

OFFICIALS

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



CITY OF KUNA

Kuna City Hall Council Chamber, 763 W. Avalon Street, Kuna, Idaho

City Council Meeting AGENDA Tuesday, July 19, 2016

6:00 P.M. REGULAR CITY COUNCIL

1. **Call to Order and Roll Call**
2. **Invocation:** Scott Piper, First Baptist Church
3. **Pledge of Allegiance:** Mayor Stear
4. **Consent Agenda:**

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, July 5, 2016

B. Accounts Payable Dated July 14, 2016 in the Amount of \$1,173,644.00

C. Alcohol Licenses:

1. K & L Ventures LLC dba Cowgirls – Liquor-By-The-Drink and On Premise Beer

D. Resolutions

E. Findings of Fact and Conclusions of Law

5. **Community Reports or Requests:**

6. **Public Hearings:** (6:00 p.m. or as soon thereafter as matters may be heard.)

7. Business Items:

- A.** Consideration to Approve 16-05-FP (Final Plat), Journey’s End Subdivision No. 1 – Trevor Kesner, Planner II

Applicant is requesting Final Plat approval for the first phase of Journey’s End Subdivision. The final plat for Journey’s End Subdivision No. 1 proposes nine (9) residential building lots and two (2) common lots for the future construction of 36 multi-family units on a total of 2.32 acres. A-Team Land Consultants is representing Black Creek LLP.

- B.** Consideration to Approve 16-06-FP (Final Plat), Greyhawk Subdivision No. 5 - Trevor Kesner, Planner II

Applicant is requesting Final Plat approval for the fifth phase of the Greyhawk Subdivision. The final plat for Greyhawk Subdivision No. 5 proposes twenty nine (29) residential building lots and one (1) common lot on a total of 6.35 acres. Kent Brown is representing Hubble Homes.

- C.** Consideration to Approve 16-03-LLA (Lot Line Adjustment) and 16-03-LS (Lot Split), Sergey Oleynik – Trevor Kesner, Planner II

Applicant seeks approval for a Lot Line Adjustment to correct an existing fence and accessory structure (shed) encroachment on the subject parcel. Applicant also seeks Lot Split approval to create three lots from the existing 4.75 acre subject parcel located at 1271 S. Ash Avenue. Applicant is Sergey Oleynik.

- D.** Follow up from July 18, 2016 Budget meeting (*if needed*) – John Marsh, City Treasurer

- E.** New City Hall Update (*no action required*) – Bob Bachman, Facilities Director

8. Ordinances:

- A.** Consideration to Approve Ordinance No. 2016-24 – Lee Annexation (16-03-AN)

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve a summary publication of the ordinance

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT:
PARCEL NO. R0615251450 SITUATED IN THE UNINCORPORATED AREA
OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE
LIMITS OF THE CITY OF KUNA INTO THE CITY OF KUNA, IDAHO;
ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL
PROPERTY; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS
PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

9. Mayor/Council Discussion Items:

10. Announcements:

11. Executive Session:

12. Adjournment:



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CITY OF KUNA

Kuna City Hall Council Chamber, 763 W. Avalon Street, Kuna, Idaho

City Council Meeting MINUTES Tuesday, July 5, 2016

6:00 P.M. REGULAR CITY COUNCIL

1. Call to Order and Roll Call

COUNCIL MEMBERS PRESENT: Mayor Joe Stear
 Council President Pat Jones
 Council Member Richard Cardoza
 Council Member Briana Buban-Vonder Haar
 Council Member Greg McPherson

CITY STAFF PRESENT: Richard Roats, City Attorney
 Chris Engels, City Clerk
 Wendy Howell, P & Z Director
 Gordon Law, City Engineer
 John Marsh, City Treasurer
 Bob Bachman, Fleet/Facilities Director

2. Invocation: None

3. Pledge of Allegiance: Mayor Stear

Consideration to Amend the Agenda

(Council must move to amend the agenda per IC 74-204(4)(b))

(Timestamp 00:00:57)

Planning and Zoning requests to amend the agenda that was originally posted on July 1, 2016 to table item 8G for revisions until July 19, 2016 City Council Meeting.

The matter came to the attention of the Clerk's office on 07.05.2016.

Council Member Buban-Vonder Haar moved to amend the agenda to table item 8G for revisions until the July 19, 2016 City Council Meeting. Seconded by Council President Jones. Motion carried 4-0.

4. Consent Agenda:

(Timestamp 00:01:21)

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, June 21, 2016

B. Accounts Payable Dated June 30, 2016 in the Amount of \$323,571.96

C. Alcohol Licenses:

D. Resolutions

E. Findings of Fact and Conclusions of Law

1. 16-03-AN (Annexation) – Patrick and Lisa Lee

Granting approval to annex an approximately 0.9 acre parcel located at 80 S. Sailer Place into the City of Kuna with an ‘R-4’ (Residential) zoning designation.

2. 16-01-AN (Annexation) and 16-01-CPM (Comp Plan Map amendment)

A request from Scott Stanfield to annex approximately 6.70 acres into the city of Kuna with an R-12 zone, and amend the Comprehensive Plan Map for said parcel, from Medium Density to High Density Residential.

Council Member Buban-Vonder Haar moved to approve the consent agenda. Seconded by Council Member McPherson. Motion carried 4-0.

5. Community Reports or Requests:

- ##### A. Mike Smith and David Gronbeck, Kuna Economic Development Committee – Discussion on proposed partnership for a possible rodeo/fair ground. (Timestamp 00:01:43)

Mike Smith of The Kuna Economic Development Committee shared a proposal on a possible fairgrounds/rodeo arena on city property at Meadow View for discussion. Depending on what funds can be raised; they are even looking at a possible RV Park in the future. They want to know if the City would be interested in donating the Meadow View property for that purpose.

David Gronbeck of The Kuna Economic Development Committee explained the land would be city owned and be run under the Parks Department. The purpose of their presentation is to gauge the Council's interest before putting in the volunteer hours, seeking funding, and seeking community support for the project.

Council Member Buban-Vonder Haar asked how they envision that working. She wanted to know if the Parks Department would be responsible for booking events.

Mr. Gronbeck said that it makes sense for the Parks Department to oversee that property.

Council Member Buban-Vonder Haar was concerned that this would mean the City would be running a business.

Mr. Smith explained the City would not necessarily be running the business aspect of this or promoting any events. It would be more of a revenue situation. He gave the example of the Lion's Club hosting a rodeo with a percentage of the profits going to the City Parks Department. Mr. Smith said the City would just be in charge of keeping a schedule of upcoming events. They also hope to include FFA, 4H, and schools. They want to give them a place to host their events. The Parks Department does not necessarily have to be involved but they thought Council would prefer to have the Parks Department included in order to keep track of what is going on.

Council Member Buban-Vonder Haar said that putting a pool in that location has been briefly discussed at a previous meeting. If she had to pick between the two (2), she might be more interested in the pool because it seems like something everyone would potentially be able to use.

Mr. Smith suggested putting in both since there are twenty (20) acres at that location.

Council Member Buban-Vonder Haar said she has a hard time giving really good feedback without more definite information.

Mr. Smith said that the Economic Development Committee was just looking for initial interest.

Council Member Buban-Vonder Haar asked how this idea came about.

Mr. Smith explained the topic came up in an Economic Development Committee Meeting. Kuna is the only city of its size in Idaho that doesn't have rodeo grounds. They found it odd that Kuna, being an agricultural and western community, had nothing like that. From an economic development stand point, the Committee felt it would interest people.

Mayor Stear added that the High School has a rodeo club and suggested working with them.

Mr. Smith said he thought someone had reached out to the High School Rodeo Club and the club thought it would be a valuable resource.

Council President Jones asked if the Committee would look into it further without a commitment from Council. He said he could not give much support without further information, such as costs.

Mr. Smith explained that the initial funds wouldn't come from the City. They are looking at just a donation of the twenty (20) acres and eventually the City would gain profits. The initial proposal includes no added funds from the City.

Council President Jones asked if all funds to build would be raised privately.

Mr. Smith said yes.

Council President Jones asked if the fairgrounds would be dedicated to the City.

Mr. Smith said it would be City owned and a percentage of the revenue would come back to the City coffers.

Council President Jones said he was concerned about City owned property being used for other people's gain.

Mayor Stear said he thinks the intention of running it through the Parks Department is to insure it is run the same way as the rest of the public facilities. He believes the goal of this is to generate economic development in Kuna. The Committee wants to know if there is interest in them pursuing this further, not a commitment.

Mr. Smith confirmed Mayor Stears statement.

Council President Jones said he is not opposed to looking at more information and he is all for economic development. He said Council may need to discuss the legality and repercussions of it all later.

Mr. Smith suggested Council talk about it and then let a member of the Economic Development Committee know their thoughts. They just feel it would be good for the community. He also suggested looking in to how a successful city rodeo, like Homedale, operates their city owned grounds.

Mayor Stear said that right now it is just ideas about what to do with the twenty (20) acres.

Council Member Cardoza was concerned about competing with other local arenas in the area. He is more interested in ideas for things that are not already in the area, such as an RV park.

Mr. Smith responded that none of the arenas around Kuna do a full-fledged rodeo and wouldn't directly compete, but would add to them.

Mr. Gronbeck asked if gaining the support of other arenas in the area would help.

Council Member Cardoza was also concerned about the parking. He does not think Meadow View can handle the sort of traffic that comes with these types of events. He suggested the property by the sewer plant would be a better option.

Mr. Smith said they are not set on the Meadow View location but do not know what other land the City owns.

Council Member McPherson was interested in more information and thought it was worth looking in to.

Mayor Stear thanked Mr. Smith and Mr. Gronbeck for their presentation.

**B. Presentation of Fiscal Year Ending September 30, 2015 Annual Audit – Cassie Zattiero - Bailey & Company, Chtd. CPAs
(Timestamp 00:15:51)**

Cassie Zattiero, Bailey & Company presented the audit from Fiscal Year 2015.

Ms. Zattiero reviewed the layout of the report and the purposes of each of the headers, as well as the opinions expressed. No issues were found that would have needed to be reported or would have qualified an opinion.

Ms. Zattiero said there was a change in accounting principal. She directed Council to the paragraph after the opinion paragraph. There was a standard required to be adopted in the last year by the Governmental Accounting Standards Board and it requires the City to put a net pension liability on the financial statements. It did change the City's business type activities quite a bit and it changed the governmental activities, but not the fund financial statements for the governmental activities. That has to do with the differences in the type of accounting between those different types of financial statements. She said it is mostly a papers number and not really something that would be owed unless PERSI went under or a large number of employers participating in PERSI pulled out. It is not really something to worry about.

Ms. Zattiero then explained the next paragraph about other matters and required supplementary information. There were two (2) new schedules added to that section.

They both have to do with the net pension liability. They are farther back in the financial statements on pages 40 and 41.

Ms. Zattiero then discussed the other information presented on financial statements to combined funds that were considered non-major. They either had to do with the importance to the City or a percentage of the City's total funds. There is also a more detailed presentation of the budget to actual revenues by source and expenditures by object. That particular schedule, because the budget is presented and they do not audit the budget, has no opinion expressed on that schedule. There are, however, opinions on the combining non-major funds because they wrap up into the financial statements that are at the front of the packet.

Ms. Zattiero explained that the last paragraph references the report at the back of the financial statements on page 49. It is the Governmental Auditing Standards Report looking at the City's internal controls and compliance. No opinion is expressed on either of those. They only looked to see if there were issues and they did not find anything that needed to be reported.

Ms. Zattiero stood for questions.

Mayor Stear and Council thanked Ms. Zattiero for her presentation.

6. Public Hearings: (6:00 p.m. or as soon thereafter as matters may be heard.)
(Timestamp 00:21: 02)

A. Consideration to Approve R16-2016 Amending City Parks and City Public Property Fee Schedules – Richard Roats, City Attorney

A RESOLUTION OF THE CITY OF KUNA, IDAHO AMENDING RESOLUTION NO. R26-2015 TO AMEND THE RENTAL FEES FOR THE SENIOR CENTER ON THE CITY PARK AND CITY PUBLIC PROPERTY PARK USE FEE SCHEDULE, AND PROVIDING AN EFFECTIVE DATE.

City Attorney Richard Roats explained the changes that have been made are based on previous input from Council. He stood for questions.

Council had no questions.

Mayor Stear opened the public hearing.

In Favor: None

Neutral: None

In Opposition: None

Mayor Stear closed the public hearing.

Council President Jones said most of the park rental areas have something like a kiosk where the reservations are posted. He asked how rental reservations for the Disc Golf Course are posted.

Parks Director Bobby Withrow explained there is kiosk at the entrance to the Greenbelt. It lets people know what amenities in that park are being used, including the Disc Golf Course.

Council Member Cardoza asked about the ten dollar (\$10.00) fee for electricity at the Band Shell and the Greenbelt. He wanted to know if that was the fee no matter the size of the event. He said Kuna Days would use a lot of electricity versus a small private event.

Mr. Withrow said there is a different rate for Kuna Days.

Council President Jones clarified that the different rate is only in discussion; it has not been formally decided. It is the intent though.

Mr. Roats confirmed Council President Jones' statement and explained that the note at the top of Exhibit 'A' includes a statement that Special Events may have additional charges or higher fees.

Mayor Stear clarified that a Special Event requiring more electricity would be charged more.

Council Member Cardoza asked what specifies a Special Event. He wanted to know if that would be spelled out in the resolution.

Mr. Roats said Special Events fall under the Special Events Ordinance Plan. If someone comes in to reserve the facility with electricity it will be the ten dollars (\$10.00) but if they come in to do a Special Event Plan they will have an additional fee assessed.

Council Member Cardoza asked if there would be a definition of what constitutes a Special Event.

Mr. Roats said yes.

Council Member Buban-Vonder Haar moved to approve Resolution No. R16-2016. Seconded by Council Member McPherson. Approved by the following roll call vote:

Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson

Voting No: None

Motion carried 4-0.

7. Business Items:

(Timestamp 00:26:34)

- A. Consideration to Approve 16-03-LLA (Lot Line Adjustment) and 16-03-LS (Lot Split) for Sergey Oleynik – Trevor Kesner, Planner II

Applicant seeks approval for a Lot Line Adjustment to correct an existing fence and accessory structure (shed) encroachment on the subject parcel from the adjacent southern property. Applicant also seeks Lot Split approval to create three lots from the subject parcel which has been verified by Planning and Zoning staff as an original parcel.

Planner II Trevor Kesner asked to table the matter until July 19, 2016 because the applicant was not in attendance.

Council Member Buban-Vonder Haar moved to table 16-03-LLA (Lot Line Adjustment) and 16-03-LS (Lot Split) until the July 19, 2016 Council Meeting. Seconded by Member McPherson. Motion carried 4-0.

- B. Consideration to Approve Resolution No. R47-2016 – Approving JUB Engineering, Inc. for Professional Services for Downtown Revitalization, Phase 1 – Chris Engels, City Clerk

A RESOLUTION OF THE CITY OF KUNA, IDAHO APPROVING THE PROFESSIONAL SERVICES AGREEMENT WITH JUB ENGINEERING, INC. FOR THE DOWNTOWN REVITALIZATION PHASE 1, AS OUTLINED IN EXHIBIT B - CITY OF KUNA, DOWNTOWN REVITALIZATION PROJECT, PHASE 1 SERVICES, SCOPE OF SERVICES, SCHEDULE, AND BASIS OF FEE, AND EXHIBITS A AND C; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

Mayor Stear asked City Attorney Richard Roats to explain the process of choosing an engineering company for this project.

City Attorney Richard Roats explained that, in response to the Request for Proposal that was published, two (2) proposals were received. Both companies were interviewed by a committee which ranked their presentations. JUB Engineering had the higher score, so their information is being presented for approval. He stood for questions.

Council Member Cardoza asked if the \$1 Million was based on grants at this time.

City Clerk Chris Engels clarified that he was talking about the \$1,050,000 for Phase 1. She said the bulk of that is in grant form and the City approved a contribution of \$140,000 towards it as well.

Council Member Buban-Vonder Haar moved to approve Resolution No. R47-2016. Seconded by Council President Jones. Approved by the following roll call vote:

Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson

Voting No: None

Motion carried 4-0.

- C. Discussion with City Council regarding annual evaluation of J & M Sanitation inflationary rate increase. – John Marsh, City Treasurer
(Timestamp 00:31:07)

City Treasurer John Marsh discussed with Council the possibility of basing the solid waste rate increase off of the CPI, which is the gold standard for inflation. The rate for inflation through May is 1.5% for the western region which is all urban consumers in the west region. Last year was 1.67%. He said the inflation rate table and what it would do to the solid waste rates is included in the documents he submitted. If the Council is interested, the City would move forward with publication for a public hearing on August 2, 2016. If approved, the first billing would be October 1, 2016. He pointed out that J & M Sanitation's representative, Chad Gordon, was in attendance. He stood for questions.

Mayor Stear asked if an annual increase had been approved.

Mr. Marsh said there is a section in the franchise agreement that allows for the consideration of an inflationary increase every year once J & M Sanitation requests it, which they have this year. The CPI is just something to base the increase on.

Council Member Cardoza thought it was 1% last year.

Mr. Marsh said last year it was 1% on COLA for staff and 1.67% for J&M Sanitation. The difference was because they were based on two (2) different time periods. Now both elements are on the same time table and both will be seen as the City moves forward with budgets.

Council Member Cardoza asked when or if the City was obligated to re-bid.

Mr. Marsh said, based upon contract language, it would be up to Council when to pursue other bids.

Council Member Cardoza rephrased his question. He wanted to clarify that a COLA or any type of an increase could be put in place without going to public bid.

City Attorney Richard Roats said that is correct.

Council Member Buban-Vonder Haar is fine with moving forward.

Council Member McPherson concurred.

Council directed to move forward with publication for a public hearing on August 2, 2016.

8. Ordinances:

(Timestamp 00:35:53)

- A. Consideration to Approve Ordinance No. 2016-18 – Ardell Estates Subdivision No. 1 - Annexation into the Kuna Municipal Irrigation District**

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve a summary publication of the ordinance

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING PARCEL S1314417420, AND REFERRED TO AS ARDELL ESTATES SUBDIVISION NO. 1, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; 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.

Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2016-18. Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve Ordinance No. 2016-18. Seconded by Council Member McPherson. Approved by the following roll call vote:

Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson

Voting No: None

Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve summary publication of Ordinance No. 2016-18. Seconded by Council Member McPherson. Motion carried 4-0.

- B. Consideration to Approve Ordinance No. 2016-19 – Greyhawk Subdivision No. 5 - Annexation into the Kuna Municipal Irrigation District**

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve a summary publication of the ordinance

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING GREYHAWK SUBDIVISION NO. 5, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE NEW YORK IRRIGATION DISTRICT AND CHANGING THE BOUNDARIES THEREOF; 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.

Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2016-19. Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve Ordinance No. 2016-19. Seconded by Council Member McPherson. Approved by the following roll call vote:

Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson

Voting No: None

Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve summary publication of Ordinance No. 2016-19. Seconded by Council Member McPherson. Motion carried 4-0.

- C. Consideration to Approve Ordinance No. 2016-20 – Patagonia Subdivision No. 1 - Annexation into the Kuna Municipal Irrigation District

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve a summary publication of the ordinance

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING A PORTION OF PARCEL S1407347110, AND REFERRED TO AS PATAGONIA SUBDIVISION NO. 1, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE NEW YORK IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; 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.

Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2016-20. Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve Ordinance No. 2016-20. Seconded by Council Member McPherson. Approved by the following roll call vote:

Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson

Voting No: None

Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve summary publication of Ordinance No. 2016-20. Seconded by Council Member McPherson. Motion carried 4-0.

- D. Consideration to Approve Ordinance No. 2016-21 – Arbor Ridge Subdivision No. 3 - Annexation into the Kuna Municipal Irrigation District**

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve a summary publication of the ordinance

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING PARCEL S1314131520, AND REFERRED TO AS ARBOR RIDGE SUBDIVISION NO. 3, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE-KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; 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

Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2016-21. Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve Ordinance No. 2016-21. Seconded by Council Member McPherson. Approved by the following roll call vote:

Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson

Voting No: None

Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve summary publication of Ordinance No. 2016-21. Seconded by Council Member McPherson. Motion carried 4-0.

- E. Consideration to Approve Ordinance No. 2016-22 – Ensign Subdivision - Annexation into the Kuna Municipal Irrigation District

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve a summary publication of the ordinance

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING THE REAL PROPERTY DESCRIBED IN EXHIBIT A AND EXHIBIT B, AND COMMONLY REFERRED TO AS ENSIGN SUBDIVISION, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT AND CHANGING THE BOUNDARIES THEREOF; 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.

Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2016-22. Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve Ordinance No. 2016-22. Seconded by Council Member McPherson. Approved by the following roll call vote:

Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson

Voting No: None

Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve summary publication of Ordinance No. 2016-22. Seconded by Council Member McPherson. Motion carried 4-0.

- F. Consideration to Approve Ordinance No. 2016-23 – Journeys End Subdivision No. 1A - Annexation into the Kuna Municipal Irrigation District

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve a summary publication of the ordinance

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING A PORTION OF PARCEL R0615252032, AND REFERRED TO AS JOURNEYS END SUBDIVISION NO. 1A, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; 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.

Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2016-23. Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve Ordinance No. 2016-23. Seconded by Council Member McPherson. Approved by the following roll call vote:

Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson

Voting No: None

Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve summary publication of Ordinance No. 2016-23. Seconded by Council Member McPherson. Motion carried 4-0.

G. Request to Table until July 19, 2016

Consideration to Approve Ordinance No. 2016-24 – Lee Annexation (16-03-AN) into the City of Kuna

Item Tabled until the July 19, 2016 City Council Meeting.

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve a summary publication of the ordinance

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NO. R0615251450 SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA INTO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

9. Mayor/Council Discussion Items:

(Timestamp 00:46:13)

Council Member Buban-Vonder Haar noted that she had asked in a previous meeting to get an update on the new City Hall included in each agenda packet.

Facilities Director Bob Bachman said he would do that. He updated the Council that the restaurant was closed yesterday. They should be moving out Wednesday, July 06, 2016.

Mayor Stear said there were some deals happening with the restaurant equipment. When those go through the equipment will be moved out. He said hopefully the next update would be something other than “no change”.

Council President Jones asked who was doing the moving from the current City Hall to the new City Hall.

Mr. Bachman said the hope was to get some volunteers to help with that. The goal is to move on a Friday night and have everything ready to go the following Monday.

Mayor Stear updated the Council that he has a teleconference on Thursday, July 7, 2016 regarding the Gateway West Project. The last proposal either made no change to the lines coming in south of Kuna or took them completely out of the area. He will be following up with all that to make sure that is still the case.

10. Announcements:

11. Executive Session:

12. Adjournment: Meeting adjourned at 6:48 pm

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

*Minutes prepared by Ariana Welker, Customer Service Specialist
Date Approved: CCM 07.19.2016*

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 7/1/2016-7/14/2016

Report Criteria:

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

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2M COMPANY, INC.												
1461	2M COMPANY, INC.	4108529-000	4399	<u>SPRINKLER PARTS FOR GREENBELT REPAIRS. B.WITHROW, JUN.'16</u>	06/29/2016	247.61	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/16		
Total 4108529-000:						247.61	.00					
1461	2M COMPANY, INC.	4108622-000	4412	<u>SPRINKLERS AND PIPE FOR BERNIE FISHER PARK REMODEL AND REPAIR. P.KAUFMAN, PARKS. JUL.'16</u>	07/01/2016	245.91	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/16		
Total 4108622-000:						245.91	.00					
1461	2M COMPANY, INC.	4108705-000	4427	<u>1 EA. REPLACEMENT SINGLE STATION SPRINKLER CLOCK, FOR GREENBELT, P.KAUFMAN, JUL.'16 - PARKS</u>	07/06/2016	183.75	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/16		
Total 4108705-000:						183.75	.00					
1461	2M COMPANY, INC.	4108817-000	4441	<u>4 EA REPLACEMENT VALVE BOXES FOR ARBOR RIDGE. P.KAUFMAN, JUL.'16 - PARKS</u>	07/07/2016	194.06	.00	40-6020 CAPITAL IMPROVEMENTS	1016	7/16		
Total 4108817-000:						194.06	.00					
Total 2M COMPANY, INC.:						871.33	.00					
ABC STAMP, SIGNS & AWARDS												
277	ABC STAMP, SIGNS & AWARDS	0492724	4375	<u>1 EA MAGNETIC NAME TAG BADGE FOR AUDRA BARKULIS, CLERKS. ADMIN. JUNE 16</u>	06/27/2016	28.04	.00	01-6165 OFFICE SUPPLIES	0	6/16		

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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
277	ABC STAMP, SIGNS & AWARDS	0492724	4375	1 EA MAGNETIC NAME TAG BADGE FOR AUDRA BARKULIS, CLERKS, WATER, JUNE 16	06/27/2016	.72	.00	20-6165 OFFICE SUPPLIES	0	6/16		
277	ABC STAMP, SIGNS & AWARDS	0492724	4375	1 EA MAGNETIC NAME TAG BADGE FOR AUDRA BARKULIS, CLERKS, SEWER, JUNE 16	06/27/2016	.72	.00	21-6165 OFFICE SUPPLIES	0	6/16		
277	ABC STAMP, SIGNS & AWARDS	0492724	4375	1 EA MAGNETIC NAME TAG BADGE FOR AUDRA BARKULIS, CLERKS, PI, JUNE 16	06/27/2016	.35	.00	25-6165 OFFICE SUPPLIES	0	6/16		
Total 0492724:						29.83	.00					
Total ABC STAMP, SIGNS & AWARDS:						29.83	.00					
ACEM												
839	ACEM	60415.00		4TH QRTE MEMBER DUES, FY 2016, JULY 16	07/01/2016	1,429.00	.00	01-6075 DUES & MEMBERSHIPS	0	7/16		
Total 60415.00:						1,429.00	.00					
Total ACEM:						1,429.00	.00					
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	070516		ACHD IMPACT FEE TRANSFER, JUNE 16	07/05/2016	103,496.00	.00	01-2510 ACHD IMPACT FEE TRANSFER	0	6/16		
Total 070516:						103,496.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						103,496.00	.00					
ADA COUNTY PROSECUTING ATTORNE												
176	ADA COUNTY PROSECUTING ATTORNE	JULY2016		PROSECUTORIAL SERVICES JULY 16	06/22/2016	4,309.25	.00	01-6203 PROSECUTORIAL SERVICES	0	7/16		
Total JULY2016:						4,309.25	.00					

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total ADA COUNTY PROSECUTING ATTORNE:						4,309.25	.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	6552		<u>SHERIFF SERVICES, JULY 16</u>	07/01/2016	130,825.29	.00	01-6000 LAW ENFORCEMENT SERVICES	0	7/16		
Total 6552:						130,825.29	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						130,825.29	.00					
ALLOWAY ELECTRIC CO												
1087	ALLOWAY ELECTRIC CO	40325	4437	<u>LIGHT POLE REPAIRS, POLE 1336B LUKER, POLE 00848B PORTER, POLE 00805B ARDELL, POLE 953B WILD LILAC, POLE 0115 ARDELL, D.CROSSLEY, JUL '16- ST. LIGHTS</u>	06/29/2016	807.04	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1002	6/16		
Total 40325:						807.04	.00					
Total ALLOWAY ELECTRIC CO:						807.04	.00					
BAILEY & COMPANY, CHARTERED												
125	BAILEY & COMPANY, CHARTERED	91412		<u>FYE 2015 ANNUAL AUDIT SERVICES, ADMIN, JUNE 16</u>	06/30/2016	3,724.00	.00	01-6202 PROFESSIONAL SERVICES	0	6/16		
125	BAILEY & COMPANY, CHARTERED	91412		<u>FYE 2015 ANNUAL AUDIT SERVICES, WATER, JUNE 16</u>	06/30/2016	2,548.00	.00	20-6202 PROFESSIONAL SERVICES	0	6/16		
125	BAILEY & COMPANY, CHARTERED	91412		<u>FYE 2015 ANNUAL AUDIT SERVICES, SEWER, JUNE 16</u>	06/30/2016	2,548.00	.00	21-6202 PROFESSIONAL SERVICES	0	7/16		
125	BAILEY & COMPANY, CHARTERED	91412		<u>FYE 2015 ANNUAL AUDIT SERVICES, PI, JUNE 16</u>	06/30/2016	980.00	.00	25-6202 PROFESSIONAL SERVICES	0	7/16		
Total 91412:						9,800.00	.00					

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Total BAILEY & COMPANY, CHARTERED:						9,800.00	.00					
BUYWYZ LLC												
1795	BUYWYZ LLC	89488	4438	<u>1 BX BLUE GEL INK PEN, 1 BX YELLOW HIGHLIGHTERS, P&Z, JULY 16</u>	07/06/2016	19.18	.00	01-6165 OFFICE SUPPLIES	1003	7/16		
1795	BUYWYZ LLC	89488	4438	<u>12 EA 3X3 POST IT NOTES, ADMIN, JULY 16</u>	07/06/2016	4.33	.00	01-6165 OFFICE SUPPLIES	0	7/16		
1795	BUYWYZ LLC	89488	4438	<u>12 EA 3X3 POST IT NOTES, ADMIN, JULY 16</u>	07/06/2016	1.55	.00	01-6165 OFFICE SUPPLIES	1003	7/16		
1795	BUYWYZ LLC	89488	4438	<u>12 EA 3X3 POST IT NOTES, WATER, JULY 16</u>	07/06/2016	4.03	.00	20-6165 OFFICE SUPPLIES	0	7/16		
1795	BUYWYZ LLC	89488	4438	<u>12 EA 3X3 POST IT NOTES, SEWER, JULY 16</u>	07/06/2016	4.03	.00	21-6165 OFFICE SUPPLIES	0	7/16		
1795	BUYWYZ LLC	89488	4438	<u>12 EA 3X3 POST IT NOTES, PI, JULY 16</u>	07/06/2016	1.55	.00	25-6165 OFFICE SUPPLIES	0	7/16		
Total 89488:						34.67	.00					
Total BUYWYZ LLC:						34.67	.00					
CENTURYLINK												
62	CENTURYLINK	06252016-072		<u>922-1136, DEDICATED LANDLINE, SCADA, 06+25-16 TO 7-24-16, WATER, JULY 16</u>	06/25/2016	16.56	.00	20-6255 TELEPHONE EXPENSE	0	7/16		
62	CENTURYLINK	06252016-072		<u>922-1136, DEDICATED LANDLINE, SCADA, 06+25-16 TO 7-24-16, SEWER, JULY 16</u>	06/25/2016	21.62	.00	21-6255 TELEPHONE EXPENSE	0	7/16		
62	CENTURYLINK	06252016-072		<u>922-1136, DEDICATED LANDLINE, SCADA, 06+25-16 TO 7-24-16, PI, JULY 16</u>	06/25/2016	7.01	.00	25-6255 TELEPHONE EXPENSE	0	7/16		
Total 06252016-07242016:						45.19	.00					
Total CENTURYLINK:						45.19	.00					

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CLOVERDALE NURSERY												
725	CLOVERDALE NURSERY	250601	4442	REPLACEMENT PLANTS FOR PLANTERS ON GREENBELT, PARKS, N PURKEY, JULY 16	07/07/2016	150.40	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/16		
Total 250601:						150.40	.00					
Total CLOVERDALE NURSERY:						150.40	.00					
COMPASS												
4	COMPASS	216113		FY 2016 ANNUAL MEMBERSHIP DUES, JULY 16	07/01/2016	1,909.25	.00	01-6075 DUES & MEMBERSHIPS	0	7/16		
Total 216113:						1,909.25	.00					
Total COMPASS:						1,909.25	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	7481	4092	MOTOR CONNECTIONS, START UP AND TESTING, WELL HOUSE AND ELECTRICAL	07/13/2016	16,006.00	.00	20-6020 CAPITAL IMPROVEMENTS	0	7/16		
Total 7481:						16,006.00	.00					
147	CUSTOM ELECTRIC, INC.	7482	4091	REBUILD PLC AND SCADA PANELS, G.LAW, BUTLER WELL PROJECT, APR.'16	07/13/2016	16,129.00	.00	20-6020 CAPITAL IMPROVEMENTS	0	7/16		
Total 7482:						16,129.00	.00					
Total CUSTOM ELECTRIC, INC.:						32,135.00	.00					
DIGLINE												
25	DIGLINE	0054294-IN		DIG FEE, WATER, JUNE 16	06/30/2016	105.49	.00	20-6065 DIG LINE EXPENSE	0	6/16		
25	DIGLINE	0054294-IN		DIG FEE, SEWER, JUNE 16	06/30/2016	105.49	.00	21-6065 DIG LINE EXPENSE	0	6/16		

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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
25	DIGLINE	0054294-IN		<u>DIG FEE, PI, JUNE 16</u>	06/30/2016	40.18	.00	<u>25-6065 DIG LINE EXPENSE</u>	0	6/16		
Total 0054294-IN:						251.16	.00					
Total DIGLINE:						251.16	.00					
DMH ENTERPRISES												
1745	DMH ENTERPRISES	071316		<u>PLUMBING PERMITS, JUNE 16</u>	07/13/2016	3,705.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1003	6/16		
Total 071316:						3,705.00	.00					
Total DMH ENTERPRISES:						3,705.00	.00					
ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	071316		<u>ELECTRICAL PERMITS JUNE, 16</u>	07/13/2016	4,218.25	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1003	6/16		
Total 071316:						4,218.25	.00					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						4,218.25	.00					
GROVER ELECTRIC & PLUMBING SU												
239	GROVER ELECTRIC & PLUMBING SU	NZ68702	4408	<u>REPLACE CRIMSON PT. LIFT STATION SUMP PUMP (T. SHAFFER), SEWER, JUNE 16</u>	06/30/2016	119.48	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	6/16		
Total NZ68702:						119.48	.00					
Total GROVER ELECTRIC & PLUMBING SU:						119.48	.00					
HD SUPPLY WATERWORKS LTD												
63	HD SUPPLY WATERWORKS LTD	F749736	4398	<u>4 SLEEVES, 9 TRANSITION ACC. SETS, 1 TEE, 1 TRANSITION ACC SET FOR FIX ON GREENBELT, B WITHROW, PARKS, JUN.'16</u>	06/30/2016	707.63	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	6/16		

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Total F749736:						707.63	.00					
Total HD SUPPLY WATERWORKS LTD:						707.63	.00					
HOME DEPOT CREDIT SERVICES												
29	HOME DEPOT CREDIT SERVICES	2092416		<u>WATER COOLER FOR RANGER PROGRAM, N PURKEY, JULY 16</u>	07/05/2016	21.97	.00	01-6265 TRAINING & SCH00LING	1004	7/16		
Total 2092416:						21.97	.00					
Total HOME DEPOT CREDIT SERVICES:						21.97	.00					
HYDRO LOGIC, INC.												
1314	HYDRO LOGIC, INC.	052716		<u>WELL 9 REPAIR CONSULTANT SERVICES, MAY 16</u>	05/27/2016	3,370.00	.00	20-6166 PP&E PURCHASES OPERATIONS	0	5/16		
1314	HYDRO LOGIC, INC.	052716		<u>WELL 9 REPAIR EQUIPMENT, CAMERA, ETC, MAY 16</u>	05/27/2016	13,227.49	.00	20-6166 PP&E PURCHASES OPERATIONS	0	5/16		
Total 052716:						16,597.49	.00					
Total HYDRO LOGIC, INC.:						16,597.49	.00					
IDAHO DEPT. OF COMMERCE												
595	IDAHO DEPT. OF COMMERCE	071116		<u>GRANT ADMINISTRATION TRAINING, C ENGELS, JULY 16</u>	07/11/2016	65.00	.00	01-6265 TRAINING & SCH00LING	0	7/16		
Total 071116:						65.00	.00					
Total IDAHO DEPT. OF COMMERCE:						65.00	.00					
IDAHO HUMANE SOCIETY												
833	IDAHO HUMANE SOCIETY	109		<u>CONTRACT SERVICES, JULY 16</u>	07/01/2016	4,972.92	.00	01-6005 ANIMAL CONTROL SERVICES	0	7/16		

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Total 109:						4,972.92	.00					
Total IDAHO HUMANE SOCIETY:						4,972.92	.00					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	989415	4359	<u>AD# 1476803. PUBLIC HEARING NOTICE, TO CONSIDER ADOPTING RESOLUTION R16-2016 - CITY PARK RENTALS/FEES. C.ENGELS. JUN.'16</u>	06/29/2016	378.49	.00	01-6125 LEGAL PUBLICATIONS	0	6/16		
Total 989415:						378.49	.00					
1802	IDAHO PRESS TRIBUNE, LLC	989415-A		<u>AD#1480662. LEGAL PUBLICATION. ORDINANCE 2016-17, C.ENGELS. JUN.'16</u>	06/29/2016	49.40	.00	01-6125 LEGAL PUBLICATIONS	0	6/16		
1802	IDAHO PRESS TRIBUNE, LLC	989415-A		<u>AD#1480678. LEGAL PUBLICATION. ORDINANCE 2016-09A, C.ENGELS. JUN.'16</u>	06/29/2016	99.72	.00	01-6125 LEGAL PUBLICATIONS	0	6/16		
1802	IDAHO PRESS TRIBUNE, LLC	989415-A		<u>AD#1480692. LEGAL PUBLICATION. ORDINANCE 2016-12, C.ENGELS. JUN.'16</u>	06/29/2016	79.74	.00	01-6125 LEGAL PUBLICATIONS	0	6/16		
Total 989415-A:						228.86	.00					
1802	IDAHO PRESS TRIBUNE, LLC	989415-B	4380	<u>AD# 1480888. ANNEXATION, 16-04-AN. T.KESNER. JUN.'16 - P & Z</u>	06/29/2016	55.32	.00	01-6125 LEGAL PUBLICATIONS	1003	6/16		
Total 989415-B:						55.32	.00					
Total IDAHO PRESS TRIBUNE, LLC:						662.67	.00					
IDAHO SECRETARY OF STATE												
1816	IDAHO SECRETARY OF STATE	07132016		<u>NOTARY APPLICATION, A WELKER. ADMIN. JULY 16</u>	07/13/2016	28.20	.00	01-6075 DUES & MEMBERSHIPS	0	7/16		

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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
1816	IDAHO SECRETARY OF STATE	07132016		<u>NOTARY APPLICATION, A WELKER, WATER, JULY 16</u>	07/13/2016	.72	.00	20-6075_DUES & MEMBERSHIPS	0	7/16		
1816	IDAHO SECRETARY OF STATE	07132016		<u>NOTARY APPLICATION, A WELKER, SEWER, JULY 16</u>	07/13/2016	.72	.00	21-6075_DUES & MEMBERSHIPS	0	7/16		
1816	IDAHO SECRETARY OF STATE	07132016		<u>NOTARY APPLICATION, A WELKER, PI, JULY 16</u>	07/13/2016	.36	.00	25-6075_DUES & MEMBERSHIPS EXPENSE	0	7/16		
Total 07132016:						30.00	.00					
Total IDAHO SECRETARY OF STATE:						30.00	.00					
IDAHO STATE POLICE												
1509	IDAHO STATE POLICE	S6091580		<u>PROFESSIONAL SERVICES FOR SOLICITORS LICENSE, S6095179 L MARTIN, S6095180 S STRAUCH, S6095181 C LAIRD, S6095182 S CUNNINGHAM, S6096736 J SMITH, S6096737 D PACKARD, JUNE 16</u>	06/27/2016	238.50	.00	01-2075 UNEARNED REVENUE	0	6/16		
Total S6091580:						238.50	.00					
1509	IDAHO STATE POLICE	S6093583		<u>PROFESSIONAL SERVICES FOR NEW HIRE, PARKS, JUNE 16</u>	06/27/2016	39.75	.00	01-6202 PROFESSIONAL SERVICES	1004	6/16		
Total S6093583:						39.75	.00					
1509	IDAHO STATE POLICE	S6100520		<u>FINGER PRINTS NEW HIRE, A BARKULIS, ADMIN, JUNE 16</u>	06/27/2016	10.00	.00	01-2075 UNEARNED REVENUE	0	6/16		
Total S6100520:						10.00	.00					
1509	IDAHO STATE POLICE	S6100520-S61		<u>FINGERPRINTS NEW HIRE, A BARKULIS, JUNE 16</u>	06/27/2016	9.40	.00	01-2075 UNEARNED REVENUE	0	6/16		

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1509	IDAHO STATE POLICE	S6100520-S61		<u>FINGERPRINTS NEW HIRE, A BARKULIS, WATER, JUNE 16</u>	06/27/2016	.24	.00	20-2075 <u>UNEARNED REVENUE</u>	0	6/16		
1509	IDAHO STATE POLICE	S6100520-S61		<u>FINGERPRINTS NEW HIRE, A BARKULIS, SEWER, JUNE 16</u>	06/27/2016	.24	.00	21-2075 <u>UNEARNED REVENUE</u>	0	7/16		
1509	IDAHO STATE POLICE	S6100520-S61		<u>FINGERPRINTS NEW HIRE, A BARKULIS, PI, JUNE 16</u>	06/27/2016	.12	.00	25-2075 <u>UNEARNED REVENUE</u>	0	6/16		
1509	IDAHO STATE POLICE	S6100520-S61		<u>FINGERPRINTS NEW HIRE, R HERRON, PARKS, JUNE 16</u>	06/27/2016	10.00	.00	01-2075 <u>UNEARNED REVENUE</u>	1004	6/16		
Total S6100520-S6103839:						20.00	.00					
Total IDAHO STATE POLICE:						308.25	.00					
INTEGRA TELECOM												
1411	INTEGRA TELECOM	13970882		<u>MONTHLY TELEPHONE, DATA, NETWORK, ADMIN, JULY 16</u>	07/01/2016	590.05	.00	01-6255 <u>TELEPHONE</u>	0	7/16		
1411	INTEGRA TELECOM	13970882		<u>MONTHLY TELEPHONE, DATA, NETWORK, P&Z, JULY 16</u>	07/01/2016	210.75	.00	01-6255 <u>TELEPHONE</u>	1003	7/16		
1411	INTEGRA TELECOM	13970882		<u>MONTHLY TELEPHONE, DATA, NETWORK, WATER, JULY 16</u>	07/01/2016	547.93	.00	20-6255 <u>TELEPHONE EXPENSE</u>	0	7/16		
1411	INTEGRA TELECOM	13970882		<u>MONTHLY TELEPHONE, DATA, NETWORK, SEWER, JULY 16</u>	07/01/2016	547.93	.00	21-6255 <u>TELEPHONE EXPENSE</u>	0	7/16		
1411	INTEGRA TELECOM	13970882		<u>MONTHLY TELEPHONE, DATA, NETWORK, PI, JULY 16</u>	07/01/2016	210.75	.00	25-6255 <u>TELEPHONE EXPENSE</u>	0	7/16		
Total 13970882:						2,107.41	.00					
Total INTEGRA TELECOM:						2,107.41	.00					

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INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482195000527		<u>NATURAL GAS CONSUMPTION, NWWTP. 05-27-16 TO 06-24-16, NWWTP, JUNE 16</u>	06/27/2016	72.00	.00	01-6290 UTILITIES	0	6/16		
Total 48219500052716062416:						72.00	.00					
Total INTERMOUNTAIN GAS CO:						72.00	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	062416D		<u>DISPOSAL/REMOVAL OF SLUDGE, 6-2-16 TO 6-29-16, SEWER, JUNE 16</u>	06/24/2016	3,960.00	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	6/16		
Total 062416D:						3,960.00	.00					
230	J & M SANITATION, INC.	06242016-063		<u>SANITATION RECEIPT TRANSFER 06/24/2016-06/30-2016</u>	07/01/2016	11,861.94	11,861.94	26-7000 SOLID WASTE SERVICE FEES	0	7/16	07/01/2016	
230	J & M SANITATION, INC.	06242016-063		<u>SANITATION RECEIPT TRANSFER 06/24/2016-06/30-2016 - LESS FRANCHISE FEES</u>	07/01/2016	-1,171.96	-1,171.96	01-4170 FRANCHISE FEES	0	7/16	07/01/2016	
Total 06242016-06302016:						10,689.98	10,689.98					
230	J & M SANITATION, INC.	07012016-070		<u>SANITATION RECEIPT TRANSFER 07-01-16 TO 07-07-16, JULY '16</u>	07/08/2016	17,429.56	17,429.56	26-7000 SOLID WASTE SERVICE FEES	0	7/16	07/08/2016	
230	J & M SANITATION, INC.	07012016-070		<u>SANITATION RECEIPT TRANSFER 07-01-16 TO 07-07-16, LESS FRANCHISE FEE, JULY '16</u>	07/08/2016	-1,722.04	-1,722.04	01-4170 FRANCHISE FEES	0	7/16	07/08/2016	
Total 07012016-07072016:						15,707.52	15,707.52					
Total J & M SANITATION, INC.:						30,357.50	26,397.50					

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				AT PERGOLA AND REPAIR DOGGIE BOXES, P.KAUFMAN, JUN.'16	06/20/2016	59.15	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/16		
Total 154548:						59.15	.00					
43	KUNA TRUE VALUE HARDWARE	154988	4367	TRASH BAGS, 1.5 PLUG, CLAMP, VALVE, POLY COUPLER, PROPANE TO HEAT PIPE TO SLIDE EASIER, CLAMPS, FIX IN MAIN PARK, CAULK, PARKS, JUN.'16	06/28/2016	53.52	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/16		
43	KUNA TRUE VALUE HARDWARE	154988	4367	NEW SOCKET SET, PARKS, JUN.'16	06/28/2016	29.99	.00	01-6175 SMALL TOOLS	1004	6/16		
43	KUNA TRUE VALUE HARDWARE	154988	4367	GLOVES, FACE SHIELD, PARKS, JUN.'16	06/28/2016	28.98	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	6/16		
43	KUNA TRUE VALUE HARDWARE	154988	4367	SCREWS FOR FENCE IN PARK, PARKS, JUN.'16	06/28/2016	18.99	.00	40-6020 CAPITAL IMPROVEMENTS	1022	6/16		
Total 154988:						131.48	.00					
43	KUNA TRUE VALUE HARDWARE	155133	4411	CHAIN, CHAIN SNAPS, GROMMETS, PILOT BIT, HOLE SAW, CHAIN LINK, HOSE WASHERS, TEFLON PASTE, BUTLER PROJECT, PRESSURE GUAGE TO CHECK HOME PRESSURES, R.FORD, JUN.'16 - WATER	06/30/2016	96.00	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	7/16		
Total 155133:						96.00	.00					
43	KUNA TRUE VALUE HARDWARE	155150	4410	TEFLON TAPE, PVC ADAPTERS, COUPLERS, SPRINKLER VALVE BOX, RAKE, WASP SPRAY, TEFLON PASTE, FOR SERVICE REPAIRS, NEW INSTALLS, MAINTENANCE, INVENTORY, R.FORD, JUN.'16 - WATER	06/30/2016	60.03	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	7/16		

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Total 155150:						60.03	.00					
43	KUNA TRUE VALUE HARDWARE	155184	4409	<u>MALE ADAPTER, FEMALE ADAPTER, BUSHING FOR CRIMSOM POINT REPAIR, T SHAFER, SEWER, JUN.'16</u>	06/30/2016	2.87	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/16		
Total 155184:						2.87	.00					
43	KUNA TRUE VALUE HARDWARE	155185	4409	<u>BATTERIES FOR PUMP STATION REMOTES, T SHAFER, SEWER, JUN.'16</u>	06/30/2016	44.95	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/16		
Total 155185:						44.95	.00					
43	KUNA TRUE VALUE HARDWARE	155217	4386	<u>3" MALE ADAPTER, PVC CEMENT, BREAK ON GREENBELT REPAIR, TRIAZICIDE FOR BUGS IN PARK, COPPER FOR ROSES, SPRINKLERS TO WATER NEW SOD IN PARK, SCREWS AND WASHERS CLAMPS, FOR SIGNS AT NICHOLSON PARK, PARKS, JUN.'16</u>	07/01/2016	73.60	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/16		
43	KUNA TRUE VALUE HARDWARE	155217	4386	<u>1 GAL SPRAYER FOR PLANTS, PARKS, JUN.'16</u>	07/01/2016	14.99	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/16		
Total 155217:						88.59	.00					
43	KUNA TRUE VALUE HARDWARE	155464	4440	<u>2 LUMBER CRAYONS, 2 6VOLT BATTERY, J COULTER, JULY 16.</u>	07/07/2016	15.76	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1005	7/16		
Total 155464:						15.76	.00					

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43	KUNA TRUE VALUE HARDWARE	155513	4420	<u>PAINT TRAYS, ROLLER COVER, PAINT BRUSH, HOOKS, 5 GAL BUCKET, CLEAR PLASTIC, JUL.'16 - PARKS</u>	07/08/2016	91.52	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1022	7/16		
43	KUNA TRUE VALUE HARDWARE	155513	4420	<u>REPLACEMENT HITCH PIN FOR SPREADER, JUL.'16 - PARKS</u>	07/08/2016	6.49	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	7/16		
43	KUNA TRUE VALUE HARDWARE	155513	4420	<u>CAULK GUN, LIQUID NAILS FOR INDIAN CREEK SIGNS, JUL.'16 - PARKS</u>	07/08/2016	16.98	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	7/16		
Total 155513:						114.99	.00					
Total KUNA TRUE VALUE HARDWARE:						613.82	.00					
MISCELLANEOUS VENDORS												
285	MISCELLANEOUS VENDORS	062316-1		<u>REIMBURSEMENT FOR DRIP TRAYS FOR STEPPING STONES FOR RANGERS, JUNE 16</u>	06/23/2016	27.14	.00	<u>01-6265 TRAINING & SCHOOLING</u>	0	6/16		
Total 062316-1:						27.14	.00					
285	MISCELLANEOUS VENDORS	070615		<u>REFUND PARK RENTAL, JULY 16</u>	07/06/2015	150.00	.00	<u>01-4195 RENTAL INCOME</u>	1004	7/16		
Total 070615:						150.00	.00					
285	MISCELLANEOUS VENDORS	070616		<u>RESERVATION CHANGE REFUND, C ENGELS, JULY 16</u>	07/13/2016	150.00	.00	<u>01-4195 RENTAL INCOME</u>	1004	7/16		
Total 070616:						150.00	.00					
285	MISCELLANEOUS VENDORS	071116		<u>CANCELLATION FOR PARK, C ENGELS, JULY 16</u>	07/11/2016	25.00	.00	<u>01-4195 RENTAL INCOME</u>	1004	7/16		

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Total 071116:						25.00	.00					
Total MISCELLANEOUS VENDORS:						352.14	.00					
NATHANIEL R. DAVIS												
1528	NATHANIEL R. DAVIS	12	4433	INSTALLATION OF PRIVACY FENCE AT COMMUNITY GARDEN, C.ENGELS, JUL.'16 - HIGH FIVE GRANT	07/05/2016	1,925.00	.00	03-6360 EXPEND.- BLUE CROSS HIGH FIVE	0	7/16		
Total 12:						1,925.00	.00					
Total NATHANIEL R. DAVIS:						1,925.00	.00					
NEOFUNDS BY NEOPOST												
1770	NEOFUNDS BY NEOPOST	06302016NEO	4466	REFILLING POSTAGE, JUN.'16 - ADMIN	06/30/2016	105.00	.00	01-6190 POSTAGE & BILLING	0	6/16		
1770	NEOFUNDS BY NEOPOST	06302016NEO	4466	REFILLING POSTAGE, JUN.'16 - P & Z	06/30/2016	15.00	.00	01-6190 POSTAGE & BILLING	1003	6/16		
1770	NEOFUNDS BY NEOPOST	06302016NEO	4466	REFILLING POSTAGE, JUN.'16 - WATER	06/30/2016	160.00	.00	20-6190 POSTAGE & BILLING	0	6/16		
1770	NEOFUNDS BY NEOPOST	06302016NEO	4466	REFILLING POSTAGE, JUN.'16 - SEWER	06/30/2016	160.00	.00	21-6190 POSTAGE & BILLING	0	6/16		
1770	NEOFUNDS BY NEOPOST	06302016NEO	4466	REFILLING POSTAGE, JUN.'16 - P.I	06/30/2016	60.00	.00	25-6190 POSTAGE & BILLING	0	6/16		
Total 06302016NEO:						500.00	.00					
Total NEOFUNDS BY NEOPOST:						500.00	.00					
NEOPOST USA INC												
615	NEOPOST USA INC	N6023295		MAIL METERING LEASE PAYMENT, 8/5/16-11/4/16 - ADMIN	07/05/2016	135.72	.00	01-6190 POSTAGE & BILLING	0	7/16		
615	NEOPOST USA INC	N6023295		MAIL METERING LEASE PAYMENT, 8/5/16-11/4/16 - P & Z	07/05/2016	19.39	.00	01-6190 POSTAGE & BILLING	1003	7/16		

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615	NEOPOST USA INC	N6023295		<u>MAIL METERING LEASE PAYMENT, 8/5/16-11/4/16 - WATER</u>	07/05/2016	206.81	.00	<u>20-6190_POSTAGE & BILLING</u>	0	7/16		
615	NEOPOST USA INC	N6023295		<u>MAIL METERING LEASE PAYMENT, 8/5/16-11/4/16 - SEWER</u>	07/05/2016	206.81	.00	<u>21-6190_POSTAGE & BILLING</u>	0	7/16		
615	NEOPOST USA INC	N6023295		<u>MAIL METERING LEASE PAYMENT, 8/5/16-11/4/16 - P.I</u>	07/05/2016	77.56	.00	<u>25-6190_POSTAGE & BILLING</u>	0	7/16		
Total N6023295:						646.29	.00					
Total NEOPOST USA INC:						646.29	.00					
NORCO, INC.												
222	NORCO, INC.	18829631	4383	<u>RECALIBRATE GAS SNIFFERS, AND PURCHASED (5-PK) FILTER DISC SCRUBBER - COMBUSTIBLE, M.MEADE, JUN.'16 - SEWER</u>	06/27/2016	110.00	.00	<u>21-6142_MAINT. & REPAIRS - EQUIPMENT</u>	0	6/16		
Total 18829631:						110.00	.00					
222	NORCO, INC.	18941780	4383	<u>REPAIRS ON WELDER AT PARK SHOP, B.WITHROW, JUL.'16</u>	07/12/2016	309.83	.00	<u>01-6142_MAINT. & REPAIR - EQUIPMENT</u>	1004	7/16		
Total 18941780:						309.83	.00					
Total NORCO, INC.:						419.83	.00					
PARTS, INC.												
470	PARTS, INC.	112639	4300	<u>TOGGLE SWITCH FOR TRUCK #23, B GILLOGLY, JUN.'16 - SEWER</u>	06/08/2016	4.33	.00	<u>21-6305_VEHICLE MAINTENANCE & REPAIRS</u>	0	6/16		
Total 112639:						4.33	.00					
470	PARTS, INC.	112778	4309	<u>4 EA SHOP TOWELS, M.MEAD, SEWER, JUN.'16</u>	06/09/2016	12.76	.00	<u>21-6150_MAINT. & REPAIRS - SYSTEM</u>	0	6/16		

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Total 112778:						12.76	.00					
470	PARTS, INC.	112871	4312	<u>BRAKES FOR TRUCK #23.</u> <u>B.BACHMAN, JUN.'16 - SEWER</u>	06/10/2016	279.59	.00	<u>21-6305 VEHICLE</u> <u>MAINTENANCE &</u> <u>REPAIRS</u>	0	6/16		
Total 112871:						279.59	.00					
470	PARTS, INC.	113329	4347	<u>BATTERY CABLE/TERMINAL</u> <u>FOR REPAIR ON MOWER.</u> <u>B.GILLOGLY, JUN.'16 - PARKS</u>	06/16/2016	5.98	.00	<u>01-6142 MAINT. &</u> <u>REPAIR -</u> <u>EQUIPMENT</u>	1004	6/16		
Total 113329:						5.98	.00					
470	PARTS, INC.	114400	4428	<u>3/4" DRIVE RATCHET. FOR</u> <u>WORKING ON MOWER DECKS.</u> <u>B.WITHROW, JUL.'16 - PARKS</u>	06/29/2016	53.82	.00	<u>01-6175 SMALL</u> <u>TOOLS</u>	1004	6/16		
Total 114400:						53.82	.00					
470	PARTS, INC.	114430	4429	<u>1 1/4" SOCKET. FOR PUTTING</u> <u>TOGETHER MECHANICAL</u> <u>COUPLINGS. B.WITHROW.</u> <u>JUL.'16 - PARKS</u>	06/29/2016	13.91	.00	<u>01-6175 SMALL</u> <u>TOOLS</u>	1004	6/16		
Total 114430:						13.91	.00					
Total PARTS, INC.:						370.39	.00					
RENTAL CONNECTION												
893	RENTAL CONNECTION	40297	4397	<u>1 EA. BOTTLE OF GAS FOR</u> <u>WELDER. B.GILLOGLY, JUN.'16</u> <u>- PARKS</u>	06/29/2016	90.25	.00	<u>40-6020 CAPITAL</u> <u>IMPROVEMENTS</u>	1022	6/16		
Total 40297:						90.25	.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
893	RENTAL CONNECTION	40385	4425	<u>ROLLER FOR THE RUTS IN THE PARKS, B.WITHROW, JUL.'16 - PARKS</u>	07/05/2016	10.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/16		
Total 40385:						10.00	.00					
Total RENTAL CONNECTION:						100.25	.00					
REXEL, INC.												
1613	REXEL, INC.	J740752	4468	<u>SENSORS FOR BATHROOMS @ BERNIE FISHER PARK AND GREENBELT, B.WITHROW, JUN.'16 - PARKS</u>	06/25/2016	156.36	.00	01-6140 MAINT. & REPAIR BUILDING	1004	6/16		
Total J740752:						156.36	.00					
Total REXEL, INC.:						156.36	.00					
RIDLEY'S FOOD CORP												
1673	RIDLEY'S FOOD CORP	005000030805	4495	<u>FRUIT AND ICE FOR RANGER'S PROGRAM, N.PURKEY, JUN.'16</u>	06/28/2016	28.75	.00	01-6265 TRAINING & SCH00LING	1004	6/16		
Total 005000030805-448:						28.75	.00					
1673	RIDLEY'S FOOD CORP	006000400759	4491	<u>ICE AND SNACKS FOR RANGER'S PROGRAM, N.PURKEY, JUN.'16</u>	06/22/2016	25.47	.00	01-6265 TRAINING & SCH00LING	1004	6/16		
Total 006000400759-448:						25.47	.00					
1673	RIDLEY'S FOOD CORP	006000410756	4482	<u>SNACKS AND ICE FOR THE RANGER'S PROGRAM, N.PURKEY, JUN.'16</u>	06/08/2016	31.67	.00	01-6265 TRAINING & SCH00LING	1004	6/16		
Total 006000410756-448:						31.67	.00					
1673	RIDLEY'S FOOD CORP	006000410801	4486	<u>LIGHTER, GLOVES, AND SNACKS FOR RANGER'S PROGRAM, N.PURKEY, JUN.'16</u>	06/15/2016	21.16	.00	01-6265 TRAINING & SCH00LING	1004	6/16		

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Total 006000410801-448:						21.16	.00					
1673	RIDLEY'S FOOD CORP	007000400753	4492	<u>FRUIT AND ICE FOR RANGER'S PROGRAM, N.PURKEY, JUN.'16</u>	06/23/2016	19.85	.00	<u>01-6265 TRAINING & SCH00LING</u>	1004	6/16		
Total 007000400753-448:						19.85	.00					
1673	RIDLEY'S FOOD CORP	007000410802	4494	<u>FRUIT AND ICE FOR RANGER'S PROGRAM, N.PURKEY, JUN.'16</u>	06/27/2016	10.93	.00	<u>01-6265 TRAINING & SCH00LING</u>	1004	6/16		
Total 007000410802-448:						10.93	.00					
1673	RIDLEY'S FOOD CORP	007000430803	4497	<u>FRUIT AND ICE FOR RANGER'S PROGRAM, N.PURKEY, JUN.'16</u>	06/30/2016	32.10	.00	<u>01-6265 TRAINING & SCH00LING</u>	1004	6/16		
Total 007000430803-448:						32.10	.00					
1673	RIDLEY'S FOOD CORP	007000450744	4315	<u>SNACKS AND ICE FOR THE RANGER PROGRAM, N.PURKEY, JUN.'16</u>	06/10/2016	20.55	.00	<u>01-6265 TRAINING & SCH00LING</u>	1004	6/16		
Total 007000450744-448:						20.55	.00					
1673	RIDLEY'S FOOD CORP	007000450756	4493	<u>DISPOSABLE GLOVES AND FRUIT FOR RANGER'S PROGRAM, N.PURKEY, JUN.'16</u>	06/24/2016	23.40	.00	<u>01-6265 TRAINING & SCH00LING</u>	1004	6/16		
Total 007000450756-448:						23.40	.00					
1673	RIDLEY'S FOOD CORP	007000470747	4487	<u>DISPOSABLE GLOVES, SNACKS, AND ICE FOR RANGER'S PROGRAM, N.PURKEY, JUN.'16</u>	06/16/2016	15.47	.00	<u>01-6265 TRAINING & SCH00LING</u>	1004	6/16		
Total 007000470747-448:						15.47	.00					

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1673	RIDLEY'S FOOD CORP	009000030800	4488	<u>DISPOSABLE GLOVES AND SNACKS FOR RANGER'S PROGRAM, N.PURKEY, JUN.'16</u>	06/17/2016	13.48	.00	<u>01-6265 TRAINING & SCH00LING</u>	1004	6/16		
Total 009000030800-448:						13.48	.00					
1673	RIDLEY'S FOOD CORP	009000030835	4291	<u>FRUIT AND ICE FOR RANGER'S PROGRAM, N.PURKEY, JUN.'16</u>	06/07/2016	19.96	.00	<u>01-6265 TRAINING & SCH00LING</u>	1004	6/16		
Total 009000030835-448:						19.96	.00					
1673	RIDLEY'S FOOD CORP	009000040802	4483	<u>FRUIT AND ICE FOR RANGER'S PROGRAM, N.PURKEY, JUN.'16</u>	06/09/2016	19.01	.00	<u>01-6265 TRAINING & SCH00LING</u>	1004	6/16		
Total 009000040802-448:						19.01	.00					
1673	RIDLEY'S FOOD CORP	009000040820	4489	<u>FRUIT AND ICE FOR RANGER'S PROGRAM, N.PURKEY, JUN.'16</u>	06/20/2016	8.98	.00	<u>01-6265 TRAINING & SCH00LING</u>	1004	6/16		
Total 009000040820-448:						8.98	.00					
1673	RIDLEY'S FOOD CORP	009000050813	4484	<u>ICE AND FRUIT FOR RANGER'S PROGRAM, N.PURKEY, JUN.'16</u>	06/14/2016	19.48	.00	<u>01-6265 TRAINING & SCH00LING</u>	1004	6/16		
Total 009000050813-448:						19.48	.00					
1673	RIDLEY'S FOOD CORP	009000060759	4496	<u>SNACKS AND ICE FOR RANGER'S PROGRAM, N.PURKEY, JUN.'16</u>	06/29/2016	19.51	.00	<u>01-6265 TRAINING & SCH00LING</u>	1004	6/16		
Total 009000060759-448:						19.51	.00					
1673	RIDLEY'S FOOD CORP	009000060809	4490	<u>DISPOSABLE GLOVES, FRUIT, AND ICE FOR RANGER'S PROGRAM, N.PURKEY, JUN.'16</u>	06/21/2016	15.47	.00	<u>01-6265 TRAINING & SCH00LING</u>	1004	6/16		

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				7/1/16-7/31/16 - WATER	07/05/2016	27.92	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	7/16		
1734	SHARP ELECTRONICS CORP - LEASE	5003201504		LEASE OF SHARP COPIER MODEL #MX2615N AT TREATMENT PLANT, 7/1/16-7/31/16 - SEWER	07/05/2016	34.65	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/16		
1734	SHARP ELECTRONICS CORP - LEASE	5003201504		LEASE OF SHARP COPIER MODEL #MX2615N AT TREATMENT PLANT, 7/1/16-7/31/16 - P.I	07/05/2016	16.36	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/16		
Total 5003201504:						96.26	.00					
Total SHARP ELECTRONICS CORP -LEASE:						96.26	.00					
SHARP ELECTRONICS CORP-METERED												
1806	SHARP ELECTRONICS CORP-METERED	10874418		EXCESS METER READING/USAGE, MODEL #MX261N AT TREATMENT PLANT, 5/1/16-5/31/16 - PARKS	06/30/2016	11.75	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/16		
1806	SHARP ELECTRONICS CORP-METERED	10874418		EXCESS METER READING/USAGE, MODEL #MX261N AT TREATMENT PLANT, 5/1/16-5/31/16 - WATER	06/30/2016	18.94	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	5/16		
1806	SHARP ELECTRONICS CORP-METERED	10874418		EXCESS METER READING/USAGE, MODEL #MX261N AT TREATMENT PLANT, 5/1/16-5/31/16 - SEWER	06/30/2016	23.51	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	5/16		
1806	SHARP ELECTRONICS CORP-METERED	10874418		EXCESS METER READING/USAGE, MODEL #MX261N AT TREATMENT PLANT, 5/1/16-5/31/16 - P.I	06/30/2016	11.10	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	5/16		
Total 10874418:						65.30	.00					
Total SHARP ELECTRONICS CORP-METERED:						65.30	.00					

SIGNS NOW

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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
1060	SIGNS NOW	37922	4430	<u>2 EA INDIAN CREEK RECREATIONAL FLOATING SIGN, B WITHROW, PARKS, JULY 16</u>	07/01/2016	148.50	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	7/16		
Total 37922:						148.50	.00					
Total SIGNS NOW:						148.50	.00					
ST. LUKE'S REGIONAL MEDICAL CENTER												
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	414185923		<u>EMPLOYEE DRUG SCREENING, JUN.'16 - SEWER</u>	06/30/2016	35.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	0	6/16		
Total 414185923:						35.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	414370184		<u>NEW EMPLOYEE DRUG SCREEN, JUN.'16 - PARKS</u>	06/30/2016	40.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1004	7/16		
Total 414370184:						40.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	414900538		<u>NEW EMPLOYEE DRUG SCREEN, JUN.'16 - ADMIN</u>	06/30/2016	37.60	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	0	6/16		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	414900538		<u>NEW EMPLOYEE DRUG SCREEN, JUN.'16 - WATER</u>	06/30/2016	.96	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	6/16		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	414900538		<u>NEW EMPLOYEE DRUG SCREEN, JUN.'16 - SEWER</u>	06/30/2016	.96	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	6/16		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	414900538		<u>NEW EMPLOYEE DRUG SCREEN, JUN.'16 - P.I</u>	06/30/2016	.48	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	6/16		
Total 414900538:						40.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	414948322		<u>NEW EMPLOYEE DRUG SCREEN, JUN.'16 - PARKS</u>	06/30/2016	40.00	.00	<u>01-6202 PROFESSIONAL</u>				

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								SERVICES	1004	6/16		
Total 414948322:						40.00	.00					
Total ST. LUKE'S REGIONAL MEDICAL CENTER:						155.00	.00					
THE HARTWELL CORP												
1359	THE HARTWELL CORP	79231		<u>NOTARY INDEMNIFICATION, ARIANA WELKER, ADMIN, JULY 16</u>	07/07/2016	47.00	.00	<u>01-6075 DUES & MEMBERSHIPS</u>	0	7/16		
1359	THE HARTWELL CORP	79231		<u>NOTARY INDEMNIFICATION, ARIANA WELKER, WATER, JULY 16</u>	07/07/2016	1.20	.00	<u>20-6075 DUES & MEMBERSHIPS</u>	0	7/16		
1359	THE HARTWELL CORP	79231		<u>NOTARY INDEMNIFICATION, ARIANA WELKER, SEWER, JULY 16</u>	07/07/2016	1.20	.00	<u>21-6075 DUES & MEMBERSHIPS</u>	0	7/16		
1359	THE HARTWELL CORP	79231		<u>NOTARY INDEMNIFICATION, ARIANA WELKER, PI, JULY 16</u>	07/07/2016	.60	.00	<u>25-6075 DUES & MEMBERSHIPS EXPENSE</u>	0	7/16		
Total 79231:						50.00	.00					
Total THE HARTWELL CORP:						50.00	.00					
THE SHERWIN-WILLIAMS COMPANY												
554	THE SHERWIN-WILLIAMS COMPANY	OEO143484Q8	4457	<u>2 GALS PAINT FOR BUTLER WELL HOUSE PAINT JOB, J COX, WATER, JULY 16</u>	07/11/2016	66.56	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1036	7/16		
Total OEO143484Q8420:						66.56	.00					
Total THE SHERWIN-WILLIAMS COMPANY:						66.56	.00					
TIM GORDON												
997	TIM GORDON	AUG 2016		<u>CITY HALL RENT, AUG 16</u>	07/13/2016	1,308.89	.00	<u>01-6211 RENT-BUILDINGS & LAND</u>	0	8/16		

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				A.WELKER, JUN.'16	06/24/2016	676.47	.00	03-6360 EXPEND- BLUE CROSS HIGH FIVE	0	6/16		
Total 10396177556015962076:						676.47	.00					
1444	U.S. BANK (VISA)	103961775560	4480	SPEED BUMPS AND HUMPS, ORANGE BARRIER SYSTEMS, FOR DOWN N DIRTY MUDDER EVENT, HIGH 5 GRANT, A.WELKER, JUN.'16	06/24/2016	600.00	.00	03-6360 EXPEND- BLUE CROSS HIGH FIVE	0	6/16		
Total 10396177556015988006:						600.00	.00					
1444	U.S. BANK (VISA)	215761600001	4297	JAMMAR, ONE PP-SERIES CARGO CLIMBING NET W/LOOPS - 9" , 3/4" ROPER DIAMETER, 8' X 8'. FOR MUD RUN EVENTS, HIGH FIVE GRANT, A. WELKER, JUN.'16	06/09/2016	432.17	.00	03-6360 EXPEND- BLUE CROSS HIGH FIVE	0	6/16		
Total 21576160000160065610:						432.17	.00					
1444	U.S. BANK (VISA)	310661660833	4337	SWANK MOTION PICTURES, LICENSE "THE GOOD DINOSAUR" FOR MOVIE NIGHT, A. WELKER, JUN.'16	06/15/2016	325.00	.00	03-6375 EXPENDITURE- MOVIES IN THE PAR	0	6/16		
Total 31066166083307430674:						325.00	.00					
1444	U.S. BANK (VISA)	310661660833	4338	SWANK MOTION PICTURES, LICENSE "MARY POPPINS", FOR MOVIE NIGHT, A. WELKER, JUN.'16	06/15/2016	325.00	.00	03-6375 EXPENDITURE- MOVIES IN THE PAR	0	6/16		
Total 31066166083356735882:						325.00	.00					
1444	U.S. BANK (VISA)	310661660837	4339	SWANK MOTION PICTURES, LICENSE "ZOOTOPIA", FOR MOVIE NIGHT, A.WELKER, JUN.'16	06/15/2016	375.00	.00	03-6375 EXPENDITURE- MOVIES IN THE PAR	0	6/16		

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Total 31066166083700830710:						375.00	.00					
1444	U.S. BANK (VISA)	310661660837	4340	<u>SWANK MOTION PICTURES, LICENSE "BIG HERO 6". FOR MOVIE NIGHT, A.WELKER, JUN.'16</u>	06/15/2016	325.00	.00	03-6375 EXPENDITURE- MOVIES IN THE PAR	0	6/16		
Total 31066166083757371691:						325.00	.00					
1444	U.S. BANK (VISA)	369361610012	4469	<u>DOLLAR DAYS, GARDENING GLOVES FOR RANGER PROGRAM, N.PURKEY, JUN.'16</u>	06/09/2016	69.61	.00	01-6265 TRAINING & SCH00LING	1004	6/16		
Total 36936161001236053491:						69.61	.00					
1444	U.S. BANK (VISA)	554261687316	4341	<u>CRITERION PICTURES, LICENSE "HOW TO TRAIN YOUR DRAGON". FOR MOVIE NIGHT, A.WELKER, JUN.'16</u>	06/15/2016	250.00	.00	03-6375 EXPENDITURE- MOVIES IN THE PAR	0	7/16		
Total 55426168731680313964:						250.00	.00					
1444	U.S. BANK (VISA)	554261687316		<u>CRITERION, LICENSE "THE PEANUTS MOVIE". FOR MOVIE NIGHT, A.WELKER, JUN.'16</u>	06/15/2016	300.00	.00	03-6375 EXPENDITURE- MOVIES IN THE PAR	0	6/16		
Total 55426168731680313980:						300.00	.00					
1444	U.S. BANK (VISA)	554261687316	4342	<u>CRITERION PICTURES, LICENSE "THE PRINCESS BRIDE". FOR MOVIE NIGHT, A.WELKER, JUN.'16</u>	06/15/2016	275.00	.00	03-6375 EXPENDITURE- MOVIES IN THE PAR	0	6/16		
Total 55426168731680314004:						275.00	.00					
1444	U.S. BANK (VISA)	554261687316	4343	<u>CRITERION PICTURES, LICENSE "SHARK TALE". FOR MOVIE NIGHT, A.WELKER, JUN.'16</u>	06/15/2016	250.00	.00	03-6375 EXPENDITURE- MOVIES IN THE PAR	0	6/16		

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				EQUIPMENT, A.WELKER, JUN.'16	06/02/2016	98.52	.00	03-6375 EXPENDITURE- MOVIES IN THE PAR	0	6/16		
Total 92166154000134439609:						98.52	.00					
1444	U.S. BANK (VISA)	921661540006	4279	AMAZON.COM, 2 EXTRA LONG WALL CHARGERS FOR SAMSUNG GALAXY PLUS NOTES, L.MAYHUGH, JUN.'16 - WATER	06/02/2016	27.98	.00	20-6255 TELEPHONE EXPENSE	0	6/16		
Total 92166154000686588589:						27.98	.00					
1444	U.S. BANK (VISA)	921661580003		WALMART.COM, PURCHASE PRICE ADJUSTMENT, SALES TAX REMOVAL, A.WELKER, JUN.'16	06/06/2016	-5.56	.00	03-6375 EXPENDITURE- MOVIES IN THE PAR	0	6/16		
Total 92166158000367619092:						-5.56	.00					
1444	U.S. BANK (VISA)	921661700005	4470	AWWA, DUES/FEES FOR R.FORD, 6/1/16-5/31/17 - WATER	06/18/2016	167.20	.00	20-6075 DUES & MEMBERSHIPS	0	6/16		
1444	U.S. BANK (VISA)	921661700005	4470	AWWA, DUES/FEES FOR R.FORD, 6/1/16-5/31/17 - P.I	06/18/2016	41.80	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	6/16		
Total 92166170000531515597:						209.00	.00					
1444	U.S. BANK (VISA)	990061665030	4336	BEST BUY, MARY POPPINS DVD FOR MOVIE NIGHT, A.WELKER, JUN.'16	06/15/2016	17.99	.00	03-6375 EXPENDITURE- MOVIES IN THE PAR	0	6/16		
Total 99006166503099468703:						17.99	.00					
1444	U.S. BANK (VISA)	990061685030		BEST BUY, CANCELED ORDER, "MARY POPPINS", A.WELKER, JUN.'16	06/15/2016	-17.99	.00	03-6375 EXPENDITURE- MOVIES IN THE				

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								PAR	0	6/16			
		Total 99006168503099480438:					-17.99	.00					
		Total U.S. BANK (VISA):					5,501.07	.00					
U.S. BANK NATIONAL ASSOCIATION													
1814	U.S. BANK NATIONAL ASSOCIATION	0109613389		<u>ACQUISITION OF CITY HALL FACILITY (FINAL CLOSING)</u>	07/11/2016	301,109.34	301,109.34	40-6166 PP&E PURCHASES OPERATIONS	1058	7/16	07/12/2016		
1814	U.S. BANK NATIONAL ASSOCIATION	0109613389		<u>ACQUISITION OF CITY HALL FACILITY (FINAL CLOSING)</u>	07/11/2016	206,022.18	206,022.18	20-6166 PP&E PURCHASES OPERATIONS	1058	7/16	07/12/2016		
1814	U.S. BANK NATIONAL ASSOCIATION	0109613389		<u>ACQUISITION OF CITY HALL FACILITY (FINAL CLOSING)</u>	07/11/2016	206,022.18	206,022.18	21-6166 PP&E PURCHASES - OPERATIONS	1058	7/16	07/12/2016		
1814	U.S. BANK NATIONAL ASSOCIATION	0109613389		<u>ACQUISITION OF CITY HALL FACILITY (FINAL CLOSING)</u>	07/11/2016	79,239.30	79,239.30	25-6166 PP&E PURCHASES - OPERATIONS	1058	7/16	07/12/2016		
		Total 0109613389:					792,393.00	792,393.00					
		Total U.S. BANK NATIONAL ASSOCIATION:					792,393.00	792,393.00					
UNIVAR USA, INC.													
1410	UNIVAR USA, INC.	NA576509	4357	<u>ALUMINUM SULFATE AND CALCIUM HYPOCHLORITE TABS, T.SHAFFER, JUN.'16</u>	06/23/2016	5,175.62	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	6/16			
		Total NA576509:					5,175.62	.00					
		Total UNIVAR USA, INC.:					5,175.62	.00					
USA BLUE BOOK													
265	USA BLUE BOOK	991007	4346	<u>CORNING PYREX CYLINDER, GLASS 6/PK, FOR SAMPLING/TESTING, T.SHAFFER, JUN.'16 - WATER</u>	06/29/2016	173.80	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	6/16			

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Total 991007:						173.80	.00					
Total USA BLUE BOOK:						173.80	.00					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	36317		<u>ESTATEMENT, POSTAGE, AND INSERTS FOR SCHOOL DISTRICT AND TRASH, JUN.'16 - ADMIN</u>	06/30/2016	916.54	.00	<u>01-6190 POSTAGE & BILLING</u>	0	6/16		
857	VALLI INFORMATION SYSTEMS, INC	36317		<u>ESTATEMENT, POSTAGE, AND INSERTS FOR SCHOOL DISTRICT AND TRASH, JUN.'16 - WATER</u>	06/30/2016	1,440.28	.00	<u>20-6190 POSTAGE & BILLING</u>	0	6/16		
857	VALLI INFORMATION SYSTEMS, INC	36317		<u>ESTATEMENT, POSTAGE, AND INSERTS FOR SCHOOL DISTRICT AND TRASH, JUN.'16 - SEWER</u>	06/30/2016	1,440.28	.00	<u>21-6190 POSTAGE & BILLING</u>	0	6/16		
857	VALLI INFORMATION SYSTEMS, INC	36317		<u>ESTATEMENT, POSTAGE, AND INSERTS FOR SCHOOL DISTRICT AND TRASH, JUN.'16 - PI</u>	06/30/2016	567.37	.00	<u>25-6190 POSTAGE & BILLING</u>	0	6/16		
Total 36317:						4,364.47	.00					
857	VALLI INFORMATION SYSTEMS, INC	36318		<u>LOCKBOX TRANSACTIONS AND POSTAGE FOR JUN'16 - ADMIN</u>	06/30/2016	75.82	.00	<u>01-6190 POSTAGE & BILLING</u>	0	6/16		
857	VALLI INFORMATION SYSTEMS, INC	36318		<u>LOCKBOX TRANSACTIONS AND POSTAGE FOR JUN'16 - WATER</u>	06/30/2016	119.15	.00	<u>20-6190 POSTAGE & BILLING</u>	0	6/16		
857	VALLI INFORMATION SYSTEMS, INC	36318		<u>LOCKBOX TRANSACTIONS AND POSTAGE FOR JUN'16 - SEWER</u>	06/30/2016	119.15	.00	<u>21-6190 POSTAGE & BILLING</u>	0	6/16		
857	VALLI INFORMATION SYSTEMS, INC	36318		<u>LOCKBOX TRANSACTIONS AND POSTAGE FOR JUN'16 - P.I</u>	06/30/2016	46.93	.00	<u>25-6190 POSTAGE & BILLING</u>	0	6/16		
Total 36318:						361.05	.00					

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Total VALLI INFORMATION SYSTEMS, INC:						4,725.52	.00					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9767847535		<u>CELL PHONE SERVICE, 5/29/16-6/28/16 - ADMIN</u>	06/28/2016	33.49	.00	01-6255 <u>TELEPHONE</u>	0	6/16		
1575	VERIZON WIRELESS	9767847535		<u>CELL PHONE SERVICE, 5/29/16-6/28/16 - PARKS</u>	06/28/2016	217.09	.00	01-6255 <u>TELEPHONE</u>	1004	6/16		
1575	VERIZON WIRELESS	9767847535		<u>CELL PHONE SERVICE, 5/29/16-6/28/16 - BUILDING INSPECTION</u>	06/28/2016	52.73	.00	01-6255 <u>TELEPHONE</u>	1005	6/16		
1575	VERIZON WIRELESS	9767847535		<u>CELL PHONE SERVICE, 5/29/16-6/28/16 - WATER</u>	06/28/2016	345.14	.00	20-6255 <u>TELEPHONE EXPENSE</u>	0	6/16		
1575	VERIZON WIRELESS	9767847535		<u>CELL PHONE SERVICE, 5/29/16-6/28/16 - SEWER</u>	06/28/2016	328.78	.00	21-6255 <u>TELEPHONE EXPENSE</u>	0	6/16		
1575	VERIZON WIRELESS	9767847535		<u>CELL PHONE SERVICE, 5/29/16-6/28/16 - P.I</u>	06/28/2016	86.53	.00	25-6255 <u>TELEPHONE EXPENSE</u>	0	6/16		
Total 9767847535:						1,063.76	.00					
1575	VERIZON WIRELESS	9767925474		<u>TABLET SERVICE, 6/2/16-7/1/16 - PARKS</u>	06/30/2016	10.92	.00	01-6255 <u>TELEPHONE</u>	1004	6/16		
1575	VERIZON WIRELESS	9767925474		<u>TABLET SERVICE, 6/2/16-7/1/16 - BUILDING INSPECTION</u>	06/30/2016	11.04	.00	01-6255 <u>TELEPHONE</u>	1005	6/16		
1575	VERIZON WIRELESS	9767925474		<u>TABLET SERVICE, 6/2/16-7/1/16 - WATER</u>	06/30/2016	31.22	.00	20-6255 <u>TELEPHONE EXPENSE</u>	0	6/16		
1575	VERIZON WIRELESS	9767925474		<u>TABLET SERVICE, 6/2/16-7/1/16 - SEWER</u>	06/30/2016	58.47	.00	21-6255 <u>TELEPHONE EXPENSE</u>	0	6/16		
1575	VERIZON WIRELESS	9767925474		<u>TABLET SERVICE, 6/2/16-7/1/16 - P.I</u>	06/30/2016	15.31	.00	25-6255 <u>TELEPHONE EXPENSE</u>	0	6/16		

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Total 9767925474:						126.96	.00					
Total VERIZON WIRELESS:						1,190.72	.00					
VICTORY GREENS												
364	VICTORY GREENS	386301	4262	LANDSCAPE ROCK FOR TREATMENT PLANT, B.WITHROW, JUN.'16 - SEWER	06/02/2016	97.90	.00	21-6140 MAINT & REPAIR BUILDING	0	6/16		
Total 386301:						97.90	.00					
Total VICTORY GREENS:						97.90	.00					
WATER DEPOSIT REFUND #10												
1776	WATER DEPOSIT REFUND #10	121675.01		MARCUS OMDAHL, 880 N PASTURE AVE, WATER OVERPAYMENT	07/07/2016	77.40	.00	99-1075 Utility Cash Clearing	0	7/16		
Total 121675.01:						77.40	.00					
1776	WATER DEPOSIT REFUND #10	121925.02		DARRYL GAYLOR, 1873 W HEDGEROW ST, WATER OVERPAYMENT	07/07/2016	75.27	.00	99-1075 Utility Cash Clearing	0	7/16		
Total 121925.02:						75.27	.00					
1776	WATER DEPOSIT REFUND #10	151130.03		KYLE STEVENS, 523 W TERN DR, WATER OVERPAYMENT	07/07/2016	47.46	.00	99-1075 Utility Cash Clearing	0	7/16		
Total 151130.03:						47.46	.00					
1776	WATER DEPOSIT REFUND #10	170900.02		THOMAS DAILEY III, 650 S STIBNITE AVE, WATER OVERPAYMENT	07/05/2016	8.54	.00	99-1075 Utility Cash Clearing	0	7/16		
Total 170900.02:						8.54	.00					

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1776	WATER DEPOSIT REFUND #10	171015.01A		<u>CBH, 734 S CUPRUM AVE, WATER OVERPAYMENT</u>	07/07/2016	57.13	.00	99-1075 Utility Cash Clearing	0	7/16		
Total 171015.01A:						57.13	.00					
1776	WATER DEPOSIT REFUND #10	173295.01		<u>RICH BEAMAN, 453 S ROCKER AVE, WATER OVERPAYMENT</u>	07/07/2016	31.57	.00	99-1075 Utility Cash Clearing	0	7/16		
Total 173295.01:						31.57	.00					
1776	WATER DEPOSIT REFUND #10	181380.00		<u>JOYCE BARTOLINE, 1212 N KOLNES AVE, WATER OVERPAYMENT</u>	07/05/2016	21.94	.00	99-1075 Utility Cash Clearing	0	7/16		
Total 181380.00:						21.94	.00					
1776	WATER DEPOSIT REFUND #10	183590.01		<u>KEVIN R BELNAP, 1282 W CASTRO DR, WATER OVERPAYMENT</u>	07/05/2016	59.79	.00	99-1075 Utility Cash Clearing	0	7/16		
Total 183590.01:						59.79	.00					
1776	WATER DEPOSIT REFUND #10	221225.01		<u>CBH, 1977 E OVERLAND RD, WATER OVERPAYMENT</u>	07/07/2016	67.68	.00	99-1075 Utility Cash Clearing	0	7/16		
Total 221225.01:						67.68	.00					
1776	WATER DEPOSIT REFUND #10	260485.01		<u>ALAN ILLS, 1657 N FIREBRICK DR, WATER OVERPAYMENT</u>	07/05/2016	86.00	.00	99-1075 Utility Cash Clearing	0	7/16		
Total 260485.01:						86.00	.00					
1776	WATER DEPOSIT REFUND #10	264815.03		<u>WALKER SEID, 2108 N FIREBRICK DR, WATER OVERPAYMENT</u>	07/05/2016	8.54	.00	99-1075 Utility Cash Clearing	0	7/16		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 7/1/2016-7/14/2016

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 264815.03:						8.54	.00					
1776	WATER DEPOSIT REFUND #10	266030.01		<u>CBH, 2281 N THISTLE DR, WATER OVERPAYMENT</u>	07/05/2016	117.45	.00	99-1075 Utility Cash Clearing	0	7/16		
Total 266030.01:						117.45	.00					
1776	WATER DEPOSIT REFUND #10	266067.02		<u>KADEN G BARR, 1992 N GLACIER BLUE RD, WATER OVERPAYMENT</u>	07/05/2016	59.45	.00	99-1075 Utility Cash Clearing	0	7/16		
Total 266067.02:						59.45	.00					
1776	WATER DEPOSIT REFUND #10	274205.03		<u>DAVID G WINKLER, 2388 N MOUNTAIN ASH AVE, WATER OVERPAYMENT</u>	07/05/2016	38.93	.00	99-1075 Utility Cash Clearing	0	7/16		
Total 274205.03:						38.93	.00					
1776	WATER DEPOSIT REFUND #10	274515.03		<u>RYAN FLORKE, 2588 N KELSAN AVE, WATER OVERPAYMENT</u>	07/05/2016	81.86	.00	99-1075 Utility Cash Clearing	0	7/16		
Total 274515.03:						81.86	.00					
1776	WATER DEPOSIT REFUND #10	276040.01		<u>CBH, 2356 N CORKTREE WAY, WATER OVERPAYMENT</u>	07/05/2016	43.69	.00	99-1075 Utility Cash Clearing	0	7/16		
Total 276040.01:						43.69	.00					
1776	WATER DEPOSIT REFUND #10	278040.01		<u>CBH, 2980 W PEAR APPLE ST, WATER OVERPAYMENT</u>	07/07/2016	36.04	.00	99-1075 Utility Cash Clearing	0	7/16		
Total 278040.01:						36.04	.00					
1776	WATER DEPOSIT REFUND #10	280090.01		<u>BILTMORE, 1853 N AZURITE DR, WATER OVERPAYMENT</u>	07/07/2016	97.35	.00	99-1075 Utility Cash Clearing	0	7/16		

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 7/1/2016-7/14/2016

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 280090.01:						97.35	.00					
Total WATER DEPOSIT REFUND #10:						1,016.09	.00					
WATER DEPOSIT REFUNDS #11												
1815	WATER DEPOSIT REFUNDS #11	110810.02		<u>NICHOLAS WHITTIER, 552 E FULL MOON ST, WATER OVERPAYMENT</u>	07/07/2016	62.23	.00	99-1075 Utility Cash Clearing	0	7/16		
Total 110810.02:						62.23	.00					
1815	WATER DEPOSIT REFUNDS #11	170130.01		<u>JAMES MOSS, 480 S MIDPINE AVE, WATER OVERPAYMENT</u>	07/07/2016	79.65	.00	99-1075 Utility Cash Clearing	0	7/16		
Total 170130.01:						79.65	.00					
1815	WATER DEPOSIT REFUNDS #11	220355.01		<u>MARK D MOWBRAY, 483 E RED BUD CT, WATER OVERPAYMENT</u>	07/07/2016	51.10	.00	99-1075 Utility Cash Clearing	0	7/16		
Total 220355.01:						51.10	.00					
1815	WATER DEPOSIT REFUNDS #11	50387.01		<u>ANGEL ESTATES, 943 N LINDER RD, WATER OVERPAYMENT</u>	07/07/2016	53.66	.00	99-1075 Utility Cash Clearing	0	7/16		
Total 50387.01:						53.66	.00					
Total WATER DEPOSIT REFUNDS #11:						246.64	.00					
WEX BANK												
1234	WEX BANK	45953231		<u>FUEL, JUN.'16 - PARKS</u>	06/30/2016	184.51	.00	01-6300 FUEL	1004	6/16		
1234	WEX BANK	45953231		<u>FUEL, JUN.'16 - BUILDING INSPECTION</u>	06/30/2016	146.95	.00	01-6300 FUEL	1005	6/16		
1234	WEX BANK	45953231		<u>FUEL, JUN.'16 - WATER</u>	06/30/2016	242.75	.00	20-6300 FUEL	0	6/16		

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 7/1/2016-7/14/2016

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
1234	WEX BANK	45953231		<u>FUEL, JUN.'16 - P.I</u>	06/30/2016	60.68	.00	<u>25-6300_FUEL</u>	0	6/16		
Total 45953231:						634.89	.00					
Total WEX BANK:						634.89	.00					
ZAMZOWS												
66	ZAMZOWS	1023373	4424	<u>SYSTEMIC FOR ROSES, NEEM OIL FOR BUG TREATMENT, N.PURKEY, JUL.'16 - PARKS</u>	07/05/2016	44.47	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	7/16		
Total 1023373:						44.47	.00					
66	ZAMZOWS	1023375	4446	<u>POTTING MIX FOR PLANTERS FOR GREENBELT EXTENSION FOR RANGERS, PARKS, N PURKEY, JULY 16</u>	07/08/2016	21.99	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	7/16		
Total 1023375:						21.99	.00					
Total ZAMZOWS:						66.46	.00					
Grand Totals:						1,173,644.00	818,790.50					

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

Mayor: _____

City Council: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.



City of Kuna
Alcohol Beverage License
763 W. AVALON
P.O. BOX 13
KUNA, ID 83634

Phone: 208-922-5546 Fax: 208-922-5989

***** OFFICE USE ONLY *****

Date 7/5/16 City License No. 247

New Renewal Modification Transfer

LICENSE:

APPROVED _____ DENIED _____

Date Fee Paid and Receipt No.: 7/5/16
paid w/ Cash 7/5/16

ALL FEES ARE NON-REFUNDABLE

LIQUOR-BY-THE-DRINK (Includes On Premise Wine)	\$ 562.50 <u>X</u>	
OFF PREMISE BEER	\$ 50.00	
OFF PREMISE WINE	\$ 200.00 _____	
ON PREMISE BEER	\$ 200.00 _____	
ON PREMISE WINE	\$ 200.00	
CHANGE IN LOCATION OF LICENSE (15% OF THE ANNUAL FEE)	102.50	
		TOTAL \$ <u>762.50</u>

All applications include: Copy of the IDAHO STATE LICENSE and ADA COUNTY LICENSE ✓

New applications also include: Copy of ABC stamped approved Foot Print

All Licenses will expire annually on May 1 at 2:00 a.m.

BUSINESS NAME: KBL Ventures LLC, Cowgirl, IDBA PHONE: 208 991 7879

BUSINESS LOCATION: 353 Avenue East Kuna ID 83634
(City, State, Zip Code)

BUSINESS MAILING ADDRESS: 643 W. Calderwood St Meridian ID 83642
(City, State, Zip Code)

APPLICANT NAME: Danielle Shun PHONE: 208 695 1223

RESIDENCE ADDRESS 643 W. Calderwood St Meridian ID 83642
(City, State, Zip Code)

IF APPLICANT IS A PARTNERSHIP OR CORPORATION, LIST NAMES AND ADDRESSES OF PARTNERS OR OFFICERS

NAME Samuel Kirsch III ADDRESS 643 W. Calderwood St Meridian ID 83642

NAME Jacob Low ADDRESS 21377 Boise River Rd Caldwell ID 83607

NAME _____ ADDRESS _____

Danielle Shun 7/5/16

Applicant Signature Date

APPLICANT: Please be advised that bars, nightclubs, lounges, taverns and other permanent locations where alcoholic beverages are sold, not including restaurants where the principle business is serving food, are required to procure a Special Use Permit along with an application for a liquor license permit, provided the zone in which the use is located affords the sale of alcohol. The Special Use Application may be acquired from the City's Planning Department. If there is any doubt or uncertainty whether the principle business is food, that determination will be made by the Planning Department.

State of Idaho

Idaho State Police

Cycle Tracking Number: 87563
ISLD ID: 7861

License Year: 2017
License Number: 4777

Premise Number: 1A-834
Incorporated City

Retail Alcohol Beverage License

This is to certify, that K & L Ventures LLC
doing business as: Cowgirls

is licensed to sell alcoholic beverages as stated below at:
353 Avenue E, Kuna, Ada County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.
County and city licenses are also required in order to operate.



Signature of Licensee, Corporate Officer, LLC Member or Partner

Liquor	Yes	<u>\$200.00</u>
Beer	Yes	<u>\$20.00</u>
On-premise consumption	Yes	<u>\$0.00</u>
Kegs to go	No	
Restaurant	No	
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Growlers	No	

K & L VENTURES LLC
COWGIRLS
643 W CALDERWOOD ST

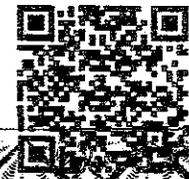
MERIDIAN, ID 83642
Mailing Address

TOTAL FEE: \$220.00

License Valid: 06/27/2016 - 04/30/2017
Expires: 04/30/2017



Director of Idaho State Police



ALL INFORMATION ON THIS LICENSE IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED

2016-2017

RETAIL ALCOHOL BEVERAGE LICENSE

2017804

ADA COUNTY, IDAHO

STATE OF IDAHO

This is to certify, that K & L Ventures

dba: Cowgirls

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at: 353 Ave. E, Kuna, ID 83634



License valid from July 5, 2016 to April 30, 2017

Beer	DRAFT, bottled or canned, ON or OFF premises consumption	\$5.00
Liquor	Kuna City	\$0.00

Danielle Shull
Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 5th day of July, 2016

Christopher D. Rich
Christopher D. Rich, Clerk

Jim Tison
Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)

Cassia Company
Accounting and Investment Management

PO Box 191007*Boise, ID 83719
(208) 859-5093

June 23, 2016

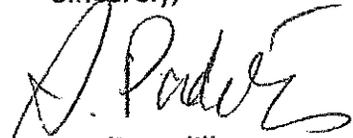
Re: Alcohol Sales and service at 353 N Avenue E in Kuna, Idaho

To Whom It May Concern,

This letter is to confirm that K & L Ventures, LLC. dba Cowgirls Saloon, leases the premises listed above from Enrique F Contreras and/or Ana M Paz. Per Section D of the fundamental Provision of the Lease, the tenant's permitted use of the space is for the retail sales and service of beverage and/or food including alcohol and bar activities.

Please contact us if any further information is required at (208) 859-5093.

Sincerely,



Saydie Padilla
Property Manager

Cc: Enrique Contreras and Ana Paz



City of Kuna

City Council Memo

P.O. Box 13
Kuna, ID 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.Id.gov

To: Kuna City Council

Case Number: 16-05-FP; Journey's End Subdivision No. 1

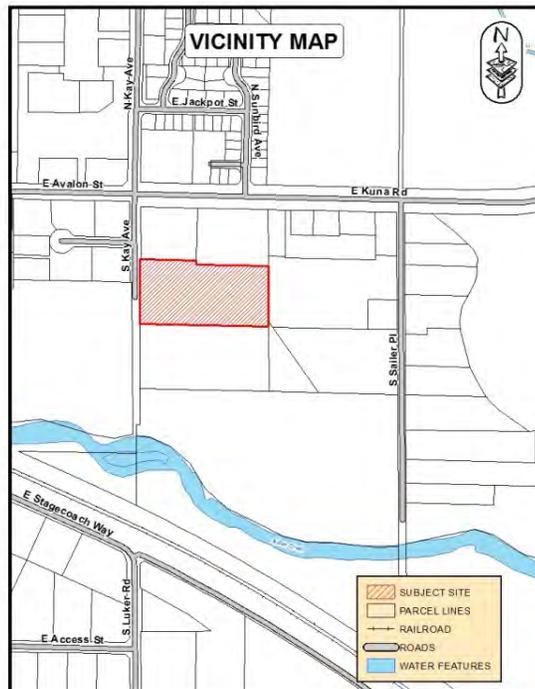
Location: 987 E. Kuna Road
Kuna, Idaho 83634

Planner: Trevor Kesner, Planner II

Meeting Date: July 19, 2016

**Applicant/
Representative:** Steve Arnold
A Team Land Consultants
1785 Whisper Cove Ave.
Boise, ID, 83709
208.321.0977
steve@ateamboise.com

Owner: Black Creek, LLP
PO Box 690
Meridian, ID 83680



A. General Project Facts, Staff Analysis:

1. The applicant is requesting Final Plat approval for the first phase of *Journey's End Subdivision*. The final plat for Journey's End Subdivision No. 1 proposes nine (9) residential building lots and two (2) common lots for the future construction of 36 multi-family units.
2. In accordance with KCC Title 6 Subdivision Regulations, this application seeks final plat approval for the Journey's End Subdivision No. 1. The proposed final plat is in substantial conformance with the approved preliminary plat.

B. Applicable Standards:

1. Kuna City Code Title 6 Subdivision Regulations.
2. City of Kuna Comprehensive Plan and Future Land Use Map.
3. Idaho Code, Title 50, Chapter 13, Plats and Vacations.

C. Staff Analysis:

1. Staff has determined that the proposed final plat for the Journey's End Subdivision No. 1 is in substantial conformance with the approved preliminary plat. Applicant shall secure all signatures on the final plat check-off list prior to requesting City engineer's signature on the final plat Mylar.
2. According to the Kuna City Engineer, there appear to be no additional changes required on the submitted final plat. The final plat notes are in compliance with City of Kuna standards.



**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)	16-05-FP
Project name	Journey's End Final Plat #1
Date Received	4-15-16
Date Accepted/Complete	4-4-16
Cross Reference Files	16-03-DR / 15-02-S
Commission Hearing Date	N/A
City Council Hearing Date	07/19/2016

Contact/Applicant Information

Owners of Record: <u>Black Creek LLP</u>	Phone Number: <u>871-2070</u>
Address: <u>PO Box 690</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>Meridian ID, 83680</u>	Fax #: <u>401-0977</u>
Applicant (Developer): <u>A Team Land Conslts</u>	Phone Number: <u>321-0525</u>
Address: <u>1785 Whisper Cove Ave</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>Boise, ID. 83709</u>	Fax #: <u>401-0977</u>
Engineer/Representative: <u>A Team Land Conslts</u>	Phone Number: <u>321-0525</u>
Address: <u>1785 Whisper Cove Ave</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>Boise ID. 83709</u>	Fax #: <u>401-0977</u>

Subject Property Information

Site Address: <u>987 E. Kuna Road, Kuna ID. 83634</u>
Site Location (Cross Streets): <u>Kay Avenue and Sailer Place</u>
Parcel Number (s): <u>R0615252032, R0615252200</u>
Section, Township, Range: <u>Section 25, T.2N, R.1W, B.M.</u>
Property size : <u>2.32</u>
Current land use: <u>Agriculture</u> Proposed land use: <u>Multifamily</u>
Current zoning district: <u>C-1</u> Proposed zoning district: <u>C-1</u>



Project Description

Project / subdivision name: Journey's End Subdivision

General description of proposed project / request: This phase is 9 four plex lots, and 2 common lots.

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): Street buffers and common area.

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: Outbuildings to be removed

Any existing buildings to remain? Yes No

Number of residential units: 36 Multifamily Number of building lots: 9

Number of common and/or other lots: 2

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): 4,344 s.f.

Gross density (DU/acre-total property): 15/acre Net density (DU/acre-excluding roads): 16/acre

Percentage of open space provided: 50% Acreage of open space: 1.15-acres

Type of open space provided (i.e. landscaping, public, common, etc.): Street & residential buffers

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: 4-23-16



April 25, 2016

Mr. Troy Behunin, Senior Planner
City of Kuna
763 W. Avalon
Kuna, Idaho 83634

Dear Troy:

Subject: Journey's End Subdivision No. 1

On behalf of Black Creek LLP, A Team Land Consultants presents to the City of Kuna a Final Plat application for Journey's End Subdivision No. 1. The subject property is located at the 987 E. Kuna Road, between Kay Avenue and Sailer Place. The property contains approximately 2.32 total acres.

The City Council approved the preliminary plat on January 5, 2016, with 25 multifamily lots, 87 single family lots and 20 townhouse lots. This phase of the final plat substantially complies with the preliminary plat, is in conformance with all provisions of the UDC, and complies with all architectural, engineering, and surveying standards.

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

Sincerely,
A Team Land Consultants

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

Steve Arnold
Project & Real Estate Manager

Cc: Tom Nicholson
Scott Nicholson
Linda Boots

A yellow circular stamp with the word 'Exhibit' at the top and 'A-2b' in the center, both in black text.

WARRANTY DEED

THOMAS T. NICHOLSON and DIANA R. NICHOLSON, husband and wife, Grantors, hereby convey, grant and warrant to BLACKS CREEK LIMITED PARTNERSHIP, Grantee, whose address is P.O. Box 690, Meridian, ID 83680, for the issuance of additional units in the Grantee partnership, and other good and valuable consideration, the following described real property, to-wit:

IN Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho.

Section 25: SW 1.40 ac. In Lot 5 in NW4NE4, NW4NW4NE4, Lot 6 in NW4NE4, SW4NE4 North of Indian Creek SW4NE4 North of railroad and South of Indian Creek, NW4NW4NE4 (all in Avalon Orchard Tracts), S2S2NW4NE4

Section 25: 4.66 acres Northeast of railroad right-of-way in SE4NW4

Approximately 67.06 acres + or -.

Subject to taxes and assessments for the year 1996 and all subsequent years, together with all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the property herein described.

The Grantors covenant to the Grantee that they are the owners in fee simple of said premises; that the premises are free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that they will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 27th day of December, 1995.

Thomas T. Nicholson (signature)

Diana R. Nicholson (signature)

State of Idaho)
) ss
County of Ada)

95094748
Tom Nicholson
ADA CO. RECORDER
J. DAVID NAVARRO
BOISE ID

On this 27th day of December, 1995, before me, Linda Boots, a Notary Public, personally appeared THOMAS T. NICHOLSON and DIANA R. NICHOLSON, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledge to me that they executed the same.

Linda Boots (signature)
Notary Public for Idaho
Commission Expires 5/31/01
FEE
RECORDED AT THE REQUEST OF
Residing in Meridian, ID



Exhibit
A-2c
I.

Project No. 15-215

April 21, 2016

**DESCRIPTION FOR
JOURNEY'S END SUBDIVISION**

A re-subdivision of a portion of Lot 4 of Avalon Orchard Tracts as filed in Book 4 of Plats at Page 189, records of Ada County, Idaho, located in the NW 1/4 of the NE 1/4 of Section 25, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the N1/4 corner of said Section 25 from which the NE corner of said Section 25 bears South 88°39'09" East, 2667.49 feet:

thence along the North-South centerline of said Section 25 South 00°23'58" East, 332.27 feet;

thence leaving said North-South centerline South 88°41'31" East, 20.01 feet to the NW corner of said Lot 4, said point being the **REAL POINT OF BEGINNING**;

thence along the North boundary line of said Lot 4 South 88°41'31" East, 283.97 feet;

thence leaving said North boundary line South 01°19'52" West, 21.41 feet;

thence South 88°41'31" East, 205.44 feet;

thence South 01°18'29" West, 88.50 feet;

thence South 08°15'41" East, 61.86 feet;

thence South 01°18'29" West, 83.00 feet;

thence North 88°41'31" West, 337.00 feet;

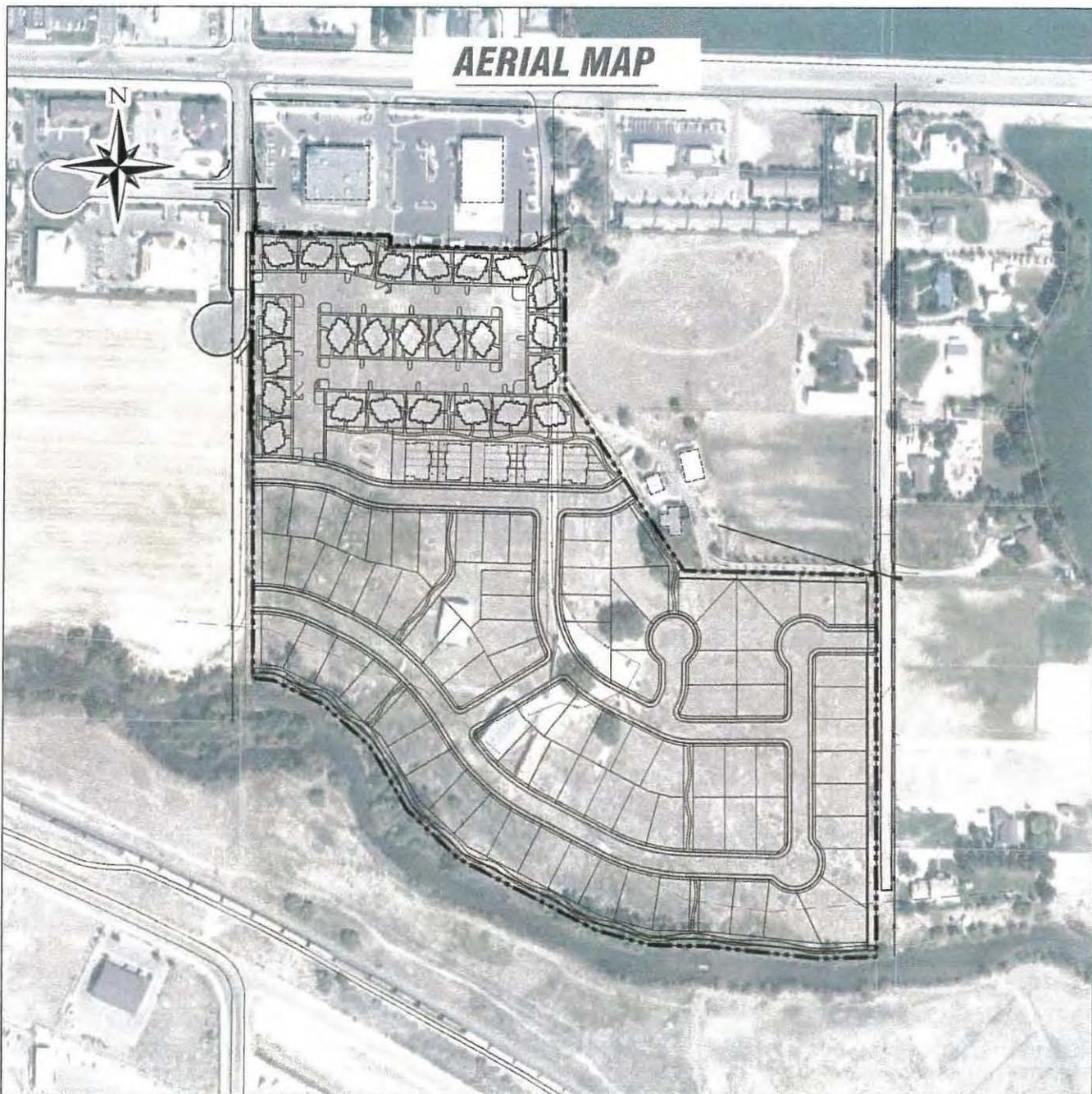
thence North 01°18'29" East, 83.00 feet;

thence North 51°24'13" West, 76.67 feet;

thence North 88°41'31" West, 97.98 feet to a point on the East right-of-way line of S. Kay Avenue;

thence along said East right-of-way line North 00°23'58" West, 124.51 feet to the **REAL POINT OF BEGINNING**. Containing 2.32 acres, more or less.





OWNER / DEVELOPER

**BLACK CREEK LLC
P.O. BOX 690
MERIDIAN, ID 83680**

PLANNER / CONTACT

**STEVE ARNOLD
A-TEAM LAND CONSULTANTS
1785 WHISPER COVE AVE.
BOISE, ID 83709 PH. 208-871-7020**

JOURNEY'S END SUBDIVISION

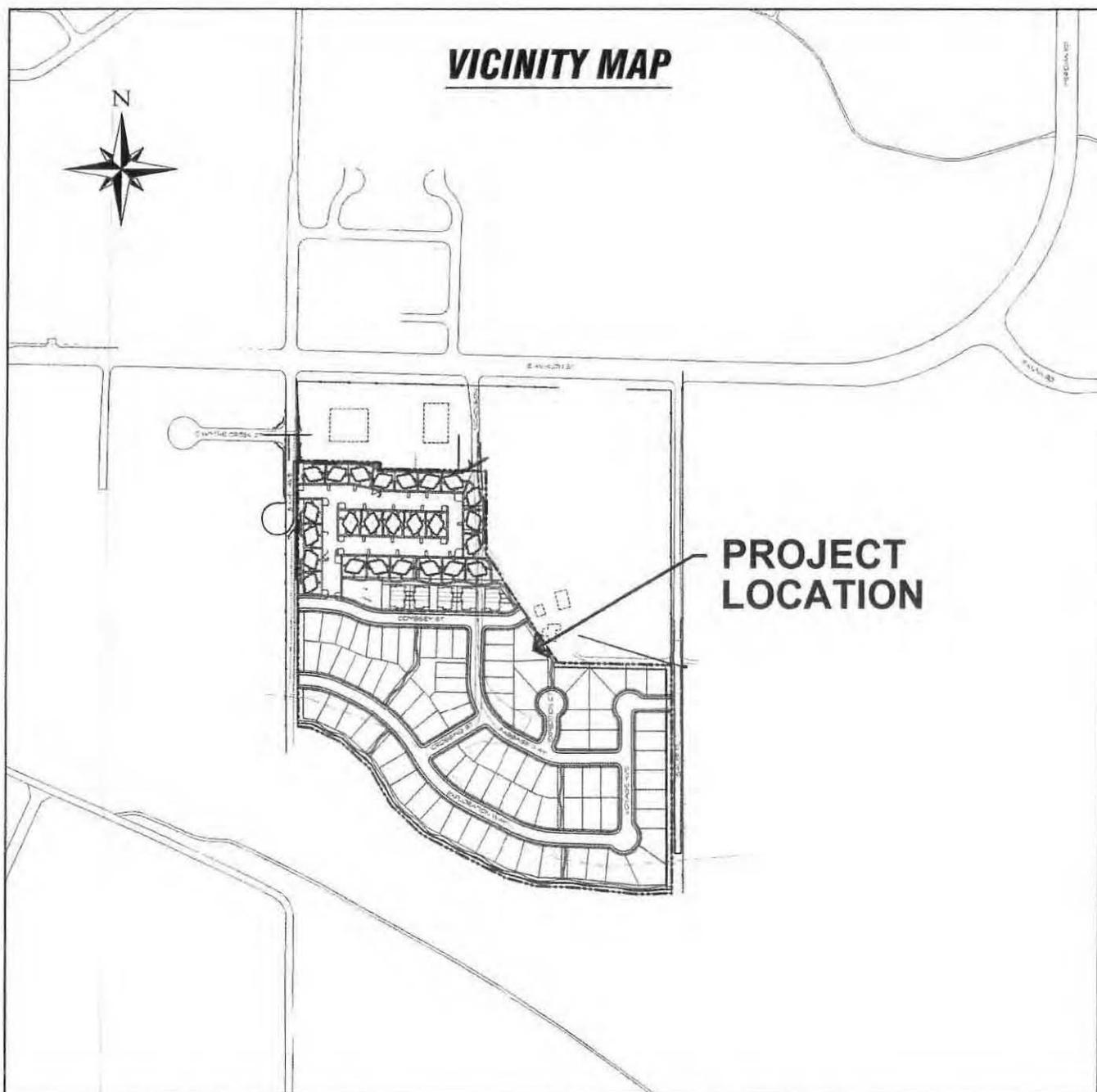
**SECTION 25, T.2N., R.1W., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO**

1" = 400'



Exhibit

A-2e



PROJECT LOCATION

OWNER / DEVELOPER

**BLACK CREEK LLC
P.O. BOX 690
MERIDIAN, ID 83680**

PLANNER / CONTACT

**STEVE ARNOLD
A-TEAM LAND CONSULTANTS
1785 WHISPER COVE AVE.
BOISE, ID 83709 PH. 208-871-7020**

JOURNEY'S END SUBDIVISION

**SECTION 25, T.2N., R.1W., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO**

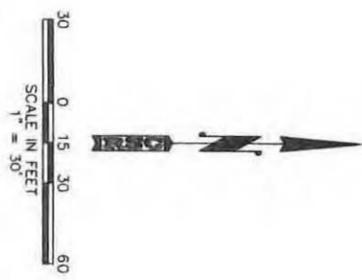
1" = 500'





- SITE CHARACTERISTICS:**
- ZONING: C-1 & R-6 (AS NOTED)
 - AREAS: PHASE 1 ONLY
 - BUILDINGS: 19
 - DRIVEWAYS & PARKING: 19
 - LANDSCAPING: 19
 - OTHER LANDSCAPING: 19
 - LOT AREA: 282,515 SF (6.481 ACRES)
 - IMPROVEMENTS: 80,702 SF (1.844 ACRES)
 - CONCRETE: 13,318 SF (0.305 ACRES)
 - ASPHALT: 13,318 SF (0.305 ACRES)
 - OTHER LANDSCAPING: 130,782 SF (3.002 ACRES)
 - LOT AREA: 282,515 SF (6.481 ACRES)
 - IMPROVEMENTS: 80,702 SF (1.844 ACRES)
 - CONCRETE: 13,318 SF (0.305 ACRES)
 - ASPHALT: 13,318 SF (0.305 ACRES)
 - OTHER LANDSCAPING: 130,782 SF (3.002 ACRES)
- BUILDINGS:**
- (24) 4-PLACES APARTMENT DWELLING UNITS
- PARKING SPACES:**
- REQUIRED: 19 (7 MIN) TO BE HANDICAP
 - 48 - BICYCLE PARKING (4-PLACES)
 - REMOVED: 224 - STALLS (APARTMENTS) (7 HANDICAP)
 - 70 - BICYCLE PARKING (4-PLACES)

C-1 ZONING
R-6 ZONING

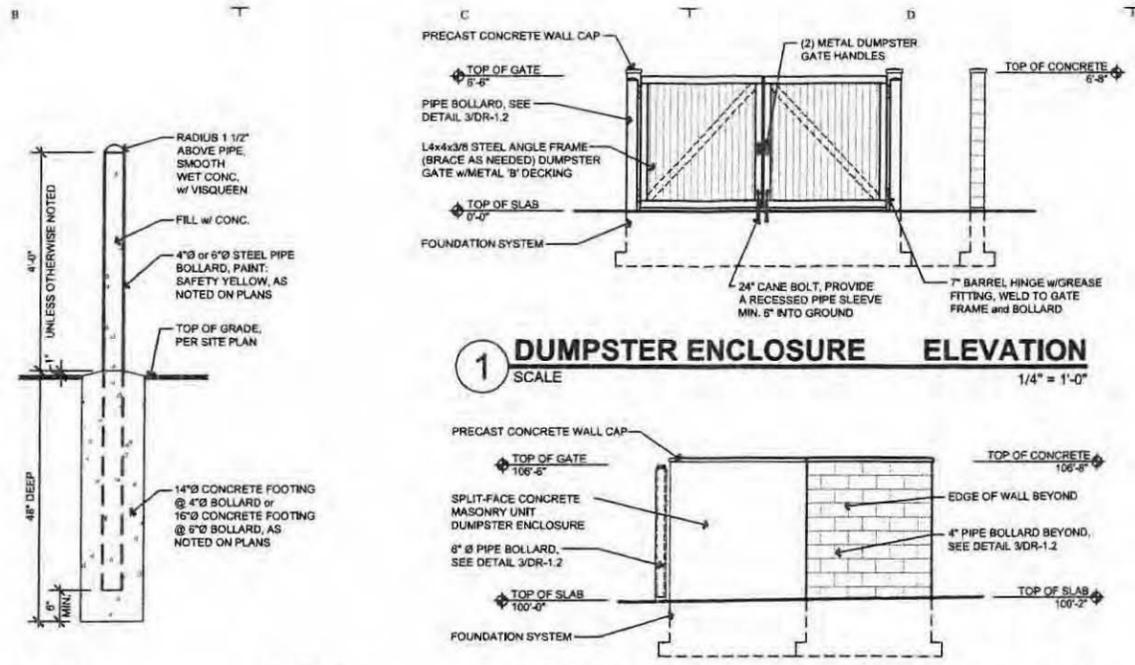


AGENCY REVIEW NOT APPROVED FOR CONSTRUCTION

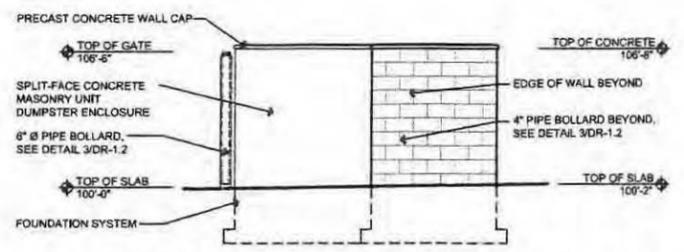
811
CALL BEFORE YOU DIG
CALL ROCK SOLID CIVIL INC.
PRIOR TO COMMENCING
UNDERGROUND WORK
208-342-3277

Project Name JOURNEY'S END (EAST) KUNA	Sheet Name DESIGN REVIEW SITE PLAN	REUSE OF DRAWINGS THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ROCK SOLID CIVIL LLC AND IS NOT TO BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL LLC.	ROCK SOLID CIVIL Civil Engineering and Land Development Consulting 270 North 27th Street, Boise, ID 83702 Office Phone: 208.342.3277 www.rocksolidcivil.com	Revisions							
				<table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> </tbody> </table>	Date	Description	1		2		3
Date	Description										
1											
2											
3											
4											
Project No. RSC-1607	Drawn By DKK	Date April 15, 2016	Sheet No. 1	of 1	SITE						

Exhibit
A-29

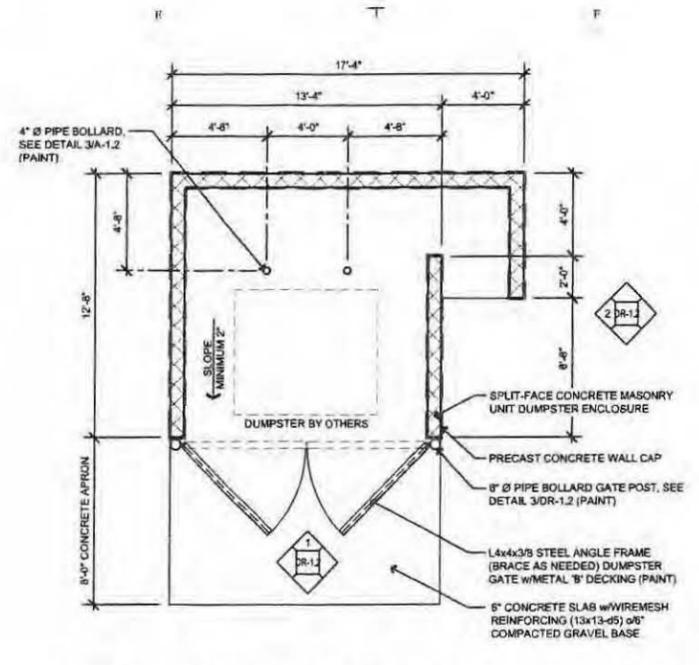
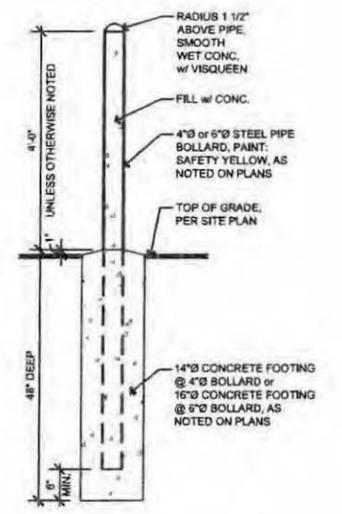


1 DUMPSTER ENCLOSURE ELEVATION
SCALE 1/4" = 1'-0"

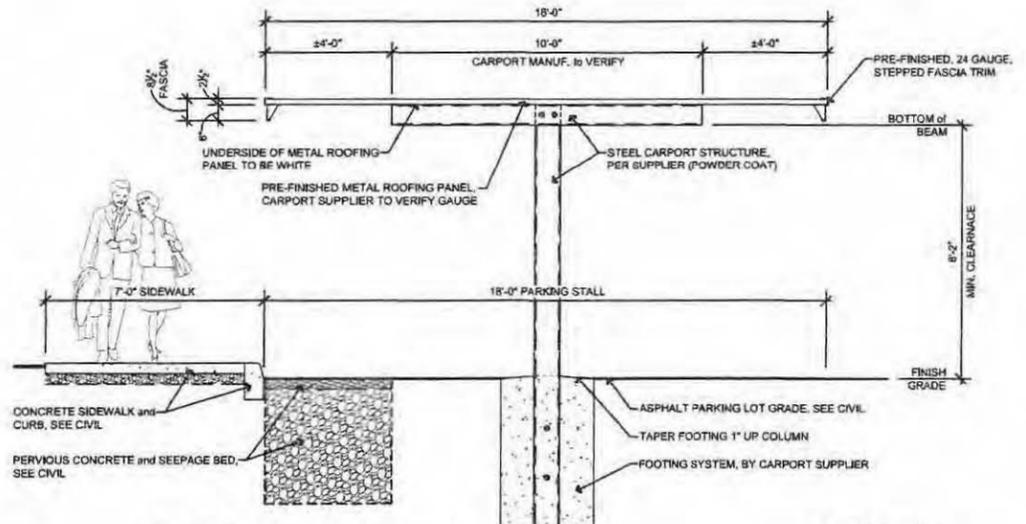


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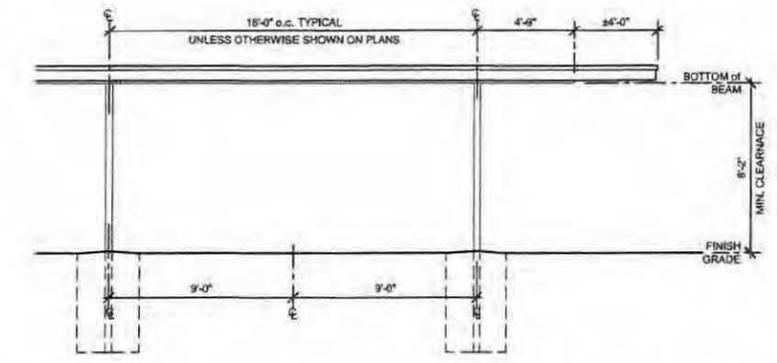
3 BOLLARD DETAIL
SCALE N.T.S.



A DUMPSTER ENCLOSURE PLAN
SCALE 1/4" = 1'-0"



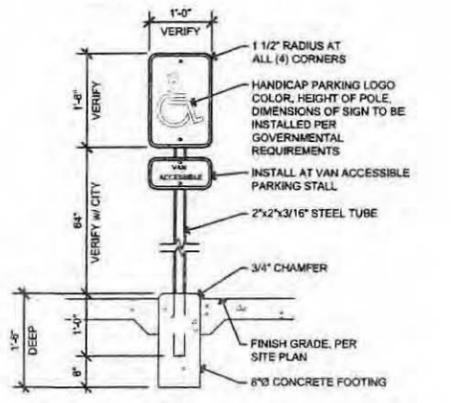
4 CARPORT SECTION
SCALE 3/8" = 1'-0"



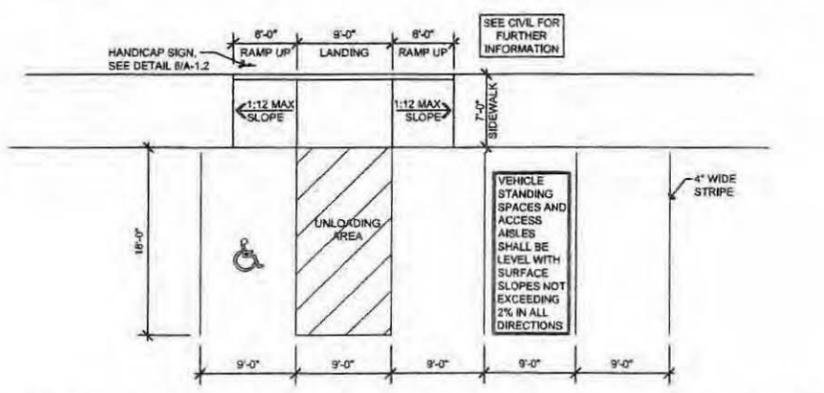
B CARPORT ELEVATION
SCALE 1/4" = 1'-0"

GENERAL NOTES:

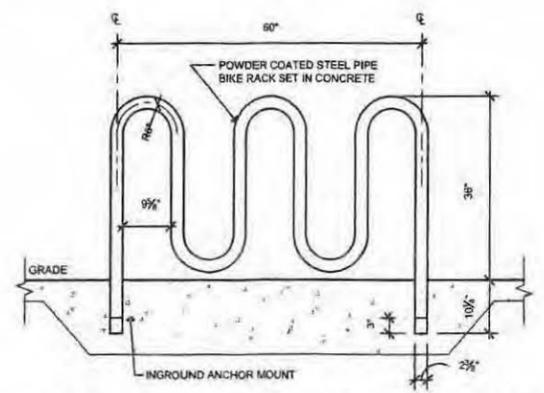
1. SIGNS SHOULD BE PROPERLY CENTERED AT FRONT OF PARKING SPACE.
2. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 6' FROM THE FRONT OF EACH PARKING SPACE WITH A MINIMUM 3'-0" CLEAR.



6 HANDICAP SIGN DETAIL
SCALE N.T.S.



C PARKING STALL PLAN
SCALE 1/8" = 1'-0"



5 BIKE RACK DETAIL
SCALE 3/4" = 1'-0"

REVISIONS	
DESCRIPTION	DATE

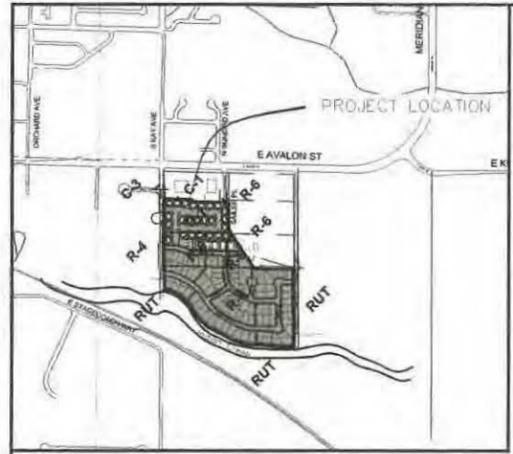
OWNER
JOURNEY'S END SUBDIVISION
FOURPLEX
KUNA
ADA COUNTY, IDAHO

COPYRIGHT 2016

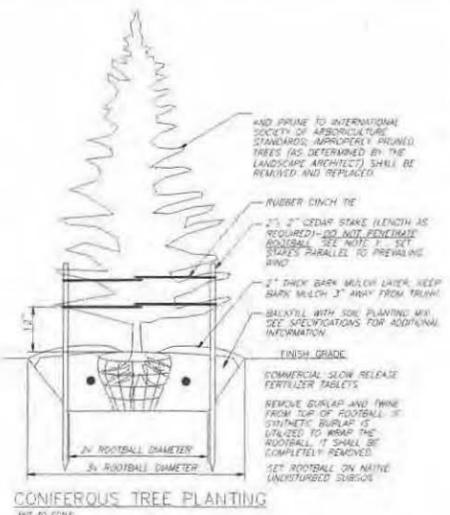
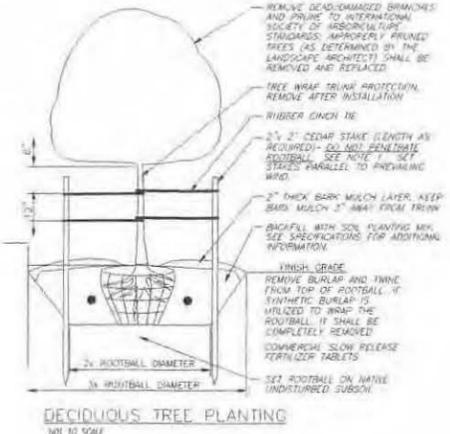
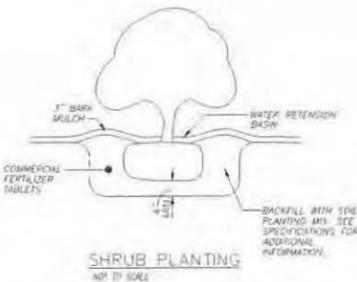
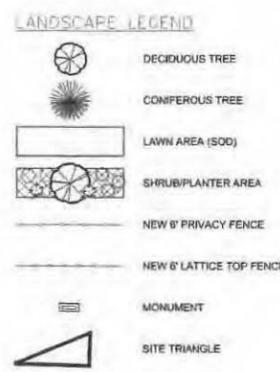
Glancey • Rockwell & Associates
Architecture • Planning
595 S Americana Boulevard Boise, Idaho 83702
(208) 345-0566 (208) 345-1718 Fax (208) 387-0889
office@grboise.com

SHEET DATA
DRAWN BY: SB
CHECKED BY: PR
SCALE:
DATE: 04/15/2016
PROJECT # 16016

SHEET NUMBER
DR-1.2

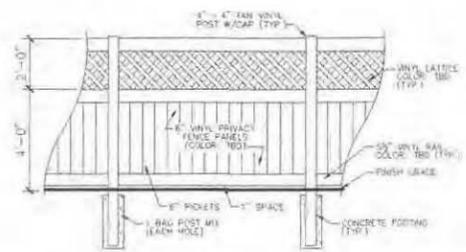


VICINITY MAP
SCALE: NO SCALE

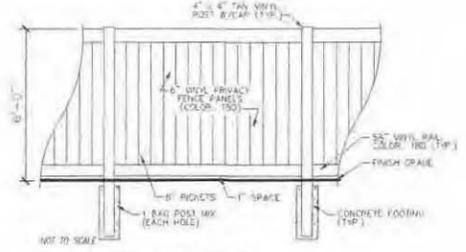


LANDSCAPE & IRRIGATION NOTES:

- Contractor shall report to landscape architect all conditions which impact or prevent the proper installation of this work, prior to beginning work.
- Coordinate work schedule and installation with landscape architect prior to construction start-up.
- New conifer and deciduous trees planted shall be protected with tree guards and stakes. Contractor shall stake all trees deemed necessary. (See notes from landscape architect regarding tree guards and stakes.)
- New shrub planting shall be protected with tree guards and stakes. Contractor shall stake all shrubs deemed necessary.
- All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition.
- All planting beds shall be covered with a minimum of 3" of small (1" minus) bark chips. Submit for approval. All plant material shall be guaranteed for a period of one year beginning of the date of acceptance by Owner. Replace all plant material found dead or not in a healthy condition immediately with the same size and species of as used for the Owner.
- Finish grades to be smooth and even gradually with positive drainage or accordance with site grading plan.
- In all planter bed and lawn areas, the top 8" inches of topsoil will be amended at a ratio of 3 cubic yards of organic matter per 1000 square feet. Note: All organic matter a minimum of 6" inches thick topsoil.
- Fertilize all trees and shrubs with AgriLawn planting tablets. Quantity per manufacturer's recommendations.
- All planting beds shall have a minimum of 18" of topsoil. Lawn areas shall have a minimum of 12" topsoil. Spread, compact and fine grade topsoil to a smooth and uniform grade 3" below surface of work and surface of planting bed areas, 1 1/2" of seed lawn areas, and 1" of seed lawn areas.
- Reuse existing surface topsoil stockpiled on the site. Verify suitability of surface soil to produce topsoil meeting requirements and amend when necessary. Topsoil shall be a loose, friable, sandy loam, clean and free of toxic materials, various weeds, weed seeds, rocks, gravel or other foreign material and a pH of 5.5 to 7.8. If on-site topsoil does not meet these minimum standards, contractors are responsible to either: a) provide approved imported topsoil, or b) improve on-site topsoil with methods approved by landscape architect. Supplement with imported topsoil when quantities are insufficient. Clean topsoil of roots, rocks, weeds, stones, clay lumps and other extraneous materials harmful to plant growth. If imported topsoil from off-site sources is required, provide new topsoil that is friable, loose, natural color, surface soil, reasonably free of stones, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 2 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
- Obtain topsoil from local sources or from areas having similar soil characteristics to that found at project site. Obtain topsoil only from naturally well-drained sites where topsoil occurs to a depth of not less than 6 inches.
- Representative samples shall be tested for acidity, fertility and general texture by a recognized commercial or government agency and copies of the testing agency's findings and recommendations shall be furnished to the Architect's representative by the contractor. No topsoil shall be delivered in a frozen or muddy condition. At city quality range = Ph. 5.5 to 7.8.
- Immediately clean up any topsoil or other debris on the site created from landscape operations and dispose of properly off site.
- All landscaped areas shall have an automatic underground sprinkler system which insures complete coverage and properly zoned for required water uses. Each hydrozone is to be irrigated with separate individual stations.
- Planter beds and lawn areas are to have separate hydro-zones.
- Pop-up sprinkler heads shall have a minimum rise height of 8 inches at lawn areas and 18" at planter beds. Planter beds are to have drip irrigation systems or pop-up spray systems. Annual, perennial ground covers or shrub plantings shall have a pop-up spray system.
- Electronic water distribution timing controllers are to be provided. Minimum controller requirements are to include:
 - Provide individual station timing
 - Run time capabilities for extremes in precipitation rates
 - At least one program for each hydrozone
 - Self-test multiple cycles to detect water shut-off
 - Flow meter backup (in of program) individual washed watering stations will be designed and installed to provide water to respective hydro-zones.



6\"/>



6\"/>

TREE PLANTING NOTES:

- The spacing of trees is to be the contractor's option, however the contractor is responsible to insure that all trees are planted straight and that they remain straight for a minimum of 1 year. All staking shall be removed at the end of the one year staking period.
- Removal of staking and trees from top of rootball may be performed for 90 days at contractor's option.
- In the event of a question or lack of clarity on the drawings, the contractor is to notify the landscape architect before proceeding.
- Landscape architect is to notify the contractor and owner prior to installation of plant material.
- Wrap trunks (over 1 1/2\"/>



TREES (GRADE #1)				SHRUBS			
KEY COMMON/BOTANICAL NAME	PLANTING SIZE	CLASS		KEY COMMON/BOTANICAL NAME	PLANTING SIZE		
AA COLUMBIAN NORWAY MAPLE <i>Acer glaberrimum</i> (Common)	2\"/>						

PLANNER / CONTACT
STEVE ARNOLD
A-TEAM LAND CONSULTANTS
1705 WHISPER COVE AVE.
BOISE, ID 83709
208-877-7828

LANDSCAPE DESIGNER
POWER ENTERPRISES
16731 FRANKLIN BLVD
MANPA, ID 83687

OWNER / DEVELOPER
BLACK CREEK LLC
P.O. BOX 890
MERIDIAN, ID 83680

LANDSCAPE PLAN
JOURNEY'S END SUBDIVISION

SECTION 25, T.2N., R.1W., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO

A TEAM
Land Development & Real Estate Services

SHEET 1 OF 1
DRAWN BY: GIS
DATE: 4/18/2016
FILE: JOURNEY'S END.DWG



City of Kuna

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

Findings of Fact and Conclusions of Law

To: Kuna City Council

Case Number(s): 15-02-S (Subdivision): *Journey's End Subdivision*

Location: East of Kay Avenue and west of Sailer Place, approximately 400-feet south of State Highway 69 (E. Kuna Road/E. Avalon St.) Kuna, Idaho 83634

Planner: Trevor Kesner, Planner II

Hearing Date: January 19, 2015

Applicant: Blacks Creek, LLP
PO Box 690
Meridian, Idaho 83680
208.514.4909
lbootstfi@gmail.com

Representative: A Team Land Consultants, Steve Arnold
1785 Whisper Cove Avenue
Boise, Idaho 83709
208.321.0525
steve@ateamboise.com

Table of Contents:

- A. Course Proceedings
- B. Applicant Request
- C. Vicinity and Aerial Maps; Site History
- D. General Project Facts
- E. Staff Analysis
- F. Applicable Standards
- G. Comprehensive Plan Analysis
- H. Findings of Fact
- I. Conclusions of Law
- J. Decision of the Council

A. Course Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states subdivisions are designated as public hearings, with the City Council as the decision-making body for subdivisions. This land use was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).



a. Notifications

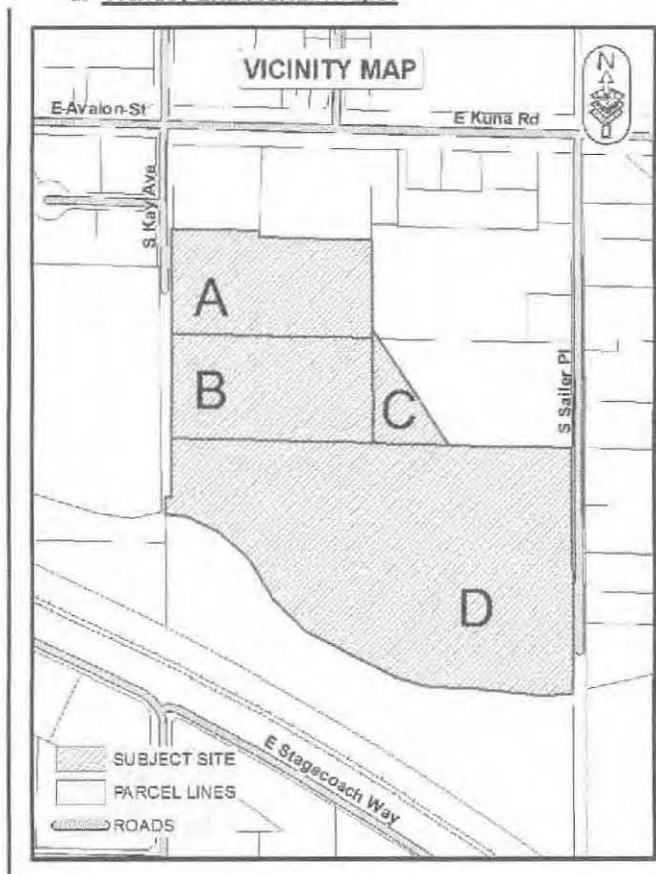
- | | |
|---------------------------|-------------------|
| i. Neighborhood Meeting | March 9, 2015 |
| ii. Agencies | November 30, 2015 |
| iii. 300' Property Owners | December 1, 2016 |
| iv. Kuna, Melba Newspaper | November 30, 2015 |
| v. Site Posted | December 2, 2015 |

B. Applicant Request:

1. Request:

Applicant requests approval of a Preliminary Plat to create a 145 lot residential subdivision (Journey's End). The applicant proposes to develop 87 single family lots, 20 townhome lots, 25 multi-family (four-plex) lots and 13 common lots. The common areas will make up approximately 26% of the entire site, or 7.54 acres. One common lot will be developed as an extension of the Kuna Greenbelt pathway along Indian Creek. An HOA will be established for the care and maintenance of the common areas. The applicant has received Special Use Permit approval to construct townhomes and multi-family dwellings within portions of an R-6 (Medium Density Residential) zone from the Planning and Zoning Commission. The applicant proposes seven (7) phases of development which will be driven by the consumer market.

C. Vicinity and Aerial Maps:



History: The subject parcels are already annexed into Kuna City limits. The subject site has historically been farmed.

This case was heard by the Planning and Zoning Commission on November 10th, 2015 where the Commission forwarded a recommendation of approval for 15-02-S to the City Council. Notices about the hearing were mailed via USPS to property owners within 300 feet of the property on December 2, 2015. The hearing was published in the Kuna Melba News on December 2, 2015. The site posting has been modified provide notification about this hearing.

D. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies this site as Mixed-Use City Center. Staff views this land use request to be consistent with the approved FLU map.

2. **Surrounding Land Uses:**

North	C-1/R-6	Neighborhood Business District/Medium-Low Density Residential - Kuna City
South	RUT	Rural-Urban Transition-Ada County
East	R-4	Low Density Residential – Kuna City
West	RR and R-1	Rural-Urban Transition – Ada County AND Low Density Residential – Kuna City

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

- Approximately 28.79 total acres
- C-1 (Existing) – 4.72 Acres AND R-6 (Existing) – 24.07 Acres
- Parcel #'s showing (see vicinity map on page 2 of 8): A) R0615252032; B) R0615252200; C) R0615251800; D) R0615252800.

4. **Services:**

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

5. **Existing Structures, Vegetation and Natural Features:** Currently the land is fallow with two agricultural related structures situated on the site. It is anticipated that the current use will continue until construction begins on the development. This site’s topography is generally flat.

6. **Water Rights:** Any existing water rights will stay with the land and are non-transferrable; except to the City of Kuna, which shall be annexed into the city’s pressure irrigation system.

7. **Transportation / Connectivity:** The applicant proposes three vehicular access points; one (1) access on south Sailer Place and two access points (2) on south Kay Avenue. The traffic impact analysis submitted to ACHD by the applicant and stamped by Gary Funkhouser, P.E. states: “Journey’s End is projected to generate a gross average daily traffic (ADT) of approximately 1600

vehicles per day (vpd) ...PM peak hour traffic of 158 vpd and the AM peak hour of 124 vpd. Approximately 61% of the daily traffic will use Kay Avenue for access and 39% of the daily traffic will use Sailer Street for access". The pedestrian pathways which traverse through the subdivision will connect to internal sidewalks and the Indian Creek pathway (greenbelt).

8. **Environmental Issues:** Staff is not aware of any environmental issues or health conflicts. The *Indian Creek Canal* borders the southerly boundary of the development. According to the Idaho Department of Water Resources mapping system and the submitted preliminary plat, it appears that portions of the most southerly parcel are situated within the 100 year flood plain.
9. **Agency Responses:** The following agencies returned comments and are included as exhibits with this case file:
 - (Exhibit B-1) Kuna City Engineer (Gordon Law, P.E.);
 - (Exhibit B-2) Boise Project Board of Control;
 - (Exhibit B-3) Idaho Department of Environmental Quality (DEQ)
 - (Exhibit B-4) Idaho Transportation Department (ITD);
 - (Exhibit B-5) Ada County Highway District (ACHD);
 - (Exhibit B-6) Central District Health Department
 - (Exhibit B-10) Community Planning Association of Southwest Idaho (COMPASS)

E. Staff Analysis:

The subject site is located approximately 400 feet south of E. Avalon Street/E. Kuna Rd/SH69, between S. Kay Avenue and S. Sailer Place. The 28.79 acre site is currently annexed into the City with 24.07 acres designated as an R-6 (Residential) zone, and the remaining 4.72 acres designated as C-1 (Commercial) zone. The applicant intends to create 132 buildable lots in the subdivision proposing 7.54 acres (nearly 26 % of the project) of common space for the use of residents to be owned and maintained by an HOA. This project will include pathways through the development, landscape buffers, a tot-lot and a swimming pool and clubhouse. Applicant also proposes improvements to the Indian Creek pathway (Greenbelt) on the north side of Indian Creek on the southern border of the project.

Public services will be extended to the property. The site is too low to be serviced by gravity and capacity of the nearest lift station is almost fully committed, therefore, a lift station is required. This project is not connected to the city's pressure irrigation system, but pump stations in this area are adequate to serve this property.

The applicant intends to construct 36 foot wide internal streets with curb, gutter and five foot detached sidewalks buffered by seven foot parkway strips. ACHD will require the applicant to construct Sailer Place as half of a 36-foot street section abutting the site and locate a Cul-de-sac turn around at its terminus. The applicant intends construct Kay Avenue as half of a 40-foot street section, with curb, gutter and attached sidewalk abutting the site. ACHD requested the applicant provide a stub street to connection to the previously approved Sailer Shores Meadows development to the east of this project; however, staff has confirmed approval from ACHD that the Sailer Shores Meadows developer has reconfigured the approved preliminary plat so as not to connect to the Journey's End site (reference Exhibit B-11).

Planning and Zoning staff have determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and recommended approval for Case No. 15-02-S (Journey’s End Subdivision), subject to the recommended conditions of approval.

F. Applicable Standards:

1. Kuna Zoning Ordinance No. 230, 546 and 570; Title 5 Zoning Regulations,
2. Kuna Subdivision Ordinance No. 2012-18,
3. Kuna Comprehensive Plan and Future Land Use Map,
4. Kuna Landscape Regulations, Title 5, Chapter 17, Section 1 thru 26,
5. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

G. Comprehensive Plan Analysis:

The Kuna City Council accepts the Comprehensive Plan components as described below:

1. The applications for this site are 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 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 has established six criterions to determine the potential for property takings.

-GOALS AND POLICY - *Land Use*

Objective 1.1, Policy 1: Adopt a future land use plan and map that reflects the needs and values of the community and guides future growth in a manner consistent with the community’s vision.

Objective 1.5: Ensure an adequate supply of housing for all income levels.

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

Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.

Policy 2.3: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

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

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

Goal 4: Preserve key natural and open spaces, maintain and enhance existing park spaces, and promote the development of additional park spaces to meet growing demands.

Objective 4.1: Identify areas within the region that can be preserved and protected for future generations.

Policy 4.3: Create parks or preserves at key community open spaces such as the Hubbard reservoir, Indian Creek, Kuna Butte, and Initial Point.

Policy 1: Maintain an appropriate balance and interaction between natural systems and the built environment.

Policy 2: Adopt a future land use plan that includes natural and developed open space areas for preservation within and around the City.

-GOALS AND POLICY – Transportation

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

Goal 3: Balance land use planning with transportation needs.

Policy 2: Facilitate pedestrian connections both visually and physically, to enhance pedestrian movement.

Objective 3.1: Strive to achieve local and regional land use and transportation compatibilities.

Policy 3.1.1: Coordinate with COMPASS and ACHD on regional transportation planning matters.

Objective 3.2: Develop strategies to reduce travel demand.

Policy 3.4.2: Rely on the City’s functionally classified road map to define levels of access and mobility. Require the development community to dedicate right of way according to the road’s functionality as identified in the transportation plan.

GOALS AND POLICY - Recreation

Objective 1.2: Develop parks and recreational facilities that can be utilized all year around and that may be retrofitted to meet different needs as circumstances warrant.

Policy 1.2.1: Ensure that there is a system of parks, trails, and recreational activities that accommodate a host of outdoor activities.

Policy 1.3.2: Adopt a park system development strategy that provides a good balance between active and passive open space uses.

Goal 2: Integrate trails, bike lanes, and green systems into community life and development patterns.

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

Policy 2.3: Coordinate with the irrigation district to establish trails and greenways along their waterways where appropriate.

Goal 3: Maintain nature parks and agricultural lands as part of the City’s green system.

Goal 4: Encourage the development of community and neighborhood-centered recreational facilities and programs for residents.

Policy 6: Assure parks and open spaces connect with trails, walkways, bikeways, and horse paths.

GOALS AND POLICY – Housing

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

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

Policy 1.2: Encourage the development community to provide a variety of lot sizes, dwelling types, densities, and price points.

Policy 1.8: The City staff should discourage developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl.

Goal 2: Encourage logical and orderly residential development.

Objective 2.1: Ensure that development proceeds in a logical and orderly manner so that public services are provided in a cost efficient manner.

Objective 3.1: Encourage the development of safe and aesthetically-pleasing neighborhoods.

Policy 3.7: Encourage the construction of trail and pathway connections between neighborhoods.

GOALS AND POLICY - Community Design

Goal 1: Strengthen the image of the City through good community and urban design principles.

Objective 1.1: Foster good community design concepts.

Objective 1.2: Ensure the development community applies sufficient landscaping to its developments for the purpose of reducing scale, creating a sense of place and mitigating incompatible uses.

Policy 1.3: Incorporate landscape features to serve as buffers between streets and pedestrian activity.

H. Findings of Fact:

1. This request appears to be consistent and in compliance with Kuna City Code (KCC).
2. The use appears to meet the general objectives of Kuna’s Comprehensive Plan.
3. The site is physically suitable for a subdivision.
4. The subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The subdivision application is not likely to cause adverse public health problems.

6. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public, taking into account the physical features of the site, public facilities and the existing adjacent uses.
7. The existing streets and utility services in proximity to the site are suitable and adequate for residential subdivision purposes.
8. The Kuna City Council accepts the facts as outlined in the staff report, any public testimony and the supporting evidence list as presented.
9. Based on the evidence contained in Case No. 15-02-S (Subdivision), this proposal appears to comply with the Kuna Comprehensive Plan and the Future Land Use Map.
10. The Kuna City Council has the authority to approve or deny the subdivision application.
11. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

I. Conclusions of Law:

1. Based on the evidence contained in Case No. **15-02-S**, the Kuna City Council finds Case No. **15-02-S**, complies with Kuna City Code.
2. Based on the evidence contained in Case No. **15-02-S**, the Kuna City Council finds Case No.
3. **15-02-S** is consistent with Kuna's Comprehensive Plan.
4. The public notice requirements were met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and Kuna City Ordinances.

J. Recommendation by the City Council:

Based on the facts outlined in staff's report and any public testimony at the public hearing, the City Council of Kuna, Idaho, *approves Case No. 15-02-S (Subdivision) 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 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. It is recommended that a sewer study is conducted with input from the developer and in consideration of this development's and the city's needs in order to determine the preferred sewer service option for this property. When connecting to the sewer system, the applicant shall abide by any relevant sewer reimbursement policies and agreements and any relevant connection fees.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department typically recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise Project Board of Control* shall approve any modifications to the existing irrigation system(s).

- e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to the issuance of any building permit.
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District, and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1- With future development and as necessary, dedicate right-of-way in sufficient amounts to follow Kuna City Code and ACHD standards and widths.
3. The applicant shall fully improve and dedicate (deed) the common lot(s) or portions of any common lots which are considered to be the Indian Creek Pathway (Greenbelt) extension along the southern boundary of the development, to the public. The applicant shall work with the Parks Director to ensure that the greenbelt pathway improvements conform to the standards set forth in Kuna City Code for public pathways.
4. 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, per Kuna city Code: 6-4-2-W.
5. 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.
6. Street lighting shall be LED lights and meet the approval of the City.
7. Parking within the site shall comply with Kuna City Code, unless specifically approved otherwise.
8. Fencing within and around the site shall comply with Kuna City Code unless specifically approved otherwise.
9. Signage within the site shall comply with Kuna City Code (A sign permit is required prior to sign construction).
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. Submit a petition to the City (if necessary and confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID).
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 Commission, or seek amending them through public hearing processes.
13. The applicant's preliminary plat, SUP map and landscape plan shall be considered binding site plans, as modified and approved.
14. Applicant shall follow all staff, city engineer and other agency recommended requirements as applicable.
15. Developer shall comply with all local, state and federal laws.

PLAT SHOWING

JOURNEY'S END SUBDIVISION NO. 1

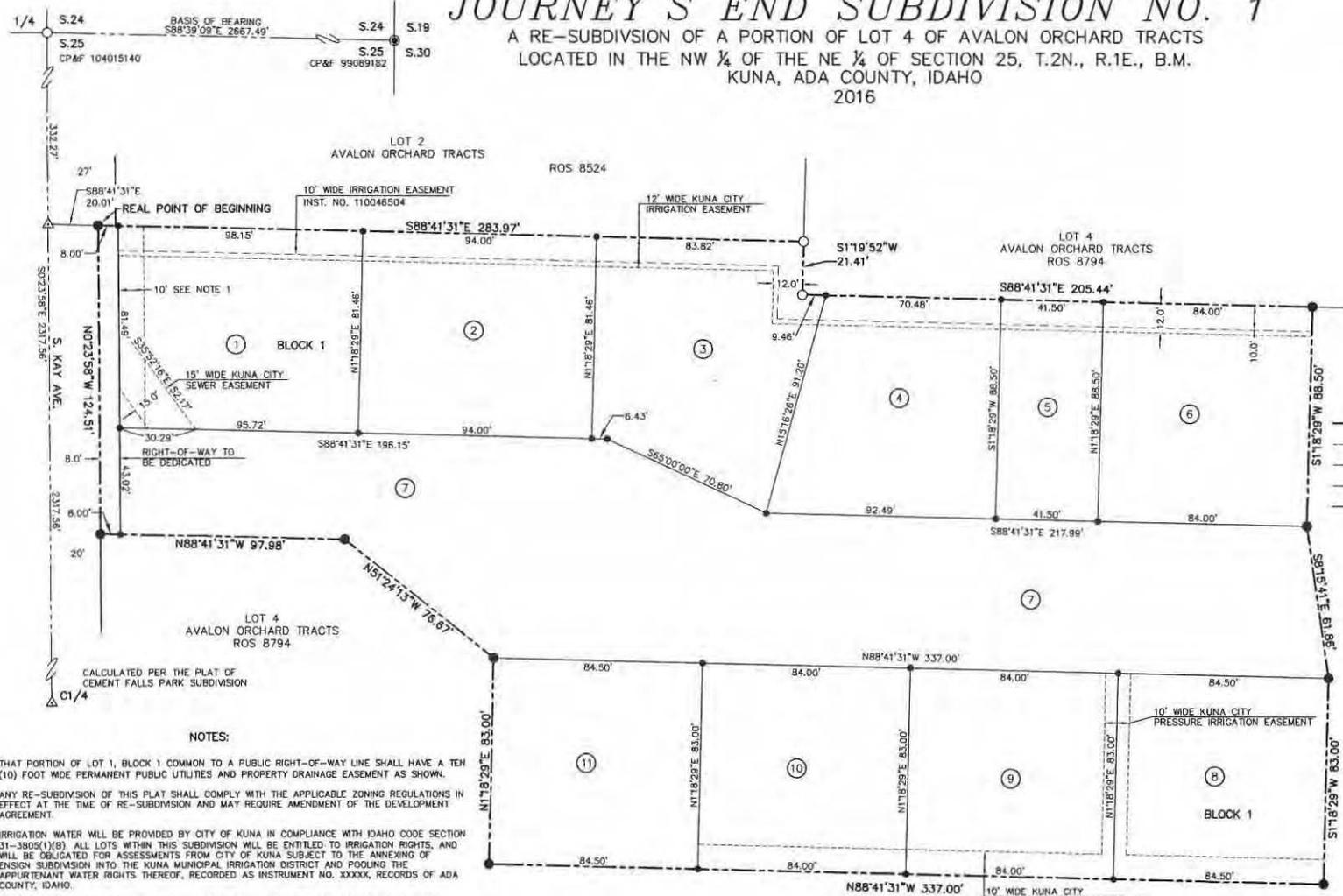
A RE-SUBDIVISION OF A PORTION OF LOT 4 OF AVALON ORCHARD TRACTS
LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 25, T.2N., R.1E., B.M.
KUNA, ADA COUNTY, IDAHO
2016



SCALE: 1" = 30'

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
- - - EASEMENT LINE
- - - LOT LINE
- - - SECTION LINE
- - - RIGHT-OF-WAY LINE
- ⑦ LOT NO.



NOTES:

1. THAT PORTION OF LOT 1, BLOCK 1 COMMON TO A PUBLIC RIGHT-OF-WAY LINE SHALL HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT AS SHOWN.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION AND MAY REQUIRE AMENDMENT OF THE DEVELOPMENT AGREEMENT.
3. IRRIGATION WATER WILL BE PROVIDED BY CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION RIGHTS, AND WILL BE DELGATED FOR ASSESSMENTS FROM CITY OF KUNA SUBJECT TO THE ANNEXING OF ENSION SUBDIVISION INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT AND POOLING THE APPLICANT WATER RIGHTS THEREOF, RECORDED AS INSTRUMENT NO. XXXXX, RECORDS OF ADA COUNTY, IDAHO.
4. 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.
5. JOURNEYS END SUBDIVISION IS SUBJECT TO A CITY OF KUNA DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NUMBER _____ AT THE ADA COUNTY RECORDERS OFFICE.
6. DIRECT LOT ACCESS TO S. KAY AVENUE IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY ADA COUNTY HIGHWAY DISTRICT OR 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."
8. LOTS 5 AND 7, BLOCK 1 ARE DESIGNATED AS COMMON AREA LOTS AND SHALL HAVE A BLANKET PUBLIC UTILITIES AND PRESSURE IRRIGATION EASEMENT AND SHALL BE OWNED AND MAINTAINED BY THE JOURNEYS END SUBDIVISION HOMEOWNER'S ASSOCIATION. THIS OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF KUNA CITY. THE JOURNEYS END SUBDIVISION HOMEOWNER'S ASSOCIATION, INC. IS RESPONSIBLE FOR PAYMENT OF IRRIGATION ASSESSMENTS FOR THE COMMON LOTS. IN THE EVENT THE JOURNEYS END SUBDIVISION HOMEOWNER'S ASSOCIATION, INC. FAILS TO PAY THE ASSESSMENTS, EACH RESIDENTIAL LOT WILL BE RESPONSIBLE FOR A FRACTIONAL SHARE OF THE ASSESSMENT. SAID LOTS SHALL ALSO HAVE A BLANKET ACCESS EASEMENT IN FAVOR OF ALL LOTS WITHIN THIS SUBDIVISION.
9. 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.




IDAHO SURVEY GROUP, P.C.
 1450 E. WATERTOWER ST., SUITE 130
 MERIDIAN, IDAHO 83642
 PH. (208) 846-8570
 FAX (208) 884-5399

JOB NO. 15-049
SHEET 1 OF 3

JOURNEY'S END SUBDIVISION NO. 1

CERTIFICATE OF OWNERS

Know all men by these presents: That Black Creek Limited Partnership, an limited partnership, is the owner of the property described as follows:

A re-subdivision of a portion of Lot 4 of Avalon Orchard Tracts as filed in Book 4 of Plats at Page 189, records of Ada County, Idaho, located in the NW 1/4 of the NE 1/4 of Section 25, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the N1/4 corner of said Section 25 from which the NE corner of said Section 25 bears South 88°39'09" East, 2667.49 feet:

thence along the North-South centerline of said Section 25 South 00°23'58" East, 332.27 feet;

thence leaving said North-South centerline South 88°41'31" East, 20.01 feet to the NW corner of said Lot 4, said point being the **REAL POINT OF BEGINNING**;

thence along the North boundary line of said Lot 4 South 88°41'31" East, 283.97 feet;

thence leaving said North boundary line South 01°19'52" West, 21.41 feet;

thence South 88°41'31" East, 205.44 feet;

thence South 01°18'29" West, 88.50 feet;

thence South 08°15'41" East, 61.86 feet;

thence South 01°18'29" West, 83.00 feet;

thence North 88°41'31" West, 337.00 feet;

thence North 01°18'29" East, 83.00 feet;

thence North 51°24'13" West, 76.67 feet;

thence North 88°41'31" West, 97.98 feet to a point on the East right-of-way line of S. Kay Avenue;

thence along said East right-of-way line North 00°23'58" West, 124.51 feet to the **REAL POINT OF BEGINNING**.
Containing 2.32 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.

Black Creek Limited Partnership

Thomas T. Nicholson
General Partner

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.



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 Thomas T. Nicholson, known or identified to me to be a general partner of Black Creek Limited Partnership, the limited partnership that executed the instrument or the person who executed the instrument on behalf of said limited partnership, and acknowledged to me that said limited partnership 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

JOURNEY'S END SUBDIVISION NO. 1

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

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

APPROVAL OF CITY ENGINEER

I, Gordon Law, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this day _____ hereby approve this plat.

City Engineer

APPROVAL OF CITY COUNCIL

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

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

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

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	1450 E. WATERTOWER ST.
	SURVEY	SUITE 130
	GROUP, P.C.	MERIDIAN, IDAHO 83642
		PH. (208) 848-8570 FAX (208) 884-5399

FOR RECORDING INFORMATION

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

OF

JOURNEY'S END SUBDIVISION

* * * * *

THIS DECLARATION is made on the date hereinafter set forth by Blacks Creek LLP, an Idaho limited liability company, hereafter referred to as "Declarant".

WITNESSETH

WHEREAS, Declarant is the owner of certain real property in Ada County, State of Idaho, hereinafter referred to as the "Properties", more particularly described as follows:

Lots XXXX, Block XXXX, of JOURNEY'S END SUBDIVISION, according to the official plat thereof, filed in Book ___ of Plats at Pages _____ through _____, and recorded _____, 2016, as Instrument No. _____, records of Ada County, Idaho; and

WHEREAS, Declarant desires to subject the above-described Properties thereof, to certain protective covenants, conditions, restrictions, reservations, easements, liens, and charges for the benefit of the Properties and their present and subsequent Owners as hereinafter specified, and will convey the Properties subject thereto;

NOW, THEREFORE, Declarant hereby declares that all of the Properties above described shall be held, sold and conveyed upon and subject to the easements, conditions, covenants, restrictions and reservations hereinafter set forth, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of, and which shall run with the Properties and be binding on all parties now or hereafter having any right, title or interest therein or to any part hereof, and shall inure to the benefit of each owner thereof.

ARTICLE I: DEFINITIONS

The following terms shall have the following meanings:



Section 1. "ASSESSMENT" shall mean a payment required of Association members, including Initiation, Transfer, Annual, Special and Limited Assessments as provided for in this Declaration.

Section 2. "ASSOCIATION" shall mean and refer to Journey's End Homeowners Association, Inc., a non-profit corporation organized under the laws of the State of Idaho, its successors and assigns.

Section 3. "COMMON AREA" shall mean all real property and improvements thereon owned by the Association for the common use and enjoyment of the Owners. The initial Common Area to be owned by the Association is described as Lots XXX in Block 1, Journey's End Subdivision, according to the official plat thereof.

Section 4. "DECLARANT" shall mean and refer to Black Creek LLP, an Idaho limited liability company, and subject to the provisions of Article XV, Section 4, its successors, heirs and assigns.

Section 5. "DECLARATION" shall mean and refer to this Declaration of Covenants, Conditions and Restrictions as the same may be amended from time to time.

Section 6. "DWELLING UNIT" shall mean that portion or part of any structure intended to be occupied by one family as a dwelling unit, together with the vehicular parking garage adjoining or adjacent thereto, and all projections therefrom.

Section 7. "IMPROVEMENT" shall mean any structure, facility or system, or other improvement or object, whether permanent or temporary, which is erected, constructed or placed upon, under or in any portion of the Properties, including but not limited to the Irrigation Water Supply System (to a Lot stub only), buildings, fences, streets, drives, driveways, sidewalks, bicycle paths, curbs, landscaping, signs (including but not limited to any Subdivision identification signs, private street signs, and no parking signs), lights, mail boxes, electrical lines, pipes, pumps, ditches, waterways, recreational facilities, and fixtures of any kind whatsoever.

Section 8. "INSTITUTIONAL HOLDER" shall mean a Mortgagee which is a bank or savings and loan association or established mortgage company, or other entity chartered under federal or state laws, any corporation or insurance company, or any federal or state agency.

Section 9. "LOT" or "LOTS" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties.

Section 10. "MORTGAGE" shall mean any mortgage, deed of trust or other security instrument by which a Lot or any part thereof is encumbered.

Section 11. "MORTGAGEE" shall mean any person or any successor to the interest of such person named as the mortgagee, trust beneficiary or creditor under any Mortgage.

Section 12. "OWNER" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 13. "PLAT" shall mean a final subdivision plat covering any real property in Journey's End Subdivision, as recorded in the Office of the County Recorder, Ada County, Idaho, as the same may be amended by duly recorded amendments thereto. "Plat" shall also mean a final subdivision plat covering any additional real property which may be annexed into the subdivision project described herein pursuant to the provisions of Article XIV, below.

Section 14. "PROPERTIES" shall mean and refer to that certain real property hereinabove described and any additional real property annexed pursuant to the provisions of Article XIV, below.

Section 15. "SUBDIVISION" shall mean Journey's End Subdivision as shown on the final Plat recorded in the Office of the County Recorder, Ada County, Idaho. "Subdivision" shall also include any additional real property shown on a final plat which is annexed into the subdivision project described herein pursuant to the provisions of Article XIV, below.

ARTICLE II: PROPERTY RIGHTS

Section 1. Enjoyment of Common Area: Each Owner shall have a right and easement of enjoyment in and to the Common Area, and such easement shall be appurtenant to and shall pass with the title to every Lot, subject, however, to the following provisions:

A. The right of the Association to levy reasonable assessments for the maintenance of the Common Area and any improvements or facilities located thereon.

B. The right of the Association to suspend the voting rights of an Owner for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed sixty (60) days for each infraction of any of its published rules and regulations.

C. The rights of the Association, in accordance with its Articles and Bylaws, to borrow money for the purpose of improving the Common Area; and, in aid thereof, to place a mortgage or trust deed thereon, which shall be a first and prior lien thereagainst; provided that the Common Area may not be mortgaged or conveyed without the consent of at least 66-2/3% of the Owners (excluding Declarant), and that any conveyance or mortgage of Common Area shall be subject to and subordinate to rights of ingress and egress of an Owner to his/her Lot.

D. The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members; provided, however, that except as to the Association's right to grant easements for utilities and similar or related purposes, no part of the Common Area and facilities may be alienated, released, transferred, hypothecated or otherwise encumbered without

the written approval of all First Mortgagees and two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly held for this purpose.

E. The right of the Directors of the Association to promulgate reasonable rules and regulations governing the right of use of the Common Area by the members of the Association, from time to time, in the interest of securing maximum safe and fair usage thereof, without unduly infringing upon the privacy or enjoyment of any Owner or occupant of a Lot, including without being limited thereto, reasonable regulations and restrictions regarding vehicle parking thereon.

Section 2. Delegation of Use: Any member may delegate, in accordance with the rules and regulations adopted from time to time by the directors, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants or contract purchasers, provided they reside on the property at the time of use.

Section 3. Rights Reserved by Declarant: Notwithstanding anything to the contrary contained in this Declaration, Declarant expressly reserves unto:

A. Itself, its employees, successors, assigns, agents, representatives, contractors and their subcontractors and employees, easements and rights-of-way on, over and across all or any part of the streets for vehicular and pedestrian ingress and egress to and from any part of the Properties, or any adjacent real property owned by Declarant, or its successors or assigns;

B. Itself, its employees, successors, assigns, agents, representatives, contractors and their subcontractors and employees (including any district, company, unit of local government, association or other entity providing water, sewer, gas, oil, electricity, telephone, cable television, or other similar services), easements, access and rights-of-way on, over, under and across all or part of the Common Area and utility easements on, over and under all Lots and Common Area as provided on any recorded Plat of the Properties for installation, use, maintenance and repair of all lines, wires, pipes, pumps, water wells, facilities, and other things necessary for all such services, provided that any installation, maintenance or repair of such lines, wires or pipes shall be performed with reasonable care and that the surface of said easement area shall be restored to the level and condition that existed prior to the doing of work; and

C. Itself, its employees, successors, assigns, agents, representatives, contractors and their subcontractors and employees, the right to use the Common Area where applicable, to facilitate and complete the development of the Properties, and any annexed property, including without limitation the use of the Common Area where applicable, for:

1. Construction, excavation, grading, landscaping, parking and/or storage;
2. Maintenance and operation of a sales office and model units for sales purposes;
3. The showing to potential purchasers of any unsold Lot, unit or improvements within the Properties;

- 4. Display of signs and flags to aid in the sale of any unsold Lots and Dwelling Units, or all or part of the Properties;
- 5. Construction, operation and maintenance of all or any portion of any Common Area by Declarant, its successors or assigns;

Section 4. Right to Amend Declaration: Declarant reserves the right to amend this Declaration in accordance with the provisions of Article XV, Section 3, below, and to set forth additional covenants, conditions, restrictions and easements to be applicable to any Lot not yet sold.

Section 5. Reservation of Development Rights: No provision of this Declaration shall be construed as to prevent or limit Declarant’s right to complete development of the Properties and to construct improvements thereon, nor Declarant’s right to maintain model homes, construction, sales or leasing offices or similar facilities on any portion of the properties, nor Declarant’s right to post signs incidental to construction, sales or leasing. Any development plans or schemes for the Properties in existence prior to or following the effective date of this Declaration are subject to change at any time by Declarant, and impose no obligation on Declarant as to how the property is to be developed or improved.

ARTICLE III: HOMEOWNERS ASSOCIATION

Section 1. Membership: Every Owner of a Lot which is subject to this Declaration shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the payment of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot. Such ownership shall be the sole qualification for membership and shall automatically commence upon a person becoming such Owner and shall automatically terminate and lapse when such ownership in said property shall terminate or be transferred.

Section 2. Voting Rights: The Association shall have two classes of voting membership:

Class A: Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot. Fractional votes shall not be allowed. The vote applicable to any said Lot being sold under contract of purchase shall be exercised by the contract seller, unless the contract expressly provides otherwise.

Class B: Class B member(s) shall be the Declarant who shall be entitled to ten (10) votes for each Lot owned. Subject to the provisions of this Section set forth below, the Class B

membership shall be converted to Class A membership on the happening of either of the following events, whichever occurs first:

- A. When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- B. On the expiration of ten (10) years from the date on which the first Lot is sold to an Owner.

The foregoing notwithstanding, in the event any additional real property owned by Declarant shall be annexed into the subdivision project described in this Declaration pursuant to the provisions of Article XIV, below, the Class B membership shall not be deemed to have converted to Class A membership pursuant to subparagraph A, above, and the Class B membership shall remain in existence (or be deemed reinstated if previously converted to Class A membership) as respects all Lots owned by Declarant.

Section 3. Assessments: Each Owner of any Lot, by acceptance of a deed therefore from Declarant (whether or not it shall be so expressed in such deed), is deemed to covenant and agree to pay to the Association an Initiation Assessment, Transfer Assessment, Annual Assessments, Special Assessments and Limited Assessments, such assessments to be fixed, established and collected from time to time as hereinafter provided:

A. Initiation and Transfer Assessments: Upon the initial conveyance and upon each subsequent transfer of each Lot, the purchaser thereof shall pay an Initiation Assessment or Transfer Assessment, as the case may be, to the Association in an amount to be determined from time to time by resolution adopted by the Board of Directors of the Association.

B. Annual Assessments: The Annual Assessment levied by the Association shall be used for the purpose of promoting the recreation, health, safety and welfare of the Owners, for the operation, maintenance, repair and improvement of the Common Area and facilities located thereon, for the reasonable expenses incurred in the operation of the affairs of the Association, for the expenses incurred by the Association in connection with any of its obligations contained in this Declaration or in the Bylaws of the Association, and for any other purpose reasonably authorized by the Board of Directors of the Association. The Board of Directors of the Association shall by resolution fix the initial amount of the Annual Assessment against each Lot, and thereafter shall fix the amount of the Annual Assessment against each Lot at least thirty (30) days in advance of each Annual Assessment period. In addition to the Initiation Assessment set forth above, the then current Annual Assessment shall be payable in full at the closing of the initial sale of each Lot. Written notice of the Annual Assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors of the Association and if not so established, such Assessment shall be due upon receipt. Failure of the Board of Directors to fix the amount of the Annual Assessment or to deliver or mail to each Owner a notice thereof, shall not be deemed a waiver, modification, or a release of any Owner from the obligation to pay the Annual Assessment. In such event, each Owner shall continue to pay the Annual Assessment last established by the Board of Directors of the Association until a new assessment amount is established at which time the Association may retroactively assess any shortfalls in collections.

C. Special Assessments: In addition to the Initiation, Transfer and Annual Assessments authorized above, the Board of Directors of the Association may levy a Special Assessment, payable over such period of time as the Board of Directors of the Association shall reasonably determine, for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of an improvement upon the Common Area, or for any unanticipated expenses or obligations, provided that any such assessment intended to pay the cost of initial construction of any new facility or improvement shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose. Written notice of any meeting called for the purpose of taking any action authorized under this paragraph above, shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast forty percent (40%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting. Any Special Assessment shall be payable over such a period as the Board of Directors shall determine.

D. Limited Assessments: The Association shall have the power to incur expenses for the maintenance and repair of any Lot or Improvement, for the repair of damage to the Common Area caused by the negligence or willful misconduct of an Owner or his family, guests, invitees, agents, employees, or contractors, or for the correction of any violation of this Declaration, including monetary penalties therefore as set forth in Article XV, Section 1, below, if the responsible Owner has failed or refused to perform such maintenance or repair or to correct such violation after written notice of the necessity thereof has been delivered by the Board of Directors of the Association to the responsible Owner. The Board of Directors shall levy a Limited Assessment against the Owner to reimburse the Association for the cost of such maintenance, repair or corrective action, together with any other cost or expense, including attorney's fees, arising out of or incident to such maintenance, repair or corrective action or the collection of the assessment therefore. Any such Limited Assessment shall be due within fifteen (15) days of the date written notice thereof is delivered to the responsible Owner. The notices required in this paragraph shall be delivered personally to such Owner or sent by first class or certified mail to the last known address of such Owner as shown on the records of the Association.

E. Uniform Rate of Assessment: The Initiation, Transfer, Annual and Special Assessments (but not Limited Assessments) must be fixed at a uniform rate for non-exempt Lots.

F. Creation of Lien and Personal Obligation of Assessments: The Initiation, Annual, Special and Limited Assessments, together with interest, costs of collection and reasonable attorney's fees shall be a charge on the Lot and shall be a continuing lien upon the Lot against which such Assessment is made. Each such Assessment, together with interest, costs of collection and reasonable attorney's fees, shall also be the personal obligation of the Owner of such Lot at the time when the Assessment fell due. The obligation shall remain a lien on the Lot

until paid or foreclosed, but shall not be a personal obligation of successors in title, unless expressly assumed.

G. Effect of Nonpayment of Assessments; Remedies of Association: Any Assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of eighteen percent (18%) per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No Owner may waive or otherwise escape liability for the Assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

H. Subordination of the Lien to Mortgages: The lien of the Assessments provided for herein shall be subordinate to the lien of any first Mortgage. Sale or transfer of any Lot shall not affect the Assessment lien. However, the sale or transfer of any Lot pursuant to Mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such Assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any Assessments thereafter becoming due or from the lien thereof.

I. Certificate of Payment: The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the Assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of Assessments on a Lot is binding upon the Association as of the date of its issuance.

J. Exempt Property: The following property, subject to this Declaration, shall be exempt from the Assessments created herein:

1. All Lots and other property expressly dedicated to and accepted by a local public authority;
2. All Lots and other property owned by the Association;
3. All Lots and property owned by Declarant, until title is transferred to another, or until occupancy, whichever occurs first.

ARTICLE IV: EASEMENTS

Section 1. Drainage and Utility Easements: This Declaration shall be subject to all easements heretofore or hereafter granted and conveyed by Declarant for the installation and maintenance of utilities and drainage facilities and easements that are set forth on the Plat, or as may be required for the development of the Properties. In addition, Declarant hereby reserves to itself and for the benefit of the Association the right to grant additional easements and rights-of-way over the Properties, as appropriate, to utility companies and public agencies as necessary or expedient for the proper development of the Properties until close of escrow for the sale of the last Lot in the Properties to a purchaser.

Section 2. Improvement of Drainage and Utility Easement Areas: The Owners of Lots are hereby restricted and enjoined from constructing any Improvements upon any drainage or utility easement areas as shown on the Plat or otherwise designated in any recorded document which would interfere with or prevent the easement from being used for such purpose.

Section 3. Shared Driveways: Vehicular access to Lots 2 and 3, Block 1 shall be provided by a common driveway to be constructed in the location depicted on the Plat. Each of the said Lots are hereby granted and conveyed and made subject to a cross easement, at the location shown on the Plat, providing perpetual and indefeasible access rights for ingress and egress to the said Lots benefitted and encumbered by the easements. It is the intent of the Declarant that the easements so created shall run with the land and not be sold or conveyed separately from the Lots taking access over them. No Owner or other person shall place or permit to be placed across the easement premises any obstruction or in any manner otherwise interfere with the use of the easement premises by the Owners of the said Lots without the mutual consent of all such Owners. The Association shall be responsible to operate, maintain, repair and replace the shared driveway in the same manner as is required for maintenance of the private streets described herein below.

Section 4. Pedestrian Easement. Declarant hereby grants and conveys a pedestrian access across Lots 2, 3, and 5, Block 1, across, on and through, a five (5) foot wide easement as shown on the Plat for the benefit of all Owners. Each of the said Lots are hereby granted and made subject to a cross easement, at the location shown on the Plat, providing perpetual and indefeasible access rights for pedestrian ingress and egress to the said Lots benefitted and encumbered by the easements. The Association shall be responsible to operate, maintain, repair and replace the pedestrian easement in the same manner as is required for maintenance of the private streets described herein below.

Section 5. Street Light Easement. Declarant hereby grants and conveys a street light and sidewalk easement across, on and through, Lots 9 and 10, Block 1 for the benefit of the City of Boise. Each of the said Lots are hereby granted and made subject to a cross easement, at the location shown on the Plat, providing perpetual and indefeasible access rights for the purpose of construction, installation, repair and maintenance of street lights and sidewalks at City of Boise's cost.

ARTICLE V: PRIVATE STREETS

Section 1. Private Streets: Access to Lots 2 through 8 and 12 through 15, Block 1 is provided on the private streets, to be constructed by Declarant and owned and operated by the Association as a part of the Common Area, as depicted on the Plat. The said private streets are dedicated and restricted to the perpetual and indefeasible right of ingress and egress over and across said private streets for the use and benefit of the Owners and residents of all Lots, their guests and invitees. The perpetual right of ingress and egress over and upon said private streets may not be terminated or extinguished without the written consent of all Owners, the Association, and any and all parties having any interest in the Properties.

Section 2. Maintenance: The Association shall be responsible for the year round operation, maintenance, repair and replacement, including snow removal, of the private streets within the Properties, together with associated storm drainage facilities. The costs incurred by the Association in fulfilling these obligations shall be included in the Association’s Annual and, as necessary, Special Assessments.

Section 3. Damage: Each Owner shall be individually responsible for the repair of any damage to the private streets caused by the negligence or willful misconduct of such Owner, his family, guests, invitees, agents, employees or contractors. In the event an Owner shall fail to promptly repair any such damage to the reasonable satisfaction of the Board of Directors of the Association, the Association may, after fifteen (15) days written notice to such Owner of its intention to do so, undertake to make such repairs and seek reimbursement of the costs thereof from such Owner. If such Owner shall fail to reimburse the Association for such costs within ten (10) days after demand therefore, the Association shall be authorized to levy a Limited Assessment therefore in accordance with the provisions of Article III, Section 3, above.

ARTICLE VI. IRRIGATION WATER SUPPLY SYSTEM

Section 1. Irrigation Water Supply System: All Lots and Common Area to which delivery of irrigation water is feasible in the Declarant’s discretion, shall have access to a pressurized irrigation water system (“Irrigation Water Supply System”) to be constructed by Declarant and owned and operated by the Association for the benefit of the Association, Declarant and Lot Owners, in accordance with the following provisions:

A. Use of the water delivered through the Irrigation Water Supply System shall be subject to such rules and regulations of the Association as may from time to time be adopted by the Association. The Association shall regulate the use of water to conserve its availability for Lots and for the Common Area and may, in cooperation with the appropriate irrigation authority, establish a water rotation for the Common Area and each Lot. The irrigation water supplied through the Irrigation Water Supply System is derived from the Boise River, and delivered by one or more irrigation entities and is subject to variability and availability from year to year, and generally only from approximately mid-April through mid-October of each year.

B. The Association may contract with a qualified operation and maintenance company or persons to manage the Irrigation Water Supply System for the Association.

C. The Association shall be responsible for the maintenance and repair of the Irrigation Water Supply System up to the stub provided for each Lot. Each Owner shall be responsible for the costs incurred in installing, operating, maintaining, repairing or replacing any component of the sprinkler irrigation system located on a Lot from and beyond the said stub.

D. Water from the Irrigation Water Supply System is non-potable and may contain weed seed, herbicides, pesticides or other contaminants over which the Declarant, the Association and the applicable irrigation entity have no control. Each Owner shall be responsible to insure the irrigation water used on his Lot is not consumed by any person or used for culinary purposes.

E. Any Owner desiring to connect an alternate source of irrigation water to the irrigation system on his Lot shall be responsible for the cost thereof (both for the connection and the water) and have a backflow prevention device installed to prevent the alternate source from being contaminated with non-potable irrigation water, in accordance with applicable law.

F. Each Owner shall be responsible to pay the assessments levied by the applicable irrigation authority. All Owners shall be required to pay the Annual Assessments levied by the Association (which assessment shall include an amount for the operation, maintenance, repair and replacement of the Irrigation Water Supply System and delivery of irrigation water) regardless of actual use or non-use of water from the Irrigation Water Supply System.

Section 2. Easement: Declarant reserves to itself and grants to the Association, their agents, contractors, subcontractors and employees, successors and assigns, a nonexclusive easement as depicted on the Plat, inside the boundary of each Lot and the Common Area adjacent to the right-of-way for construction of the pressurized Irrigation Water Supply System.

ARTICLE VII: MAINTENANCE RESPONSIBILITY

Section 1. Association Responsibility: The Association shall provide operation, maintenance, repair and replacement, to and be responsible for, the Common Areas, and any other facilities and improvements described herein as being the Association's responsibility. In the event the need for maintenance or repair is caused through the willful or negligent act of an Owner, his family, guests, invitees, employees, agents or contractors the costs of such maintenance or repairs shall be assessed to such Owner as set forth in Article III, Section 3, Paragraph D, above. The Association reserves an easement for ingress, egress and maintenance as may be reasonably necessary to perform the maintenance duties of the Association.

Section 2. Owner's Responsibility: Each Owner shall at all times keep his or her Lot and Dwelling Unit (including all Improvements and all landscape plantings, trees and lawn area located on his or her Lot) in a clean and attractive condition, in good repair, and in compliance with all applicable covenants and municipal ordinances, unless such maintenance responsibility is otherwise assumed by or assigned to the Association pursuant to Section 1 above or any other provisions of this Declaration. Each Owner shall also be responsible for maintaining the sidewalk and landscape plantings, trees and lawn area (including irrigation thereof) within the public right-of-way adjacent to his or her Lot to the edge of the street; provided, however, that there shall be no right to remove trees, shrubs or similar landscaping from this area without the prior written consent of the Association and compliance with the terms of Article X of this Declaration and any applicable county ordinances. Responsibility for maintenance of landscape plantings, trees and lawn areas as required by the preceding paragraphs shall include responsibility for watering the same as needed to maintain them in a healthy condition, free from weeds and other noxious plant materials, and not permitting grasses to exceed four inches (4") in height. It shall also include responsibility for removal and replacement of diseased or dead trees, shrubs and other landscaping, subject to obtaining any required tree removal permit from the local municipal authority and the terms of Article X of this Declaration. In the event of damage or destruction of a Dwelling Unit by fire or other casualty, the owner must complete repair and/or replacement of

the Dwelling Unit within one hundred eighty (180) days of the damage or destruction, subject to reasonable delays caused by inclement weather.

Section 3. Failure of Owner to Maintain: If any Owner fails to properly perform his or her maintenance responsibility, the Association may, but is not obligated to, perform such maintenance responsibilities on behalf of such Owner and assess the Owner for a Limited Assessment in accordance with Article III, Section 3 of this Declaration; provided, however, that except when entry is required due to an emergency situation, the Association shall provide the Owner with at least fifteen (15) days prior written notice of the Owner's failure and an opportunity to cure the problem prior to entry.

ARTICLE VIII: PROPERTY USE RESTRICTIONS

The following restrictions shall be applicable to the Properties and shall be for the benefit of and limitations upon all present and future Owners of said Properties, or of any interest therein:

Section 1. Lot Use: Lots shall only be used for residential purposes. No trade, craft, business, profession, commercial, or similar activity of any kind shall be conducted on any Lot, and no goods, equipment, vehicles, materials, or supplies used in connection with any trade, service, or business shall be kept or stored on any Lot. Nothing in this Section 1 shall be deemed to prohibit (a) activities relating to the sale of residences, (b) the right of Declarant or any contractor or homebuilder to construct Dwelling Units on any Lot, to store construction materials and equipment on such Lots in the normal course of construction, and to use any Dwelling Unit as a sales office or model home for purposes of sales in the Subdivision, (c) the right of the Owner of a Lot to maintain such Owner's personal business or professional library, keep such Owner's personal business or professional records or accounts, handle such Owner's personal business or professional telephone calls, or confer with business or professional associates, clients, or customers in such Owner's residence, (d) residential day care facilities, or (e) garage sales, provided that no Owner may conduct more than three (3) garage sales in any twelve (12) month period and no individual garage sale may exceed three (3) days in length."

Section 2. Animals: No animals, livestock or poultry of any kind shall be raised, bred or kept on any part of said Properties, except that two dogs, cats or other household pets may be kept within a Dwelling Unit or within a fenced area as may be approved by the Architectural Control Committee. Any animals outside a Dwelling Unit or fenced area must be on leashes, and the Owner or custodian of the animal shall be responsible for the immediate cleanup of the animal's droppings. The term "fenced area" as used in this paragraph shall be interpreted to include any electronic pet containment system; provided, however, that the boundary of any such system shall be approved by the Architectural Control Committee and that in no event shall the said boundary extend beyond the front plane of the Dwelling Unit constructed on said Lot.

Section 3. Garbage and Refuse Disposal: No part of said property shall be used or maintained as a dumping ground for rubbish, recycling or other waste. No garbage, recycling or other waste shall be kept or maintained on any part of said property except in a sanitary container. Any incinerators or other equipment for the storage or disposal of such material must

not violate setback restrictions, must be enclosed with an aesthetic screen or fence, as may be approved by the Architectural Committee, shall be kept in a clean and sanitary condition, and must be used and maintained in accordance with all applicable laws, ordinances and regulations.

Section 4. Nuisance: No noxious, offensive or unsightly conditions (including but not necessarily limited to sights and sounds) shall be permitted upon any part of said Properties, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. All exterior lighting shall be placed in such a manner to minimize glare and excessive light spillage onto neighboring Lots.

Section 5. Residing in Outbuildings: No trailer, truck camper, tent, garage, barn, shack or other outbuilding shall at any time be used as a residence temporarily or permanently on any part of said Properties.

Section 6. Antennas: Antennas, satellite dishes, or other devices for the transmission or reception of television, radio or electric signals or any other form of electromagnetic radiation shall not be erected on any Lot except as may be approved by the Architectural Control Committee.

Section 7. Parking and Storage of Vehicles and Equipment: Parking of boats, trailers, motorcycles, trucks (except one ton in size or smaller), truck campers, motor homes, recreational vehicles, and like equipment, or commercial equipment or machinery, junk cars or other unsightly vehicles, shall not be allowed on any Lot nor on the Common Area, except in fully enclosed buildings or under such circumstances, if any, as may be prescribed in writing by, and in the sole discretion of the Board of Directors of the Association, which discretion may not be challenged for having been exercised unreasonably; provided, however, that boats, trailers, campers, motor homes and similar recreational vehicles may be parked on a Lot for a period not to exceed 48 hours while in immediate use by an Owner, being prepared for use, or being prepared for storage after use. All other parking or storage of any other equipment shall be prohibited, except as approved in writing by the Board of Directors of the Association. Any vehicle awaiting repair or being repaired shall be removed from the subdivision within 48 hours.

Section 8. Rental Restrictions: An Owner shall be entitled to rent or lease his or her Dwelling Unit for no less than a 30 day term, subject to the following:

A. Written Rental Agreements. A written rental or lease agreement is required, specifying that: (i) the tenant shall be subject to all provisions of the Declaration and the Articles of Incorporation, Bylaws and rules and regulations of the Association (the "Governing Documents"), and (ii) failure to comply with any provision of the Declaration and other Governing Documents shall constitute a default under the rental agreement.

B. Tenant Must Be Given Documents. The Owner gives each tenant a copy of the Declaration and other Governing Documents.

C. Owner Responsibility. Owner shall be responsible for any violations by tenants and shall be solely responsible for either correcting or eliminating such violations, or getting tenant to do the same.

Section 9. Fences: No fences shall be constructed on any Lot except as may be approved, in advance, by the Architectural Control Committee as to design, color and location. All fences shall be constructed of cedar and shall not exceed six (6) feet in height. No such fence shall extend beyond the front plane of the Dwelling Unit constructed or to be constructed on the Lot.

Section 10. Drilling and Exploration: No oil or mining exploration or development of any kind or nature nor any structures in connection therewith shall be permitted to be erected, maintained or used on any Lot and no minerals shall be permitted to be extracted on any Lot.

Section 11. Signs: No sign of any kind may be kept or placed upon any Lot or mounted, painted or attached to any Dwelling Unit, fence or other Improvement upon such Lot so as to be visible from public view or mounted on any vehicle or trailer parked or driven in the Subdivision or carried by any person or by any other means displayed within the Subdivision except as provided below:

A. "For Sale" Signs. An Owner may erect one (1) sign not exceeding two (2) feet by three (3) feet in dimension, fastened only to a stake in the ground and extending not more than three (3) feet above the surface of the ground advertising the property for sale.

B. "For Rent" Signs. An Owner may erect one (1) sign not exceeding three (3) square feet in area advertising the property for rent. Such signs shall be visible from the front of the Unit only, and shall be displayed from within the Dwelling Unit. No such sign shall be erected within a lawn or landscape area on any Lot, or attached to the outside of the Dwelling Unit.

C. Declarant's Signs. Signs or billboards may be erected by Declarant and are exempt from the provisions of this Section.

D. Political Signs. Political signs may be erected upon a Lot by the Owner of such Lot advocating the election of one or more political candidates or the sponsorship of a political party, issue or proposal provided that such signs shall not be erected more than ninety (90) days in advance of the election to which they pertain and are removed within fifteen (15) days after the election.

E. Subdivision Identification Signs. Signs, monumentation or billboards may be erected by Declarant to identify the Subdivision, with approval from the local jurisdictional authority, if applicable.

F. Commercial Vehicle Emblems. Vehicles displaying commercial emblems may be kept or parked on any Lot only as provided in Section 7. The foregoing restrictions shall not be deemed to prohibit the display of the flag of the United States by an Owner or occupant of a Lot if the flag is displayed in a manner consistent with federal flag display law, 4 U.S.C. § 1 et seq.

The Architectural Control Committee may adopt reasonable rules and regulations consistent with federal flag display law regarding the placement and manner of display of such flag and the location and size of the flagpole.

Section 12. Subdividing: No Lot may be further subdivided, nor may any easement or other interests therein less than the whole be conveyed by the Owner thereof; provided, however, that nothing herein shall be deemed to prohibit an Owner from transferring and selling a Lot to more than one person to be held by them as tenants in common, joint tenants, tenants by the entirety, or as community property. The provision of this section shall not apply to the division of any Lot between adjoining Lots.

Section 13. Parking Rights: Subject to the provision of Section 7 above, any automobile or other vehicle used by any Owner shall be parked in the driveway or garage which is a part of his Dwelling Unit. There shall be no parking of any vehicles and/or equipment in areas prohibited by the Boise City Fire Department.

Section 14. Mail Boxes: All mail boxes shall be of consistent design, material and coloration and shall be located on or adjoining building Lot lines and places designated by Declarant or the Architectural Control Committee.

ARTICLE IX: BUILDING RESTRICTIONS

Section 1. Building Restrictions: With the exception of Common Area Lots, no buildings shall be erected, altered, placed or permitted to remain on any Lot other than one (1) single-family dwelling which may not exceed thirty-five feet (35') in height, and a private garage for two (2) or more motor vehicles. Each dwelling unit may not be occupied by more than one (1) family. The minimum square footage of living space (excluding the garage) of each Dwelling Unit shall be 1,400 square feet. No manufactured homes shall be permitted to be placed or installed on any Lot. All improvements shall be constructed in accordance with the City of Boise approvals.

Section 2. Setbacks: All improvements must be constructed or maintained on a Lot within the minimum building setbacks as set forth on the Plat or as otherwise required by the applicable governmental agency having jurisdiction.

Section 3. Grading and Drainage: The Owner of any Lot within the Properties in which grading or other work has been performed pursuant to a grading plan approved under applicable provisions of City of Boise Code or by the Association shall maintain and repair all graded surfaces and erosion control prevention devices, retaining walls, drainage structures, means or devices which are not the responsibility of the Ada County Highway District or other public agency, and plantings and ground cover installed or completed thereon. Each Owner shall be responsible to assure that the finished grade and elevation of his Lot is properly constructed so as to prevent the migration or accumulation thereon of drainage waters from the Common Area or any other Lots within the Properties. The Declarant shall have no liability or responsibility for any damages which may be caused as a result of the failure of an Owner to comply with the provisions of this Section.

ARTICLE X: ARCHITECTURAL CONTROL

Section 1. Architectural Control Committee: In order to protect the quality and value of the homes built on the Properties, and for the continued protection of the Owners thereof, an Architectural Control Committee is hereby established consisting of three or more members to be appointed by the Declarant for so long as it owns any Lot and thereafter by the Board of Directors of the Association.

Section 2. Approvals Required: No building, fence, wall, patio cover, window awning or other structure or landscaping improvements of any type shall be commenced, built, constructed, placed, or maintained upon any Lot, Common Area or other property, nor shall any exterior addition, change or alteration of existing improvements be made, until the plans and specifications showing the nature, kind, shape, configuration, height, materials, location and such other detail as the Architectural Control Committee may require, shall have been submitted to and approved in writing by the Architectural Control Committee as to harmony of external design and location in relation to surrounding structures and topography and as to conformity with requirements of this Declaration. In the event the Architectural Control Committee fails to approve, disapprove, or specify the deficiency in such plans, specifications and location within thirty (30) days after submission to the Architectural Control Committee in such form as they may require, it shall be deemed approved.

The Architectural Control Committee shall have the right to refuse to approve any design, plan or color for such improvements, construction or alterations which, in its opinion, are not suitable or desirable for any reason, aesthetic or otherwise. In so passing in such design, the Committee shall have the privilege in the exercise of its discretion to take into consideration the suitability of the proposed structure or alteration, the materials of which it is to be built, and the exterior color scheme in relation to the site upon which it is proposed to be erected. The Architectural Control Committee may also consider whether the design of the proposed structure or alteration is in harmony with the surroundings, the effect of the structure or alteration when viewed from adjacent or neighboring property, and any and all other facts which, in the Architectural Control Committee's opinion, shall affect the desirability of such proposed improvement, structure or alteration. Actual construction shall comply substantially with the plans and specifications approved.

Section 3. Submissions: Requests for approval of the Architectural Control Committee shall consist of such documents and other materials as may be reasonably requested by the Architectural Control Committee including, without limitation, the following:

A. Site Plan: A site plan showing the location of buildings and all other structures and improvements, including fences and walls on the Lot, Lot drainage and all setbacks and other pertinent information related to the improvements.

B. Building Plan: A building plan which shall consist of preliminary or final blueprints, elevation drawings of the north, south, east, and west sides, detailed exterior specifications for each building which shall indicate, by sample, if required by the Architectural

Control Committee, all exterior colors, material and finishes, including roof, to be used. Garage, accessory and outbuildings to be located on a Lot shall be architecturally and visually compatible and harmonious with the principal building on the Lot as to style and exterior colors and shall not be higher than ten feet above the roof line of the principal building on the Lot.

C. Landscape Plan: A complete landscape plan for that portion of the Lot to be landscaped which shall show the location, type and size of trees, plants, ground cover, shrubs, berms and mounding, grading, drainage, sprinkler system, fences, free standing exterior lights, driveways, parking areas and walk ways.

Section 4. Rules and Regulations/Design Guidelines: The Architectural Control Committee is hereby authorized to adopt rules and regulations to govern its procedures and the requirements for making submissions and obtaining approval as the Committee deems appropriate and in keeping with the spirit of due process of law. The Architectural Control Committee is further hereby empowered to adopt such design guidelines as it shall deem appropriate, consistent with the provisions of this Declaration, pertaining to matters of design, materials, colors, and aesthetic interests. Any such rules and regulations and design guidelines may be amended from time to time, in the sole discretion of the Architectural Control Committee. The failure of the Architectural Control Committee to adopt any such rules and regulations or design guidelines shall not form the basis for an attack upon the exercise of Architectural Control Committee's discretion, it being the intent of this Declaration to provide the Architectural Control Committee with as broad discretion as is permissible under the law.

Section 5. Fees: The Architectural Control Committee may establish, by its adopted rules, a fee schedule for an architectural review fee to be paid by each owner submitting plans and specifications for approval. No submission for approval will be considered complete until such fee has been paid. Such fee shall not exceed such reasonable amount as may be required to reimburse the Architectural Control Committee for the costs of professional review of submittals and the services of a consultant to administer the matter to its completion, including inspections which may be required.

Section 6. Variances: The Architectural Control Committee may authorize variances from compliance with any of the architectural provisions of this Declaration, including restrictions upon height, size, floor area or placement of structures, or similar restrictions, when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require. Such variances must be evidenced in writing, must be signed by at least two (2) members of the Architectural Control Committee, and shall become effective upon recordation in the official records where this Declaration is recorded. If such variances are granted, no violation of the covenants, conditions or restrictions contained in this Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms and provisions of this Declaration for any purpose except as to the particular Lot and particular provision hereof covered by the variance, nor shall it effect in any way the Owner's obligation to comply with all governmental laws and regulations effecting such Owner's use of the Lot, including but not limited to zoning ordinances or requirements imposed by any governmental or municipal authority.

Section 7. Waiver: The approval of any plans, drawings or specifications for any structure, improvement, or alteration, or for any matter requiring the approval of the Architectural Control Committee, shall not be deemed a waiver of any right to withhold approval of any similar plan, drawing, specifications, or matters subsequently submitted for approval.

Section 8. Liability: Neither the Architectural Control Committee nor any member thereof shall be liable to the Homeowners Association, any Owner, or any other party, for any damage suffered or claimed on account of any act, action or lack thereof, or conduct of the Architectural Control Committee or any members thereof, so long as the Architectural Control Committee, or the respective members thereof, acted in good faith on the basis of information they then possessed.

Section 9. Certification by Secretary: The records of the Secretary of the Association shall be conclusive evidence as to all matters shown by such records and the issuance of a certificate of completion and compliance by the Secretary or Assistant Secretary of the Association showing that the plans and specifications for the improvement or other matters therein provided for have been approved and that said improvements have been made in accordance therewith, or a certificate as to any matters relating to and within the jurisdiction of the Association by the Secretary thereof, shall be conclusive evidence that shall fully justify and protect any title company certifying, guaranteeing or insuring title to said property, or any portion thereof or any lien thereon and/or any interest therein as to any matters referred to in said certificate, and shall fully protect any purchaser or encumbrancer from any action or suit under this Declaration. After the expiration of one (1) year following the issuance of a building permit therefore by municipal or other governmental authority, any structure, work, improvement or alteration shall, as to any purchaser or encumbrancer in good faith and for value and as to any title company which shall have insured the title thereof, be deemed to be in compliance with all the provisions hereof unless a notice of noncompliance executed by the Association shall have appeared of record in the Office of the County Recorder where this Declaration is recorded, or unless legal proceedings shall have been instituted to enforce completion or compliance.

Section 10. Construction and Sales Period Exception: During the course of construction of any permitted structures or improvements and during the initial sales period, the restrictions (including sign restrictions) contained in this Declaration or in any Supplemental Declaration shall be deemed waived to the extent necessary to permit such construction and the sale of all Dwelling Units; provided that, during the course of such construction and sales, nothing shall be done which will result in a violation of these restrictions upon completion of construction and sale. Further, Declarant shall have the right to select and use any individual Dwelling Units owned by it as models for sales purposes and may, by written authorization, permit other builders to use Dwelling Units owned by them as such models.

Section 11. Exemption of Declarant: The Declarant and any entity affiliated with Declarant shall be exempt from the requirements of this Article X. For purposes of this Section, an entity affiliated with Declarant shall be deemed to include any entity owned by Declarant, any entity which owns Declarant, and any entity which shares any common ownership with Declarant.

ARTICLE XI: INSURANCE AND BOND

Section 1. Required Insurance: The Association shall obtain and keep in full force and effect at all times the following insurance coverage provided by companies duly authorized to do business in Idaho. The provisions of this Article shall not be construed to limit the power or authority of the Association to obtain and maintain insurance coverage in addition to any insurance coverage required hereunder in such amounts and in such forms as the Association may deem appropriate from time to time.

A. A multi-peril-type policy covering any Common Area improvements, providing as a minimum fire and extended coverage and all other coverage in the kinds and amounts commonly required by private institutional mortgage investors for projects similar in construction, location and use on a replacement cost basis in an amount not less than one hundred percent (100%) of the insurable value (based upon replacement cost).

B. A comprehensive policy of public liability insurance covering all of the common areas, commercial spaces and public ways in the properties. Such insurance policy shall contain a severability of interest endorsement which shall preclude the insurer from denying the claim of a Dwelling Unit Owner because of negligent acts of the Association or other Owners. The scope of coverage must include all other coverage in the kinds and amounts required by private institutional mortgage investors for projects similar in construction, location and use. If the properties contain more than one hundred (100) Units, coverage shall be for at least \$1,000,000 per occurrence, for personal injury and/or property damage.

C. Workmen's compensation and employer's liability insurance and all other similar insurance with respect to employees of the Association in the amounts and in the forms now or hereafter required by law.

Section 2. Optional Insurance: The Association may obtain and keep in full force and effect at all times the following insurance coverage provided by companies duly authorized to do business in Idaho.

A. Liability insurance affording coverage for the acts, errors and omissions of its directors, officers, agents and employees, including members of the Architectural Control Committee and other committees as may be appointed from time to time by the Board of Directors of the Association in such amount as may be reasonable in the premises.

B. The Association may obtain bonds and insurance against such other risks, of a similar or dissimilar nature, as it shall deem appropriate with respect to the protection of the properties, including any personal property of the Association located thereon, its directors, officers, agents, employees and association funds.

Section 3. Additional Provisions: The following additional provisions shall apply with respect to insurance:

A. Insurance secured and maintained by the Association shall not be brought into contribution with insurance held by the individual Owners or their mortgages.

B. Each policy of insurance obtained by the Association shall, if possible, provide: A waiver of the insurer's subrogation rights with respect to the Association, its officers, the Owners and their respective servants, agents and guests; that it cannot be canceled, suspended or invalidated due to the conduct of any agent, officer or employee of the Association without a prior written demand that the defect be cured; that any "no other insurance" clause therein shall not apply with respect to insurance held individually by the Owners.

C. All policies shall be written by a company licensed to write insurance in the state of Idaho.

D. Notwithstanding anything herein contained to the contrary, insurance coverage must be in such amounts and meet other requirements of the Federal Home Loan Mortgage Corporation.

ARTICLE XII: CONDEMNATION

Section 1. Consequences of Condemnation: If at any time or times, all or any part of the Common Area shall be taken or condemned by any public authority or sold or otherwise disposed of in lieu of or in avoidance thereof, the following provisions shall apply.

Section 2. Proceeds: All compensation, damages, or other proceeds therefrom, the sum of which is hereinafter called the "condemnation award," shall be payable to the Association owning the condemned Common Area.

Section 3. Apportionment: The condemnation award shall be apportioned among the Owners having an interest in the condemned Common Area equally on a per-Lot basis. The Association shall, as soon as practicable, determine the share of the condemnation award to which each Owner is entitled. Such shares shall be paid into separate accounts, one account for each Lot. Each such account shall remain in the name of the appropriate Association and shall be further identified by Lot number and the name of the Owner thereof. From each separate account, the Association, as attorney-in-fact, shall use and disburse the total amount of such accounts, without contribution from one account to the other, first to Mortgagees and other lienors in the order of priority of their Mortgages and other liens and the balance remaining to each respective Owner.

ARTICLE XIII: MORTGAGEE PROTECTION

Notwithstanding anything to the contrary contained in this Declaration or in the Articles or Bylaws of the Association:

A. The Association shall maintain an adequate reserve fund for the performance of its obligations, including the maintenance, repairs and replacement of those common elements and improvements thereon, and such reserve shall be funded at least quarterly.

B. The holders of First Mortgages shall have the right to examine the books and records of any Association and to require annual reports or other appropriate financial data.

C. Any management agreement for the Properties or Common Area, or any other contract providing for services of the developer, sponsor or builder, shall be terminable (i) by the contracting Association for cause upon thirty (30) days' written notice thereof, and (ii) by either party without cause and without payment of a termination fee on ninety (90) days' or less written notice thereof, and the term of any such agreement shall not exceed one (1) year.

D. Any lien which the Association may have on any Dwelling Unit for the payment of assessments attributable to such Unit will be subordinate to the lien or equivalent security interest of any Mortgage on the Unit recorded prior to the date notice of such assessment lien is duly recorded.

E. Unless all institutional holders of First Mortgages have given their prior written approval, no Association shall:

1. By act or omission seek to abandon, partition, subdivide, encumber, sell or transfer the Common Area property owned, directly or indirectly, by such Association for the benefit of the Owners. (The granting of easements for public utilities or for other public purposes consistent with the intended use of such Common Area property shall not be deemed a transfer within the meaning of this clause.)
2. Change the method of determining the obligations, assessments, dues or other charges which may be levied against an Owner.
3. By act or omission change, waive or abandon any scheme of regulations, or enforcement thereof, pertaining to the architectural design or the exterior appearance of Dwelling Units, the maintenance of the Common Area property, party walls, or common fences and driveways, or the upkeep of lawns and plantings in the subdivision.
4. Fail to maintain fire and extended coverage on insurable Common Area property on a current replacement cost basis in an amount not less than one hundred percent (100%) of the insurable value (based on current replacement cost).
5. Use hazard insurance proceeds for losses to any Common Area property for other than the repair, replacement or reconstruction of such Common Area property.
6. Amend materially this Declaration, the Association's Articles of Incorporation, or its Bylaws.

ARTICLE XIV: ANNEXATION

Section 1. Time for Annexation; Land Subject to Annexation: Declarant hereby reserves the right to annex any other real property into the subdivision project described herein by recording a Notice of Annexation or Supplemental Declaration particularly describing the real property to be annexed and added to the project created by this Declaration, pursuant to the provisions of this Article.

Upon the recording of a Notice of Annexation containing the provisions set forth in this Section (which Notice may be contained within a Supplemental Declaration affecting such property), except as may be provided for therein, the covenants, conditions and restrictions contained in this Declaration shall apply to the added land in the same manner as if it were originally covered by this Declaration and originally constituted a portion of the project; and thereafter, the rights, privileges, duties and liabilities of the Declarant with respect to the added land shall be the same as with respect to the original land, and the rights, privileges, duties and liabilities of the Owners, lessees and occupants of Lots within the added land shall be the same as in the case of the original land, including without limitation, the exercise of such voting rights as are set forth in Article III, Section 2, above. Notwithstanding the foregoing, any Supplemental Declaration may provide a special procedure for amendment of any specified provision thereof, e.g., by a specified vote of only the owners of Lots within the area subject thereto. Any provision of a Supplemental Declaration for which no special amendment procedure is provided shall be subject to amendment in the manner provided in this Declaration.

Section 2. Procedure for Annexation: Any such real property may be annexed into the project by the recordation of a Notice of Annexation executed by Declarant and containing the following information:

- A. A reference to this Declaration, which reference shall state the date of recordation hereof and the Recorder's instrument number or the book and page of the official records of the County where this Declaration is recorded;
- B. An exact legal description of the added land;
- C. A statement that the provisions of this Declaration shall apply to the added land, except as set forth therein; and
- D. A statement of the use restrictions applicable to the annexed property, which restrictions may be the same or different from those set forth in this Declaration.

Section 3. De-Annexation: Declarant may delete all or a portion of the property described in this Declaration and any annexed property from the Properties and from coverage of this Declaration and the jurisdiction of the Association, so long as Declarant is the owner of all such property and provided that a notice of de-annexation is recorded in the official records of the County where this Declaration is recorded in the same manner as a notice of annexation. Members other than Declarant as described above, shall not be entitled to de-annex all or any

portion of the Properties except on the favorable vote of all Members of the Association and approval of Declarant so long as Declarant owns any Lot, part, parcel or portion of the Properties.

ARTICLE XV: GENERAL PROVISIONS

Section 1. Enforcement: The Association or any Owner (including Declarant) or the Owner of any recorded mortgage upon any part of said property, shall have the right to enforce, by any proceedings at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. In addition to the foregoing, the Association shall be entitled to impose a monetary penalty, not to exceed the sum of \$100 per day, against an Owner who has caused or permitted a violation of any of the restrictions, conditions or covenants contained herein, provided that: (a) a majority vote by the Board of Directors of the Association shall be required prior to imposing any fine on an Owner for a violation of any of the restrictions, conditions or covenants contained in this Declaration; (b) written notice by personal service or certified mail of the meeting during which such vote is to be taken shall be made to the Owner at least thirty (30) days prior to the meeting; (c) in the event the Owner begins resolving the violation prior to the meeting, no monetary penalty shall be imposed so long as the Owner continues to address the violation in good faith until fully resolved; and (d) no portion of any monetary penalty may be used to increase the remuneration of any member of the Board of Directors or agent of the Board. Any Owner challenging the monetary penalty imposed as provided herein, including any claim alleging defective notice, must commence legal action within one (1) year after the date of the imposition of the said penalty. Any monetary penalty imposed as provided herein shall be levied and collected by the Association as a Limited Assessment as provided in Article III, Section 3, above. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. In the event the Association or an Owner is required to initiate any action to enforce the provisions of this Declaration, the prevailing party therein shall be entitled to recover from the Owner against whom enforcement is sought, all attorney fees and costs incurred as a consequence thereof, whether or not any lawsuit is actually filed, and if such enforcement action is initiated by the Association, any such attorney fees and costs so incurred shall be added to and become a part of the assessment to which such Owner's Lot is subject.

Section 2. Severability: Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3. Amendment: The covenants and restrictions of this Declaration shall run with the land and shall inure to the benefit of and be enforceable by the Association or the legal Owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of twenty-five (25) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years; provided, however, that except as otherwise provided herein, any of the covenants and restrictions of this Declaration, except the easements herein granted, may, at any time, be amended or terminated by an instrument signed by members entitled to cast not less than sixty-six and two-thirds percent (66-2/3%) of the votes of membership in the Association; and further provided that no amendment or modification of this Declaration shall be effective to

amend, modify, replace, repeal or terminate any rights or easements reserved or granted to Declarant herein without the express written consent of Declarant; and further provided that Declarant may amend this Declaration at any time that Declarant owns any real property subject hereto. Any amendment must be recorded.

Section 4. Assignment by Declarant: Any or all rights, powers and reservations of Declarant herein contained may be assigned to the Association or to any other person, corporation or other entity which is now organized or which may hereafter be organized and which will assume the duties of Declarant hereunder pertaining to the particular rights, powers and reservations assigned, and upon any such person, corporation or other entity evidencing its intent in writing to accept such assignment, have the same rights and powers and be subject to the same obligations and duties as are given to and assumed by Declarant herein. All rights of Declarant hereunder reserved or created shall be held and exercised by Declarant alone, so long as it owns any interest in any portion of said property.

Section 5. Approval by Boise City: Unless the express written and recorded consent of the City of Boise has been obtained, the Declaration may not be amended, deleted, added or terminated, with respect to the following: (i) any provision of this Declaration which has been required by the City of Boise, or which affects, recognizes, and/or confers upon the City of Boise any easement, right or power, or requirement, (ii) any material provisions on easements, access, and/or the operation, repair, maintenance, repair and replacement of Common Area; and/or (iii) any dissolution or termination of the Association.

IN WITNESS WHEREOF, Declarant has caused its name to be hereunto subscribed this _____ day of _____, 20__.

DECLARANT:

Blacks Creek LLP

By:

STATE OF IDAHO)
; ss
County of _____)

On this ____ day of _____, 20 __, before me, a notary public, personally appeared _____, known or identified to me to be the Manager of Blacks Creek LLP the limited liability company that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

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

Notary Public for Idaho
Residing at _____
My Commission Expires _____



City of Kuna

City Council Memo

P.O. Box 13
Kuna, ID 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.Id.gov

To: Kuna City Council

Case Number: 16-06-FP; Greyhawk Subdivision No. 5

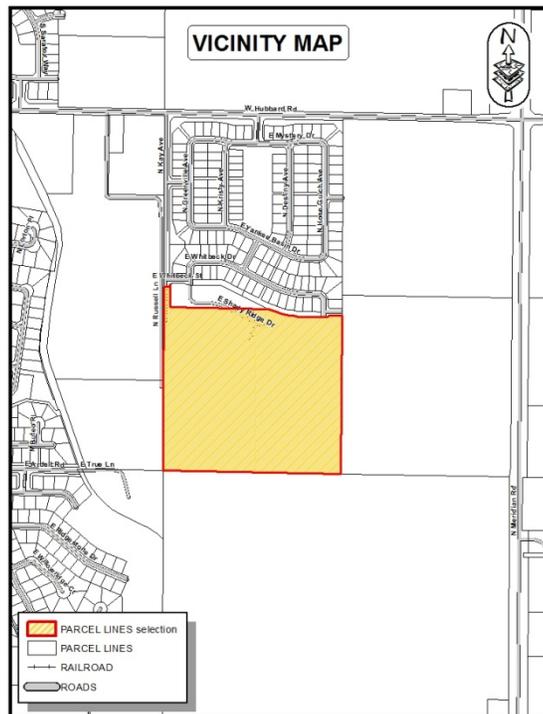
Location: 1550 feet South of Hubbard Road/East of Kay Avenue, Kuna, Idaho 83634

Planner: Trevor Kesner, Planner II

Meeting Date: July 19, 2016

**Applicant/
Representative:** Hubble Homes
c/o Kent Brown
3161 E. Springwood Dr.
Meridian ID, 83642
208.871.6842
kentlkb@gmail.com

Owner: Jerry Hess
519 E. Karcher Rd.
Nampa, ID 83687



A. General Project Facts, Staff Analysis:

1. The applicant is requesting Final Plat approval for the *fifth* phase of the *Greyhawk Subdivision*. The final plat for Greyhawk Subdivision No. 5 proposes twenty nine (29) residential building lots and one (1) common lot on a total of 6.35 acres (Ada County Assessor Parcel No. S1313131670).
2. In accordance with KCC Title 6 Subdivision Regulations, this application seeks final plat approval for the Greyhawk Subdivision No. 5. The proposed final plat is in substantial conformance with the approved preliminary plat.

B. Applicable Standards:

1. Kuna City Code Title 6 Subdivision Regulations.
2. City of Kuna Comprehensive Plan and Future Land Use Map.
3. Idaho Code, Title 50, Chapter 13, Plats and Vacations.

C. Staff Analysis:

1. Staff has determined that the proposed final plat for the Greyhawk Subdivision No. 5 is in substantial conformance with the approved preliminary plat. Applicant shall secure all signatures on the final plat check-off list prior to requesting City engineer's signature on the final plat Mylar.
2. According to the Kuna City Engineer, there appear to be no additional changes required on the submitted final plat. The final plat notes are in compliance with City of Kuna standards.



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

Final Plat Checklist

A final plat application does not require a public hearing. It will be placed on the City Council agenda as a regular agenda item.

Project name: <i>Greyhawk No 5</i>	Applicant: <i>Jerry Hess / Kent Brown</i>
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All applications are required to contain one copy of the following:

Applicant (v)	Description	Staff (v)
X	Completed and signed Commission & Council Review Application.	✓
X	All pages of the proposed Final Plat.	✓
<i>Submitted to Eng.</i>	Approved final engineering construction drawings for streets, water, sewer, sidewalks, pressure irrigation and other public improvements.	File
X	Approved Findings of Fact, Conclusions of Law for Preliminary Plat	✓
X	Proof of current ownership of the real property included in the proposed final plat and written consent of the record owners of the final plat (Affidavit of Legal Interest) for all interested parties involved.	✓
X	Such other information as deemed necessary to establish whether or not all proper parties have signed and/or approved said final plat.	✓
T	A statement of conformance with the following information: ◇ The approved preliminary plat and meeting all requirements or conditions. ◇ The acceptable engineering practices and local standards.	✓
T	Any proposed restrictive covenants and/or deed restrictions, and homeowners' association documents.	✓
T	The final plat shall include and be in compliance with all items required under title 50, chapter 13 of the Idaho Code.	✓

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 meeting date be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled 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.cityofkuna.com

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

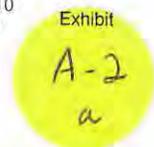
For Office Use Only	
File Number (s)	16-06-FP
Project name	GREYHAWK NO. 5
Date Received	6-1-16
Date Accepted/Complete	6-2-16
Cross Reference Files	Greyhawk Sub
Commission Hearing Date	N/A
City Council Hearing	07/19/2016

Contact/Applicant Information

Owners of Record: <u>JERRY HESS</u>	Phone Number: <u>208-695-2000</u>
Address: <u>519 E KARCHER RD</u>	E-Mail: <u>PSMITH@HUBBLEHOMES.COM</u>
City, State, Zip: <u>NAMPA, IDAHO 83687</u>	Fax #: _____
Applicant (Developer): <u>HUBBLE HOMES</u>	Phone Number: <u>208-695-2000</u>
Address: <u>701 ALLEN ST STE 104</u>	E-Mail: <u>PSMITH@HUBBLEHOMES.COM</u>
City, State, Zip: <u>MERIDIAN IDAHO 83642</u>	Fax #: _____
Engineer/Representative: <u>KENT BROWN</u>	Phone Number: <u>208-871-6842</u>
Address: <u>3161 E SPRINGWOOD DR</u>	E-Mail: <u>kentlkb@gmail.com</u>
City, State, Zip: <u>MERIDIAN IDAHO 83642</u>	Fax #: _____

Subject Property Information

Site Address: <u>S. KAY</u>	
Site Location (Cross Streets): <u>1550FT SOUTH OF HUBBARD RD ON THE EASTSIDE OF KAY</u>	
Parcel Number (s): <u>S1313131670</u>	
Section, Township, Range: <u>13/2N/1W</u>	
Property size : <u>6.35AC</u>	
Current land use: <u>VACANT</u>	Proposed land use: <u>RESIDENTIAL</u>
Current zoning district: <u>R-6</u>	Proposed zoning district: <u>R-6</u>



Project Description

Project / subdivision name: <u>Greyhawk Subdivision No 5</u>
General description of proposed project / request: <u>RESIDENTIAL SUBDIVISION WITH ONE COMMON LOT AND 29 SINGLE FAMILY LOTS</u>
Type of use proposed (check all that apply):
<input checked="" type="checkbox"/> Residential <u>29 SINGLE FAMILY LOTS</u>
<input type="checkbox"/> Commercial _____
<input type="checkbox"/> Office _____
<input type="checkbox"/> Industrial _____
<input type="checkbox"/> Other _____
Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Please describe the existing buildings: _____
Any existing buildings to remain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Number of residential units: _____ Number of building lots: <u>29</u>
Number of common and/or other lots: <u>1</u>
Type of dwellings proposed:
<input checked="" type="checkbox"/> Single-Family _____
<input type="checkbox"/> Townhouses _____
<input type="checkbox"/> Duplexes _____
<input type="checkbox"/> Multi-Family _____
<input type="checkbox"/> Other _____
Minimum Square footage of structure (s): _____
Gross density (DU/acre-total property): <u>4.56</u> Net density (DU/acre-excluding roads): <u>5.99</u>
Percentage of open space provided: <u>13%</u> Acreage of open space: <u>.48</u>
Type of open space provided (i.e. landscaping, public, common, etc.): <u>MICRO PATH</u>

Non-Residential Project Summary (if applicable) N/A

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: 5/19/16



KENT BROWN PLANNING SERVICES

May 31, 2016

Kuna City Planning & Development Services
763 W. Avalon
Kuna, ID 83634

RE: Greyhawk Subdivision No 5 Final Plat Application

Dear Commissioners:

On behalf of Hubble Homes and Jerry Hess, we are requesting approval of the Final Plat application for the Greyhawk No. 5 Subdivision. The site is located at south and west of Greyhawk No 3 & 4 Subdivision on the eastside of Kay Street and south of Columbia Road. The site is 6.35 acres in size, and is currently vacant.

Greyhawk No. 5 is proposed with 30 total lots, consisting of 29 buildable and 1 common. All 29 buildable lots will have single-family homes. The common space will total .48 acres. The common space will consist of a micro pathway. The final plat complies too all the preliminary plat requirements. The proposed construction design has been done to local agency and general engineering practices.

If you have any questions regarding this or any other of our application for Greyhawk No 5 feel free to contact me.

Sincerely,

Kent Brown
Planner



**DESCRIPTION FOR
GREYHAWK SUBDIVISION NO. 5**

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

Commencing at the North 1/4 corner of said Section 13, from which the Northwest corner of said Section 13 bears North 88°53'13" West, 2642.77 feet;

thence along the North boundary line of said Section 13 South 88°54'57" East, 1322.37 feet to the E1/16 corner of said Section 13;

thence along the East boundary line of Greyhawk Subdivision No. 1, as filed in Book 99 of Plats at Pages 12854-12858, the East boundary line of Greyhawk Subdivision No. 3, as filed in Book 108 of Plats at Pages 15090-15098, records of Ada County, Idaho South 00°20'19" West, 1476.20 feet to the Southeast corner of said Greyhawk Subdivision No. 3, said point being the **REAL POINT OF BEGINNING**;

thence along the East boundary line of the W1/2 of the NE 1/4 of said Section 13 South 00°20'19" West, 277.20 feet;

thence leaving said East boundary line North 88°52'06" West, 478.97 feet;

thence North 72°52'42" West, 10.39 feet;

thence South 10°33'20" West, 105.03 feet;

thence South 12°21'29" West, 50.02 feet;

thence 36.23 feet along the arc of a non-tangent curve to the right, said curve having a radius of 365.00 feet, a central angle of 05°41'13" and a long chord of 36.21 feet which bears North 76°21'15" West;

thence South 22°21'46" West, 6.09 feet;

thence South 89°27'42" West, 13.77 feet;

thence South 22°24'51" West, 15.21 feet;

thence 29.08 feet along the arc of a curve to the left, said curve having a radius of 75.00 feet, a central angle of 22°13'02" and a long chord of 28.90 feet which bears South 11°18'20" West;

thence North 74°17'03" West, 51.11 feet;

thence North 89°48'11" West, 105.75 feet;

thence North 00°11'49" East, 60.00 feet;

thence North 89°48'11" West, 105.00 feet;

thence South 78°53'13" West, 50.99 feet;

thence North 89°48'11" West, 105.00 feet;

thence North 00°11'49" East, 193.45 feet;

thence North 29°35'22" East, 52.94 feet;

thence North 17°19'32" East, 109.80 feet to a point on the exterior boundary line of Greyhawk Subdivision No. 4 as filed in Book 109 of Plats at Pages 15482-15484, records of Ada County, Idaho;

thence along said exterior boundary line the following 4 course and distances:

thence South 63°06'16" East, 378.58 feet;

thence North 26°53'44" East, 106.81 feet;

thence North 03°50'20" West, 56.37 feet;

thence North 20°47'32" East, 109.49 feet to a point on the exterior boundary line of said Greyhawk Subdivision No. 3;

thence along said exterior boundary line the following 5 course and distances:

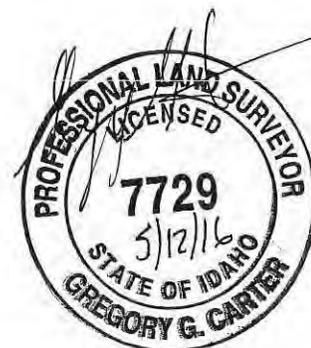
thence 250.49 feet along the arc of a non-tangent curve to the left, said curve having a radius of 730.00 feet, a central angle of 19°39'38" and a long chord of 249.26 feet which bears South 79°02'17" East;

thence South 88°52'06" East, 117.57 feet;

thence North 88°01'12" East, 50.04 feet;

thence North 45°20'17" East, 18.38 feet;

thence South 89°39'43" East, 92.01 feet to the **REAL POINT OF BEGINNING**.
Containing 6.35 acres, more or less.





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)
)
County of Ada)

I, JERRY M HESS, 519 E KARCHER RD,
Name Address
NAMPA, ID 83687
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 KENT BROWN 3161 E SPRINGWOOD DR MERIDIAN ID 83642
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 MAY/23/16 day of MAY, 2016

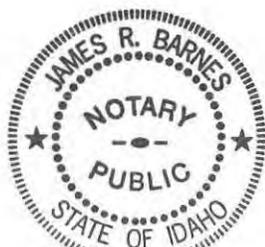
Jerry Hess
Signature

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

James A. Barnes
Notary Public for Idaho

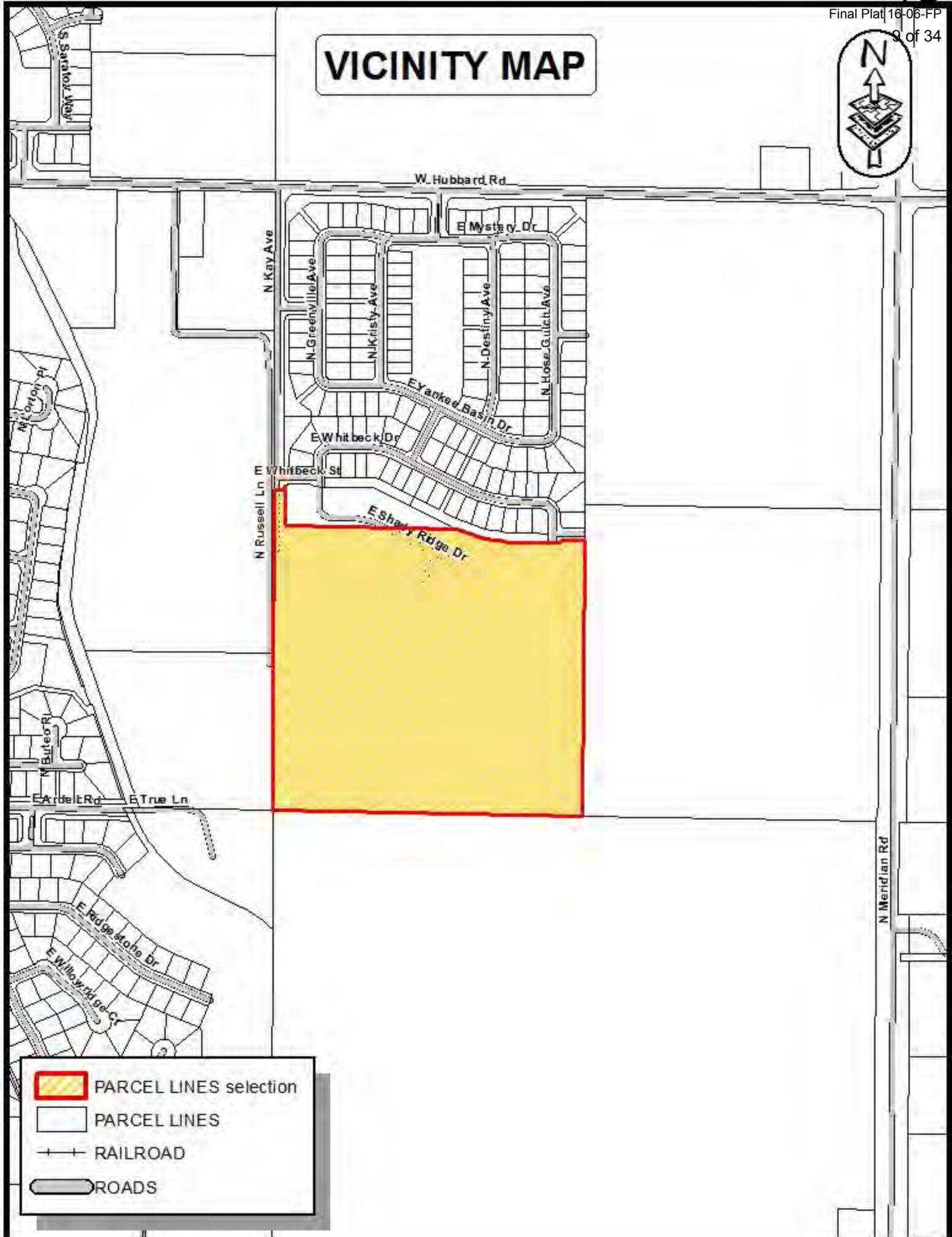
Residing at: Boise, Idaho

My commission expires: June 1, 2017



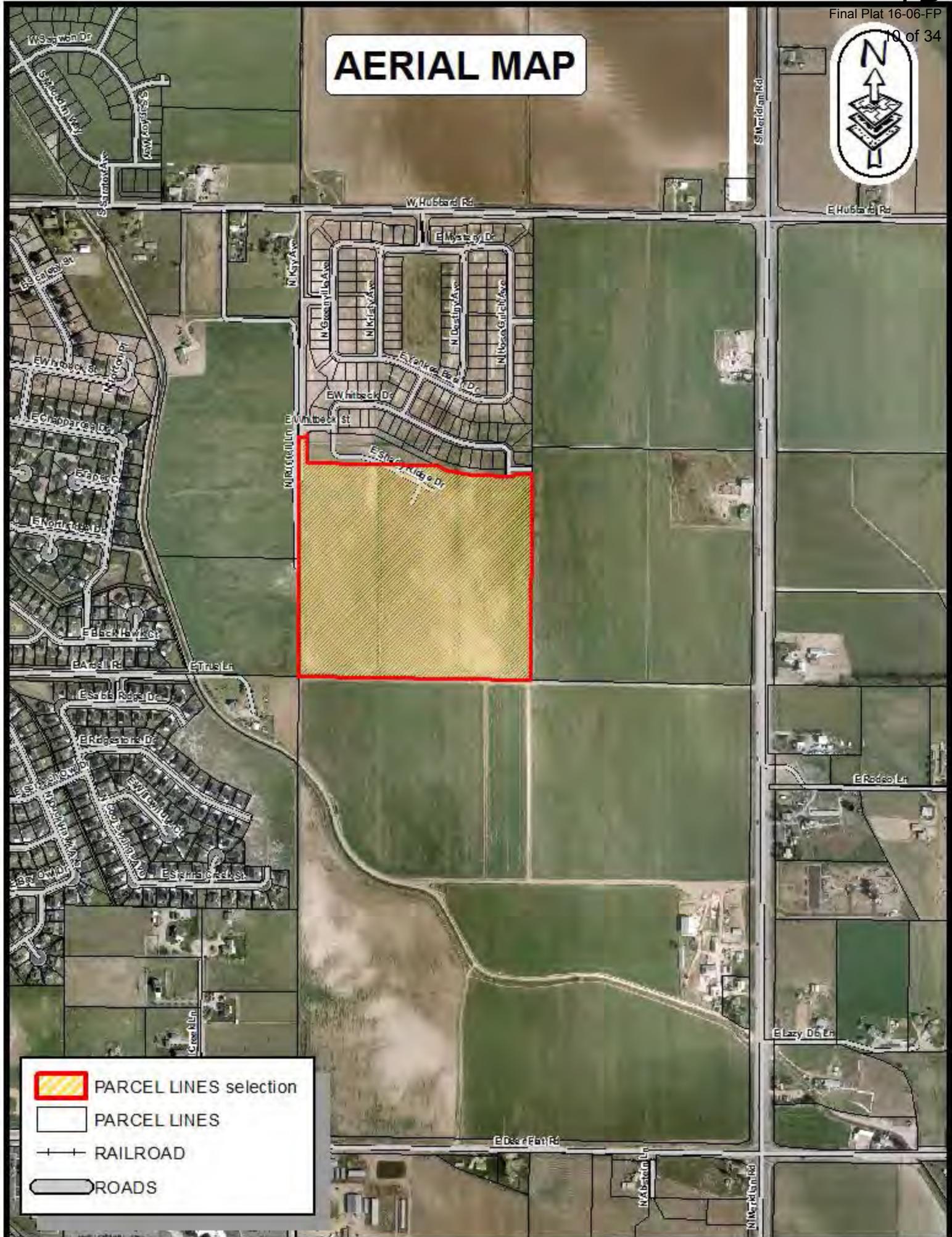
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VICINITY MAP



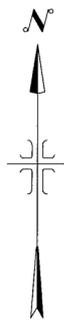
	PARCEL LINES selection
	PARCEL LINES
	RAILROAD
	ROADS

AERIAL MAP

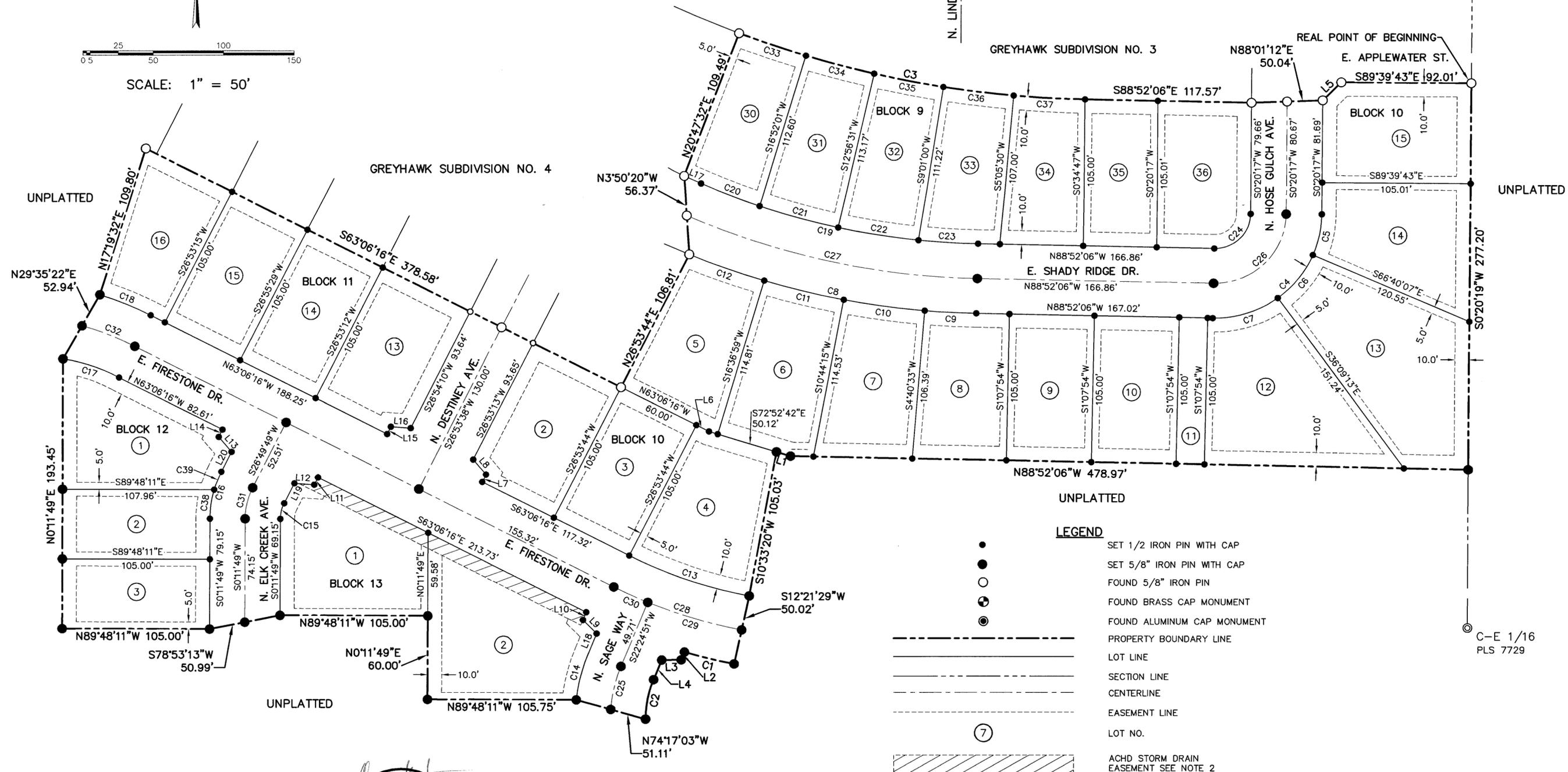
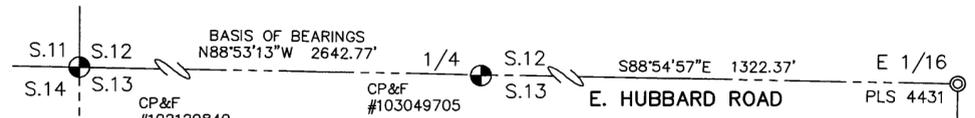


-  PARCEL LINES selection
-  PARCEL LINES
-  RAILROAD
-  ROADS

PLAT SHOWING
GREYHAWK SUBDIVISION NO. 5
LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 13,
T.2N., R.1W., B.M.
KUNA, ADA COUNTY, IDAHO
2016



SCALE: 1" = 50'



LEGEND

- SET 1/2 IRON PIN WITH CAP
- SET 5/8" IRON PIN WITH CAP
- FOUND 5/8" IRON PIN
- ⊙ FOUND BRASS CAP MONUMENT
- ⊙ FOUND ALUMINUM CAP MONUMENT
- PROPERTY BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE
- LOT NO.
- ▨ ACHD STORM DRAIN EASEMENT SEE NOTE 2

SEE PAGE 2 OF 4 FOR CURVE TABLE, LINE TABLE AND NOTES



ISG IDAHO SURVEY GROUP, P.C.
1450 E. WATERTOWER ST.
SUITE 130
MERIDIAN, IDAHO 83642
PH. (208) 846-8570
FAX (208) 884-5399

GREYHAWK SUBDIVISION NO. 5

NOTES:

1. LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE AND ALL REAR LOT LINES HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND IRRIGATION EASEMENT AS SHOWN ON THIS PLAT. EACH SIDE OF INTERIOR LOT LINES HAVE A FIVE (5) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE AND IRRIGATION EASEMENT AS SHOWN ON THIS PLAT.
2. A PORTION OF LOTS 1 AND 2, BLOCK 13 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON MAY 8 2009 AS INSTRUMENT NO. 109053259, OFFICIAL RECORDS OF ADA COUNTY AND FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE " MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION AND MAY REQUIRE AMENDMENT OF THE DEVELOPMENT AGREEMENT.
3. LOT 11, BLOCK 10 IS DESIGNATED AS COMMON AREA LOT AND SHALL HAVE A BLANKET PUBLIC UTILITIES, PROPERTY DRAINAGE AND IRRIGATION EASEMENT. SID LOT SHALL BE OWNED AND MAINTAINED BY THE GREYHAWK HOMEOWNER'S ASSOCIATION INC. THIS OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF KUNA CITY. THE GREYHAWK HOMEOWNER'S ASSOCIATION, INC. IS RESPONSIBLE FOR PAYMENT OF IRRIGATION ASSESSMENTS FOR THE COMMON LOTS. IN THE EVENT THE GREYHAWK HOMEOWNER'S ASSOCIATION, INC. FAILS TO PAY THE ASSESSMENTS, EACH RESIDENTIAL LOT WILL BE RESPONSIBLE FOR A FRACTIONAL SHARE OF THE ASSESSMENT.
4. 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.
5. IRRIGATION WATER WILL BE PROVIDED BY CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION RIGHTS THROUGH THE NEW YORK IRRIGATION DISTRICT AND WILL BE OBLIGATED FOR ASSESSMENTS FROM CITY OF KUNA SUBJECT TO ORDINANCE , ANNEXING THE GREYHAWK SUBDIVISION NO. 5 INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT AND POOLING THE APPURTENANT WATER RIGHTS THEREOF, RECORDED AS INSTRUMENT NO. , RECORDS OF ADA COUNTY, IDAHO.
6. 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.
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."
8. GREYHAWK SUBDIVISION IS SUBJECT TO A CITY OF KUNA DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 107102976 AT THE ADA COUNTY RECORDERS OFFICE.
9. ALL LOTS WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR GREYHAWK SUBDIVISION INSTRUMENT NO. 108001929 AND AMENDED BY INSTRUMENT NO.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	365.00	36.23	36.21	N76°21'15"W	5'41'13"
C2	75.00	29.08	28.90	S11°18'20"W	22°13'02"
C3	730.00	250.49	249.26	S79°02'17"E	19°39'38"
C4	75.00	118.85	106.80	N45°44'06"E	90°47'37"
C5	75.00	30.10	29.90	N11°50'05"E	22°59'36"
C6	75.00	39.94	39.47	N38°35'20"E	30°30'54"
C7	75.00	48.81	47.95	N72°29'20"E	37°17'07"
C8	564.14	209.13	207.93	S78°15'24"E	21°14'23"
C9	564.14	36.75	36.74	S87°00'37"E	3°43'56"
C10	564.14	57.97	57.95	S82°12'00"E	5°53'17"
C11	564.14	57.97	57.95	S76°18'43"E	5°53'17"
C12	564.14	56.43	56.41	S70°30'09"E	5°43'53"
C13	315.00	90.15	89.85	S71°14'43"E	16°23'54"
C14	125.00	34.77	34.66	S14°26'46"W	15°56'10"
C15	25.00	11.65	11.54	S13°32'47"W	26°41'55"
C16	75.00	34.95	34.63	S13°32'47"W	26°41'55"
C17	118.78	42.23	42.01	N71°31'34"W	20°22'18"
C18	235.00	39.25	39.21	N67°53'22"W	9°34'12"
C19	515.00	202.40	201.10	S77°36'33"E	22°31'06"
C20	515.00	44.63	44.61	S68°49'56"E	4°57'53"
C21	515.00	57.76	57.73	S74°31'41"E	6°25'36"
C22	515.00	57.75	57.72	S80°57'13"E	6°25'29"
C23	515.00	42.27	42.26	S86°31'02"E	4°42'09"
C24	25.00	39.62	35.60	N45°44'06"E	90°47'37"
C25	100.00	31.89	31.76	S13°16'37"W	18°16'27"
C26	50.00	79.23	71.20	N45°44'06"E	90°47'37"
C27	540.00	212.23	210.87	S77°36'33"E	22°31'06"
C28	340.00	96.18	95.86	S71°12'29"E	16°12'27"
C29	340.00	69.58	69.46	S73°26'56"E	11°43'34"
C30	340.00	26.59	26.59	S65°20'43"E	4°28'53"
C31	50.00	23.30	23.09	S13°32'47"W	26°41'55"
C32	210.00	40.53	40.46	N68°37'59"W	11°03'26"
C33	730.00	50.01	50.00	S71°10'14"E	3°55'30"
C34	730.00	50.01	50.00	S75°05'44"E	3°55'30"
C35	730.00	50.01	50.00	S79°01'15"E	3°55'30"
C36	730.00	50.01	50.00	S82°56'45"E	3°55'30"
C37	730.00	50.45	50.44	S86°53'18"E	3°57'36"
C38	75.00	21.13	21.06	S8°16'09"W	16°08'41"
C39	75.00	13.82	13.80	S21°37'07"W	10°33'14"

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.39	N72°52'42"W
L2	6.09	S22°21'46"W
L3	13.77	S89°27'42"W
L4	15.21	S22°24'51"W
L5	18.38	N45°20'17"E
L6	10.00	S63°06'16"E
L7	5.89	S26°53'44"W
L8	14.10	S40°20'22"E
L9	13.80	N44°47'12"W
L10	6.05	S22°21'46"W
L11	5.89	S26°53'44"W
L12	14.10	S85°52'10"E
L13	14.10	N40°20'22"W
L14	5.89	S26°53'44"W
L15	5.89	N26°59'50"E
L16	14.10	N85°56'10"W
L17	13.09	N65°33'55"W
L18	15.16	S22°24'51"W
L19	16.05	S26°53'44"W
L20	16.05	S26°53'44"W



ISG	IDAHO SURVEY GROUP, P.C.	1450 E. WATERTOWER ST. SUITE 130 MERIDIAN, IDAHO 83642 PH. (208) 846-8570 FAX (208) 884-5399

GREYHAWK SUBDIVISION NO. 5

CERTIFICATE OF OWNERS

Know all men by these presents: That Jerry M. Hess a married man, as his sole and separate property, is the owner of the property described as follows:

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

Commencing at the North 1/4 corner of said Section 13, from which the Northwest corner of said Section 13 bears North 88°53'13" West, 2642.77 feet;

thence along the North boundary line of said Section 13 South 88°54'57" East, 1322.37 feet to the E1/16 corner of said Section 13;

thence along the East boundary line of Greyhawk Subdivision No. 1, as filed in Book 99 of Plats at Pages 12854-12858, the East boundary line of Greyhawk Subdivision No. 3, as filed in Book 108 of Plats at Pages 15090-15098, records of Ada County, Idaho South 00°20'19" West, 1476.20 feet to the Southeast corner of said Greyhawk Subdivision No. 3, said point being the **REAL POINT OF BEGINNING**;

thence along the East boundary line of the W1/2 of the NE 1/4 of said Section 13 South 00°20'19" West, 277.20 feet;

thence leaving said East boundary line North 88°52'06" West, 478.97 feet;

thence North 72°52'42" West, 10.39 feet; thence South 10°33'20" West, 105.03 feet; thence South 12°21'29" West, 50.02 feet;

thence 36.23 feet along the arc of a non-tangent curve to the right, said curve having a radius of 365.00 feet, a central angle of 05°41'13" and a long chord of 36.21 feet which bears North 76°21'15" West;

thence South 22°21'46" West, 6.09 feet; thence South 89°27'42" West, 13.77 feet; thence South 22°24'51" West, 15.21 feet;

thence 29.08 feet along the arc of a curve to the left, said curve having a radius of 75.00 feet, a central angle of 22°13'02" and a long chord of 28.90 feet which bears South 11°18'20" West;

thence North 74°17'03" West, 51.11 feet; thence North 89°48'11" West, 105.75 feet; thence North 00°11'49" East, 60.00 feet; thence North 89°48'11" West, 105.00 feet; thence South 78°53'13" West, 50.99 feet; thence North 89°48'11" West, 105.00 feet; thence North 00°11'49" East, 193.45 feet; thence North 29°35'22" East, 52.94 feet;

thence North 17°19'32" East, 109.80 feet to a point on the exterior boundary line of Greyhawk Subdivision No. 4 as filed in Book 109 of Plats at Pages 15482-15484, records of Ada County, Idaho;

thence along said exterior boundary line the following 4 course and distances:

thence South 63°06'16" East, 378.58 feet; thence North 26°53'44" East, 106.81 feet; thence North 03°50'20" West, 56.37 feet;

thence North 20°47'32" East, 109.49 feet to a point on the exterior boundary line of said Greyhawk Subdivision No. 3;

thence along said exterior boundary line the following 5 course and distances:

thence 250.49 feet along the arc of a non-tangent curve to the left, said curve having a radius of 730.00 feet, a central angle of 19°39'38" and a long chord of 249.26 feet which bears South 79°02'17" East;

thence South 88°52'06" East, 117.57 feet; thence North 88°01'12" East, 50.04 feet; thence North 45°20'17" East, 18.38 feet;

thence South 89°39'43" East, 92.01 feet to the **REAL POINT OF BEGINNING**. Containing 6.35 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.

Jerry M. Hess

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 Jerry M. Hess, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

My commission expires

Notary Public for Idaho
Residing in _____, Idaho

GREYHAWK SUBDIVISION NO. 5

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

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

APPROVAL OF CITY ENGINEER

I, Gordon Law, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this day _____, hereby approve this plat..

City Engineer 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 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



ISG	IDAHO	1450 E. WATERTOWER ST.
	SURVEY	SUITE 130
	GROUP, P.C.	MERIDIAN, IDAHO 83642
		PH. (208) 846-8570
		FAX (208) 884-5399

ARTICLE III
CONDITIONS ON DEVELOPMENT

- 3.1 The sole uses(s) allowed and restrictions pursuant to this conditional rezone as reflected in this Agreement are as follows:
 - 3.1.1 Developer shall develop the property subject to the conditions and limitations set forth in the Agreement. **DONE**
 - 3.1.2 Developer agrees to plat no more than 317 buildable lots on the 80.20 acres of the property located east of Kay Avenue and is required to maintain R-6 lot area percentages on the property in accordance with the Kuna City Code. **UNDERSTOOD WILL COMPLY**
 - 3.1.3 Developer agrees to construct homes on the property rapping in size from 1,400 square feet to 3,555 square feet or larger. **UNDERSTOOD WILL COMPLY**
 - 3.1.4 Developer agrees to the following specific common areas, parks and buffers consisting of a total 9.96 acres:
 - 3.1.4.1: 3.62 acre park **DONE**
 - 3.1.4.2: 4.24 acres for landscaped buffers and landscaped island **PART DONE**
 - 3.1.4.3: .91 acre for the "Strip Park 1" **NONE IS IN THIS PHASE**
 - 3.1.4.4: .49 acre for the "Strip Park 2" **FUTURE PHASE**
 - 3.1.4.5: .70 acre for pedestrian pathways **PORTION IN THIS PHASE**
 - 3.1.5 Perimeter landscape lots shall be maintained by the homeowners' association and shall be the following dimensions:
 - 3.1.5.1: 30-foot wide adjacent to Hubbard Road with an 8-foot wide meandering sidewalk. **DONE PHASE 1**
 - 3.1.5.2: 20-foot wide adjacent to Kay Avenue with a 5-foot wide meandering sidewalk. **NONE IN THIS PHASE**
 - 3.1.5.3: 20-foot wide adjacent to Ardell Road with a 5-foot wide meandering sidewalk. **FUTURE PHASE**
 - 3.1.6 Perimeter fencing on Hubbard Road, Kay Avenue, and Ardell Road shall consist of a six-foot tall vinyl fence constructed behind a three-foot high earthen berm. **NONE IN THIS PHASE**
 - 3.1.7 Pathway lots shall be 20-foot-wide consisting of a 6-foot-wide asphalt path with the remaining 14 feet landscaped and maintained by the homeowners association. Construct a 4' solid 2' lattice vinyl fence along the pathways. **ONE PATH IN THIS PHASE**
 - 3.1.8 Construct a minimum of 16" roof overhang on all structures. **UNDERSTOOD AND WILL COMP**
 - 3.1.9 Construct a monument sign on the Hubbard entrance with a rock and water feature as noted on the plan. Construct a monument sign on the Ardell entrance. **PORTION DONE IN PHASE**
 - 3.1.10 Developer to provide the City with a written agreement for the neighbor on the west side of Kay and Hubbard Road to provide a driveway access to Kay Street and relocate the fence on Kay if needed. **DONE IN PHASE ONE**
 - 3.1.11 Developer to construct the homes with the proposed elevations as indicated in Exhibit C of this Agreement. **UNDERSTOOD AND WILL COMPLY**
 - 3.1.12 Relocate the park amenities to the south side of Lot 5, Block 5. Provide a 10-foot turn out for parallel parking on E. Yankee Basin Drive to allow for a minimum of 10 parking stalls. **DONE IN PHASE 1**
 - 3.1.13 Developer to construct a 4-foot solid, 2-foot lattice vinyl fence along all common lots. **DONE**
 - 3.1.14 Meet all staff and agency requirements with the exception of the Transportation Task Force recommendation on Kay Street. **DONE**





City of Kuna

P.O. Box 13
Kuna, ID 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

To: Kuna City Council

File Numbers: Grayhawk Subdivision / 06-06-S (Preliminary Plat) / 06-02-DA (Development Agreement) / 06-04-ZC (Rezone)

Site location: 447 W. Hubbard Road / Hubbard, Kay & Ardell Roads

Planner: Lisa Bachman

Hearing date: Wednesday, November 8, 2006

Applicant: Providence Development Group, LLC
701 S. Allen St., Suite 104
Meridian, Idaho 83642

Owner: Jerry Hess IRA
P.O. Box 328
Meridian, Idaho 83642

Engineer: Bailey Engineering, Inc.
1500 E. Iron Eagle Dr.
Eagle, Idaho 83616

Application Information:

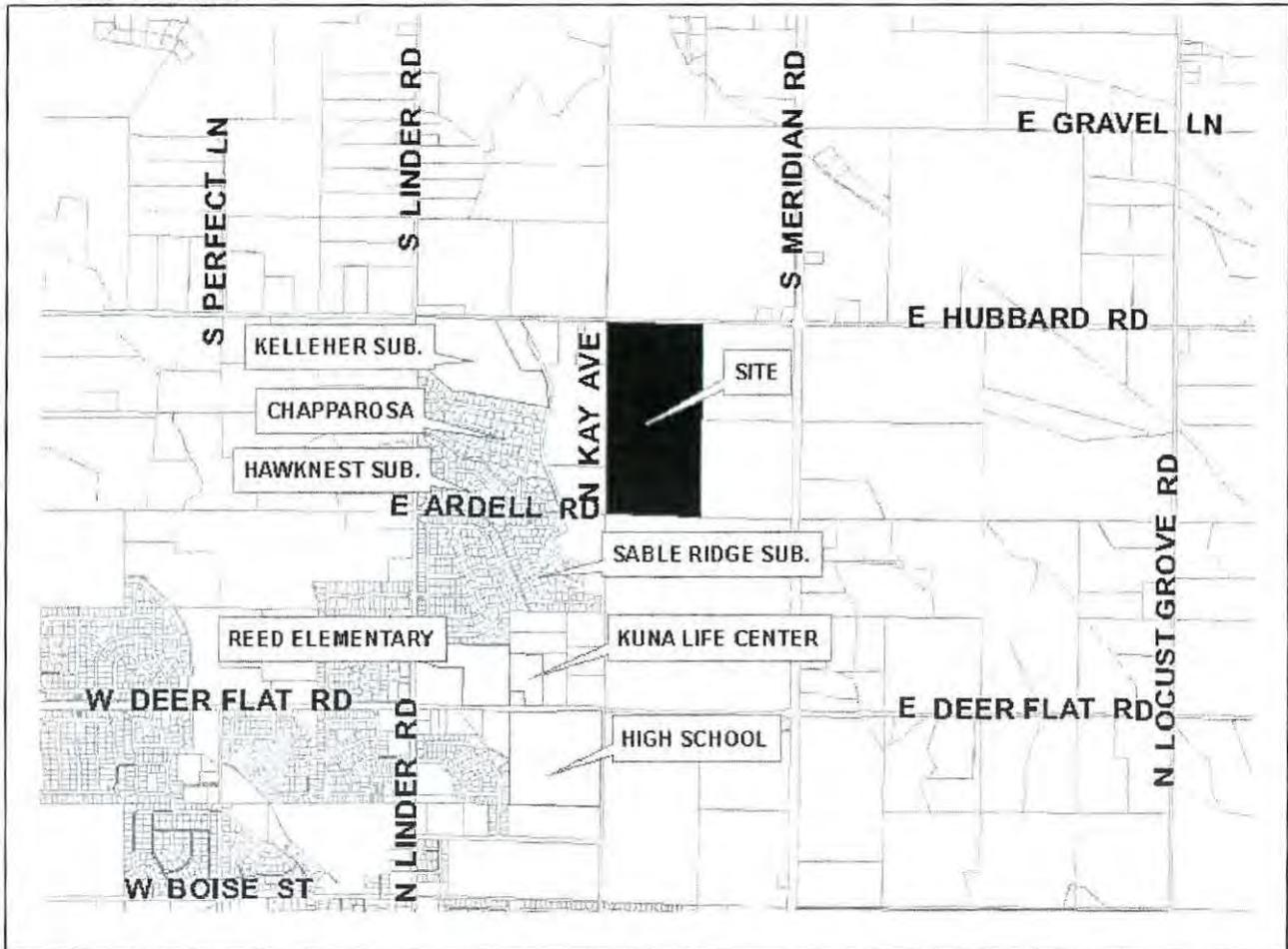
Current Zone: A (Agricultural in Kuna City limits)
 Proposed Zone: R-6 (Medium Development Density 4-6 units/acre)
 Proposed Density: 3.95 DU per acre
 Common Area %: 12.67%
 Park Area: 3.6 acres
 Total Acres: approx. 80.18-acres
 Single-family lots: 317 lots
 Common lots: 18 lots
Total lots: 335 total lots

Project Summary:

The applicant is requesting preliminary plat and rezone approval with a Development Agreement for 317 single-family lots on approximately 80.18-acres. The site is located on the south side of Hubbard, east side of Kay and on the north side of Ardell. The site was recently annexed into the City of Kuna with an Agricultural zone and will be participating in the Local Improvement District for the new wastewater treatment plant. Subdivision access will be via Hubbard, Kay and Ardell. Proposed amenities include a common 3.6-acre park area and pedestrian areas with paved pathways throughout the site.



VICINITY MAP



A. Existing Site Conditions

1. Surrounding land use and zoning:

North	RR (Ada County)	Agricultural
South	RUT (Ada County)	Agricultural
East	RR (Ada County)	Agricultural
West	RR (Ada County), A, R-4, R-5 (Kuna City)	Agricultural and single-family residential

2. Parcel numbers:

S1313120700
S1313120602

3. Comprehensive Future Land Use Map:

The site is identified as Medium and High Development Density (4-6 and 7+ units/acre) on the Comprehensive Future Land Use Map.

4. Property size:

Approx. 80.18 acres

5. Existing structures:

Single-family dwelling and some outbuildings (single-family dwelling has been removed)

6. Existing Vegetation:

The site contains natural soils and grasses.

B. Procedural Items:

Received Application	Accepted Application	Gov't Agency Notification	Property owners 300-ft. notification		Legal Hearing publication		Posted public hearing sign	
05-19-06	05-24-06	06-09-06	P&Z	09-07-06	P&Z	09-11-06	P&Z	09-19-06
			CC	10-18-06	CC	10-23-06	CC	10-18-06

C. Staff Analysis/Findings for Consideration:

Development Agreement

1. Proposed Development Agreement:

The proposed Development Agreement includes the following details:

3.1: The sole use (s) allowed and restrictions required pursuant to the conditional rezone as reflected in this Agreement are as follows:

3.1.1 Developer shall develop the property subject to the conditions and limitations set forth in the Agreement.

3.1.2 Developer agrees to plat no more than 313 buildable lots on the 80.20 acres of the property located east of Kay Avenue and is required to maintain R-6 lot area percentages on the property in accordance with the Kuna City Code.

3.1.3 Developer agrees to construct homes on the property ranging in size from 1,400 square feet to 3,555 square feet or larger. The range of home sizes shall be as follows:

3.1.4 Developer agrees to the following common area and parks consisting of a total 10.18 acres.

3.1.4.1 3.83 acre park

3.1.4.2 0.91 acre strip

3.1.4.3 0.48 acre strip park

3.1.5 Perimeter landscape lots shall be maintained by the homeowners' association and shall be the following dimensions:

3.1.5.1 30 feet wide adjacent to Hubbard Road with a five-foot meandering sidewalk.

3.1.5.2 20 feet wide adjacent to Kay Avenue with a five-foot meandering sidewalk.

3.1.5.3 20 feet wide adjacent to Ardell Road with a five-foot meandering sidewalk.

3.1.6 Perimeter fencing on Hubbard Road, Kay Avenue, and Ardell Road shall consist of a five-foot vinyl fence constructed atop a three-foot high earthen berm for a total minimum screening height measured from the back of the adjacent sidewalk of eight feet.

- 3.1.7 Pathway lots shall be 20-foot wide consisting of a six-foot wide asphalt path with the remaining 14 feet landscaped and maintained by the homeowners' association.
- 3.1.8 The interior street section shall include a four-foot wide detached sidewalk located within an easement to the Ada County Highway District, offset from the back of curb by five feet. The five foot landscape area shall include grass and trees installed and maintained by the adjacent homeowner.

Subdivision

2. Commission's Findings (KCC 6-2-3-H-2)

In determining the acceptance of a proposed subdivision, the commission shall consider the objectives of this title and at least the following:

- a. The conformance of the subdivision with the comprehensive development plan;
- b. The availability of public services to accommodate the proposed development;
- c. The continuity of the proposed development with the capital improvement program;
- d. The public financial capability of supporting services for the proposed development; and
- e. The other health, safety or environmental problems that may be brought to the commission's attention.

- The proposed preliminary plat complies with the Comprehensive Development Plan.
- Public services will be available to the site with the new wastewater treatment plant.
- The proposed development could be integrated with a new capital improvement plan.
- The property is included in the Local Improvement District, which ensures financial capability.
- There is no health, safety or environmental concerns relating to the proposed preliminary plat.

Road Improvements & Sidewalks – Kuna City Code

3. Street Right of Way Width Specifications (KCC 6-3-4-A)

Street and road right of way widths shall conform to the adopted major street plan or comprehensive development plan and the rules of the state department of highways and the highway district or department having jurisdiction. Minimum right of way standards are as follows:

Expressway or freeway	160-260 feet
Major arterial	80 feet
Minor arterial	80 feet
Collector street	60 feet
Minor street (local)	50 feet

Street and Road location (KCC 6-3-3-H)

Half Streets: Half streets shall be prohibited except where unusual circumstances make such necessary to the reasonable development of a tract in conformance with this Title and where satisfactory assurance for dedication of the remaining part of the street is provided. Whenever a tract to be subdivided borders on an existing half or partial street, the other part of the street shall be dedicated within such tract.

Required Public Improvements (KCC 6-4-2 B-D)

Every subdivider shall be required to install the following public and other improvements in accordance with the conditions and specifications as follows:

- B. Streets and Alleys: All streets and alleys shall be constructed in accordance with the standards and specifications adopted by the Council. (Ord. 231, 12-7-1977)
- C. Curbs and Gutters: Vertical curbs and gutters shall be constructed on collector and arterial streets. Rolled curbs and gutters or other landscaping and drainage as may be established by the Council and consistent with subsection G of this Section shall be required on minor streets. All construction shall be in accordance with the standards and specifications adopted by the Council. (Ord. 403, 10-5-1993)
- D. Bicycle Pathways: A bicycle pathway shall be provided within all subdivisions, as part of the public right of way or separate easement, as may be specified in an overall bicycle plan as adopted by the Council. (Ord. 231, 12-7-1977)

Landscape Buffer and Sidewalk (KCC 6-3-11-A & 6-4-2-L)

KCC 6-3-11-A: Kuna City code requires a minimum 20-foot wide planting reserve strip next to collector and arterial roads.

KCC 6-4-2 L: Kuna City code requires a minimum 5-foot wide to 8-foot wide detached concrete sidewalk to be constructed along all arterial and collector roadways with a minimum 10-foot wide landscaped buffer.

Kuna Comprehensive Street Plan Map

Master Plan: The Kuna Comprehensive Street Plan Map identifies a future north-south mid-mile collector (Kay Avenue) and an east-west mid-mile collector (Ardell). Hubbard Road is identified as a minor arterial.

Kuna Comprehensive Bicycle Plan (Bicycle/Pedestrian Path Master Plan Map)

The Kuna Comprehensive Plan Bicycle/Pedestrian Path Master Plan map identifies a bike/pedestrian path abutting the site along the south side of Hubbard Road. The Bicycle/Pedestrian Master Plan requires 8-foot wide sidewalks.

Road Improvements & Sidewalks – Proposed & Required**Internal / Local Roads:**

The applicant is proposing the internal local roads with 50-feet of right-of-way, 36-foot street sections and rolled curb, gutter and 5-foot wide sidewalks.

- The local roads right-of-way, street sections, curb and gutter meet City Code.

Collector Streets for the mid-miles:

Kay Ave (north-south) and Ardell Road (east-west):

Proposed- The applicant is proposing to construct one half of both mid-mile collector streets with 42-feet of right-of-way, 24-feet of pavement, vertical curb, gutter and 5-foot wide meandering sidewalks and pedestrian ramps with a 20-foot wide landscaped buffer.

- The proposed road improvements for the proposed collector streets meet City code. The street sections will be completed for Kay and Ardell when the

adjacent properties develop. Until the surrounding properties develop, Kay and Ardell will serve as access for this subdivision only.

Arterial Road

Hubbard Road:

Proposed- The applicant is proposing to construct Hubbard Road with 35-feet of right-of-way from centerline with a 5-foot wide meandering sidewalk with a 20-50-foot landscaped buffer (meandering buffer – widths vary).

Right-of-Way

- The proposed right of way width for Hubbard Road does not meet City code. City code requires a minimum of 40-feet of right-of-way from centerline on arterial roads. ACHD has required the applicant to dedicate a total of 35-feet of right-of way from centerline. Staff recommends the applicant dedicate a 10-foot wide reserve strip in addition to the landscape buffer and 35-feet of right-of-way. This should accommodate any future widening for Hubbard Road.

Sidewalk, Buffer, Curb and Gutter

- Due to the fact that the south side of Hubbard Road is identified as a future Bicycle/Pedestrian Pathway on the Comprehensive Plan, the applicant shall construct an **8-foot wide sidewalk** along Hubbard Road with a 20-50-foot wide landscaped buffer (meandering buffer –varying width) in accordance with the Kuna Comprehensive Pedestrian/Bicycle Plan and City code. City code requires curb and gutter to be constructed on all collector and arterial roads, and ACHD has not required curb and gutter. Due to the fact that Hubbard Road will be widened in the future, the applicant will not be required to construct curb and gutter.

4. Street Names (KCC 6-3-5 A & B)

A. Street names shall not duplicate any existing street name within the county except where a new street is an uninterrupted extension and continuation of an existing street. Street names that may be spelled differently but sound the same as existing streets shall not be used.

B. All new streets shall be named as follows: Streets having a predominately north-south direction shall be named "Avenue" or "Road"; streets having a predominately east-west direction shall be named "Street" or "Way"; meandering streets shall be named "Drive", "Lane", "Path" or "Trail"; and cul-de-sacs shall be named "Circle", "Court" and "Place".

- The following proposed street names are approved as proposed:
 - W. Hubbard Rd.
 - E. Mystery Dr.
 - N. Greenville Ave.
 - E. Makay St.
 - N. Hose Gulch Ave.
 - E. Yankee Basin Dr.
 - N. Lanford Ave.
 - E. Red Vale Dr.
 - E. Shady Ridge Dr.
 - N. Walton Ave.
 - N. Golden Hills Ave.
 - N. Merlin Ave.
 - E. Firestone Dr.
 - N. Elk Creek Ave.
 - N. Everglade Ave.

- E. Red Creek St.
 - N. Fox Creek Ave.
 - E. Brush Creek St.
- Due to the fact that the roads are not an uninterrupted extension, the following street names shall be given a new name.
 - Either the easterly or westerly portion of E. Makay St.
 - Either the easterly or westerly portion of E. Polk St.
 - Either the easterly or westerly portion of E. Celtic St.
 - Either the northern or southern portion of N. Williamson St. Ave.
 - The following proposed street names shall be modified as follows:

Change from	Change to
N. Williamson St.	N. Wiliamson Ave.
N. Kristy Way	N. Kristy Ave.
N. Destiny Way	N. Destiny Dr.
Ardell Street	E. Ardell Rd.
Kay Ave.	N. Kay Ave.

Note: Ada County Development Services street naming committee may have additional modifications and/or requirements regarding street names.

5. Street Lights (KCC 6-4-2-N)

Kuna City Code requires that street lights are installed at all intersections, near the fire hydrants, and have a maximum spacing of two hundred fifty feet (250') throughout the interior and exterior of the subdivision. A sub divider shall conform to the requirements of the city and the public utility providing such lighting.

- The proposed lighting plan does not meet KCC 6-4-2-N. The applicant shall install street lights at all intersections, near the fire hydrants, and have a maximum spacing of 250' throughout the interior and exterior of the subdivision. The applicant shall submit a lighting plan in accordance with KCC 6-4-2-N.

6. Landscaping & Amenities (KCC 6-4-2-P & 6-4-2-S)

KCC 6-4-2-P: Landscaped entrances

All entrances to and exits from subdivisions shall be landscaped in a manner approved by the planning and zoning commission and/or department of urban forestry.

KCC 6-4-2-S: One Tree per lot required

Kuna City Code requires that a minimum of one tree per lot shall be provided by the developer.

Landscaping

- The applicant is proposing an 8-foot wide landscaped island within the entrance on Hubbard Road.
- The applicant is proposing 20-50 foot wide landscaped buffers along Hubbard, Kay and Ardell abutting the site. The buffers meander along Hubbard and Kay and the width varies. Proposed landscaping within the buffers includes a variety of trees, shrubs and grasses.
- The applicant is proposing pedestrian pathways throughout the subdivision with paved walkways, grasses, trees and shrubs.

- The applicant is proposing a variety of trees, shrubs and grasses within the 3.6 acre common area park.
- The applicant shall provide one tree per buildable lot.

Amenities

- Hubbard Road entrance: The applicant is proposing a monument sign and water feature in the Hubbard Road entrance.
- 3.6-acre Park area: The applicant is proposing a gazebo, play equipment, a half (1/2) basketball court and an open play area with grass.

7. Right-of-Way Fencing & Perimeter Fencing (KCC 6-4-2-Q)

A fence that abuts an arterial or collector road should be uniform from intersection to intersection and must include a landscaped berm and fence, six feet (6') in height (measured from the crest of the road) that is permanent and maintenance free. Acceptable fencing would include metal, rock, vinyl and the posts must be installed in concrete. No wood fencing would be allowed. The only exception is around parks (for safety reasons), an open fence may be required. A fence plan must be submitted with the preliminary plat application for approval.

Right-of-way Fencing

- Hubbard, Kay and Ardell fences: The applicant is proposing a 6-foot solid fence along Hubbard Road. The fence shall be of a permanent and maintenance free material, in accordance with Kuna City code.

Perimeter Fencing

- Pedestrian pathway and park fences: The applicant is proposing 4-foot vinyl with 2-foot lattice along both sides of all pedestrian pathways. The applicant shall submit a final fence plan and obtain a fence permit prior to installation.

8. Lateral/Ditch (KCC 6-4-2-R)

Piping of Ditches: All irrigation ditches, and laterals, excluding major canals and natural waterways located within the development boundaries shall be tiled. Major canals and natural waterways located within or adjacent to the development boundaries shall be fenced or tiled. Any improvements involving the distribution system of any irrigation district shall have the prior written approval of that affected district.

- There are no ditch facilities located on the site. If there are local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, they must remain unobstructed and should be protected by an appropriate easement.

9. Services

Fire protection – Kuna Rural Fire District
 Sewage disposal – City of Kuna Municipal
 Water service – City of Kuna Municipal
 Irrigation district – New York Irrigation District
 School district – Kuna Joint School District

10. Official Height and Area Regulations (KCC 5-3-3)

Kuna City Code has the following building requirements for an R-6 zone:

Maximum Height – 35-feet
 Minimum Lot Width – 45-feet
 Front living space setback – 15-feet

Front setback -	20-feet
Rear setback -	15-feet
Interior side -	5-feet
Street side -	20-feet
Maximum lot coverage -	40%
Minimum lot area per D.U. -	4,500 square-feet

- The proposed lot sizes and dimensions comply with City code.

11. Kuna Comprehensive Plan Map (Section 4-3, Figure 4.3-1)

The site is identified as Medium and High Development Density (4-6 and 7+ units/acre) on the Comprehensive Future Land Use Map.

- The applicant is proposing an R-6 zone, with an overall density of 3.95 dwelling units per acre. The proposed density complies with the Comprehensive Future Land Use Map.

12. Transportation Task Force Recommendations

- Developer should install a minimum of 4-5 playground signs throughout the subdivision near the large common area.
- Install bollards in the pedestrian pathways.
- Install a left-right arrow sign at E. Mystery & Yankee Basin.
- Construct ½ of Kay Street with 3 lanes, curb, gutter, sidewalks and bike lanes.

13. Staff Recommendation

Based on Staff’s review of the application, staff concludes the applications complies with Kuna City Code and the Kuna Comprehensive Plan, and forwards a recommendation of approval with standard and specific conditions to the Council, as set out in the proposed Findings of Fact and Conclusions of Law attached hereto.

D. Findings of Facts:

1. As to existing site conditions, the Council finds the following:

Surrounding Land Use and Zoning:

North	RR (Ada County)	Agricultural
South	RUT (Ada County)	Agricultural
East	RR (Ada County)	Agricultural
West	RR (Ada County), A, R-4, R-5 (Kuna City)	Agricultural and single-family residential

Parcel Numbers:

S1313120700
S1313120602

Comprehensive Plan Future Land Use Map:

The site is identified as Medium and High Development Density (4-6 and 7+ units/acre) on the Comprehensive Future Land Use Map.

Property size:

Approx. 80.18 acres

Existing Structures:

Single-family dwelling and some outbuildings (single-family dwelling has been removed)

Existing Vegetation:

The site contains natural soils and grasses.

2. As to procedural items, the Council finds the following:

All required procedural items have been completed in accordance with Kuna City Code.

3. As to the project description, the Council finds the following:

The applicant is requesting preliminary plat and rezone approval with a Development Agreement for 317 single-family lots on approximately 80.18-acres. The site is located on the south side of Hubbard, east side of Kay and on the north side of Ardell. The site was recently annexed into the City of Kuna with an Agricultural zone and will be participating in the Local Improvement District for the new wastewater treatment plant. Subdivision access will be via Hubbard, Kay and Ardell. Proposed amenities include a common 3.6-acre park area and pedestrian areas with paved pathways throughout the site.

4. As to Kuna City Code, the Council finds the following:

The proposed Subdivision complies with Kuna City Code.

5. As to the Kuna Comprehensive Plan, the Council finds the following:

The proposed Subdivision complies with the Kuna Comprehensive Plan.

E. Conclusions of Law:

If any of the following Conclusions of Law are determined to be Findings of Fact, they shall be included in that section.

1. Based on the evidence contained in File #'s 06-06-S, 06-02-DA and 06-04-ZC, The Kuna City Council finds that File #'s 06-06-S, 06-02-DA and 06-04-ZC complies with Kuna City Code.
2. Based on the evidence contained in File #'s 06-06-S, 06-02-DA and 06-04-ZC, The Kuna City Council finds that File #'s 06-06-S, 06-02-DA and 06-04-ZC complies with the Kuna Comprehensive Plan.

F. Planning & Zoning Commission Recommendation to City Council:

On September 26, 2006, the Kuna Planning & Zoning Commission recommended approval to City Council for Rezone from A to R-4 due to the density location from the City amenities and the Preliminary Plat with Development Agreement with the following conditions:

- All staff and agency recommendations.
- 3.1.2 Developer agrees to plat no more than 317 buildable lots on the 80.20 acres of the property located east of Kay Avenue and is required to maintain R-6 lot area percentages on the property in accordance with the Kuna City Code.
- 3.1.3 Developer agrees to construct homes on the property ranging in size from 1,400 square feet to 3,555 square feet or larger.
- 3.1.4.2 0.91 acre strip
- 3.1.5.1 30 feet wide adjacent to Hubbard Road with an 8 foot meandering sidewalk.
- 3.1.6 Perimeter fencing on Hubbard Road, Kay Avenue, and Ardell Road shall consist of a six-foot vinyl fence constructed behind a three-foot high earthen berm for a total minimum screening height measured from the back of the adjacent sidewalk of eight feet.

- 3.1.7 Pathway lots shall be 20-feet-wide consisting of a 6-foot-wide asphalt path with the remaining 14 feet landscaped and maintained by the homeowners association. Construct a 4' solid 2' lattice vinyl fence along the pathways.
- 3.1.8 The interior street section shall include a five-foot-wide detached sidewalk located within an easement to the Ada County Highway District, offset from the back of curb by five feet. The five foot landscape area shall include grass and trees installed and maintained by the adjacent homeowner.
- 3.1.9 Construct a minimum of 16" roof overhang on all structures.
- 3.1.10 Construct a monument sign on the Hubbard entrance with a rock and water feature as noted on the plan. Construct a monument sign on the Ardell entrance.
- 3.1.11 Developer to provide the City with a written agreement for the neighbor on the west side of Kay and Hubbard Road to provide a driveway access to Kay Street and relocate the fence on Kay if needed.
- 3.1.12 Developer to construct the homes with the proposed elevations.
- 3.1.13 Relocate the park amenities to the south side of Lot 5 Block 5. Provide a 10' turn out for parallel parking on E. Yankee Basin Dr. to allow for 10 parking stalls.
- 3.1.14 Developer to construct a 4' solid / 2' lattice vinyl fence along all common lots.
- 3.1.15 Meet all staff & agency requirements with the exception of the Transportation Task Force recommendation on Kay Street.

G. Kuna City Council Decision:

The Kuna City Council approved the Annexation, Preliminary Plat and Development Agreement with an R-6 zone for Greyhawk Subdivision with the following conditions:

- Meet all Staff requirements.
- Meet all P&Z Commission requirements with the exception of the R-4 zone.

H. Site Specific Conditions of Approval:

Road Improvements & Sidewalks

1. Internal / Local Roads:

Construct the internal local roads with 50-feet of right-of-way, 36-foot street sections and rolled curb, gutter and 5-foot wide sidewalks, as proposed.

Collector Roads – Kay and Ardell:

Construct Kay and Ardell with 42-feet of right-of-way, vertical curb, gutter and 5-foot wide meandering sidewalks with a 20-50 foot wide meandering landscaped buffer, as proposed.

Arterial Road – Hubbard:

Dedicate 35-feet of right-of-way from the centerline of Hubbard Road, as required by ACHD. Along Hubbard Road, construct an 8-foot wide sidewalk, a 20-50 foot wide meandering landscaped buffer and a 10-foot wide reserve strip (to accommodate future widening).

Landscaping & Amenities

2. – Construct an 8-foot wide landscaped island within the Hubbard Road subdivision entrance, as proposed.

- Landscape the buffers along Hubbard, Kay and Ardell, as proposed. Install a monument sign and water feature in the Hubbard Road entrance, as proposed.

- Provide pedestrian pathways throughout the subdivision, with landscaping as proposed.

- Construct 5-foot paved walkways within the pedestrian pathways, as proposed.

- Landscape the 3.6 acre park, as proposed.
- Install a gazebo, play equipment, a half (1/2) basketball court and an open play area with grass, as proposed.
- Provide one tree per buildable lot.

Fencing

3. Hubbard, Kay and Ardell fences: The applicant is proposing a 6-foot solid fence along Hubbard Road. The fence shall be of a permanent and maintenance free material, in accordance with Kuna City code.

Pedestrian pathway and park fences: The applicant is proposing 4-foot vinyl with 2-foot lattice along both sides of all pedestrian pathways. The applicant shall submit a final fence plan and obtain a fence permit prior to installation.

Street Lights

4. Install street lights at all intersections, near the fire hydrants, and have a maximum spacing of 250' throughout the interior and exterior of the subdivision. The applicant shall be required to submit a lighting plan in accordance with KCC 6-4-2-N.

Street Names

5. Submit a street name plan to the Planning and Zoning Department and the Ada County Street Name Committee to receive written approval.

I. Standard Conditions of Approval:

The following list details the tasks (in order) that the applicant and/or owner must complete before the approval of Grayhawk Subdivision will be considered final. Please note that you have one year from the date of the written decision of the council to complete these tasks and submit a final plat unless a time extension is granted.

1. The applicant and/or owner shall obtain written approval of the plat from the agencies noted below. The approval may be either on agency letterhead referring to the approved use or may be written/stamped upon a copy of the approved plat. All site improvements are prohibited prior to approval of these agencies.
 - a) The City Engineer must approve the sewer hook-up.
 - b) The Kuna Fire District must approve all fire flow requirements and/or building plans.
 - c) The Boise-Kuna Irrigation District must approve all proposed modifications to the existing irrigation system.
 - d) The City Engineer must approve a surface drainage run-off plan. As recommended by Central District Health Department, the plan should be designed and constructed in conformance with standards contained in "Catalog for Best Management Practices for Idaho Cities and Counties".
2. The final plat shall be meet the final plat specifications listed in Section 6-2-4 of the Kuna City Code.
3. The final plat shall be in substantial conformance with the approved preliminary plat.

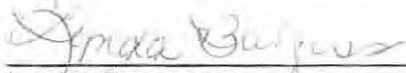
4. Prior to approval by the Kuna City Council, the plat shall contain the following certificates and/or endorsements:
 - a) signature of the owner(s),
 - b) certificate of the plat surveyor,
 - c) certificate of the County Surveyor,
 - d) endorsement of the Central District Health Department,
 - e) endorsement of the Ada County Highway District
5. The following statements shall appear on the face of the final plat:
 - a) This development recognizes Idaho Code §22-4503, Right to Farm Act, which states: "No agricultural operation or an appurtenance to it shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after the same has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began; provided, that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or appurtenance to it."
 - b) Any resubdivision of this plat shall comply with the applicable regulations in effect at the time of the resubdivision.
 - c) Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Kuna and this approval.
6. No building permits will be issued until the final plat is recorded through the County Recorder's Office and parcel numbers have been issued by the County Assessor's Office.
7. All public rights of way shall be dedicated and constructed to standards of the Ada County Highway District. No public street construction may be commenced without the approval of the Ada County Highway District. Any work within the Ada County Highway District rights of way requires a permit. For information regarding the requirements to obtain a permit, contact Ada County Highway District Development Services at 387-6100.
8. 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.
9. Compliance with Section 31-3805 of the Idaho Code pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the specific requirements of the Boise Project Board of Control is required.
10. Installation of fire protection facilities as specifically required by the Kuna Fire District is required.
11. There shall be easements provided for utilities, drainage, and irrigation abutting to all public street right-of-way and subdivision boundaries, and where considered necessary, centered on the interior property lines. Said easements shall have a minimum width of ten feet (10').

- 12. All submittals of required compliance letters and plans (lighting, landscaping, drainage, and development) must be accompanied by your application file numbers.
- 13. No construction, grading, filling, clearing, or excavation of any kind shall be initiated until the applicant has received approval of a drainage design plan from the Kuna City Engineer. The drainage design plan shall include all proposed site grading.
- 14. Individual lot pressurized irrigation shall be provided. The Kuna City Engineer must approve an irrigation plan prior to submitting the final plat for approval.
- 15. Lighting within the development shall comply with the Kuna City Code.
- 16. One tree per lot shall be provided by the developer.
- 17. All surety and surety agreements shall comply with the Kuna City Code.



 O. Dean Obray
 Kuna City Mayor

Attest:



 Lynda Burgess
 Kuna City Clerk

**SUPPLEMENTAL DECLARATION OF
ANNEXATION ESTABLISHING
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
GREYHAWK SUBDIVISION NO. 5**

Exhibit

A-2
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SUPPLEMENTAL DECLARATION OF ANNEXATION ESTABLISHING COVENANTS, CONDITIONS AND RESTRICTIONS FOR GREYHAWK SUBDIVISION NO 5

THIS SUPPLEMENTAL DECLARATION is made on the date hereinafter set forth by Greyhawk Development LLC, hereinafter referred to as "Declarant";

WITNESSETH:

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

Greyhawk Subdivision No. 5 according to the official plat thereof on file in the office of the County Recorder of Ada County, State of Idaho, in Book ____ of plats at page _____; 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 Greyhawk Subdivision No. 1, recorded on January 8, 2008, as Instrument Number: 108001939, records of Ada County, Idaho.

WHEREAS, Greyhawk Subdivision No. 5 is being developed according to a master plan of development and is thereby related to Greyhawk Subdivision No. 1, and Declarant desires that Greyhawk Subdivision No. 5 be subject to the covenants, conditions and restrictions for Greyhawk 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 Greyhawk Subdivision No. 5 be members of Greyhawk Subdivision Homeowners Association, Inc.:

NOW, THEREFORE, Declarant hereby declares:

ARTICLE I

Greyhawk Subdivision No. 5 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, Greyhawk Subdivision No. 1 and each and every part, parcel and Building Lot thereof, and be binding on all parties having any right, title or interest in Greyhawk Subdivision No. 5 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 Greyhawk Subdivision No. 5, and Greyhawk Subdivision No. 5 is hereby made subject to and the beneficiary of the rights, privileges, restrictions and covenants set forth in the Declaration. Greyhawk Subdivision No. 5 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.

ARTICLE III

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

ARTICLE IV

ACHD Storm Water and Drainage Easement. Ada County Highway District (“**ACHD**”) has a perpetual blanket storm water retention and drainage easement over portions of the Greyhawk No. 5 Subdivision identified on the Plat as “Storm Water Drainage Facilities.” ACHD’s easement is for access, to retain water, and to construct, install, maintain and replace the storm water and drainage system and all facilities relating thereto. The storm drain system also includes the street gutters, drop inlets, storm drain pipes and all related facilities. The primary purpose of this storm drainage easement area is for the storage and drainage of storm water. There shall be no interference with the established drainage pattern over any portion of the Property, unless an adequate alternative provision is made for proper drainage and is first approved in writing by the Architectural Committee and the Ada County Highway District (ACHD).

“Heavy” Maintenance of Drainage Facilities. “**Heavy**” maintenance consists of periodically inspecting the Storm Water Drainage Facilities (the “**Drainage Facilities**”) to ensure these are functioning properly; cleaning out the Drainage Facilities’ piping and mucking out the Drainage Facilities when the sediment level exceeds the designed storage level. All other maintenance shall be referred to herein as “**light**” maintenance, as more specifically set forth below. ACHD shall have the duty to perform the “heavy” maintenance of the Drainage Facilities and shall be allowed to perform this “heavy” maintenance work. Please see Operation and Maintenance Manual dated June 18, 2008. No changes can be made to these COVENANTS, CONDITIONS AND RESTRICTIONS, nor the Operation and Maintenance Manual without written concurrence from **ACHD**.

ARTICLE V

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

Lot , Block .

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 and building lots are subject to the “Notes,” as stated on the final recorded Plat for GREYHAWK SUBDIVISION NO. 5, recorded in County of Ada, Idaho and recorded as instrument # _____; and attached as Exhibit A.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereto set its hand this _____ day of _____ 2016

Jerry Hess

By: Jerry Hess

STATE OF IDAHO)
) ss.
County of Ada)

On this _____ day of _____, 2016, before me _____, a Notary Public, personally appeared Jerry Hess, known or identified to me to be the person(s) whose name(s) is/are subscribed to within the instrument, and acknowledged to me that he/she executed the same.

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

Notary Public for Idaho
Residing at _____
My commission expires _____

May 18, 2016

City of Kuna
Attn: Gordon Law, City Engineer
6950 N. Ten Mile Rd.
Meridian, ID 83642

RE: Greyhawk No 5 Subdivision Annexation into KMID

Dear Gordon:

I am submitting a request to annex the property hereafter known as Greyhawk Subdivision No 5 into the Kuna Municipal Irrigation District (KMID). The property is generally located south of phase 4 of Greyhawk. The annexation is shown in the attached Exhibit A.

My understanding this will pool the water rights for a portion of Ada County tax parcel S1313131670 for delivery purposes by the City of Kuna. Exhibit A is a legal description of the area in Greyhawk Subdivision No 5 will irrigate said subdivision using the City of Kuna PI system under this request.

Sincerely,

Jerry Hess
Owner



Project: Greyhawk Subdivision No 5
Contract: KENT BROWN
Address: 3161 E SPRINGWOOD DR MERIDIAN ID 83642
Phone: 208-871-6842
Email: kentlkb@gmail.com



City of Kuna

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

City Council Memo

To: City Council

Case Numbers: 16-03-LS (Lot Split) and 16-03-LLA (Lot Line Adjustment); Sergey Oleynik

Location: 1271 S. Ash Ave.
Kuna, Idaho 83634

Planner: Trevor Kesner, Planner II

Meeting Date: July 5, 2016

Applicant: **Sergey Oleynik**
691 E. Sienna Creek St.
Kuna, ID 83634
208.440.4012
Siroley@hotmail.com

Surveyor: **Compass Land Surveying, LLC**
Richard Gray
3818 E. Newby St., Ste. 103
Nampa, ID 83687
208.442.0115

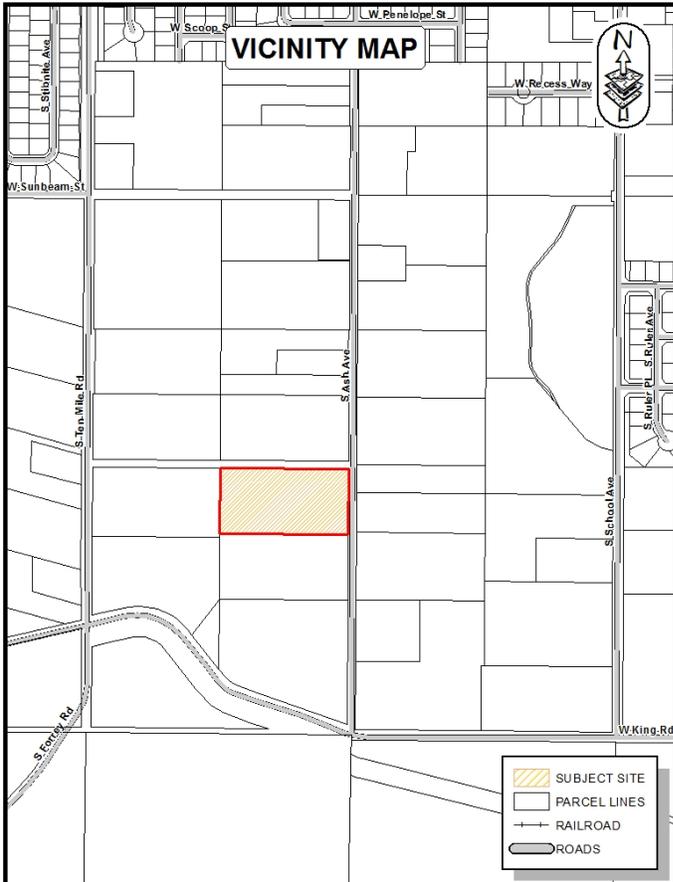


Table of Contents:

- 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. Proposed Decision by the Council

A. Course of Proceedings:

1. A Lot Split (LS) and a Lot Line Adjustment (LLA) are both 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 City Engineer June 20, 2016
 - ii. Kuna Fire District June 20, 2016
 - iii. Applicant Completeness Letter June 15, 2016
 - iv. Agenda July 5, 2016

B. Applicants Request:

1. The applicant seeks approval for a Lot Line Adjustment to correct an existing fence and accessory structure (shed) encroachment on the subject parcel from the adjacent southern property. Applicant also seeks Lot Split approval to create three lots from the subject parcel which has been verified by Planning and Zoning staff as an original parcel. The home that previously existed on the subject parcel has since been demolished and the two existing out-buildings on site are accessory only. The Lot Split, if approved, would provide the owner an opportunity to sell the newly created lots as potential future home sites.
2. The applicant has submitted all necessary documentation and materials for review.

C. Aerial Map:



©Copyrighted

D. History:

The subject parcel has historically been used as a residential home site with ancillary agricultural and/or pasturing activities. The primary residence has since been demolished and removed.

E. General Project Facts:

1. **Comprehensive Plan Designation:** The subject parcel is already annexed into Kuna city limits with an existing R-4 residential zoning designation. The approved Future Land Use map shows the subject parcel as Medium Density Residential zoning. This Lot Split (LS) and Lot Line Adjustment (LLA) request appears to be consistent with the Future Land Use Map. As there are no requested changes to the current zoning designation, the Lot Split and Lot Line Adjustment would be allowable within an R-4 zone.
2. **Surrounding Land Uses:**

Direction	Current Zoning	
North	RUT	Rural Urban Transition (Ada County)
South	R-4	Low Density Residential – Kuna City
East	R-1 / R-6	Estate Residential (Ada County) / Medium-Low Density Residential – Kuna City
West	RUT	Rural Urban Transition (Ada County)

3. **Parcel Number:** R5070500805

4. **Parcel Sizes and Current Zoning:**

- Site Address: 1271 S. Ash Avenue
- Parcel Size: 4.75 acres
- Zoning Designation: R-4 (Residential District)

5. **Services:**

Fire Protection – Kuna Rural Fire District
Police Protection – Kuna City Police (Ada County Sheriff)
Sanitary Sewer– Existing Septic (*abandoned/non-viable*) – future City of Kuna
Potable Water – Private Well (*viability unknown*) – future City of Kuna
Irrigation District – Boise-Kuna Irrigation District (BKID)
Pressurized Irrigation – City of Kuna (KMID)
Sanitation Services – J&M Sanitation

6. **Existing Structures, Vegetation and Natural Features:** The subject parcel is currently not improved along its South Ash Avenue frontage and contains shrubbery/trees and two accessory structures; one of which serves as a ‘well-house’. The parcel’s topography is generally flat with slope between 0-3%. According to the USDA Soil Survey of Ada County, the subject site has bedrock depth at > 60’ feet.

7. **Transportation / Connectivity:** The subject site has not curbs, gutters or sidewalks. The site currently has two access points to a public roadway along its South Ash Avenue frontage. The existing Right-of-Way to the north of this parcel is currently unimproved and appears to be a 40 foot street section. There are no future improvements proposed to said Right-of-Way by Ada County Highway District or the City; however, future development may warrant the construction of a new local road. The applicant will be required to seek approval from Ada County Highway District in order to establish acceptable access points (driveway approaches) to the newly created parcels along the South Ash Avenue frontage. Sidewalks will be required along South Ash Avenue frontage as the newly created lots develop.

8. **Environmental Issues:** The subject site is situated within the Nitrate Priority Area (NPA) hydrologic group. Other than the parcel being situated within the NPA, staff is not aware of any other potential environmental issues, health or safety conflicts associated with this application.

F. Staff Analysis:

Staff views this proposed Lot Split and Lot Line Adjustment application to be consistent with the comprehensive plan. If approved, there will be three newly created parcels and those lots will retain their R-4 (Residential) zoning. Staff has determined that this is an original lot, and thus qualifies for a Lot Split. Staff has provided the applicant with all pertinent information regarding potential future development of the newly created parcels, if approved. The approved current zoning designation is supported by the surrounding uses.

Staff requests *approval* for Case No. 16-03-LS and 16-03-LLA from 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 and Lot Line Adjustment are 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. 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. 16-03-LS and 16-03-LLA, a Lot Split and Lot Line Adjustment request from Sergey Oleynik; (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 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. 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.
6. All utilities shall be installed underground (see KCC 6-4-2-W).

- 7. 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.
- 8. Any site improvements shall require the property owner to comply with the provisions set forth in Kuna City Code (KCC). No building permits will be issued by the Planning and Zoning Department until the applicant and/or property owner can demonstrate compliance with Kuna City Code (KCC) 5-16-3-B:

(1) Sidewalks: Sidewalks shall be installed along all street frontages for each parcel created, except those parcels that are greater than two (2) acres in size. Parcels between one (1) and two (2) acres in size shall install sidewalk on a case-by-case bases, based upon Ada County Highway District and the city engineer determination. Any parcel less than one (1) acre in size shall have sidewalk along the street frontages. Where sidewalks are required, the owner shall submit engineering drawings, contractor's estimates, and submit for construction plan review.

(2) Sewer and water: Applicant 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) This memorandum of understanding will be recorded with the Ada County Recorder.

b. Parcels located in the Kuna Nitrate Priority Area shall not be split without connecting to city sewer and water. A waiver of this subsection may be allowed when the applicant provides a treatment system in which the effluent can demonstrate the 16 part per million or less of nitrates, the drinking water supply meets all drinking water standards, and meets central district health department's septic system requirements in existence at the time of the current application.

9. Applicant shall follow all Kuna Fire Department standards.
10. Applicant shall comply with all federal, state and local laws.

\$ 200 7 of 30
+ 100 (EMR)
\$ 300



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 Line Adjustment Checklist

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

Project name: Oleynik Lot Line Adj Applicant: Serge Oleynik
16-03-LLA

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 and/or reason for the lot line adjustment.	
✓	Legal description of the property: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
✓	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties).	✓
✓	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	✓
✓	A sketch showing the proposed lot line adjustment. The sketch shall include the following information: <ul style="list-style-type: none"> ✓ Current lot size including dimensions, square-footage and street frontage. ✓ Proposed new location of the lot line and new dimensions, square-footages and street frontages. ✓ Streets, surrounding land uses, etc. ◇ Existing and proposed public improvements including sidewalk, streets, lighting, landscaping, natural features, etc, if applicable. 	✓

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.

RECEIVED
6.10.16



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: Oleynik Lot Split 16-03-LS	Applicant: Serge Oleynik
---	--------------------------

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 12/1/77.	✓
✓	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	✓
* NA	A sketch showing the proposed lot split. The sketch shall include the following information: <ul style="list-style-type: none"> ✓ Current lot size including dimensions, square-footage and street frontage. ✓ Proposed lot split including the new lot lines and new dimensions, square-footages and street frontages. ✓ Streets, surrounding land uses, etc. Existing and proposed public improvements including sidewalk, streets, lighting, landscaping, natural features, etc. 	✓

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.

RECEIVED
6-10-16



City of Kuna
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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)	16-03-LLA 16-03-LS
Project name	Oleynik Lot Split
Date Received	6.10.16
Date Accepted/ Complete	06/15/16
Cross Reference Files	16-03-LLA 16-03-LS
Commission Hearing Date	N/A
City Council Hearing Date	07/05/16

Contact/Applicant Information

Owners of Record: <u>Sergey Oleynik</u>	Phone Number: <u>208-440-4012</u>
Address: <u>691 Esienne Creek St</u>	E-Mail: <u>Siroley@hotmail.com</u>
City, State, Zip: <u>KUNA ID 83634</u>	Fax #: _____
Applicant (Developer): <u>SAME</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>Richard Gray</u>	Phone Number: <u>208-442-0115</u>
Address: <u>3818 Newby St - Ste 103</u>	E-Mail: _____
City, State, Zip: <u>Nampa ID 83634</u>	Fax #: _____

Subject Property Information

Site Address: <u>1271 S Ash Ave Kuna ID 83634</u>	
Site Location (Cross Streets): <u>W. King Rd.</u>	
Parcel Number (s): <u>R 5070500805</u>	
Section, Township, Range: <u>Sec. 26, 2 North, 1 west</u>	
Property size: <u>4.75 Acres</u>	
Current land use: <u>R-4</u>	Proposed land use: <u>R-4 Residential</u>
Current zoning district: <u>R-4</u>	Proposed zoning district: <u>R-4</u>

Exhibit
B-1

Project Description

Project / subdivision name: Kuna Orchard tracts

General description of proposed project / request: property line Adjustment and property split,

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: old Garage - tack shed (accessory)

Any existing buildings to remain? Yes No

Number of residential units: _____ Number of building lots: _____

Number of common and/or other lots: 0

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): 2000

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: [Signature] Date: 6/9/16

Submittal Letter

I Sergey Oleynik would like to split my 4.75 acre parcel in to three 1.5 acre parcels in hope of future development for 3 residential houses, this property has been an eye sore for the last ten plus years, littered with debris and dead trees, Its time to change that. Splitting the property will be the beginning of that change. Further I am adjusting the property line because my neighbor has his horse shed encroaching on my property along with a fence line that is way off bounds. My neighbor and I came up with a plan to alleviate this issue, and to avoid moving his barn and fence I agreed to move the property line instead.

Sergey Oleynik - Land Owner



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, David Limesand, 1385 S. Ash
Name Address
Kuna, Idaho 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 Sergey Olynyk 691 Lienna Creek - Kuna
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 14th day of June, 2016

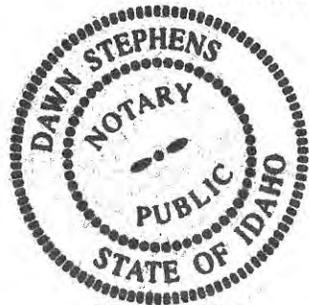
David Limesand
Signature

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: 1-17-18



DESCRIPTION FOR
PARCEL 6A OF RECORD OF SURVEY NO. _____

JUNE 6, 2016

A PARCEL OF LAND BEING A PORTION OF LOT 6, OF THE KUNA ORCHARD TRACTS, AS ON FILE IN BOOK 6 OF PLATS AT PAGE 291 IN THE OFFICE OF THE RECORDER, ADA COUNTY, IDAHO. LOCATED IN THE SW 1/4 SW 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., CITY OF BOISE, ADA COUNTY IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND 5/8 INCH DIAMETER IRON PIN MARKING THE CENTER WEST 1/16 CORNER OF SAID SECTION 26;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SW 1/4 SW 1/4 OF SECTION 26, S 89° 58' 51" W, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF- WAY LINE OF SOUTH ASH AVENUE;

THENCE LEAVING SAID NORTHERLY BOUNDARY AND ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH ASH AVENUE, S 00° 04' 35" E, A DISTANCE OF 20.00 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732" MARKING THE NE CORNER OF SAID LOT 6. SAID CORNER ALSO BEING THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY OF SOUTH ASH AVENUE AND ALONG THE EAST BOUNDARY LINE OF SAID LOT 6, S 00° 04' 35" E, A DISTANCE OF 313.67 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732";

THENCE LEAVING SAID RIGHT-OF WAY LINE AND EAST BOUNDARY LINE, N 89° 58' 01" W, A DISTANCE OF 638.29 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732" MARKING A POINT ON THE WESTERLY BOUNDARY LINE OF SAID LOT 6;

THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 6, N 00° 02' 55" W, A DISTANCE OF 313.07 FEET TO A FOUND 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 4998" MARKING THE NW CORNER OF SAID LOT 6;

THENCE ALONG SAID NORTHERLY BOUNDARY LINE OF SAID LOT 6, N 89° 58' 47" E, A DISTANCE OF 638.14 FEET TO THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION.

SAID PARCEL CONTAINING 199,997 SQUARE FEET (4.59 ACRES), MORE OR LESS.

SAID PARCEL IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPEARING ON THE LAND.



Exhibit

B-3
a

DESCRIPTION FOR

PARCEL 6B OF RECORD OF SURVEY NO. _____

JUNE 6, 2016

A PARCEL OF LAND BEING A PORTION OF LOT 6, OF THE KUNA ORCHARD TRACTS, AS ON FILE IN BOOK 6 OF PLATS AT PAGE 291 IN THE OFFICE OF THE RECORDER, ADA COUNTY IDAHO. LOCATED IN THE SW 1/4 SW 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., CITY OF BOISE, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND 5/8 INCH DIAMETER IRON PIN MARKING THE CENTER WEST 1/16 CORNER OF SAID SECTION 26;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SW 1/4 SW 1/4 OF SECTION 26, S 89° 58' 51" W, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF- WAY LINE OF SOUTH ASH AVENUE;

THENCE LEAVING SAID NORTHERLY BOUNDARY AND ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH ASH AVENUE, S 00° 04' 35" E, A DISTANCE OF 20.00 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732" MARKING THE NE CORNER OF SAID LOT 6;

THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE AND ALONG THE EAST BOUNDARY OF SAID LOT 6, S 00° 04' 35" E, A DISTANCE OF 313.67 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732" MARKING THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE AND EAST BOUNDARY OF SAID LOT 6, S 00° 04' 35" E, A DISTANCE OF 335.66 FEET TO A FOUND 1/2 INCH DIAMETER IRON PIN MARKING THE SE CORNER OF SAID LOT 6;

THENCE LEAVING SAID RIGHT-OF WAY LINE AND ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 6, N 89° 54' 50" W, A DISTANCE OF 638.45 FEET TO A FOUND 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 4998" MARKING THE SW CORNER OF SAID LOT 6;

THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 6, N 00° 02' 55" W, A DISTANCE OF 335.08 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732";

THENCE LEAVING SAID WESTERLY BOUNDARY LINE, S 89° 58' 01" E, A DISTANCE OF 638.29 FEET TO THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION.

SAID PARCEL CONTAINING 214,090 SQUARE FEET (4.91 ACRES), MORE OR LESS.

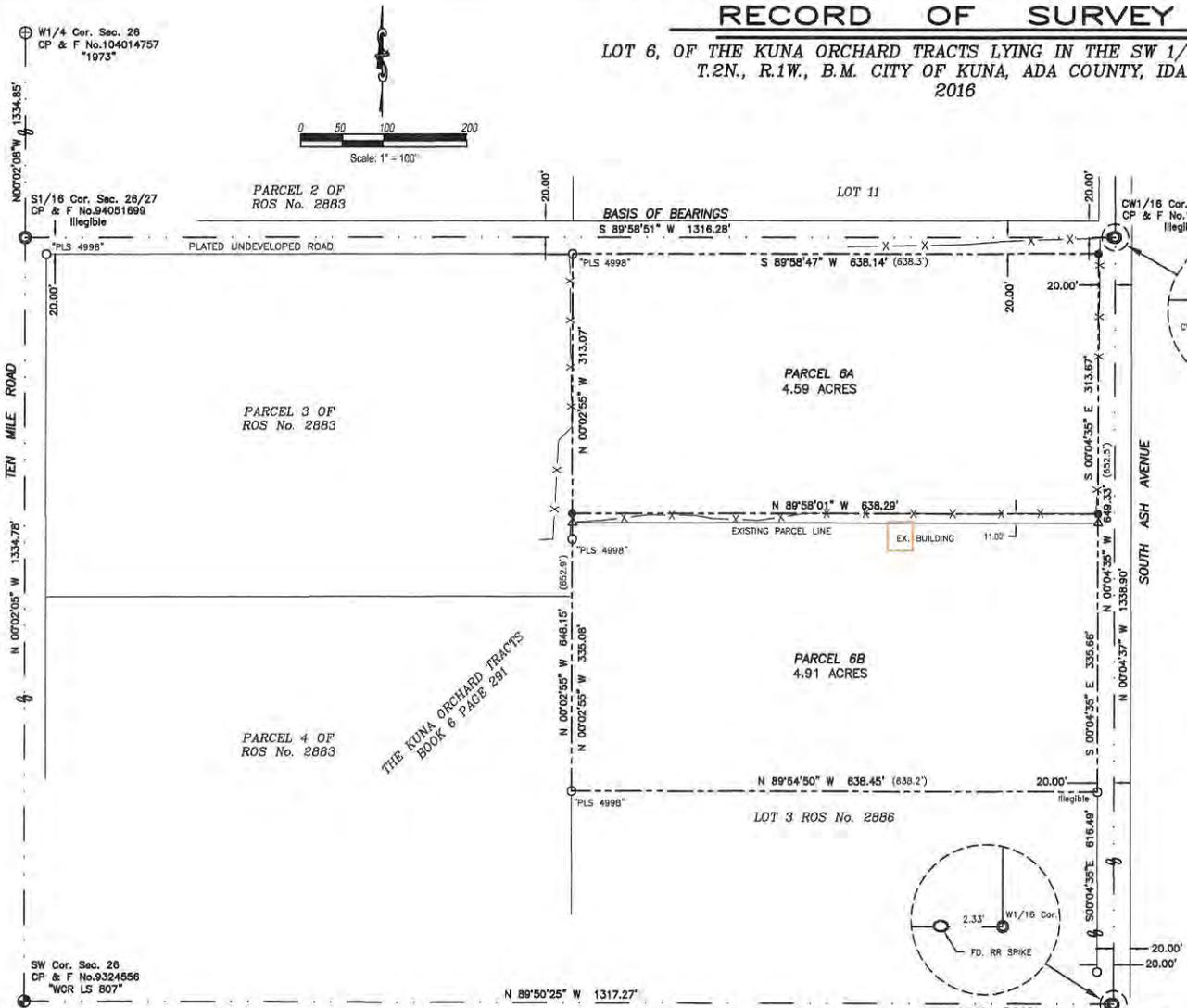
SAID PARCEL IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPEARING ON THE LAND.



Exhibit
B-3
b

RECORD OF SURVEY

LOT 6, OF THE KUNA ORCHARD TRACTS LYING IN THE SW 1/4 OF SEC.26,
T.2N., R.1W., B.M. CITY OF KUNA, ADA COUNTY, IDAHO.
2016



- LEGEND**
- ⊙ Found brass cap monument
 - Found 1/2 inch dia. iron pin
 - Found rail road spike
 - Found 5/8 inch dia. iron pin
 - ⊕ Found aluminum cap monument
 - Set 1/2 inch dia. x 24 inch iron pin w/plastic cap PLS 7732
 - △ Calculated Point (0.00')
 - Record Distance
 - Boundary Line
 - Existing Parcel Line
 - X-X- Existing Fence Line
 - - - Section Line

CERTIFICATE OF OWNERS

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE, OWNERS OF THE REAL PROPERTY PLATTED HEREON AND THAT THIS PROPERTY LINE ADJUSTMENT IS ACCEPTABLE.

SERGE V. OLEJNIK

ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF ADA } SS
ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED,

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

NOTARY PUBLIC FOR _____
RESIDING AT _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERS

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE, OWNERS OF THE REAL PROPERTY PLATTED HEREON AND THAT THIS PROPERTY LINE ADJUSTMENT IS ACCEPTABLE.

DAVID L. LIMESAND

ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF ADA } SS
ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED,

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

NOTARY PUBLIC FOR _____
RESIDING AT _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

I, Richard A. Gray do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this Record of Survey correctly represents a survey made by me or under my direct supervision in conformance with Idaho Code: 31-2709, 1947 and accepted procedures of land surveying. I further certify that I have complied with Title 55, Chapter 16, Idaho Code.



Richard A. Gray P.L.S. License No. 7732

SURVEYOR'S NOTE:

- The recording of this Record of Survey does not enable the owners of the property shown to convey ownership based solely on this map. A written conveyance must accompany such change in ownership. This Record of Survey does not serve as a legal description for the property shown hereon.
- This drawing does not necessarily show all of the physical features of the property. Compass Land Surveying P.L.L.C. assumes no liability for present or future compliance or noncompliance with governing jurisdictions restrictions as it pertains to building permits, vehicle access permits or septic permits.

CITY OF KUNA

I, THE UNDERSIGNED, STATES THAT THIS PROPERTY LINE ADJUSTMENT SURVEY IS IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF KUNA CODE.

CITY ENGINEER

CITY CLERK

REFERENCES:

- THE KUNA ORCHARD TRACTS RECORDED IN Bk.6 AT Pg.291.
- RECORD OF SURVEY No. 2883, ADA COUNTY RECORDS.
- RECORD OF SURVEY No. 2886, ADA COUNTY RECORDS

CERTIFICATE OF COUNTY RECORDER

COUNTY OF ADA }
STATE OF IDAHO } SS

INSTRUMENT NO. _____
FILED FOR RECORD AT THE REQUEST OF MICHAEL E. MARKS
AT _____ MINUTES PAST _____ O'CLOCK, _____ M., THIS _____ DAY
OF _____, 2014.

CHRISTOPHER D. RICH, RECORDER
By: _____ DEPUTY

INDEX NO. 214-26-3-3-0-06-291

SURVEY FOR: SERGE OLEJNIK
LOT LINE AJUSTMENT

COMPASS LAND SURVEYING, PLLC
3818 E. Newby St, Suite 103 Nampa, ID 83687
Office: (208) 442-0115 Fax: (208) 327-2106

SHEET NO.	JOB NO.	DWG NO.	SCALE	DRAWN BY:	DATE	REV.
1 OF 1	4516	4516-LLA	1"=100'	RLG	06/02/16	△



DESCRIPTION FOR
PARCEL A OF RECORD OF SURVEY NO. _____

JUNE 6, 2016

A PARCEL OF LAND BEING A PORTION OF LOT 6, OF THE KUNA ORCHARD TRACTS, AS ON FILE IN BOOK 6 OF PLATS AT PAGE 291 IN THE OFFICE OF THE RECORDER, ADA COUNTY, IDAHO. LOCATED IN THE SW 1/4 SW 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., CITY OF BOISE, ADA COUNTY IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND 5/8 INCH DIAMETER IRON PIN MARKING THE CENTER WEST 1/16 CORNER OF SAID SECTION 26;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SW 1/4 SW 1/4 OF SECTION 26, S 89° 58' 51" W, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF- WAY LINE OF SOUTH ASH AVENUE;

THENCE LEAVING SAID NORTHERLY BOUNDARY AND ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH ASH AVENUE, S 00° 04' 35" E, A DISTANCE OF 20.00 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732" MARKING THE NE CORNER OF SAID LOT 6. SAID CORNER ALSO BEING THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY OF SOUTH ASH AVENUE AND ALONG THE EAST BOUNDARY LINE OF SAID LOT 6, S 00° 04' 35" E, A DISTANCE OF 103.67 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732";

THENCE LEAVING SAID RIGHT-OF WAY LINE N 89° 58' 01" W, A DISTANCE OF 638.19 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732" MARKING A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 6;

THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 6, N 00° 02' 55" W, A DISTANCE OF 103.07 FEET TO A FOUND 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 4998" MARKING THE NW CORNER OF SAID LOT 6;

THENCE ALONG SAID NORTHERLY BOUNDARY LINE OF SAID LOT 6, N 89° 58' 47" E, A DISTANCE OF 638.14 FEET TO THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION.

SAID PARCEL CONTAINING 65,967 SQUARE FEET (1.51 ACRES), MORE OR LESS.

SAID PARCEL IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPEARING ON THE LAND.



Exhibit
B-8
a

DESCRIPTION FOR
PARCEL B OF RECORD OF SURVEY NO. _____

JUNE 6, 2016

A PARCEL OF LAND BEING A PORTION OF LOT 6, OF THE KUNA ORCHARD TRACTS, AS ON FILE IN BOOK 6 OF PLATS AT PAGE 291 IN THE OFFICE OF THE RECORDER, ADA COUNTY, IDAHO. LOCATED IN THE SW 1/4 SW 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., CITY OF BOISE, ADA COUNTY IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND 5/8 INCH DIAMETER IRON PIN MARKING THE CENTER WEST 1/16 CORNER OF SAID SECTION 26;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SW 1/4 SW 1/4 OF SECTION 26, S 89° 58' 51" W, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF- WAY LINE OF SOUTH ASH AVENUE;

THENCE LEAVING SAID NORTHERLY BOUNDARY AND ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH ASH AVENUE, S 00° 04' 35" E, A DISTANCE OF 20.00 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732" MARKING THE NE CORNER OF SAID LOT 6;

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY OF SOUTH ASH AVENUE AND ALONG THE EAST BOUNDARY LINE OF SAID LOT 6, S 00° 04' 35" E, A DISTANCE OF 103.67 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732", SAID POINT BEING THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY OF SOUTH ASH AVENUE AND ALONG THE EAST BOUNDARY LINE OF SAID LOT 6, S 00° 04' 35" E, A DISTANCE OF 105.00 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732";

THENCE LEAVING SAID RIGHT-OF WAY LINE N 89° 58' 01" W, A DISTANCE OF 638.24 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732" MARKING A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 6;

THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 6, N 00° 02' 55" W, A DISTANCE OF 105.00 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732";

THENCE LEAVING SAID WESTERLY BOUNDARY LINE, S 89° 58' 01" E, A DISTANCE OF 638.19 FEET TO THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION.

SAID PARCEL CONTAINING 67,012 SQUARE FEET (1.54 ACRES), MORE OR LESS.
SAID PARCEL IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPEARING ON THE LAND.



Exhibit
B-8
b

DESCRIPTION FOR
PARCEL C OF RECORD OF SURVEY NO. _____

JUNE 6, 2016

A PARCEL OF LAND BEING A PORTION OF LOT 6, OF THE KUNA ORCHARD TRACTS AS FILE IN BOOK 6 OF PLATS AT PAGE 291 IN THE OFFICE OF THE RECORDER ADA COUNTY IDAHO. LOCATED IN THE SW 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., BOISE, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND 5/8" IRON PIN MARKING THE CENTER WEST 1/16 CORNER OF SAID SECTION 26;

THENCE ALONG SAID 1/16 LINE SECTION 26, S 89° 58' 47" W, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF- WAY LINE OF SOUTH ASH AVENUE;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH ASH AVENUE S 00° 04' 35" E, A DISTANCE OF 228.67 FEET TO A SET 1/2" IRON PIN STAMPED PLS 7732 BEING THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY OF SOUTH ASH AVENUE AND THE WEST BOUNDARY OF SAID LOT 6, S 00° 04' 35" E, A DISTANCE OF 105.00 FEET TO A SET 1/2" IRON PIN STAMPED PLS 7732;

THENCE LEAVING SAID RIGHT-OF WAY LINE N 89° 58' 01" W, A DISTANCE OF 638.29 FEET TO A SET 1/2" IRON PIN STAMPED PLS 7732 ON WEST LINE OF LOT 6;

THENCE ALONG SAID WEST LINE OF LOT 6 N 00° 02' 55" W, A DISTANCE OF 105.00 FEET TO A SET 1/2" IRON PIN STAMPED PLS 7732;

THENCE S 89° 58' 47" W, A DISTANCE OF 638.24 FEET TO THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION.

SAID PARCEL CONTAINING 67,017 SQUARE FEET (1.54 ACRES), MORE OR LESS.

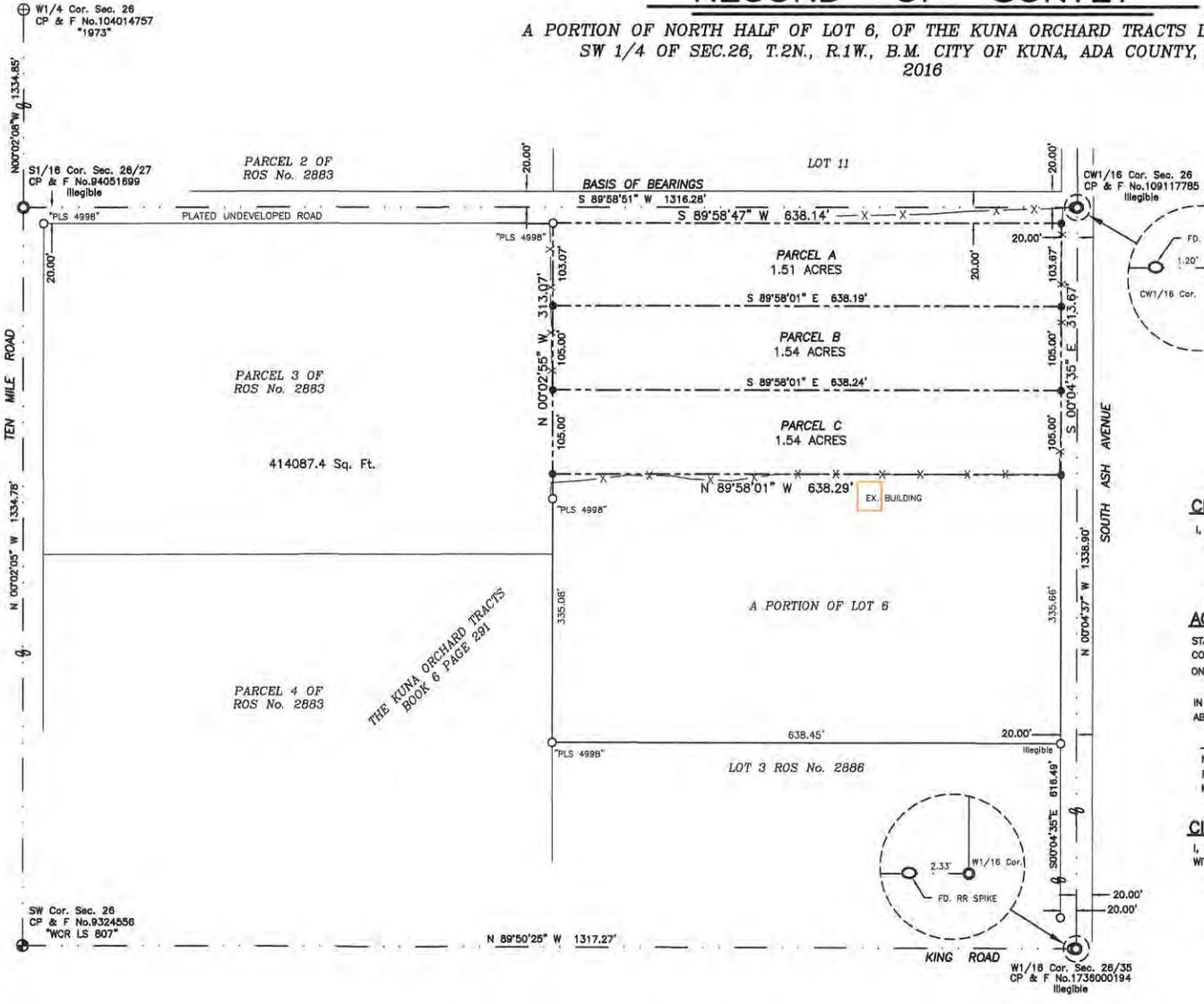
SAID PARCEL IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPEARING ON THE LAND.

RICHARD A. GRAY P.L.S. No. 7732



RECORD OF SURVEY

A PORTION OF NORTH HALF OF LOT 6, OF THE KUNA ORCHARD TRACTS LYING IN THE SW 1/4 OF SEC.26, T.2N., R.1W., B.M. CITY OF KUNA, ADA COUNTY, IDAHO. 2016



LEGEND

- ⊙ Found brass cap monument
- Found 1/2 inch dia. iron pin
- Found rail road spike
- ⊕ Found 5/8 inch dia. iron pin
- ⊕ Found aluminum cap monument
- Set 1/2 inch dia. x 24 inch iron pin w/plastic cap PLS 7732
- △ Calculated Point
- Record Distance
- Boundary Line
- X-X- Existing Parcel Line
- X-X- Existing Fence Line
- - - Section Line

CERTIFICATE OF OWNERS

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE, OWNERS OF THE REAL PROPERTY PLATTED HEREON AND THAT THIS PROPERTY LINE ADJUSTMENT IS ACCEPTABLE.

 SERGE V. OLEYNIK

ACKNOWLEDGEMENT

STATE OF IDAHO }
 COUNTY OF ADA }
 ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED,

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

NOTARY PUBLIC FOR _____
 RESIDING AT _____
 MY COMMISSION EXPIRES: _____

CITY OF KUNA

I, THE UNDERSIGNED, STATES THAT THIS PROPERTY LINE ADJUSTMENT SURVEY IS IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF KUNA CODE.

 CITY ENGINEER

 CITY CLERK

CERTIFICATE OF COUNTY RECORDER

COUNTY OF ADA }
 STATE OF IDAHO }
 INSTRUMENT NO. _____
 FILED FOR RECORD AT THE REQUEST OF MICHAEL E. MARKS
 AT _____ MINUTES PAST _____ O'CLOCK, _____ M., THIS _____ DAY
 OF _____, 2014.
 CHRISTOPHER D. RICH, RECORDER
 By: _____ DEPUTY

- REFERENCES:**
- 1.) THE KUNA ORCHARD TRACTS RECORDED IN Bk.6 AT Pg.291.
 - 2.) RECORD OF SURVEY No. 2883, ADA COUNTY RECORDS.
 - 2.) RECORD OF SURVEY No. 2886, ADA COUNTY RECORDS

SURVEYOR'S NOTE:

- 1) The recording of this Record of Survey does not enable the owners of the property shown to convey ownership based solely on this map. A written conveyance must accompany such change in ownership. This Record of Survey does not serve as a legal description for the property shown hereon.
- 2) This drawing does not necessarily show all of the physical features of the property. Compass Land Surveying P.L.L.C. assumes no liability for present or future compliance or noncompliance with governing jurisdictions restrictions as it pertains to building permits, vehicle access permits or septic permits.

CERTIFICATE OF SURVEYOR

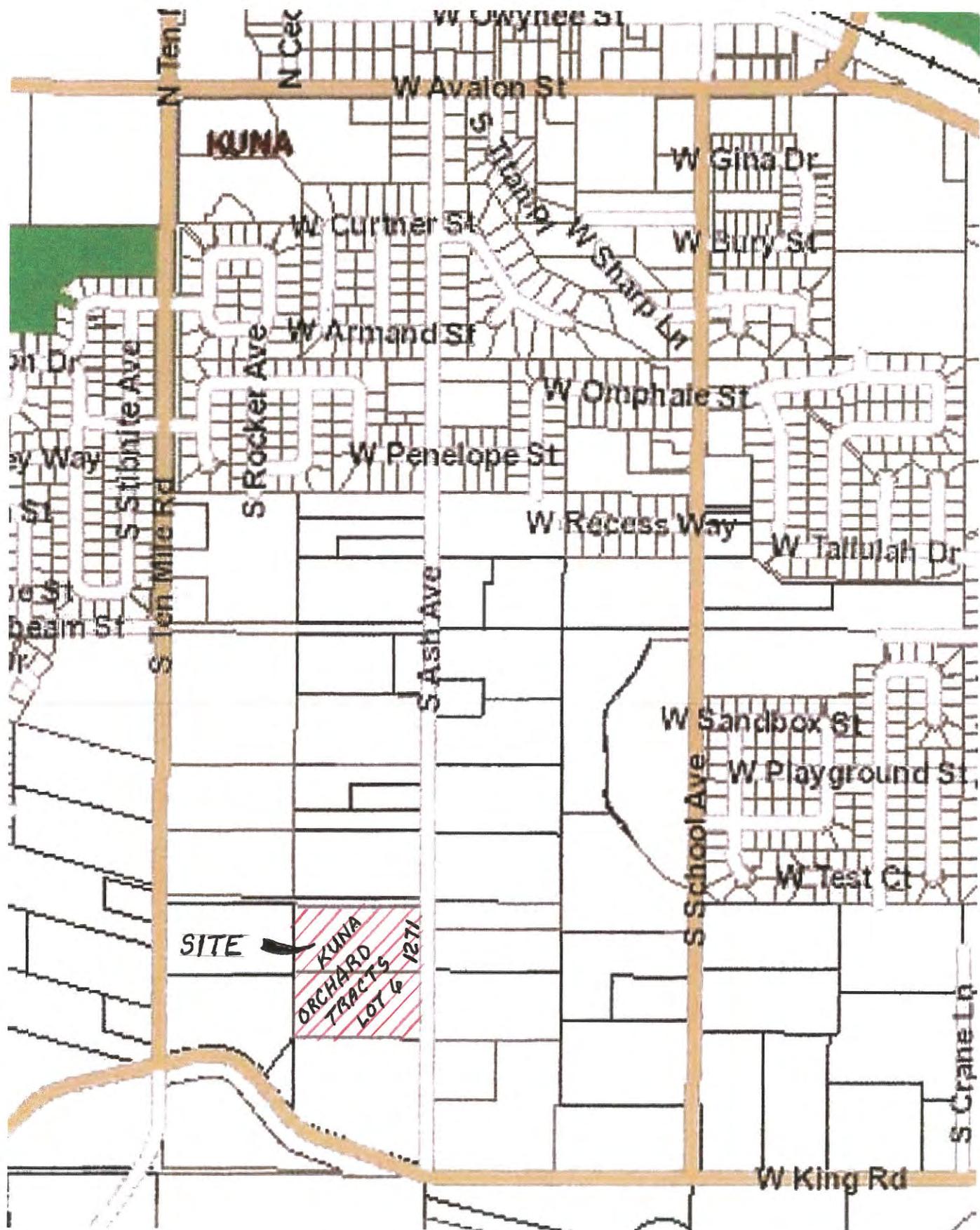
I, Richard A. Gray do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this Record of Survey correctly represents a survey made by me or under my direct supervision in conformance with Idaho Code: 31-2709, 1947 and accepted procedures of land surveying. I further certify that I have complied with Title 55, Chapter 16, Idaho Code.

Richard A. Gray P.L.S. License No. 7732

INDEX NO. 214-26-3-3-0-06-291

SURVEY FOR:		SERGE OLEYNIK LOT SPLIT			
COMPASS LAND SURVEYING, PLLC		3818 E. Newby St., Suite 103 Nampa, ID 83687 Office: (208) 442-0115 Fax: (208) 327-2106			
SHEET NO.	JOB NO.	DWG NO.	SCALE	DRAWN BY:	DATE
1 OF 1	4516	4516-LLA	1"=100'	RLG	06/02/16

Exhibit
B-7



VICINITY MAP
N.T.S.

Exhibit
B-6

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 13.00
BOISE IDAHO 07/15/2013 12:11 PM
DEPUTY Nikola Olson
Simplifile Electronic Recording
RECORDED-REQUEST OF
FIRST AMERICAN TITLE AND ESCRO 113078936

AFTER RECORDING MAIL TO:

Serge V. Oleynik
1726 S Luker Road
Kuna, ID 83634

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

WARRANTY DEED

File No.: 4101-2119224 (NR)

Date: July 12, 2013

For Value Received, **David Woodmansee and Bobbi Woodmansee, Husband and Wife**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Serge V. Oleynik, a married man as his sole and separate property**, hereinafter referred to as Grantee, whose current address is **1726 S Luker Road, Kuna, ID 83634**, the following described premises, situated in **Ada County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

THE NORTH HALF OF LOT 6 OF KUNA-ORCHARD TRACTS, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 6 OF PLATS AT PAGE 291, RECORDS OF ADA COUNTY, IDAHO.

APN: **R5070500805**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the 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.



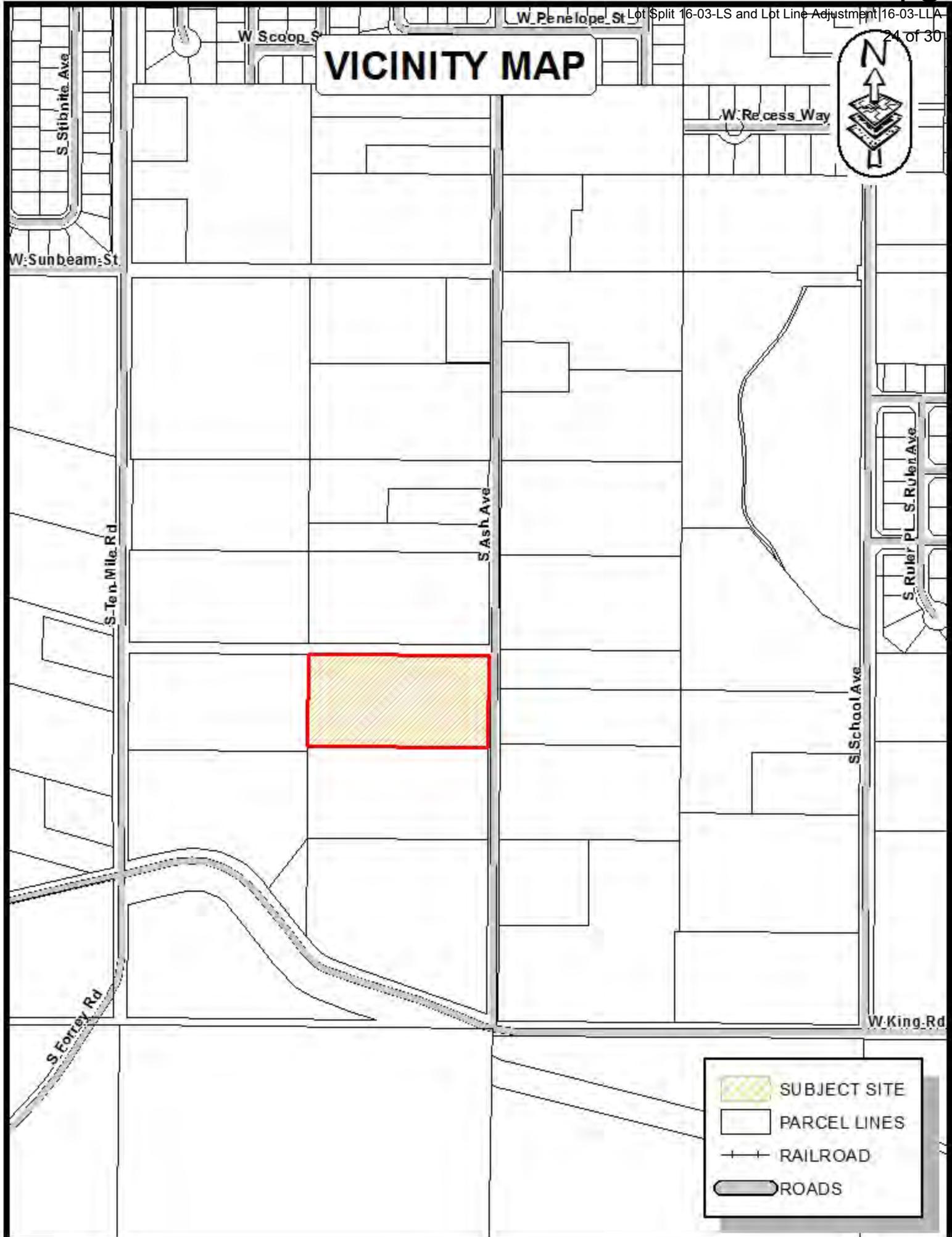
David Woodmansee



Bobbi Woodmansee

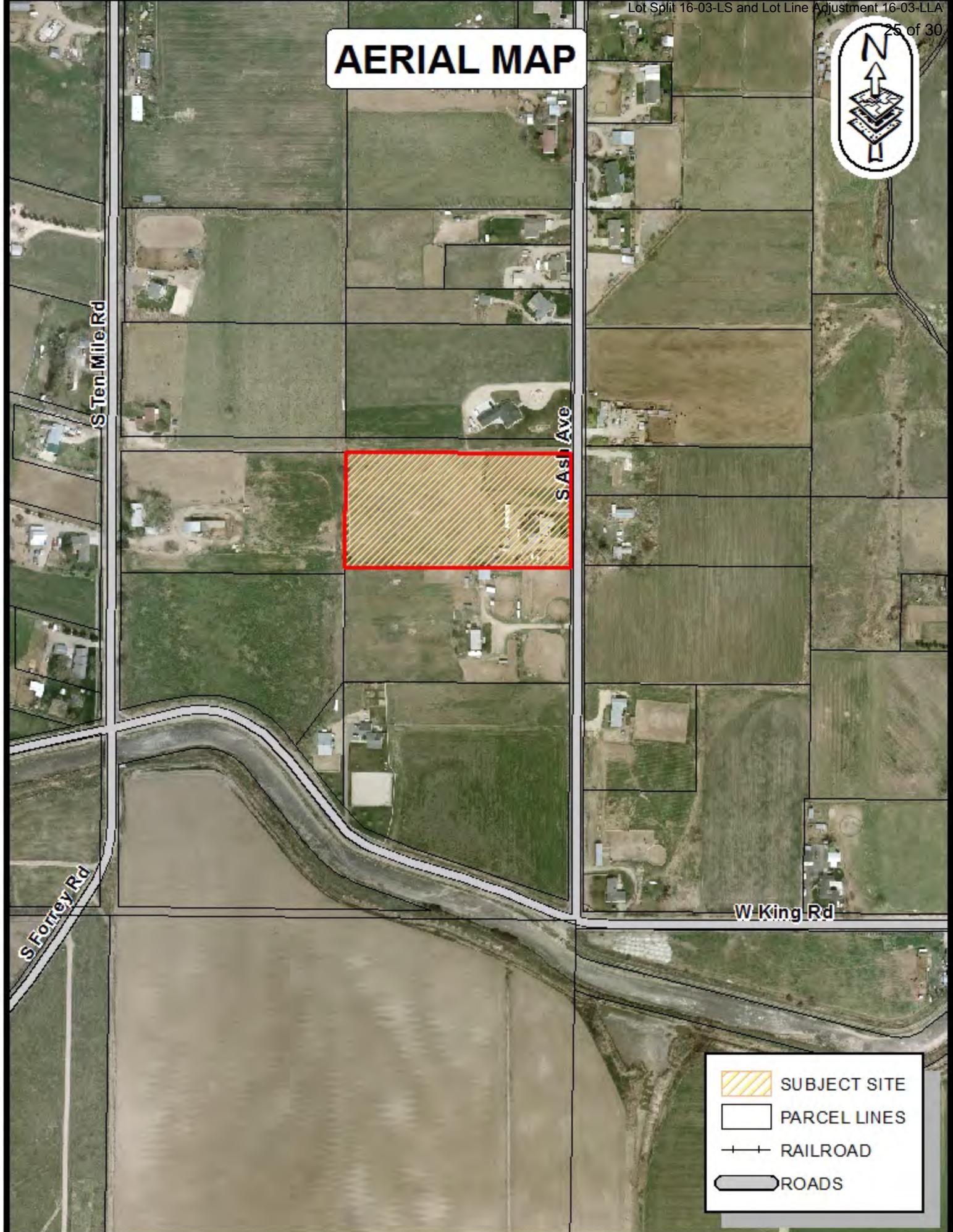


VICINITY MAP



	SUBJECT SITE
	PARCEL LINES
	RAILROAD
	ROADS

AERIAL MAP



	SUBJECT SITE
	PARCEL LINES
	RAILROAD
	ROADS



City of Kuna

PO Box 763 ▪ 763 W Avalon St ▪ Phone: 208.922.5274 ▪ www.kunacity.id.gov

June 15, 2016

Sergey Oleynik
691 E. Sienna Creek St.
Kuna, ID 83634

Completeness Letter

RE: Oleynik Property Annexation: 1271 S. Ash St., Kuna, ID (APN #R5070500805)

Dear Applicant,

Kuna Planning and Zoning staff has reviewed the submitted Lot Line Adjustment and Lot Split application for the property referenced above, and has determined the application is complete at this time. The City Council public hearing date for your case is tentatively set for July 5th, 2016.

Please refer to case **#16-03-LLA and #16-03-LS** (Oleynik) in all future correspondence regarding these Lot Line Adjustment and Lost Split applications.

Fees

The following application fees have already been paid:

Lot Line Adjustment Fees:	\$200.00 + \$100 Engineering Fees
Lot Split:	\$200.00
Total Paid:	\$500.00 (06/09/16)

Please feel free to contact me if you have any questions.

Thank you,

Trevor Kesner
Planner II
City of Kuna
(208) 387-7731

Cc: File; David Limesand



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.gov

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731
Email: glaw@kunaid.gov



MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: 1271 S. Ash Street
Lot Split, Lot Line Adjustment
16-03-LS, 16-03-LLA

DATE: June 28, 2016

The City Engineer has reviewed the lot split request of the above applicant dated June 20, 2016. It is noted that this proposal will create three buildable residential lots from the original parcel. The original parcel is not developed, is situated in a nitrate priority area and does not have water sewer or PI within 300 feet. Accordingly, the City Engineer provides the following comments:

1. Sanitary Sewer System

- a) The nearest sewer main is located 2180 feet north in Ash Street.
- b) The nitrate priority area referenced above means that nitrate levels in the ground water are elevated and that reliance on septic systems may make the levels higher. Infants are at risk from high nitrate.
- c) The property lies within the Ten Mile Lift Station sewer shed discharging to the South Wastewater Treatment Plant which has sufficient capacity for this project.
- d) Septic Systems
 - 1) KCC 5-16-4.B.2.a provides: *"If the city engineer determines that the subject property will not receive public sewer service in the foreseeable future due to an extraordinary physical constraint, the property owner may be permitted to install a septic system. An example of an extraordinary physical constraint would be extension of a public sewer line across Indian Creek where the benefit is limited to a single-family residential property."* **In this situation there is no "extraordinary physical constraint"**.
 - 2) KCC 5-16-4.B.2.b provides: *"If the city engineer determines that the property will not receive public sewer service within ten (10) years due to a non-extraordinary physical constraint, such as the property being located a significant distance from the closest public sewer service that makes the immediate connection prohibitively expensive (as determined by the city engineer and approved by resolution of the city council) in relation to the costs of the development of the*

property, the property owner may be permitted to install a septic system as an interim for sewer service until the public sewer service becomes available. **The City Engineer does not**

conclude sewer will not be extended within 10 years.

- 3) Regardless of the City Engineer's findings, no septic system can be installed unless a permit is also issued by Central District Health.
- 4) KCC 5-16-3.B.2.b also provides: *"Parcels located in the Kuna Nitrate Priority Area shall not be split without connecting to city sewer and water. A waiver of this subsection may be allowed when the applicant provides a treatment system in which the effluent can demonstrate the 16 part per million or less of nitrates, the drinking water supply meets all drinking water standards, and meets central district health department's septic system requirements in existence at the time of the current application."* **If the treatment system can meet this condition, a waiver may be provided.**
- e) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at 287-1727.
- f) The current sewer treatment connection fee is \$4,326 and sewer interceptor fee is \$829 per equivalent dwelling unit (Resolution R25-2008). The number of equivalent dwelling units will be determined at the time of building permit application.

2. Potable Water System

- a) The nearest water main is located 2000 feet north in Ash Street.
- b) Water supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
 - 1) It is recommended this application be conditioned to require connection to the City water system when access to water is reasonably available (available within 300 feet) or if the alternative water supply cannot meet all water quality standards.
 - 2) For any connected load, it is recommended this application be conditioned to conform to the water master plan. In this instance, no frontage or trunk lines need to be constructed.
- c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- d) The current water connection fee is \$1,085 for supply per equivalent dwelling unit and \$1,173 for trunk mains per equivalent dwelling unit. Fees for any new or additional meter and service are also applicable but are dependent on the size of the meter. The number of equivalent dwelling units will be determined at the time of building permit application.
- e) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer.
- f) Please verify there is adequate separation between potable water service lines and all non-potable water lines (storm drains, sewer services, etc.).

3. Pressure Irrigation

- a) The original parcel is not connected to the City Pressure Irrigation System. Pressure irrigation is not available within a reasonable distance from the property with the nearest pressure irrigation main 1970 feet north in S. Ash Street.
- b) Relying on City drinking water for irrigation purposes is contrary to City Code (6-4-21) and the public interest and is not accounted for in the approved Water Master Plan. It is recommended this project be conditioned to rely on irrigation water from surface and private water rights until City Pressure Irrigation is available within a reasonable distance (300 feet).

- c) For any connected load, it is recommended this application be conditioned to conform to the pressure irrigation master plan. The master plan does not designate any 10-12" trunk lines on the property frontage.
- d) The property is subject to connection fees at the time of connection.
- e) At the time of connection a petition for inclusion in the municipal irrigation system and agreement to the pooling of water rights for billing purposes will be required.
- f) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer.

4. Grading, Gravity Irrigation Storm Drainage

- a) Runoff from public right-of-way is regulated by ACHD. Plans are required to conform to ACHD standards.
- b) Design of the storm water disposal system for the private property portion of the development, if applicable, is subject to the review of the City Engineer and any affected drainage entity. 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 or 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 the on-site private disposal system.
- c) The city is now requiring with every new development, a documentation map that illustrates the surface and sub-surface water irrigation supply as well as drainage ways that exist in the proposed development. The map must include a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within the proposed development. Open and piped facilities should be noted.
- d) The map should include any proposed changes to the systems.

5. General

- a) A plan approval letter will be required if this project affects any local irrigation districts.
- b) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application.
- c) Verify that existing and proposed elevations match sufficiently at property boundaries to not impose a slope burden on adjacent properties.
- d) State the vertical datum used for elevations on all plans.
- e) Provide engineering certification on all final engineering drawings.

6. Public Works Inspection Fees

An inspection fee will be required for any **public** water, sewer and irrigation construction work associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to the City of Kuna 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 municipal sewer, water and pressure irrigation main and payment is due and payable prior to City's scheduling of a pre-construction conference. It is noted that plans for public facility construction are not prepared at this point and the exact length is unknown.

7. Right-of-Way

Sufficient full and half width right-of-way on local streets shall be provided and developed pursuant to City and ACHD standards. Ash Street right-of-way appears to be sub-standard width adjacent to this property. The site does not front on any section and quarter lines for arterial and collector streets and providing of deeded right-of-way to the extent of the frontage on classified streets is not applicable.

- a) It is recommended approaches onto local, section line and quarter line streets comply with ACHD approach policies and generally are as far as practical from the intersection.
- b) The site lacks existing sidewalk, but sidewalks are to be provided except as noted in KCC 5-16-3.B.1 (*Sidewalks shall be installed along all street frontages for each parcel created, except those parcels that are greater than two (2) acres in size. Parcels between one (1) and two (2) acres in size shall install sidewalk on a case-by-case bases, based upon Ada County Highway District and the city engineer determination. Any parcel less than one (1) acre in size shall have sidewalk along the street frontages. Where sidewalks are required, the owner shall submit engineering drawings, contractor's estimates, and submit for construction plan review.*) **The City Engineer recommends providing sidewalk is a condition of development.**
- c) The site lacks existing curb and gutter and City Code does not provide direction on the matter.

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 of any public facilities will be required before occupancy is granted.

9. Property Description

- a) A proposed Record of Survey has been provided by the applicant.

10. Lot Line Adjustment

The City Engineer has reviewed the Lot Line Adjustment request of the above applicant(s) dated June 20, 2016. It is understood this lot line adjustment is an attempt by the property owner to split his property into three parcels instead of one and eliminate an encroachment. The following comments are provided:

- a) The applicant’s proposal does not appear to affect existing public roads or easements or to adversely compromise the ability to expand or extend them in the future.
- b) The applicant’s proposal does not appear to affect publicly maintained utilities or to adversely compromise the ability to expand or extend them in the future.

The City Engineer concludes there is not a reason from a public works perspective to provide further comment on this part of the application.



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov
Phone: (208) 577-8794
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Bob Bachman, BOC 1, IBC
Facilities Director
City of Kuna

MEMO

Date: 7-13-2016
From: Bob Bachman, Facilities Director
To: City Council
RE: Update

Construction/Project update:

- Wrought Iron fence, we are currently working on getting the fence painted. Should be complete by the end of the month.
- City Hall, plans are submitted and Building permit is issued. Demolition has started.

Rough Schedule-

- 7-18 thru 7-29 Demolish of existing interior.
- 8-1 thru 8-19 Framing new walls
- 8-22 thru 8-31 Electrical
- 9-1 thru 9-9 Drywall/HVAC/Paint
- 9-12 thru 9-16 flooring
- 9-19 thru 9-23 Finish carpentry/cabinets etc
- 9-26 thru 10-1 Finish work/C.O./Move

(Space above reserved for recording)

KUNA CITY ORDINANCE NO. 2016-24

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NO. R0615251450 SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA INTO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex into and incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, the owner of the parcel of real property situated in the unincorporated area of Ada County and as more particularly described in Section 2 of this ordinance, has requested, in writing, annexation of said real property to the City of Kuna; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on May 24, 2016, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on June 14, 2016) where it was recommended to the Mayor and Council that the annexation and zoning request be approved with a zoning classification of R-4; and

WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on June 21, 2016, on the proposed annexation and zoning for the real property described in Section 2 below, as required by Section 67-6525, Idaho Code, made findings (approved on July 5, 2016) where it determined that the requested annexation should be granted with a zoning classification R-4; and

WHEREAS, the zoning classification of R-4 is appropriate to meet the requirements of the Kuna City Code and should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: The Kuna City Council hereby finds and declares that the real property described below is contiguous to the City, that said property can be reasonably assumed to be

used for the orderly development of the City, and that the owner of said property has requested, in writing, annexation thereof to the City.

Section 2: The real property, all situated in Ada County, Idaho, adjacent and contiguous to the City, commonly known as Parcel No. **R0615251450**; and more particularly described in “Exhibit A” – Legal Description and “Exhibit B” – Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Kuna.

Section 4: The zoning land use classifications of the land described in Section 2 above is hereby established as R-4, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the R-4 zoning land use classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 5th day of July, 2016.

CITY OF KUNA
Ada County, Idaho

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A**PATRICK AND LISA LEE ANNEXATION**

Legal Description

Tract B of that certain survey filed in Book E of Surveys at Page 216 and recorded as Instrument No. 8110596, records of Ada County, Idaho, and being more particularly described as follows:

That portion of Lot 2 in Block 9 of The Amended Plat of Avalon Orchard Tract, according to the official plat thereof, filed in Book 6 of Plats at Page 254, official Records of Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap monumenting the Northwest corner of Section 25, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho; thence along the centerline of State Highway 69 South 89°14'00" East, a distance of 2,618.78 feet to a found 5/8 inch steel pin; thence continuing South 89°14'00" East, a distance of 24.43 feet to a found 1/2 inch steel pin; thence continuing South 89°14'00" East, a distance of 1,300.39 feet to a set P.K. Nail; thence South 0°53'26" East, a distance of 331.30 feet to a point; thence South 89°14'00" East, a distance of 20.00 feet to a steel pin, said pin being the Real Point of Beginning; thence South 89°14'00" East, a distance of 361.02 feet to a steel pin; thence North 0°02'39" West, a distance of 42.27 feet to a steel pin; thence North 24°52'18" West, a distance of 48.54 feet to a steel pin; thence North 45°42'55" West, a distance of 37.95 feet to a steel pin; thence North 89°14'00" West, a distance of 315.14 feet to a steel pin; thence South 0°53'26" East, a distance of 112.20 feet to the Real Point of Beginning.

