No. S1326131380

4. **Services:**

Sanitary Sewer – Private Septic (Future City of Kuna)  
Potable Water – Private Domestic Well (Future City of Kuna)  
Irrigation District – Boise-Kuna  
Future Pressurized Irrigation – City of Kuna (KMID)  
Fire Protection – Kuna Fire District  
Police Protection – Kuna City Police (Ada County Sheriff's Office)  
Sanitation Services – J&M Sanitation

5. **Existing Structures, Vegetation and Natural Features:** The subject site currently contains an approximately 1,624 square foot single family home along with several outbuildings. A portion of the site is currently used as pasture land. The site's topography is generally flat with 0-2% slope in areas

6. **Transportation / Connectivity:** There are no curbs, gutters or sidewalks along the frontage of the subject site. An existing driveway will serve as access for the proposed one acre split and the remaining approximate two acres.

7. **Environmental Issues:** The subject site lies within the designated 'Nitrate Priority Area' (NPA) for groundwater monitoring. Beyond the NPA, staff is not aware of any additional environmental issues, health or safety conflicts.

F. **Staff Analysis:**

Staff has determined that this lot was split once in 1983, and has one more lot split available. As a qualifying parcel, staff views this proposed Lot Split Application to be consistent with the Comprehensive Plan and the approved current and future land use maps. Staff would point out that the Comprehensive Plan is a living document, intended for use as a guide by governmental bodies. The Plan is not law that must be adhered to in the most stringent sense; it is to be used by public officials to guide their decision-making for the City. If the Lot Split is approved, as there are no requested changes to the current zoning designation, there will be a newly created parcel that will retain an R-2 (low-density residential) zoning designation.

Kuna City Code allows the installation of curb, gutter and sidewalk to be determined on a case by case basis when lot splits contain between one and two acres of property. Due to the lack of sidewalk in close proximity and the site's location along South School Avenue, staff will not be requiring the applicant to install curb, gutter and sidewalk along the subject site's frontage until redevelopment of the property occurs.

Sanitary sewer and potable water are within 300 feet of the subject site. Kuna City Code requires properties to make the connection to City services when those services are within 300 feet of the property. The applicant will be required to extend public sewer and water to the newly created parcel at the time of development. Furthermore, utility stubs are required to be extended to the original parcel, which remain on existing well and septic until system failure occurs.

Staff has determined that this lot split is consistent with the Kuna City Code, specifically Title 5, the City of Kuna Comprehensive plan, and Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act. Staff forwards a recommendation of *approval* for Case No. 17-01-LS to the Kuna City Council.

**G. Applicable Standards:**

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

**H. Comprehensive Plan Analysis:**

The City Council may accept the Comprehensive Plan components as described below:

1. The proposed Lot Split is consistent with the following Comprehensive Plan components:

**GOALS AND POLICY – 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 private property “takings”.*

**Policy 1:** *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 were established to determine the potential for property takings.*

**GOALS AND POLICY - Private Property Rights**

**Objective 1.2:** *Ensure that City land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property.*

**Objective 1.4:** *Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure City actions do not impose a substantial and significant limitation on the use of the property.*

**GOALS AND POLICY –Land Use**

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

**I. Decision by the Council:**

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

Based on the facts outlined in staff’s report, documentation contained in the case file and any discussion at the public meeting, the City Council of Kuna, Idaho, hereby (approves/denies) Case No. 18-02-LS, a request from Stephanie Cortez to split approximately one acre from a larger three acre parcel; (with/without) the following conditions of approval:

1. Applicant or their representative engineer-surveyor shall record the following documents:
  - a. Proposed Record of Survey (ROS).
  - b. Execute and record the necessary deeds to accomplish the new parcel boundaries as approved.
  - c. Provide copies of the **recorded ROS** and **recorded new deeds**, to the Planning and Zoning Department as evidence of compliance.
  - d. Applicant and/or Owner shall complete the aforementioned conditions **within one (1) year** of the City Council’s Order of Decision.
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.
3. Applicant shall convey location of existing well and septic tank on the record of survey.

4. Applicant must ensure future driveway approaches are approved and accepted by Ada County Highway District prior to recording the *lot split*, providing proper access to all parcels in sufficient widths as approved by the City engineer and the Planning and Zoning Department.
  - a. Applicant shall furnish Kuna Planning and Zoning proof of ACHD approved access points to the newly created parcels prior to recording the record of survey.
5. Any future development or improvements to the existing parcel or the newly created parcels must follow all codes in place at the time of the original Lot Split (LS) approval by the Kuna City Council. No building permits will be issued by the Planning and Zoning Department until the applicant and/or property owner can demonstrate compliance with all Kuna City Codes.
6. The applicant shall obtain written approval of construction plans from agencies noted below. The approval may be either on agency letterhead referring to the approved special use or may be written or stamped upon a copy of the approved plans. All site improvements are prohibited prior to approval of these agencies and the issuance of the building permit:
  - a. The City Engineer shall approve all utility hook-ups.
  - b. The City Engineer shall approve all civil plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contain in "Catalog for Best Management Practices for Idaho Cities and Counties." No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of civil plans.
  - c. K MID shall approve any modifications to the existing irrigation system.
7. All utilities shall be installed underground (see KCC 6-4-2-W), unless otherwise approved.
8. 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.
9. The landowner/applicant/developer, and any future assigns having an interest in the subject property shall extend public sewer and water to each parcel created when public sewer and water are available within three hundred (300) feet of the parcel(s), or as determined by the City engineer.
  - a. If any of the parcels do not connect to sewer or water at the time of lot split, the property owner shall enter into a *Memorandum of Understanding* with the city that will provide, at a minimum, the following conditions:
    - (1) If public sewer becomes available within three hundred (300) feet of the property (as measured at the property line closest to the nearest available sewer connection) the property owner, shall within one hundred eighty (180) days of being notified in writing as to the availability of the sewer connection, obtain written approval for a connection plan (connection plan), which plan shall include a date certain that the septic system will be properly abandoned and the connected made to the public sewer. It is expected that the date for the abandoning the existing septic system and connecting to the public sewer may be greater than one hundred eighty (180) days; the actual date shall be determined on a case-by-case basis based upon a factual determination of the city engineer specific to the property affected, and may include consideration of the age of septic system, cost to install the septic system, distance and cost for the main sewer line connection, and the location of the septic system in relation to the nitrate priority area. The connection plan shall be reviewed by the city engineer, and approved by resolution of the city council;
    - (2) The property owner may agree to participate in a local improvement district (that benefits the property) or other statutory or common law funding mechanism to finance city sewer infrastructure extension costs and city sewer connections fees and provide for any easements; and
    - (3) If the property owner fails to obtain approval for the connection plan to connect to the city sewer system within one hundred eighty (180) days of being notified, the city may make the connection and charge the owner for the costs associated with the connection and the property owner consents to a lien upon the property for failure to

pay, and the city shall designate the land and structure as nonconforming and no building permits will be issued until the property is brought into compliance.

(4) The *Memorandum of Understanding* will be recorded with the Ada County Recorder.

10. Applicant shall follow all Kuna City procedures, Staff recommendations, Kuna Fire Department and all ACHD standards.
11. The applicant shall adhere to all agency and staff requirements and recommendations.
12. Applicant shall comply with all federal, state and local laws.

**DATED** this 16<sup>th</sup> day of October, 2018.

received  
8/9/15



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

### Lot Split Checklist

A Lot Split request does not require a public hearing, and will be scheduled for a regular City Council meeting as a regular agenda item.

Project name: <b>Cortez Lot split</b>	Applicant: <b>Stephanie Cortez</b>
--	---------------------------------------

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

Applicant (v)	Description	Staff (v)
✓	Completed and signed Commission & Council Review Application.	✓
✓	Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide.	✓
✓	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 <u>Affidavit of Legal Interest</u> (for all interested parties).	✓
✓	Documentation the parcel is the original parcel of land held in one ownership and of record at the effective date of 12/7/77.	✓
✓	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	✓
✓	A sketch showing the proposed lot split. The sketch shall include the following information: <ul style="list-style-type: none"> <li>◇ Current lot size including dimensions, square-footage and street frontage.</li> <li>◇ Proposed lot split including the new lot lines and new dimensions, square-footages and street frontages.</li> <li>◇ Streets, surrounding land uses, etc.</li> <li>◇ Existing and proposed public improvements including sidewalk, streets, lighting, landscaping, natural features, etc.</li> </ul>	✓

Note: Only one copy of the above items need to be submitted when applying for multiple applications.

This application shall not be considered complete (nor will a hearing date be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.

Exhibit  
A2



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

### Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

\*Please submit the appropriate checklist (s) with application

**Type of Review (check all that apply):**

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

For Office Use Only	
File Number (s)	18-02-LS
Project name	Cortez lots split
Date Received	8/6/18
Date Accepted/Complete	8/13/18
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	10/2/18

#### Contact/Applicant Information

Owners of Record: <u>Stephanie Cortez</u>	Phone Number: <u>208-870-0033</u>
Address: <u>760 S. School Ave.</u>	E-Mail: <u>Stephanie.Cortez@SaintAlphonsus.Com</u>
City, State, Zip: <u>Kuna, ID 83634</u>	Fax #: _____
Applicant (Developer): _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

#### Subject Property Information

Site Address: <u>760 S. School Ave, Kuna ID 83634</u>	
Site Location (Cross Streets): <u>W. Omphale St. + W. Sandbox St.</u>	
Parcel Number (s): <u>S1326131380</u>	
Section, Township, Range: <u>Sec 26, Township: 2N, Range: 1W</u>	
Property size: <u>3.06 acres</u>	
Current land use: <u>Single Home</u>	Proposed land use: <u>build home for my father</u>
Current zoning district: <u>R2</u>	Proposed zoning district: <u>R2</u>

Exhibit  
A3

sc

**Project Description**

Project / subdivision name: Lot split

General description of proposed project / request: seperate lot for my father to build a home on and to avail city services

Type of use proposed (check all that apply):

Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Office \_\_\_\_\_

Industrial \_\_\_\_\_

Other \_\_\_\_\_

Amenities provided with this development (if applicable): \_\_\_\_\_

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No

Please describe the existing buildings: home and detached garage

Any existing buildings to remain?  Yes  No

Number of residential units: \_\_\_\_\_ Number of building lots: \_\_\_\_\_

Number of common and/or other lots: \_\_\_\_\_

Type of dwellings proposed:

Single-Family \_\_\_\_\_

Townhouses \_\_\_\_\_

Duplexes \_\_\_\_\_

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

Other \_\_\_\_\_

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

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

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

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

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

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

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

Hours of operation (days & hours): \_\_\_\_\_ Building height: \_\_\_\_\_

Total number of employees: \_\_\_\_\_ Max. number of employees at one time: \_\_\_\_\_

Number and ages of students/children: \_\_\_\_\_ Seating capacity: \_\_\_\_\_

Fencing type, size & location (proposed or existing to remain): \_\_\_\_\_

Proposed Parking:

a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

b. Total Parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

c. Width of driveway aisle: \_\_\_\_\_

Proposed Lighting: \_\_\_\_\_

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): \_\_\_\_\_

Applicant's Signature: S. Cortez Date: 8/8/18

Wednesday, August 8, 2018 2:36 PM

## Letter of Intent

To Whom it may Concern,

Hello, my name is Stephanie Cortez. I reside at 760 S. School Ave., Kuna ID. I am writing this letter to inform you that I wish to split a 1 acre lot off of my property so that my Father may build a house on it, and avail city services such as water, sewer, trash, irrigation, fire Department, police, library, paved roads...

Thank you for your consideration.

Stephanie Cortez  
208-870-0033  
760 S. School Ave.  
Kuna, ID 83634  
Stephanie.Cortez@saintAlphonsus.org



SC



ADA COUNTY RECORDER J. DAVID NAVARRO  
BOISE IDAHO 02/08/10 02:31 PM  
DEPUTY Lisa Batt  
RECORDED - REQUEST OF  
Pioneer

AMOUNT 6.00



1872 S. Eagle Road / Meridian  
Idaho 83642 / (208) 888-7230

311877 DS/SAL

### WARRANTY DEED

For Value Received Paula Ann Pintar Trust, U/T/A dated the 17th day of February 1991  
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto  
Stephanie L. Cortez, an unmarried woman  
hereinafter referred to as Grantee, whose current address is 760 S. School Avenue, Kuna, ID 83634  
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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

Dated: February 4, 2010

Paula Ann Pintar Trust, U/T/A dated the  
17th day of February 1991

*Paula Ann Pintar, Trustee*  
Paula Pintar, Trustee  
Ann

STATE OF IDAHO, County of ADA, ss.

On this 8th day of February, in the year of 2010, before me the undersigned, a notary public personally appeared Paula Pintar, known or identified to me to be the person whose name is subscribed to the within instrument as Trustee and acknowledged to me that he/she/they executed the same as such Trustee.

Exhibit  
AS  
SC

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Stephanie L. Cortez, an unmarried woman

hereinafter referred to as Grantee, whose current address is 760 S. School Avenue, Kuna, ID 83634  
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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

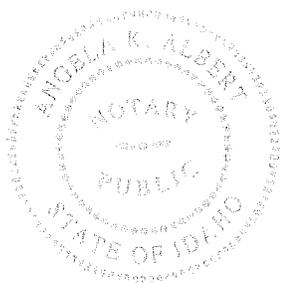
Dated: February 4, 2010

Paula Ann Pintar Trust, U/T/A dated the  
17th day of February 1991

*Paula Ann Pintar, Trustee*  
\_\_\_\_\_  
Paula Ann Pintar, Trustee  
Ann

STATE OF IDAHO, County of ADA, ss.

On this 8th day of February, in the year of 2010, before me the undersigned, a notary public personally appeared Paula Pintar, known or identified to me to be the person whose name is subscribed to the within instrument as Trustee and acknowledged to me that he/she/they executed the same as such Trustee.



*Angela K. Albert*  
\_\_\_\_\_  
Diana L. Smith *Angela K. Albert*  
Notary Public of Idaho  
Residing at Meridian, ID  
Commission expires: April 5, 2013

Residing in: Boise, Idaho  
Commission Expires: 4/13/2013

**EXHIBIT A**

A portion of the Southwest quarter of the Northeast quarter of Section 26, Township 2 North, Range 1 West,

of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of the Southwest quarter of the Northeast quarter of said section;

Running thence North 231 feet;

Thence West 900 feet, more or less, to a point 420 feet East of the West line of said Southwest quarter of the Northeast quarter;

Thence Northwesterly to a point 264 feet East of and 355 feet North of the Southwest corner of said Southwest quarter of the Northeast quarter;

Thence West 264 feet to the West line of the Southwest quarter of the Northeast quarter;

Thence South 355 feet to the Southwest corner of the Southwest quarter of the Northeast quarter;

Thence East on the South line of the Southwest quarter of the Northeast quarter 1,320 feet, more or less, to THE REAL POINT OF BEGINNING.

**EXCEPTING THEREFROM:**

A portion of Section 26, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest quarter of the Northeast quarter of Section 26, said point being the REAL POINT OF BEGINNING;

Thence North along the East boundary of said Southwest quarter of the Northeast quarter 231 feet to a point;

Thence West parallel to the South boundary of said Southwest quarter of the Northeast quarter, 654 feet, more or less, to a point 666 feet East of the West line of said Southwest quarter of the Northeast quarter;

Thence South parallel to the East boundary of said Southwest quarter of the Northeast quarter, 131 feet to a point;

Thence West parallel to the South boundary of said Southwest quarter of the Northeast quarter, 666 feet to a point on the West boundary of said Southwest quarter of the Northeast quarter;

Thence South along the West boundary of said Southwest quarter of the Northeast quarter, 100 feet to a point being the Southwest corner of said Southwest quarter of the Northeast quarter;

Thence East along the South boundary of said Southwest quarter of the Northeast quarter, 1320 feet to a point, said point being the REAL POINT OF BEGINNING.

EXCEPT ditch and road rights of way.

ALSO EXCEPT the West 25 feet for road right of way, as conveyed to Ada County by Deed recorded January 16, 1968 as Instrument No. 681978.



# City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: www.cityofkuna.com

State of Idaho )  
                          ) ss.  
County of Ada )

I, Stephanie Cortez, 760 S. School Ave  
Name Address  
Kuna ID 83634  
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my  
permission to \_\_\_\_\_  
Name Address

to submit the accompanying application pertaining to that property.

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

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

Dated this (8/8/18) 8th day of August, 20 18

S. Cortez  
Signature

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

Dawn Stephens  
Notary Public for Idaho

Residing at: Kuna, Idaho

My commission expires: 3-7-24



# Untitled Map

Write a description for your map.

**Legend**

-  760 S School Ave
-  J & M Sanitation Inc.



School house subdivision

Exhibit  
A6

24

CERTIFICATE OF COUNTY RECORDER

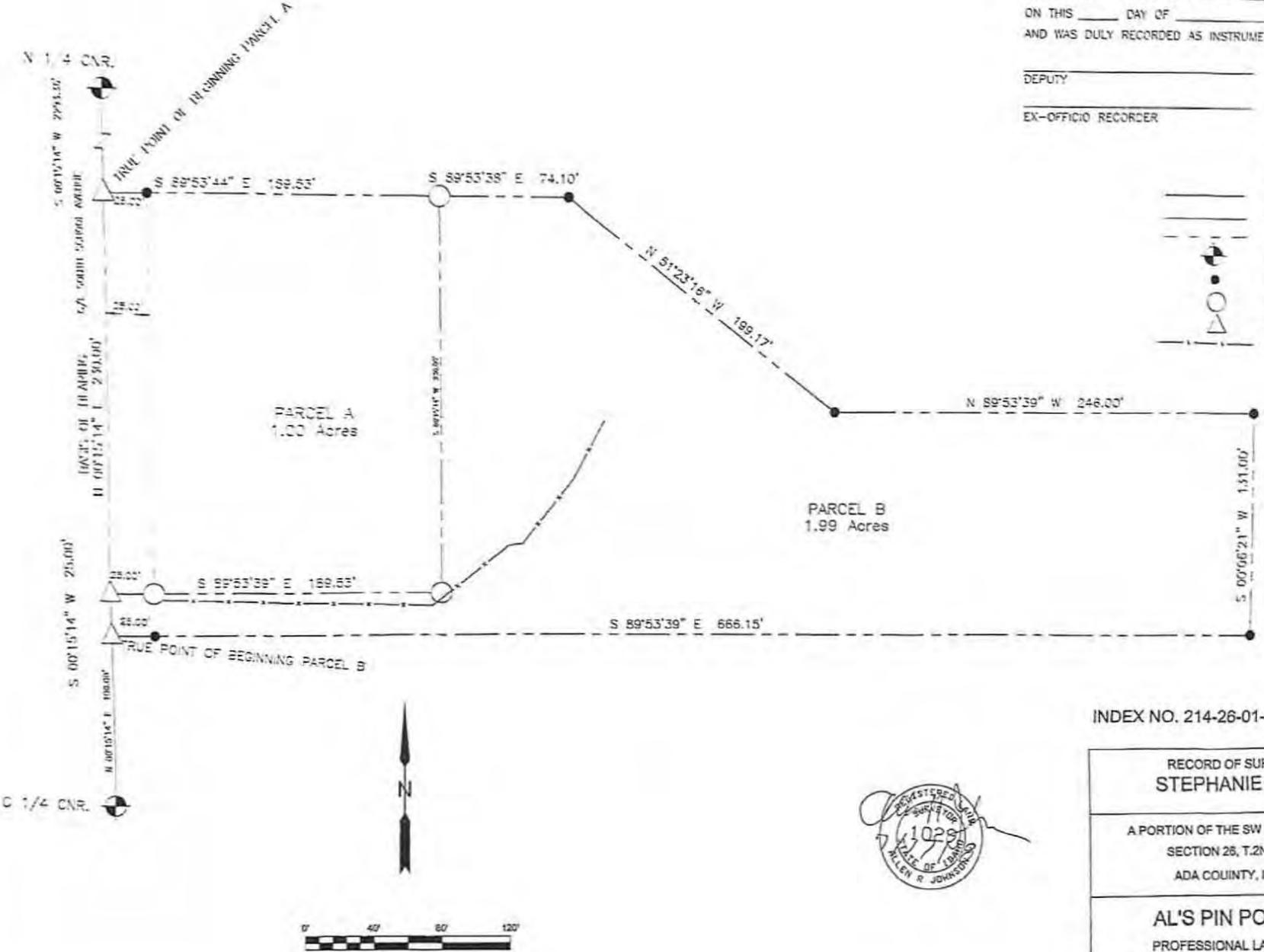
STATE OF IDAHO  
COUNTY OF ADA

I HEREBY CERTIFY THAT THIS RECORD OF SURVEY WAS FILED AT THE REQUEST OF ALLEN R JOHNSON AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 IN MY OFFICE AND WAS DULY RECORDED AS INSTRUMENT NO. \_\_\_\_\_

DEPUTY \_\_\_\_\_ \$5.00  
EX-OFFICIO RECORDER \_\_\_\_\_ FEE

LEGEND

- PARCEL BOUNDARY
- SECTION LINE
- - - - - RIGHT OF WAY LIMIT
- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- △ SET 5/8" IRON PIN
- CALCULATED POINT
- EXISTING FENCE



INDEX NO. 214-26-01-03-00-0000

<p>RECORD OF SURVEY FOR <b>STEPHANIE CORTEZ</b></p>
<p>A PORTION OF THE SW 1/4 OF THE NE 1/4 SECTION 26, T.2N, R.3W., BM ADA COUNTY, IDAHO</p>
<p><b>AL'S PIN POUNDERS</b> PROFESSIONAL LAND SURVEYING 2511 SAN MARCO WAY, NAMPA, IDAHO 208-465-3266</p>
<p>DATE: JULY 13, 2018 SCALE: 1" = 40' DRAWN BY: ARJ</p>



Exhibit  
A7

LEGAL DESCRIPTION  
FOR  
STEPHANIE CORTEZ  
PARCEL A

A parcel of land being a portion of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 26, Township 2 North, Range 3 West, Boise Meridian, Ada County, Idaho and more particularly described as follows;

Beginning at a brass cap marking the Northerly  $\frac{1}{4}$  corner of Said Section 26, thence South  $00^{\circ}15'14''$  West for a distance of 2293.36 feet along the Meridional Centerline of Said Section 26 to a point; said point being the TRUE POINT OF BEGINNING;

Thence South  $89^{\circ}53'44''$  East for a distance of 189.53 feet to an iron pin;

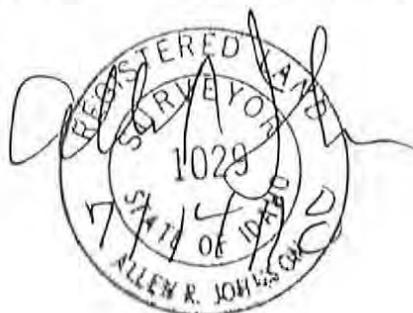
Thence South  $00^{\circ}15'14''$  West for a distance of 230.00 feet to an iron pin;

Thence North  $89^{\circ}53'39''$  West for a distance of 189.53 feet to a point;

Thence North  $00^{\circ}15'14''$  East for a distance of 230.00 feet to the TRUE POINT OF BEGINNING; comprising 1.00 acres more or less.

This parcel is subject to a 25 foot wide right-of-way along the Westerly boundary of the parcel. Said right-of-way is dedicated for the use of Ada County Highway District for the operation and maintenance of South School Avenue.

Prepared by  
Allen R Johnson, PLS  
Professional Land Surveyor



Exhibit

A 8

LEGAL DESCRIPTION  
FOR  
STEPHANIE CORTEZ  
PARCEL B

A parcel of land being a portion of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 26, Township 2 North, Range 3 West, Boise Meridian, Ada County, Idaho and more particularly described as follows;

Beginning at a brass cap marking the Center  $\frac{1}{4}$  corner of Said Section 26, thence North  $00^{\circ}15'14''$  East for a distance of 100.00 feet along the Meridional Centerline of Said Section 26 to a point; Said point being the TRUE POINT OF BEGINNING;

Thence North  $00^{\circ}15'14''$  East for a distance of 25.00 feet to a point;

Thence South  $89^{\circ}53'39''$  East for a distance of 189.53 feet to an iron pin;

Thence North  $00^{\circ}15'14''$  East for a distance of 230.00 feet to an iron pin;

Thence South  $89^{\circ}53'39''$  East for a distance of 74.10 feet to an iron pin;

Thence South  $51^{\circ}23'16''$  East for a distance of 199.17 feet to an iron pin;

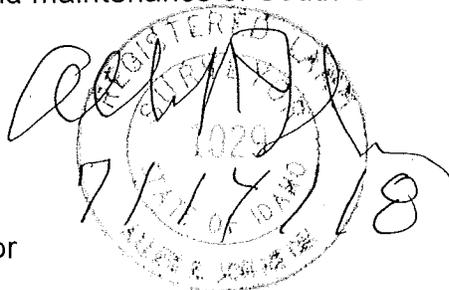
Thence South  $89^{\circ}53'39''$  East for a distance of 246.00 feet to an iron pin;

Thence South  $00^{\circ}06'21''$  West for a distance of 131.00 feet to an iron pin;

Thence North  $89^{\circ}53'39''$  West for a distance of 666.15 feet to the TRUE POINT OF BEGINNING; comprising 1.99 acres more or less.

This parcel is subject to a 25 foot wide right-of-way along the Westerly boundary of the parcel. Said right-of-way is dedicated for the use of Ada County Highway District for the operation and maintenance of South School Avenue.

Prepared by  
Allen R Johnson, PLS  
Professional Land Surveyor



Stephanie Cortez  
7605 School Ave  
Kuna, ID 83634

MAP NO. \_\_\_\_\_  
SUBDIVISION SECTION 26 TOWNSHIP 2N BLOCK RANGE 1W

REMARKS	GRANTOR	GRANTEE	PARCEL NO.	DATE			DOC. INST.	INST. NO.	NE	N.W	S.W	S.E.
				MO.	DAY	YR.						
OLD #431000	C. LEVENSEK, GLEN K & RUTH	CRANE, JACK & DIANE	51326438500	12	1	81	W.D.	8766126				P
OLD #431800	CRANE, JACK & DIANE	W.M. CHARLES G. COGNELI	51326438700	7	10	91	W.D.	8861858				P
OLD #431050	CLEVENGER, GLEN K & RUTH John N. Kirby Trust No.1	ROSS, DEBORAH K. Mink, Melant G. & Mary E.	51326438800 513264917500	10	3	81 82	W.D. W.D.	8878551 9028919				P
	SHARP, G. LINN E. & MARILYN D. B.M.H. PROPERTIES, INC.	B.M.H. PROPERTIES, INC. MILLER, ALBERT C. JR. ANDERSON, ARLENE M.	51326121400 51326112100	11	1	83	W.D. W.D.	8358774 8358725	P			
2358726	MILLER, ALBERT C. JR. & ANDERSON, ARLENE M. OUT OF 11/25/80 W.M. MARLA M. MOORE, LOWELL C. & GERALDINE A. 1564 to 141300 2nd Fltn	ALLEN, DONALD G. & JENNIFER L. ADA COUNTY HWY DISTRICT	51326131400 51326110100	11	1	83	W.D. W.D.	8358727 8429054	P			
OLD #5	OUT OF 11/1/80 W.M. 131320 "1" TITLE & HOUSE CO	CITY FEDERAL SAVINGS & LOAN	51326121420	7	18	86	W.D.	8612909	P			
OLD #1	ANDERSON, DONALD G. & JENNIFER L. BOSTMAN, Lois L.	DEPT. OF HOUSING & URBAN DEV. JANUSIK, WILLIAM D. & TRINEL	51326111800 51326141800	5	4	91	W.D.	8123211 8629807	P			
	JOHNSON, WILLIAM D. & JANE L. CITY FEDERAL SAV. & LOAN ASSOC.	CLOVER, MILTON E. & BARBARA SEC. OF HOUSING & URBAN DEV.	51326111800 51326121420	6	5	86	W.D.	8629830	P			
OLD #2272	MARRE, LOWELL C. & GERALDINE A. SEC. OF HOUSING & URBAN DEV.	WASHINGTON FEDERAL SAV. & LN. HELMS, BARBARA PAULETT	51326110020 51326131420	10	6	88	W.D.	8899271	P			
	WASHINGTON FEDERAL SAV. & LN. ASSOC. CLEVENGER, GLEN K. & RUTH	DAY, MELVIN A. & ANITA J. CRANE, JACK R. & DIANE B.	51326110020 51326492225	2	9	89	W.D.	8905720	P			
	CRANE, JACK R. & DIANE B. SEC. OF HOUSING & URBAN DEV.	Swan Estates HELMS, BARBARA P.	51326492225 51326111250	2	22	91	Plot	9109191				P
912563	HELMS, BARBARA P.	STIRLING, GARY ALAN	51326111250	5	7	91	W.D.	9113662	P			
	STIRLING, GARY ALAN	OSTLUND FAMILY TRUST OSTLUND, GEORGE & BARBARA, TRUSTEES	51326131420 51326120900	5	5	91	W.D.	9111176	P			
	SPIELMAN, OTTO & JEANNE M.	SOUTHERN TRUST COMPANY ASSOCIATES OF IDAHO	51326120700 51326120900	7	29	91	W.D.	9141118	P			
	OUT OF 12/27/80 W.M. 141300 2nd Fltn	OSTLUND FAMILY TRUST OSTLUND, GEORGE & BARBARA, TRUSTEES	51326120610 51326120710	7	29	91	W.D.	9141118	P			
	OUT OF 12/27/80 W.M. 141300 2nd Fltn	OSTLUND FAMILY TRUST OSTLUND, GEORGE & BARBARA, TRUSTEES	51326120710 191810	10	12	82	W.D.	8259218	P			
	OUT OF 11/25/80 W.M. 141300 2nd Fltn	CLEVENGER, GLEN K. & RUTH MESSNER, JOHN L. & TRINIA PERKINS MESSNER, MARILYN LOUISE	191875 120602	5	27	91	W.D.	9123579	P			
	OUT OF 11/25/80 W.M. 141300 2nd Fltn	OSTLUND FAMILY TRUST OSTLUND, GEORGE & BARBARA, TRUSTEES	120621	5	27	92	W.D.	9225078	P			
	STIRLING, GARY A.	HELMS, BARBARA P.	120640 131280	8	11	82	W.D.	8205949	P			
	HELMS, BARBARA PAULETT	STIRLING, GARY ALAN	131280	5	22	92	W.D.	9226456	P			
	STIRLING, GARY A.	HELMS, BARBARA P.	131280	7	22	92	W.D.	9226456	P			
	STIRLING, GARY A.	WHEELER, STEVEN S. & MARY A.	112822	10	22	82	W.D.	8225562	P			
	STIRLING, GARY A.	OTIS, MICHAEL L. & JEANNE M.	112822	11	20	92	W.D.	9220221	P			
	STIRLING, GARY A.	WHEELER, MICHAEL D. & CHARITY KORD, MARK E. BLACKSTONE, MARSHALL K.	131220 131880	11	7	92	W.D.	9275672 9313092	P			
	Young, Donald & Henrietta	Oasis Subd.	120950	3	3	93	Plot	9315664	P			
	DAY, MELVIN A. & ANITA J.	STEAR, JOHN R.	110090	7	11	85	W.D.	8527188	P			
	GUINN STEVE AND MILLIE JOEY	110090	7	26	90	W.D.	9006103	P				
	OSTLUND FAMILY TRUST OSTLUND, GEORGE & BARBARA J. (TRUSTEES)	PATEAU VILLAGE SUB. No. 1	120640	7	21	93	Plot	9357236	P			
	" " " "	120641							P			
	" " " "	PATEAU VILLAGE SUB. No. 1	120730	7	21	93	Plot	9357736	P			
	" " " "								P			

\* Information provided by  
Nikola (Ada County clerk)  
208-287-6841

Exhibit  
B2

SC

SCHOOL

1326

131200

600 S. Sch Ave

Rec. Ret.  
7641331

131300

Snider, Al  
existed A

131322 '95

131324

660 S. Sch.

131350

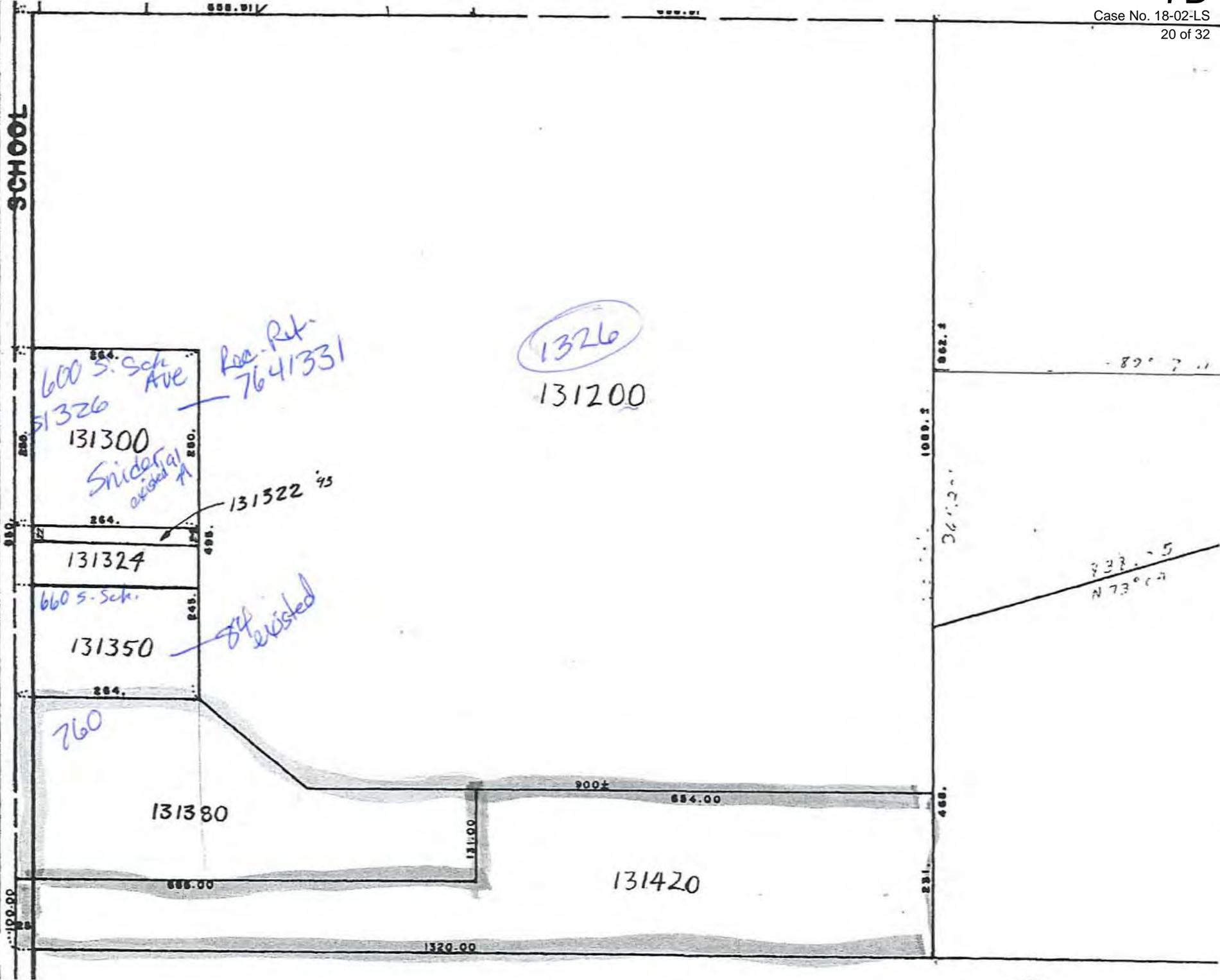
existed

760

131380

131420

838.75  
N 73° 00'



SC

17-106989-1

10/10/83

WARRANTY DEED 8358977

For Value Received

ALBERT C. MILLER, JR. a single man and  
ARLENE M. ANDERSON, a single woman

684 124

the grantors, do hereby grant, bargain, sell and convey unto  
DONALD G. ALLEN and JENNIFER L. ALLEN,  
husband and wife

the grantee s, whose current address is Route 2, School Street, Kuna, Idaho 83634

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

Legal description attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees ,  
their heirs and assigns forever. And the said Grantor s do hereby covenant to and  
with the said Grantee s, that they are the owners in fee simple of said premises; that they are free  
from all incumbrances except 1983 property taxes, easements, restrictions, rights of way  
and ordinances of record in the records of Ada County, Idaho.

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

Dated: October 25, 1983

*Albert C. Miller, Jr.*  
Albert C. Miller, Jr.

*Arlene M. Anderson*  
Arlene M. Anderson

STATE OF IDAHO, COUNTY OF Ada  
On this 26<sup>th</sup> day of October, 1983,  
before me, a notary public in and for the said State, per-  
sonally appeared  
Albert C. Miller, Jr.

STATE OF ~~IDAHO~~, COUNTY OF  
WASHINGTON  
On this ~~26<sup>th</sup>~~ day of October, 1983  
before me, a notary public in and for said State, per-  
sonally appeared  
Arlene M. Anderson

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

*Spencer J. Baird*  
Notary Public  
Residing at Boise, Idaho  
Comm. Expires August 1, 1985

known to me to be the person whose name is  
subscribed to the within instrument, and acknowledged  
to me that she executed the same.

*Lois Wall*  
Notary Public  
Residing at Yuba, WA  
Comm. Expires 6-3-86

INSTRUMENT No.



SC

684 125

Order No. 106989

EXHIBIT I

A portion of the Southwest quarter of the Northeast quarter of Section 26, Township 2 North, Range 1 West, Boise Meridian Ada County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of the Southwest quarter of the Northeast quarter of said section; running thence North 231 feet; thence West 900 feet , more or less, to a point 420 feet East of the West line of said Southwest quarter of the Northeast quarter thence Northwesterly to a point 264 feet East of and 355' North of the Southwest corner of said Southwest quarter of the Northeast quarter; thence West 264 feet to the West line of the Southwest quarter of the Northeast quarter thence South 355 feet to the Southwest corner of the Southwest quarter of the Northeast quarter; thence East on the South line of the Southwest quarter of the Northeast quarter, 1320 feet, more or less, to the TRUE POINT OF BEGINNING,

EXCEPT the West 25 feet for road.

Ada County, Idaho, ss.  
Request of

SAFECO TITLE

TIME 3:03 P. M.

DATE 11-1-83

JOHN BASTIDA

RECORDER

By 28 Nichols

Deputy

400

# TRUSTEE'S DEED 8613409

TITLE AND TRUST COMPANY, an Idaho Corporation (herein called Trustee) as Trustee under the deed of trust hereinafter particularly described, does hereby Bargain, Sell and Convey, without warranty, to CITY FEDERAL SAVINGS AND LOAN ASSOCIATION (herein called Grantee) whose current address is 125 Belmont Drive-Somerset, New Jersey 08873 all of the real property situate in the County of Ada State of Idaho described as follows:

See attached legal description marked Exhibit I

860 1436

This conveyance is made pursuant to the powers conferred upon Trustee by the deed of trust between DONALD G. ALLEN and JENNIFER L. ALLEN, husband and wife

as Grantor, the Trustee herein, and CITY MORTGAGE SERVICES, INC., as beneficiary, recorded November 1, 1983, as Instrument No. 8358979, and re-recorded January 12, 1984, as Instrument No. 8401646 and assigned to CITY FEDERAL SAVINGS & LOAN ASSOCIATION, by Assignment of Deed of Trust recorded November 14, 1983, as Instrument No. 8361434 and re-recorded January 12, 1984, No. 8401647-Ada County, Idaho Mortgage Records, and after the fulfillment of the conditions specified in said deed of trust authorizing this conveyance as follows:

(a) Default occurred in the obligations for which such deed of trust was given as security and the beneficiary made demand upon the said trustee to sell said property pursuant to the terms of said deed of trust. Notice of default was recorded as Instrument No. 8556211 and re-recorded as Inst. 8556978

Ada County Mortgage Records and in the office of the Recorder of each other county in which the property described in said deed of trust, or any part thereof, is granted, the nature of such default being as set forth in said notice of default. Such default still existed at the time of sale.

(b) After recordation of said Notice of Default, trustee gave notice of the time and place of the sale of said property by registered or certified mail, by personal service upon the occupants of said real property, by posting in a conspicuous place on said premises and by publishing in a newspaper of general circulation in each of the counties in which the property is situated as more fully appears in affidavits recorded at least 20 days prior to date of sale as Instrument No. 8601335 in Book at page and as Instrument No. 8601336 in Book at page and Instrument No. 8601337

Ada County Idaho Mortgage Records.  
(c) The provisions, recitals and contents of the Notice of Default referred to in paragraph (a) supra and of the Affidavits referred to in paragraph (b) supra shall be and they are hereby incorporated herein and made an integral part hereof for all purposes as though set forth herein at length.

(d) All requirements of law regarding the mailing, personal service, posting, publication and recording of notice of default, and notice of sale and of all other notices have been complied with.

(e) Not less than 120 days elapsed between the giving of notice of sale by registered or certified mail and the sale of said property.

(f) Trustee, at the time and place of sale fixed by said notice, at public auction, in one parcel, struck off to Grantee, being the highest bidder therefor, the property herein described, for the sum of \$ 91,234.37 subject however to all prior liens and encumbrances. No person or corporation offered to take any part of said property less than the whole thereof for the amount of principal, interest, advances and costs.

IN WITNESS WHEREOF, The Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its President and its corporate seal to be affixed by its Secretary this 17th day of March, 1986.



TITLE AND TRUST COMPANY, Trustee

By Steve Harrell  
Steve Harrell Vice-PRESIDENT.

~~XXXXXX~~: Mabel Redwine  
ASST. SECRETARY.

STATE OF IDAHO, } ss.  
COUNTY OF ADA, }

On this 17th day of March, 1986, before me, a Notary Public in and for said State, personally appeared Steve Harrell and Mabel Redwine, known to me to be the Vice President and Asst. Secretary of the corporation that executed this instrument or the persons who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

Steve D. Harrell  
Notary Public for the State of Idaho,  
Residing at Boise, Idaho.

Comm. expires 3/14/87

STATE OF IDAHO, } ss.  
COUNTY OF Ada }

I hereby certify that this instrument was filed for record at the request of SAFECO TITLE at 15 minutes past 11 o'clock A.M., this 18th day of Mar. 1986, in my office, and duly recorded in Book of Deeds at Page

JOHN BASTIDA

Ex-Officio Recorder.

By D. Nantz Deputy.

Fees \$ 4.00  
Mail to:

860 1437



No. 111738

EXHIBIT I

A portion of the Southwest Quarter of the Northeast Quarter of Section 26, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 26, said point being the REAL POINT OF BEGINNING: thence

North along the East boundary of said Southwest Quarter of the Northeast Quarter, 231 feet to a point; thence

West parallel to the South boundary of said Southwest Quarter of the Northeast Quarter, 654 feet, more or less, to a point 666 feet East of the West line of said Southwest Quarter of the Northeast Quarter; thence

South parallel to the East boundary of said Southwest Quarter of the Northeast Quarter, 131 feet to a point; thence

West parallel to the South boundary of said Southwest Quarter of the Northeast Quarter, 666 feet to a point on the East boundary of said Southwest Quarter of the Northeast Quarter; thence

South along the West boundary of said Southwest Quarter of the Northeast Quarter, 100 feet to a point being the Southwest corner of said Southwest Quarter of the Northeast Quarter; thence

East along the South boundary of said Southwest Quarter of the Northeast Quarter, 1320 feet to a point, said point being the REAL POINT OF BEGINNING.

EXCEPT ditch and road rights-of-way.

ALSO EXCEPT the West 25 feet for road.

SC

9 1 2 3 3 1 1

ADA COUNTY, ID. FOR DEPT OF HUD  
J. DAVID NAVARRO  
RECORDER BY *R. Wade*

WARRANTY DEED

6.00

GRANTOR: Donald G. Allen  
Jennifer L. Allen

'91 MAY 6 PM 1 11

GRANTEE: Department of Housing and Urban Development  
550 West Fort Street  
Boise, Idaho 83702

1298000505

GRANTEE'S ADDRESS:

DESCRIPTION OF REAL PROPERTY CONVEYED BY THIS DEED;

Situated in the County of Ada, State of Idaho:

A portion of the Southwest quarter of the Northeast quarter of Section 26, Township 2 North, Range 1 West, Boise Meridian Ada County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of the Southwest quarter of the Northeast quarter of said section; running thence North 231 feet; thence West 900 feet, more or less, to a point 420 feet East of the West line of said Southwest quarter of the Northeast quarter thence Northwesterly to a point 264 feet East of and 355' North of the Southwest corner of said Southwest quarter of the Northeast quarter; thence West 264 feet to the West line of the Southwest quarter of the Northeast quarter thence South 355 feet to the Southwest corner of the Southwest quarter of the Northeast quarter; then East on the South line of the Southwest quarter of the Northeast quarter, 1320 feet, more or less, to the TRUE POINT OF BEGINNING,

EXCEPT the West 25 feet for road.

FOR VALUE RECEIVED, the above-named Grantor does hereby grant, bargain, sell and convey unto the above-named Grantee, the real property above described; TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and Grantee's heirs and assigns forever.

And the Grantor does hereby covenant to and with said Grantee that Grantor is the owner in fee simple of said premises, and that they are free from all incumbrances except current year's taxes, levies, and assessments, and also except reservations, restrictions, and easements of record and easements visible upon the premises, and that Grantor will WARRANT and DEFEND the same from all lawful claims whatsoever. The use of singular terms "Grantor" and "Grantee" herein shall be construed to include the plural as the context shall require under the circumstances.

SL

1298000506

DATED:

3-3-91

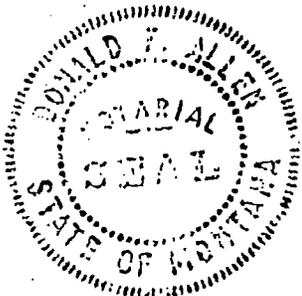
Donald G. Allen  
DOUG G. ALLEN

3/3/91

Jennifer L. Allen  
JENNIFER L. ALLEN

Montana  
STATE OF ~~IDAHO~~, COUNTY OF Missoula

On this 25<sup>th</sup> day of March 1991, before me a notary public in and for said State, personally appeared Donald G. Allen and Jennifer Allen known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that the executed the same.



Donald G. Allen  
NOTARY PUBLIC FOR ~~IDAHO~~ Montana.  
Residing at: Missoula, MT  
Commission Expires: 7-31-92

SC

*Re-recorded*  
8401646

~~8358979~~

#106989

# DEED OF TRUST

This form is used in connection with deeds of trust insured under the one- to four-family provisions of the National Housing Act.

697 1030

THIS DEED OF TRUST, Made this 21st day of October, 19 83

Between Donald G. and Jennifer L. Allen, husband and wife

\_\_\_\_\_ as Grantor,

whose address is Rt. 2, South School Road Kuna Idaho  
(Street and Number) (City) (State)

Safeco Title Company as Trustee, and

City Mortgage Services, Inc. as Beneficiary,

Witnesseth: That Grantor irrevocably GRANTS, TRANSFERS, BARGAINS, SELLS, and ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the property in Ada COUNTY, IDAHO, consisting of not more than three acres, described as:

See Attached Legal

*Re-recorded*  
Ada County, Idaho  
Request #  
**SAFECO TITLE**  
TIME 11:00A  
DATE 1-12-84  
JOHN MARTINA  
RECORDER

THIS DEED OF TRUST IS BEING RE-RECORDED TO CORRECT DATE SIGNED (notary acknowledgement).

By JL Michel  
Deputy

1000

Together with all the tenements, hereditaments, and appurtenances now or hereafter thereto belonging or in anywise appertaining, the rents, issues, and profits thereof, SUBJECT, HOWEVER, to the right, power, and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues, and profits;

For the Purpose of Securing Performance of each agreement of Grantor herein contained and payment of the sum of \$ 74,736.00

SEVENTY-FOUR THOUSAND SEVEN HUNDRED THIRTY SIX DOLLARS AND NO/100 with interest thereon according to the terms of a promissory note, dated October 21, 19 83, payable to Beneficiary or order and made by Grantor, the final payment of principal and interest thereof, if not sooner paid, to be due and payable November 1, 2013.

1. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity: Provided, however, That written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.
2. Grantor agrees to pay to Beneficiary in addition to the monthly payments of principal and interest payable under the terms of said note, on the first day of each month until said note is fully paid, the following sums:
  - (a) An amount sufficient to provide the holder hereof with funds to pay the next mortgage insurance premium if this instrument and the note secured hereby are insured, or a monthly charge (in lieu of a mortgage insurance premium) if they are held by the Secretary of Housing and Urban Development, as follows:
    - (i) If and so long as said note of even date and this instrument are insured or are reinsured under the provisions of the National Housing Act, an amount sufficient to accumulate in the hands of the holder one (1) month prior to its due date the annual mortgage insurance premium, in order to provide such holder with funds to pay such premium to the Secretary of Housing and Urban Development pursuant to the National Housing Act, as amended, and applicable Regulations thereunder; or
    - (ii) If and so long as said note of even date and this instrument are held by the Secretary of Housing and Urban Development, a monthly charge (in lieu of a mortgage insurance premium) which shall be in an amount equal to one-twelfth (1/12) of one-half (1/2) per centum of the average outstanding balance due on the note computed without taking into account delinquencies or prepayments;
  - (b) A sum equal to the ground rents, if any, and the taxes and special assessments next due on the premises covered by this Deed of Trust, plus the premiums that will next become due and payable on policies of fire and other hazard insurance on the premises covered hereby (all as estimated by the Beneficiary) less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by the Beneficiary in trust to pay said ground rents, premiums, taxes and special assessments, before the same become delinquent; and
  - (c) All payments mentioned in the two preceding subsections of this paragraph and all payments to be made under the note secured hereby shall be added together and the aggregate amount thereof shall be paid each month in a single payment to be applied by Beneficiary to the following items in the order set forth:
    - (i) premium charges under the contract of insurance with the Secretary of Housing and Urban Development, or monthly charge (in lieu of mortgage insurance premium), as the case may be;
    - (ii) ground rents, if any, taxes, special assessments, fire and other hazard insurance premiums;
    - (iii) interest on the note secured hereby; and
    - (iv) amortization of the principal of the said note.

SL

A portion of the Southwest Quarter of the Northeast Quarter of Section 26, Township 2 North, Range 1 West, Boise-Meridian, Ada County, Idaho, more particularly described as follows:

697 1034

Commencing at the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 26, said point being the REAL POINT OF BEGINNING; thence

North along the East boundary of said Southwest Quarter of the Northeast Quarter, 231 feet to a point; thence

West parallel to the South boundary of said Southwest Quarter of the Northeast Quarter, 654 feet, more or less, to a point 666 feet East of the West line of said Southwest Quarter of the Northeast Quarter; thence

South parallel to the East boundary of said Southwest Quarter of the Northeast Quarter, 131 feet to a point; thence

West parallel to the South boundary of said Southwest Quarter of the Northeast Quarter, 666 feet to a point on the East boundary of said Southwest Quarter of the Northeast Quarter; thence

South along the West boundary of said Southwest Quarter of the Northeast Quarter, 100 feet to a point being the Southwest corner of said Southwest Quarter of the Northeast Quarter; thence

East along the South boundary of said Southwest Quarter of the Northeast Quarter, 1320 feet to a point, said point being the REAL POINT OF BEGINNING.

EXCEPT ditch and road rights-of-way.

ALSO EXCEPT the West 25 feet for road.

#106989

11/1977

8358974

# WARRANTY DEED

684 120

FOR VALUE RECEIVED

GLENN E. SHARP and MAUDE D. SHARP, husband and wife

the Grantors, do hereby grant, bargain, sell and convey unto  
B.M.H. PROPERTIES, INC., an Idaho corporation

the Grantee, whose address is 1200 N. Maple Dr, Boise, ID 83705

the following described premises, to-wit:

A portion of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 26, Township 2 North, Range 1 West. Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said section; running thence North 231 feet; thence West 900 feet, more or less, to a point 420 feet East of the West line of said Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence Northwesterly to a point 264 feet East of and 355 feet North of the Southwest corner of said Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence West 264 feet to the West line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence South 355 feet to the Southwest corner of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence East on the South line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , 1320 feet more or less; to the TRUE POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances

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

Dated: November 30, 1977

Glenn E. Sharp  
Maude D. Sharp

STATE OF IDAHO, COUNTY OF  
On this 30th day of November, 1977,  
before me, a notary public in and for said State, personally  
appeared  
GLENN E. SHARP and MAUDE D. SHARP  
known to me to be the persons whose names are  
subscribed to the within instrument, and acknowledged to  
me that they executed the same.  
R. B. Bischoff  
Notary Public  
Residing at Boise, Idaho  
Comm. Expires Lifetime

MAIL TAX NOTICE TO:  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City & State \_\_\_\_\_ Zip \_\_\_\_\_  
Adm County, Idaho, ss.  
Request of  
SAFECO TITLE  
MAIL DEED TO: TIME 3:03P M.  
DATE 11-1-83  
JOHN BASTIDA  
RECORDER  
By J. H. [Signature]  
Deputy  
200.

SL



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

Paul A. Stevens, P.E.  
Kuna City Engineer  
208-287-1727

## XXXXXX MEMORANDUM

**Date:** 18 September 2018  
**From:** Paul A. Stevens, P.E.  
**To:** Wendy Howell, Planning and Zoning Director  
**RE:** Cortez Lot Split

The City Engineer has reviewed the Cortez Lot Split request dated 8 August 2018. It is noted that while the application outlines the applicant's general development intent, specific development plans are not provided except those implied as allowed or permitted in an "R-2" zone. The application shows that city utilities are needed to complete the project.

Recommendation: proceed with this Lot Split consistent with the enclosed comments but to keep in mind that these comments may be expanded or refined in connection with the future land-use actions. The following comments apply:

### 1. Sanitary Sewer

- a) The applicant's property to be annexed is presently used for residential and small agricultural purposes, is not connected to City services and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table. City Code (6-4-2) requires connection to the City sewer system for all sanitary sewer needs. More specifically, City Code 5-16-3 requires connection to City Sewer when the sewer is available within three hundred (300) feet of the property. The distance to the nearest sewer is approximately one hundred fifty (150) feet.
- b) For any connected load, it is recommended that this application be conditioned to conform to the sewer master plan, particularly to the providing of sewer mains and trunk lines in the master plan.
- c) The nearest Sewer Main capable of serving this property lies adjacent to the property in School House Subdivision.
- d) A second connection opportunity may be possible to service the newly created lot from Willow Glen Subdivision through the blanket utility easement on Lot 11 Block 2 of Willow Glen Subdivision. If a service line is extended from the newly created lot, across the existing property an easement from the existing lot to the newly created lot will be needed.
- e) Provide engineered drawings of either the sewer extension in School Street or the sewer service to Willow Glenn Subdivision.

## 2. Water

- a) The applicant's property to be annexed is presently used for residential and small agricultural purposes, is not connected to City water service and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table. City Code (6-4-2X) requires connection to the City water system for all potable water needs. The City has sufficient potable water supply to serve this site.
- b) The nearest point of water connection for the property is in the adjacent School House Subdivision.
- c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- d) For any connected load, it is recommended this application be conditioned to conform to the water master plan.
- e) A water mainline fronts the property in School Street. The developer should provide a service connection for the newly created lot and a service stub for the existing lot from this mainline.

## 3. Pressure Irrigation

- a) Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2). Connection to the Kuna pressurized irrigation system is required
- b) The development is subject to connection fees based on number of dwellings and lot size for the residential area as provided in City Resolutions.
- c) It is recommended this project be conditioned to require connection and Lot Split to the City Pressure Irrigation system. It is further recommended that the development enter the municipal irrigation district. Pooling of water rights is a requirement at the time of final platting.
- d) For any connected load, it is recommended this application be conditioned to conform to the Pressure Irrigation Master Plan. A combination of pressurized irrigation and gravity irrigation may be needed/possible for the pasture area. The applicant should provide a narrative of the intended irrigation methods.

## 4. Grading and Storm Drainage

The following is not required for a Lot Split but will be required when alteration of surface features is proposed (such as grading or paving) in connection with future land use applications:

- a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b) Runoff from public right-of-way is regulated by ACHD
- c) Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions of disposal at locations different than provided historically, approval of the operating entity is required. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of any private disposal system.
- d) If impervious area is increased, provide a storm water disposal plan acceptable to the City Engineer which accounts for the increased storm water drainage. Provide detail drawings of drainage facilities for review.

## 5. General

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to water services, this property will be placing demand not only on constructed facilities but on water rights provided by others. It is the reasonable expectation, in return, that this property transfer to the City at time of connection (development) any conveyable water rights by deed and "Change of Ownership" form from IDWR that are presently associated with the property. The domestic water right associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.
- b) A plan approval letter will be required if this project affects any local irrigation districts.
- c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- d) State the vertical datum used for elevations on all drawings.
- e) Provide engineering certification on all final engineering drawings.

## 6. Inspection Fees

An inspection fee will be required for City inspection of the construction of any **public** water, sewer and irrigation facility associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation pipe and payment is due and payable prior to City's approval of final construction plans.

## 7. Right-of-Way

The subject property fronts on its west side by Schoolhouse Avenue - ACHD. The following conditions are related to Schoolhouse Avenue:

- a) Sufficient half right-of-way on the quarter line and section line for existing and future classified streets should be provided pursuant to City & ACHD standards.
- b) It is recommended that approaches onto the classified streets comply with ACHD approach policies.
- c) It is recommended that sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, are provided in connection with property development or that these improvements are included in a memorandum of understanding between the developer and the City to complete improvements when School Avenue is improved.

## 8. As-Built Drawings

As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted.

## 9. Property Description

- a) The applicant provided a preliminary plat and supporting documents as part of the application.



**CITY OF KUNA  
P.O. BOX 13  
KUNA, ID 83634**

**BOBBY WITHROW  
PARKS DIRECTOR**

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

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## **MEMORANDUM**

To: Mayor and City Council

From: Bobby Withrow

Subject: Remaining Splash Pad Funds

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Mayor and Council,

At the end of the fiscal year there was \$84,244.00 remaining in the splash pad funds. I am asking that this amount be reallocated from contingency to Capital Improvements so we can complete the splash pad this year. We still have a few big items to finish like the building for the filter system, pathway and a few smaller clean up items.

Thank You,

Bobby Withrow  
Parks Director

**ORDINANCE NO. 2018-36  
CITY OF KUNA, IDAHO**

**AN ORDINANCE OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING TITLE 10, CHAPTER 3, SECTION 7 TITLED DOG LICENSES TO ALLOW FOR MULTI-YEAR LICENSES AND ROLLING RENEWALS, REPEALING THE HALF PRICE FEE FOR LICENSES PURCHASED AFTER JULY 1 OF EACH CALENDAR YEAR AND AMENDING TITLE 10, CHAPTER 3, SECTION 23 TITLED IMPOUNDING OF ANIMALS CLARIFYING FEES RELATED TO THE IMPOUNDMENT AND KEEPING OF ANIMALS AND PROVIDING AN EFFECTIVE DATE.**

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

**Section 1.**

Title 10, Chapter 3, Section 7, titled Dog Licenses, of the Kuna City Code is hereby amended as follows:

TITLE 10, CHAPTER 3, SECTION 7

DOG LICENSES

10-3-7: - DOG LICENSES:

- A. *Location for purchasing license:* Dog licenses shall be purchased at locations designated by the city council.
- B. *License required; exceptions:* It shall be unlawful for any person to own, harbor, keep or possess a dog older than six (6) months of age within the city without first procuring a license as required by this chapter, except:
  - 1. Dogs whose owners are nonresidents, but who are temporarily residing within the city for thirty (30) days or less, and possessing a license issued by another municipality or other licensing authority.
  - 2. Dogs brought into the city for the purpose of participating in shows, exhibits, competitions or similar events.
  - 3. Dogs specially trained to assist people with disabilities where the dog is serving in this capacity.
  - 4. Dogs for sale through licensed pet stores.
- C. *License term; application; fees:*
  - 1. Dog licenses shall be valid until ~~December 31 of each calendar year~~ the last day of the month, one (1) year, three (3) years, or five (5) years from the month of original issue depending on the duration of license purchased. The owner of the dog located within the city shall make application at city council designated locations and pay a license fee according to the schedule of fees adopted by city resolution.

~~2. After July 1 of each calendar year, the license fee shall be one half of the regular license fee and effective until December 31 of that year.~~

32. No dog will be licensed as spayed or neutered without valid proof the surgery was performed.

43. At time of payment the license issuer shall provide a receipt designating the dog owner's name, license number, animal gender (or status of spayed or neutered) and the amount paid. ~~along with providing a~~ metal tag bearing the number corresponding to that affixed upon the receipt will also be provided when purchasing a new license.

54. If a license is lost, the dog owner shall apply for a replacement tag and pay the appropriate fee.

65. Dog licenses may be purchased ~~starting December 1 of each calendar year~~ round and renewed up to Thirty (30) days prior to expiration.

D. *Use of improper or imitation dog license:* It shall be unlawful for a person to allow their dog to wear a license tag issued to another dog, or wear an imitated city license tag representing the current year's registration, or any tag marked on plate or collar similar to that required by the city.

Section 2.

Title 10, Chapter 3, Section 23, titled Impounding of Animals, of the Kuna City Code is hereby amended as follows:

TITLE 10, CHAPTER 3, SECTION 23

IMPOUNDING OF ANIMALS

10-3-23: - IMPOUNDING OF ANIMALS:

The animal control officer may impound an animal if they have probable cause to believe a person has violated any provision of this chapter for which an animal may be impounded. The notice and terms of impoundment, redemption and disposal of such animal is as follows:

A. *Record of impounding:* At time of animal impoundment the animal control agency shall record the date of impounding, a description of the animal impounded, and an assessment of its identity if that can be determined.

B. *Identified animals:* Within twenty-four (24) hours after impoundment of an identified animal, the animal control agency shall make a reasonable effort to notify the owner of the animal's impoundment.

C. *Redeeming animals:*

1. Animals brought to the animal control shelter shall be provided humane treatment and sufficient food and water for their comfort, and held by the animal control shelter for a period of time, as determined by the impounding agency, unless they are subject to other provisions of this section.

2. This section does not apply to animals that are sick or injured to the extent that their impoundment will prolong their suffering and a better course of action would be to humanely euthanize the animal in the opinion of a licensed veterinarian.
  3. The owner of any animal that is lawfully impounded shall be responsible for and pay all fees and expenses related to the impoundment whether or not the animal is later claimed.
  4. The following protocol is required to reclaim an animal, unless otherwise noted:
    - a. Execution of a sworn statement of ownership.
    - b. Proof of current license (if required) in the circumstance the animal is untagged, or purchase of a license and tag.
    - c. Payment of the impoundment fees.
    - d. Payment of the boarding fee according to the boarding schedule.
    - e. Payment of any veterinary and hospital expenses incurred during the animal's impoundment.
- D. *Refusal to redeem impounded animal; adoption; appeal:* The animal may not be redeemed by the owner, if, in the judgment of a licensed veterinarian or the animal control agency, an animal should not be returned to the owner for humane or public health reasons. The animal control agency shall hold the animal for that amount of time it determines to be appropriate before it may either: 1) find a responsible person to adopt the animal; or 2) euthanize the animal. The agency shall take reasonable steps to inform the owner of its intent to euthanize or adopt the animal. Such notice will include the owner's right to appeal the decision to the city council. An owner may request in writing an appeal of the decision, which will stay an action until the appeal is complete. Upon filing the appeal, the owner shall post the full amount of fees owing up to and including the date set for the appeal. If the city council decides that the animal should be euthanized, or adopted, the owner shall remain liable for the costs of impoundment, boarding the animal, and any other expenses incurred by the animal control agency while keeping or caring for the animal from the date of the impoundment through the end of the appeals process. The animal control agency shall not be held civilly liable for the euthanasia of the animal.
- E. *Impoundment fees:* The animal control shelter shall ~~be entitled to~~ charge a fee, set by resolution of the City Council of Kuna, Idaho, for the keeping and selling of receiving an animal into custody. This fee shall be paid at time of animal redemption and these fees shall be ~~retained by the animal control shelter~~ remitted to the City of Kuna, Idaho.
- F. *Boarding Fees:* The animal control shelter shall be entitled to charge a boarding fee for the keeping and selling of an animal and these fees shall be retained by the animal control shelter.
- F. The charges associated with the keeping and selling of an animal shall be determined by the animal control shelter with city council consultation. The fees charged by the animal control shelter for ~~impounding boarding~~ and keeping any animal shall be paid at time of animal redemption along with any veterinary and hospital expenses incurred during the animal's impoundment. The animal control shelter is obligated to keep a fee schedule

for services rendered available for public inspection and advise the city council annually the fees it charges for its services.

This ordinance shall become effective January 1, 2019 and upon publication as required by law.

APPROVED this \_\_\_ day of \_\_\_\_\_, 2018.

CITY OF KUNA

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

ATTEST:

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

**ORDINANCE NO. 2018-36  
CITY OF KUNA, IDAHO**

**AN ORDINANCE OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING TITLE 10, CHAPTER 3, SECTION 7 TITLED DOG LICENSES TO ALLOW FOR MULTI-YEAR LICENSES AND ROLLING RENEWALS, REPEALING THE HALF PRICE FEE FOR LICENSES PURCHASED AFTER JULY 1 OF EACH CALENDAR YEAR AND AMENDING TITLE 10, CHAPTER 3, SECTION 23 TITLED IMPOUNDING OF ANIMALS CLARIFYING FEES RELATED TO THE IMPOUNDMENT AND KEEPING OF ANIMALS AND PROVIDING AN EFFECTIVE DATE.**

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

**Section 1.**

Title 10, Chapter 3, Section 7, titled Dog Licenses, of the Kuna City Code is hereby amended as follows:

TITLE 10, CHAPTER 3, SECTION 7

DOG LICENSES

10-3-7: - DOG LICENSES:

- A. *Location for purchasing license:* Dog licenses shall be purchased at locations designated by the city council.
- B. *License required; exceptions:* It shall be unlawful for any person to own, harbor, keep or possess a dog older than six (6) months of age within the city without first procuring a license as required by this chapter, except:
  - 1. Dogs whose owners are nonresidents, but who are temporarily residing within the city for thirty (30) days or less, and possessing a license issued by another municipality or other licensing authority.
  - 2. Dogs brought into the city for the purpose of participating in shows, exhibits, competitions or similar events.
  - 3. Dogs specially trained to assist people with disabilities where the dog is serving in this capacity.
  - 4. Dogs for sale through licensed pet stores.
- C. *License term; application; fees:*
  - 1. Dog licenses shall be valid until the last day of the month, one (1) year, three (3) years, or five (5) years from the month of original issue depending on the duration of license purchased. The owner of the dog located within the city shall make application at city council designated locations and pay a license fee according to the schedule of fees adopted by city resolution.

2. No dog will be licensed as spayed or neutered without valid proof the surgery was performed.
  3. At time of payment the license issuer shall provide a receipt designating the dog owner's name, license number, animal gender (or status of spayed or neutered) and the amount paid. A metal tag bearing the number corresponding to that affixed upon the receipt will also be provided when purchasing a new license.
  4. If a license is lost, the dog owner shall apply for a replacement tag and pay the appropriate fee.
  5. Dog licenses may be purchased year round and renewed up to Thirty (30) days prior to expiration.
- D. *Use of improper or imitation dog license:* It shall be unlawful for a person to allow their dog to wear a license tag issued to another dog, or wear an imitated city license tag representing the current year's registration, or any tag marked on plate or collar similar to that required by the city.

## Section 2.

Title 10, Chapter 3, Section 23, titled Impounding of Animals, of the Kuna City Code is hereby amended as follows:

### TITLE 10, CHAPTER 3, SECTION 23

#### IMPOUNDING OF ANIMALS

##### 10-3-23: - IMPOUNDING OF ANIMALS:

The animal control officer may impound an animal if they have probable cause to believe a person has violated any provision of this chapter for which an animal may be impounded. The notice and terms of impoundment, redemption and disposal of such animal is as follows:

- A. *Record of impounding:* At time of animal impoundment the animal control agency shall record the date of impounding, a description of the animal impounded, and an assessment of its identity if that can be determined.
- B. *Identified animals:* Within twenty-four (24) hours after impoundment of an identified animal, the animal control agency shall make a reasonable effort to notify the owner of the animal's impoundment.
- C. *Redeeming animals:*
  1. Animals brought to the animal control shelter shall be provided humane treatment and sufficient food and water for their comfort, and held by the animal control shelter for a period of time, as determined by the impounding agency, unless they are subject to other provisions of this section.
  2. This section does not apply to animals that are sick or injured to the extent that their impoundment will prolong their suffering and a better course of action would be to humanely euthanize the animal in the opinion of a licensed veterinarian.

3. The owner of any animal that is lawfully impounded shall be responsible for and pay all fees and expenses related to the impoundment whether or not the animal is later claimed.
  4. The following protocol is required to reclaim an animal, unless otherwise noted:
    - a. Execution of a sworn statement of ownership.
    - b. Proof of current license (if required) in the circumstance the animal is untagged, or purchase of a license and tag.
    - c. Payment of the impoundment fees.
    - d. Payment of the boarding fee according to the boarding schedule.
    - e. Payment of any veterinary and hospital expenses incurred during the animal's impoundment.
- D. *Refusal to redeem impounded animal; adoption; appeal:* The animal may not be redeemed by the owner, if, in the judgment of a licensed veterinarian or the animal control agency, an animal should not be returned to the owner for humane or public health reasons. The animal control agency shall hold the animal for that amount of time it determines to be appropriate before it may either: 1) find a responsible person to adopt the animal; or 2) euthanize the animal. The agency shall take reasonable steps to inform the owner of its intent to euthanize or adopt the animal. Such notice will include the owner's right to appeal the decision to the city council. An owner may request in writing an appeal of the decision, which will stay an action until the appeal is complete. Upon filing the appeal, the owner shall post the full amount of fees owing up to and including the date set for the appeal. If the city council decides that the animal should be euthanized, or adopted, the owner shall remain liable for the costs of impoundment, boarding the animal, and any other expenses incurred by the animal control agency while keeping or caring for the animal from the date of the impoundment through the end of the appeals process. The animal control agency shall not be held civilly liable for the euthanasia of the animal.
- E. *Impoundment fee:* The animal control shelter shall charge a fee, set by resolution of the City Council of Kuna, Idaho, for receiving an animal into custody. This fee shall be paid at time of animal redemption and these fees shall be remitted to the City of Kuna, Idaho.
- F. *Boarding Fees:* The animal control shelter shall be entitled to charge a boarding fee for the keeping and selling of an animal and these fees shall be retained by the animal control shelter.
- F. The charges associated with the keeping and selling of an animal shall be determined by the animal control shelter with city council consultation. The fees charged by the animal control shelter for boarding and keeping any animal shall be paid at time of animal redemption along with any veterinary and hospital expenses incurred during the animal's impoundment. The animal control shelter is obligated to keep a fee schedule for services rendered available for public inspection and advise the city council annually the fees it charges for its services.

This ordinance shall become effective January 1, 2019 and upon publication as required by law.

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2018.

CITY OF KUNA

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

ATTEST:

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

**RESOLUTION NO. RXX-2018**

**A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO, AMENDING RESOLUTION NO. R18-2010 AND ESTABLISHING NEW FEES FOR DOG LICENSES AND FEES FOR THE IMPOUNDMENT OF AN ANIMAL WITHIN THE CITY OF KUNA AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Kuna City Council has adopted Ordinance No. 2018-XX, allowing for multi-year dog licensing, rolling renewals, and clarifying fees related to the impoundment and keeping of an animal; and

WHEREAS, Kuna City Code Title 10, Chapter 3, Section 7-C-1 requires the City Council to set, by resolution, fees for issuing dog licenses and Kuna City Code Title 10, Chapter 3, Section 23-E requires the City Council to set, by resolution, fees for the impoundment of an animal; and

WHEREAS, a public hearing, properly noticed under the provisions of Idaho Code § 63-1311A, was held on \_\_\_\_\_ establishing or adjusting such fees;

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

Section 1: The Kuna City Council hereby adds Multi-Year Licensing Fees and Impoundment Fees, as set forth in Exhibit “A” attached hereto and incorporated herein by reference.

Section 2: This resolution shall take effect and be in force from and after January 1, 2019.

**PASSED BY THE COUNCIL** of Kuna, Idaho this \_\_\_\_ day of \_\_\_\_\_, 2018.

**APPROVED BY THE MAYOR** of Kuna this \_\_\_\_ day of \_\_\_\_\_, 2018.

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

ATTEST:

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

**EXHIBIT “A” TO RESOLUTION RXX-2018**

**CITY OF KUNA**

**FEES FOR ISSUANCE OF DOG LICENSES & THE IMPOUNDMENT OF ANIMALS  
EFFECTIVE JANUARY 1, 2019**

<u>Type of License or Fee</u>	<u>One (1) Year License Fee</u>	<u>Three (3) Year License Fee</u>	<u>Five (5) Year License Fee</u>
Nonneutered or nonspayed dog	\$28.00	\$56.00	\$84.00
Neutered or spayed dog	\$10.50	\$21.00	\$31.50
Senior Citizen rate (over 65) for nonneutered or nonspayed dog	\$20.00	\$40.00	\$60.00
Senior Citizen (over 65) rate for Neutered or spayed dog	\$ 8.00	\$16.00	\$24.00
Initial Commercial Kennel License	\$100.00		
Annual renewal of Commercial Kennel License	\$100.00		
Replacement of lost license	\$ 1.00		
First Impoundment of an Animal	\$10.00		
Second Impoundment of an Animal	\$25.00		
Third Impoundment of an Animal	\$50.00		

<sup>1</sup>Dog licenses shall be valid until the last day of the month, one (1) year, three (3) years, or five (5) years from the month of original issue depending on the duration of license purchased.

~~<sup>2</sup>After July 1 of each calendar year, the license fee shall be one half (1/2) of the regular license fee and effective until December 31 of that year.~~

<sup>2</sup>Impoundment Fees will automatically reset after the third impoundment of an animal.