



OFFICIALS
Joe Stear, Mayor
Greg McPherson, Council President
Chris Bruce, Council Member
Matt Biggs, Council Member
John Laraway, Council Member

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

City Council Meeting
AGENDA
Tuesday, November 1, 2022

6:00 P.M. REGULAR CITY COUNCIL

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

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

1. Call to Order and Roll Call

2. Invocation

3. Pledge of Allegiance: Mayor Stear

4. Consent Agenda: ACTION ITEMS

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

- A. Regular City Council Meeting Minutes Dated October 18, 2022**
- B. Accounts Payable Dated October 27, 2022, in the amount of \$911,457.29**
- C. Resolutions**

1. Resolution R85-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA AUTHORIZING THE MAYOR OR PUBLIC WORKS DIRECTOR TO SIGN ALL APPLICATIONS, FUNDING AGREEMENTS, AND OTHER DOCUMENTS RELATING TO DRINKING WATER AND WASTEWATER PROJECT (PROJECT).

2. Resolution R86-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPOINTING NEW MEMBERS TO THE KUNA RODEO ADVISORY COMMITTEE.

NOTICE: Copies of all agenda materials are available for public review in the Office of the City Clerk. Persons who have questions concerning any agenda item may call the City Clerk’s Office at (208) 387-7726. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 387-7726 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

5. Executive Session:

- A. Executive Session under I.C. 74-206(d), to consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code. Marc Bybee, City Attorney **ACTION ITEM**

6. Public Hearings:

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

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

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

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

- A. Comprehensive Plan Amendment, Future Land Use Map: The City of Kuna requests consideration from the City Council for an Amendment to the Comprehensive Plan Future Land Use Map (FLUM). Doug Hansen, Planning and Zoning Director **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

- B. Consideration to approve, Case Nos. 22-01-AN (Annexation), 22-01-PUD (Planned Unit Development), 22-01-S (Preliminary Plat), 22-01-DA (Development Agreement) Patagonia East, Ridge, Lakes Subdivision – Westpark Companies, Inc., requests Annexation for approximately 175.07 acres into the City of Kuna with the R-4, (Medium Density Residential), R-6, (Medium Density Residential) and R-8 (Medium/High Density Residential) zoning districts; and requests Preliminary Plat approval to subdivide the same lands into 561 single-family lots, 53 common lots, and 1 School Lot. A Development Agreement accompanies this request. The site is on the northwest corner, the northeast corner and near the southeast corner of the intersection of Locust Grove Road and Hubbard Roads, in Sections 7, 8 & 17, all in Township 2 North, Range 1 East. Parcels proposed with this application are listed in Section 4.3 of Staffs Memo. – Troy Behunin, Senior Planner **ACTION ITEM**

<http://kunacity.id.gov/DocumentCenter/View/8260/22-01-PUD-Patagonia-CC-PACKET-PDF>

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

- C. Consideration to approve, Case No. 22-05-S (Preliminary Plat). Falcon Crest, LLC and M2 ID Falcon Crest, LLC, requests Preliminary Plat approval to subdivide approximately 41 acres zoned as R-6, and R-12, into 172 single-family lots, nine (9) common lots, two (2) shared driveway lots, and one (1) Private Road lot. The site is located near the northeast corner of Cloverdale and Kuna Roads, in Section 22, Township 2 North, Range 1 East (APN: S1422336100 & S1422315000). Troy Behunin, Senior Planner **ACTION ITEM**

<http://kunacity.id.gov/DocumentCenter/View/8261/22-05-S-FC-South-CC-PACKET-PDF>

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

D. Consideration to approve Ordinance 2022-34 – Morgan Treasure, Economic Development Director ACTION ITEM

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR THE KUNA EAST URBAN RENEWAL PROJECT, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND THE AFFECTED TAXING ENTITIES; PROVIDING SEVERABITLIY, CODIFICATION, PUBLICATION BY SUMMARY; PROVIDING FOR WAIVER OF THE READING RULES; AND ESTABLISHING AN EFFECTIVE DATE.

<http://kunacity.id.gov/DocumentCenter/View/8257/Ordinance-2022-34---East-Kuna-Urban-Renewal-Plan---Compiled-w-Presentation-PDF>

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

7. Business Items:

8. Ordinances:

9. Mayor/Council Announcements:

10. Adjournment:



OFFICIALS
Joe Stear, Mayor
Greg McPherson, Council President
Chris Bruce, Council Member
Matt Biggs, Council Member
John Laraway, Council Member

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

City Council Meeting
MINUTES
Tuesday, October 18, 2022

6:00 P.M. REGULAR CITY COUNCIL

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

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

1. Call to Order and Roll Call

(Timestamp 00:00:05)

COUNCIL MEMBERS PRESENT:

- Mayor Joe Stear
- Council President McPherson
- Council Member Chris Bruce
- Council Member Matt Briggs
- Council Member John Laraway

CITY STAFF PRESENT:

- Marc Bybee, City Attorney
- Chris Engels, City Clerk
- Jared Empey, City Treasurer
- Mike Fratusco, Kuna Police Chief
- Doug Hanson, P & Z Director
- Nancy Stauffer, HR Director
- Bobby Withrow, Parks Director
- Paul Stevens, Public Works Director

2. Invocation

3. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:23)

4. Consent Agenda: ACTION ITEMS

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

(Timestamp 00:00:40)

A. Regular City Council Meeting Minutes Dated October 4, 2022

NOTICE: Copies of all agenda materials are available for public review in the Office of the City Clerk. Persons who have questions concerning any agenda item may call the City Clerk's Office at (208) 387-7726. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 387-7726 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

B. Accounts Payable Dated October 13, 2022, in the amount of \$2,186,751.40

C. Findings of Facts and Conclusions of Law

1. Case No. 21-15-AN (Annexation) 2500 S Rock Falls Lane.

D. Resolutions

1. Resolution R76-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, FOR PALOMA RIDGE SUBDIVISION NO. 1 FOR UNCOMPLETED WORK INCLUDING FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

2. Resolution R77-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, FOR PALOMA RIDGE SUBDIVISION NO. 1 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

3. Resolution R78-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, FOR PALOMA RIDGE SUBDIVISION NO. 1 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING PURSUANT TO THE TERMS OF THIS RESOLUTION.

4. Resolution R79-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “*SERVICES AGREEMENT*” WITH CRIME STOPPERS OF SOUTHWEST IDAHO, AN IDAHO NON-PROFIT CORPORATION. AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

5. Resolution R81-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO:

- MAKING CERTAIN FINDINGS OF AUTHORITY AND PURPOSE; AND
- ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM POLICIES WHICH INCLUDE:
- ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM CONNECTION, SERVICE, AND IRRIGATION SUPPLY FEES POLICY; AND

- ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM UNIFORM IRRIGATION WATER SUPPLY ASSESSMENT METHOD POLICY; AND
- ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM CUSTOMER BILLING AND PAYMENT POLICY; AND
- ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM CUSTOMER SERVICE CHARGES POLICY; AND
- ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM LOT AND PARCEL WATER ALLOTMENT POLICY; AND
- ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM IRRIGATION WATER USE AND ENFORCEMENT POLICY; AND
- REPEALING PRIOR CITY AND/OR KUNA MUNICIPAL IRRIGATION SYSTEM RESOLUTIONS R72-2016, R44-2021 AND THE APPLICABLE IRRIGATION PORTIONS OF R57-2021; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- PROVIDING AN EFFECTIVE DATE.

6. Resolution R44-2022A

A RESOLUTION OF THE CITY COUNCIL OF KUNA AMENDING R44-2022, IDAHO AUTHORIZING THE MAYOR TO EXECUTE AND THE CLERK TO ATTEST TO THE PRECONSTRUCTION SEWER EXTENSION REIMBURSEMENT COSTS AGREEMENT WITH THE WESTPARK COMPANY INC., AND SELECT DEVELOPMENT AND CONTRACTING LLC., IN THE AMOUNT OF THREE MILLION FIVE HUNDRED FIFTY THOUSAND FOUR HUNDRED NINETY-NINE DOLLARS AND THIRTY CENTS (\$3,550,499.30). THE ITEMS LISTED IN BID ARE REIMBURSEABLE WHICH CITY WILL PAY ONE MILLION SEVEN HUNDRED SEVENTY-FIVE THOUSAND TWO HUNDRED FORTY-NINE DOLLARS AND SIXTY-FIVE CENTS OF WHICH IS FIFTY PERCENT (50%) UPFRONT AND THE REMAINING FIFTY PERCENT (50%) OVER A TEN (10) YEAR PERIOD IN ACCORDANCE TO PARAGRAPH 10 OF AGREEMENT.

<http://kunacity.id.gov/DocumentCenter/View/8225/R44-2022A-Reimbursement-Extention-Amendment--Clean-PDF>

Motion To: Approve the Consent Agenda

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Further Discussion: None

Approved by the Following Roll Call Vote:

Voting Aye: Council Members Biggs, Bruce, Laraway, McPherson

Voting No: None

Absent: None

Motion Passed: 4-0-0

5. External Reports:

6. Public Hearings:

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

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

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

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

(Timestamp 00:01:27)

- A. Case Nos. 22-02-AN (Annexation), 22-01-ZC (Rezone) & 22-02-DA (Development Agreement) for the Lamp District: Riley Planning Services, on behalf of Miriam LLC and Japheth LLC, requests approval to Annex four (4) parcels (APNs: R8528532000, R8528531500, R8528531000, R8528530500) totaling approximately 24.65 acres, into Kuna City Limits with a C-2 (Area Commercial) zone; and to Rezone two (2) parcels (APNs: S1418336401, S1418336332) already within Kuna City Limits, totaling approximately 10.18 acres, to a C-2 (Area Commercial) zone. The subject sites are located on the northeast corner of the N Meridian Road and E Deer Flat Road intersection; Section 18, Township 2 North, Range 1 East. There is no development associated with this application, however, the Applicant has provided a Preliminary Concept Plan on which a future development application(s) will be in substantial compliance with, as ensured by a Development Agreement. Jessica Reid, Planner II **ACTION ITEM** *Staff requests this item be tabled to a date certain of November 15, 2022, due to a noticing error.*

Motion To: Table Case Nos. 22-02-AN (Annexation), 22-01-ZC (Rezone) & 22-02-DA (Development Agreement) to a date certain of November 15, 2022.

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting Aye: McPherson, Biggs, Bruce, Laraway

Voting No: None

Absent: None

Motion Passed: 4-0-0

- B. Consideration to approve, Case Nos. 22-01-An (Annexation), 22-01-PUD (Planned Unit Development), 22-01-S (Preliminary Plat), 22-01-DA (Development Agreement) Patagonia East, Ridge, Lakes Subdivision (s) – Westpark Companies, Inc., requests Annexation for approximately 175.07 acres into the City of Kuna with the R-4, (Medium Density Residential), R-6, (Medium Density Residential) and R-8 (Medium/High Density Residential) zoning districts; and requests Preliminary Plat approval to subdivide the same land into 561 single-family lots, 53 common lots, and 1 School Lot. A Development Agreement accompanies this request. The site is on the northwest corner, the northeast corner and near the southeast corner of the intersection of Locust Grove Road and Hubbard Roads, in Sections 7, 8 & 17, all in Township 2 North, Range 1 East. Parcels Proposed with this application are listed in Section 4.3 of Staffs Memo. – Troy Behunin, Planner III **ACTION ITEM** *Staff requests City Council to table this case to November 1, 2022.*
(Timestamp 00:02:18)

Motion To: Table Case Nos. 22-01-AN (Annexation), 22-01-PUD (Planned Unit Development), 22-01-S (Preliminary Plat), 22-01-DA (Development Agreement) to a date certain of November 1, 2022.

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting Aye: McPherson, Biggs, Bruce, Laraway

Voting No: None

Absent: None

Motion Passed: 4-0-0

8. Business Items:

(Timestamp 00:04:39)

A.1- Consideration to direct staff to issue Request for Proposal for the Kuna Police Station build after Design Review approval and receiving biddable plans from ADP Architects. Update on Kuna Police Station design and timeline. Chris Engels, City Clerk **ACTION ITEM**

Chris Engels, City Clerk, reviewed the Police Station plans and stood for questions.

Motion To: Direct staff to issue Request for Proposal

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting No: None

Absent: None

Motion Passed: 4-0-0

A.2 - Consideration to approve Resolution R80-2022, request for \$2,500 for change order for ADP Architects for changes to design, changes to include secure shop, generator, additional shell and core design and additional electrical engineering. Chris Engels, City Clerk **ACTION ITEM**

(Timestamp 00:13:17)

Chris Engels, City Clerk, reviewed the change order request and stood for questions.

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE CHANGE ORDER FOR ADP ARCHITECTS AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

Motion To: Approve Resolution R80-2022

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting No: None

Absent: None

Motion Passed: 4-0-0

- B.** Consideration to approve Case No. 21-06-LS (Lot Split) 2500 E Rock Falls Lane. Arthur Sidney (Sid) and Laura Anderson request approval for Lot Split, in order to turn two (2) lots into six (6) total lots. The subject site is located at 2500 e Rock Falls Lane, Kuna ID 83634, (APN's: R0615250410 and R0615250402) within Section 30, Township 2 North, Range 1 East. Troy Behunin, Planner III **ACTION ITEM**
(Timestamp 00:15:51)

Troy Behunin, Planner III, reviewed the lot split application and stood for questions.

Motion To: Approve Case No. 21-06-LS (Lot Split) 2500 E Rock Falls Lane

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting No: None

Absent: None

Motion Passed: 4-0-0

- C.** Consideration to approve additional funds request from General and Public Works Contingency for Backhoe purchase. Bobby Withrow, Parks / Facilities Director **ACTION ITEM**
(Timestamp 00:19:07)

Bobby Withrow, Parks and Facilities Director, reviewed the contingency request and stood for questions.

Motion To: Approve additional funds 22936.54 request from General and Public Works Contingency

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting No: None

Absent: None

Motion Passed: 4-0-0

- D.** Consideration to approve Resolution R82-2022 Authorizing the Mayor to sign for the Contingency Request – Water and Wastewater Master Plan Renewals. Paul Stevens, Public Works Director. **ACTION ITEM**
(Timestamp 00:21:08)

Paul Stevens, Public Works Director, reviewed the request and resolution and stood for questions.

Motion To: Approve Resolution R82-2022

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting No: None

Absent: None

Motion Passed: 4-0-0

- E. Consideration to approve Resolution R83-2022 Authorizing Resolution for Grant and Loan Wastewater Department of Environmental Quality. Paul Stevens, Public Works Director

ACTION ITEM

(Timestamp 00:28:22)

Motion To: Approve Resolution R83-2022

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting No: None

Absent: None

Motion Passed: 4-0-0

- F. Consideration to approve Resolution R84-2022 Authorizing Resolution for Grant and Loan Water, Department of Environmental Quality. Paul Stevens, Public Works Director

ACTION ITEM

(Timestamp 00:29:02)

Motion To: Approve Resolution R84-2022

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting No: None

Absent: None

Motion Passed: 4-0-0

9. Ordinances:

(Timestamp 00:29:35)

- A. Consideration to approve Ordinance 2022-29 **ACTION ITEM**

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

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S DB DEVELOPMENT INC.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

Motion To: Waive three readings of Ordinance 2022-29

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting Aye: McPherson, Biggs, Bruce, Laraway

Voting No: None

Absent: None

Motion Passed: 4-0-0

Motion To: Approve Ordinance 2022-29

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting Aye: McPherson, Biggs, Bruce, Laraway

Voting No: None

Absent: None

Motion Passed: 4-0-0

B. Consideration to approve Ordinance 2022-30 **ACTION ITEM**
(Timestamp 00:31:07)

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

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S RENASCENCE FARM LLC.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE NAMPA~MERIDIAN IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

Motion To: Waive three readings of Ordinance 2022-30

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting Aye: McPherson, Biggs, Bruce, Laraway

Voting No: None

Absent: None

Motion Passed: 4-0-0

Motion To: Approve Ordinance 2022-30

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting Aye: McPherson, Biggs, Bruce, Laraway

Voting No: None

Absent: None

Motion Passed: 4-0-0

C. Consideration to approve Ordinance 2022-31 ACTION ITEM

(Timestamp 00:32:35)

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

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR’S 3 VALLEY DEVELOPMENT LLC.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

Motion To: Waive three readings of Ordinance 2022-31

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting Aye: McPherson, Biggs, Bruce, Laraway

Voting No: None

Absent: None

Motion Passed: 4-0-0

Motion To: Approve Ordinance 2022-31

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting Aye: McPherson, Biggs, Bruce, Laraway

Voting No: None

Absent: None

Motion Passed: 4-0-0

D. Consideration to approve Ordinance 2022-32 ACTION ITEM
(Timestamp 00:33:38)

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

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR’S BLACK CREEK LP.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

Motion To: Waive three readings of Ordinance 2022-32

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting Aye: McPherson, Biggs, Bruce, Laraway

Voting No: None

Absent: None

Motion Passed: 4-0-0

Motion To: Approve Ordinance 2022-32

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting Aye: McPherson, Biggs, Bruce, Laraway

Voting No: None

Absent: None

Motion Passed: 4-0-0

E. Consideration to approve Ordinance 2022-33 ACTION ITEM
(Timestamp 00:35:29)

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

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR’S COREY D BARTON.; AND

- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

Motion To: Waive three readings of Ordinance 2022-33
Motion By: Council President McPherson
Motion Seconded: Council Member Laraway
Voting Aye: McPherson, Biggs, Bruce, Laraway
Voting No: None
Absent: None
Motion Passed: 4-0-0

Motion To: Approve Ordinance 2022-33
Motion By: Council President McPherson
Motion Seconded: Council Member Laraway
Voting Aye: McPherson, Biggs, Bruce, Laraway
Voting No: None
Absent: None
Motion Passed: 4-0-0

10. Executive Session:

10. Mayor/Council Announcements:

11. Adjournment: 6:44 P.M.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Minutes prepared by Nathan Stanley, Deputy City Clerk
Date Approved: CCM 11.01.2022

City of Kuna

Payment Approval Report - City Council Approval

Page: 1

Report dates: 10/14/2022-10/27/2022

Oct 27, 2022 01:13PM

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
ABC STAMP, SIGNS & AWARDS												
277	ABC STAMP, SIGNS & AWARDS	0563785	14431	<u>NAME PLATE FOR M. BIGGS, KUNA COUNCIL MEMBER, SEPT. '22</u>	10/18/2022	20.87	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	10/22		
Total 0563785:						20.87	.00					
Total ABC STAMP, SIGNS & AWARDS:						20.87	.00					
ACTION GLASS & WINDSHIELD REPAIR LLC												
1649	ACTION GLASS & WINDSHIELD REPAIR LLC	2706	14588	<u>REPLACE REAR QUARTER WINDOW, PARKS 07 FORD RANGER, J DURHAM, OCT. '22-BUDGET 2022</u>	05/25/2022	436.30	436.30	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	10/22	10/21/2022	
Total 2706:						436.30	436.30					
1649	ACTION GLASS & WINDSHIELD REPAIR LLC	2789	14589	<u>REPLACE FRONT WINDSHIELD FOR BUILDING DEPT. J. DURHAM, OCT. '22-BUDGET 2022</u>	08/11/2022	399.98	399.98	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1005	10/22	10/21/2022	
Total 2789:						399.98	399.98					
1649	ACTION GLASS & WINDSHIELD REPAIR LLC	2852	14590	<u>REPLACE FRONT WINDSHIELD FOR WATER F150, J. DURHAM, OCT. '22-PI</u>	10/17/2022	80.48	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	10/22		
1649	ACTION GLASS & WINDSHIELD REPAIR LLC	2852	14590	<u>REPLACE FRONT WINDSHIELD FOR WATER F150, J. DURHAM, OCT. '22-WATER</u>	10/17/2022	321.89	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	10/22		
Total 2852:						402.37	.00					

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Total ACTION GLASS & WINDSHIELD REPAIR LLC:						1,238.65	836.28					
ADA COUNTY PROSECUTING ATTORNE												
176	ADA COUNTY PROSECUTING ATTORNE	10262022ADP		<u>PROSECUTORIAL SERVICES FOR NOVEMBER 2022</u>	10/26/2022	4,500.00	.00	01-6203 <u>PROSECUTORIAL SERVICES</u>	0	10/22		
Total 10262022ADPA:						4,500.00	.00					
Total ADA COUNTY PROSECUTING ATTORNE:						4,500.00	.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	106190		<u>SHERIFF POLICE SERVICES FOR OCT. '22</u>	10/13/2022	283,567.26	.00	01-6000 <u>LAW ENFORCEMENT SERVICES</u>	0	10/22		
Total 106190:						283,567.26	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						283,567.26	.00					
ALPHA HOME PEST CONTROL, LLC												
1804	ALPHA HOME PEST CONTROL, LLC	85955		<u>QUARTERLY PEST CONTROL FOR 270 S ORCHARD AVE- PARKS</u>	10/19/2022	95.00	.00	01-6140 <u>MAINT. & REPAIR BUILDING</u>	1004	10/22		
Total 85955:						95.00	.00					
1804	ALPHA HOME PEST CONTROL, LLC	85968		<u>QUARTERLY PEST CONTROL TREATMENT PLANT - WATER</u>	10/19/2022	46.20	.00	20-6140 <u>MAINT. & REPAIR BUILDING</u>	0	10/22		
1804	ALPHA HOME PEST CONTROL, LLC	85968		<u>QUARTERLY PEST CONTROL TREATMENT PLANT - SEWER</u>	10/19/2022	46.20	.00	21-6140 <u>MAINT. & REPAIR BUILDING</u>	0	10/22		
1804	ALPHA HOME PEST CONTROL, LLC	85968		<u>QUARTERLY PEST CONTROL TREATMENT PLANT - P.I</u>	10/19/2022	17.60	.00	25-6140 <u>MAINT. & REPAIR BUILDING</u>	0	10/22		
Total 85968:						110.00	.00					
Total ALPHA HOME PEST CONTROL, LLC:						205.00	.00					

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ALPINE OFFICE PRODUCTS												
2118	ALPINE OFFICE PRODUCTS	WO-12371-1	14569	<u>HEAVY DUTY 6 PACK TAPE FOR CITY HALL- ADMIN</u>	10/13/2022	17.85	.00	01-6165 OFFICE SUPPLIES	0	10/22		
2118	ALPINE OFFICE PRODUCTS	WO-12371-1	14569	<u>HEAVY DUTY 6 PACK TAPE FOR CITY HALL- WATER</u>	10/13/2022	12.21	.00	20-6165 OFFICE SUPPLIES	0	10/22		
2118	ALPINE OFFICE PRODUCTS	WO-12371-1	14569	<u>HEAVY DUTY 6 PACK TAPE FOR CITY HALL- SEWER</u>	10/13/2022	12.21	.00	21-6165 OFFICE SUPPLIES	0	10/22		
2118	ALPINE OFFICE PRODUCTS	WO-12371-1	14569	<u>HEAVY DUTY 6 PACK TAPE FOR CITY HALL- P.I</u>	10/13/2022	4.71	.00	25-6165 OFFICE SUPPLIES	0	10/22		
2118	ALPINE OFFICE PRODUCTS	WO-12371-1	14569	<u>CALENDARS FOR HR- ADMIN</u>	10/13/2022	6.78	.00	01-6165 OFFICE SUPPLIES	0	10/22		
2118	ALPINE OFFICE PRODUCTS	WO-12371-1	14569	<u>CALENDARS FOR HR- WATER</u>	10/13/2022	8.95	.00	20-6165 OFFICE SUPPLIES	0	10/22		
2118	ALPINE OFFICE PRODUCTS	WO-12371-1	14569	<u>CALENDARS FOR HR- SEWER</u>	10/13/2022	8.95	.00	21-6165 OFFICE SUPPLIES	0	10/22		
2118	ALPINE OFFICE PRODUCTS	WO-12371-1	14569	<u>CALENDARS FOR HR- P.I</u>	10/13/2022	2.45	.00	25-6165 OFFICE SUPPLIES	0	10/22		
Total WO-12371-1:						74.11	.00					
2118	ALPINE OFFICE PRODUCTS	WO-12371-2	14569	<u>PUSH PINS FOR CITY HALL- ADMIN</u>	10/14/2022	1.00	.00	01-6165 OFFICE SUPPLIES	0	10/22		
2118	ALPINE OFFICE PRODUCTS	WO-12371-2	14569	<u>PUSH PINS FOR CITY HALL- WATER</u>	10/14/2022	.68	.00	20-6165 OFFICE SUPPLIES	0	10/22		
2118	ALPINE OFFICE PRODUCTS	WO-12371-2	14569	<u>PUSH PINS FOR CITY HALL- SEWER</u>	10/14/2022	.68	.00	21-6165 OFFICE SUPPLIES	0	10/22		
2118	ALPINE OFFICE PRODUCTS	WO-12371-2	14569	<u>PUSH PINS FOR CITY HALL- P.I</u>	10/14/2022	.26	.00	25-6165 OFFICE SUPPLIES	0	10/22		
2118	ALPINE OFFICE PRODUCTS	WO-12371-2	14569	<u>URINAL BLOCKS, TRASH LINERS, OCT.'22 - PARKS</u>	10/14/2022	773.58	.00	01-6025 JANITORIAL	1004	10/22		
Total WO-12371-2:						776.20	.00					

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				<u>SWEATSHIRT FOR TREATMENT PLANT, M. WEBB, OCT. '22-SEWER</u>	10/13/2022	874.44	.00	21-6285 UNIFORMS EXPENSE	0	10/22		
1718	CHARLES E. DAVIDSON	126753		<u>14 HIGH VISIBILITY SHIRTS AND ONE CARHART SWEATSHIRT FOR TREATMENT PLANT, M. WEBB, OCT. '22- P.I</u>	10/13/2022	333.12	.00	25-6285 UNIFORMS EXPENSE	0	10/22		
Total 126753:						2,082.00	.00					
Total CHARLES E. DAVIDSON:						2,082.00	.00					
CHARLES R GNIECH												
2000	CHARLES R GNIECH	1258		<u>TROUBLESHOOT FUELMaster FOR WASTE WATER TREATMENT PLANT, SEPT. '22 FY2022</u>	09/22/2022	120.00	120.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/22	10/21/2022	
Total 1258:						120.00	120.00					
Total CHARLES R GNIECH:						120.00	120.00					
CORE & MAIN LP												
63	CORE & MAIN LP	R696906	14541	<u>50 REGISTERS, J. OSBORN, OCT. '22</u>	10/11/2022	7,403.50	.00	20-6020 CAPITAL IMPROVEMENTS	1089	10/22		
Total R696906:						7,403.50	.00					
63	CORE & MAIN LP	R704484	14511	<u>METER ANTENNAS FOR STOCK, J. OSBORN, OCT.'22</u>	10/10/2022	6,829.80	.00	20-6020 CAPITAL IMPROVEMENTS	1089	10/22		
Total R704484:						6,829.80	.00					
63	CORE & MAIN LP	R740788	14551	<u>40 METERS AND REGISTERS, J.OSBORN, OCT.'22</u>	10/11/2022	10,497.30	.00	20-6020 CAPITAL IMPROVEMENTS	1089	10/22		
Total R740788:						10,497.30	.00					

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				<u>SET & 2 5AH BATTERIES, J. DURHAM, OCT. '22-ADMIN</u>	10/18/2022	440.82	.00	<u>01-6175 SMALL TOOLS</u>	0	10/22		
75	D & B SUPPLY	60473	14595	<u>TOOLS FOR FLEET TRUCK, HOOD LIGHT, IMPACT WRENCH, TORQUE WRENCH, BENCH GRINDER, 264 PC TOOL SET & 2 5AH BATTERIES, J. DURHAM, OCT. '22-WATER</u>	10/18/2022	176.33	.00	<u>20-6175 SMALL TOOLS</u>	0	10/22		
75	D & B SUPPLY	60473	14595	<u>TOOLS FOR FLEET TRUCK, HOOD LIGHT, IMPACT WRENCH, TORQUE WRENCH, BENCH GRINDER, 264 PC TOOL SET & 2 5AH BATTERIES, J. DURHAM, OCT. '22-SEWER</u>	10/18/2022	176.33	.00	<u>21-6175 SMALL TOOLS</u>	0	10/22		
75	D & B SUPPLY	60473	14595	<u>TOOLS FOR FLEET TRUCK, HOOD LIGHT, IMPACT WRENCH, TORQUE WRENCH, BENCH GRINDER, 264 PC TOOL SET & 2 5AH BATTERIES, J. DURHAM, OCT. '22-PI</u>	10/18/2022	88.16	.00	<u>25-6175 SMALL TOOLS</u>	0	10/22		
Total 60473:						957.60	.00					
75	D & B SUPPLY	60672	14601	<u>2 EACH- 2 PACK OF BATTERIES FOR SPOT LIGHTS FOR PARKS OFFICE, A. BILLINGS, OCT. '22</u>	10/19/2022	359.98	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	10/22		
Total 60672:						359.98	.00					
75	D & B SUPPLY	60833	14614	<u>2 PAIRS EAR MUFFS FOR BLOWER ROOM AT THE FARM, R. DAVILA, OCT. '22</u>	10/20/2022	31.98	.00	<u>21-6230 SAFETY TRAINING & EQUIPMENT</u>	0	10/22		
Total 60833:						31.98	.00					
75	D & B SUPPLY	60968	14622	<u>TRIMMER LINE, T.HAMILTON, OCT.'22 - SEWER</u>	10/21/2022	34.99	.00	<u>21-6150 M & R - SYSTEM</u>	0	10/22		
Total 60968:						34.99	.00					

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75	D & B SUPPLY	67507	14581	<u>HITCH TO PULL TRAILER, NEW F-350, J. DURHAM, OCT. '22- PARKS</u>	10/14/2022	394.97	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	10/22		
Total 67507:						394.97	.00					
75	D & B SUPPLY	67539	14583	<u>CHICKEN WIRE FOR THE FARM, R.DAVILA, OCT.'22</u>	10/14/2022	22.35	.00	<u>21-6090 FARM EXPENDITURES</u>	0	10/22		
Total 67539:						22.35	.00					
75	D & B SUPPLY	68544	14611	<u>1 CORDLESS PRUNER, 1 RATCHET, 1 CHAINSAW, 1 IMPACT WRENCH, 2 EA STORAGE CONTAINERS, J. LORENTZ, OCT. '22</u>	10/20/2022	1,300.10	.00	<u>01-6175 SMALL TOOLS</u>	1004	10/22		
Total 68544:						1,300.10	.00					
Total D & B SUPPLY:						4,443.37	.00					
DYNA PARTS LLC												
2115	DYNA PARTS LLC	265980	14493	<u>SPARK PLUGS FOR WATER TRUCK #26, J. DURHAM, OCT. 22- WATER</u>	10/04/2022	30.76	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	10/22		
2115	DYNA PARTS LLC	265980	14493	<u>SPARK PLUGS FOR WATER TRUCK #26, J. DURHAM, OCT. 22- P.I</u>	10/04/2022	7.69	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	10/22		
Total 265980:						38.45	.00					
2115	DYNA PARTS LLC	266065	14494	<u>SUPPORT LIFTGATE AND LIFT SUPPORT GLASS FOR TRUCK #77, J. DURHAM, OCT. '22- WATER</u>	10/05/2022	56.05	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	10/22		
2115	DYNA PARTS LLC	266065	14494	<u>SUPPORT LIFTGATE AND LIFT SUPPORT GLASS FOR TRUCK #77, J. DURHAM, OCT. '22- SEWER</u>	10/05/2022	56.05	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	10/22		

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2115	DYNA PARTS LLC	266065	14494	<u>SUPPORT LIFTGATE AND LIFT SUPPORT GLASS FOR TRUCK #77, J. DURHAM, OCT. '22- P.I</u>	10/05/2022	21.36	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	10/22		
Total 266065:						133.46	.00					
2115	DYNA PARTS LLC	266088	14506	<u>FRONT BREAKS AND BREAK PARTS CLEANER FOR TRUCK #77, J. DURHAM, OCT. '22- WATER</u>	10/05/2022	81.17	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	10/22		
2115	DYNA PARTS LLC	266088	14506	<u>FRONT BREAKS AND BREAK PARTS CLEANER FOR TRUCK #77, J. DURHAM, OCT. '22- SEWER</u>	10/05/2022	81.17	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	10/22		
2115	DYNA PARTS LLC	266088	14506	<u>FRONT BREAKS AND BREAK PARTS CLEANER FOR TRUCK #77, J. DURHAM, OCT. '22- P.I</u>	10/05/2022	30.93	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	10/22		
Total 266088:						193.27	.00					
2115	DYNA PARTS LLC	266089	14508	<u>TWO WHEEL BEARING & HUB ASSEMBLY FOR TRUCK #77, J. DURHAM, OCT. '22- WATER</u>	10/05/2022	151.02	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	10/22		
2115	DYNA PARTS LLC	266089	14508	<u>TWO WHEEL BEARING & HUB ASSEMBLY FOR TRUCK #77, J. DURHAM, OCT. '22- SEWER</u>	10/05/2022	151.02	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	10/22		
2115	DYNA PARTS LLC	266089	14508	<u>TWO WHEEL BEARING & HUB ASSEMBLY FOR TRUCK #77, J. DURHAM, OCT. '22- P.I</u>	10/05/2022	57.52	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	10/22		
Total 266089:						359.56	.00					
2115	DYNA PARTS LLC	266319	14537	<u>STOCK FILTERS FOR FLEET INVENTORY, J. DURHAM, OCT. '22- ADMIN</u>	10/10/2022	26.65	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	10/22		
2115	DYNA PARTS LLC	266319	14537	<u>STOCK FILTERS FOR FLEET INVENTORY, J. DURHAM, OCT. '22- WATER</u>	10/10/2022	10.66	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	10/22		

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2115	DYNA PARTS LLC	266319	14537	STOCK FILTERS FOR FLEET INVENTORY. J. DURHAM. OCT. '22- SEWER	10/10/2022	10.66	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/22		
2115	DYNA PARTS LLC	266319	14537	STOCK FILTERS FOR FLEET INVENTORY. J. DURHAM. OCT. '22- P.I	10/10/2022	5.33	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	10/22		
Total 266319:						53.30	.00					
2115	DYNA PARTS LLC	266451	14561	BOTTLE OF LEAK STOP FOR PARKS KABOTA, S.HOWELL. OCT. '22	10/11/2022	24.89	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/22		
Total 266451:						24.89	.00					
2115	DYNA PARTS LLC	266785	14591	FUNNEL FOR BLOWER ROOM AT THE POND. C.MCDANIEL. OCT.'22	10/17/2022	2.79	.00	21-6150 M & R - SYSTEM	0	10/22		
Total 266785:						2.79	.00					
2115	DYNA PARTS LLC	267031		VENT CAP FOR WATER TRUCK. OCT.'22 - WATER	10/21/2022	20.15	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/22		
2115	DYNA PARTS LLC	267031		VENT CAP FOR WATER TRUCK. OCT.'22 - P.I	10/21/2022	5.04	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	10/22		
Total 267031:						25.19	.00					
Total DYNA PARTS LLC:						830.91	.00					
EQUIPMENT SERVICE PROFESSIONALS INC												
2001	EQUIPMENT SERVICE PROFESSIONALS INC	15529	14587	CHECK ENGINE LIGHT. DIAGNOSE & REPAIR. BIG RED DUMP TRUCK. S. HOWELL. OCT. '22-BUDGET 2022	03/15/2022	2,279.94	2,279.94	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	10/22	10/21/2022	

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Total 15529:						2,279.94	2,279.94					
2001	EQUIPMENT SERVICE PROFESSIONALS INC	16311	14587	<u>FIX AC & STEERING GEAR IN BIG RED DUMP TRUCK, S. HOWELL, OCT. '22</u>	10/13/2022	3,907.28	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	10/22		
Total 16311:						3,907.28	.00					
2001	EQUIPMENT SERVICE PROFESSIONALS INC	16312	14587	<u>REPLACE INJECTOR PUMP, 3 FUEL FILTERS AND REINSTALLED INJECTOR IN LAGOONS BACKHOE, S. HOWELL, OCT. '22</u>	10/13/2022	2,894.36	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	10/22		
Total 16312:						2,894.36	.00					
2001	EQUIPMENT SERVICE PROFESSIONALS INC	16313	14587	<u>REPLACE HOSE ON BIG RED DUMP TRUCK, S. HOWELL, OCT.'22</u>	10/13/2022	531.12	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	10/22		
Total 16313:						531.12	.00					
2001	EQUIPMENT SERVICE PROFESSIONALS INC	16318	14587	<u>REPLACED BACKUP ALARM SWITCH, WELDED FRAME AND HYDRAULIC TANK, TRAVEL AND PARTS FOR LAGOON BACKHOE, S. HOWELL, OCT. '22</u>	10/13/2022	9,167.60	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	10/22		
Total 16318:						9,167.60	.00					
Total EQUIPMENT SERVICE PROFESSIONALS INC:						18,780.30	2,279.94					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0836615	14521	<u>FUSING HEADER PIPE, T. FLEMING, OCT. '22</u>	10/06/2022	245.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	10/22		
Total 0836615:						245.00	.00					

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Total FERGUSON ENTERPRISES INC:						245.00	.00					
FLUID CONNECTOR PRODUCTS, INC.												
1083	FLUID CONNECTOR PRODUCTS, INC.	8501793	14606	<u>2 AIR GAGES FOR POND ONE AT THE FARM, T. HAMILTON, OCT. '22</u>	10/20/2022	75.34	.00	<u>21-6150 M & R - SYSTEM</u>	0	10/22		
Total 8501793:						75.34	.00					
Total FLUID CONNECTOR PRODUCTS, INC.:						75.34	.00					
FREUND PROPERTIES LLC												
2014	FREUND PROPERTIES LLC	5336		<u>CMIT MARATHON & GUARDIAN CONTRACT SERVICES, OCT. '22 -ADMIN</u>	10/13/2022	1,779.16	1,779.16	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	10/22	10/21/2022	
2014	FREUND PROPERTIES LLC	5336		<u>CMIT MARATHON & GUARDIAN CONTRACT SERVICES, OCT. '22 -WATER</u>	10/13/2022	1,217.32	1,217.32	<u>20-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	10/22	10/21/2022	
2014	FREUND PROPERTIES LLC	5336		<u>CMIT MARATHON & GUARDIAN CONTRACT SERVICES, OCT. '22 -SEWER</u>	10/13/2022	1,217.32	1,217.32	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	10/22	10/21/2022	
2014	FREUND PROPERTIES LLC	5336		<u>CMIT MARATHON & GUARDIAN CONTRACT SERVICES, OCT. '22 -PI</u>	10/13/2022	468.20	468.20	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	10/22	10/21/2022	
Total 5336:						4,682.00	4,682.00					
2014	FREUND PROPERTIES LLC	5434		<u>NETWORK ADAPTER, BUDGET 2022</u>	10/19/2022	75.05	75.05	<u>01-6160 MISCELLANEOUS EXPENSES</u>	0	10/22	10/21/2022	
Total 5434:						75.05	75.05					
2014	FREUND PROPERTIES LLC	5485		<u>ADOBE ACROBAT PRO MEMBERSHIP, M.BORZICK, OCT.'22 - P&Z</u>	10/26/2022	50.97	.00	<u>01-6075 DUES & MEMBERSHIPS</u>	1003	10/22		
2014	FREUND PROPERTIES LLC	5485		<u>ADOBE ACROBAT PRO MEMBERSHIP, M.BORZICK, OCT.'22 - WATER</u>	10/26/2022	71.36	.00	<u>20-6075 DUES & MEMBERSHIPS</u>	0	10/22		

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2014	FREUND PROPERTIES LLC	5485		<u>ADOBE ACROBAT PRO MEMBERSHIP, M.BORZICK, OCT.'22 - SEWER</u>	10/26/2022	71.36	.00	<u>21-6075 DUES & MEMBERSHIPS</u>	0	10/22		
2014	FREUND PROPERTIES LLC	5485		<u>ADOBE ACROBAT PRO MEMBERSHIP, M.BORZICK, OCT.'22 - P.I</u>	10/26/2022	10.19	.00	<u>25-6075 DUES & MEMBERSHIPS EXPENSE</u>	0	10/22		
Total 5485:						203.88	.00					
Total FREUND PROPERTIES LLC:						4,960.93	4,757.05					
HOLLADAY ENGINEERING CO												
1990	HOLLADAY ENGINEERING CO	48035		<u>PEREGRINE PROJECT, KU22- 0309, FOR SERVICES THRU 9/30/22 - WATER</u>	10/17/2022	211.37	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	10/22		
1990	HOLLADAY ENGINEERING CO	48035		<u>PEREGRINE PROJECT, KU22- 0309, FOR SERVICES THRU 9/30/22 - SEWER</u>	10/17/2022	211.37	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	10/22		
1990	HOLLADAY ENGINEERING CO	48035		<u>PEREGRINE PROJECT, KU22- 0309, FOR SERVICES THRU 9/30/22 - P.I</u>	10/17/2022	80.51	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	10/22		
Total 48035:						503.25	.00					
1990	HOLLADAY ENGINEERING CO	48036		<u>KUNA DEL TACO STRUCTURE, KU22-0369 SERVICES THROUGH 9/30/2022-BUDGET 2022-WATER</u>	10/17/2022	197.71	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	10/22		
1990	HOLLADAY ENGINEERING CO	48036		<u>KUNA DEL TACO STRUCTURE, KU22-0369 SERVICES THROUGH 09/30/2022-BUDGET 2022-SEWER</u>	10/17/2022	197.71	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	10/22		
1990	HOLLADAY ENGINEERING CO	48036		<u>KUNA DEL TACO STRUCTURE, KU22-0369 SERVICES THROUGH 09/30/2022-BUDGET 2022-PI</u>	10/17/2022	75.33	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	10/22		

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				<u>THROUGH 09/30/2022-BUDGET 2022-SEWER</u>	10/17/2022	210.31	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	10/22		
1990	HOLLADAY ENGINEERING CO	48039		<u>RISING SUN #2 POOL HOUSE, KU22-0393. SERVICES THROUGH 09/30/2022-BUDGET 2022-PI</u>	10/17/2022	80.13	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	10/22		
Total 48039:						500.75	.00					
Total HOLLADAY ENGINEERING CO:						2,341.75	.00					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	26949	14476	<u>AD# 289163. LEGAL PUBLIC NOTICE. COMPREHENSIVE PLAN MAP AMENDMENT. D. HANSON, OCT. '22</u>	10/12/2022	59.68	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	10/22		
Total 26949:						59.68	.00					
1802	IDAHO PRESS TRIBUNE, LLC	26952	14539	<u>AD# 291967. LEGAL PUBLIC NOTICE. CASE NO. 22-05-S. FALCON CREST SOUTH SUB. CITY COUNCIL. T. BEHUNIN. OCT. '22</u>	10/12/2022	48.48	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	10/22		
Total 26952:						48.48	.00					
1802	IDAHO PRESS TRIBUNE, LLC	27121	14580	<u>AD#293887. LEGAL PUBLIC NOTICE. CASE NO. 22-12-SUP. 6810 S NORDEAN AVE IN-HOME GROUP DAYCARE J. REID. OCT.'22</u>	10/19/2022	41.08	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	10/22		
Total 27121:						41.08	.00					
1802	IDAHO PRESS TRIBUNE, LLC	27122	14582	<u>AD# 293947. LEGAL PUBLIC NOTICE. CASE NO. 22-13-S FOR PAUL BUNYAN SUBDIVISION. T. BEHUNIN. OCT. '22</u>	10/19/2022	37.38	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	10/22		

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Total 27122:						37.38	.00					
1802	IDAHO PRESS TRIBUNE, LLC	27332	14603	<u>AD#297335, LEGAL NOTICE, 22-08-AN, J. REID, OCT. '22</u>	10/26/2022	35.90	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	10/22		
Total 27332:						35.90	.00					
1802	IDAHO PRESS TRIBUNE, LLC	27333	14605	<u>AD#297351, LEGAL PUBLICATION, RIVERTON SUBDIVISION, T. BEHUNIN, OCT. '22</u>	10/26/2022	41.82	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	10/22		
Total 27333:						41.82	.00					
1802	IDAHO PRESS TRIBUNE, LLC	27334	14624	<u>AD#297657, ORDINANCE PUBLICATION, ORD 2022-29, N. STANLEY, OCT.'22</u>	10/26/2022	300.48	.00	<u>25-6125 LEGAL PUBLICATIONS</u>	0	10/22		
Total 27334:						300.48	.00					
1802	IDAHO PRESS TRIBUNE, LLC	27335	14624	<u>AD#297684, ORDINANCE PUBLICATION, ORD 2022-30, N. STANLEY, OCT.'22</u>	10/26/2022	305.97	.00	<u>25-6125 LEGAL PUBLICATIONS</u>	0	10/22		
Total 27335:						305.97	.00					
1802	IDAHO PRESS TRIBUNE, LLC	27336	14624	<u>AD#297745, ORDINANCE PUBLICATION, ORD 2022-31, N. STANLEY, OCT.'22</u>	10/26/2022	331.59	.00	<u>25-6125 LEGAL PUBLICATIONS</u>	0	10/22		
Total 27336:						331.59	.00					
1802	IDAHO PRESS TRIBUNE, LLC	27337	14624	<u>AD#297752, ORDINANCE PUBLICATION, ORD 2022-32, N. STANLEY, OCT.'22</u>	10/26/2022	331.59	.00	<u>25-6125 LEGAL PUBLICATIONS</u>	0	10/22		
Total 27337:						331.59	.00					

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1802	IDAHO PRESS TRIBUNE, LLC	27338	14624	<u>AD#297756. ORDINANCE PUBLICATION. ORD 2022-33. N. STANLEY. OCT.'22</u>	10/26/2022	331.59	.00	<u>25-6125 LEGAL PUBLICATIONS</u>	0	10/22		
Total 27338:						331.59	.00					
1802	IDAHO PRESS TRIBUNE, LLC	27339	14634	<u>AD# 297987. LEGAL PUBLICATION. LAMP DISTRICT. J. REID. OCT.'22</u>	10/26/2022	43.30	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	10/22		
Total 27339:						43.30	.00					
Total IDAHO PRESS TRIBUNE, LLC:						1,908.86	.00					
IDAHO TRACTOR INC												
34	IDAHO TRACTOR INC	PI28028	14552	<u>PIVOT PIN FOR MINI EXCAVATOR/KUBOTA. J. DURHAM. OCT. '22</u>	10/11/2022	358.61	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	10/22		
Total PI28028:						358.61	.00					
34	IDAHO TRACTOR INC	PI28046	14567	<u>FAN SWITCH FOR PARKS KUBOTA. S. HOWEL. OCT. '22</u>	10/12/2022	73.35	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	10/22		
Total PI28046:						73.35	.00					
Total IDAHO TRACTOR INC:						431.96	.00					
INTEGRITY PUMP SOLUTIONS INC												
2032	INTEGRITY PUMP SOLUTIONS INC	22M10-1349		<u>2 EA BLOWERS. T.SHAFFER. OCT.'22</u>	10/21/2022	358,300.00	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1304	10/22		
Total 22M10-1349:						358,300.00	.00					
Total INTEGRITY PUMP SOLUTIONS INC:						358,300.00	.00					

J & M SANITATION, INC.

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230	J & M SANITATION, INC.	10132022-102		<u>SANITATION RECEIPT TRANSFER,10/13-10/20/2022</u>	10/21/2022	131,434.29	131,434.29	26-7000 SOLID WASTE SERVICE FEES	0	10/22	10/21/2022	
230	J & M SANITATION, INC.	10132022-102		<u>SANITATION RECEIPT TRANSFER, LESS FRANCHISE FEES, 10/13-10/20/2022</u>	10/21/2022	-12,985.70	-12,985.70	01-4170 FRANCHISE FEES	0	10/22	10/21/2022	
Total 10132022-10202022:						118,448.59	118,448.59					
Total J & M SANITATION, INC.:						118,448.59	118,448.59					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	4105530		<u>ACH PAYMENT PROCESSING FEE-ADMIN</u>	10/01/2022	39.74	39.74	01-6505 BANK FEES	0	10/22	10/21/2022	
1328	JACK HENRY & ASSOCIATES, INC.	4105530		<u>ACH PAYMENT PROCESSING FEE-WATER</u>	10/01/2022	27.19	27.19	20-6505 BANK FEES	0	10/22	10/21/2022	
1328	JACK HENRY & ASSOCIATES, INC.	4105530		<u>ACH PAYMENT PROCESSING FEE-SEWER</u>	10/01/2022	27.19	27.19	21-6505 BANK FEES	0	10/22	10/21/2022	
1328	JACK HENRY & ASSOCIATES, INC.	4105530		<u>ACH PAYMENT PROCESSING FEE-PI</u>	10/01/2022	10.47	10.47	25-6505 BANK FEES	0	10/22	10/21/2022	
Total 4105530:						104.59	104.59					
Total JACK HENRY & ASSOCIATES, INC.:						104.59	104.59					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	0222739		<u>PROFESSIONAL SERVICES FROM 08/01-08/31/2022-META DEVELOPMENT WATER & WASTEWATER USER RATE & CONNECTION FEE STUDY-2022 BUDGET-WATER</u>	09/21/2022	5,044.20	5,044.20	20-6202 PROFESSIONAL SERVICES	0	10/22	10/21/2022	
429	KELLER ASSOCIATES, INC.	0222739		<u>PROFESSIONAL SERVICES FROM 08/01-08/31/2022-META DEVELOPMENT WATER & WASTEWATER USER RATE & CONNECTION FEE STUDY-2022 BUDGET-SEWER</u>	09/21/2022	5,044.20	5,044.20	21-6202 PROFESSIONAL SERVICES	0	10/22	10/21/2022	

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429	KELLER ASSOCIATES, INC.	0222739		<u>PROFESSIONAL SERVICES FROM 08/01-08/31/2022-META DEVELOPMENT WATER & WASTEWATER USER RATE & CONNECTION FEE STUDY- 2022 BUDGET-PI</u>	09/21/2022	1,921.60	1,921.60	<u>25-6202 PROFESSIONAL SERVICES</u>	0	10/22	10/21/2022	
Total 0222739:						12,010.00	12,010.00					
429	KELLER ASSOCIATES, INC.	0223088		<u>PROFESSIONAL SERVICES FROM 06/01-09/30/2022, KUNA- CIRCINAE VALLEY MODELING SUPPORT-2022 BUDGET- WATER</u>	09/30/2022	478.80	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	10/22		
429	KELLER ASSOCIATES, INC.	0223088		<u>PROFESSIONAL SERVICES FROM 06/01-09/30/2022, KUNA- CIRCINAE VALLEY MODELING SUPPORT-2022 BUDGET- SEWER</u>	09/30/2022	478.80	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	10/22		
429	KELLER ASSOCIATES, INC.	0223088		<u>PROFESSIONAL SERVICES FROM 06/01-09/30/2022, KUNA- CIRCINAE VALLEY MODELING SUPPORT-2022 BUDGET-PI</u>	09/30/2022	182.40	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	10/22		
Total 0223088:						1,140.00	.00					
429	KELLER ASSOCIATES, INC.	0223180		<u>PROFESSIONAL SERVICES FROM 09/01-09/30/2022-META DEVELOPMENT WATER & WASTEWATER USER RATE & CONNECTION FEE STUDY- 2022 BUDGET-WATER</u>	09/30/2022	730.80	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	10/22		
429	KELLER ASSOCIATES, INC.	0223180		<u>PROFESSIONAL SERVICES FROM 09/01-09/30/2022-META DEVELOPMENT WATER & WASTEWATER USER RATE & CONNECTION FEE STUDY- 2022 BUDGET-SEWER</u>	09/30/2022	730.80	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	10/22		
429	KELLER ASSOCIATES, INC.	0223180		<u>PROFESSIONAL SERVICES FROM 09/01-09/30/2022-META DEVELOPMENT WATER & WASTEWATER USER RATE & CONNECTION FEE STUDY- 2022 BUDGET-PI</u>	09/30/2022	278.40	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	10/22		

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Total 0223180:						1,740.00	.00					
Total KELLER ASSOCIATES, INC.:						14,890.00	12,010.00					
KENDALL FORD OF MERIDIAN LLC												
1616	KENDALL FORD OF MERIDIAN LLC	R1CS1224282	14518	<u>REPAIRS ON WATER VAN. #26. J. DURHAM. OCT. '22-WATER</u>	10/06/2022	559.96	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/22		
1616	KENDALL FORD OF MERIDIAN LLC	R1CS1224282	14518	<u>REPAIRS ON WATER VAN. #26. J. DURHAM. OCT. '22-PI</u>	10/06/2022	140.00	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	10/22		
Total R1CS1224282:						699.96	.00					
Total KENDALL FORD OF MERIDIAN LLC:						699.96	.00					
KUNA LUMBER												
499	KUNA LUMBER	A132210	14615	<u>FLOOR CLEANER, PAINT AND KEYS FOR NEW SHOP. J. ADAMS. OCT. '22</u>	10/20/2022	205.44	.00	01-6140 MAINT. & REPAIR BUILDING	1004	10/22		
Total A132210:						205.44	.00					
499	KUNA LUMBER	B166464	14527	<u>SEWER CAP REPLACEMENT FOR SPLASH PAD. J.MORFIN. OCT.'22</u>	10/07/2022	21.56	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/22		
Total B166464:						21.56	.00					
499	KUNA LUMBER	B166592	14562	<u>THRESHOLD & SUPPLIES FOR NEW SHOP. J. ADAMS. OCT. '22</u>	10/11/2022	60.34	.00	01-6025 JANITORIAL	1004	10/22		
Total B166592:						60.34	.00					
499	KUNA LUMBER	B166719	14623	<u>CAUTION TAPE, RED PAINT AND WOODEN STAKES FOR RISERS FOR THE FARM. T. HAMILTON. OCT. '22</u>	10/21/2022	74.72	.00	21-6090 FARM EXPENDITURES	0	10/22		

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Total B166719:						74.72	.00					
Total KUNA LUMBER:						362.06	.00					
LES SCHWAB TIRES												
221	LES SCHWAB TIRES	12800572585A		INVOICE # 12800572585 SHORT .99 ON PAYMENT FOR ALIGNMENT.AUG.'22	08/30/2022	.99	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	10/22		
Total 12800572585A:						.99	.00					
221	LES SCHWAB TIRES	12800580708	14570	TIRES AND ALIGNMENT FOR WATER VAN # 26, J. DURHAM, OCT.'22-WATER	10/12/2022	564.67	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/22		
221	LES SCHWAB TIRES	12800580708	14570	TIRES AND ALIGNMENT FOR WATER VAN # 26, J. DURHAM, OCT.'22-PI	10/12/2022	141.17	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	10/22		
Total 12800580708:						705.84	.00					
Total LES SCHWAB TIRES:						706.83	.00					
LOCAHAN LLC												
1619	LOCAHAN LLC	AR1106580		CONTRACT BASE RATE CHARGE FOR 10/03-11/02/2022, MODEL #MPC4504EX, SERIAL #C737M540938 & C737M540155- ADMIN	10/06/2022	135.16	135.16	01-6142 MAINT. & REPAIR - EQUIPMENT	0	10/22	10/21/2022	
1619	LOCAHAN LLC	AR1106580		CONTRACT BASE RATE CHARGE FOR 10/03-11/02/2022, MODEL #MPC4504EX, SERIAL #C737M540938 & C737M540155- WATER	10/06/2022	125.50	125.50	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	10/22	10/21/2022	
1619	LOCAHAN LLC	AR1106580		CONTRACT BASE RATE CHARGE FOR 10/03-11/02/2022, MODEL #MPC4504EX, SERIAL #C737M540938 & C737M540155- SEWER	10/06/2022	125.50	125.50	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/22	10/21/2022	

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1619	LOCAHAN LLC	AR1106580		<u>CONTRACT BASE RATE CHARGE FOR 10/03-11/02/2022, MODEL #MPC4504EX, SERIAL #C737M540938 & C737M540155-PI</u>	10/06/2022	48.28	48.28	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	10/22	10/21/2022	
1619	LOCAHAN LLC	AR1106580		<u>CONTRACT BASE RATE CHARGE FOR 10/03-11/02/2022, MODEL #MPC4504EX, SERIAL #C737M540938 & C737M540155-P&Z</u>	10/06/2022	48.28	48.28	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	10/22	10/21/2022	
Total AR1106580:						482.72	482.72					
1619	LOCAHAN LLC	AR1109665		<u>CONTRACT LEASE CHARGE, MODEL# MPC307SPF, SERIAL# C509P900318</u>	10/18/2022	47.49	.00	<u>01-6212 RENT-EQUIPMENT</u>	0	10/22		
1619	LOCAHAN LLC	AR1109665		<u>CONTRACT OVERAGE CHARGE FOR 09/01-09/30/2022, MODEL# MPC307SPF, SERIAL# C509P900318-ADMIN-BUDGET 2022</u>	10/18/2022	8.82	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	10/22		
1619	LOCAHAN LLC	AR1109665		<u>CONTRACT OVERAGE CHARGE FOR 09/01-09/30/2022, MODEL# MPC307SPF, SERIAL# C509P900318-SEWER-BUDGET 2022</u>	10/18/2022	8.19	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	10/22		
1619	LOCAHAN LLC	AR1109665		<u>CONTRACT OVERAGE CHARGE FOR 09/01-09/30/2022, MODEL# MPC307SPF, SERIAL# C509P900318-PI-BUDGET 2022</u>	10/18/2022	3.16	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	10/22		
1619	LOCAHAN LLC	AR1109665		<u>CONTRACT OVERAGE CHARGE FOR 09/01-09/30/2022, MODEL# MPC307SPF, SERIAL# C509P900318-P&Z-BUDGET 2022</u>	10/18/2022	3.16	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	10/22		
1619	LOCAHAN LLC	AR1109665		<u>CONTRACT OVERAGE CHARGE FOR 09/01-09/30/2022, MODEL# MPC307SPF, SERIAL# C509P900318-WATER-BUDGET 2022</u>	10/18/2022	8.19	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	10/22		

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Total AR1109665:						79.01	.00					
1619	LOCAHAN LLC	AR1109666		<u>CONTRACT LEASE CHARGE, MODEL# MX2651, SERIAL # 03012172</u>	10/18/2022	95.55	.00	<u>20-6212 RENT - EQUIPMENT</u>	0	10/22		
1619	LOCAHAN LLC	AR1109666		<u>CONTRACT OVERAGE CHARGE FOR 09/01-09/30/2022, MODEL# MX2651, SERIAL# 03012172-WATER-BUDGET 2022</u>	10/18/2022	30.40	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	10/22		
1619	LOCAHAN LLC	AR1109666		<u>CONTRACT OVERAGE CHARGE FOR 09/01-09/30/2022, MODEL# MX2651, SERIAL# 03012172-SEWER-BUDGET 2022</u>	10/18/2022	30.40	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	10/22		
1619	LOCAHAN LLC	AR1109666		<u>CONTRACT OVERAGE CHARGE FOR 09/01-09/30/2022, MODEL# MX2651, SERIAL# 03012172-PI-BUDGET 2022</u>	10/18/2022	11.59	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	10/22		
Total AR1109666:						167.94	.00					
Total LOCAHAN LLC:						729.67	482.72					
MICHAEL L SPADE												
2170	MICHAEL L SPADE	1002		<u>PROMO VIDEO PACKAGE, 20 PHOTOS, PREP AND MUSIC LICENSING FOR KUNA RODEO, SEPT. '22, FY2022</u>	09/28/2022	1,816.24	1,816.24	<u>01-6160 MISCELLANEOUS EXPENSES</u>	4000	10/22	10/21/2022	
Total 1002:						1,816.24	1,816.24					
Total MICHAEL L SPADE:						1,816.24	1,816.24					
PEAK ALARM COMPANY, INC												
1021	PEAK ALARM COMPANY, INC	1243214		<u>ALARM MONITOR FOR WELLS (SNOWHAWK, CEDAR, DANSKIN, BEST BATH, EL CAJON, BUTLER, & SEGO PRAIRIE) 11/1-11/30/22- WATER</u>	11/01/2022	221.41	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	10/22		

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1021	PEAK ALARM COMPANY, INC	1243214		<u>ALARM MONITOR FOR WELLS (SNOWHAWK, CEDAR, DANSKIN, BEST BATH, EL CAJON, BUTLER, & SEGO PRAIRIE) 11/1-11/30/22- P.I</u>	11/01/2022	55.35	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	10/22		
Total 1243214:						276.76	.00					
Total PEAK ALARM COMPANY, INC:						276.76	.00					
REXEL USA, INC.												
1613	REXEL USA, INC.	2Z30244	14479	<u>LIGHTBULBS FOR THE SEWER PLANT, S. HOWELL, SEPT. 22</u>	10/04/2022	94.06	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	10/22		
Total 2Z30244:						94.06	.00					
Total REXEL USA, INC.:						94.06	.00					
SPECIALTY CONSTRUCTION SUPPLY												
780	SPECIALTY CONSTRUCTION SUPPLY	0224645-IN		<u>FLAGGING CLASS FOR H.STOCKDILL, OCT.'22 - WATER</u>	10/21/2022	31.50	.00	<u>20-6265 TRAINING & SCHOOLING EXPENSE</u>	0	10/22		
780	SPECIALTY CONSTRUCTION SUPPLY	0224645-IN		<u>FLAGGING CLASS FOR H.STOCKDILL, OCT.'22 - SEWER</u>	10/21/2022	31.50	.00	<u>21-6265 TRAINING & SCHOOLING EXPENSE</u>	0	10/22		
780	SPECIALTY CONSTRUCTION SUPPLY	0224645-IN		<u>FLAGGING CLASS FOR H.STOCKDILL, OCT.'22 - P.I</u>	10/21/2022	12.00	.00	<u>25-6265 TRAINING & SCHOOLING EXPENSE</u>	0	10/22		
780	SPECIALTY CONSTRUCTION SUPPLY	0224645-IN		<u>FLAGGING CLASS FOR B.REED, B.VILLANUEVA AND R.HENZE, OCT.'22 - PARKS</u>	10/21/2022	225.00	.00	<u>01-6265 TRAINING & SCHOOLING</u>	1004	10/22		
Total 0224645-IN:						300.00	.00					
Total SPECIALTY CONSTRUCTION SUPPLY:						300.00	.00					
THOMAS V HINES												
2172	THOMAS V HINES	111161	14620	<u>2 EA ODIN TACTICAL .223 RIFLES AND SUPPRESSORS, C.ENGELS, OCT.'22</u>	10/21/2022	3,770.00	.00	<u>01-6160 MISCELLANEOUS EXPENSES</u>	0	10/22		

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Total 111161:						3,770.00	.00					
Total THOMAS V HINES:						3,770.00	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:08500929		<u>2 CANISTERS CREAMER AND 3 CANISTERS SUGAR, CITY HALL.- ADMIN</u>	10/19/2022	5.36	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	10/22		
992	TREASURE VALLEY COFFEE	2160:08500929		<u>2 CANISTERS CREAMER AND 3 CANISTERS SUGAR, CITY HALL.- WATER</u>	10/19/2022	3.67	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	10/22		
992	TREASURE VALLEY COFFEE	2160:08500929		<u>2 CANISTERS CREAMER AND 3 CANISTERS SUGAR, CITY HALL.- SEWER</u>	10/19/2022	3.67	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	10/22		
992	TREASURE VALLEY COFFEE	2160:08500929		<u>2 CANISTERS CREAMER AND 3 CANISTERS SUGAR, CITY HALL.- P.I</u>	10/19/2022	1.40	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	10/22		
Total 2160:08500929:						14.10	.00					
992	TREASURE VALLEY COFFEE	2160:08500929		<u>ONE EACH COOLER RENTAL, CITY HALL, OCT. '22- ADMIN</u>	10/19/2022	7.60	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	10/22		
992	TREASURE VALLEY COFFEE	2160:08500929		<u>ONE EACH COOLER RENTAL, CITY HALL, OCT. '22- WATER</u>	10/19/2022	5.20	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	10/22		
992	TREASURE VALLEY COFFEE	2160:08500929		<u>ONE EACH COOLER RENTAL, CITY HALL, OCT. '22- SEWER</u>	10/19/2022	5.20	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	10/22		
992	TREASURE VALLEY COFFEE	2160:08500929		<u>ONE EACH COOLER RENTAL, CITY HALL, OCT. '22- P.I</u>	10/19/2022	2.00	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	10/22		
Total 2160:08500929-01:						20.00	.00					
992	TREASURE VALLEY COFFEE	2160:08552540	14618	<u>9 EACH 5 GALLON WATER BOTTLES, 2 BOXES OF COFFEE FOR TREATMENT PLANT M. WEBB, OCT. '22- WATER</u>	10/21/2022	79.75	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	10/22		

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				#MPC4504EX, SERIAL #C737M540938 & C737M540155	10/19/2022	412.85	.00	01-6212 RENT-EQUIPMENT	0	10/22		
Total 485144117:						412.85	.00					
Total U.S. BANK NATIONAL ASSOC (EQUIP FINANCE):						412.85	.00					
UNITED SITE SERVICES OF NEVADA INC												
2124	UNITED SITE SERVICES OF NEVADA INC	114-13402791		ADA WHEELCHAIR ACCESSIBLE AND STANDARD PORTABLE RESTROOM RENTALS, WEEKLY SERVICE, 10/20-11/16/2022 - GREENBELT AT CITY HALL	10/21/2022	279.50	.00	01-6212 RENT-EQUIPMENT	1004	10/22		
Total 114-13402791:						279.50	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-01087812		ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOMRENTAL, WEEKLY SERVICE, 10/14-11/10/22, BUTLER PARK	10/14/2022	212.75	212.75	01-6212 RENT-EQUIPMENT	1004	10/22	10/21/2022	
Total INV-01087812:						212.75	212.75					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-01103739		STANDARD PORTABLE RESTROOM RENTAL, BI-WEEKLY SERVICE 10/20-11/16/22, WATER BOOSTER STATION/EAST KUNA RD, WATER	10/20/2022	95.00	95.00	20-6212 RENT - EQUIPMENT	0	10/22	10/21/2022	
Total INV-01103739:						95.00	95.00					
Total UNITED SITE SERVICES OF NEVADA INC:						587.25	307.75					
UNIVAR SOLUTIONS USA, INC.												
1410	UNIVAR SOLUTIONS USA, INC.	50625386	14543	1 CONTAINER SODIUM BISULFITE, T.SHAFFER, OCT:22	10/10/2022	188.10	.00	21-6151 M & R - PROCESS CHEMICALS	0	10/22		

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Total 50625386:						188.10	.00					
1410	UNIVAR SOLUTIONS USA, INC.	50635454	14543	<u>2 TOTES SODIUM HYPOCHLORITE, 2 TOTES CITRIC ACID AND ONE BARREL OF SODIUM DISULFITE, T. SHAFFTER, OCT. '22</u>	10/12/2022	12,382.22	.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	10/22		
1410	UNIVAR SOLUTIONS USA, INC.	50635454	14543	<u>CONTAINER DEPOSIT (X2), T. SHAFFER, OCT. '22</u>	10/12/2022	1,400.00	.00	<u>21-6097 DEPOSITS ON ACCOUNT</u>	0	10/22		
Total 50635454:						13,782.22	.00					
1410	UNIVAR SOLUTIONS USA, INC.	50642573	14585	<u>69 BUCKETS OF CHLORI-TABS, T.SHAFFER, OCT.22</u>	10/17/2022	12,213.00	.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	10/22		
Total 50642573:						12,213.00	.00					
1410	UNIVAR SOLUTIONS USA, INC.	50649735	14550	<u>46,440 LBS CAUSTIC SODA, T. SHAFFER, OCT. '22</u>	10/19/2022	11,377.80	.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	10/22		
Total 50649735:						11,377.80	.00					
1410	UNIVAR SOLUTIONS USA, INC.	97741690		<u>REFUND/CREDIT CONTAINER DEPOSIT, OCT. '22</u>	10/13/2022	-700.00	.00	<u>21-6097 DEPOSITS ON ACCOUNT</u>	0	10/22		
Total 97741690:						-700.00	.00					
Total UNIVAR SOLUTIONS USA, INC.:						36,861.12	.00					
USA BLUE BOOK												
265	USA BLUE BOOK	132426	14496	<u>PUMP, PUMP TUBES, NITRILE GLOVES, POLE W KNIT LINER, HEAVY DUTY EARMUFFS, BUFFER SOLUTION, SPRAY BOTTLE PLUS FREIGHT, T. SHAFFER, OCT. '22</u>	10/04/2022	764.84	.00	<u>21-6150 M & R - SYSTEM</u>	0	10/22		

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265	USA BLUE BOOK	132426	14496	<u>PUMP, PUMP TUBES, NITRILE GLOVES, POLE W KNIT LINER, HEAVY DUTY EARMUFFS, BUFFER SOLUTION, SPRAY BOTTLE PLUS SURCHARGE, T. SHAFFER, OCT. '22</u>	10/04/2022	330.42	.00	<u>21-6152 M & R - LABORATORY COSTS</u>	0	10/22		
265	USA BLUE BOOK	132426	14496	<u>PUMP, PUMP TUBES, NITRILE GLOVES, POLE W KNIT LINER, HEAVY DUTY EARMUFFS, BUFFER SOLUTION, SPRAY BOTTLE, T. SHAFFER, OCT. '22</u>	10/04/2022	71.85	.00	<u>21-6230 SAFETY TRAINING & EQUIPMENT</u>	0	10/22		
Total 132426:						1,167.11	.00					
265	USA BLUE BOOK	133307	14499	<u>SAFETY GLASSES & EAR PLUGS, M. WEBB, OCT. '22- WATER</u>	10/05/2022	71.36	.00	<u>20-6230 SAFETY TRAINING & EQUIPMENT</u>	0	10/22		
265	USA BLUE BOOK	133307	14499	<u>SAFETY GLASSES & EAR PLUGS, M. WEBB, OCT. '22- SEWER</u>	10/05/2022	71.36	.00	<u>21-6230 SAFETY TRAINING & EQUIPMENT</u>	0	10/22		
265	USA BLUE BOOK	133307	14499	<u>SAFETY GLASSES & EAR PLUGS, M. WEBB, OCT. '22- P.I</u>	10/05/2022	27.18	.00	<u>25-6230 SAFETY TRAINING & EQUIPMENT</u>	0	10/22		
Total 133307:						169.90	.00					
265	USA BLUE BOOK	133308	14499	<u>SAFETY GLASSES & EAR PLUGS, M. WEBB, OCT. '22- WATER</u>	10/05/2022	42.81	.00	<u>20-6230 SAFETY TRAINING & EQUIPMENT</u>	0	10/22		
265	USA BLUE BOOK	133308	14499	<u>SAFETY GLASSES & EAR PLUGS, M. WEBB, OCT. '22- SEWER</u>	10/05/2022	42.81	.00	<u>21-6230 SAFETY TRAINING & EQUIPMENT</u>	0	10/22		
265	USA BLUE BOOK	133308	14499	<u>SAFETY GLASSES & EAR PLUGS, M. WEBB, OCT. '22- P.I</u>	10/05/2022	16.32	.00	<u>25-6230 SAFETY TRAINING & EQUIPMENT</u>	0	10/22		
Total 133308:						101.94	.00					

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265	USA BLUE BOOK	133874	14499	<u>SAFETY GLASSES & EAR PLUGS, M. WEBB, OCT. '22- WATER</u>	10/05/2022	156.71	.00	<u>20-6230 SAFETY TRAINING & EQUIPMENT</u>	0	10/22		
265	USA BLUE BOOK	133874	14499	<u>SAFETY GLASSES & EAR PLUGS, M. WEBB, OCT. '22- SEWER</u>	10/05/2022	156.71	.00	<u>21-6230 SAFETY TRAINING & EQUIPMENT</u>	0	10/22		
265	USA BLUE BOOK	133874		<u>SAFETY GLASSES & EAR PLUGS, M. WEBB, OCT. '22- P.I</u>	10/05/2022	59.70	.00	<u>25-6230 SAFETY TRAINING & EQUIPMENT</u>	0	10/22		
Total 133874:						373.12	.00					
265	USA BLUE BOOK	137893		<u>SAFETY GLASSES & EAR PLUGS, M. WEBB, OCT. '22- WATER</u>	10/10/2022	201.47	.00	<u>20-6230 SAFETY TRAINING & EQUIPMENT</u>	0	10/22		
265	USA BLUE BOOK	137893		<u>SAFETY GLASSES & EAR PLUGS, M. WEBB, OCT. '22- SEWER</u>	10/10/2022	201.47	.00	<u>21-6230 SAFETY TRAINING & EQUIPMENT</u>	0	10/22		
265	USA BLUE BOOK	137893		<u>SAFETY GLASSES & EAR PLUGS, M. WEBB, OCT. '22- P.I</u>	10/10/2022	76.76	.00	<u>25-6230 SAFETY TRAINING & EQUIPMENT</u>	0	10/22		
Total 137893:						479.70	.00					
265	USA BLUE BOOK	142912	14571	<u>SPOT MAGNETIC LOCATOR WITH BATTERIES, D. CROSSLEY, OCT. '22</u>	10/13/2022	683.62	.00	<u>20-6175 SMALL TOOLS</u>	0	10/22		
265	USA BLUE BOOK	142912	14571	<u>SPOT MAGNETIC LOCATOR WITH BATTERIES, D. CROSSLEY, OCT. '22</u>	10/13/2022	170.91	.00	<u>25-6175 SMALL TOOLS</u>	0	10/22		
Total 142912:						854.53	.00					
Total USA BLUE BOOK:						3,146.30	.00					
UTILITY REFUND #15												
2166	UTILITY REFUND #15	111510.03		<u>SHANE L PALMER, 658 E SANTOLINA ST, UTILITY REFUND</u>	10/12/2022	52.31	.00	<u>20-4500 METERED WATER SALES</u>	0	10/22		

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2166	UTILITY REFUND #15	111510.03		<u>SHANE L PALMER, 658 E SANTOLINA ST. UTILITY REFUND</u>	10/12/2022	56.35	.00	<u>21-4600 SEWER USER FEES</u>	0	10/22		
2166	UTILITY REFUND #15	111510.03		<u>SHANE L PALMER, 658 E SANTOLINA ST. UTILITY REFUND</u>	10/12/2022	45.41	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/22		
Total 111510.03:						154.07	.00					
2166	UTILITY REFUND #15	180450.03		<u>AMANDA MIHM, 1233 N EL CAMINO AVE. UTILITY REFUND</u>	10/12/2022	9.71	.00	<u>20-4500 METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	180450.03		<u>AMANDA MIHM, 1233 N EL CAMINO AVE. UTILITY REFUND</u>	10/12/2022	-14.22	.00	<u>21-4600 SEWER USER FEES</u>	0	10/22		
2166	UTILITY REFUND #15	180450.03		<u>AMANDA MIHM, 1233 N EL CAMINO AVE. UTILITY REFUND</u>	10/12/2022	8.27	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/22		
Total 180450.03:						3.76	.00					
2166	UTILITY REFUND #15	182910.01		<u>JUDITH R SKINNER, 1642 N AVAIN AVE. UTILITY REFUND</u>	10/24/2022	29.41	.00	<u>20-4500 METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	182910.01		<u>JUDITH R SKINNER, 1642 N AVAIN AVE. UTILITY REFUND</u>	10/24/2022	36.76	.00	<u>21-4600 SEWER USER FEES</u>	0	10/22		
2166	UTILITY REFUND #15	182910.01		<u>JUDITH R SKINNER, 1642 N AVAIN AVE. UTILITY REFUND</u>	10/24/2022	27.38	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/22		
Total 182910.01:						93.55	.00					
2166	UTILITY REFUND #15	200890.02		<u>MICHAEL KEVIN CARTER, 358 E SCOPS OWL DR. UTILITY REFUND</u>	10/18/2022	17.81	.00	<u>20-4500 METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	200890.02		<u>MICHAEL KEVIN CARTER, 358 E SCOPS OWL DR. UTILITY REFUND</u>	10/18/2022	-6.16	.00	<u>21-4600 SEWER USER FEES</u>	0	10/22		

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2166	UTILITY REFUND #15	200890.02		<u>MICHAEL KEVIN CARTER, 358 E SCOPS OWL DR, UTILITY REFUND</u>	10/18/2022	15.27	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/22		
Total 200890.02:						26.92	.00					
2166	UTILITY REFUND #15	242014.00		<u>BILTMORE CO, 1877 E THEA DR, UTILITY REFUND</u>	09/30/2022	53.40	.00	<u>20-4500 METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	242014.00		<u>BILTMORE CO, 1877 E THEA DR, UTILITY REFUND</u>	09/30/2022	8.28	.00	<u>21-4600 SEWER USER FEES</u>	0	10/22		
Total 242014.00:						61.68	.00					
2166	UTILITY REFUND #15	242030.00		<u>TRESIDIO HOMES, 242 S SUNNIVA AVE, UTILITY REFUND</u>	09/30/2022	44.13	.00	<u>20-4500 METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	242030.00		<u>TRESIDIO HOMES, 242 S SUNNIVA AVE, UTILITY REFUND</u>	09/30/2022	19.71	.00	<u>21-4600 SEWER USER FEES</u>	0	10/22		
Total 242030.00:						63.84	.00					
2166	UTILITY REFUND #15	242053.00		<u>TRESIDIO HOMES, 1936 E THEA DR, UTILITY REFUND</u>	10/07/2022	79.51	.00	<u>20-4500 METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	242053.00		<u>TRESIDIO HOMES, 1936 E THEA DR, UTILITY REFUND</u>	10/07/2022	18.49	.00	<u>21-4600 SEWER USER FEES</u>	0	10/22		
Total 242053.00:						98.00	.00					
2166	UTILITY REFUND #15	242057.00		<u>TRESIDIO HOMES, 1860 E THEA DR, UTILITY REFUND</u>	10/04/2022	87.93	.00	<u>20-4500 METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	242057.00		<u>TRESIDIO HOMES, 1860 E THEA DR, UTILITY REFUND</u>	10/04/2022	27.94	.00	<u>21-4600 SEWER USER FEES</u>	0	10/22		
Total 242057.00:						115.87	.00					
2166	UTILITY REFUND #15	265110.02		<u>MAX L TUINSTRA, 2296 N VAN DYKE AVE, UTILITY REFUND</u>	10/19/2022	53.34	.00	<u>20-4500 METERED WATER SALES</u>	0	10/22		

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2166	UTILITY REFUND #15	265110.02		<u>MAX L TUINSTRA, 2296 N VAN DYKE AVE, UTILITY REFUND</u>	10/19/2022	73.04	.00	<u>21-4600 SEWER USER FEES</u>	0	10/22		
2166	UTILITY REFUND #15	265110.02		<u>MAX L TUINSTRA, 2296 N VAN DYKE AVE, UTILITY REFUND</u>	10/19/2022	49.38	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/22		
Total 265110.02:						175.76	.00					
2166	UTILITY REFUND #15	266083.02		<u>JILL N BALL, 2967 W NAVY ST, UTILITY REFUND</u>	10/12/2022	18.56	.00	<u>20-4500 METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	266083.02		<u>JILL N BALL, 2967 W NAVY ST, UTILITY REFUND</u>	10/12/2022	21.97	.00	<u>21-4600 SEWER USER FEES</u>	0	10/22		
2166	UTILITY REFUND #15	266083.02		<u>JILL N BALL, 2967 W NAVY ST, UTILITY REFUND</u>	10/12/2022	16.11	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/22		
Total 266083.02:						56.64	.00					
2166	UTILITY REFUND #15	268146.02A		<u>DEANNA J KARNs, 1745 N THISTLE DR, UTILITY REFUND</u>	10/21/2022	44.35	.00	<u>20-4500 METERED WATER SALES</u>	0	10/22		
Total 268146.02A:						44.35	.00					
2166	UTILITY REFUND #15	277605.00		<u>CBH, 632 W WOLF WILLOW ST, UTILITY REFUND</u>	10/11/2022	60.82	.00	<u>20-4500 METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	277605.00		<u>CBH, 632 W WOLF WILLOW ST, UTILITY REFUND</u>	10/11/2022	8.19	.00	<u>21-4600 SEWER USER FEES</u>	0	10/22		
Total 277605.00:						69.01	.00					
2166	UTILITY REFUND #15	277611.00		<u>CBH, 772 W WOLF WILLOW ST, UTILITY REFUND</u>	10/07/2022	83.98	.00	<u>20-4500 METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	277611.00		<u>CBH, 772 W WOLF WILLOW ST, UTILITY REFUND</u>	10/07/2022	31.80	.00	<u>21-4600 SEWER USER FEES</u>	0	10/22		

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Total 277611.00:						115.78	.00					
2166	UTILITY REFUND #15	277711.00		<u>CBH, 534 W TANZANITE CT, UTILITY REFUND</u>	09/30/2022	41.57	.00	<u>20-4500 METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	277711.00		<u>CBH, 534 W TANZANITE CT, UTILITY REFUND</u>	09/30/2022	22.21	.00	<u>21-4600 SEWER USER FEES</u>	0	10/22		
Total 277711.00:						63.78	.00					
2166	UTILITY REFUND #15	277713.00		<u>CBH, 588 W TANZANITE CT, UTILITY REFUND</u>	10/04/2022	84.81	.00	<u>20-4500 METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	277713.00		<u>CBH, 588 W TANZANITE CT, UTILITY REFUND</u>	10/04/2022	31.06	.00	<u>21-4600 SEWER USER FEES</u>	0	10/22		
Total 277713.00:						115.87	.00					
2166	UTILITY REFUND #15	277716.00		<u>CBH, 487 W SCREECH OWL DR, UTILITY REFUND</u>	09/30/2022	45.20	.00	<u>20-4500 METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	277716.00		<u>CBH, 487 W SCREECH OWL DR, UTILITY REFUND</u>	09/30/2022	34.34	.00	<u>21-4600 SEWER USER FEES</u>	0	10/22		
Total 277716.00:						79.54	.00					
2166	UTILITY REFUND #15	280400.02		<u>ALAN LEFEBVRE, 2239 N CITRINE AVE, UTILITY REFUND</u>	10/18/2022	14.28	.00	<u>20-4500 METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	280400.02		<u>ALAN LEFEBVRE, 2239 N CITRINE AVE, UTILITY REFUND</u>	10/18/2022	19.31	.00	<u>21-4600 SEWER USER FEES</u>	0	10/22		
2166	UTILITY REFUND #15	280400.02		<u>ALAN LEFEBVRE, 2239 N CITRINE AVE, UTILITY REFUND</u>	10/18/2022	14.51	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/22		
Total 280400.02:						48.10	.00					
2166	UTILITY REFUND #15	280515.02		<u>WILLIAM S KIRK, 2216 N FIRE OPAL AVE, UTILITY REFUND</u>	10/14/2022	20.48	.00	<u>20-4500 METERED WATER SALES</u>	0	10/22		

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2166	UTILITY REFUND #15	280515.02		<u>WILLIAM S KIRK, 2216 N FIRE OPAL AVE, UTILITY REFUND</u>	10/14/2022	26.68	.00	<u>21-4600 SEWER USER FEES</u>	0	10/22		
2166	UTILITY REFUND #15	280515.02		<u>WILLIAM S KIRK, 2216 N FIRE OPAL AVE, UTILITY REFUND</u>	10/14/2022	21.55	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/22		
Total 280515.02:						68.71	.00					
2166	UTILITY REFUND #15	280740.03		<u>HANS STUMPF, 1496 W HEARTLAND DR, UTILITY REFUND</u>	10/18/2022	15.36	.00	<u>20-4500 METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	280740.03		<u>HANS STUMPF, 1496 W HEARTLAND DR, UTILITY REFUND</u>	10/18/2022	14.57	.00	<u>21-4600 SEWER USER FEES</u>	0	10/22		
2166	UTILITY REFUND #15	280740.03		<u>HANS STUMPF, 1496 W HEARTLAND DR, UTILITY REFUND</u>	10/18/2022	9.21	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/22		
Total 280740.03:						39.14	.00					
2166	UTILITY REFUND #15	281501.00		<u>HARDING HOMES, 1411 W SMOKY QUARTZ, UTILITY REFUND</u>	10/04/2022	54.85	.00	<u>20-4500 METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	281501.00		<u>HARDING HOMES, 1411 W SMOKY QUARTZ, UTILITY REFUND</u>	10/04/2022	57.40	.00	<u>21-4600 SEWER USER FEES</u>	0	10/22		
Total 281501.00:						112.25	.00					
2166	UTILITY REFUND #15	281507.00		<u>VENTA HOMES, 1492 W SMOKY QUARTZ ST, UTILITY REFUND</u>	10/03/2022	45.10	.00	<u>20-4500 METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	281507.00		<u>VENTA HOMES, 1492 W SMOKY QUARTZ ST, UTILITY REFUND</u>	10/03/2022	-1.62	.00	<u>21-4600 SEWER USER FEES</u>	0	10/22		
Total 281507.00:						43.48	.00					

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2166	UTILITY REFUND #15	281511.00		<u>HALLMARK HOMES, 1428 SMOKY QUARTZ ST. UTILITY REFUND</u>	10/04/2022	83.96	.00	<u>20-4500_METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	281511.00		<u>HALLMARK HOMES, 1428 SMOKY QUARTZ ST. UTILITY REFUND</u>	10/04/2022	31.91	.00	<u>21-4600_SEWER USER FEES</u>	0	10/22		
Total 281511.00:						115.87	.00					
2166	UTILITY REFUND #15	281512.00		<u>NORTH STAR HOMES, 1412 W SMOKY QUARTZ, ST UTILITY REFUND</u>	09/30/2022	72.47	.00	<u>20-4500_METERED WATER SALES</u>	0	10/22		
Total 281512.00:						72.47	.00					
2166	UTILITY REFUND #15	281528.00		<u>VENTA HOMES, 1378 W FLUORITE ST. UTILITY REFUND</u>	10/07/2022	43.88	.00	<u>20-4500_METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	281528.00		<u>VENTA HOMES, 1378 W FLUORITE ST. UTILITY REFUND</u>	10/07/2022	-4.15	.00	<u>21-4600_SEWER USER FEES</u>	0	10/22		
Total 281528.00:						39.73	.00					
2166	UTILITY REFUND #15	292161.00		<u>CBH, 2258 W RICKON ST, UTILITY REFUND</u>	09/30/2022	55.24	.00	<u>20-4500_METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	292161.00		<u>CBH, 2258 W RICKON ST, UTILITY REFUND</u>	09/30/2022	22.48	.00	<u>21-4600_SEWER USER FEES</u>	0	10/22		
Total 292161.00:						77.72	.00					
2166	UTILITY REFUND #15	302629.00		<u>RIVERWOOD HOMES, 1005 E ESQUEL ST. UTILITY REFUND</u>	10/07/2022	63.23	.00	<u>20-4500_METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	302629.00		<u>RIVERWOOD HOMES, 1005 E ESQUEL ST. UTILITY REFUND</u>	10/07/2022	6.78	.00	<u>21-4600_SEWER USER FEES</u>	0	10/22		
Total 302629.00:						70.01	.00					

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2166	UTILITY REFUND #15	304010.00		<u>GALLERY HOMES BY VARRIALE, 9500 S BLUE OAK AVE, UTILITY REFUND</u>	10/04/2022	28.02	.00	<u>20-4500_METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	304010.00		<u>GALLERY HOMES BY VARRIALE, 9500 S BLUE OAK AVE, UTILITY REFUND</u>	10/04/2022	33.53	.00	<u>21-4600_SEWER USER FEES</u>	0	10/22		
Total 304010.00:						61.55	.00					
2166	UTILITY REFUND #15	320214.00		<u>HAYDEN HOMES, 2037 E TUGELA FALLS ST, UTILITY REFUND</u>	10/04/2022	86.18	.00	<u>20-4500_METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	320214.00		<u>HAYDEN HOMES, 2037 E TUGELA FALLS ST, UTILITY REFUND</u>	10/04/2022	27.82	.00	<u>21-4600_SEWER USER FEES</u>	0	10/22		
Total 320214.00:						114.00	.00					
2166	UTILITY REFUND #15	320215.00		<u>HAYDEN HOMES, 2025 E TUGELA FALLS ST, UTILITY REFUND</u>	09/30/2022	36.51	.00	<u>20-4500_METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	320215.00		<u>HAYDEN HOMES, 2025 E TUGELA FALLS ST, UTILITY REFUND</u>	09/30/2022	15.24	.00	<u>21-4600_SEWER USER FEES</u>	0	10/22		
Total 320215.00:						51.75	.00					
2166	UTILITY REFUND #15	320256.00		<u>HAYDEN HOMES, 2050 E TUGELA FALLS ST, UTILITY REFUND</u>	09/30/2022	40.92	.00	<u>20-4500_METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	320256.00		<u>HAYDEN HOMES, 2050 E TUGELA FALLS ST, UTILITY REFUND</u>	09/30/2022	20.93	.00	<u>21-4600_SEWER USER FEES</u>	0	10/22		
Total 320256.00:						61.85	.00					
2166	UTILITY REFUND #15	320258.00		<u>HAYDEN HOMES, 2074 E TUGELA FALLS ST, UTILITY REFUND</u>	10/04/2022	85.27	.00	<u>20-4500_METERED WATER SALES</u>	0	10/22		

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2166	UTILITY REFUND #15	320258.00		<u>HAYDEN HOMES, 2074 E TUGELA FALLS ST. UTILITY REFUND</u>	10/04/2022	27.10	.00	<u>21-4600 SEWER USER FEES</u>	0	10/22		
Total 320258.00:						112.37	.00					
2166	UTILITY REFUND #15	320259.00		<u>HAYDEN HOMES, 2090 E TUGELA FALLS ST. UTILITY REFUND</u>	10/03/2022	56.96	.00	<u>20-4500 METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	320259.00		<u>HAYDEN HOMES, 2090 E TUGELA FALLS ST. UTILITY REFUND</u>	10/03/2022	-.66	.00	<u>21-4600 SEWER USER FEES</u>	0	10/22		
Total 320259.00:						56.30	.00					
2166	UTILITY REFUND #15	320260.00		<u>HAYDEN HOMES, 2100 E TUGELA FALLS ST. UTILITY REFUND</u>	09/30/2022	53.69	.00	<u>20-4500 METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	320260.00		<u>HAYDEN HOMES, 2100 E TUGELA FALLS ST. UTILITY REFUND</u>	09/30/2022	9.86	.00	<u>21-4600 SEWER USER FEES</u>	0	10/22		
Total 320260.00:						63.55	.00					
2166	UTILITY REFUND #15	330045.01		<u>DANIEL THOMAS BOWMAN, 1895 N SILTSTONE WAY, UTILITY REFUND</u>	10/19/2022	27.61	.00	<u>20-4500 METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	330045.01		<u>DANIEL THOMAS BOWMAN, 1895 N SILTSTONE WAY, UTILITY REFUND</u>	10/19/2022	35.27	.00	<u>21-4600 SEWER USER FEES</u>	0	10/22		
2166	UTILITY REFUND #15	330045.01		<u>DANIEL THOMAS BOWMAN, 1895 N SILTSTONE WAY, UTILITY REFUND</u>	10/19/2022	25.27	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/22		
Total 330045.01:						88.15	.00					

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2166	UTILITY REFUND #15	330419.00		<u>TOLL BROS INC, 1320 E SWEET PEARL ST, UTILITY REFUND</u>	10/04/2022	84.41	.00	<u>20-4500_METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	330419.00		<u>TOLL BROS INC, 1320 E SWEET PEARL ST, UTILITY REFUND</u>	10/04/2022	31.46	.00	<u>21-4600_SEWER USER FEES</u>	0	10/22		
Total 330419.00:						115.87	.00					
2166	UTILITY REFUND #15	330444.00		<u>TOLL BROS INC, 1319 E SWEET PEARL ST, UTILITY REFUND</u>	09/30/2022	38.00	.00	<u>20-4500_METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	330444.00		<u>TOLL BROS INC, 1319 E SWEET PEARL ST, UTILITY REFUND</u>	09/30/2022	27.72	.00	<u>21-4600_SEWER USER FEES</u>	0	10/22		
Total 330444.00:						65.72	.00					
2166	UTILITY REFUND #15	330504.00		<u>TOLL BROS INC, 1077 E WHIG DR, UTILITY REFUND</u>	10/04/2022	84.96	.00	<u>20-4500_METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	330504.00		<u>TOLL BROS INC, 1077 E WHIG DR, UTILITY REFUND</u>	10/04/2022	32.71	.00	<u>21-4600_SEWER USER FEES</u>	0	10/22		
Total 330504.00:						117.67	.00					
2166	UTILITY REFUND #15	330508.00		<u>TOLL BROS INC, 2216 N MALVERN AVE, UTILITY REFUND</u>	10/07/2022	60.59	.00	<u>20-4500_METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	330508.00		<u>TOLL BROS INC, 2216 N MALVERN AVE, UTILITY REFUND</u>	10/07/2022	2.42	.00	<u>21-4600_SEWER USER FEES</u>	0	10/22		
Total 330508.00:						63.01	.00					
2166	UTILITY REFUND #15	330517.00		<u>TOLL BROS INC, 968 E SWEET PEARL ST, UTILITY REFUND</u>	09/30/2022	34.69	.00	<u>20-4500_METERED WATER SALES</u>	0	10/22		
2166	UTILITY REFUND #15	330517.00		<u>TOLL BROS INC, 968 E SWEET PEARL ST, UTILITY REFUND</u>	09/30/2022	25.59	.00	<u>21-4600_SEWER USER FEES</u>	0	10/22		

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Total 330517.00:						60.28	.00					
2166	UTILITY REFUND #15	330524.00		<u>TOLL BROS INC. 2233 N MALVERN AVE. UTILITY REFUND</u>	09/30/2022	54.55	.00	20-4500 METERED WATER SALES	0	10/22		
2166	UTILITY REFUND #15	330524.00		<u>TOLL BROS INC. 2233 N MALVERN AVE. UTILITY REFUND</u>	09/30/2022	23.47	.00	21-4600 SEWER USER FEES	0	10/22		
Total 330524.00:						78.02	.00					
2166	UTILITY REFUND #15	340113.00		<u>CBH. 1405 W CUB RIVER DR. UTILITY REFUND</u>	10/07/2022	59.75	.00	20-4500 METERED WATER SALES	0	10/22		
2166	UTILITY REFUND #15	340113.00		<u>CBH. 1405 W CUB RIVER DR. UTILITY REFUND</u>	10/07/2022	8.28	.00	21-4600 SEWER USER FEES	0	10/22		
Total 340113.00:						68.03	.00					
Total UTILITY REFUND #15:						3,204.02	.00					
VICTORY GREENS												
364	VICTORY GREENS	605287	14592	<u>7 AUTUMN BLAZE TREES AND ONE HERITAGE BIRCH TREE. J. MORFIN. OCT. '22</u>	10/17/2022	1,776.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/22		
Total 605287:						1,776.00	.00					
Total VICTORY GREENS:						1,776.00	.00					
W.W. GRAINGER												
162	W.W. GRAINGER	9472789974	14540	<u>2 EA FOG HOSE NOZELS FOR THE PROCESS BLDG. T. SHAFFER. OCT.'22</u>	10/10/2022	204.44	.00	21-6150 M & R - SYSTEM	0	10/22		
Total 9472789974:						204.44	.00					

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Total W.W. GRAINGER:						204.44	.00					
WHITE, PETERSON, GIGRAY, & NICHOLS P.A.												
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	09302022WPG		<u>LEGAL FEES FOR SEPT. '22-ADMIN-BUDGET 2022</u>	09/30/2022	3,553.76	3,553.76	01-6202 PROFESSIONAL SERVICES	0	10/22	10/21/2022	
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	09302022WPG		<u>LEGAL FEES FOR SEPT. '22-P&Z-BUDGET 2022</u>	09/30/2022	2,028.00	2,028.00	01-6202 PROFESSIONAL SERVICES	1003	10/22	10/21/2022	
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	09302022WPG		<u>LEGAL FEES FOR SEPT. '22-SEWER-BUDGET 2022</u>	09/30/2022	2,686.15	2,686.15	21-6202 PROFESSIONAL SERVICES	0	10/22	10/21/2022	
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	09302022WPG		<u>LEGAL FEES FOR SEPT. '22-PI-BUDGET 2022</u>	09/30/2022	4,552.42	4,552.42	25-6202 PROFESSIONAL SERVICES	0	10/22	10/21/2022	
Total 09302022WPGN:						12,820.33	12,820.33					
Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.:						12,820.33	12,820.33					
Grand Totals:						911,457.29	154,064.53					

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 10/14/2022-10/27/2022

Page: 42
Oct 27, 2022 01:13PM

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

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

Report Criteria:

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

**State of Idaho
Department of Environmental Quality
R85-2022**

**AUTHORIZING RESOLUTION
Attachment SRF-03**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA AUTHORIZING THE MAYOR OR PUBLIC WORKS DIRECTOR TO SIGN ALL APPLICATIONS, FUNDING AGREEMENTS, AND OTHER DOCUMENTS RELATING TO DRINKING WATER AND WASTEWATER PROJECT (PROJECT).

WHEREAS, the City of Kuna intends to develop a Project for Drinking Water and Wastewater facilities for the City of Kuna drinking water and wastewater system, such Project being necessary to determine the needs of the area for health, safety, and wellbeing of the people; and

WHEREAS, the Project is to be developed in accordance with the requirements in Idaho “Rules for Administration of Planning Grants for Drinking Water and Wastewater Facilities” (IDAPA 58.01.22), “Rules for Administration of Wastewater and Drinking Water Loan Funds” (IDAPA 58.01.12) and will set forth drinking water and wastewater facilities required to be constructed to serve the needs of the area; and

WHEREAS, the costs of the Project of the drinking water and wastewater facilities are eligible for state funding;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Kuna, Idaho, that the Mayor or Public Works Director is/are duly authorized to sign applications, grant agreements and amendments, and other documents relating to drinking water and wastewater Projects.

Passed and adopted by the City Council of the City of Kuna on the 1st day of November, 2022.

By the following votes:

AYES: Number of Yes Votes

NAYS: Number of No Votes

ATTESTED BY:

Chris Engels, City Clerk

Joe L. Stear, Mayor

**RESOLUTION NO. R86-2022
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPOINTING NEW MEMBERS TO THE KUNA RODEO ADVISORY COMMITTEE.

WHEREAS, on November 1, 2022, the City Council for Kuna, Idaho established, by resolution, new members appointed to The Kuna Rodeo Advisory Committee; and

WHEREAS, the City Council appointed four (4) members of the Committee; and

WHEREAS, three (3) members have resigned, and the Committee has recommended four (4) persons for appointment.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the following four (4) persons are appointed to the Kuna Rodeo Advisory Committee:

- 1. Heather Owen
- 2. Gail Cutsforth
- 3. Chris Howard
- 4. James Henderson

The Committee now consists of the following persons:

- 1. Sara Goodpasture
- 2. Jodi Harrington
- 3. Heather Owen
- 4. Gail Cutsforth
- 5. Chris Howard
- 6. James Henderson

PASSED BY THE COUNCIL of Kuna, Idaho this 1st day of November 2022.

APPROVED BY THE MAYOR of Kuna, Idaho this 1st day of November 2022.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

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

IN THE MATTER OF THE APPLICATION OF) **2022 Comprehensive Plan Amendment,**
) **Future Land Use Map**
)
)
THE CITY OF KUNA)
) **STAFF MEMO FOR THE**
) **COMPREHENSIVE PLAN**
For a Comprehensive Plan Amendment.) **AMENDMANT APPLICATION.**

TABLE OF CONTENTS

1. Exhibit List
2. Process and Noticing
3. Project Request
4. Agency Responses
5. Staff Analysis
6. Proposed Findings of Fact and Conclusions of Law
7. Commission’s Recommendation
8. Council’s Proposed Order od Decision

**I
EXHIBIT LIST**

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

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.15	Staff Memo			X
1.2	P&Z Commission FCO’s 04.26.2022			X
1.3	P&Z Commission Meeting Minutes 03.22.2022			X
1.4	P&Z Commission Meeting Minutes 04.12.2022			X
1.5	P&Z Commission Sign-in Sheet 03.22.2022			X
1.7	CC FCO’s ACI 06.21.2022			X

1.8	CC Meeting Minutes 06.07.2022			X
1.9	CC Sign-in-Sheet 06.07.2022			X
1.10	CC Meeting Minutes 08.02.2022			X
1.12	P&Z Commission FCO's 10.11.2022			X
1.13	P&Z Commission Meeting Minutes 09.27.2022			X
1.14	P&Z Commission Sign-in-Sheet 09.27.2022			X
2.19	Proposed Comprehensive Plan Map			X
2.4	Agency Transmittal			X
2.5	Ada County Development Services			X
2.18	Economic Development			X
2.7	Open House Notification 12.08.2021			X
2.8	Open House Attendance Sheet			X
2.9	Open House Comment Card Responses			X
2.10	Timothy Eck Comment Letter			X
2.11	Toll Brothers Comment Letter			X
2.12	Vander Stelt Dairy Comment Letter			X
2.13	Kellie King Comment Letter			X
2.14	Ralph Mellin Letter			X
2.6	P&Z Commission Kuna Melba News			X
2.15	CC Kuna Melba News			X
2.16	CC Kuna Melba News			X
2.17	P&Z Commission Kuna Melba News			X
2.20	CC Kuna Melba News			X

II PROCESS AND NOTICING

2.1 Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states amendments are designated as a public hearing with the Planning and Zoning Commission as the recommending body and City Council as the decision-making body. This request was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act and Kuna City Code, Title 5.

2.1.1 Notifications

2.1.1.1 Open House: December 8, 2021 (47 Attendees)

2.1.1.2 Agency Comments Request: February 14, 2022

2.1.1.3 Kuna Melba News Newspaper: October 5, 2022 and October 12, 2022

III APPLICANTS REQUEST

- 3.1** The City of Kuna requests consideration from the City Council for an Amendment to the Comprehensive Plan Future Land Use Map (FLUM).

IV AGENCY RESPONSES

4.1 Agency Responses

Agency	Exhibit No.
Ada County Development Services	2.5
Economic Development	2.18

V STAFF ANALYSIS

- 5.1** The City of Kuna held an Open House in the City of Kuna Council Chambers on December 8, 2021, from 4:00 p.m. to 6:00 p.m., there were 47 attendees. The meeting sign-up-sheet and comments have been provided as a part of this application.

The City of Kuna requests consideration from City Council for an Amendment to the Comprehensive Plan FLUM.

The Future Land Use Map (FLUM) is intended to carry out the goals of the Comprehensive Plan by designating land uses that will enhance the city by shaping and managing both the built and undeveloped environment, preserving existing land uses and implementing a strong community design that will meet the demands of the citizens, public infrastructure and services.

Land Use Designation	2019 Acres	2022 Acres
Agriculture	7,762	16,592
Low Density Residential	10,757	5,947
Medium Density Residential	6,104	9,074
High Density Residential	187	437
Mixed-Use	11,592	2,958
Commercial	1,239	1,047
Public	11,018	8,957
Industrial	5,026	5,907

The proposed FLUM previously reviewed by this decision-making body has been updated to reflect the greater of industrial designated property per **Exhibit 2.18** from the City of Kuna Economic Development Director. The FLUM now proposes a total of approximately 5,907 acres of Industrial designated property, an increase of 2,048 acres from the previous proposal.

The City of Kuna's FLUM, approved in July 2019, will be updated to meet the aforementioned goals. Changes include: a significant increase in lands designated as Agriculture, to preserve open spaces and rural the character outside of the city's core; providing Commercial frontages along the main entry corridors to the city; and adapting future land uses to ensure unnecessary hardship will not be placed on public infrastructure.

5.2 Applicable Standards

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

VI PROPOSED FINDINGS OF FACT

Based upon the record contained in the Comprehensive Plan Amendment (Maps) Application, Kuna City Code, Idaho Code, the Comprehensive Plan Staff’s Memorandums, including the exhibits, and the testimony during the Public Hearing, the Kuna City Council hereby recommends *Approves/Conditionally Approves/Denies* the Findings of Fact and Conclusions of Law for a request from The City of Kuna for an amendment to the Comprehensive Plan FLUM.

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

- 6.1 The public notice requirements have been met and the open house was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: An open house was held on December 8, 2021, there were 47 attendees. Legal notices were published in the Kuna Melba News on October 5, 2022 and October 12, 2022.

- 6.2 In accordance with KCC 5-1A-3 applicable agencies were notified and asked to provide comment.

Staff Finding: Applicable agencies were notified and asked to provide comment on February 14, 2022.

VII COMMISSION’S RECCOMENDATION

Based on the facts outlined in staff’s report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, *recommended Approval* of the Comprehensive Plan Amendment (FLUM) Application.

VIII COUNCIL’S PROPOSED ORDER OF DECISION

Note: These Motions are for the Approval, Conditional Approval or Denial of the Comprehensive Plan Amendment (Maps) application to the City Council. However, if the City Council wishes to Approve, Deny or modify specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff’s memo and public testimony as presented, the City Council of Kuna, Idaho, hereby *Approves/Conditionally Approves/Denies* of the Comprehensive Plan Amendment (FLUM)

Application.

DATED this 1st day of November 2022.

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

IN THE MATTER OF THE APPLICATION OF) **2022 Comprehensive Plan Amendment**
) **(Maps) and Area of City Impact**
THE CITY OF KUNA) **Boundary Adjustment**
)
) **FINDINGS OF FACT,**
For a Comprehensive Plan Amendment) **CONCLUSIONS OF LAW, AND**
(Maps) and Area of City Impact Boundary) **ORDER OF RECCOMENDED**
Adjustment.) **APPROVAL.**

THESE MATTERS came before the Planning and Zoning Commission for public hearing on March 22, 2022 and was tabled to April 12, 2022 for the receipt and consideration by the Planning and Zoning Commission of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced Application. The Planning and Zoning Commission does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and Order of Decision.

**I
RECORD OF PROCEEDINGS**

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

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.1	Staff Report			X
2.1	Proposed Comprehensive Plan Maps			X
2.2	Proposed Area of City Impact Map			X
2.3	Proposed Area of City Impact Legal Description			X
2.4	Agency Transmittal			X
2.5	Ada County Development Services			X
2.6	Planning & Zoning Commission Kuna Melba News			X
2.7	Open House Notification 12.08.2021			X

2.8	Open House Attendance Sheet			X
2.9	Open House Comment Card Responses			X
2.10	Timothy Eck Comment Letter			X
2.11	Toll Brothers Comment Letter			X
2.12	Vander Stelt Dairy Comment Letter			X
2.13	Kellie King Comment Letter			X

1.2 Hearings

1.2.1 The Planning and Zoning Commission heard this on March 22, 2022, it was tabled to April 12, 2022. The FCO's have been requested to go to the Planning and Zoning Commission on April 26, 2022.

1.3 Witness Testimony

1.3.1 Those who testified at the Planning and Zoning Commission's March 22, 2022 hearing are as follows, to-wit:

1.3.1.1 City Staff:
Doug Hanson, Planner II

1.3.2.2 Appearing in Favor:
None

1.3.2.3 Appearing Neutral:
Henry VanderStelt, 2800 W Kuna Mora Road, Kuna, ID 83634 – Testified
David Bohecker, 4840 N Lakemont Place, Garden City, ID 83714 - Testified
Adam Capell, 3103 W Sheryl Drive, Meridian, ID 83642 – Testified

1.3.2.4 Appearing Against:
None

II DECISION

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

III FINDINGS OF FACT

3.1 Findings Regarding Notice

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

3.1.2 Notice Provided

3.1.2.1 Notice was published for the March 22, 2022 hearing on the Comprehensive Plan Amendment (Maps) and Area of City Impact Boundary Adjustment in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City and in Ada County and Canyon County.

<i>Newspaper</i>	<i>Date Published</i>
<i>Kuna Melba News</i>	February 23, 2022 March 2, 2022

3.1.2.2 Notice for the March 22, 2022 hearing was posted on the City Website.

3.2 Findings

3.2.1 An Open House was held on December 8, 2021, there were 47 attendees. Legal notices were published in the *Kuna Melba News* on February 23, 2022 and March 2, 2022.

3.2.2 Applicable agencies were notified and asked to provide comment on February 14, 2022.

3.3 Testimony of the City Planner

3.3.1 Conclusions: The City Planner, in a staff report to the Planning and Zoning Commission dated March 22, 2022 confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 The City of Kuna held an Open House in the City of Kuna Council Chambers on December 8, 2021, from 4:00 p.m. to 6:00 p.m., there were 47 in person attendees. The meeting sign-up-sheet and comments have been provided as a part of this application.

3.3.1.2 The City of Kuna requests consideration from the Planning and Zoning Commission for an Amendment to the Comprehensive Plan Maps, and a reduction of Area of City Impact (ACI) Boundary and to forward a recommendation to City Council.

- 3.3.1.3** The Future Land Use Map (FLUM) is intended to carry out the goals of the Comprehensive Plan by designating land uses that will enhance the city by shaping and managing both the built and undeveloped environment, preserving existing land uses and implementing a strong community design that will meet the demands of the citizens, public infrastructure and services.
- 3.3.1.4** The City of Kuna's FLUM, approved in July 2019, will be updated to meet the aforementioned goals. Changes include: a significant increase in lands designated Agriculture, to preserve open spaces and rural character outside of the city's core; providing Commercial frontages along the main entry corridors to the city; and adapting future land uses to ensure unnecessary hardship will not be placed on public infrastructure.
- 3.3.1.5** The City of Kuna ACI reduction will remove a portion of land totaling approximately 762 acres. All Comprehensive Plan Maps are included in this application to reflect the proposed ACI reduction.

3.3.2 Staff Recommendation: As a result of the review, City Planner II, Doug Hanson, recommended if the Planning and Zoning Commission recommends approval of the Comprehensive Plan Amendment (Maps) and Area of City Impact Boundary Reduction.

3.4 Other Testimony

- 3.4.1** 3/22/2022 Public Hearing – Henry VanderStelt, 2800 W Kuna Mora Road, Kuna, ID 83634, testified on behalf of Vander Stelt Dairy, & provided history on the property. He also explained his family's concern that if their property's future land use designation was changed, it would limit its ability to be sold & requested an R-4 Medium Density Residential future land use designation.
- 3.4.2** 3/22/2022 Public Hearing – David Boecker, 4840 N Lakemont Place, Garden City, ID 83714, testified on behalf of his client Mrs. King, regarding the proposal which would change her property's future land use designation from Low Density Residential to Agriculture. Mr. Boecker stated the land was prime Agriculture ground due to the bedrock depth & was better suited to residential development. He stated a Map change was not supposed to downgrade individual properties.
- 3.4.3** 3/22/2022 Public Hearing – Adam Capell, 3103 W Sheryl Drive, Meridian, ID 83642, Adam Capell of Toll Brothers testified that changes to the Future Land Use Map would limit their ability to proceed with projects they had been working on. Mr. Capell specifically requested the property for their future project Astor Grove, be designated as Medium Density Residential & also requested the property on Meadow View Road be designated as Mixed Use.

IV

CONCLUSIONS OF LAW

RE: POWERS AND DUTIES OF THE PLANNING AND ZONING COMMISSION

- 4.1 City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.
- 4.2 The power of the City of Kuna lies in the Planning and Zoning Commission to hear this matter as provided in Idaho Code §50-222 and Kuna City Code 1-14-3.

V

CONCLUSIONS OF LAW

RE: APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT (MAPS) AND AREA OF CITY IMPACT BOUNDARY ADJUSTMENT

- 5.1 The City of Kuna has authority to amend the Comprehensive Plan pursuant to I.C. §67-6509.

VI

ORDER OF RECOMMENDING APPROVAL OF APPLICATION

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

- 6.1 Recommend Approval to City Council of the Comprehensive Plan Amendment (Maps) and Area of City Impact Boundary Adjustment application.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 26th day of April 2022.

Lee Young, Chairman
Kuna Planning and Zoning Commission



OFFICIALS

- Lee Young, Chairman
- Dana Hennis, Vice Chairman
- Stephen Damron, Commissioner
- Tyson Garten, Commissioner
- Vacant

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

Planning & Zoning Commission Meeting
MINUTES
Tuesday March 22, 2022

6:00 PM REGULAR MEETING

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

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:28)

COMMISSION MEMBERS PRESENT:

- Chairman Lee Young – In Person
- Vice Chairman Dana Hennis – In Person
- Commissioner Stephen Damron – Absent
- Commissioner Tyson Garten – In Person
- Vacant

CITY STAFF PRESENT:

- Bill Perkins, City Attorney – In Person
- Doug Hanson, Planning & Zoning Director – In Person
- Jessica Reid, Planner I – In Person

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

(Timestamp 00:00:45)

1. Regular Planning & Zoning Commission Meeting Minutes Dated March 8, 2022
2. Findings of Fact & Conclusions of Law
None

(Timestamp 00:00:47)

- Motion To:** Approve Consent Agenda.
- Motion By:** Vice Chairman Hennis
- Motion Seconded:** Commissioner Garten
- Further Discussion:** None
- Voting No:** None
- Absent:** 1
- Motion Passed:** 3-1-0

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

(Timestamp 00:01:05)

- A. *Tabled from March 8, 2022* Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat), 20-05-SUP (Special Use Permit) & 20-22-DR (Design Review) for Merlin Cottages Subdivision – Doug Hanson, Planning & Zoning Director

(Timestamp 00:01:43)

Motion To: Table Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat), 20-05-SUP (Special Use Permit) & 20-22-DR (Design Review) for Merlin Cottages Subdivision to a date uncertain.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 3-1-0

(Timestamp 00:02:27)

B. Tabled from March 8, 2022 Case Nos. 21-02-CPM (Comprehensive Plan Map Amendment), 21-08-AN (Annexation), 21-06-S (Preliminary Plat) & 21-18-DR (Design Review) for Rising Sun West Subdivision – Troy Behunin, Planner III

(Timestamp 00:03:02)

C. Motion To: Table Case Nos. 21-02-CPM (Comprehensive Plan Map Amendment), 21-08-AN (Annexation), 21-06-S (Preliminary Plat) & 21-18-DR (Design Review) for Rising Sun West Subdivision to a date certain of April 26, 2022.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 3-1-0

(Timestamp 00:03:36)

D. Tabled from March 8, 2022 Case Nos. 21-17-AN (Annexation) & 21-06-CPF (Combination Preliminary & Final Plat) for Skylar Ranch Subdivision – Doug Hanson, Planning & Zoning Director

(Timestamp 00:03:58)

Director Doug Hanson presented an overview of the project.

(Timestamp 00:05:40)

Angie Prayer of Mason & Associates presented an overview of the project.

(Timestamp 00:12:08)

Chairman Young opened the Public Hearing.

Support:

- 1. Angie Cuellar – Applicant, Mason & Associates, 924 3rd Street South, Nampa, Idaho, 83651

Neutral:

None

Against:

None

(Timestamp 00:12:32)

As there were no persons who had signed in to testify, Chairman Young closed the Public Hearing & the Commission proceeded into deliberation.

(Timestamp 00:12:56)

Commissioner Hennis felt the future proposed development would have a good transition between the densities & felt the project was appropriate for the area.

(Timestamp 00:13:40)

Commissioner Garten agreed & felt that it fit the Comprehensive Plan.

(Timestamp 00:14:08)

Chairman Young agreed with fellow Commissioners.

(Timestamp 00:14:40)

Motion To: Recommend Approval to City Council of Case Nos. 21-17-AN (Annexation) & 21-06-CPF (Combination Preliminary & Final Plat) for Skylar Ranch Subdivision, with the Conditions as outlined in the Staff Report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 3-1-0

(Timestamp 00:15:15)

E. Case No. 21-19-AN (Annexation) & 21-07-SUP (Special Use Permit) for Kuna Lutheran Church – Doug Hanson, Planning & Zoning Director

(Timestamp 00:15:30)

Director Doug Hanson presented an overview of the requested Annexation.

(Timestamp 00:17:04)

Applicant Representative Richard Girard reiterated the request to Annex the property & construct a new church in the future.

(Timestamp 00:18:49)

Pastor Tom Hausch provided a brief history of Kuna Lutheran Church.

(Timestamp 00:20:35)

Chairman Young opened the Public Hearing.

Support:

1. Richard Girard – Applicant, 675 N Ramey Creek Avenue, Star, Idaho, 83669
2. Tom Hausch – Pastor, 398 N Sierra Bay View, Eagle, Idaho, 83616

Neutral:

None

Against:

None

(Timestamp 00:20:58)

Seeing none, Chairman Young closed the Public Hearing & the Commission proceeded into deliberation.

(Timestamp 00:21:14)

The Commissioners believed the parcel was an appropriate location for a church & had no issues with the Annexation request.

(Timestamp 00:21:10)

Motion To: Recommend Approval to City Council of Case No. 21-19-AN (Annexation) Kuna Lutheran Church, with the Conditions as outlined in the Staff Report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 3-1-0

(Timestamp 00:22:44)

F. Case No. 21-13-AN (Annexation) & 21-09-S (Preliminary Plat) for Lee Country Subdivision – Troy Behunin, Senior Planner

(Timestamp 00:23:16)

Motion To: Table Case Nos. 21-13-AN (Annexation) & 21-09-S (Preliminary Plat) for Lee Country Subdivision to a date uncertain.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 3-1-0

(Timestamp 00:20:50)

G. Comprehensive Plan Amendment (Maps) & Area of City Impact (ACI) Boundary Reduction – Dough Hanson, Planning & Zoning Director

(Timestamp 00:23:55)

Director Doug Hanson presented an overview of the request, as well as provided specifics on why the request was being made.

(Timestamp 00:25:34)

Chairman Young Opened the Public Hearing.

Support:

None

Neutral:

1. Henry Vander Stelt, 2800 W Kuna Mora Road, Kuna, Idaho, 83634 – Testify
2. David Boehecker – Mark Bottles Real Estate, 4840 N Lakemont Place, Garden City, Idaho, 83714 – Testify
3. Adam Capell – Toll Brothers, 3103 W Sheryl Drive, Meridian, Idaho, 83642 – Testify

Against:

None

(Timestamp 00:26:23)

Mr. Vander Stelt testified on behalf of Vander Stelt Dairy, & provided history on the property. He also explained his family's concern that if their property's future land use designation was changed, it would limit its ability to be sold & requested an R-4 Medium Density Residential future land use designation.

(Timestamp 00:28:51)

Chairman Young asked a clarifying question on the location of Mr. Vander Stelt's property.

(Timestamp 00:29:15)

Planner I Jessica Reid directed the Commission to page 155 so they could identify the property Mr. Vander Stelt was referencing.

(Timestamp 00:30:04)

David Boehecker of Mark Bottles Real Estate testified on behalf of his client Mrs. King, regarding the proposal which would change her property's future land use designation from Low Density Residential to Agriculture. Mr. Boehecker stated the land was prime Agriculture ground due to the bedrock depth & was better suited to residential development. He stated a Map change was not supposed to downgrade individual properties.

(Timestamp 31:58)

Adam Capell of Toll Brothers testified that changes to the Future Land Use Map would limit their ability to proceed with projects they had been working on. Mr. Capell specifically requested the property for their future project Astor Grove, be designated as Medium Density Residential & also requested the property on Meadow View Road be designated as Mixed Use.

(Timestamp 00:35:23)

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

(Timestamp 00:35:49)

Chairman Young felt the map modification was needed as some of the previous designations in certain areas stretched the bounds of the intent of the growth. He asked staff if he was correct that when considering the proposed changes, they were looking at areas in general & not parcel specific.

(Timestamp 00:36:45)

Mr. Hanson confirmed that was correct. He further explained that parcel lines in the proposal were removed as it better fit the intent of Idaho Code regarding Comprehensive Plans & the map

was used as a guide on how the city would like to see Kuna grow; Mr. Hanson explained the land use designations were not a set zone.

(Timestamp 00:37:23)

Chairman Young asked that as projects came forward, Applicants were able to submit a Comprehensive Plan Map Amendment request.

(Timestamp 00:37:38)

Mr. Hanson confirmed the Chairmans comment & also explained that if an application was submitted which did not exactly fit the map but it was smart growth, & aligned with the city's Comprehensive Plan goals moving forward, it may not need the Comprehensive Plan Map Amendment; he then gave an example.

(Timestamp 00:38:20)

Vice Chairman Hennis asked how that would apply to the properties referred to in public comment letters, where they wanted to change from a Mixed Use to Medium Density Residential as that was quite a bit different use.

(Timestamp 00:38:34)

Mr. Hanson stated staff would review the subject site, consider the feasibility of the development plan & how the proposed use factored in; he then referenced a development on S Swan Falls which was designated Mixed Use but due to the limited frontage on S Swan Falls, the Applicant proposed a Medium Density Residential use instead, which was supported by the decision makers of the city.

(Timestamp 00:39:20)

Chairman Young addressed Mr. Vander Stelt's comments & explained that the proposed designation of Low Density appeared appropriate then reiterated the map was just a guide, not the final verdict on the zone; he was in agreement with the proposed changes.

(Timestamp 00:40:36)

Vice Chairman Hennis agreed & stated the larger concerns are when projects are wanting to go from Commercial to Residential or Mixed Use to only Residential. He referenced the public comment letters & expressed he was concerned with the requested changes.

(Timestamp 00:41:50)

Chairman Young expressed it was difficult to address specific parcels with how the map was proposed.

Vice Chairman Hennis agreed.

Chairman Young referenced the Commercial Corridor on Meridian Road & how keeping density (Residential) closer to the core of the city, then working out from there was a better way to address growth. He did not have issues with how the map was presented but also understood the comments which were presented; he didn't feel as though projects that were already working through the process with the city would now be denied (based on the proposed changes).

(Timestamp 00:43:38)

Vice Chairman Hennis agreed. He then asked Mr. Hanson if projects already in the works would be affected by the proposed changes.

(Timestamp 00:44:12)

Mr. Hanson explained that applications for the projects referred to by Mr. Capell had not been formally submitted, however, until the proposed changes had been adopted by City Council, submittals would continue to abide by the existing Future Land Use Map.

(Timestamp 00:45:23)

Vice Chairman Hennis stated he was not necessarily against the requested modifications but was not sure how the Commission would modify parcels (as map is not parcel specific).

(Timestamp 00:45:49)

Chairman Young asked Mr. Hanson if he was correct in his thinking that the city works closely with Applicants on projects that were already in the works.

(Timestamp 00:46:10)

Mr. Hanson confirmed that was correct.

(Timestamp 00:46:40)

Chairman Young asked the Commission if they would be comfortable making a decision that evening based on the information at hand or if they would like additional time to consider.

(Timestamp 00:47:05)

Vice Chairman Hennis wished to further review & reflect on the information presented; he wanted to make sure the changes requested made sense. He expounded on the effects it could have on projects & properties.

(Timestamp 00:48:44)

Chairman Young understood as the proposed map was not parcel specific when the previous map was.

(Timestamp 00:49:30)

Commissioner Garten expressed he was in agreement with a map change but was unsure how to address the requests made.

(Timestamp 00:49:40)

Vice Chairman Hennis suggested the matter be tabled in order to consider it further.

Chairman Hennis agreed.

(Timestamp 00:49:58)

Motion To: Table the Comprehensive Plan Amendment (Maps) & Area of City Impact (ACI) Boundary Reduction to April 12, 2022.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 3-1-0

(Timestamp 00:50:32)

Mr. Hanson asked the Commission if they wished to receive additional testimony at the meeting on April 12, 2022 or to keep the Public Hearing closed.

(Timestamp 00:50:44)

Chairman Young felt that additional testimony was unnecessary to receive additional testimony due to comments received from the open house, public comment letters & testimony provided; the Commission just needed additional time to consider the information.

4. BUSINESS ITEMS:

(Timestamp 00:52:12)

A. Tabled from March 8, 2022 Case No. 22-04-DR (Design Review) for Project Peregrine – Doug Hanson, Planning & Zoning Director

(Timestamp 00:52:27)

Director Doug Hanson presented an overview of the Design Review request.

(Timestamp 00:54:20)

Planner I Jessica Reid notified the Commission the Applicant was attending via Zoom.

(Timestamp 00:54:52)

Susan Devine of Parametrix thanked staff for the overview & stated they were excited to work with the city & other applicable agencies as the project moved forward; she then stood for questions.

(Timestamp 00:55:54)

Chairman Hennis asked the Commission if there were any questions; there were not. The Commission then proceeded into deliberation.

(Timestamp 00:56:06)

Vice Chairman Hennis felt the request was straightforward & the site was well laid out; based on his professional experience, he felt the design was a step-up from other data center projects he had seen.

(Timestamp 00:56:34)

Chairman Young agreed. He felt the landscaping was appropriate & the proposed structures worked well with being in an Industrial/Manufacturing zone. The Chairman had no concerns with the proposal.

(Timestamp 00:57:24)

Commissioner Garten agreed; the landscaping & design was appropriate.

(Timestamp 00:58:00)

Motion To: Approve Case No. 22-04-DR (Design Review) for Project Peregrine with the Conditions as outlined in the staff report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 3-1-0

(Timestamp 00:58:31)

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

(Timestamp 00:58:49)

Planner I Jessica Reid informed the Commission of a correction in the Case name as it should have read “Changed Life *Church*”.

(Timestamp 00:59:17)

Motion To: Table Case No. 21-34-DR (Design Review) for Changed Life Church to a date certain of April 12, 2022.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 3-1-0

(Timestamp 00:59:38)

C. Case No. 22-01-DR (Design Review) for Arby’s – Jessica Reid, Planner I

(Timestamp 00:59:46)

Planner I Jessica Reid presented an overview of the project & stood for questions; there were no questions.

(Timestamp 01:01:22)

Applicant Steve Krekus touched on highlights of the project, provided some company history & stated they looked forward to providing more jobs within the community.

(Timestamp 01:02:20)

Vice Chairman Hennis asked Mr. Krekus if he had read the staff report & had any concerns; Mr. Krekus had no concerns.

(Timestamp 01:02:36)

Vice Chairman Hennis felt the design had good aesthetics & it was in an appropriate location.

(Timestamp 01:02:54)

Commissioner Garten agreed & felt that it fit the surrounding area.

(Timestamp 01:03:08)

Chairman Young had no concerns with the request as presented.

(Timestamp 01:03:36)

Commissioner Garten referenced the previously approved Commercial Tire project just west of the proposed Arby’s.

Vice Chairman Hennis confirmed the location & stated he believed that there would be no issues with access or residual effects by surrounding businesses.

(Timestamp 01:04:06)

Motion To: Approve Case No. 22-01-DR (Design Review) for Arby's with the Conditions as outlined in the staff report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 3-1-0

5. ADJOURNMENT:

(Timestamp 01:04:50)

Chairman Young asked if there were any items or updates staff wished to discuss; there were not.

(Timestamp 01:05:08)

Motion To: Adjourn.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 3-1-0

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Doug Hanson, Planning and Zoning Director
Kuna Planning and Zoning Department



OFFICIALS

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

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

Planning & Zoning Commission Meeting
MINUTES
Tuesday April 12, 2022

6:00 PM REGULAR MEETING

Meeting Audio Recording failed; staff notes used.

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

I. CALL TO ORDER & ROLL CALL:

COMMISSION MEMBERS PRESENT:

- Chairman Lee Young – In Person
- Vice Chairman Dana Hennis – In Person
- Commissioner Tyson Garten – In Person
- Commissioner Ginny Greger – In Person
- Commissioner Jim Main – In Person

CITY STAFF PRESENT:

- Bill Perkins, City Attorney – In Person
- Morgan Treasure, Economic Development Director
- Troy Behunin, Planner III – In Person
- Jessica Reid, Planner I – In Person

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

1. Regular Planning and Zoning Commission Meeting Minutes Dated March 22, 2022
2. Findings of Fact & Conclusions of Law
 - A. Case No. 22-01-DR (Design Review) Arby's
 - B. Case No. 22-04-DR (Design Review) Project Peregrine
 - C. Case Nos. 21-17-AN (Annexation) & 21-06-CPF (Combination Plat) Skylar Ranch Subdivision
 - D. Case Nos. 21-19-AN (Annexation) & 21-07-SUP (Special Use Permit) Kuna Lutheran Church

Motion To: Move item 2.D Findings of Fact & Conclusions of Lay for Case Nos. 21-19-AN (Annexation) & 21-07-SUP (Special Use Permit) for Kuna Lutheran Church to Business Items in order to ratify the Motion made on March 22, 2022.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 5-0-0

Motion To: Approve the remaining Consent Agenda items.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 5-0-0

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

A. *Tabled from March 22, 2022 Comprehensive Plan Amendment (Maps) & Area of City Impact (ACI) Boundary Reduction – Doug Hanson, Planning & Zoning Director*

As the Public Hearing was closed on March 22, 2022, the Commission proceeded into their deliberation.

Vice Chairman Hennis expressed he understood the requests made at the previous meeting to change certain areas but felt that as the Future Land Use Map serves as a guide, Kuna City Code had a variety of tools available for development, and that there was the ability to apply for a Comprehensive Plan Map Amendment, there were enough options available.

Chairman Young agreed.

There were no additional concerns presented by the Commission.

Motion To: Recommend Approval to City Council of the Comprehensive Plan Amendment (Maps) & Area of City Impact (ACI) Boundary Reduction as presented.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 5-0-0

B. *Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat), 20-05-SUP (Special Use Permit), 22-01-V (Variance) & 20-22-DR (Design Review) for Merlin Cottages Subdivision – Doug Hanson, Planning & Zoning Director*

Planner I Jessica Reid, presenting on behalf of Planning & Zoning Director Doug Hanson, presented an overview of the project. She also touched on reason for the Variance application, as well as touched briefly on comments made by ACHD (Ada County Highway District) & ITD (Idaho Transportation Department). Ms. Reid then stood for questions.

Applicant Steve Arnold provided a quick overview of the project for the new Commissioners. Mr. Arnold then touched on the future right turn lane to N Sailer from westbound Hwy 69/Avalon, confirming that the development would comply with ITD's request to take new traffic counts at the completion of Phase 1 of the project. He then discussed the Variance application requirement for reduced side yard setbacks.

Chairman Young opened the Public Hearing.

Support:

1. Leslye Langla, 217 N Sailer Ave, Kuna, Idaho, 83634 – Testified
2. Chris Ransom, 217 N Sailer Ave, Kuna, Idaho, 83634 - Testified
3. Charlotte Busbee, 364 N bay Haven Ave, Kuna, Idaho, 83634 – Not Testify

Neutral:

1. Jim Kowalski, 1110 E Folgado Street, Kuna, Idaho, 83634 – Not Testify
2. Lonna Kowalski, 1110 E Folgado Street, Kuna, Idaho, 83634 – Not Testify

Against:

1. Robbie Reno, Kuna School District, 711 E Porter Street, Kuna, Idaho, 83634 - Testify
2. Joanne Tofslie, 233 N Sailer Ave, Kuna, Idaho, 83634 – Not Testify
3. Roger Tofslie, 233 N Sailer Ave, Kuna, Idaho, 83634 – Not Testify

Leslye Langla expressed her support of the project then made general comments on development, Emergency Services & Fire Impact Fees.

Chris Ransom expressed his support of the project.

Robbie Reno, on behalf of Kuna School District (KSD), stated they were against the development as there were not safe walking routes for students who would attend Hubbard (Elementary). He also expressed the Applicant & KSD had not discussed a possible partnership since January 2021.

Chairman Young invited Mr. Arnold to provide his rebuttal.

Mr. Arnold confirmed there had been no conversations with KSD then expressed that he did not feel KSD requesting Impact Fees was legal. He believed the future turn lane would meet the requested amount of “Impact Fees” as the cost for its installation would be near the same price. He ended by explaining that he believed other concerns such as traffic had been adequately addressed.

Chairman Young closed the Public Hearing & the Commission proceeded into deliberation.

Commissioner Main asked a series of general questions spurred by the Public Comments that were part of the meeting packet. He asked if the proposed townhomes would be rentals; Mr. Arnold stated they were not intended to be. Mr. Arnold further explained that there had been consideration to model the Covenants, Conditions & Restrictions (CC&R’s) for this project after the CC&R’s for Merlin Pointe Subdivision No. 1, in which there was a condition that the unit could not be rented for at least two (2) years. Commissioner Main then asked what the plan was for visitor parking; Mr. Arnold explained that the townhomes were designed with garages & there was additional street parking for visitors. Commissioner Main questioned if the green space that was in the middle of Merlin Pointe Subdivision No. 1, was to be used by all. Mr. Arnold answered that as all Phases of the overall development of Merlin Pointe would pay Homeowners Association (HOA) dues for maintenance, all would be able to use it. Commissioner Main asked if it was possible to have an additional amenity as it seemed like not much was present besides a gazebo; Commissioner Greger agreed then asked if there were benches proposed within the pathways. Mr. Arnold stated there would be dog waste stations and benches were an option. Mr. Arnold stated a gazebo could be traded for a tot lot (playground).

Motion To: Recommend Approval to City Council of Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) & 22-01-V (Variance) with the Conditions as outlined in the staff report, and with the additional Conditions the Applicant add a tot lot & benches to the open space, and the Applicant work with Kuna Joint School District No. 3 on a solution to their concerns prior to the City Council Public Hearing.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 5-0-0

Motion To: Approve Case Nos. 20-05-SUP (Special Use Permit), & 20-22-DR (Design Review) with the Conditions as outlined in the staff report, and with the additional Conditions the Applicant add a tot lot & benches to the open space, and the Applicant work with Kuna Joint School District No. 3 on a solution to their concerns prior to the City Council Public Hearing.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 5-0-0

4. **BUSINESS ITEMS:**

- A. *Tabled from March 22, 2022* Case No. 21-34-DR (Design Review) for Changed Life Church – Jessica Reid, Planner I

Motion To: Table Case No. 21-34-DR (Design Review) for Changed Life Church to a date certain of April 26, 2022.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 5-0-0

- B. Case No. 22-03-DR (Design Review) for Del Taco – Jessica Reid, Planner I

Planner I Jessica Reid presented an overview of the project and stood for questions.

Steven Andrews of erstad Architects, presented a brief overview of the project and the proposed building design.

The Commission touched on the design elements of the structure, discussing the textures and colors, as well as commenting on the landscaping. The Commissioners were in agreement that the proposed project was appropriate for the site.

Motion To: Approve Case No. 22-03-DR (Design Review) for Del Taco with the Conditions as outlined in the staff report.

Motion By: Commissioner Garten

Motion Seconded: Vice Chairman Hennis

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 5-0-0

- C. Case No. 22-06-DR (Design Review) for Falcon Crest Pressurized Irrigation Pump House – Jessica Reid, Planner I

Planner I Jessica Reid presented an overview of the proposed building design and landscaping then stood for questions.

As the Applicant was not present, the Commission moved into deliberation.

The Commission believed the application was a straight-forward request and the proposal met the applicable required design elements.

Motion To: Approve Case No. 22-06-DR (Design Review) for Falcon Crest Pressurized Irrigation Pump House with the Conditions as outlined in the staff report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 5-0-0

5. ADJOURNMENT:

Motion To: Adjourn

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

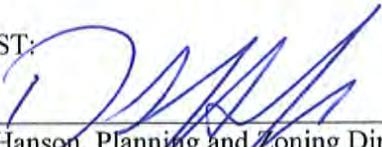
Absent: 0

Motion Passed: 5-0-0



 Lee Young, Chairman
 Kuna Planning and Zoning Commission

ATTEST:



 Doug Hanson, Planning and Zoning Director
 Kuna Planning and Zoning Department



CITY OF KUNA

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

SIGN-UP SHEET

April 12, 2022 – Planning and Zoning Commission Public Hearing

Case Name: Merlin Cottages Subdivision

Case No: 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Subdivision), 22-01-V (Variance), 20-05-SUP (Special Use Permit) and 20-22-DR (Design Review)

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

IN FAVOR	NEUTRAL	IN OPPOSITION
----------	---------	---------------

Testify Not Testify

RESLYE LANGIA
 Print Name
217 N SAILER AVE
 Print Address
KUNA ID 83634
 City State, Zip

Testify Not Testify

 Print Name

 Print Address

 City State, Zip

Testify Not Testify

Robbie Rew
 Print Name
711 E Porter
 Print Address
Kuna ID 83634
 City State, Zip

Testify Not Testify

CHRIS RANSOM
 Print Name
217 N. Sailer Ave
 Print Address
KUNA ID 83634
 City State, Zip

Testify Not Testify

 Print Name

 Print Address

 City State, Zip

Testify Not Testify

Joanne Tofslie
 Print Name
233 N. Sailer. Ave.
 Print Address
Kuna ID 83634
 City State, Zip

Testify Not Testify

Steve Arnold
 Print Name
1785 Whisper Cove
 Print Address
Boise ID 83709
 City State, Zip

Testify Not Testify

Jim Kowalski
 Print Name
1110 E FOLGADO ST
 Print Address
KUNA ID 83634
 City State, Zip

Testify Not Testify

Rosea Vassilis
 Print Name
233 N Sailer Ave
 Print Address
Kuna ID 83634
 City State, Zip

Testify Not Testify

Charlotte Busbee
 Print Name
314 N Bay Haven Ave
 Print Address
Kuna ID 83634
 City State, Zip

Testify Not Testify

Lonna Kowalski
 Print Name
1110 E Folgado St
 Print Address
Kuna ID 83634
 City State, Zip

Testify Not Testify

 Print Name

 Print Address

 City State, Zip

2.7	Open House Notification 12.08.2021			X
2.8	Open House Attendance Sheet			X
2.9	Open House Comment Card Responses			X
2.10	Timothy Eck Comment Letter			X
2.11	Toll Brothers Comment Letter			X
2.12	Vander Stelt Dairy Comment Letter			X
2.13	Kellie King Comment Letter			X
2.14	Ralph Mellin Letter			X
2.15	City Council Kuna Melba News			X

1.2 Hearings

1.2.1 The City Council heard this on June 7, 2022. The FCO’s have been requested to go to the City Council on June 21, 2022.

1.3 Witness Testimony

1.3.1 Those who testified at the City Council’s June 7, 2022 hearing are as follows, to-wit:

- 1.3.1.1 City Staff:
Doug Hanson, Planner and Zoning Director
- 1.3.2.2 Appearing in Favor:
None
- 1.3.2.3 Appearing Neutral:
None
- 1.3.2.4 Appearing Against:
None

**II
DECISION**

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

III FINDINGS OF FACT

3.1 Findings Regarding Notice

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

3.1.2 Notice Provided

3.1.2.1 Notice was published for the June 7, 2022 hearing on the Area of City Impact Boundary Adjustment in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City and in Ada and Canyon County.

<i>Newspaper</i>	<i>Date Published</i>
<i>Kuna Melba News</i>	May 11, 2022 May 18, 2022

3.1.2.2 Notice for the June 7, 2022 hearing was posted on the City Website.

3.2 Findings

3.2.1 An Open House was held on December 8, 2021, there were 47 attendees. Legal notices were published in the *Kuna Melba News* on February 23, 2022 and March 2, 2022.

3.2.2 Applicable agencies were notified and asked to provide comment on February 14, 2022.

3.3 Testimony of the City Planner

3.3.1 Conclusions: The Planning and Zoning Director, in a staff report to the City Council dated June 7, 2022 confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 The City of Kuna held an Open House in the City of Kuna Council Chambers on December 8, 2021, from 4:00 p.m. to 6:00 p.m., there were 47 in person attendees. The meeting sign-up-sheet and comments have been provided as a part of this application.

3.3.1.2 The City of Kuna requests consideration from the Planning and Zoning Commission for an Amendment to the Comprehensive Plan Maps, and a reduction of Area of City Impact (ACI) Boundary and to forward a recommendation to City Council.

3.3.1.3 The Future Land Use Map (FLUM) is intended to carry out the goals of the Comprehensive Plan by designating land uses that will enhance the city by shaping and managing both the built and undeveloped environment, preserving existing land uses and implementing a strong community design that will meet the demands of the citizens, public infrastructure and services.

3.3.1.4 The City of Kuna's FLUM, approved in July 2019, will be updated to meet the aforementioned goals. Changes include: a significant increase in lands designated Agriculture, to preserve open spaces and rural character outside of the city's core; providing Commercial frontages along the main entry corridors to the city; and adapting future land uses to ensure unnecessary hardship will not be placed on public infrastructure.

3.3.1.5 The City of Kuna ACI reduction will remove a portion of land totaling approximately 762 acres. All Comprehensive Plan Maps are included in this application to reflect the proposed ACI reduction.

3.3.2 Staff Recommendation: As a result of the review, Planning and Zoning Director Doug Hanson, recommended the City Council Approve the Area of City Impact Boundary Adjustment.

3.4 Other Testimony

3.4.1 None

IV

CONCLUSIONS OF LAW

RE: POWERS AND DUTIES OF THE CITY COUNCIL

4.1 City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.

4.2 The power of the City of Kuna lies in the City Council to hear this matter as provided in Idaho Code §67-65 and Kuna City Code 1-14-3.

V

CONCLUSIONS OF LAW

RE: APPLICATION FOR ARE OF CITY IMPACT BOUNDARY ADJUSTMENT

5.1 The City of Kuna has authority to amend the Comprehensive Plan pursuant to I.C. §67-6509.

VI
ORDER OF APPROVAL OF APPLICATION

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

6.1 Approve the Area of City Impact Boundary Adjustment.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 21st day of June 2022.



Joe Stear, Mayor



OFFICIALS

Joe Stear, Mayor
Greg McPherson, Council President
Chris Bruce, Council Member
Warren Christensen, Council Member
John Laraway, Council Member

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

City Council Meeting
MINUTES
Tuesday, June 7, 2022

6:00 P.M. REGULAR CITY COUNCIL

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

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

1. Call to Order and Roll Call

(Timestamp 00:00:04)

COUNCIL MEMBERS PRESENT:

Mayor Joe Stear
Council President McPherson
Council Member Chris Bruce
Council Member Warren Christensen
Council Member John Laraway

CITY STAFF PRESENT:

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

2. Invocation

3. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:23)

4. Consent Agenda: ACTION ITEMS

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

(Timestamp 00:00:44)

A. Regular City Council Meeting Minutes Dated May 17, 2022

NOTICE: Copies of all agenda materials are available for public review in the Office of the City Clerk. Persons who have questions concerning any agenda item may call the City Clerk's Office at (208) 387-7726. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 387-7726 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

B. Accounts Payable Dated June 2, 2022, in the amount of \$923,267.67

C. Findings of Fact Conclusions of Law

- 1. Case No. 21-04-S (Preliminary Plat) for Falcon Crest Golf Villages Subdivision

D. Final Plats

- 1. Case No. 22-03-FP (Final Plat) Robinhood Subdivision No. 1

<http://kunacity.id.gov/DocumentCenter/View/7996/22-03-FP-Robinhood-No1-Staff-Packet-PDF>

- 2. Case No. 22-04-FP (Final Plat) Robinhood Subdivision No. 2

<http://kunacity.id.gov/DocumentCenter/View/7997/22-04-FP-Robinhood-No2-Staff-Packet-PDF>

E. Resolutions

- 1. Resolution R30-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “*KUNA-VEOLIA WATER SERVICE AREA AGREEMENT*” WITH VEOLIA WATER IDAHO, INC; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

- 2. Resolution R31-2022

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

- 3. Resolution R32-2022

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

- 4. Resolution R33-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY CHALLENGER DEVELOPMENT INC., FOR MALASPINA SUBDIVISION NO. 2 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

- 5. Resolution R34-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY DB DEVELOPMENT, LLC, FOR CASPIAN SUBDIVISION NO. 1 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

6. Resolution R35-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY DB DEVELOPMENT, LLC, FOR CASPIAN SUBDIVISION NO. 1 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING PURSUANT TO THE TERMS OF THIS RESOLUTION.

7. Resolution R36-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE DEED OF PUBLIC UTILITIES EASEMENT FROM M3 ID FALCON CREST LLC.

8. Resolution R37-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID VALOR GOLF VILLAS, LLC, FOR ROBINHOOD SUBDIVISION NO. 1 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

9. Resolution R38-2022

- Removed from the Agenda

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID FALCON CREST, LLC, FOR ROBINHOOD SUBDIVISION NO. 2 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

10. Resolution R39-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID FALCON CREST, LLC, FOR FALCON CREST SUBDIVISION NO. 4 FOR UNCOMPLETED WORK STREETLIGHTING PURSUANT TO THE TERMS OF THIS RESOLUTION.

11. Resolution R40-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID FALCON CREST, LLC, FOR FALCON CREST SUBDIVISION NO. 4 FOR UNCOMPLETED WORK LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

12. Resolution R41-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID FALCON CREST, LLC, FOR FALCON CREST SUBDIVISION NO. 1 FOR UNCOMPLETED WORK INCLUDING FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

13. Resolution R42-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID FALCON CREST, LLC, FOR FALCON CREST SUBDIVISION NO. 2 FOR UNCOMPLETED WORK INCLUDING FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

14. Resolution R43-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID RISING SUN, LLC, FOR RISING SUN ESTATES SUBDIVISION NO. 1 FOR UNCOMPLETED WORK INCLUDING FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

Motion To: Approve the Consent Agenda with item 4E9 removed

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Approved by the Following Roll Call Vote:

Voting Aye: Council Members Bruce, Christensen, Laraway, McPherson

Voting No: None

Absent: None

Motion Passed: 4-0-0

5. External Reports:

6. Public Hearings:

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

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

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

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

(Timestamp 00:02:37)

- A. 2022 Comprehensive Plan Amendment (Maps) & Area of City Impact (ACI) Boundary Adjustment** – The City of Kuna requests consideration from the City Council for an Amendment to the Comprehensive Plan Maps, and reduction of the Area of City Impact (ACI) Boundary. Doug Hansen, Planning and Zoning Director ACTION ITEM

<http://kunacity.id.gov/DocumentCenter/View/7998/2022-Comprehensive-Plan-Amendment-Maps-and-Area-of-City-Impact-ACI-Boundary-Adjustment-Packet-PDF>

Planning and Zoning Director Doug Hansen provided a review of the details and stood for questions.

Council Member Laraway asked about the reasoning of mixed use.

Mr. Hansen explained.

Council Member Christensen asked why a 40-acre lot was not feasible for a commercial designation.

Morgan Treasure and Doug Hansen respond.

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Motion To: Close the evidence presentation and proceed to deliberation

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Absent: None

Motion Passed: 4-0-0

Motion To: Approve 2022 Comprehensive Plan Amendment (Maps) & Area of City Impact (ACI) Boundary Adjustment.

Motion By: Council President McPherson

Motion Seconded: None – Motion died.

Voting No: None

Absent: None

Motion Passed: 0-0-0

Christensen moved to deny Comp Plan and approve Area of City Impact

Laraway second

Withdrawn

Motion To: to deny comp plan and revisit new solutions

Motion By: Council Member Christensen

Motion Seconded: Council Member Laraway

Voting No: Council President McPherson

Absent: None

Motion Passed: 3-1-0

Motion To: to approve area of city impact boundary adjustment

Motion By: Council Member Christensen
Motion Seconded: Council President McPherson
Voting No: None
Absent: None
Motion Passed: 4-0-0

- B. Case Nos. 21-17-AN (Annexation), 21-06-CPF (Combination Preliminary & Final Plat) & 21-06-DA (Development Agreement) Skylar Ranch Subdivision** – Skylar Ranch LLC, requests approval for Annexation of 9.97 acres into Kuna City Limits with R-4 and R-6 (Medium Density Residential) zoning district classifications, and to subdivide the 9.97 acres into three (3) lots. The application is accompanied by a Development Agreement. The subject site is located at 1113 W Oak Tree Drive, Kuna ID 83634 (APN: S1314244739). Doug Hansen, P&Z Director ACTION ITEM
(Timestamp 00:56:47)

<http://kunacity.id.gov/DocumentCenter/View/7999/Skylar-Ranch-Subdivision-Staff-Packet-PDF>

Planning and Zoning Director Doug Hansen provided a review of the details and stood for questions.

Council Member Christensen asked about the timeline for the new 18" sewer line to help with compacity.

Doug Hansen responded.

The applicant Angie with Mason and Associates representing Skylar Ranch LLC reviewed the application.

Mayor Stear asked what the point of this process was if they were just going to sell the property.

Applicant responded.

Janice Hatfield, concerned what will go into the property and would like to see the two houses sold as they are and are okay with the property being sold as presented.

David Reinhart, Kuna School District reviewed comments from the district.

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Motion To: Close the evidence presentation and proceed to deliberation

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Absent: None

Motion Passed: 4-0-0

Motion To: Approve Case Nos. 21-17-AN (Annexation), 21-06-CPF (Combination Preliminary & Final Plat) & 21-06-DA (Development Agreement) Skylar Ranch Subdivision

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting No: Bruce

Absent: None

Motion Passed: 3-1-0

7. Business Items:

(Timestamp 01:36:40)

- A. Consideration to approve contingency request for up to \$20,000 for History Building Mold Clean-up. Bobby Withrow, Parks & Facilities Director ACTION ITEM

Chris Engels, City Clerk stood in for Bobby Withrow and explained the need for the contingency request and stood for questions.

Motion To: Approve contingency request for History Building

Motion By: Council President McPherson

Motion Seconded: Council Member Bruce

Further Discussion: None

Absent: None

Motion Passed: 4-0-0

8. Ordinances:

(Timestamp 01:31:03)

- A. Consideration to approve Ordinance 2022-17 ACTION ITEM

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

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

Consideration to waive three readings

Consideration to approve Ordinance

Motion To: Waive three readings of Ordinance 2022-17

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Absent: None

Motion Passed: 4-0-0

Motion To: Approve Ordinance 2022-17

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Approved by the Following Roll Call Vote:

Voting Aye: Council Members, Bruce, Christensen, Laraway and McPherson

Voting No: None

Absent: None

Motion Passed: 4-0-0

9. Executive Session:

(Timestamp 01:32:45)

- A. Executive Session under Idaho Code: 74-206 (c) To acquire an interest in real property not owned by a public agency;

Motion To: Enter into executive session under Idaho Code: 74-206 (c)

Motion By: Council President McPherson

Seconded By: Council Member Christensen

Approved by the Following Roll Call Vote:

Voting Aye: Council Members, Bruce, Christensen, Laraway and Mcpherson

Voting No: None

Motion Passed: 4-0-0

7:33

8:02 pm

McPherson to return from exec session, second Christensen

No decision made

10. Mayor/Council Announcements:

Joint meeting with Council and Urban Renewal Agency...stand alone or pre-council

Impact fees will be coming before council next month.

11. Adjournment: 8:04 P.M.



Joe L. Stear, Mayor

ATTEST:



Chris Engels, City Clerk

SENIOR DEPUTY CLERK

*Minutes prepared by Nathan Stanley, Deputy City Clerk
Date Approved: CCM 06.21.2022*





CITY OF KUNA

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

SIGN-UP SHEET

June 7, 2022 – City Council Public Hearing

Case Name: Comprehensive Plan Amendment (Maps) and ACI Boundary Reduction

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

IN FAVOR		NEUTRAL		IN OPPOSITION	
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
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IN FAVOR

NEUTRAL

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OFFICIALS
Joe Stear, Mayor
Greg McPherson, Council President
Chris Bruce, Council Member
Vacant Position, Council Member
John Laraway, Council Member

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

City Council Meeting
MINUTES
Tuesday, August 2, 2022

6:00 P.M. REGULAR CITY COUNCIL

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

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

1. Call to Order and Roll Call

(Timestamp 00:00:06)

COUNCIL MEMBERS PRESENT:

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

CITY STAFF PRESENT:

- Marc Bybee, City Attorney
- Chris Engels, City Clerk
- Jared Empey, City Treasurer
- Mike Fratusco, Kuna Police Chief
- Doug Hanson, P & Z Director
- Nancy Stauffer, HR Director
- Bobby Withrow, Parks Director
- Paul Stevens, City Engineer

2. Invocation

3. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:21)

4. Consent Agenda: ACTION ITEMS

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

(Timestamp 00:00:38)

A. Regular City Council Meeting Minutes Dated July 19, 2022

NOTICE: Copies of all agenda materials are available for public review in the Office of the City Clerk. Persons who have questions concerning any agenda item may call the City Clerk's Office at (208) 387-7726. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 387-7726 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

B. Accounts Payable Dated July 28, 2022, in the amount of \$525,797.91

C. Final Plats

1. 22-05-FP (Final Plat) Madrone Heights No. 2
2. 22-06-FP (Final Plat) Falcon Crest No. 4

D. Resolutions

1. Resolution R48-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT WITH THE ADA COUNTY PROSECUTING ATTORNEY TO PROVIDE PROSECUTORIAL SERVICES FOR CITY MISDEMEANORS FOR THE FISCAL YEAR 2022-2023.

Motion To: Approve the Consent Agenda

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Further Discussion: None

Approved by the Following Roll Call Vote:

Voting Aye: Council Members Bruce, Laraway, McPherson

Voting No: None

Absent: None

Motion Passed: 3-0-0

5. External Reports:

(Timestamp 00:01:13)

A. East Kuna Urban Renewal District Planning Update – JUB Engineers.

Lisa Bachman, JUB Engineers, reviewed the Kuna Urban Renewal District Planning Update and stood for questions.

Council Member Laraway asked if the Kuna School District loses any money in this plan.

Megan, Elam and Burke, responded.

Marc Bybee, City Attorney, also responded.

Danielle Horras, Kuna School District, responded to the question as well. Also, asked what money will flow to the school from this plan like the fire district and other entities will be receiving.

Lisa Bachman, JUB Engineers continued the review of the plan.

Tim Clark, JUB Engineers, reviewed the slideshow and the boundaries of the plan.

6. Public Hearings:

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

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

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

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

(Timestamp 00:29:28)

- A. *Tabled from July 5, 2022.*** Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat), 22-01-V (Variance) & 20-01-DA (Development Agreement) for Merlin Cottages Subdivision – Doug Hansen, Planning & Zoning Director
ACTION ITEM

A Team Boise, requests Planned Unit Development approval for an approximately 7.04-acres with C-1 (Neighborhood Commercial) & R-12 (High Density Residential) zones. In addition, Applicant requests Preliminary Plat approval to subdivide the parcel into 66 total lots (54 single family, 6 common & 6 commercial); a Variance is requested to reduce side property line setbacks. The subject site is located at 115 N Sailer Avenue, Kuna, ID, 83634, within Section 24, Township 2 North, Range 1 West; (APNs: R5672430020, R5672430040, R5672430060)

Note: The Public Hearing was closed on July 5, 2022; no new testimony will be received without hearing being reopened

<https://www.kunacity.id.gov/DocumentCenter/View/8111/Merlin-Cottages-CC-Packet-08022022-PDF>

Doug Hansen, Planning and Zoning Director had no updates at this time for the project presented. Did mention that the public hearing was closed at the July 5, 2022 meeting.

Reopen Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Motion To: Approve Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat), 22-01-V (Variance) & 20-01-DA (Development Agreement) for Merlin Cottages Subdivision with staff conditions

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting Aye:

Voting No: Bruce

Absent: None

Motion Passed: 2-1-0

- B.** 2022 Comprehensive Plan Amendment (Maps) – The City of Kuna requests consideration from the City Council for an Amendment to the Comprehensive Plan Maps. *Staff requests that this public hearing item be remanded back to the Planning and Zoning Commission in order to review proposed adjustments to the industrial land use designations in east Kuna.* Doug Hanson, Planning and Zoning Director ACTION ITEM
(Timestamp 00:34:39)

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Motion To: Remand

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting Aye: Council Members Bruce, Laraway and Council President McPherson

Voting No: None

Absent: None

Motion Passed: 3-0-0

8. Business Items:

(Timestamp 00:36:02)

- A.1.** Consideration to approve general fund contingency request for \$140,000 for Kay and Avalon traffic signal. Chris Engels, City Clerk ACTION ITEM

Chris Engels, City Clerk reviewed and clarified the request and stood for questions.

Motion To: Approve \$140,000 from general fund contingency request.

Motion By: Council President McPherson

Motion Seconded: Council Member Bruce

Voting No: None

Absent: None

Motion Passed: 3-0-0

- A.2.** Consideration to approve Resolution R49-2022. Chris Engels, City Clerk ACTION ITEM

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE CHANGES TO THE SCOPE OF WORK, SCHEDULE, AND ENGINEERING FEE; AVALON AND KAY TRAFFIC SIGNAL WARRANT STUDY AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

Motion To: Approve Resolution R49-2022

Motion By: Council President McPherson

Motion Seconded: Council Member Bruce

Voting No: None
Absent: None
Motion Passed: 3-0-0

9. Ordinances:

10. Executive Session:

10. Mayor/Council Announcements:

(Timestamp 00:39:19)

Nancy Stauffer, Human Resources announced that City of Kuna Staff member Clint DeYoung has reached his 25-year anniversary working for the city.

Kuna Days August 5th and 6th.

Chief Fratusco, Kuna Police Department announced the electrical vehicles that were acquired by using grants administered by Chris Engels, City Clerk through Together Treasure Valley.

Chris Engels announced the Challenge Coins that were created by Christopher Smith.

11. Adjournment: 6:45 P.M.



Joe E. Stear, Mayor

ATTEST:


Chris Engels, City Clerk



*Minutes prepared by Nathan Stanley, Deputy City Clerk
Date Approved: CCM 08.16.2022*

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

IN THE MATTER OF THE APPLICATION OF) **2022 Comprehensive Plan Amendment,**
THE CITY OF KUNA) **Future Land Use Map (FLUM)**
) **FINDINGS OF FACT,**
) **CONCLUSIONS OF LAW, AND**
) **ORDER OF RECCOMENDED**
For a Comprehensive Plan Amendment.) **APPROVAL.**

THESE MATTERS came before the Planning and Zoning Commission for Public Hearing on September 27, 2022 for the receipt and consideration by the Planning and Zoning Commission of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced application. The Planning and Zoning Commission does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and Order of Decision.

**I
RECORD OF PROCEEDINGS**

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

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.11	Staff Report			X
1.2	P&Z Commission FCO's 04.26.2022			X
1.3	P&Z Commission Meeting Minutes 03.22.2022			X
1.4	P&Z Commission Meeting Minutes 04.12.2022			X
1.5	P&Z Commission Sign-in Sheet			X
1.6	Staff Memo			X
1.7	CC FCO's ACI			X
1.8	CC Minutes 06.07.2022			X
1.9	CC Sign-in-Sheet			X
1.10	CC Minutes 08.02.2022			X

2.19	Proposed Comprehensive Plan Map			X
2.4	Agency Transmittal			X
2.5	Ada County Development Services			X
2.18	Economic Development			X
2.7	Open House Notification 12.08.2021			X
2.8	Open House Attendance Sheet			X
2.9	Open House Comment Card Responses			X
2.10	Timothy Eck Comment Letter			X
2.11	Toll Brothers Comment Letter			X
2.12	Vander Stelt Dairy Comment Letter			X
2.13	Kellie King Comment Letter			X
2.14	Ralph Mellin Letter			X
2.6	P&Z Commission Kuna Melba News			X
2.15	City Council Kuna Melba News			X
2.16	City Council Kuna Melba News			X
2.17	P&Z Commission Kuna Melba News			X

1.2 Hearings

1.2.1 The Planning and Zoning Commission heard this on September 27, 2022. The FCO's have been requested to go to the Planning and Zoning Commission on October 11, 2022.

1.3 Witness Testimony

1.3.1 Those who testified at the Planning and Zoning Commission's September 27, 2022, hearing are as follows, to-wit:

1.3.1.1 City Staff:
Jessica Reid, Planner II

1.3.2.2 Appearing in Favor:
None

1.3.2.3 Appearing Neutral:
Steve Hughes, 3595 E Deer Flat Road, Kuna, ID 83634 - Testified

1.3.2.4 Appearing Against:
None

II DECISION

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

III FINDINGS OF FACT

3.1 Findings Regarding Notice

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

3.1.2 Notice Provided

3.1.2.1 Notice was published for the September 27, 2022 hearing on the Comprehensive Plan Amendment (FLUM) in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City and in Ada County and Canyon County.

<i>Newspaper</i>	<i>Date Published</i>
<i>Kuna Melba News</i>	August 31, 2022 September 7, 2022

3.1.2.2 Notice for the September 27, 2022 hearing was posted on the City Website.

3.2 Findings

3.2.1 An Open House was held on December 8, 2021; there were 47 attendees. Legal notices were published in the *Kuna Melba News* on February 23, 2022, and March 2, 2022.

3.2.2 Applicable agencies were notified and asked to provide comment on February 14, 2022.

3.3 Testimony of the City Planner

3.3.1 Conclusions: The City Planner, in a staff report to the Planning and Zoning Commission dated September 27, 2022, confirmed that a review of the site and

records on file at the City of Kuna has been completed with the following conclusions:

- 3.3.1.1** The City of Kuna held an Open House in the City of Kuna Council Chambers on December 8, 2021, from 4:00 p.m. to 6:00 p.m., there were 47 attendees. The meeting sign-up-sheet and comments have been provided as a part of this application.
- 3.3.1.2** The City of Kuna requests consideration from Planning and Zoning Commission for an Amendment to the Comprehensive Plan FLUM.
- 3.3.1.3** The Future Land Use Map is intended to carry out the goals of the Comprehensive Plan by designating land uses that will enhance the city by shaping and managing both the built and undeveloped environment, preserving existing land uses and implementing a strong community design that will meet the demands of the citizens, public infrastructure and services.

Land Use Designation	2019 acres	2022 acres
Agriculture	7,762	16,592
Low Density Residential	10,757	5,947
Medium Density Residential	6,104	9,074
High Density Residential	187	437
Mixed-Use	11,592	2,958
Commercial	1,239	1,047
Public	11,018	8,957
Industrial	5,026	5,907

- 3.3.1.4** The proposed FLUM previously reviewed by this decision-making body has been updated to reflect greater Industrial designated property per Exhibit 2.18 from the City of Kuna Economic Development Director. The FLUM now proposes a total of approximately 5,907 acres of Industrial designated property, an increase of 2,048 acres from the previous proposal.
- 3.3.1.5** The City of Kuna's FLUM, approved in July 2019, will be updated to meet the aforementioned goals. Changes include: a significant increase in lands designated as Agriculture, to preserve open spaces and rural the character outside of the city's core; providing Commercial frontages along the main entry corridors to the city; and adapting future land uses to ensure unnecessary hardship will not be placed on public infrastructure.

- 3.3.2 Staff Recommendation:** As a result of the review, Planning and Zoning Director, Doug Hanson, recommended the Planning and Zoning Commission recommend approval of the Comprehensive Plan Amendment (FLUM).

3.4 Other Testimony

3.4.1 10/5/2022 Public Hearing - Steve Hughes, 3595 E Deer Flat Road, Kuna, ID 83634 – Questioned whether the City Council’s concerns about preserving commercial frontage along Ten Mile Road were addressed. Planner II, Jessica Reid explained that the concerns had been satisfied.

IV

CONCLUSIONS OF LAW

RE: POWERS AND DUTIES OF THE PLANNING AND ZONING COMMISSION

- 4.1** City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.
- 4.2** The power of the City of Kuna lies in the Planning and Zoning Commission to hear this matter as provided in Idaho Code §50-222 and Kuna City Code 1-14-3.

V

CONCLUSIONS OF LAW

RE: APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT (FLUM)

- 5.1** The City of Kuna has authority to amend the Comprehensive Plan pursuant to I.C. §67-6509.

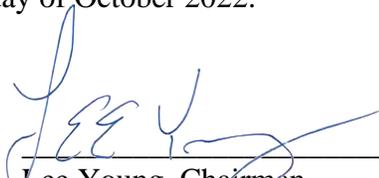
VI

ORDER OF RECOMMENDING APPROVAL OF APPLICATION

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

- 6.1** Recommend Approval to City Council of the Comprehensive Plan Amendment (FLUM).

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 11th day of October 2022.



Lee Young, Chairman
Kuna Planning and Zoning Commission

**OFFICIALS**

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

CITY OF KUNA

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

Planning & Zoning Commission Meeting**MINUTES**

Tuesday September 27, 2022

6:00 PM REGULAR MEETING

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

I. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:29)

COMMISSION MEMBERS PRESENT:

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

CITY STAFF PRESENT:

Andrea Nielsen, City Attorney
 Morgan Treasure, Economic Development Director
 Troy Behunin, Planner III
 Jessica Reid, Planner II

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

(Timestamp 00:00:52)

1. Regular Planning and Zoning Commission Meeting Minutes Dated September 13, 2022
2. Findings of Fact & Conclusions of Law
 - A. Case No. 22-36-DR (Design Review) Kuna Lutheran Church

(Timestamp 00:01:01)

Motion To: Approve the Consent Agenda.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

3. RESOLUTIONS:

(Timestamp 00:01:30)

- A. Resolution No. PZC01-2022 – Morgan Treasure, Economic Development Director

(Timestamp 01:32)

Economic Development Director Morgan Treasure presented a brief overview of the Resolution then turned the floor over to Kuna Urban Renewal Agency Attorney, Megan Conrad.

(Timestamp 00:02:50)

Megan Conrad from the law office of Elam & Burke, presented a more in-depth review of the East Kuna Urban Renewal Plan (presentation found on Pages 152 – 163 of meeting packet); she then stood for questions.

(Timestamp 00:14:58)

As there were no questions, the Commission proceeded into deliberation.

(Timestamp 00:15:10)

Chairman Young expressed that based on the information provided and the workshops he had attended, he believed the proposed plan was in compliance with Kuna’s Comprehensive Plan; he believed it was a great tool for the area.

(Timestamp 00:15:50)

Commissioner Greger agreed and was happy to see a plan put together.

(Timestamp 00:16:17)

Motion To: Approve Resolution No. PZC01-2022 as the East Kuna Urban Renewal Plan was in conformance with Kuna’s adopted Comprehensive Plan.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

4. PUBLIC HEARINGS: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

(Timestamp 00:16:58)

A. Comprehensive Plan Map Amendment – Doug Hanson, Planning & Zoning Director

(Timestamp 00:17:07)

Planner II Jessica Reid notified the Commission she would be presenting on behalf of Doug Hanson and asked the Commission for a moment to coordinate some sound system corrections.

(Timestamp 00:17:51)

Planner II Jessica Reid presented an overview of the proposed Future Land Use amendment, then stood for questions.

(Timestamp 00:19:47)

As there were no questions, Chairman Young opened the Public Hearing. Seeing no individuals signed in to testify, the Chairman confirmed if there were any present which would like to do so; there was one attendee who then signed in.

Support:

None

Neutral:

Steve Hughes, 3595 E Deer Flat Road, Kuna, ID 83634 - Testify

Against:

None

(Timestamp 00:21:10)

Steve Hughes asked if the City Council's questions were adequately answered regarding Commercial designations along the Ten Mile Corridor, as the Council had denied the previous amendment.

(Timestamp 00:22:05)

Planner II Jessica Reid explained that Council's questions and concerns were addressed by better explanations from Planning & Zoning staff. She went on to explain that the Mixed-Use designation means two separate but complimentary uses; as Ten Mile Road was the secondary Commercial Corridor (Meridian Road was primary), that Commercial development would be seen as development proposals came forward. Ms. Reid explained that Commercial uses would especially been seen at "hard corners" (major intersections) and collector road, then uses would fade into a complimentary use from there.

Mr. Hughes asked that if Council was not able to gain that clarification, then this proposed amendment would be denied as well.

Ms. Reid confirmed and explained if Council was not satisfied with the explanations provided, a Commercial designation in Red would have been required to be made along the Ten Mile Corridor frontages.

(Timestamp 00:23:49)

Chairman Young closed the Public Hearing and the Commission proceeded into deliberation.

(Timestamp 00:24:17)

Commissioner Main believed that as the Council's concerns were addressed with the amendment request, he saw no issues with it.

(Timestamp 00:24:47)

Motion To: Recommend Approval of the Comprehensive Plan Man Amendment to City Council.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

(Timestamp 00:25:15)

B. Case No. 22-03-ZC (Rezone) 3003 N Ten Mile Road (Bodahl) – Troy Behunin, Planner II

(Timestamp 00:25:32)

Planner III Troy Behunin provided an overall history of the parcel and an overview of the Rezone request; he then stood for questions.

(Timestamp 00:27:49)

Jeff Bower presented a history of the project, touching on how Kuna City Code changed during their original application and multi-family housing was no longer permitted within Commercial zoned parcels; after discussion between the Applicant and city staff, it was decided that Applicant would come back forward to request a Rezone for a zone which reflected the new Comprehensive Plan designation of Mixed-Use. Mr. Bower further explained that development to the west had

single-family development that moved into a townhome product on the east; their proposed project would be a natural transition to the Commercial corner. Mr. Bowers also addressed recently approved Mixed-Use developments in the surrounding area then stood for questions.

(Timestamp 00:31:55)

Chairman Young opened the Public Hearing.

Support:

None

Neutral:

None

Against:

Robbie Reno, Kuna Joint School District No. 3, 711 E Porter Street, Kuna, ID 83634 – Testify

(Timestamp 00:32:22)

Robbie Reno explained the School District was not in support of this proposed Rezone and discussed the Districts desire for parcels currently zone Commercial to stay that way as they assisted with taxes. Mr. Reno then stood for questions; there were none.

(Timestamp 00:33:49)

Chairman Young closed the Public Hearing and the Commission proceeded into deliberation.

(Timestamp 00:34:07)

Commissioner Main referred to the School Districts preference with properties remaining Commercial and pointed out the northeast corner also being Commercial and the northwest corner of the proposed parcel remaining Commercial, it would in result in that end.

(Timestamp 00:34:34)

Chairman Young believed the proposal was in compliance with the Comprehensive Plan and this Rezone was discussed during the original application process.

(Timestamp 00:34:56)

City Attorney Andrea Nielsen provided procedural advice and wanted to ensure the Applicant was provided the opportunity to rebut the testimony provided before the Public Hearing was closed.

(Timestamp 00: 35:24)

Mr. Bowers stated that while the parcel had been zoned wholly Commercial, the Applicant made diligent attempt to acquire the largest Commercial user that was available, however, having the entire parcel remain Commercial was not viable. Mr. Bowers stated he and the Applicant greatly respected what the School District does and looked forward to working with them in the future. Mr. Bowers also stated vacant land did not help taxes either.

(Timestamp 00:36:19)

Chairman Young officially closed the Public Hearing and the Commission moved into deliberation.

(Timestamp 00:36:39)

Commissioner Main stated he believed the requested Rezone was a good fit for the area and created a neighborhood feel.

(Timestamp 00:36:54)

Chairman Young pointed out the transition from single-family into a denser use, and then Commercial, was the appropriate transition.

(Timestamp 00:37:20)

Commissioner Greger stated that though she had mixed feelings, it was the appropriate location for a higher density.

(Timestamp 00:37:48)

Motion To: Recommend Approval to City Council of Case No. 22-03-ZC (Rezone) 3003 N Ten Mile Road (Bodahl), with the Conditions as outlined in staffs report.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

(Timestamp 00:38:24)

C. Case Nos. 22-07-S (Preliminary Plat) & 22-16-DR (Design Review) for Newberry Place Subdivision – Troy Behunin, Planner III

(Timestamp 00:38:55)

Planner III Troy Behunin provided an overview of the proposed project and pointed out the City Engineer and Public Works Department conditionally supported the request (see Exhibit 2.19).

(Timestamp 00:41:21)

Ben Simple presented an overview of their proposed project and stated they were in agreement with the Conditions of Approval listed in the staff report, as well as the report provided by other city departments and outside affected agencies. Mr. Simple pointed out their proposal was in compliance with Kuna City Code and explained that the parcels on the northern border were proposed to have a private yard in order to offer an additional buffer to the neighboring subdivision; they would also pull the proposed home as close to the front parcel line as possible. Mr. Simple addressed concerns from neighbors regarding traffic and privacy; he discussed the required extension of existing Donaway and the construction of a new mid-mile (Butterfly Street). Mr. Bowers explained the Preliminary Plat would be updated to reflect moving the Butterfly Street entrance further east as it was a Condition of Approval from the effected agency; he explained the Developer would in fact be required to drop one buildable lot to accommodate that. Mr. Simple then stood for questions.

(Timestamp 00:46:10)

Commissioner Main asked Mr. Simple to show where the Butterfly Street entrance would be moved to.

Mr. Simple explained it would be moved to the current location of Lot 28, which was approximately half way between the entrance shown on the current Preliminary Plat, and Ten Mile Road.

Commissioner Main asked if the current entrance reflected would remain as well.

Mr. Simple stated it would only be moved, not maintained and the area would be converted to a potentially private shared driveway and/or a pathway space; it depended on the easement required for sewer lines.

(Timestamp 00:48:05)

Chairman Young asked how tall the proposed units along the northern boundary would be.

Mr. Simple explained the preliminary design reflected a height of 28-feet; currently, the uppermost level of the preliminary designs would be a bonus room (approximately 100 SF), with no windows facing anywhere but the street frontage. He stated the first and second levels would offer very limited views to the neighboring properties on the north.

(Timestamp 00:49:56)

Chairman Young opened the Public Hearing.

Support:

None

Neutral:

None

Against:

Dawn Harmon, 6908 S Donaway Ave, Meridian, ID 83642 – Not Testify
 Sandra Ammann, 6836 S Donaway Ave, Meridian, ID 83642 – Not Testify
 Tim Ammann, 6836 S Donaway Ave, Meridian, ID 83642 – Not Testify
 Shawn Harmon, 6908 S Donaway Ave, Meridian, ID 83642 – Not Testify
 Clark Monson, 3273 W Devotion Drive, Meridian, ID 83642 – Testify
 Hugo Castillo, 3441 W Devotion Drive, Meridian, ID 83642 – Testify
 Scott Barrow, 6881 S Nordean Ave, Meridian, ID 83642 – Testify
 Diana Castillo, 3441 W Devotion Drive, Meridian, ID 83642 – Not Testify
 Jordan Hancock, 6909 S Donaway Ave, Meridian, ID 83642 – Not Testify
 Wayne Hancock, 6909 S Donaway Ave, Meridian, ID 83642 – Testify
 Susan Grubb, 6905 S Nordean Ave, Meridian, ID 83642 – Not Testify
 Rachael Silver, 6905 S Nordean Ave, Meridian, ID 83642 – Testify
 Michelle Bingman, 6933 S Donaway Ave, Meridian, ID 83642 – Testify
 Anne Bingman, 3297 W Devotion Drive, Meridian, ID 83642 – Testify
 Penny Code, 6954 S Nordean Ave, Meridia, ID 83642 – Not Testify (Was not present)
 Cliff Code, 6954 S Nordean Ave, Meridian, ID 83642 – Testify (Was not present)
 Michael Bingham, 6933 S Donaway Ave, Meridian, ID 83642 – Testify
 Robbie Reno, Kuna Joint School District No. 3, 711 E Porter Street, Kuna, ID 83634 – Testify
 Derek Anderson, 6885 S Donaway Ave, Meridian, ID 83642 - Testify

(Timestamp 00:51:00)

Clark Monson testified to his concerns with increased traffic through the Memory Ranch Subdivision, pointing out that he lived on the corner of the future expansion of Donaway. Mr. Monson stated he was happy to hear there would be an entrance off of Ten Mile. Mr. Monson further testified that the proposed townhomes would be taller than the two-story homes within Memory Ranch; neighbors would be looking at a large expanse of wall. Mr. Monson believed that though townhomes were a needed housing type, it did not fit in with Memory Ranch.

(Timestamp 00:54:48)

Hugo Castillo testified to his agreement with Mr. Monson's comments. Mr. Castillo stated he did not believe the project was a good fit with Memory Ranch; he suggested developing something similar.

(Timestamp 00:56:04)

Scott Barrow testified to his concerns with the neighboring development and referenced a similar subdivision within the area that was denied by the Commission, where it was pointed out that single-family was developed against single-family. Mr. Barrow stated he always knew that Donaway would continue but was still concerned with traffic; he wanted to make sure there were additional entrances to the proposed project. He was also concerned with potential construction traffic coming through Memory Ranch.

(Timestamp 00:58:25)

Wayne Hancock also agreed with previous testimony, and further testified to his concerns to how the School District would be affected.

(Timestamp 00:59:29)

Michelle Bingman agreed with previous testimony and specifically asked if the Memory Ranch Subdivision entrance would be used by construction traffic. Mrs. Bingman was concerned with how the School District would be affected, and asked if, due to this proposed project and other one approved throughout Kuna, if additional emergency services personnel would be added to lessen the burden. She was concerned with increased noise, dirt and construction refuse as she worked from home. Mrs. Bingman would like to see a single-family development; she was not opposed to the neighboring land developing, she would just like to see something that matched.

(Timestamp 01:01:12)

Chairman Young called the next individual who had signed up to testify, Penny Code, but they were not present.

(Timestamp 01:01:34)

Chairman Young called the next individual, Cliff Code, who was not present either.

(Timestamp 01:01:58)

Michael Bingman again agreed with his neighbor's testimony. He specifically pointed out there was a mailbox at the entrance to Memory Ranch and the increased traffic there was a concern. Mr. Bingman asked why the Developer could not create and use a different entrance during the construction phase; he was concerned with Memory Ranch being the only way in or out unless the additional access was constructed in the beginning.

(Timestamp 01:03:22)

Robbie Reno testified on behalf of Kuna Joint School District No. 3, stating that they had been in conversations with the Developer, however, they would not be able to serve it at Crimson Point Elementary. Mr. Reno stated the School District was in continued collaboration with the Developer but was unable to serve the development at this time.

(Timestamp 01:04:29)

Chairman Young confirmed if there were any others present that wished to testify but had not signed in; there was.

(Timestamp 01:05:26)

Derek Anderson echoed the previous testimony and reiterated them. Mr. Anderson stated he did not believe the proposed development fit with Memory Ranch. He also commented on the future possibility that Haymaker would eventually be closed and the increased traffic would then use the Memory Ranch entrance further north. Mr. Anderson stated there were many small children within the neighborhood and their safety was a concern with that increased traffic; he asked that additional ingress/egress be required.

(Timestamp 01:08:00)

Mr. Simple rebutted by stating that Butterfly Street would be constructed and connected to Ten Mile as part of the project; there would be an ingress/egress from Butterfly Street. He stated construction traffic would primarily use an alternative entrance from Ten Mile; the builder had committed to this. Mr. Simple further explained that due to ACHD policies, an ingress/egress directly from Ten Mile was not permitted. He clarified the proposed development was single-family townhomes on individual lots, in sets of 2 – 4, as for sale units, not rentals. He further explained the density of the project was within the allowed density of an R-8 zone and they were not asking for any increased density; he believed it offered another housing product. Mr. Simple explained there was a large canal on the north between the proposed project and Memory Ranch, which provided substantial separation. Mr. Simple stated there had been conversations between the Developer and the School District where monetary mitigation was offered; the School District stated it was insufficient. The Developer then offered an increased monetary mitigation, and to drop a few buildable lots to accommodate a wider sidewalk and bus stop; Mr. Simple stated that the last number he saw valued the mitigation efforts at \$195,000. He stated the Developer and School District had a meeting scheduled for October 4, 2022, to further discuss mitigation efforts. Mr. Simple then stood for any additional questions the Commission may have had.

(Timestamp 01:12:48)

Chairman Young asked about potential project phasing and timelines for when Butterfly Street would be constructed, along with the Donaway extension.

Mr. Simple explained that a Final Plat would still be required to be submitted prior to building permits being issued, and those improvements would have to be made prior to building; he was not aware of a phasing plan or the proposal for one. He explained that he would assume Butterfly would be constructed immediately, and Donaway would be subject to the irrigation districts timeline (no construction allowed April – October). Mr. Simple also stated a Design Review of the proposed townhomes would be submitted in the future and additional conversations would be had regarding building heights.

(Timestamp 01:14:42)

Commissioner Main asked if the Developer foresaw any issues with constructing Butterfly Street first and using that as the construction entrance.

Mr. Simple stated they were leaning towards that end and offered that, if the Commission should like to make that a Condition of Approval, they would be in agreement.

(Timestamp 01:15:08)

Commissioner Main asked if the separation from structure to structure between the proposed development and Memory Ranch was 150 feet.

Mr. Simple answered that was correct.

Commissioner Main asked what the elevation difference was between the two projects.

Mr. Simple stated it was approximately 1 -2 feet higher next to Memory Ranch, then dropped off significantly as you moved south; he also explained the canal sat a bit higher than the proposed subject site.

Commissioner Main then asked what type of fencing would be used on the north property line.

Mr. Simple said they were in discussion with the irrigation district on that. Typically, they wanted open vision fencing but the Developer would prefer privacy fencing; the Developer was willing to install open vision and then privacy fencing if permitted.

(Timestamp 01:16:41)

Chairman Young closed the Public Hearing and the Commission proceeded into deliberation.

(Timestamp 01:16:57)

Commissioner Main stated he had tallied the concerns during public testimony and the biggest concerns were traffic and roadways, followed by the buildings and construction. He suggested a Condition that Butterfly be used for construction traffic. Commissioner Main explained that a 150-foot separation between the proposed project and Memory Ranch was sufficient to minimize any overbearing feelings caused by the future buildings.

(Timestamp 01:17:52)

Chairman Young agreed with Commissioner Main. He stated Impact Fees would be collected for Fire, Police and Parks, which would assist with services as the community developed. He addressed concerns of the entrance through Memory Ranch and how Haymaker would eventually be closed, which would push the entrance even further north; he did not believe residents of the potential project would use that as much as the entrance immediately off of Ten Mile, especially if they in the middle to southern side. Chairman Young also commented on density concerns and explained the density was within the allowable parameters; he had no concerns with it. The Chairman felt that the open space, future pool house and pool, would keep a majority of residents within the subdivision itself. Chairman Young believed the overall design of the proposed project was appropriate and had no concerns; he further explained the proposal would still be required to go before City Council for approval, then a Final Plat would need to be submitted and approved, then a Design Review for the buildings themselves would also come forward.

(Timestamp 01:21:30)

Commissioner Greger agreed with her fellow Commissioners but still held reservations with the project. She believed it wasn't the best fit to the neighboring Memory Ranch Subdivision and was not located in the best spot.

(Timestamp 01:22:14)

Commissioner Main pointed out that it was an allowed use within the assigned designation.

Commissioner Greger agreed with that also but held to her reservations.

(Timestamp 01:22:53)

Motion To: Recommend Approval to City Council of Case No. 22-07-S (Preliminary Plat) for Newberry Place Subdivision, with the Conditions as outlined in staffs report, and the additional Condition that Butterfly Street be constructed in the initial phase of the project and be used for construction access.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: 1

Absent: 2

Motion Passed: 2-2-1 with Chairman Young being the tie-breaker vote.

(Timestamp 01:24:18)

Planner III Troy Behunin asked for a Motion on the Design Review portion of the application.

(Timestamp 01:24:45)

Motion To: Approve Case No. 22-16-DR (Design Review) for Newberry Place Subdivision, with the Conditions as outlined in staffs report.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

5. BUSINESS ITEMS:

None

6. ADJOURNMENT:

(Timestamp 01:25:11)

Motion To: Adjourn.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0



Lee Young, Chairman
Kuna Planning & Zoning Commission

ATTEST:



Doug Hanson, Director
Kuna Planning & Zoning



CITY OF KUNA

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

SIGN-UP SHEET

September 27, 2022 – Planning and Zoning Commission Public Hearing

Case Name: Comprehensive Plan Amendment Future Land Use Map

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

IN FAVOR		NEUTRAL	IN OPPOSITION	
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input checked="" type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____	_____	<u>STEVE HUGHES</u>	_____	_____
Print Name		Print Name	Print Name	
_____	_____	<u>3595 E. Deer Flat</u>	_____	_____
Print Address		Print Address	Print Address	
_____	_____	<u>KUNA</u>	_____	_____
City	State, Zip	City	City	State, Zip
		State, Zip	State, Zip	
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
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Print Address		Print Address	Print Address	
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		State, Zip	State, Zip	
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
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		State, Zip	State, Zip	
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
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City	State, Zip	City	City	State, Zip
		State, Zip	State, Zip	



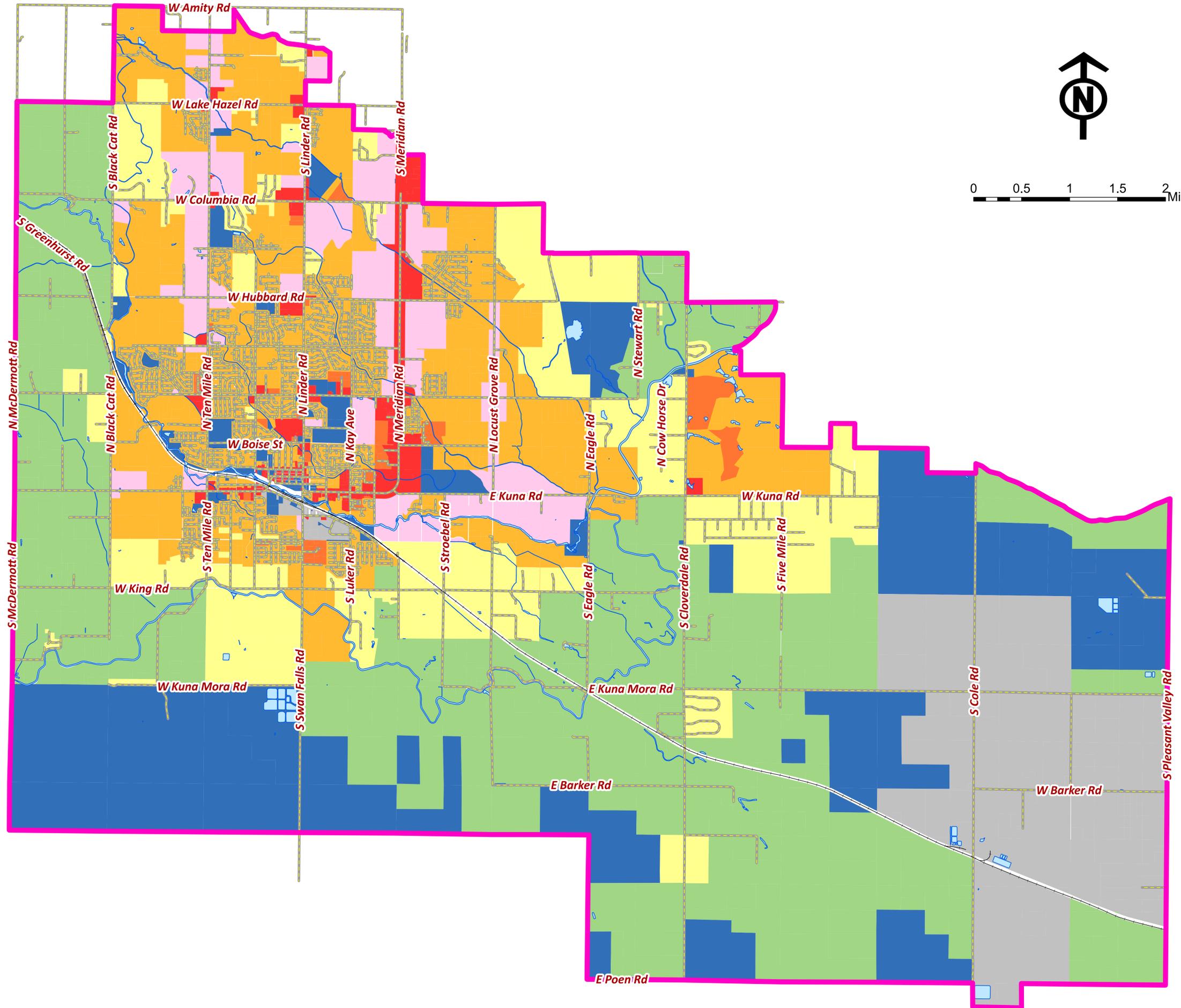
CITY OF KUNA Future Land Use **UPDATED**



0 0.5 1 1.5 2 Miles

Legend

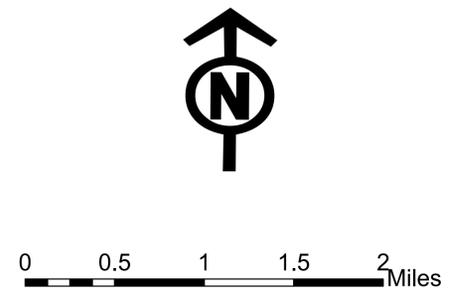
- Area of City Impact
- Union Pacific Railroad
- Roads
- Waterbodies
- Future Land Use Designations
- Agriculture
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed-Use
- Commercial
- Industrial
- Public





CITY OF KUNA Future Land Use

FIRST PROPOSAL



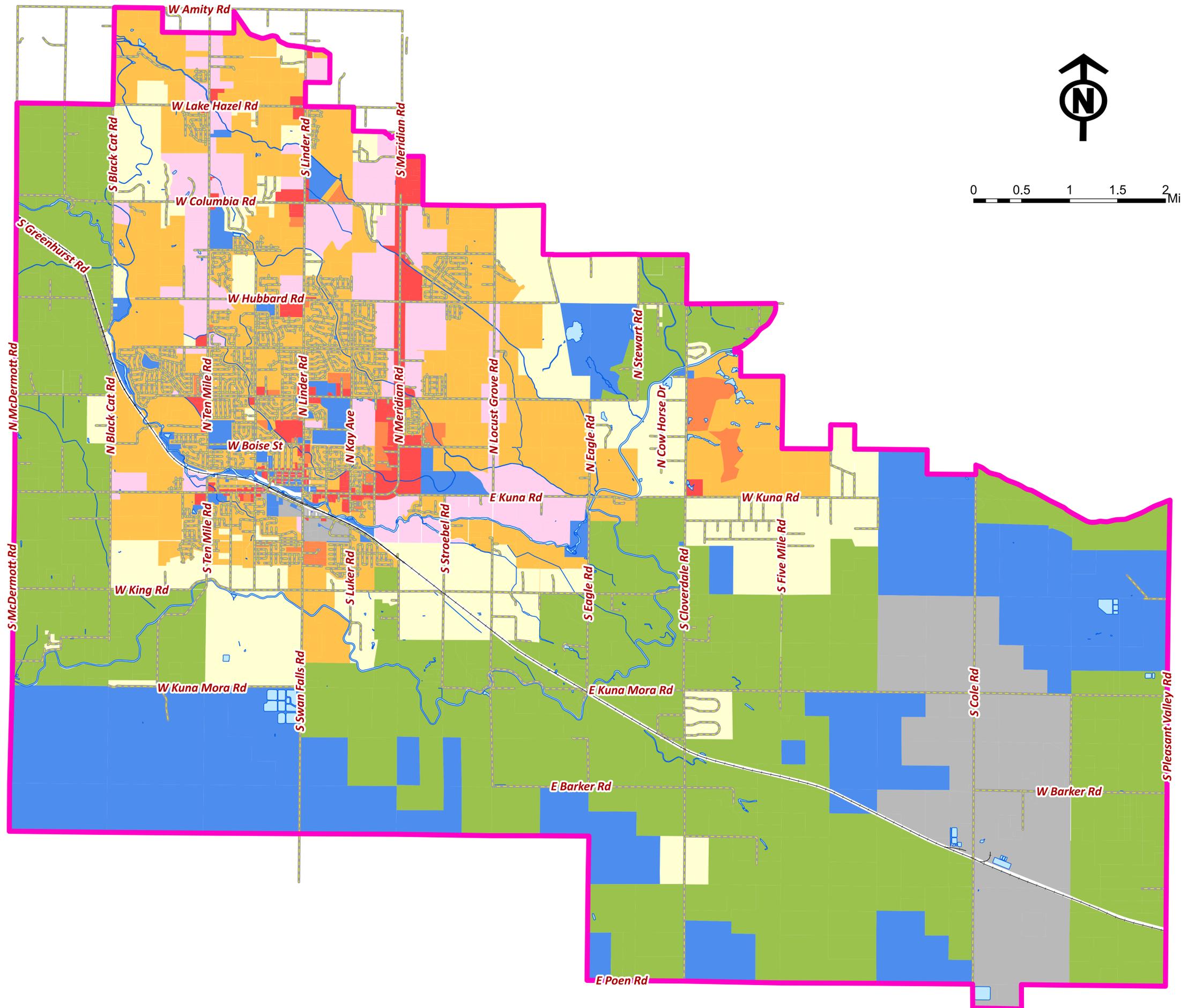
Legend

- Area of City Impact
- Union Pacific Railroad
- Roads
- Waterway

Future Land Use Designations

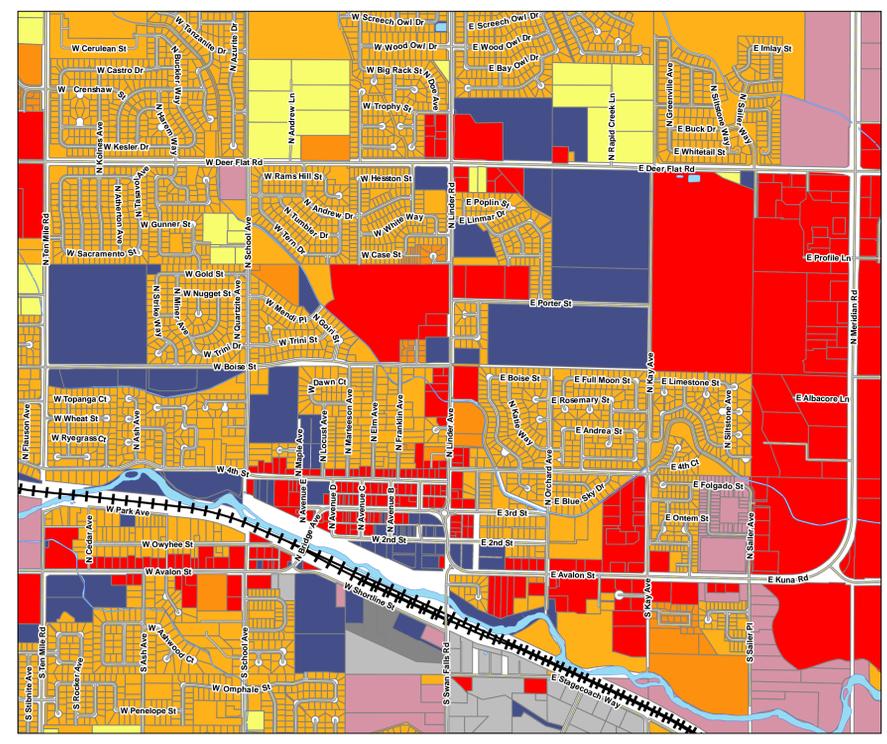
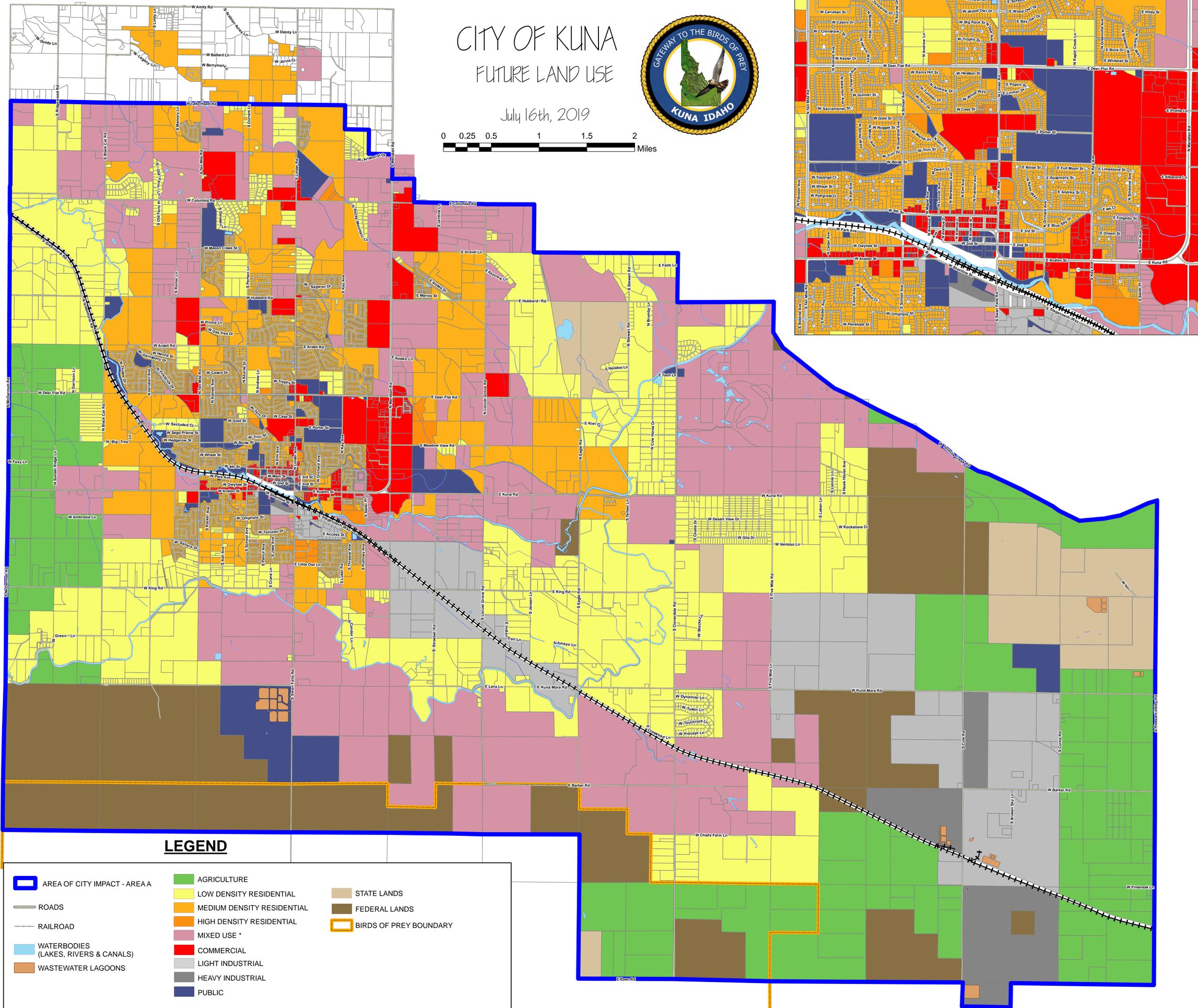
Designation

- Agriculture
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed-Use
- Industrial
- Public



CITY OF KUNA FUTURE LAND USE

July 16th, 2019



LEGEND

- AREA OF CITY IMPACT - AREA A
- ROADS
- RAILROAD
- WATERBODIES (LAKES, RIVERS & CANALS)
- WASTEWATER LAGOONS
- AGRICULTURE
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MIXED USE *
- COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PUBLIC
- STATE LANDS
- FEDERAL LANDS
- BIRDS OF PREY BOUNDARY

* SEE COMPREHENSIVE PLAN TEXT FOR MORE DETAIL.

Doug Hanson

From: Doug Hanson
Sent: Monday, February 14, 2022 4:59 PM
To: 'Ada County Engineer'; 'Ada County Highway District'; 'Adam Ingram'; 'Beky Rone (Kuna USPS Addressing)'; Bobby Withrow; 'Boise Project Board of Control'; 'Brady Barroso'; 'Brent Moore (Ada County)'; 'Cable One TV'; Catherine Feistner; 'Central District Health Department '; 'Chief Fratusco'; 'COMPASS'; 'David Reinhart'; 'DEQ'; 'Eric Adolfsen'; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; 'ITD'; 'J&M Sanitation'; Jace Hellman; 'Krystal Hinkle'; 'Leon Letson (Ada County)'; 'Marc Boyer (Kuna Postmaster)'; 'Megan Leatherman'; 'Mike Borzick'; 'Nampa Meridian Irrigation District '; 'New York Irrigation'; 'Paris Dickerson'; Paul Stevens; 'Robbie Reno'; 'Sarah Arjona ITD'; 'Scott Arellano (KRFD)'; 'Stacey Yarrington (Ada County)'; 'TJ Lawrence (Interim KRFD Chief)'; 'Marci Horner (Meridian School District)'; 'Joe Bongiorno'; 'ross@whitneyfiredistrict.org'
Subject: City of Kuna Comprehensive Plan Map Amendment and ACI Boundary Reduction Request for Comment
Attachments: City of Kuna Comp Plan Map Amendment and ACI Boundary Reduction Agency Transmittal Packet.pdf

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

Case Name:	City of Kuna Comprehensive Plan Map Amendment and Area of City Impact (ACI) Boundary Reduction
Project Description	The City of Kuna is proposing to amend its Comprehensive Plan Future Land Use Map, approved in July of 2019. Proposed changes include: a significant increase in lands designated Agriculture, to preserve open spaces and rural character outside of the City's core; provide Commercial frontages along the main entryway corridors; and adapting future land uses to ensure unnecessary hardship will not be placed on public infrastructure. Additionally, the City of Kuna is proposing a reduction to its ACI Boundary.
Site Location	See attached maps and legal description
Applicant	City of Kuna – Planning and Zoning Department
Tentative Public Hearing Date	Tuesday, March 22, 2022 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Doug Hanson dhanson@kunaid.gov Phone: 208.287.1771 Fax: 208.922.5989

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

Best,

Doug Hanson
Planner II
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771





ADA COUNTY DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300
<https://adacounty.id.gov/developmentservices>

PHONE (208) 287-7900
 FAX (208) 287-7909

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

March 4, 2022

Doug Hanson
 Kuna City Planning Department
 PO Box 13
 Kuna, ID 83634

RE: City of Kuna Comprehensive Plan Future Land Use Map Amendment and Area of City Impact Boundary Reduction

Doug,

The City of Kuna has requested feedback regarding the proposed Comprehensive Plan Future Land Use Map Amendment and a reduction of its northeastern Area of City Impact Boundary. Ada County supports the reduction of the proposed Area of City Impact boundary, as this is the boundary that the City of Kuna has identified it can provide public infrastructure to serve.

Ada County is also supportive of the proposed changes to the City of Kuna's Future Land Use Map. As you are aware, Ada County has not adopted Kuna's most recent Comprehensive Plan (2019) and is currently utilizing the Ada County Land Use Map for Kuna's Area of City Impact 'B'. The proposed significant increase in lands designated as Agriculture are more in-line with Ada County's Future Land Use Map. The designation of Commercial uses along the main entry corridors is also supported by Ada County, as the higher traffic trips generated through commercial uses typically minimizes additional traffic through lesser classified streets in denser residential areas. Ada County looks forward to working with city staff in the renegotiation and adoption of Kuna's Comprehensive Plan.

Thank you for this opportunity to provide feedback.

Sincerely,

Stacey Yarrington

Stacey Yarrington
 Community & Regional Planner
 Ada County Development Services



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

MEMO

Date: September 14, 2022
From: Morgan Treasure, Economic Development Director
To: Kuna Planning and Zoning Commission
RE: Comprehensive Plan Amendment

Planning and Zoning Commissioners,

Before you are proposed changes to the City of Kuna Comprehensive Plan Map that expands the industrial designation to better reflect the current development pattern and the future expansion of industrial and manufacturing uses in the south eastern region of the area of city impact.

Since the annexation of the ~1500 acres in the East Kuna industrial area last year and the announcement of the Meta and Trimjoist facilities in that area, the City has seen increased interest in expanding the area to bring in more acreage for industrial users. The proposed adjustments to the Future Land Use Map would facilitate these requests and allow the City of Kuna to be more competitive when competing for business attraction projects, allowing for more options for both heavy and light industrial users. Based on the current design, which calls for the water and waste-water facilities to be centralized on the west side of Curtis, between Kuna Mora Road and the Union Pacific rail line (see Proposed Project Map from the East Kuna Urban Renewal District planning process), connecting to infrastructure along the north-south corridor of Curtis Road seems feasible and expanding the industrial designation to south and the east will allow for the City to maximize the potential of the infrastructure that is already being constructed.

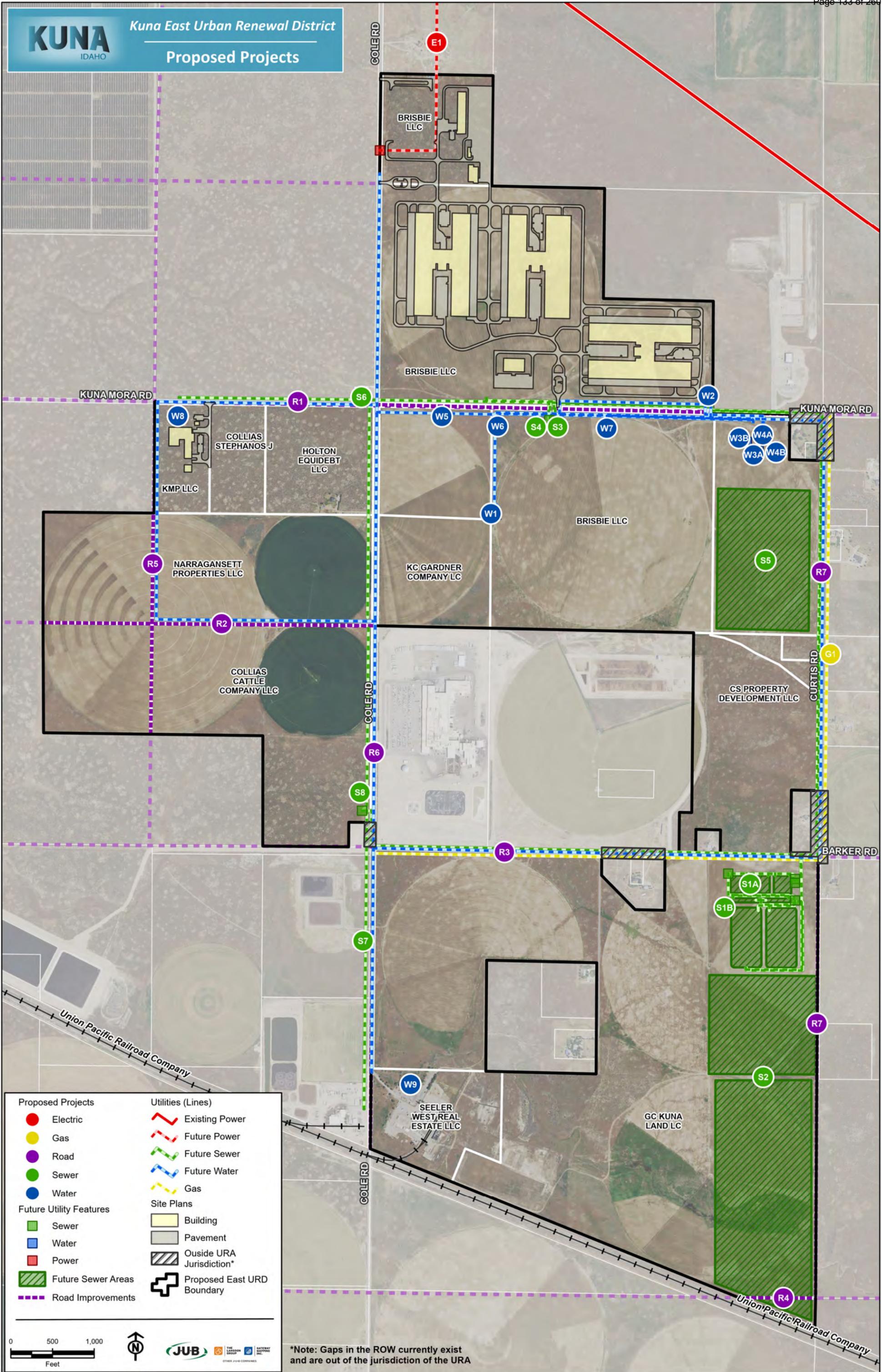
Thank you for your consideration,

Morgan Treasure
Economic Development Director
mtreasure@kunaid.gov
208-559-5926

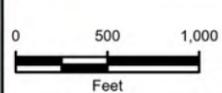


Kuna East Urban Renewal District

Proposed Projects



Proposed Projects		Utilities (Lines)	
●	Electric		Existing Power
●	Gas		Future Power
●	Road		Future Sewer
●	Sewer		Future Water
●	Water		Gas
Future Utility Features		Site Plans	
	Sewer		Building
	Water		Pavement
	Power		Outside URA Jurisdiction*
	Future Sewer Areas		Proposed East URD Boundary
	Road Improvements		



*Note: Gaps in the ROW currently exist and are out of the jurisdiction of the URA

YOU'RE INVITED TO AN OPEN HOUSE

December 8, 2021 at 4:00 to 6:00 PM in City Hall
Council Chambers located at 751 W 4th Street



The Future Land Use Map (FLUM) is intended to carry out the goals of the Comprehensive Plan by designating land uses that will enhance the city by shaping and managing both the built and undeveloped environment, preserving existing land uses and implementing a strong community design that will meet the demands of the citizens, public infrastructure and services.

The City of Kuna's FLUM, approved in July 2019, will be updated to meet the aforementioned goals. Changes include: a significant increase in lands designated Agriculture, to preserve open spaces and rural character outside of the city's core; providing Commercial frontages along the main entry corridors to the city; and adapting future land uses to ensure unnecessary hardship will not be placed on public infrastructure.

Visit the Planning & Zoning Public Outreach page at www.kunacity.id.gov to view the proposed changes!

December 8, 2021 Open House Sign-in-Sheet

Comment Sheet No.	Name
1	Larry Arave
2	Kari Arave
3	Alice Lichlyter
4	Rachel Lindstrom
5	Greg Lindstrom
6	Billy Edwards
7	Martha Drake
8	Jason Miller
9	Alex Coronado
10	Helsea Odan (?)
11	Don Kolodziejczak
12	John Laraway
13	Chris Bruce
14	Stacy Yarrington (ACHD)
15	George & Sharon Pollick
16	Bill & Sandy Dry
17	Rick Pleskan (sp?)
18	Joe Hibbard

19	Deb Wiscombe
20	Ken Wiscombe
21	Mike Williams-Black
22	Lyle Dennison-Swisse
23	Kyle Prewett
24	Dennis & Tracy Vander Stelt
25	Karen & Jack Culver
26	Bob & Marsha Hood
27	Marie & Mark O'Leary
28	Tom Ogle
29	Susan Wasserman
30	Bruce Wasserman
31	Carol Deutsche
32	Richard Deutsche
33	Steve & Pat Hessing
34	Robbie Reno
35	Liisa Itkonen
36	David Gronbeck, KG Global
37	Penelope Constantakies
38	Brandon Young
39	Heidi Black

40	Rikma Weaver
41	Robin Douglas
42	Tucker Johnson
43	Patty Hamm
44	Cathy Cabor (?)
45	Teresa Halderson
46	Merlene Henry
47	Dave Yorgason
48	Cindy Giesen - Via Email
49	Gary Pruitt - Via Email
50	Sherry Huber - In Person on Following Day
51	Becky J Miller - Via Email
52	Henry Vander Stelt - Via Phone



COMMENTS



LIKES

Billy

A. _____

Why? _____

Bubble on Lugarno
North wrong color

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

Billy Edwards - Select Development

Comment Card No. 40

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____

DISLIKES

A. _____

Why? _____

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____



COMMENTS



LIKES

A. Future open space / green belt plans Meridian Rd / Kuna Rd

Why? Excited to hear about the ~~new~~ concepts being proposed by the developer for additional ~~the~~ riverfront trails and parks

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

Jason miller

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____

DISLIKES

A. _____

Why? _____

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____



COMMENTS



LIKES

12B

A. LINDER & HUBBARD

Why? I DON'T BELIEVE WE SHOULD MAKE THIS 30 ACRES ALL MIXED USE, IT INVITES THE WRONG TYPE OF GROWTH, I.E. TOWNHOUSE APARTMENT.

B. GOOD STAFF PRESENTATION.

Why? EXPLAINED MANY CONCEPTS OF PLANNING PROCESS. GOOD INTERACTION. KUDA'S TO STAFF

12C

C. TOO MUCH ATOMIC MIXED USE

Why? I BELIEVE WE SHOULD NOT AUTOMATICALLY CREATE MIXED USE. MAKE IT WHAT COUNTY HAS IT, THEN CHANGE IT DURING DEDICATION

D. _____

Why? _____

E. _____

Why? _____

John Laraway

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____

DISLIKES

A. _____

Why? _____

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____



COMMENTS



LIKES

A. _____

Why? _____

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

Mike Williams-Black

Comment Card No. 21

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____

DISLIKES

A. Changed from mixed use to medium density

Why? We purchased the property because it was mixed use. We intended to build apartments or possibly a storage facility. property is less than 1 mile from the largest commercial center in Kuna.

B. No irrigation water available

Why? _____

c. Should be industrial or light industrial

Why? No ditch water, All ag land would have to have wells to irrigate with groundwater

D. Too much medium density.

Why? There was too much mixed use but now I think you are over correcting. Should be a balance on all main roads

E. _____

Why? _____

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____



COMMENTS



LIKES

A. _____

Why? _____

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

Lyle Dennison-Swisse - Toll Brothers

Comment Card No. 22

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____

DISLIKES

A. ASTER GROUP

Why? SEE ATTACHED LETTER

B. WANNER-BUCKNER MU

Why? SEE ATTACHED LETTER

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____

Toll Brothers

AMERICA'S LUXURY HOME BUILDER®

RE: Kuna Future Land Use Map Amendments

Dear Mayor, City Council, Planning & Zoning Commission and Planning Staff:

Toll Brothers provides this comment letter as part of the City's request for input on the draft amendment to the Kuna Future Land Use Map ("FLUM").

We would like to thank the City of Kuna for soliciting comment and working with the development community and public on the FLUM update. Toll Brothers has enjoyed working with the City on our successful residential project in Kuna including, Sterling Ranch and Timbermist. The City has also been a great partner on our recently approved Paloma projects, which are moving forward as planned. We look forward to continuing to work collaboratively with Kuna on future development projects.

Toll Brothers is actively planning several projects in Kuna; two low density residential projects, Aster Grove and Denali North, and one mixed use project. We plan to file development applications for these projects in the near future. As detailed below, we request two revisions to the draft FLUM to support two of our upcoming Kuna projects.

22A 1. Aster Grove.

Aster Grove is planned as a residential community with a density near 3 units per acre located on 37 acres at 610 West Columbia Road (Parcel No. S1301438810). The current FLUM and the draft FLUM both designate the property as Mixed Use. **Toll Brothers requests the City designate the property as Medium-Density Residential ("MDR") on the updated FLUM.** A MDR designation is more appropriate because:

- This land is more suited for MDR with the new Swan Falls High School and the Springhill Subdivision just to the west. MDR development will be the most compatible with the surroundings and will provide desirable homes near the school.
- The MDR designation will allow Toll Brothers to go forward with Aster Grove and extend the Mason Creek sewer trunk line and provide the City with a regional well site. Both are needed City infrastructure projects.
- The property is adjacent to land designated MDR and High Density Residential, which makes MDR a more appropriate fit for this Property.
- The location of the Aster Grove property cannot support a mixed use development concept because it has limited frontage on Columbia Road and the bulk of the property is set away from Columbia. Also, there is already a significant amount of land designated as Mixed Use and Commercial in the corridor to provide a mix of uses in the immediate area.

22B 2. Wanner-Buckner Mixed-Use Project

The Wagner-Buckner project is a mixed use project located on 35 acres at 700 N. Meridian Road (Parcel No. S1419325400). Toll Brothers has plans to develop this site as a mixed-use community with approximately 10 acres of commercial fronting on Meridian Road and the remainder of the property as a medium-density residential community. The current FLUM and the draft FLUM both designate the property as Commercial. **We request this parcel be designated as Mixed-Use ("MU") on the updated FLUM.** The MU designation is more appropriate because:

- It will allow for commercial development on the property's busy Meridian Road frontage and a residential neighborhood immediately to the east to support commercial development.
- The MU designation also supports Objectives 3.2.A and Goal 4.A of Envision Kuna by creating a distinctive mixed use entryway corridor into the City.
- The residential neighborhood component of the project will abut a planned City park to the west, which will provide an appealing transition between the commercial development on Meridian Road and the new City park (*see* Envision Kuna p. 40).
- The MU designation and the resulting mixed-use development will be compatible with the Ashton Estates project to the north and provide continuity on the Meridian Road corridor.

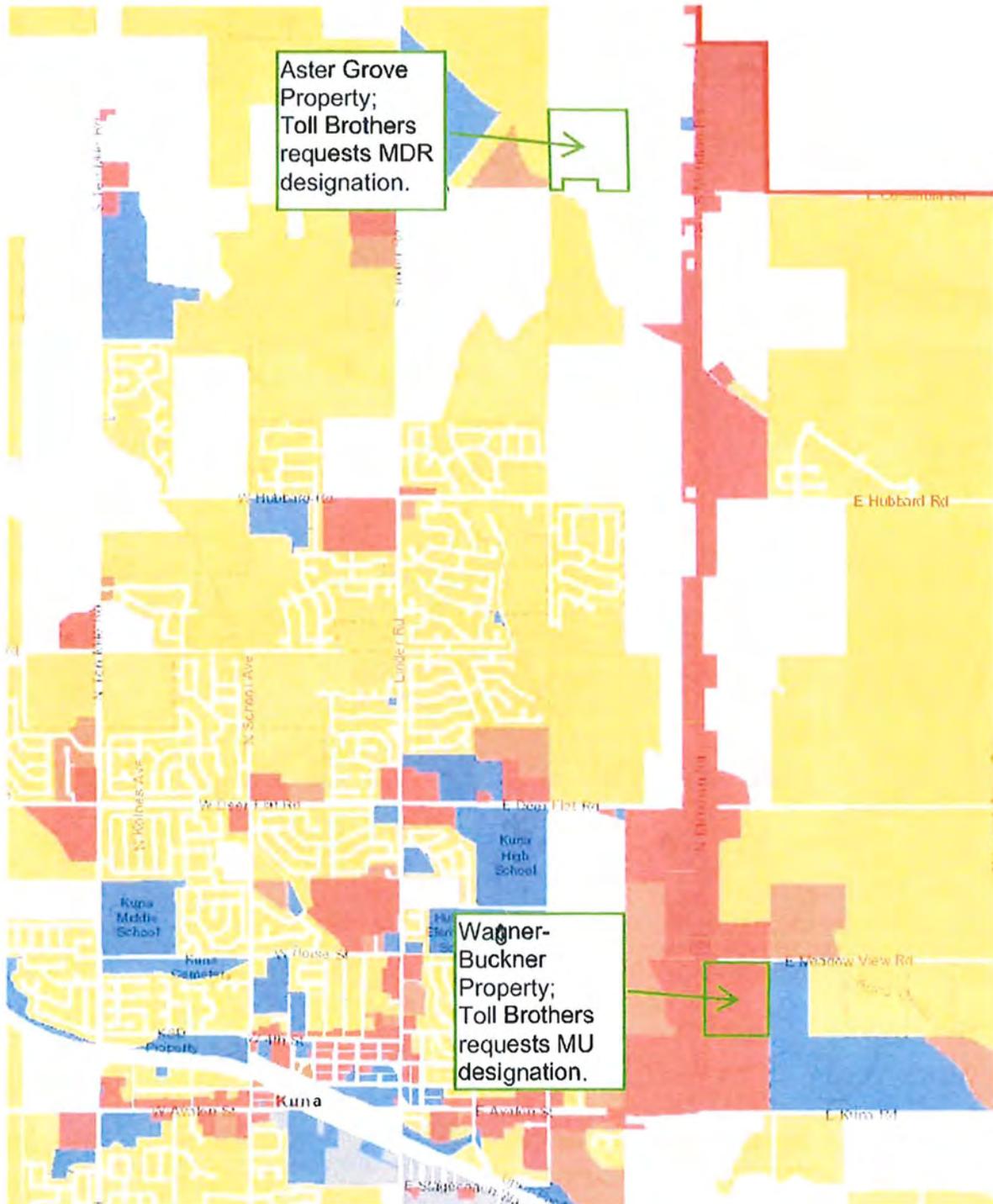
Thank you for your consideration of these comments. On the following page is a summary map of the revisions to the draft FLUM Toll Brothers is requesting. Please do not hesitate to reach out if you have any questions.

Sincerely,



Ryan Hammons,
Senior Vice President

Toll Brothers' Requested Revisions to the Draft FLUM





COMMENTS



LIKES

A. 24A ~

Why? For the foreseeable future that should work fine. Maybe later R4 would be better

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

Dennis & Tracy Vander Stelt

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____

DISLIKES

A. _____

Why? _____

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____



COMMENTS



LIKES

A. more Agriculture

Why? like it RURAL

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

Steve & Pat Hessing

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____

DISLIKES

A. too much traffic especially

Why? Lindee & Avalon

B. Need less high density &

Why? medium density

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____



COMMENTS



LIKES

A. _____

Why? _____

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

Heidi Black

Comment Card No. 39

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____

DISLIKES

A. Changes our property from mixed use to medium density
Why? We purchased the property thinking it would be zoned mixed use in the future. I believe changing it from mixed use to medium density will devalue our property.

B. _____
Why? _____

c. Show the zoning ~~At~~ Agriculture
Why? I think it should be zoned Industrial because its not good farm ground.

D. _____
Why? _____

E. _____
Why? _____

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____



COMMENTS



LIKES

A. _____

Why? _____

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

Rikma Weaver

Comment Card No. 40

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____

DISLIKES

A. Traffic & Pedestrian use

Why? Unsafe Intersection - Cavalon & Kay

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____



COMMENTS



LIKES

A. Reduction of mixed use OVERALL

Why? MORE AG & LOW DENSITY keeps
our traditional feel of KUNA

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

Robin Douglas

Comment Card No. 41

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____

DISLIKES

A. Loss of light industrial zoning

Why? Along the tracks is perfect for small manuf. factoring, assembly and small warehousing. Also, around Kingst Stobel is still close to town, helps our commercial businesses as well.

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

1-

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____



COMMENTS



LIKES

A. Expanding Greenbelt

Why? _____

B. Access at Strobel

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

Patty Hamm

Comment Card No. 43

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____

DISLIKES

A. _____

Why? _____

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____



COMMENTS



LIKES

A. Save that land near water

Why? _____

B. No signal - High Traffic "Keep that land"

Why? Land still there should be purchased by City turned into Nature Park on water before lost FOREVER

Extend Green Belt - Plus Nature Park

C. Deers are gone - Geese gone Quail gone

Why? _____

D. _____

Why? _____

E. _____

Why? _____

Cathy Cabor (?)

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____

DISLIKES

A. Emergency connection Stop Development

Why? Until Bridge is built

B. No Traffic Light, many issues there, Boy that

Why? Remaining Land and turn to Nature Park
Green belt is to be but Park Building there "Boy"
You can't get it back when its Built
The rest of the way -

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____



COMMENTS



LIKES

A. _____

Why? _____

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

Teresa Halderson

Comment Card No. 45

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____

DISLIKES

A. Commercial designation on 3 of 4 corners

Why? Increase traffic at already congested intersection

Very concerned about high intensity commercial near houses

on 1 acre lots. Intersection needs a round-about

B. _____

Why? Move commercial zoning to Meridian (Hwy 69)

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____



COMMENTS



LIKES

A. less commercial - allow mixed use

Why? to transition to commercial on Meridian Rd

B. Remove from area of impact

Why?

C. residential up to 3 du/A

Why? makes sense. Could ~~also~~ allow higher density along railroad

D. better use of corridor + not only parcel

Why? specific

E. Same as "D" - better use of corridor

Why?

Dave Yorgason

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____

DISLIKES

A. _____

Why? _____

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____

From: [Cindy Giesen](#)
To: [Jessica Reid](#)
Subject: Re: Proposed Comp Plan FLUM Amendment Feedback
Date: Tuesday, December 14, 2021 6:55:54 PM
Attachments: [image001.png](#)

From Cindy Giesen 1363 South Ash Avenue, Kuna Idaho
cmthewiz@yahoo.com 12/14/21

COMMENT CARD #48 (But sorry, I'm not able to break it down into a few lines on the comment card format before the deadline – and will be on the roadtrip again. This does include my Likes and Dislikes and Whys though)....

The following are my inputs and requests concerning the proposed 2021 FLUM updates to the Kuna City Comprehensive Plan (2019). If you are time limited in reading, my major inputs concerning the FLUM are numbered (1.- 4.). The lettered (a. b. etc.) comments below each input are why I believe this observation may be helpful or justified. Thank you for the opportunity to contribute ideas to Kuna's future planning.

1. I appreciate that much of the mixed-use zoning is being removed and restored back to Agricultural use. This will allow our infrastructure and services to catch up with current growth.

a. Why? I feel the mixed-use code has been abused, with applicants seeking higher residential densities, while dangling promises of some parcels for commercial development, jobs hopes, subdivision recreation facilities and useful open spaces. Sadly, these promises rarely comes to fruition or is frequently renegotiated after the home sections are built.

b. We (south of the tracks) all realize until a railroad overpass and better emergency services are provided, growth in the south should be slowed down. This change helps.

2. Much of the land south of W. King Road and west of Locus Grove is, appropriately, now zoned Low Density and AG zones. This is a good transition to BLM, Melba and Birds of Prey boundaries. The proposed densities will provides a nice transition from the higher land uses on the north side of W. King. HOWEVER, around 100 acres on the east side of Swan Falls Road and south of W King is being identified as Medium Density on the FLUM. I request that you allow only the Medium Density of R-4 or fewer homes on these parcels. Since one family owns most of this land, I think I understand why it wasn't coded Low density like the surrounding smaller parcels.

a. As defined in code, Medium Density can be 6-3 homes, but most subdivision applicants request the maximum 'Medium

Density" of R-6, which I feel is not appropriate south of King Road. I suspect that the applicants would have less opposition if the land owners/planners/developers requested R-4 or less in this area.

b. The 100 acre section of 'Medium Density' land has at least three large dairy farms and cattle feed lots nearby. Because I live close to this land, I know for a fact that the area can be unpleasant to our senses. The dairy farms have frequent unbearable smells and have recently acquired highly intense outside lights (not 'dark sky', as our codes require) to increase milk production and to speed up cow reproduction and growth. People who have a little extra land (R-4 or less) tend to add farm animals or gardens and can better contend with these negative dairy and agricultural farm issues.

3. I'm told you will be updating the Land Use Tables for each zone. PLEASE, pay extra attention to the Agriculture 'special uses' permitted and to the Industrial uses (M1,M2 area). As you know, potential land uses have greatly expanded in our digital, manufacturing and chemical age. PLEASE, also update our Kuna Zoning Codes to handle the impact of these uses unfamiliar uses in our area. Kuna has set aside limited land resources in the east for Industrial uses. We need projects that are compatible, safe, provide jobs and ones that provide the city, and local district, tax and income benefits. Please avoid uses that give away our potential City and local tax income.

a. For an example of why new land uses concern many residents, I am aware that a special use that was permitted in 2015 for a solar farm on agricultural land. This was surrounded by farms, housing and unincorporated Ada county citizens. There was much controversy and it seems that even six years later, their concerns about this type of utility/energy use, has not been addressed. The issues the community had with this application can be found archived on the Kuna website identified as: "Council Packet 09.29.2015 Appeal Hearing – Solar Farm" . They could have been resolved by not rushing the project, by finding solutions and by having relative and up to date zoning codes. We suspect more chemical and energy producing uses are coming to the south (M1,M2, 1000+ acres?). Even now, if you search in Kuna Codes for 'manufacturing' you will mostly find it refers to mobile homes and farming/animal uses. We need M1 and M2 related code sections that make it easier to determine how our land and people will be protected from issues the businesses might create (environment, water, living creatures etc.)

b. For my 'solar farm' example, the considerations noted in

this North Carolina article URL, best describes the question and issues I feel should be addressed in more specific, Industrial land use codes, well before accepting an application for that type of project (jobs,taxes,environment,health,cleanup..).
<https://craven.ces.ncsu.edu/considerations-for-transferring-agricultural-land-to-solar-panel-energy-production/>

4. People have been attracted to Kuna because of its semi-rural, smaller town, country feel. If we continue to approve maximum Medium and High Density housing (5 or more homes per acre) from Hubbard to Lake Hazel, and from Linder to Black Cat/Canyon County, we will lose that identity. In the process, will disenfranchise the existing unincorporated Ada County residents and Kuna will merge into one giant bedroom community, connected to the dense housing Meridian has allowed south of the 184. Much of the region I noted is still Agriculture and/or very low density housing. The land west of Ten Mile to beyond the Canyon County line (to Nampa) is mostly low density and agriculture. PLEASE, consider lower, transitional densities in this region of our Kuna impact zone (4 or less homes) to distinguish Kuna from the other cities nearby. Provide a minimal, but adequate (more?) commercial area to serve that mostly residential region.

- a. The lower transitional zoning will provide more opportunities for small farms, higher end large lot homes and small agricultural opportunities. It appears Nampa's FLUM transitions to low density uses towards the east, will be compatible with this approach.
- b. This will provide more types of housing types and lifestyle opportunities, which is part of Kuna's comprehensive plan. I suspect we have plenty of R-6 and higher density residential developments.
- c. This area could provide a medium to small neighborhood commercial area for the NW Kuna and SW Meridian families. It will reduce trip-ends to resources in nearby cities and it will result in more taxes dollars for Kuna, more regional jobs, less traffic and a unique well planned city, but may require a few more commercial zones, ideally on Ten Mile.

Thank you again and PLEASE help 'Keep Kuna Our Town' and a little bit country.

Cindy Giesen

On Thursday, December 9, 2021, 08:27:33 AM MST, Jessica Reid <jreid@kunaid.gov> wrote:

Good Morning Cindy,

I have attached the information we discussed regarding our proposed Future Land Use Map (FLUM) amendments. In the attachment is a Facts Sheet, a Comment Sheet & the current FLUM. I know you had stated you were planning on making comments directly on images of the map & that's totally fine, the Comment Sheet is more of a formality as it is numbered and correlates with my comment tracking record & I wanted to make sure you were assigned a number.

In regards to the map, the original FLUM was adopted in July 2019 with the Envision Kuna Comp Plan; the map within the attached packet was amended March 2020 – the only change is the March 2020 map reflects an adjustment to the City of Kuna ACI (Area of City Impact) which was negotiated with the City of Meridian & encompasses the properties north of Amity Road which were Annexed into City Limits. If you would like to compare the March 2020 map to the July 2019 map, please use this link <http://www.kunacity.id.gov/ImageRepository/Document?documentID=4405>.

I believe you already know how to reach the proposed FLUM map on the Planning & Zoning Public Outreach page, but for convenience, here is the direct link <https://www.arcgis.com/home/webmap/viewer.html?webmap=6032b1bf2aec42fa8a69269a3280e4b2&extent=-116.5492,43.4078,-116.1276,43.569>. I can also provide a PDF of this map if you would like, just let me know.

If you have any questions, please feel free to let me know. I will be reviewing the comments received the remainder of this week, as well as next week, so if you could have your comments back to me by Friday December 17th that would be great.

Our department & the City of Kuna appreciate your feedback!

Sincerely,

Jessica Reid

Planning Services Specialist

751 W 4th Street • Kuna, ID 83634

jreid@kunaid.gov • Ph: (208) 387-7731





FACTS SHEET



What is a Comprehensive Plan & why do we have one?

- Idaho Code §67-6508(i) of the Local Land Use Planning Act (LLUPA), requires cities to adopt and utilize a Comprehensive Plan for land use development within its jurisdiction.
- The Envision Kuna Comprehensive Plan is the official policy document that guides future development within Kuna City Limits, the Area of City Impact (ACI) and our planning area for a period of 20 years.
- It is used as the primary tool to ensure future decision-making reflects and implements the community’s vision for Kuna.
- Comprehensive Plan updates have occurred in 1993, 1997, 2000, 2003, 2008, 2015 and 2019; Appendices may be updated as necessary.

What is a Future Land Use Map (FLUM)?

- The FLUM is used to carry out the goals of the Comprehensive Plan by designating land uses that shape and manage both the built and undeveloped environment, preserves existing Agriculture lands, and implements a strong community design.
- The current FLUM was adopted with the Envision Kuna Comprehensive Plan in July 2019 and amended in March of 2020 to include the northern Area of City Impact expansion.

What changes are being proposed on the FLUM?

- Significant increase in lands designated as Agriculture in order to preserve open spaces and the rural character outside of the city’s core.
- Commercial/Mixed Use frontages along main entry corridors.
- Adapting future land uses to ensure unnecessary hardship is not placed on public infrastructure.

If adopted, the proposed changes to the FLUM will increase/decrease as follows:

FLUM Designation	2020*	2022*	Difference
Agriculture	7,762.10	19,303.50	+ 11,541.40
Commercial	1,239.60	736.00	- 503.30
Industrial	5,026.30	3,819.40	- 1,207.30
High Density Residential	187.80	329.60	+ 141.80
Medium Density Residential	6,104.00	8,436.20	+ 2,332.20
Low Density Residential	10,757.60	6,271.20	- 4,576.10
Mixed-Use	12,359.40	2,957.30	- 9,402.10
Public	11,018.70	10,485.80	- 532.90

*Total in acres.

If/when changes to a Comprehensive Plan are adopted, the Maps to be amended are: Future Land Use Map, Downtown Overlay Map, Entryway Corridor Overlay, Street Circulation, Parks and Recreation, Pathways Master Plan, Bedrock Depth, Cemetery District, Fire District, Hydrologic Groups, Irrigation Districts, Library District, Location Map, Natural Hazards, Points of Interest, Slope Averages, School Districts, Existing Service Area(s) – Irrigation; Potable Water; and Sewer.



COMMENTS



LIKES

A. _____

Why? _____

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____

DISLIKES

A. _____

Why? _____

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

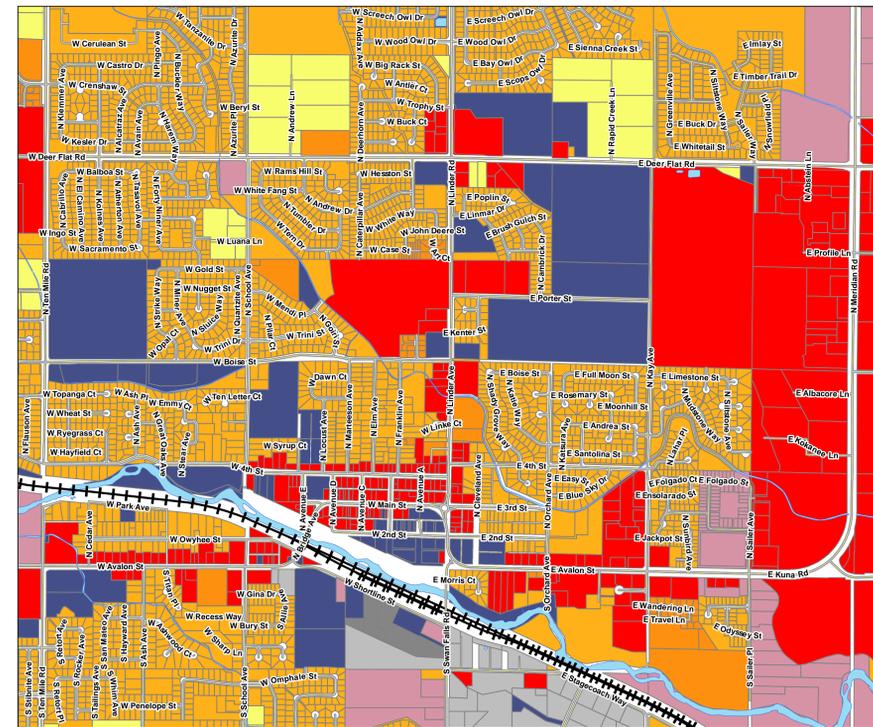
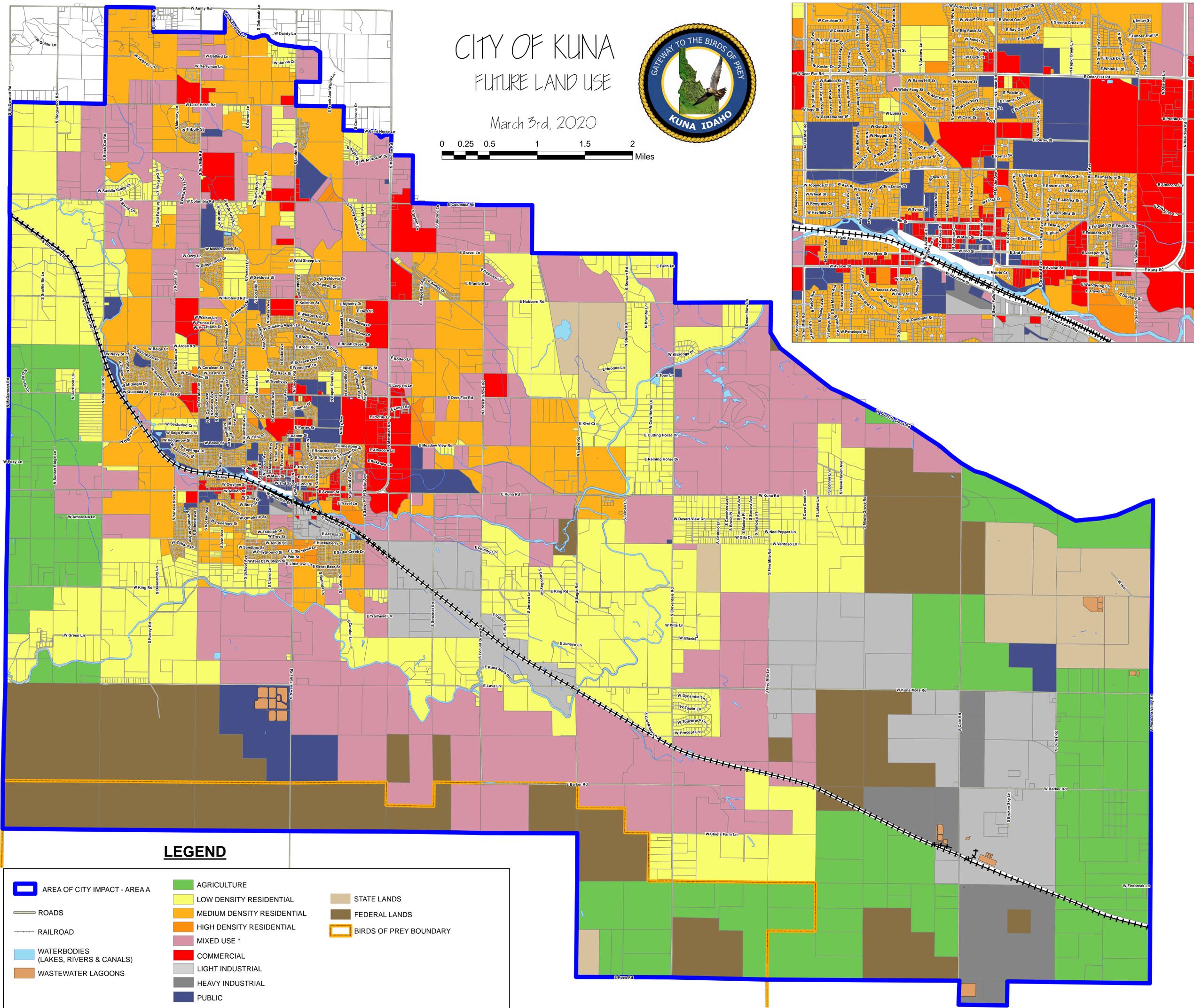
Why? _____

J. _____

Why? _____

CITY OF KUNA FUTURE LAND USE

March 3rd, 2020



LEGEND

- AREA OF CITY IMPACT - AREA A
- ROADS
- RAILROAD
- WATERBODIES (LAKES, RIVERS & CANALS)
- WASTEWATER LAGOONS
- AGRICULTURE
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MIXED USE *
- COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PUBLIC
- STATE LANDS
- FEDERAL LANDS
- BIRDS OF PREY BOUNDARY

* SEE COMPREHENSIVE PLAN TEXT FOR MORE DETAIL.



COMMENTS



Dis LIKES

A. NEC of N Locust Grove & E Deer Flat

Why? Requesting property be considered mixed use Commercial & Housing (Prefer low density to medium density) corner is the only full 40AC East of Knust Shore. Commercial would accommodate all the housing on the E. side of R.G. and some from West side R.G. Deer Flat will also

B. one day be continued to Cloverdale (ACTD already has some of the R/W). If you have any questions, please feel free to contact me at:

Sherry Huber - Sherryhuber1@gmail.com
208 - 888 - 4247

C. Please notify me when changes will come before Commission & Council.

Thank you

D. Also, it is my understand that our property at 2601 E Hubbard Rd (next to Hubbard Res) dog designation remains unchanged. If this is incorrect, please let me know.

E. _____

Why? _____

Sherry Huber

(missing more things to add Commercial)

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____

DISLIKES

A. _____

Why? _____

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____



COMMENTS



Dis LIKES

A. Vander Stelt Property

Why? Requests R-4 MDR to match ~~zone~~ property to East (Thornton).

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

Henry Vander Stelt

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____

DISLIKES

A. _____

Why? _____

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

F. _____

Why? _____

G. _____

Why? _____

H. _____

Why? _____

I. _____

Why? _____

J. _____

Why? _____

January 25, 2022

Dear Mayor, City Council Members, Planning and Zoning Commission and Planning Staff,

I provide this letter in response to the City's request for comment on the proposed changes to the Future Land Use Map (the "Proposed FLUM").

As you are aware, I have a long-standing relationship with the City of Kuna and, among other projects, have developed numerous neighborhoods in the City. I have also dedicated property for Association parks, schools, and pathways, and have built significant oversized infrastructure for the benefit of the City including multiple sewer lift stations, pressure irrigation lagoons and booster stations. I currently have several new projects pending that include additional school sites, a fire station/first responder site, qualifying open space and park sites, which I look forward to developing to our mutual satisfaction.

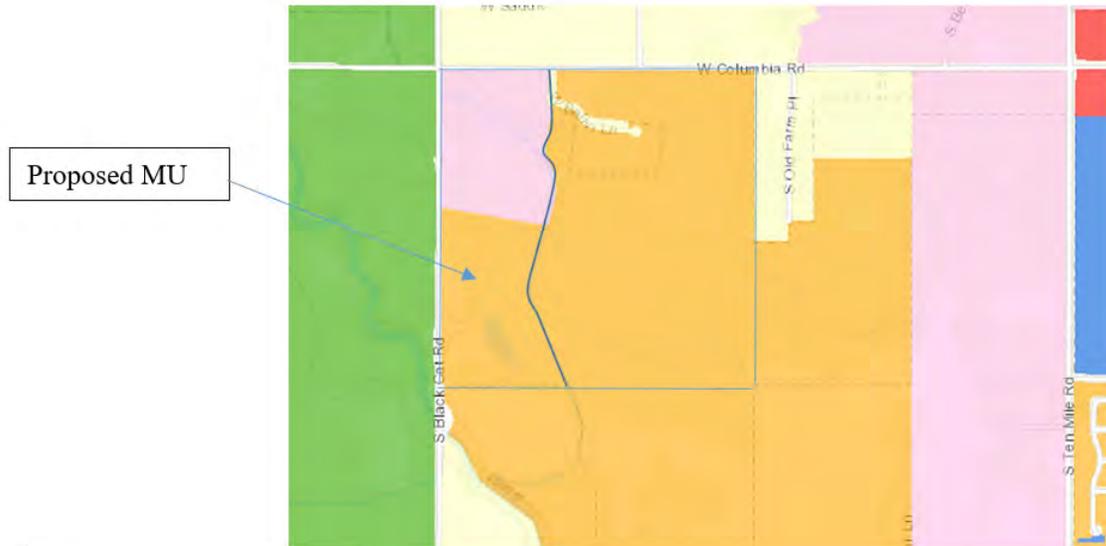
As set forth below, I am asking for revisions to the Proposed FLUM for two pending projects. I also write in support of changes to the Proposed FLUM for two other pending projects. I previously provided a letter requesting that portions of the Proposed FLUM for the DesertHawk West development be amended.

1. Gallica Heights.

Gallica Heights is a mixed-use community with proposed detached single-family homes, attached townhomes, and a commercial element. It located on the south-east corner of Columbia Road and Black Cat. The current FLUM designates the property as Mixed Use (MU). It is designated as MU and Medium Density Residential (MDR) on the Proposed FLUM. **We request that all property west of the Ridenbaugh canal be designated MU. We support the MDR designation on the remainder of the Property.** MU is more appropriate west of the canal because:

- It will allow for commercial development on the property's busy Columbia Road/Black Cat corner, with adjacent higher density townhomes.
- The Ridenbaugh canal bisects the property, creating two distinct parcels and land use areas.

- The MU designation supports *Envision Kuna* Objectives 3.C.2 and 3.D.1 by creating a neighborhood-serving commercial center surrounded by a variety of housing options.

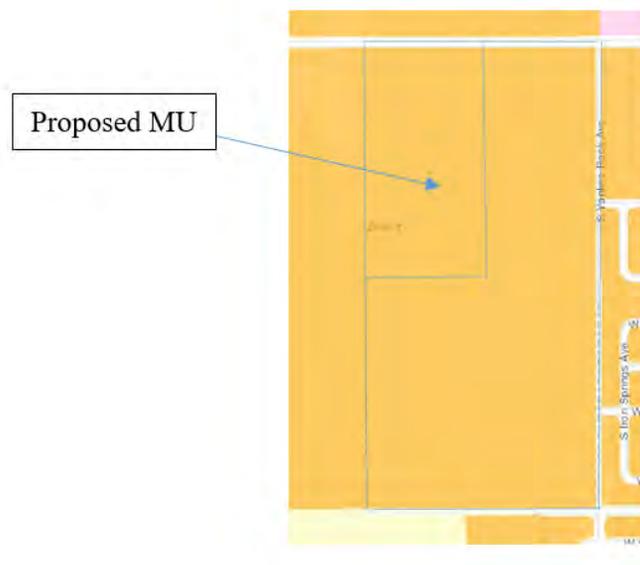


2. Madrone Village.

Madrone Village is located south of Kuna Road and just west of Ten Mile. It is currently designed MDR on the FLUM and remains MDR on the Proposed FLUM. The western boundary of this property will become a new mid-mile collector, Beadily Avenue. Fronting Kuna Road, we have set aside land to be donated to the City for a Fire Station, and land to be donated to the City as a City park/soccer field. We also propose a small commercial development on the north-west corner, with townhomes directly to the south. Due to these intended uses, **we request that the north-west quadrant of this property be designated MU.** The MU designation is appropriate because:

- Commercial development along Kuna Road helps preserve Kuna Road as a Commuter Entryway Corridor, in furtherance of *Envision Kuna* Objective 4.A.1.

- A mixture of detached and attached homes will be located in this quadrant, furthering the *Envision Kuna* Objectives 3.C.2 and 3.D.1 of creating a neighborhood mixed-use area with a variety of housing-types and a commercial component.



3. Bodahl Farms and Stiner.

The Bodahl Farms and Stiner developments are directly adjacent to each other. Bodahl is on the corner of Ten Mile and Hubbard, and Stiner is directly to the west. The Bodahl parcel is currently designated Commercial on the FLUM. It is designated MU on the Proposed FLUM. **We support this change to MU.**

Stiner is currently designated on MU on the FLUM. The Proposed FLUM designates this parcel MU and MDR. **We support this change to MU and MDR.**



Thank you for your consideration of these requests. I look forward to continuing to work with you as Kuna grows and develops.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Timothy W Eck', with a stylized flourish at the end.

Timothy W Eck

January 25, 2022

Dear Mayor, City Council Members, Planning and Zoning Commission and Planning Staff,

I am providing this letter as the Member/Manager of several legal entities that own parcels of land within the City of Kuna and the Kuna Area of Impact. I write this letter in response to the City's request for comment on the proposed changes to the Future Land Use Map ("FLUM").

As you are aware, I have a long-standing relationship with the City of Kuna and, among other projects, have developed the Crimson Point, Arbor Ridge, Deserthawk, Silver Trail, Springhill, Gran Prado, Caspian, Cazador, Madrone Heights neighborhoods. I have also dedicated property for Association parks, school, pathways, lift stations and pressure irrigation lagoons, and have built significant oversized infrastructure for the benefit of the City including multiple sewer lift stations, pressure irrigation lagoons and booster stations. I currently have several new projects pending that include additional school sites, a fire station/first responder site, qualifying open space and park sites, which I look forward to developing to our mutual satisfaction.

I write specifically to request a FLUM amendment for the proposed Deserthawk West subdivision. The Deserthawk West subdivision is approximately 28.48 acres of agriculture ground identified as parcel numbers R7321000850 (the "**West Parcel**") and R7321000916 (the "**East Parcel**") (collectively, the "**Property**"). The West Parcel is currently zoned RUT within Ada County, is in the Kuna Area of Impact, and is designated Low-Density Residential ("LDR") on the FLUM. The East Parcel is currently zoned R-6 within Kuna and is designated Medium-Density ("MDR") residential on the FLUM. ***I request that you designate the West Parcel as MDR on the updated FLUM*** for the reasons set forth below.

Property location:



Proposed FLUM:



MDR is a more appropriate designation for the West Parcel because an MDR designation matches the designation of the East Parcel, that of the sister developments, Deserthawk Subdivision Nos. 1 and 2 (further to the east), and the undeveloped property to the north. This change permits the West Parcel to seamlessly integrate into the East Parcel and the existing Deserthawk Subdivisions, which were conceptualized as one larger development. Stub streets were incorporated into the Deserthawk Subdivision Nos. 1 and 2 to provide future connections to the Property and open space overlaps between the Property and the existing Deserthawk subdivisions.

Given the high demand for housing in the Treasure Valley at this time, this proposed FLUM amendment will alleviate some of this demand by allowing a Medium-Density neighborhood in this desirable area in Kuna.

Thank you for your consideration of these comments.

Sincerely,

Timothy W Eck

Toll Brothers

AMERICA'S LUXURY HOME BUILDER®

RE: Kuna Future Land Use Map Amendments

Dear Mayor, City Council, Planning & Zoning Commission and Planning Staff:

Toll Brothers provides this comment letter as part of the City's request for input on the draft amendment to the Kuna Future Land Use Map ("FLUM").

We would like to thank the City of Kuna for soliciting comment and working with the development community and public on the FLUM update. Toll Brothers has enjoyed working with the City on our successful residential project in Kuna including, Sterling Ranch and Timbermist. The City has also been a great partner on our recently approved Paloma projects, which are moving forward as planned. We look forward to continuing to work collaboratively with Kuna on future development projects.

Toll Brothers is actively planning several projects in Kuna; two low density residential projects, Aster Grove and Denali North, and one mixed use project. We plan to file development applications for these projects in the near future. As detailed below, we request two revisions to the draft FLUM to support two of our upcoming Kuna projects.

1. Aster Grove.

Aster Grove is planned as a residential community with a density near 3 units per acre located on 37 acres at 610 West Columbia Road (Parcel No. S1301438810). The current FLUM and the draft FLUM both designate the property as Mixed Use. **Toll Brothers requests the City designate the property as Medium-Density Residential ("MDR") on the updated FLUM.** A MDR designation is more appropriate because:

- This land is more suited for MDR with the new Swan Falls High School and the Springhill Subdivision just to the west. MDR development will be the most compatible with the surroundings and will provide desirable homes near the school.
- The MDR designation will allow Toll Brothers to go forward with Aster Grove and extend the Mason Creek sewer trunk line and provide the City with a regional well site. Both are needed City infrastructure projects.
- The property is adjacent to land designated MDR and High Density Residential, which makes MDR a more appropriate fit for this Property.
- The location of the Aster Grove property cannot support a mixed use development concept because it has limited frontage on Columbia Road and the bulk of the property is set away from Columbia. Also, there is already a significant amount of land designated as Mixed Use and Commercial in the corridor to provide a mix of uses in the immediate area.

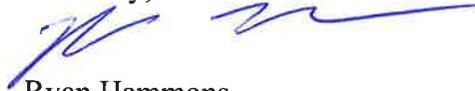
2. Wanner-Buckner Mixed-Use Project

The Wagner-Buckner project is a mixed use project located on 35 acres at 700 N. Meridian Road (Parcel No. S1419325400). Toll Brothers has plans to develop this site as a mixed-use community with approximately 10 acres of commercial fronting on Meridian Road and the remainder of the property as a medium-density residential community. The current FLUM and the draft FLUM both designate the property as Commercial. **We request this parcel be designated as Mixed-Use (“MU”) on the updated FLUM.** The MU designation is more appropriate because:

- It will allow for commercial development on the property’s busy Meridian Road frontage and a residential neighborhood immediately to the east to support commercial development.
- The MU designation also supports Objectives 3.2.A and Goal 4.A of Envision Kuna by creating a distinctive mixed use entryway corridor into the City.
- The residential neighborhood component of the project will abut a planned City park to the west, which will provide an appealing transition between the commercial development on Meridian Road and the new City park (*see* Envision Kuna p. 40).
- The MU designation and the resulting mixed-use development will be compatible with the Ashton Estates project to the north and provide continuity on the Meridian Road corridor.

Thank you for your consideration of these comments. On the following page is a summary map of the revisions to the draft FLUM Toll Brothers is requesting. Please do not hesitate to reach out if you have any questions.

Sincerely,



Ryan Hammons,
Senior Vice President



Vander Stelt Dairy
2777 Swan Falls Rd
Kuna , Idaho 83634

Kuna Planning & Zoning
751 W Street
Kuna , Idaho 83634

March 11, 2022

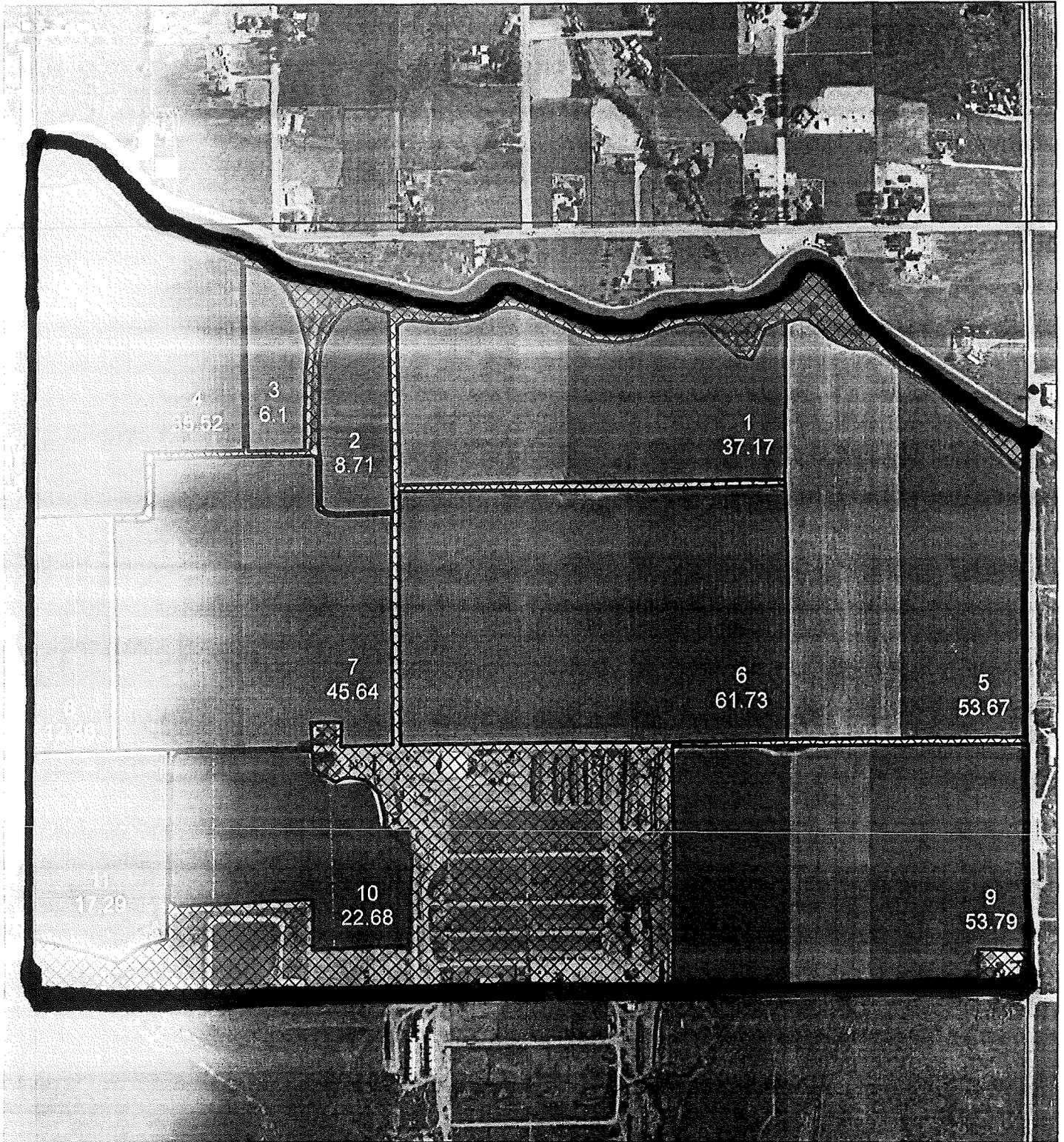
To the Planning Commission:

Vander Stelt dairy after reviewing the proposed Comprehensive Plan Future Land Use Map (FLUM) update being presented to Planning & Zoning March 22, 2022 for approval , would with this letter humbly request the Kuna Planning Commission consider changing the proposed zoning designation of our property on approximately 440 acres of the 570 total , from Low Density Residential to Medium Density Residential.

History:

Vander Stelt Dairy has operated at its present location 2777 Swan Falls Rd , one and a half miles south of Kuna since 1978. Vander Stelt Dairy is a general partnership consisting of two partners Dennis and Henry Vander Stelt. The property is made up of 570 continuous acres and is bordered in between Kuna Mora Canal to the North, Kuna Mora Road to the South and Swan Falls Road to the east. The property contains a Dairy and 355 acres of irrigated farm ground.

At the request of the City of Kuna in June of 2006 all 570 acres were incorporated into the city to facilitate a land bridge by which means the city sewer lagoons could be brought into the city as well. At the time of this agreement their was a mutual understanding and assumption (although not written) that eventually when the Dairy had run its course their would be given consideration of improved zoning to improve salability of said property .



United States Department of Agriculture
Farm Service Agency

October 20, 2011

Farm: 4014
Tract: 1502

Ada County, ID

1:8,532



Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.





March 16, 2022

Kellie King
2665 W King Rd
Kuna, ID 83634

City of Kuna
751 W 4th St
Kuna, ID 83634

RE: Proposed Future Land Use Map revision

Dear Planning and Zoning Commissioners:

This is in regard to the proposed change in the Future Land Use Map.

I am the owner of 65 acres at 2665 W King Road. The property is on the south side of King Road. It is my understanding that the proposed Future Land Use Map would change the intended future use of my land from Low-Density to Agricultural.

This is not prime agricultural ground. Depth of bedrock is shallow 20"-40" (see attached). The soil survey of Ada County Area reported "Depth to rock and the hazard of erosion are the major limitations to agricultural" in this specific area.

This will request that the future designation for my property remain Low-Density. My husband and I purchased the property in 1999. It was our primary asset and our home until he suddenly passed away recently. (It is still my residence.) Now I am following up on the plan he initiated to sell our property of twenty-three years.

The Low-Density designation is a crucial part of our timing as we saw development come closer to our home.

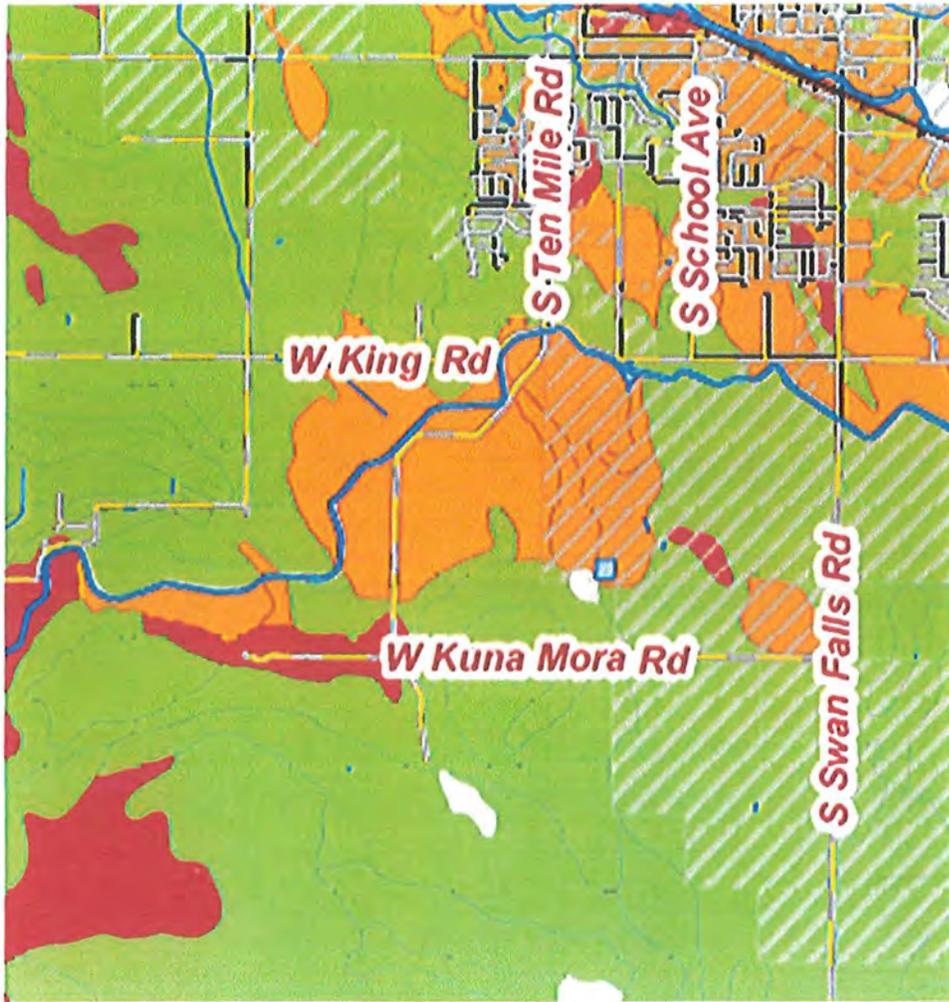
- Presently my property is just two parcels away from annexation.
- Properties directly across King Road from me are not having the designation changed from Low-Density to Agricultural.

To change the designation now will impact a serious financial loss to me.

I respectfully ask that the Low-Density designation not be changed.

Sincerely,

Kellie King





Mellin Properties Limited Partnership
10100 W Franklin Road
Boise, ID 83709
June 1, 2022

City of Kuna Mayor Joe Stear and City Council
751 W 4th Steet
Kuna, ID 83634

RE: Proposed Land Use Plan

Dear Mayor Joe Stear and City Council Members:

This letter/proposed action is in regards to my 33 acres off the northwest corner of Boise St and Linder Rd showing up in brown on the enclosed aerial photo and within one-third mile north of downtown Kuna. This letter augments my recent letter of March 30, 2022, also enclosed.

This property was brought into the city in 2008 through my request as a preliminary action for the donation of three acres for a Boys and Girls Club site as noted in the lower left corner of the also enclosed concept plan's property's layout shown from the city's recorded Development Agreement. That agreement somewhat in exchange for the donation designated the zoning for the majority of the property as **Central Business District**.

It is noted, that the property's proposed Future Land Use has been changed to Commercial in the current Future Land Use Map. That action took place without my knowledge and severely restricts my land use as originally proposed for one is restricted from living in a commercial zone, but may live above the first floor in a Central Business District.

Currently, I am quite interested in getting this property developed; however, I find that all potential buyers are very much uninterested in the property if it's use has to be all Commercial. As my previous letter suggests, the property is in a very good location for High Density Residential because of being within 0.6 miles of each school grade level, adjacent to a small park, and adjacent to a Boys and Girls Club site. All this will make a for a very good walkable community area for many people, a goal suggested in Envision Kuna.

In summary, with the above in mind to help this property soon transition, (1.) I request that this property's Proposed Future Land Use be allowed to be shown as a mix of High Density Residential and Central Business District similar to that shown on page 2 of the enclosed March 30 letter. This alternative is what the buyers want. (2.) If it is preferred that the entire property be shown as a single designation, then it is requested that it all be designated as High Density Residential, which can have commercial uses (closer to Linder Road) through a Planned Unit Development. (3.) Otherwise again I ask for it all to be designated as Central Business District as it generally was through my exercised agreement to donate land in 2008.

June 1, 2022

Therefore, I ask that the tract not be designated as Commercial in order to reestablish the interest of the well-financed buyers that could build a great project near downtown when the sewer trunk line issue is solved.

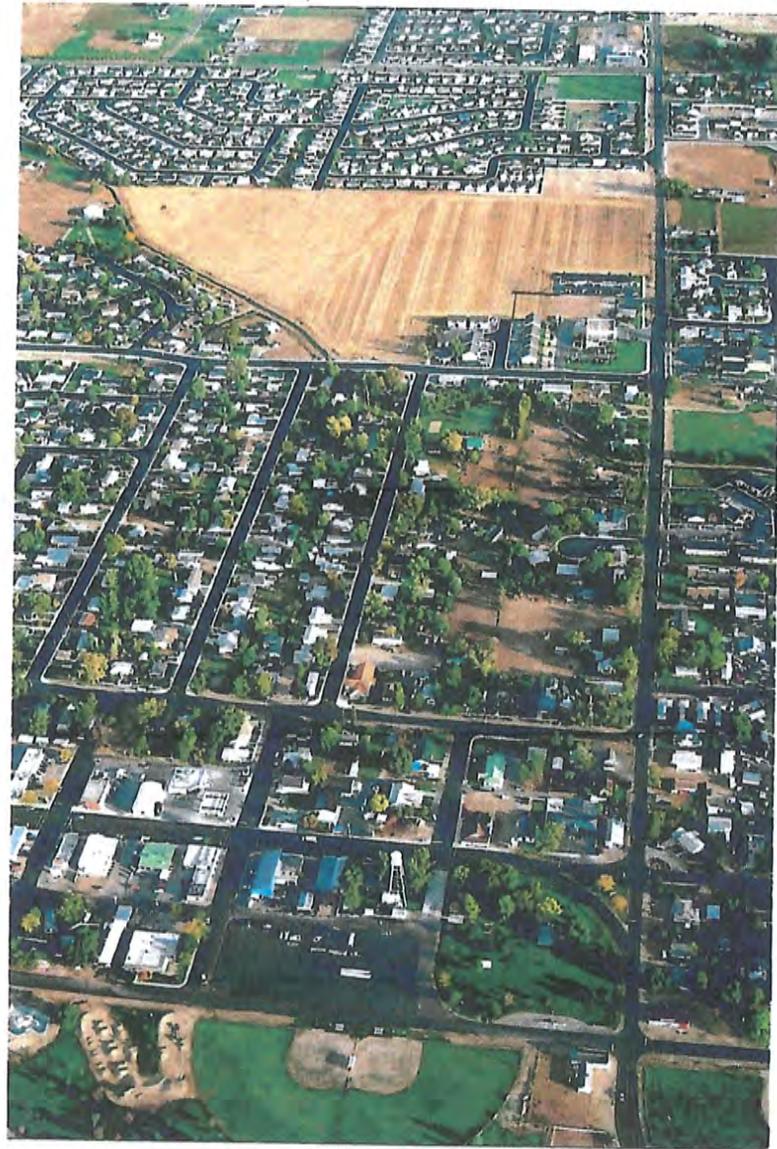
If more time would be beneficial for a decision, perhaps it would be best to delay a final action to a subsequent City Council meeting.

Sincerely,

A handwritten signature in black ink that reads "Ralph Mellin". The signature is written in a cursive style with a large initial "R".

Ralph Mellin, General Partner
Mellin Properties Limited Partnership

Enclosures: Aerial photo
March 30, 2022, letter
Development agreement concept plan exhibit



← Beer 71st Rd

← Mojin St

Linder Rd →

received
1 JUNE '22

Mellin Properties Limited Partnership
10100 W Franklin
Boise, ID 83709

March 30, 2022

TO: Doug Hanson, Planning & Zoning Director
751 W 4th Street
Kuna, ID 83634
dhanson@kunaid.gov

RE: Proposed Future Land Use Map

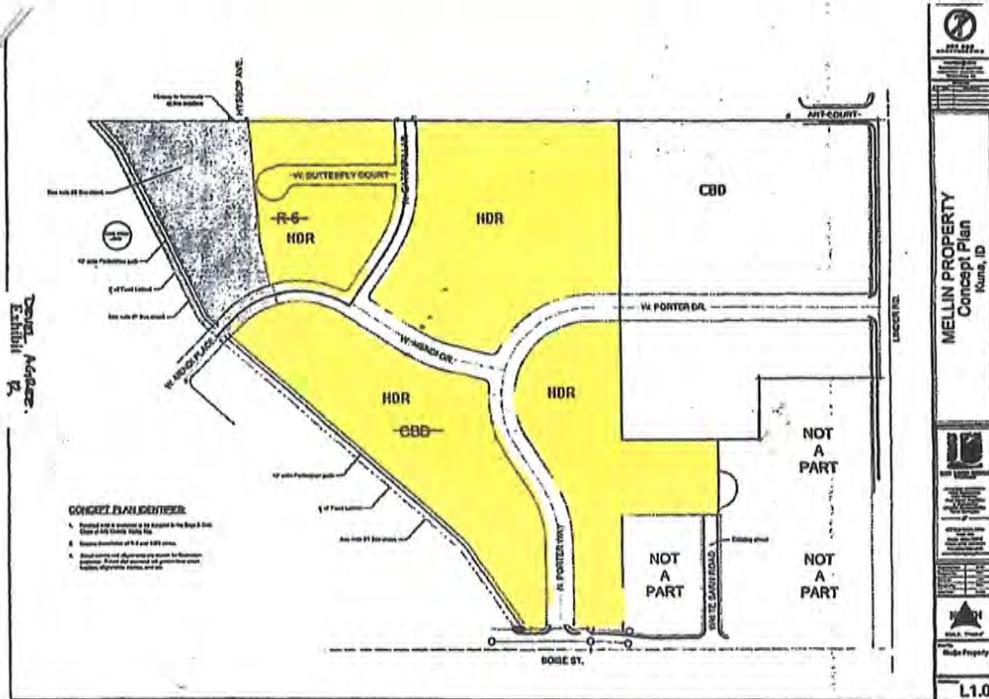
Dear Mayor, City Council Members, Planning and Zoning Commission and Planning Staff:

I provide this letter in response to the City's request for comment on the proposed changes to the Future Land Use Map ("Proposed FLUM").

I raised my family in Kuna, have been involved in Kuna for decades, and am excited to be part of this rapidly developing community. I own a large parcel of property directly north of downtown Kuna. I previously donated a portion of the property to benefit the Boys and Girls Club, and now intend to develop much-needed housing and commercial uses in this area. I look forward to partnering with the City as my development plans for this in-fill parcel move forward. Accordingly, I write today to ask that you revise the Proposed FLUM to allow for my planned development.

1. Location and Zoning

The parcel I intend to develop is located near the intersection of N. Linder and W. Boise Street. The current FLUM designates the property as Commercial, and it is designated Commercial on the Proposed FLUM as well. **We request that all property highlighted in yellow on the map below** (from Exhibit B of the Amended Development Agreement, recorded as Instrument #110026862), **adjacent to the Boys and Girls Club parcel, be designated high density residential. We support the CBD designation on the remainder of the Property.**



High Density Residential ("HDR") is more appropriate in the area highlighted because:

- It will provide a housing buffer between the nearby medium density subdivision and the commercial district;
- It will allow for more needed housing directly adjacent to commercial uses;
- It will provide for a walkable development overall, with commercial businesses adjacent to a natural consumer base;
- It is adjacent to the site of a future centrally located Boys and Girls Club structure with land now owned by the Kuna Youth Recreation Association;
- The HDR designation supports *Envision Kuna* Objective 1.A.1 by supporting housing and suitable density in and around downtown Kuna as part of a revitalization strategy; and
- The HDR designation supports *Envision Kuna* Objectives 3.C.2 and 3.D.1 by creating a neighborhood-serving commercial center surrounded by a variety of housing options.

To be clear, and to address a common misconception, an HDR designation would not necessitate or even lead to the development of tall multi-family buildings. HDR is simply the necessary designation to provide for more units per acre, which could be accomplished in a number of ways, including with a higher density mix of smaller homes or townhomes. HDR also allows for planned unit developments and corresponding mixed use.

For these reasons, I ask that a portion of my property be designated as HDR to allow for the development of higher density residential adjacent to a medium density zone, while the rest of the property remains Commercial. Thank you for your consideration of this request. I look forward to continuing to work with you as Kuna grows and develops.

Sincerely,

Ralph Mellin

Ralph Mellin
Mellin Properties, LP

PRELIMINARY



CONSTRUCTION

Copyright © 2008
 The Land Group
 462 East Grove Drive,
 Eagle, Idaho 83616
 Phone: 208.368.4444
 www.thelandgroup.com

MELLIN PROPERTY
 Concept Plan
 Kuna, ID

THE LAND GROUP

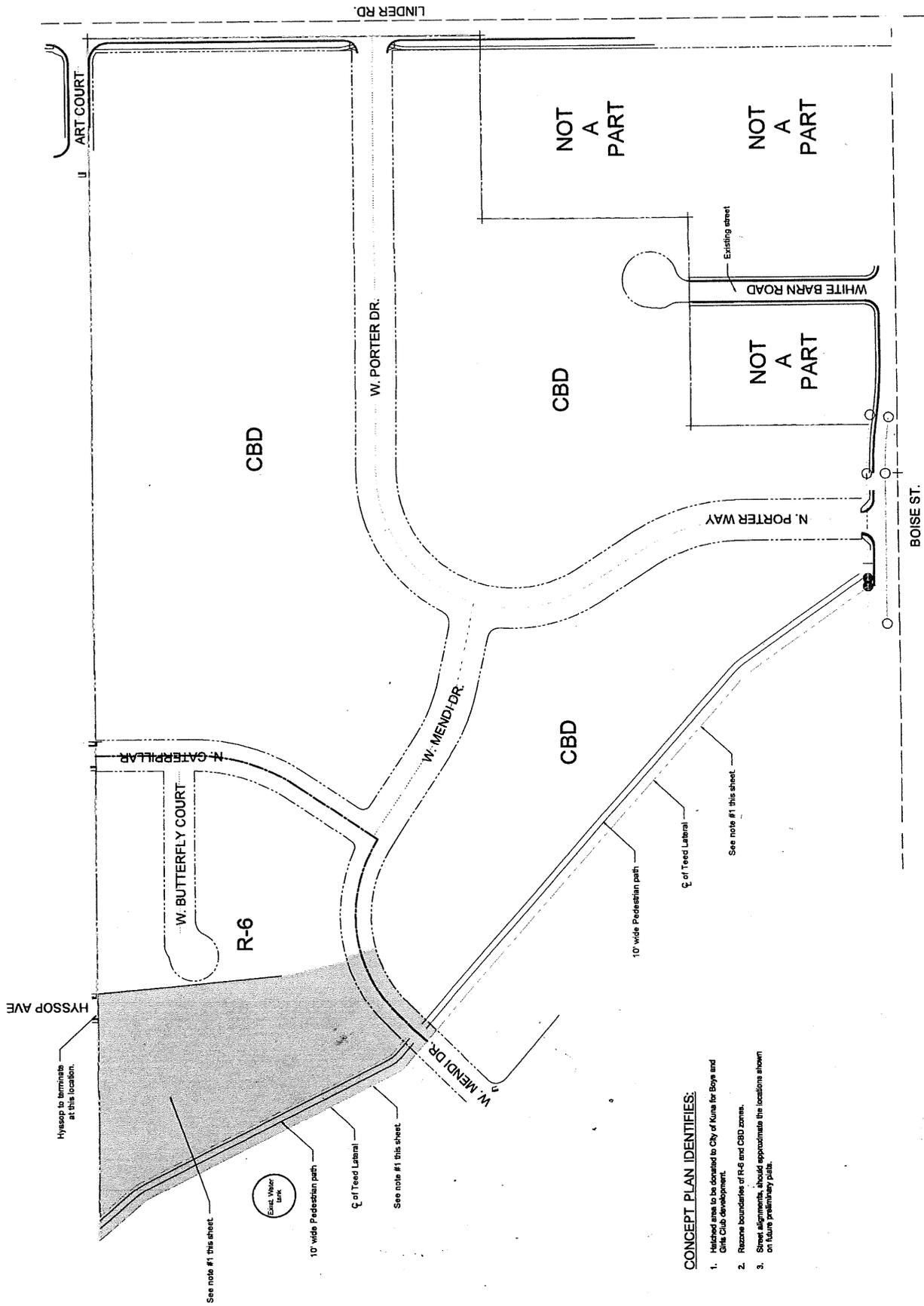
462 East Grove Drive,
 Eagle, Idaho 83616
 Phone: 208.368.4444
 www.thelandgroup.com

North

SCALE: 1"=60'-0"

Mellin Property

Sheet Number
 L1.0



- CONCEPT PLAN IDENTITIES:**
1. Hatched area to be donated to City of Kuna for Boys and Girls Club development.
 2. Reserve boundaries of R-6 and CBD zones.
 3. Street alignments should approximate the locations shown on future preliminary plans.



ADVERTISING PROOF

c/o ISj Payment Processing Center
 PO Box 1570,
 Pocatello, ID 83204
 Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
02/19/22	21880

LEGAL NOTICE

City of Kuna Comprehensive Plan Amendment & Area of City Impact (ACI) Boundary Reduction

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing **Tuesday, March 22, 2022, at 6:00 PM**, or as soon as can be heard; in connection with a request from the City of Kuna to amend its Comprehensive Plan (maps), approved in July of 2019 and to reduce the City's ACI boundary.

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning
 Department

February 23, 2022
 March 2, 2022 205649

1 KUNA, CITY OF
 P.O. BOX 13
 KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
205649	BOUNDARY REDUCTION	02/23/22	03/02/22	2	\$73.48

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$73.48
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$73.48

We Appreciate Your Business!



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 PO Box 1570,
 Pocatello, ID 83204
 Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
05/09/22	21880

LEGAL NOTICE

City of Kuna Comprehensive Plan Amendment & Area of City Impact (ACI) Boundary Reduction

NOTICE IS HEREBY GIVEN the City Council will hold a public hearing Tuesday, June 7, 2022, at 6:00 PM, or as soon as can be heard; in connection with a request from the City of Kuna to amend its Comprehensive Plan (maps), approved in July of 2019 and to reduce the City's ACI boundary.

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

May 11, 18, 2022 234915

1 KUNA, CITY OF
 P.O. BOX 13
 KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
234915	ACI BOUNDARY REDUCTI	05/11/22	05/18/22	2	\$70.72

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$70.72
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$70.72

We Appreciate Your Business!



ADVERTISING PROOF

c/o ISj Payment Processing Center
 PO Box 1570,
 Pocatello, ID 83204
 Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
06/23/22	21880

LEGAL NOTICE

City of Kuna Comprehensive Plan Map Amendment

NOTICE IS HEREBY GIVEN the City Council will hold a public hearing **Tuesday, August 2, 2022, at 6:00 PM**, or as soon as can be heard; in connection with a request from the City of Kuna to amend its Comprehensive Plan Future Land Use Map, approved in July of 2019.

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning
 Department

July 6, 13, 2022 252147

1 KUNA, CITY OF
 P.O. BOX 13
 KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
252147	PH 8/2/2022	07/06/22	07/13/22	2	\$67.96

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$67.96
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$67.96

We Appreciate Your Business!



ADVERTISING PROOF

c/o ISj Payment Processing Center
 PO Box 1570,
 Pocatello, ID 83204
 Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
08/26/22	21880

LEGAL NOTICE

City of Kuna Comprehensive Plan Map Amendment

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing Tuesday, September 27, 2022, at 6:00 PM, or as soon as can be heard; in connection with a request from the City of Kuna to amend its Comprehensive Plan (maps), approved in July of 2019.

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning
 Department

August 31, 2022 276786
 September 7, 2022

1 KUNA, CITY OF
 P.O. BOX 13
 KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
276786	PH 9/27/2022 MAP AME	08/31/22	09/07/22	2	\$69.34

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$69.34
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$69.34

We Appreciate Your Business!



ADVERTISING PROOF

c/o ISj Payment Processing Center
 PO Box 1570,
 Pocatello, ID 83204
 Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
09/30/22	21880

LEGAL NOTICE

City of Kuna Comprehensive Plan Map Amendment

NOTICE IS HEREBY GIVEN the City Council will hold a public hearing Tuesday, November 1, at 6:00 PM, or as soon as can be heard; in connection with a request from the City of Kuna to amend its Comprehensive Plan (Future Land Use Map), approved in July of 2019.

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony; contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning
 Department

October 5, 2022 289163

1 KUNA, CITY OF
 P.O. BOX 13
 KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
289163	PH 11/1/2022 - FLUM	10/05/22	10/12/22	2	\$59.68

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$59.68
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

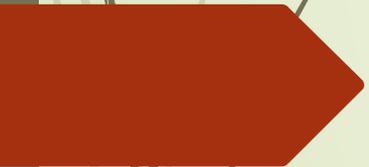
Amount Due: \$59.68

We Appreciate Your Business!

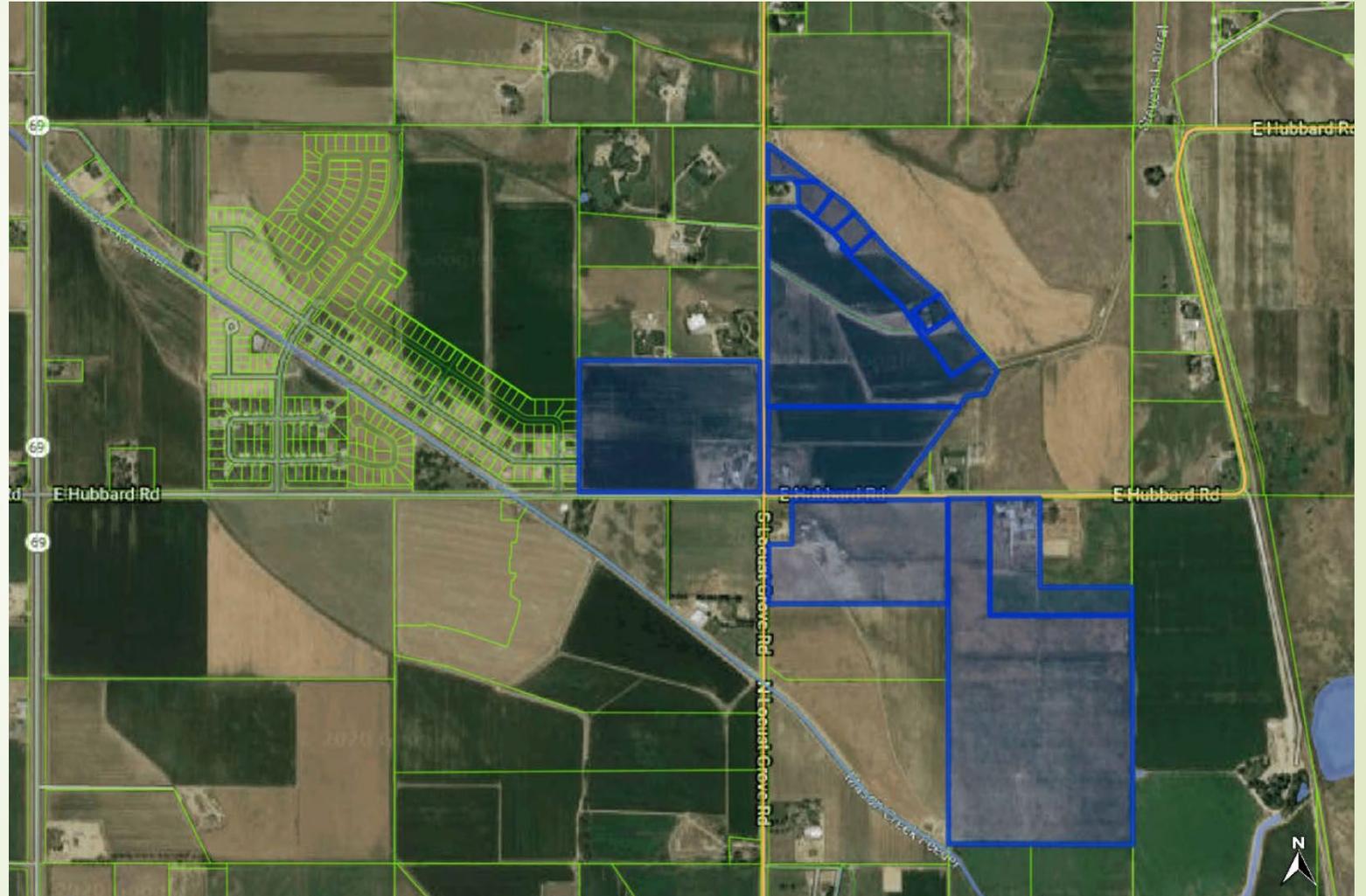
Patagonia ~ East, Ridge, Lakes

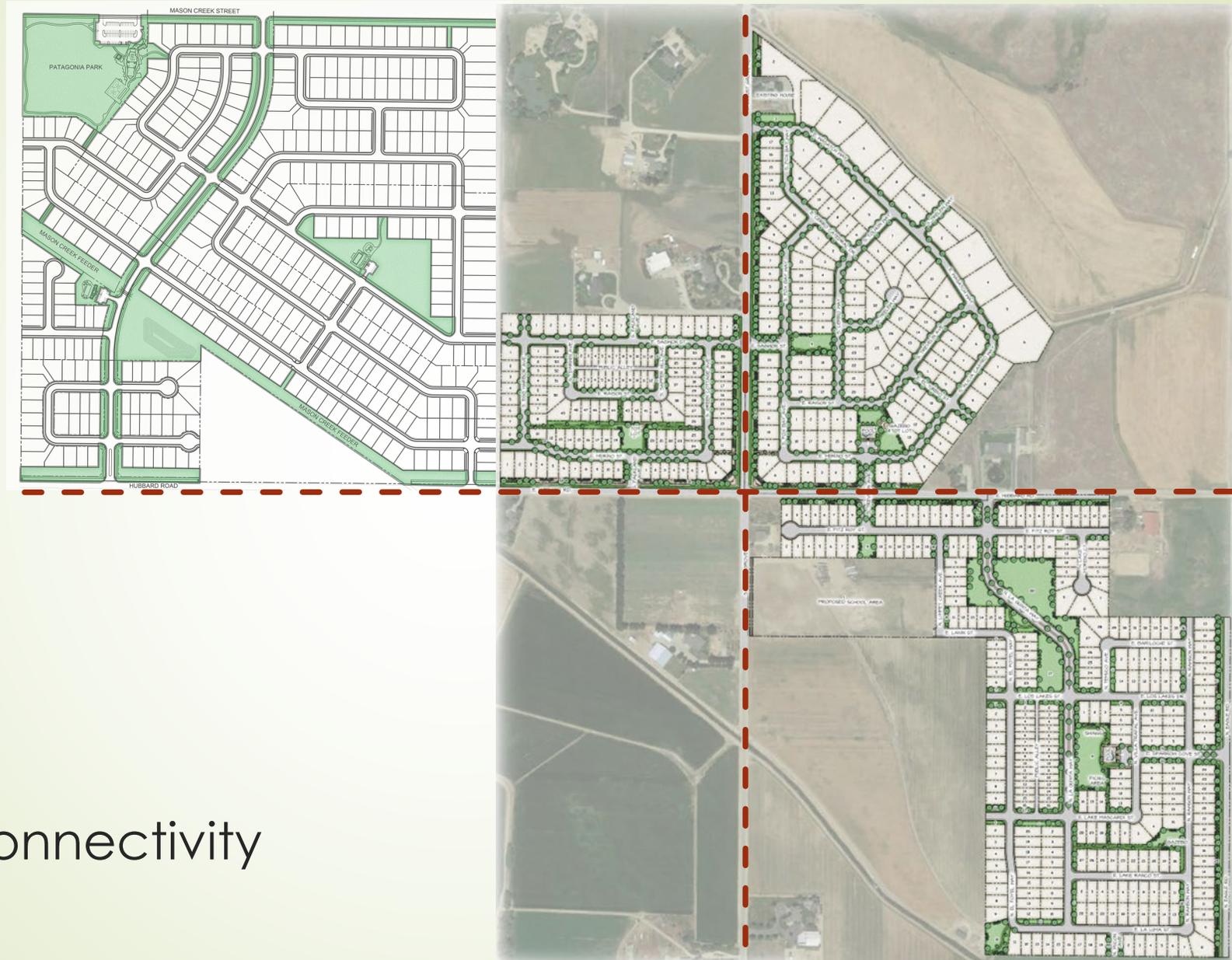
Annexation, PUD, SUP, Design Review &
Preliminary Plat Application

City Council Hearing – City of Kuna
October 18, 2022



Vicinity Map





Overall Connectivity



Falcon Crest “Valor”

A Master-Planned Community
Trilogy Valor Subdivisions 7-9

Kuna, ID - Planning & Zoning

August 9th, 2022



Valor Master Plan



Trilogy at Valor Master Plan





Main Entry at Cloverdale – Tiercel Lane

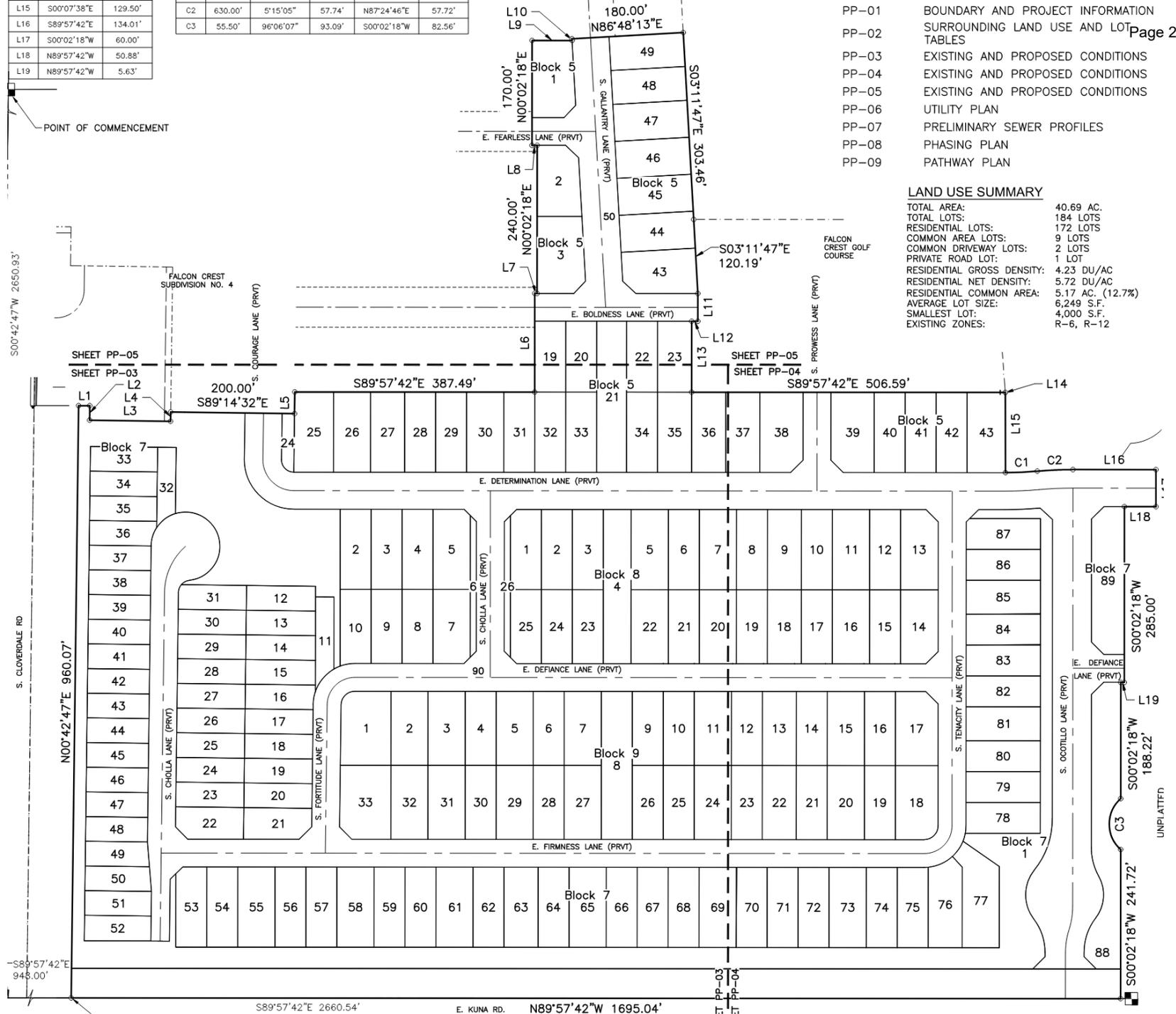
Main Entry – Tiercel Ln.



Tiercel Lane - Roundabout



Falcon Crest Preliminary Plat No. 2



L15	S00°07'38"E	129.50'
L16	S89°57'42"E	134.01'
L17	S00°02'18"W	60.00'
L18	N89°57'42"W	50.88'
L19	N89°57'42"W	5.63'

C2	630.00'	5°15'05"	57.74'	N87°24'46"E	57.72'
C3	55.50'	96°06'07"	93.09'	S00°02'18"W	82.56'

- PP-01 BOUNDARY AND PROJECT INFORMATION
- PP-02 SURROUNDING LAND USE AND LOT TABLES
- PP-03 EXISTING AND PROPOSED CONDITIONS
- PP-04 EXISTING AND PROPOSED CONDITIONS
- PP-05 EXISTING AND PROPOSED CONDITIONS
- PP-06 UTILITY PLAN
- PP-07 PRELIMINARY SEWER PROFILES
- PP-08 PHASING PLAN
- PP-09 PATHWAY PLAN

LAND USE SUMMARY

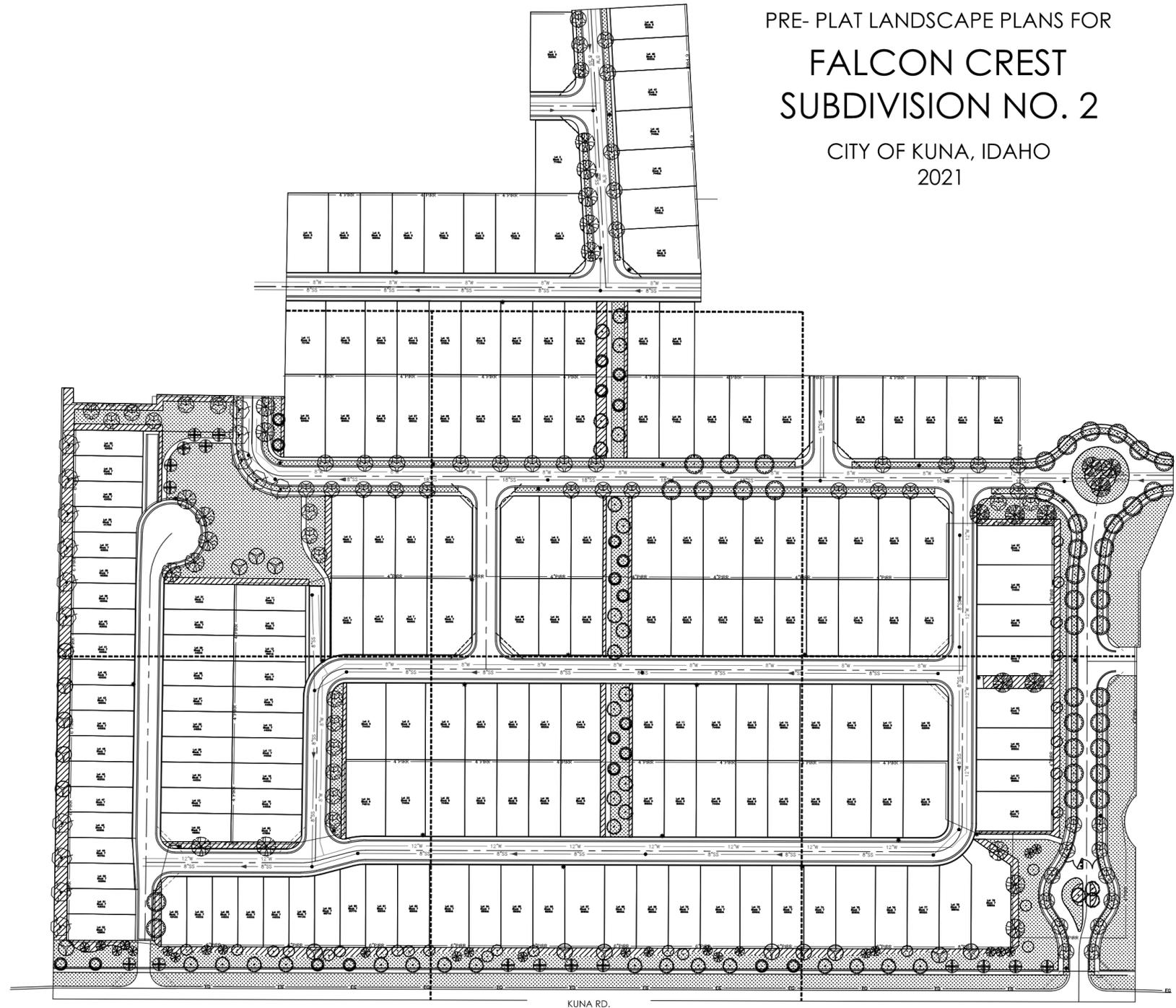
TOTAL AREA:	40.69 AC.
TOTAL LOTS:	184 LOTS
RESIDENTIAL LOTS:	172 LOTS
COMMON AREA LOTS:	9 LOTS
COMMON DRIVEWAY LOTS:	2 LOTS
PRIVATE ROAD LOT:	1 LOT
RESIDENTIAL GROSS DENSITY:	4.23 DU/AC
RESIDENTIAL NET DENSITY:	5.72 DU/AC
RESIDENTIAL COMMON AREA:	5.17 AC. (12.7%)
AVERAGE LOT SIZE:	6,249 S.F.
SMALLEST LOT:	4,000 S.F.
EXISTING ZONES:	R-6, R-12

UNPLATTED

FALCON CREST SUBDIVISION NO. 2

CITY OF KUNA, IDAHO
2021

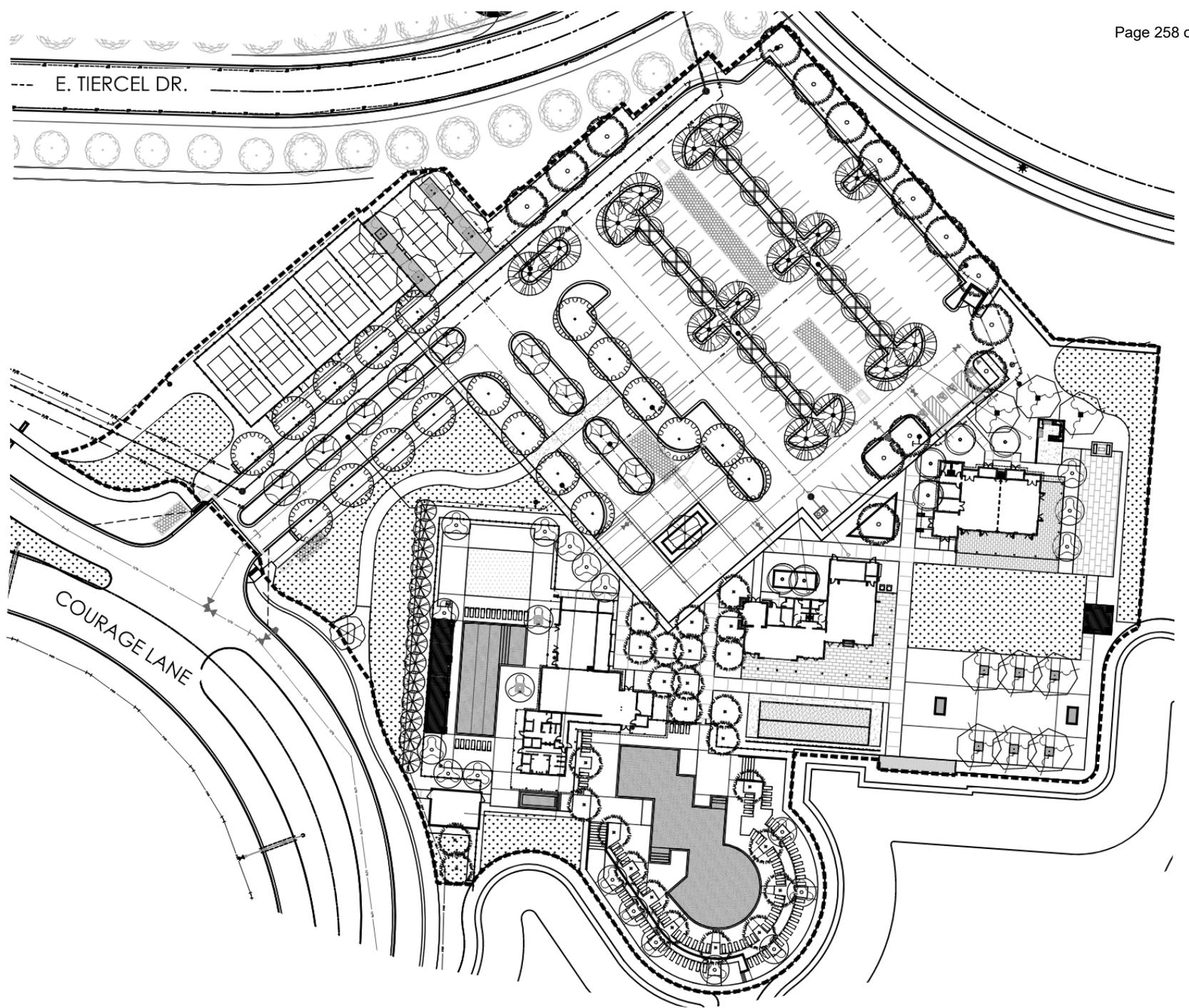
Falcon Crest Preliminary Plat No. 2 Landscape Plan



Trilogy Valor Guard House Conceptual Rendering



Trilogy Valor Club Conceptual Landscape Plan





Trilogy Valor Club

Trilogy Valor Club Conceptual Rendering

