



**OFFICIALS**  
Joe Stear, Mayor  
Chris Bruce, Council President  
Greg McPherson, 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, February 06, 2024**

**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 January 16, 2024**

**B. Accounts Payable Dated February 1, 2024, in the amount of \$806,449.05**

**C. Findings of Fact & Conclusions of Law**

- 1. Case No. 23-05-AN 5200 S Black Cat Road
- 2. Case Nos. 21-14-AN, 21-01-CPM, 21-10-S and 23-05-DA Hazelcrest Estates Subdivision
- 3. Case Nos. 20-03-ZC and 20-06-S Ledgestone Plaza

**D. Final Plats**

- 1. Case No. 23-15-FP Ardell Estates Subdivision No. 6
- 2. Case No. 23-16-FP Ardell Estates Subdivision No. 7
- 3. Case No. 21-09-FPA (Final Plat Amendment No. 1) Falcon Crest No. 2

**E. Resolutions**

- 1. Resolution R07-2024

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.

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE  
AGREEMENT FOR TEMPORARY EASEMENT FROM ARROYO CAP-II, LLC.

**5. Public Comment**

**6. External Reports**

**7. Public Hearings:**

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

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

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

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

- A.** Case No. 23-03-AN (Annexation) for 5610 S Ten Mile Road. Applicant requests to annex 10 acres located at 5610 S Ten Mile Road (APN: S1235325410) into Kuna City Limits with a C-2 (Area Commercial) zone; Section 35, Township 2 North, Range 1 West. Jessica Hall, Associate Planner **ACTION ITEM**

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

- B.** Case Nos. 22-07-ZC, 22-05-PUD, 22-05-S, and to grant an Appeal to Case Nos. 22-08-SUP and 22-34-DR, Gallica Heights Subdivision. Applicant requests PUD approval for approx. 132.26 acres and to Rezone the site from A to R-6, R-12 & C-1 zones. Applicant requests Preliminary Plat approval to subdivide the lands into 702 total lots (615 residential, 86 common & four (4) commercial). The applicant also Appeals the Commissions' decision on the Special Use Permit and Design Review for the common lots. The subject site is located at the SEC of Columbia and Black Cat Roads, in Section 10, Township 2 North, Range 1 West, (APN's S1310223100, S1310233700, and S1310233610). Troy Behunin, Senior Planner **ACTION ITEM**

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

**8. Business Items:**

- A.** Consideration to approve Contingency Request for \$25,000 for an annual subscription for Placer.ai demographic and mapping software. Morgan Treasure, Economic Development Director **ACTION ITEM**

- B.** Kuna High Centennial proclamation. Mayor Stear.

C. Kuna Kindness proclamation. Mayor Stear.

## 9. Ordinances:

A. Consideration to approve Ordinance No. 2024-01 **ACTION ITEM**

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

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTY, TO-WIT: 5200 S BLACK CAT ROAD OWNED BY JOHN STEUART REVOCABLE TRUST, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings  
Consideration to approve Ordinance*

## 10. Executive Session:

A. Executive Session under Idaho Code: 74-206 (1)(c)(d)(f) (c) To acquire an interest in real property not owned by a public agency; (d) To consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement;

## 11. Mayor/Council Announcements:

## 12. Adjournment:



**OFFICIALS**  
Joe Stear, Mayor  
Chris Bruce, Council President  
Greg McPherson, 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, January 16, 2023**

**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 -Present  
Council President Greg McPherson -Present  
Council Member John Laraway - Present  
Council Member Matt Biggs -Present  
Council Member Chris Bruce -Present

**CITY STAFF PRESENT:**

Marc Bybee, City Attorney  
Jared Empey, City Treasurer  
Mike Fratusco, Kuna Police Chief  
Doug Hanson, P & Z Director  
Bobby Withrow, Parks Director  
Morgan Treasure, Economic Development Director  
Nancy Stauffer, Human Resource Director  
Nathan Stanley, City Clerk  
Troy Behunin, City Senior Planner  
Jessica Hall, Associate Planner

**Mayor Stear** All right. Welcome, everybody. We'll go ahead and call this meeting to order. Nathan, would you take the roll please?

**City Clerk Nathan Stanley** Council Member McPherson.

**Councilmember McPherson** Here.

**City Clerk Nathan Stanley** Council Member Biggs.

**Councilmember Biggs** Here.

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.

**City Clerk Nathan Stanley** Council Member Laraway.

**Councilmember Laraway** Here.

**City Clerk Nathan Stanley** Council President Bruce.

**Council President Bruce** Here.

**City Clerk Nathan Stanley** Mayor Stear.

**Mayor Stear** Here.

## **2. Invocation**

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

(Timestamp 00:00:25)

**Mayor Stear** And if you'll join me for the Pledge of Allegiance, please.

**Multiple Speakers** I pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

**Mayor Stear** Thank you.

## **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 00:00:50)

- A.** Regular City Council Meeting Minutes Dated January 02, 2024
- B.** Accounts Payable Dated January 11, 2024, in the amount of \$1,350,746.90
- C.** New Alcohol Licensing
  - 1. Nocturno Latin Club & Lounge
- D.** Resolutions
  - 1. Resolution R02-2024

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A NEW FEE SCHEDULE FOR TRASH COLLECTION SERVICES THAT REFLECTS A FEE REDUCTION OF THE COMMERCIAL 6 YARD 2X WEEK (2) OWNERS RATE SERVICE RELATED TO THE CITY'S COLLECTION, HAULING AND REMOVAL OF SOLID WASTE WITH ITS CONTRACTOR J&M

SANITATION, AND AUTHORIZING THE MAYOR TO EXECUTE THE FEE SCHEDULE AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

2. Resolution R03-2024

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “ADMINISTRATION AND SUPPORT SERVICES AGREEMENT” WITH KUNA URBAN RENEWAL AGENCY; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

**Mayor Stear** First item is the consent agenda.

**Council Member Laraway** I got something I’d like to talk about, R03-2024.

**Mayor Stear** Okay, so we will put that as... under item 8, business items and make that ‘A’. So, Nathan, just for the record we’re going, will you put R03-2024 under, as item 8A. Anything else?

**Council Member Laraway** No, sir.

**Council President Bruce** I make a motion that we approve the consent agenda minus Resolution 03-2024.

**Council Member McPherson** Second.

**Mayor Stear** Okay, motion and a second. Any discussion? All those in favor say aye.

**All Council Members** Aye.

**Mayor Stear** Any opposed? Motion carries.

*(Timestamp 00:02:15)*

**Motion To:** Approve the Consent Agenda, Excluding Item D.2 “Resolution R03-2024”

**Motion By:** Council President Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

**5. Public Comment**

*(Timestamp 00:02:37)*

**Mayor Stear** We have added to the agenda, “Public Comment.” Is there anybody who wishes to address the Council at this time? And I see we have Beverly Wolf signed in. And if you would just state your name and address for the record, please.

**Beverly Wolf** Beverly Wolf, 3420 W. Commemoration Ave. Meridian. I wanted to ask which of the public hearings is open tonight? I only saw one.

**Mayor Stear** I'm sorry?

**Beverly Wolf** The public hearings for the three properties that are up for discussion are those still open tonight, for discussion? Hazel Crest, Black Cat, are those still open? Will they still have open public hearings tonight?

**Mayor Stear** I believe they all are.

**Council President Bruce** Yes, Ma'am.

**Beverly Wolf** Okay, they didn't all have signup sheets. That's why I was asking.

**Council President Bruce** They should have.

**Beverly Wolf** But that's okay. I'll stand up and sign it when you call it. So, I'm just wondering what the city's plan is, as far as your growth path. Because taxes are going up, infrastructure fees are going up and it's happening at such a fast pace that it seems like, all due respect to the hard working City Council and City Staff, it's hard for them to even keep up all the details of each packet; as hundreds of pages have to be gone through, and that's not even accounting the attachments. Several of the projects I've looked through have had errors. I mean, no offense, it's the beginning of the year, but your agenda tonight doesn't even have the right year on it. So, I don't know how that plays with your legal documentation. When you approve things through Planning Commission. If documents are in error and there's actually wrong information that has not been caught, should that have been caught before it comes before City Council? One of those projects is on the agenda tonight and in that case only three of the Commissioners were present for their approval of that project, so...

**Mayor Stear** Maybe back away from the mic, just to touch.

**Beverly Wolf** Is that better? Is that better? Okay. So, I'm just wondering what the rules are. You know, what's a quorum for the Commission? What size projects can you approve with only three people when the chairman and vice chairman were not present at that meeting, neither one of them? So, I'm just wondering how you know things get processed here. I wonder when I sit in these meetings, I've been doing it for a while now, so I've learned a lot. I know I don't know everything. I'm no expert. But I am a new and very concerned citizen about the pace of what's going on here, because it's affecting a lot of people. I hear people come and stand and give concerns. And you hear them, we get 3 minutes. He gets 10, he gets to counter with another 5 or 10 and we don't have a rebuttal, you know, so there's issues that are serious issues. What do we do? We just have to roll and take it because every time another project gets approved, it's on our backs, the taxpayers, we the people.

**Mayor Stear** Well for majority in the Planning and Zoning meeting it's... there's 5, so 3 would be a majority, would be a quorum, I'm sorry. And then we established the rules for time for testimony, just the way that the law allows us to do that. Anybody else? Alright, thank you.

## 6. External Reports

## 7. 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 00:06:43)*

- A.** Case No. 23-05-AN (Annexation) for 5200 S Black Cat Road – Applicant request approval to Annex 18.04 acres into Kuna City Limits with an R-4 (Medium Density Residential) zone, located at 5200 S Black Cat (APN: S1234233660); Section 34, Township 2 North, Range 1 West. Jessica Hall, Associate Planner **ACTION ITEM**

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

**Mayor Stear** That takes us right to public hearings. First is case #23-05-AN or 5200 S Black Cat Rd.

**Associate Planner Jessica Hall** Good evening, Mayor and Council, for the record, Associate Planner Jessica Hall, 751 W 4th St. Kuna. Tonight, the applicant requests to annex approximately 18.04 acres located at 5200 S. Black Cat Rd. into Kuna City limits with an R-4 medium density residential zone. Staff notes this application is for annexation only. There is no development associated at this time, but the applicant has provided a conceptual layout for future development of the subject site. Originally, a development agreement was also proposed. However, after review and direction by the City Attorney, the development agreement was canceled, and staff utilized conditions of approval to capture the intent of the application. Specifically, section 9.1 A and B. Additionally, staff notes that Kuna Rural Fire District has been referenced throughout the staff memo as well as Public Works memo. However, the subject site lies within Meridian Fire Department jurisdiction. As such, the forthcoming findings of fact and conclusions of law will be updated to reflect the applicable fire jurisdiction. Upon review staff finds this application to be compliant with Kuna City Code Title 5, Comprehensive Plan, Idaho Code 50-222 annexation by cities and Idaho Code 67-65 Local Land Use Planning Act. With that I can answer any questions you have.

**Mayor Stear** Okay. Any questions for Jessica, at the moment?

**Multiple Council Members** No.

**Mayor Stear** And is the applicant...?

**Associate Planner Jessica Hall** He is.

**Mayor Stear** Okay. Yeah, if you would just state your name and address for the record, please.

**Associate Planner Jessica Hall** I think you have a presentation. It should be the very last item on the exhibit list. Next page.

**Elizabeth Koeckeritz** Right. And then do I just scroll? Okay. Good evening. My name is Elizabeth Koeckeritz. I am land use Council for the applicant. I'm with Givens Pursley, 601 Bannock in Boise, Idaho. With me tonight is John Steuart, excuse me, who is the property owner. We also have Jay Gibbons, who is our land use planner is here to answer any questions that I might not be able to. I'd first like to start by saying thank you to Jessica and the rest of the planning team for their assistance on this application. They were really helpful and sort of moving this through the process and making sure that we were coming up with things that made sense and with just a couple of minor clarifications that Jessica just mentioned, we are in full agreement with all of the conditions of approval.

Just to orient you to the site, we are located just South of Amity and to the east of Black Cat Rd. Grand Prado has been approved to the north and the east. You can also see that there is the confluence of two waterways on the property. The Mason Creek feeder and the Reidenbach Canal come together on this property, which is going to give it some really unique opportunities in the future for developing some open space and pathways along there. Here you can see the property is on the Future Land Use Map is designated medium density residential and it is surrounded on the north, east, and the south also by medium density residential across Black Cat to the west, it is it that's the Meridian area of impact and that is designated low density residential on the Meridian Future Land Use Map. Also, as an aside, this is currently a little bit farther from your fire stations. It is in the Meridian Fire District, but right... Meridian Fire department. But right now, the city of Meridian at that northeast corner of Amity and Black Cat, they do show a future fire station in and around that vicinity. So, there will eventually be really close, really appropriate fire service to this property. We are asking for R-4 zoning for the property, which is for your medium density. The land use designations, it is the lowest of the three of the R-4, the R-6 and the R-8. That is also what Grand Prado directly to the east and the north is also designated.

The purpose of the R-4 district is to promote the development of residential living areas with low to moderate densities, not to exceed 4 dwelling units per net acre and one of the district connect requirements is connection to public sewer and water, which is something we'll talk about in just a minute because the sewer is not to this location yet. This annexation and zoning does fit well into, it meets many various comprehensive plan goals. It fits well into the surrounding areas. It's going to provide a really nice housing option for individuals. This is a little bit smaller subdivision. It's not one of the great big ones that you often see. So, it's really going to be a smaller close-knit community. And then with the canals going through it, there really are going to be some really nice connectivity through this, connecting through the Grand Prado that will take the sidewalk, the pathway all the way out through to Black Cat eventually, when they develop.

So, one of the questions that has been asked is 'why now'? 'Why do you want to annex into the City of Kuna before you're able to develop, before you know the services are there? And one of the really big reasons for our client team to move forward at this time is that it gives them certainty as they move forward. They're going to have certainty in knowing that they will be within the City limits of Kuna. They're certainty that they will have the zoning designation that they want. In the past, there have been area of impact changes and they want to be part of the city of Kuna. They don't want to be part of Meridian, were that to happen at some point in the future. The big benefit to the City is really that there is the increased tax revenue of having this property as part of the City of Kuna without needing to really worry about providing all those infrastructure services at this time. There is the increased tax revenue and there is currently, what really is for Kuna, no police requirement out on this property at this point in time. There's one individual there's a house out there, he'll continue to live there, but there really hasn't been. There's no real police need there. There also, this is not a big impact for the fire department and right now there's also no current school impact. I know that's one of the things that Kuna is always worried about.

One of the things that this ownership team has committed to is working with the school district in good faith as developments come forward in the future. And one of the things that we've been talking about and working with closely is coming up with some sort of ongoing funding mechanism to the School District. So, it helps really alleviate some of those concerns that do arise. Of course, there is no sewer water there. Now the developer obviously will commit to not developing until such time as they're able to get those extensions, and they will at that time also be paying all the impact fees at the time of development. There is a concept plan proposed. This likely will change some in the future, but this is just sort of to see how this could look, how it could laid out, how it would connect through to surrounding subdivisions. As I mentioned along the two... The water bodies, the developer will also be connecting, constructing that greenbelt in the future.

We are in this is a blank slide because we are in agreement with all of the conditions of approval with those minor tweaks to just make sure that where appropriate, it says Meridian Fire Department, although in some circumstances the testing is done by Kuna, just that we agree to whatever appropriate Fire Department needs to be there. And with that, we are requesting approval of annexation of the property and zoning to R-4. The Planning and Zoning Commission unanimously recommended approval of this application and staff has also recommended approval of this application. And with that, I will stand for any questions.

**Mayor Stear** Okay, questions for the applicant?

**Council Member Biggs** I have one really quick.

**Mayor Stear** Sure.

**Council Member Biggs** So, ma'am, in the concept. So that'll be about 72 units.

**Elizabeth Koeckeritz** Yes.

**Council Member Biggs** Okay, thank you.

**Mayor Stear** Okay, anything further?

**Council President Bruce** I have a question.

**Mayor Stear** Okay.

**Council President Bruce** When it says commit to school funding through HOA. What's your... kind of your thought process on that?

**Elizabeth Koeckeritz** So one of the things that we've been talking about, and it happens in some of the... our other bigger developments is that there is funding that's committed to open space, like in Dry Creek Ranch and Avamore... Some of those developments and doing something similar where it is just part of the collection through an HOA Fee. We don't know how much it's been done to date, but we are looking into all of the legality of that and seeing what we can do in the future and just continuing to work with the school district to figure this out.

**Council President Bruce** Thank you.

**Mayor Stear** Anything further? Alright, thank you very much. Alright, this is a public hearing. And is there anybody who wishes to testify that didn't get a chance to sign up on this? Okay. Alright, I have Cathy Sherman. If you would just state your name and address for the record, please.

**Cathy Sherman** Hi, I'm Cathy Sherman, and I live at 3208 Treasure Drive in Boise, 83703 and I am Jon Steuart's little sister. My dad raised nine children here in the Treasure Valley and so in one way this is going to be a legacy to him, and we all want, you know, kind of good community in our communities and this is kind of a good example of how that can happen and how we can have housing available. I want my children to be able to come back to Idaho and live here, and I'm sure everyone in this room wants the same thing. So, to build good communities with some with a green belt and with, you know, some access to the city and to help that city grow. I think it's a good thing. So just wanted to give my support. Thank you.

**Mayor Stear** Alright. Thank you very much. John Steuart.

**John Steuart** Hi there, I'm John. I'm the owner. Thank you for letting me be here. I'll be brief.

**Mayor Stear** if you want to state your address and everything.

**John Steuart** Oh, 3208 Treasure in Boise.

**Mayor Stear** Thank you very much.

**John Steuart** The so, as Kathy said, this is a legacy project for me. I have a lot of family here and I would like to do something that I'm proud of for the community. The... I want to do a call out to Jessica Hall, who's been the... an amazing staffer for this project and supporter of the City Engineer of Kuna who has also been terrific. We've tried to get support from the Fire Department, Public Works, the School Department, the Police Department, everyone who would be associated with this project to make sure the impact is the... as positive for the Community as possible. Chris asked the question of how does the HOA fee structure work? And our proposal,

Chris, is that we would have all community members pay an annual assessment to the School District to support the schools. So as opposed to a one-time impact fee that is here and gone tomorrow, this would be a lifeline of permanent support for the schools and the this is a model that's used in other States. I think it's a good one. It's our proposal, the... and I think it has merit. The bottom line here is, I just want to do something I'm proud of. My brother Max is over here too. Max Koursey. He introduced me to the project, visited with my neighbor Hermes Sparks, who's 88, was in Japan in 1945. A veteran, my sister's associated with veteran housing and I'd like to do something that my sister and my neighbors will be proud of, thank you.

**Council President Bruce** Thank you.

**Mayor Stear** Thank you. Thank you very much.

**Mayor Stear** And Max Koursey.

**Max Koursey** Hi there. I'm Max Koursey. I'm John's brother, and I'm from Boise, 5th generation Idaho and add family that homesteaded out and kind of Wilder, Homedale area. But I am a real estate broker and have, you know, worked in that industry for a long time and I too, I just dropped my daughter off at College in Bozeman, Montana. I have another daughter at in Salt Lake at University and they both want to come back here. But one of the things they've talked about is how expensive this valley is and that, you know, a lot of people can't afford to even buy a house here anymore, or a lot of our kids are going to end up, who knows? Somewhere cheaper in Arco or Pocatello or something. And so, I just wanted to kind of put my support here because I do believe in supply and demand and if you create more housing, eventually it will make the cost less. I like this proposal because it's only four units. I think it could go up to 6- or 8-units density, but Kuna seems like a more, you know, it's more you don't want to be building a bunch of giant apartment complexes and stuff here. That could go on in Meridian or Boise where I live and so anyway, I just want to put my support here. I think it's... it moves in the direction that Kuna always has been, and you know love Kuna, love being out here and, you know, would like to see housing be more affordable for people. So, they support it so. Thanks.

**Mayor Stear** Alright, thank you.

**Council Member Laraway** Did you get his name and address?

**Mayor Stear** Oh, I'm sorry. Did you state your name and address?

**Max Koursey** It's Max Koursey, and I live at 1118 N. 13th St. in Boise, Idaho.

**Mayor Stear** Thank you. Alright, and that's all I had signed up to testify. Was there anybody else who wishes to testify that didn't get a chance to sign in? Alright, you may have the floor again if You would like. It's hard to do a rebuttal on all positive comments, isn't it?

**Elizabeth Koeckeritz** We would just stand for any questions.

**Mayor Stear** Okay. Alright, then the question is rightfully to council.

**Council President Bruce** I make a motion that we close evidence presentation and move to deliberation.

**Council Member Laraway** Second.

**Mayor Stear** Okay, motion is made and seconded any further discussion? All those in favor say aye.

**All Council Members** Aye.

**Mayor Stear** Any opposed? That motion carries.

*(Timestamp 00:23:59)*

**Motion To:** Close Evidence Presentation and Proceed to Deliberation

**Motion By:** Council President Bruce

**Seconded By:** Council Member Laraway

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

**Council President Bruce** What do you think?

**Council Member Laraway** Well, I'll stick my foot in the kettle first. I appreciate the R-4. I've...it's been one of my biggest things since I've moved here. There needs to be more R-4, because when I lived here earlier to buy a bigger house, you had to leave Kuna and go live in Meridian. You couldn't stay here because there was no bigger houses, no bigger lots, no bigger color. Social upping. I don't have a problem with thinking said here. I like the R-4. I like the location of it. I like the future planning part of it. This is something that isn't going to start turning dirt tomorrow, or the next year, but it is eventually going to happen. So, I don't have any problem with it. Thank you.

**Council Member Biggs** There's not much not to like, R-4 designation, lift station going to be in the area. A new lift station it looks like. And I definitely like the HOA concept, with the supporting the schools.

**Council President Bruce** Yeah, in perpetuity.

**Council Member McPherson** That's a different concept. That's good.

**Council Member Biggs** Haven't heard that one before. That's good.

**Council President Bruce** Plus too, it's right here on the area of Meridian and Kuna, so they could have chose to go to Meridian, but like they said, they want to bring their project to Kuna, so. Anything else? I make a motion that we approve case #23-05-AN.

**Council Member Biggs** Second.

**Mayor Stear** Motion is made and seconded to approve case # 23-05-AN. Is there any further discussion? Would you like to add to that, with the conditions of...

**Council President Bruce** Yeah, the development agreement.

**Council Member McPherson** Conditions of approval.

**Council President Bruce** I was waiting for Marc, but...

**Mayor Stear** Okay, and the second would still stand?

**Council Member Biggs** Yes, sir.

**Mayor Stear** Alright, motion and a second. Any further discussion? All those in favor say aye.

**All Council Members** Aye.

**Mayor Stear** Any opposed? And that motion carries.

**Council Member Laraway** Congratulations.

**Council President Bruce** Thank you.

*(Timestamp 00:25:51)*

**Motion To:** Approve Case # 23-05-AN With Conditions

**Motion By:** Council President Bruce

**Seconded By:** Council Member Biggs

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

- B.** Case Nos. 21-14-AN (Annexation), 21-01-CPM (Comprehensive Plan Map Amendment), and 21-10-S (Preliminary Plat) – Hazelcrest Estates Sub. Applicant requests Annexation, Comprehensive Plan Map Amendment and Preliminary Plat approval for the NWC of Lake Hazel and Ten Mile Roads in Section 34, Township 3 North, Range 1 West (APN's: S1234449600 & S1234449550). Troy Behunin, Senior Planner **ACTION ITEM** –  
*Continued from January 2, 2024 meeting.*

*(Timestamp 00:26:53)*

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

**Mayor Stear** Case #21-14-AN Annexation and 21-01-CPM Comprehensive Plan Map Amendment and 21-10-S Preliminary Plat. We have Troy. And I don't have a sign in sheet on that one. Oh, you have it. Is there anybody that wants to testify in this matter that didn't get a chance to sign in?

*[Temporary Silence]*

**Mayor Stear** Thank you.

**Mayor Stear** Alright, Troy, you may have the floor, sir.

**Senior Planner Troy Behunin** Thank you very much, Mr. Mayor. Good evening, everybody. Mr. Mayor, members of the Council. For the record. Troy Behunin, Senior Planner, Kuna Planning and Zoning staff, 751 W. 4<sup>th</sup> St. Here in the Planning and Zoning Department. So, on November 8th. Wednesday, November 8, 2023. The Council first heard this project and at the end of that meeting. The Council had requested that staff perform three tasks. The first one was to reach back out to the West Ada School District in order to clarify their position on the application. Second, was to reach out to the Birds of Prey about a possible nesting raptor on the subject site. Eric Hansen, with the Urban Wildlife Services and the Boy Scouts responded. And the third was a to craft a development agreement stating that the commercial element should be in phase one with residential to follow in future phases. And it was Staff's interpretation, that at the end of that meeting that if the Council chose and you have the right to do that, but if the Council chose that there would just be a public hearing on just those three items; however, it is up to the Council's decision and the Mayor if you want to open it up for a full public hearing. Therefore, that's why the sign-up sheet was not included outside because that was unaware council was going to open it or not. Staff has completed all three tasks and the exhibits are included in The Council's packet. Beginning on page 119 of 161 and the exhibits are 2.71, 2.72, and 2.73 respectively. I will be here if the Council has any questions or if you would like a presentation on any of those three items. I am here for that as well. I know that the applicant has also reached out to West Ada School District and they are here to answer any questions that the Council might have, as well.

**Mayor Stear** Alright, questions for Troy?

**Council Member McPherson** Not yet.

**Mayor Stear** I have one for legal. So, Troy said something about the public hearing portion of this. Can... if Council doesn't open this, can we still talk to the applicant?

**City Attorney Marc Bybee** If you invite the applicant and discuss things that are, I guess, new information compared to the last public hearing, then you should allow testimony on those subjects. Basically, anything that's new from the last public hearing, the testimony should be limited to that, as opposed to entirely redoing the hearing we had. Does that make sense?

**Mayor Stear** Yes. Alright, thank you very much, okay.

**Council Member Laraway** I got a question, but I don't know how to ask it without stepping over the border. So, I'll just do it. I thought when we've heard this before, I realized there were some conditions about the birds and the trees and stuff like that, but I thought, and to my remembrance the biggest problem we had with this was the townhouse and the apartment complexes. Is that not, right?

**Senior Planner Troy Behunin** Oh, I was just waiting for you to finish your question. Sorry for the record, Troy.

**Council Member Laraway** Question mark over my head because I'm like...

**Senior Planner Troy Behunin** So the way that staff remembers the record is that we were tasked with 3 different things. There was no task to accomplish anything beyond those things, so if there was concern of the Council about townhomes or the development in general, that wasn't part of what Council tasked staff to tackle.

**Council Member Laraway** Okay, my mistake.

**Mayor Stear** Okay.

**Council Member Laraway** Thank you.

**Senior Planner Troy Behunin** Sure.

**Council Member Biggs** I'd be curious to know the applicant the discussion with West Ada. I guess didn't have to answer but did say if you and if you want to volunteer that information of because they did mention in their letter about Meridian High School needing something within the next three to four years? I don't know exactly what they mean. I saw what they had on the list, but I'd be curious to hear if you want to volunteer that information.

**Mayor Stear** Okay, so you do want to open up the public hearing then, again?

**Council Member Biggs** If that does the whole thing, I thought it was just to this. These are just one of the three bulleted items.

**Mayor Stear** If it's new information, then if this is new. I believe that would...

**City Attorney Marc Bybee** Mayor, new information related to those subjects is what I meant. So yeah, I think it.

**Council Member Biggs** just, to those three?

**City Attorney Marc Bybee** I think it'd be appropriate. I mean if because this is still set for a public hearing, if you want to open it up to everything. The Council can do that. But right now, that's what you indicated the last time we were here is it would be about those three items, so.

**Council Member Biggs** So, can I ask if I ask a question about just one of those three items, is that is that appropriate or without opening the entire hearing?

**City Attorney Marc Bybee** Yes, and I'd just say if there's people that want to comment on those three items from the public, they're permitted to comment on that subject matter as well.

**Mayor Stear** Okay.

**Council President Bruce** Is West Ada here?

**Jayden Schneider** Just to clarify, I'm good to speak? Okay, sorry I'm the applicant, Jayden Schneider, 3770 N Jackie Lane, Boise. Specifically for the school district, you're right. We had that comment at the end of the meeting as...We as the developer or on behalf of Larry the developers here, had read the letter from Miranda, or sorry, Marcy, the first time as favorable.

Specifically in regard to the meetings that or the items that could be taken by the school district in order to support development and when we go through the original letter from Miranda or from Marcy, basically she suggested like this is how we do it. This is how we read it. So obviously from our side we read it as supportive, and we read it as something that like the school district can get behind. So, when Council brought up concerns about it, we were a bit surprised, but not, given the current state of the Kuna School District. And so, we understand that there's been comments before about the Kuna School District and comments from directly from the Kuna School District saying "hey, we're at capacity. It's really hard for us to deal with these students, especially with the fact that bonds had been not passed." I guess I'll say. So, just to be candid with you, the conversation that we had with Miranda is we basically said you have Marcy listed 4 items, you listed, transportation, transporting students to alternative school attendance areas, adjustments, passage of a bond. Portable classrooms placed on the property, and we basically just said "what do you need?" like, "how can we help?" So, it was a very convenient timing and kind of funny that it came like this and maybe a blessing in disguise that we got pushed back. But Council actually approved a site that used to be, just a month or so ago, that used to be a commercial... a school site. I think it was a Montessori school that had some portable classrooms. So, we basically just reached out to Miranda and say "Hey, we spoke to that developer that's now looking to get rid of these portable classrooms. You know, based off of the letters that Marcy gave us, the original, it's about 100 students for that area that we'd be bringing in." They said that they had three classrooms available. And basically, if I understand it correctly, is about 30 kids that they can fit in per classroom. You know, we'll buy them. Where do you need them? How can we get them to you? Because we had we had watched some previous meetings. We had not seen some previous developers talk and say, you know, "Hey, we're in a tough spot, we can't really help out the school district as much as we thought we can." and Larry, who's sitting here is the opposite of that, or maybe not the opposite, but just more willing to say "hey, I want to get this approved and I want to be a good neighbor" and trying to loop back to everything and I won't get into everything that we talked about, about the commercial and the residential, but that was basically where we came. So, we put it out to Miranda and said, "hey, what do you need?" Now again, it's the deferred residential. So, when her comments say it's in three to four years, that's basically where we're talking about, hey, we want to come in commercial first and we have that deferred residential. So, we were trying to say, you know, can we store portables on our site and then do you need them in three or four years? So, Miranda, who's taken over from Marcy recently, basically said "I'll run it up the chain and I'll get back to you if we need it." And that's kind of where we left it. She never got back to us from our side again, as she says, Meridian High School may also need one or more of the bulleted action items in the letter to accommodate the additional students.

And that's where I read it, as we'll do it. The school district. Hey, we want to accommodate students, and we want to help. And the developer wants to help too. So that's kind of the candid version of what happened. It was in a meeting with Miranda, and she was great to work with and it would be great if she could speak to it too. But that's kind of where we went. And like I said, it's kind of a blessing in disguise that Troy came up to us and said, "hey, there's a project that just got approved, they've got portables. They're looking to get rid of them" and we basically said, "you know, where do you need them? How can we help?"

**Council Member Biggs** Thank you.

**Jayden Schneider** Yeah.

**Mayor Stear** At some point, maybe if somebody could ask them to maybe move down to the other end or something if they're going to have a loud conversation. They don't have to leave; they can just go to the other end.

**Council Member Biggs** Go out in the cold.

**Mayor Stear** I wouldn't go outside. Thank you, alright, any other questions for?

**Council President Bruce** Do you have any other questions?

**Mayor Stear** Alright so, Beverly Wolf, did you have any comments that pertain to those three items?

**Beverly Wolf** I did see the issue on the raptor's nest that was interesting. So, they're looking to remove it. And they contact an agency that I guess doesn't really oversee that, but they were outsourced to go to Oregon to do it. So, you're going to bring in somebody from Oregon to remove a raptors nest in Idaho. I don't understand how that plays, but good for you. So, what do you do to the birds? do you do with the people who are bad mouthing me last time or we'll just shoot them, or just get rid of all the birds in general? I just, I don't get it. And then there is the fact that there are seven mature trees there. Now, I know I got ridiculed for one of them being dead, even though it has live leaves in the spring at the very top. But where is the permit to remove those seven mature trees? I thought I read in the City Bylaws or the Comprehensive plan that that's something they're supposed to have permit for, but I didn't find one. Sales tax and school tax and property tax. Tax is a big deal here. I didn't do my history lesson before I moved here, but boy, you guys have had some amazing stuff go on. In 2006 your State Legislature passed and slashed the sales tax to the schools. Your sales tax, the ones that we pay for everything including the ability to eat at 6% used to help fund the schools. When they cut that in 2006, it took 260 million. That's a little over of a quarter of a billion dollars out of your school funding.

So, then you have to come back after us for it, right? And they keep telling us that, well, the school bonds and levies are not a tax. It's different, it's not increasing my taxes. But funny enough, it's on the tax bill. And I appreciate that he wants to help. I do. But unfortunately, what he's bringing with him is gonna make it worse than it already is. And schools take years to build. So even if you got the building passed, it's going to take you three or four years. What happens to the kids now? What do you do with them now? How are you helping the kids now? And they're like, no places that have used the kids to own mom and dad got to vote for this. We could have a new classroom. Guess what Kid, if you have a sibling who's an infant or in kindergarten, maybe that school will be built in time for them when they get there. Maybe. I don't get it. I don't get your system. The tax... property taxes are hurting us more than the commercial, but you know, where's the quarter of a billion dollars? Maybe we should go get that.

**Mayor Stear** Okay, Cindy, you wanted to sign in. You want to sign in, Cindy?

**Cindy Geisen** Oh, yeah.

*[Inaudible Background Conversation]*

**Mayor Stear** Alright Cindy, if you would just state your name and address for the record, please.

**Cindy Geisen** Hello, my name is Cindy Giesen and I live at 1363 S. Ash Ave. Kuna, Idaho. I had a mostly question. I've already posed it in the past, so I don't need to pose it again. Anything on Ten Mile, I pretty much oppose right now, way up there. But because we aren't ready for them. But anyway, the... we asked for developer agreement because he put so much emphasis on the commercial part of the property at the last hearing. And we've learned that they like to just do all their residential and then later on come back to you and ask you to make the commercial, residential. So, we were hoping for a strong developer agreement, and I see that one is attached in there. But I'm a little confused. I'm assuming that we are expecting him to build and develop the land before he starts doing the residential, but I'm unclear if he says when the plat is approved, the commercial plat, which to me is a piece of paper then they will start residential. So, I'm wondering if you've, you know, looked this over and see how strong this development agreement is. That was my concern.

**Mayor Stear** Okay, thank you. Alright, that's all I had signed up. Is there anybody else who wanted to speak to any of those? Alright, do you want to?

**Jaden Schneider** Yeah, Jane Schneider, the applicant, again. Thank you to Beverly and Cindy for coming out and bringing their concerns. In regard to the raptor nest, I... we went through a lot of channels. We made a lot of phone calls. To put it plainly, it's a predator bird that's not protected, and if their habitat is moved or removed, or however it is, they nest somewhere else. And that was the comment that we got basically back from everybody that we spoke to and everyone that we talked to and that's where we got it back there. If there is somebody locally in Idaho that can remove a nest, I can't speak to the nest itself. I don't... I'm not saying Beverly's lying about this at all. I just. I haven't seen the nest personally. But if there is, or if there's something locally like great, you know have to work with them. The trees, I the think the term is 'trash trees'. We're, if you look at the landscaping plan, we're putting in a lot of trees. We're coming in, we're trying to replace a lot of that. So, I think that with the trees that are there, there's a lot of them that are dying or diseased and so just to speak to those two items I think we've done a lot that we could and tried to go through all the right channels. I don't think that we're trying to pull the wool over anybody's eyes about a potential raptor or anything there and like you said, it was a bit open-ended on that, how we go about it. And I think we tried to do the best we could there.

Cindy's comment is... Let me think about that, sorry, for a second. The commercial and the development agreement we worked with Troy went back and forth. This is what City staff has come up with and we're happy with it. We're in agreement with it to, you know, make commercial phase one that's basically you know we pitched. I stood up here in front of everybody and said commercials phase one, what we want to do. Anecdotally, we've got a lot of interest from people looking to buy pad sites and people looking to buy it. I think it gets a bit sticky if there's a development agreement that basically says, "Hey, you need to have a building

built,” well, is it the building needs to be built or is it needs to be occupied or is it needs to be selling cookies for a year or how do we do it? I think that the city has put together a really good development agreement that we're in agreement with. It speaks to the letter of what we're trying to say “Hey, phase one commercial, we want to bring it in, we want to do it and what we want to do there.” And so, I... if there's more comment or discussion about the wording of the development agreement, I'd be happy to try to bounce some ideas back and forth, what basically Troy and I spoke about and how we worded it. But I believe that with the rights of City Council and the limitations of what City Council can and can't say the development agreement can say, I think that we're basically within legal bounds of this is how it happens. This is how we do it. And like I said, we're happily in agreement with it and I have it in writing to Troy that, yeah, like thumbs up on our end.

**Mayor Stear** Okay. Alright, thank you.

**Council President Bruce** Thank you. Do you guys have any other questions, for anyone?

**Mayor Stear** Anything further?

**Council Member McPherson** I don't.

**Council President Bruce** I make a motion that we close evidence presentation and move to deliberation.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded, any further discussion? All in favor say aye.

**All Council Members** Aye.

**Mayor Stear** Any opposed? That motion carries.

*(Timestamp 00:49:34)*

**Motion To:** Close Evidence Presentation and Proceed to Deliberation

**Motion By:** Council President Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

**Council Member Biggs** Well, the way I see it is, if it does come back or if there was a change to the development agreement or they wanted to break it, I guess, it still has to come back to us for reclassification if they wanted to hypothetically go residential. So, I feel pretty secure in the fact that they're going to go commercial. Otherwise, if it doesn't, then we will have to review it again for a rezone.

**Council President Bruce** Yeah.

**Council Member Biggs** So.

**Council Member Laraway** And if I remember right, there was only 33 sewage units available.

**Multiple Council Members** 30.

**Council President Bruce** Yeah, and that...So, I'm assuming once those 30 are allocated, it's... Mr. Paul, after the 30 EDU's are allocated and it's first come first serve, for the rest of the developments in the area. I'm going to take that as yes.

**City Engineer Paul Stevens** Not really. This isn't part of the Danskin basin. We had 30, we gave them 30.

**Mayor Stear** And that was from Paul Stephens, City Engineer.

**Council President Bruce** So like with what you were saying, Matt, I mean they only have 30 allocated, they can't use anything more than that until we have it available.

**Council Member Biggs** I'm just wondering, same kind of area as the Grand Prado, the one the last case we just talked about future lift station coming into there. We'll probably help with that. It would be probably fair to say, I don't know what the time for timeline is. But, for the further development anyway, not just the first 30, which will take care of the commercial.

**Council President Bruce** What are your thoughts, Mr. Greg?

**Council Member McPherson** Well, I mean we addressed the three that were the big concern, or Troy did, I guess. I mean that was the whole hold up last time was those 3 topics.

**Council President Bruce** Right. And letter from the school district.

**Council Member Laraway** Yeah, I guess I'm comfortable with it. I just... as far as the birds concerned, and I think common sense, when they're feeding ground is gone and it's full of buildings, they're gonna move on to a different hunting ground. That's the way animals do.

**Council Member Biggs** It's inactive anyway too right now, or at least right now it is.

**Council President Bruce** I mean, we have a letter from the schools, the sewer they've met the, you know, the needs that we requested last time.

**Council Member Biggs** The development agreement.

**Council President Bruce** Yeah, and they'll do the commercial first. Alright, I'll make a motion that we approve case #21-14-AN and 21-01-CPM and 21-10-S

**Council Member McPherson** I'll second it, sorry.

**Mayor Stear** Okay, we have a motion and a second. Any further discussion? All those in favor say aye.

**All Council Members** Aye.

**Mayor Stear** Is there anyone opposed?

**Council Member Laraway** Nay.

**Mayor Stear** Nathan, would you do a roll call on that one, please?

**City Clerk Nathan Stanley** Council Member McPherson.

**Councilmember McPherson** Aye.

**City Clerk Nathan Stanley** Council Member Biggs.

**Councilmember Biggs** Aye.

**City Clerk Nathan Stanley** Council Member Laraway.

**Councilmember Laraway** Nay.

**City Clerk Nathan Stanley** Council President Bruce.

**Council President Bruce** Aye.

**Mayor Stear** And that motion carries.

*(Timestamp 00:53:46)*

**Motion to:** Approve Case #21-14-AN and 21-01-CPM and 21-10-S

**Motion By:** Council President Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Roll Call Vote

**3-1-0**

- C. Case Nos. 20-03-ZC (Rezone), 20-06-S (Preliminary Plat), 20-14-DR (Design Review) Ledgestone Plaza – Applicant proposes to rezone approx. 76.03 acres from C-1 (Neighborhood Commercial) to C-3 (Service Commercial), R-12 and R-6 zones, and to subdivide the site into 269 total lots; 233 single-family lots, eight (8) multi-family lots, 22 common lots, and six (6) commercial lots. The subject sites are located at or near 2400 N Meridian Road, within Section 18, T2n, R1E. Parcel Numbers: S1418233660, S1418233670 and S1418234000). – Troy Behunin, Senior Planner. **ACTION ITEM**  
(Timestamp 00:54:48)

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

**Mayor Stear** Alright, that takes us to case #20-3-ZC, 20-6-S, 20-14-DR. Let's don't bother Troy.

**Senior Planner Troy Behunin** Good evening, Mr. Mayor, and Council Members. For the record, Troy Behunin, Senior Planner here, Kuna Planning and Zoning staff, 751 W 4th St. here in Kuna. The application that is before you this evening is a request to first rezone property that's already in the city, and that's approximately 76.03 acres. And they would like to rezone part of the property to R-6, R-12 and the remainder with C-2 zones and to subdivide the same land into 233 total residential lots 8 multifamily lots and 22 common lots with 6 commercial lots. The applicant proposes approximately 18.81 acres, or nearly 25% of the project is open space and 10.46 Acres will actually be usable open space. The gross density is proposed at 7.3 dwelling units per acre, and the net density is proposed at 5.21 dwelling units per acre. The Ledgestone Plaza project was originally presented to the Planning and Zoning Commission in October of 2020. After the Commission's recommendation of approval and prior to being heard by the Council, a sewer service disc deficit was discovered and the developer decided to wait for the 2023 Danskin Lift Station sewer upgrade to be constructed before bringing this to Council, which would then be able to service the subdivision once completed. The Danskin lift station upgrades are now complete and there is capacity to serve according to the Engineers memo rather than going straight to Council when sewer became available, staff felt that this needed to go back to the Commission for reapproval. The Commission reissued their previous recommendation for approval on August 8th of 2023.

The public works staff can support approval of this application as stated in their updated memo, which is exhibit 2.34. And will be able to provide a limited QLPE or a slash will serve for up to 40 EDU's for the...for each phase of the Ledgestone Plaza. Planning and Zoning staff agrees with Public Works assessment and the Planning and Zoning department, sorry, staff has reviewed the proposed rezone and the pre-plat for technical compliance with Kuna City Code Title 5 and Title 6 and also Idaho State Statutes and the Kuna Comprehensive Plan. And should the Council approve the rezone and the pre-plat, staff recommends the applicant be subject to the proposed recommended conditions of approval that are listed in Staffs memo. The applicant is present tonight and they have a small presentation that is also in your packet, but it's also on the big screen and I'll be here for if you have any questions.

**Council Member Laraway** I guess I have one, Troy. And that...I don't know if my eyes are bad, but on the site location. To the north, you have Hubbard and to the South it looks like it says Kay Ave. should that be Ardell?

**Senior Planner Troy Behunin** I don't know what map you're looking at, sorry.

**Council Member Laraway** It's the... that one right, coming up. Keep going down. No. Well, you went too far.

**Council Member McPherson** I saw too. It's just the map that you printed off or whatever is labeled wrong.

**Senior Planner Troy Behunin** Yeah, it should be just east of Meridian Rd. between Hubbard and Ardell. So, if it says Kay then yes, that would be a misprint.

**Council Member Laraway** It didn't make sense. That's why I was asking.

**Senior Planner Troy Behunin** Yeah.

**Council Member Laraway** Thank you.

**Senior Planner Troy Behunin** Yep.

**Mayor Stear** Anything further for Troy?

**Council Member McPherson** Not yet.

**Mayor Stear** Okay, and if the applicant would like to.

**David Bailey** Thank you, Troy. Mr. Mayor, Council, my name is David Bailey with Bailey Engineering. My office address is 1119 E. State Street in Eagle, representing Trilogy Development for the Ledgestone Plaza. So, who does the... Oh, I can do it here. So, the Ledgestone Plaza, as Troy described, we originally worked on and brought in 2020. You know prior to the sewer deficiencies coming through here and the project was master planned at that point. We brought it in, and it was already annexed into the city before the developer purchased the property and was zoned as a C-1 property within the city. The city's mix, the city's comprehensive plan, shows the area as being mixed-use with this, and C-1 for 76 acres in that area was not something that that we thought was consistent with the city's plan, nor was it something that would, you know, we could fill up a whole 76 acres with the C-1 use on this. So, with that, we're requesting that this be zoned and it's not a PUD because we can just achieve the zones. You know that we need to make this a good mixed-use project and the intent is to bring in the commercial adjacent to Meridian Rd. That have some higher density including some apartments adjacent to that that have great access to Highway 69. They don't go through other neighbors. And in that area a little smaller homes in the R-6 area, R-12 area next to that with some alley loaded products. So, we have a real variety of homes. And then as we go to the east, the project opens up into an R-6 zone. But those properties are much larger than the minimum R-6 as we go there and get closer to R-4 sizes on those lots to the east. So, we have a great transition through the project.

Coming from Meridian Rd. which should be the commercial and the higher density and then all the way through Ardell Rd. which of course is one of the major you know collectors that we've been working on forever from all the way from Linder all the way east and west of there for the mid mile collectors for the city. This gets it off of Highway 69 and into the area to the east which has developed quite a bit. This takes a lot of that... a lot of that pressure and provides internal circulation for the properties from Hubbard Rd. for Ledgestone and for Patagonia to the north of that and the future Ledgestone South project down there and projects for Patagonia Lakes to the east, as well. So, we think it's well situated within this area. It provides a big advantage to the, to the city and getting Ardell put in there in the intersection within their Strobel continues north-south, which is the other mid mile collector to that end. So, we're really following really following the city's transportation plan associated with this.

The project layout is intended, as I said, to give that transition as we go along that direction; but also, was intended to provide some really good large central open space. It's really good usable space. And I know you see a lot of projects that have, you know, a couple acres here and there

we get up to the 8% or the 10% based on the size of the subdivisions, whatever required. And our intent was to really make this really make this pop out in that direction. And that large park in the center is I think it's over 5 acres. It's on that we have an exhibit for that a little later. So, I guess I'll wait for a second to drop into that. So, we are asking for a rezone from C-1 to the C-3, C-2. I'm sorry, I think is that right, Katie? C-2 I apologize for that, R-12 and then R-6 density. We have preliminary plat and tonight is of course goes with this project design and review landscape which we have presented here tonight.

We have worked with and what I wanted to say on that is, is that we provided the traffic study and since submitted that to Idaho Transportation Department and of course all the information to Ada County Highway District. We have comments from them, and we have recently gone back to them because now it's three years down the road since when we originally worked at that and updated. Those and make sure that they're all consistent with that. We're in agreement with the conditions of ITD and Ada County Highway District, basically as planned, that we do have some commitment for monies to ITD for improvement of the intersection at Hubbard and Highway 69. They would provide a cash donation for that and then commitment to the intersection of Ardell and Highway 69 turn lanes that are required for that and then with ACHD for updated traffic study at the 226th lot within the project that would provide for possible intersection improvements at, excuse me, Locust Grove and Hubbard Rd. to the northeast and then less likely, but still possible improvements at Columbia Rd. and Locust Grove to the southeast. So, we're fully aware of those and agree with those conditions. This will just really improve the whole traffic pattern and everything going on to the east of Highway 69 here and will not be a burden on any of the other developments in the in the traffic area that that goes on in that.

ACHD did have an outstanding condition that your staff mentions in the report for some traffic calming on some of the streets within the project, and we did it in in one area here already. So, we see what we do. We'll do these bump outs or called a chicane that will provide that, that traffic calming. And we also want to make sure that this east-west pathway that runs through here goes all the way through the project east and west and that we have these protected crossings at the intersections that go through there. So, this makes a good path pathway to go around drops down this way goes all the way around the site includes through the park, you know, connecting north and south. So, we have a really great circulation pattern for the, for the landscape area within the subdivision and good access points that are all been approved by the by the Highway district and here for ITD.

Like I said already, 233 single family lots ranging from some smaller, they're all detached homes here, but they're at there's no townhouse product here. These are all detached and, but alley load here and then larger as we get to the east. So, they're closer to R-4 size, although we're asking for a single R-6 zone on that and then six commercial lots on the on the project, as well, C-2. On the amenities said we have 18.8 acres of open space, almost 25% total and 10.46 acres usable, open space, pool and a clubhouse for the apartment area here, plus a larger open space in this area to the south of that as well. Big, large, centrally located open space with connectivity between those and the access for everyone to those easy access for those amenities to everyone. Community

playground, picnic shelter within that park and then walking paths and the connectivity throughout.

We're proposing for the project, and we understand the 40-lot limit, that that comes with the sewer system and are working on you know the Communities working on obviously to improve that for everybody. But we understand that that limitation applies to this project, so construction phasing would start on the southeast, excuse me, on the east side of this project, we built continued Strobel from the north, from Hubbard and it would come down to into the project here and build half plus road there and then from there it would move down through the project here and then the fifth phase would be the would be the apartments and the sixth phase to be the commercial is what we're proposing at this point. You know there may be a demand for that. But when there is, we'd be ready to build that piece too, obviously Ardell's got to be built very early on in the in the process.

Yeah, I think it gets in with phase three. The connection there and then the construction timing, you know, if we could, we're obviously past the October 2024 already to be able to actually start construction in phase one at this point and we had figured a six to eight-year build out for the project, so about 50 lots per phase and one lot one phase each year and a half is typically the way we would figure for the project. Some product elevations of the of the items we propose in here. So, these are that would be the would be the alley load product. Here the single family detached and there's the some more of those narrow lots in the single family detached with the alley load. And then the front load product with driveway, some single, some two-story, within this weren't adjacent to any other residential development at this point and to the southeast of us would be the La Guarno sub, which I think is approved but on hold, to the east, it would be the LedgeStone, which is just about finishing up and then LedgeStone South, which is on hold right now in that area. I think I about covered everything there, so I'd be glad to stand for any questions you might have.

**Mayor Stear** Okay, questions for the applicant?

**Council Member Laraway** Yes, please.

**Mayor Stear** Yeah.

**Council Member Laraway** Any certain reason why you're leaving the commercial part of this for the last phase?

**David Bailey** It would be generally on utilities that we would that we would bring the utilities over to that side. So, we wouldn't have utilities and then users for those would be in our project. So typically, you know the commercial phase could be available if we had a demand for users, but we'd have to bring the sewer all the way over there comes from the east on this project, so it would be the last piece we get to from a construction phasing time point and then for, you know, for the timing of commercial on any project is that it's when you have a demand for users. So, this developer doesn't build, it doesn't build the commercial stuff and they make, they'll make the lots available and then and then try to sell those and as they're they've sold the pads, we'll make the lots available to them on that end. So that's the reason it's phased that way.

**Council Member Laraway** The reason we asked that is we just had a case come in front of us from another developer and he's going to build a commercial first.

**David Bailey** And I heard that in the previous one there and I don't think that anybody has any problem building the commercial when we do that. But it... in almost all the projects I do, you don't build the commercial until, I mean we could build the pads, but since this developer doesn't build the buildings, you can't force someone to build a or... I mean you could make it a condition to build that first. But to actually build a building and get it occupied with the business before there's a demand for the business use is kind of a recipe for disaster. So, we do reserve that and then and then have that available. So, if you want that in a different direction for something different reason, I suppose you could add that as a condition. But we think this provides for reasonable development and in the direction that we that we normally do on that, on these projects. And in this specific case, we would have to build the sewer and the water utilities all the way down to that end to provide that

**Council Member Laraway** And follow up question, the phase one which seems to be off of Ardell. Ardell is a problem now, because there is no traffic control device there except for a stop sign on the West side. Adding this road in there and adding all that traffic onto Ardell to exit out onto Highway 69 that seems a little problematic; that we're forcing more traffic into that intersection without any traffic control device and we're right here. I don't disagree with you, but we seem to be relying on ATD, I mean ADHD, and ITD to fix this problem.

**David Bailey** So Councilman Laraway, the traffic study on this showed that we could provide the intersection there and we...that we... the intersection would work there, and it did not show specifically any impact on Ardell to the west. So, I'm not sure that there's from an engineering perspective that that connection of the traffic to the west, but I see your point on the on the turn, the turning movements that go there. So, there is a center turn lane in Highway 69 out there and ITD actually in their conditions of approval says that we can make this connection and that we will probably need to have right turn lanes from Highway 69 into Hubbard Rd. to the north, but that this did not warrant the turn lanes. If it did, they would add them on there on the and they also added that while they will approve this initially as a full intersection, that they would reserve the right to at any time to block that and stop that cross traffic. And so left turns out of this site would not be allowed anymore and that the same thing from the from the west end is even worse. Really, although I don't think that from an engineering standpoint, traffic from here expect would impact those left turns coming out of Ardell from the west going north because they would go into the center, turn lane and then merge, these would be going into the right lane and merging going north. That said, that will probably be a prohibited movement at some point. And ITD has some really big picture plans on this in the future to do these chicanes. You know, these turnaround extra turnarounds at the intersections like they got on Eagle Rd. And I know nobody likes that stuff, but one more point to add on that is that Ardell has been for 25 years, as far as I know, the first time I saw Ardell is one of the east-west collector roads in the city that's in it this mid mile collector has been an important piece of... Kay Ave. is another one of them, but you know these have been an important piece that they've pushed for that whole time and been

consistent with so there's no choice not to connect Ardell to Highway 69 how we do it and how we maintain track safe Traffic Safety doing that is important, I agree.

**Council Member Laraway** It's just that... and it seems odd because ITD already knows the picture this is going to be just another Eagle Rd. eventually. That's where it's building out with all the commercial that's coming on that that pipeline. And I guess my question if it's predictable, it's preventable. We know it's coming. So why don't we do something about traffic control devices now? And I know it's deep in your pocket when you start talking about stuff like that because ITD is not going to pay for it.

**David Bailey** Well, it's a little more complicated than just the money. Is that ITD, One: we do the traffic studies and provide them the information to do the work with, plus they do their own traffic, you know, work as well. And they're longer-range plans between all the cities. COMPASS is highly involved in that; Ada County Highway district is highly involved in that. So, from that perspective they are doing the things that they said they do, which is limiting all of the intersections to these state. You know, they blew it on Eagle Rd. a long time ago. The number of intersections and driveways and roads that come in on Eagle Rd. make it a nightmare. So, we're doing it right down here. We're only making these connections at each half mile and we're only planning on, right now, signaling the whole mile distances along Highway 69 and that's working pretty well. You know that ITD is doing that work and they're building all those intersections for you guys down here far ahead of when we got them built on some of the roads up in north of Meridian. So, they're really planning ahead and doing a better job on Highway 69 at least, ITD is in in Eagle, than we had done on Chinden. And then and certainly than we had done on Eagle in the past. I know you live here, and you drive the roads every day, so you probably understand them better than I do and see what that is. But the improvements that they've done and the restrictions they place on everybody up and down Highway 6, we're doing stuff in Meridian just north of here, as well. And they just are not letting anybody get away with putting stuff in that that we can't deal with in the future, I think the planning is pretty good, actually.

**Council Member Laraway** Thank you.

**Council Member Biggs** I did want to say, to kind of follow up. We had a project a month or two ago on the opposite side of Meridian, where Ardell was going to be a right turn only. So, I don't know when the I guess the study comparison here, it was going to be right turn only, which tells me there's going to be no left turn out of Ardell for this one is what ITD had on the books or what was going to be required eventually. But I did want to go back to your comment though. When you said that through the build-out with the new traffic improvements that you had mentioned, how it's going to make everything better. Because it's about 4000 additional trips per day down Meridian Rd. When this is at full maturity, I guess I don't see... I guess, could you explain that a little more?

**David Bailey** What I was referring to specifically in that comment is within this section from Hubbard down to Columbia from Highway 69 out to Locust Grove where we have a lot of development going on in this area in north and south of there, that the circulation within this area

is better and it will actually make Hubbard and Columbia perform better. As far as adding traffic for all of the traffic that gets added from all the projects you approved in Kuna, it has no, no less impact than the other ones do or no more impact than those others. It does have, for the density that's proposed here, it does have a better impact on all of the local roads in Kuna, and it also provides excellent access to Highway 69, which is programmed for the development that you have provided in your comprehensive plan. So, you have a Comp Plan that says here's what we can develop within our area. Here's the amount of traffic we're going to be running up Highway 69. When Ada County Highway District does their 30-year plan or that or Idaho Transportation, does their thirty, Transportation Department does their 30-year plan. They take all of the numbers that from your comprehensive plan, COMPASS builds a traffic model for those and says here's what we got a plan for. So, for example, the plan and the traffic study plans for the 2025 and then they plan for the 2040 traffic, you know, I think it's 2040. Maybe off on the numbers, but it's 20 years in advance, right? On the traffic there those numbers which are held by ACHD and COMPASS and ITD are based on the comprehensive plan that you write. And in fact, I'll plug in another thing here on that case, is that Land Pro Data put out a report just recently saying what your density is and what your numbers are and what the area that's in your comp plan and could add in numbers to your city over the next time that your comprehensive plan is put out. So, all those numbers are in the mix. They're all thought about already. I was on the committee with ACHD writing the capital improvement plan for three different terms on that end of it. And those numbers are really being planned for. You may not like the current results. I can't speak to that, but really there there's a lot of planning going on that's based on your input, on your comprehensive plan.

**Council Member Biggs** And I'd like to go also to something else that Councilman Laraway was talking about with the front loading the commercial, which isn't normal. But I would also, I guess, argue that Kuna isn't normal with a 90% residential to 10% commercial ratio. It's...I guess I can sympathize with what he was just saying. So, I don't know that that Kuna normally fits the model of, say, a Meridian or Boise, you, which are more like a 70-30, so. Thank you for your time.

**David Bailey** Thank you.

**Mayor Stear** And then just a notation COMPASS is actually on the CIM 'Communities in Motion' 2050.

**David Bailey** Yeah, they're working on that, right. Thank you.

**Council President Bruce** I have a question. Did you...you mentioned Ledgestone Properties was on Paul's next to it, is that what you said?

**David Bailey** Ledgestone is to the northeast and then Ledgestone South is another development that that was brought into the city approved by the P and Z and then put on hold...

**Council President Bruce** Okay.

**David Bailey** At that point.

**Mayor Stear** Okay.

**Council President Bruce** Thank you, sir.

**Mayor Stear** Anything further? Alright, thank you.

**David Bailey** Thank you.

**Mayor Stear** And this is a public hearing, did anybody want to testify that didn't get a chance to sign in?

**Kuna Planning and Zoning Director Doug Hanson** Mr. Mayor, if I may, and Council for the record, Doug Hanson, Kuna Planning and Zoning. I just want to clarify that they are proposing a C-3 zone, not a C-2 zone. And it was advertised appropriately, and it made it on the agenda as C-3.

**Council Member Biggs** Thanks, Doug.

**Council Member McPherson** Thank you, Doug.

*[Temporary Silence]*

**Mayor Stear** Alright, go ahead Larry.

**Larry Mingus** Good evening, Council. My name is Larry Mingus. I live at 4153 E. Deer flat Rd. This development right here is about half a mile south or I'm sorry, half a mile north of Deer Flat. If any folks are familiar with that part of town, a lot of people are using Deer Flat Rd. currently as a cut off route to get to the City of Boise. So, there's quite a bit congestion now just coming here tonight. There's probably 20 cars, or so, stacked up to Deer Flat and Meridian Rd. They were heading west and in the morning they head east, so they use Deer Flat, I think, as a cut off to get to Cloverdale, perhaps Dry Creek Rd. to get into downtown, probably due to the fact that Meridian Rd. it does get pretty crowded and freeway access to get on to the on ramp is completely backed up at rush hour times in the morning. So, I heard a lot of talk of traffic plans being done by ITD, ACHD, whatever entities are doing those. I just wonder if any consideration is being given to Deer Flat Rd. As soon as these people figure out that route, they're going to start taking it, too. Right now, it's a two-lane road, 50 mile an hour. There is some homes in there, there's a couple new subdivisions just east of D&B Supply at Deer Flat, Meridian Rd. Yeah, I just, I don't think this is good for Deer Flat Rd. It's already getting a lot of pressure and people are going to use that and not Meridian Rd. to the freeway, so.

**Mayor Stear** Okay, good. Thank you.

**Council President Bruce** Thank you.

**Mayor Stear** Beverly Wolf.

**Beverly Wolf** Beverly Wolf, 3420 W. Commemoration Ave. Meridian. As compared to a lot of the other developments, this one looks nicer, has more green space, which would be great to maintain some of that in Kuna, since we're losing it faster than locusts take out of field. But, traffic, taxes, schools. Broken record. Does anybody sit down and look at the big, deep like, are

you soon going to be able to slow down and see what you've already done and see if it was good? I know you have to bow to the laws of the... and the attorneys. Oh, "we'll get sued", but at what point is it too much, too fast? Remember something called the Peter principle? I mean, just the cost alone. I moved here. And I'm paying on a school bill from 2017, a fair amount of money. That bill was marketed, I believe, as a 10-year bill. So 2027 yay it's going to mature. Well, no, when you get into the fine print, the interest on that is going to take us till 2035. I don't know, maybe I'll live that long. My daughter won't be able to pay it off. And then when you pass the next over \$100 million bond. You're adding to people you're imposing taxes, levies, whatever word you want to use that are going to outlast our 30-year mortgages. When's enough? When do you go back to the State and go "Hey, we're the 'We, the people.' You're us. You're part of it. You're paying it too." When do we go back and say "enough" and "stop"?

You know, I get it. People need homes, but how many three-story, five-story, and four-story multi-complexes are already being built in Meridian? I mean, how much more do you need? Do you take care of what you got? Because you're going to start running out of water. Have you ever been in L.A. when the smog is really bad? You're going to make this valley to the point where the smog will be you won't see those mountains on a bad day. Nobody will know they're there until the wind clears it away. That is not a fun place to be. I just... I don't get the speed. Why do you need to need be in the 97 percentile of growth as a small city? You're not able to keep up with the fire department and you're bouncing the fire services, and the school district numbers back and forth, but you don't have to. Just stop, and look for a bit, and just see, can we do it better? Can we do more of them like this? I'm not trying to beat up all the developers I get it, I get progress. Just, can we do it smarter?

**Mayor Stear** Okay. Thank you, Cindy Giesen.

**Cindy Giesen** Good evening, Cindy Giesen. I live at 1363 S. Ash Ave. Kuna, Idaho. I mostly have a few questions about this. He's taking 76 acres of what we planned for as commercial, so every COMPASS report you got probably considered that was going to be commercial. So that's a big dent in that and I just can't find it how much of that is commercial? How many acres? I'm wondering that. And I know that the demand on our environment, I mean on our utilities, everything is like exponential when you take, you take 76 acres that was C-1 and you planned for that with all your sewer etcetera, etcetera and you go and put in something that's going to take far more than that. You know, I've seen it on Ten Mile where that's happened and it's went from like 30 to 200 or something when it went from commercial property, so that's a consideration. There's 400 around 430 homes and I don't see it anywhere in the report about the schools and children, but that's for at least 430 more kids. So where are they going to go? would be a question I do know they made a bargain with the school district and gave them some land. I'm kind of curious of how much land is, where is it and what are their plans for it? Will they have it developed or capacity and time for all these, version 1 through 5 residential people that are coming in, so that seems a little fast. And are they going to help them run some electricity things like that to that land that lives nearby? And so, in the past when we've seen this little strip of commercial like on Ten Mile, you'll see a Jackson sign, 2 times you'll see a Jackson's sign.

As since I moved to Kuna, there's always been a Jackson sign, so they've been able to, the Developers been able to tell us "We're going to give you commercial." They put in a Jackson sign. They advertise about how wonderful it's going to be, and then they come in here and get our residential again. So, I'd just like to ask that you consider all those things, find out more about the kids and try to move some of that commercial to where we really need it. We need commercial, we need jobs. We need to keep people in Kuna. Thank You.

**Mayor Stear** Thank you.

**Council Member Biggs** Thank you.

**Council Member Bruce** Thank you.

**Mayor Stear** Alright. And that's all I had signed up testify. Was there anybody else who wish to? Okay, alright. Rebuttal?

**David Bailey** Thank you, Mr. Mayor and Council, David Bailey again. So, the two issues that came up there with the commercial and the schools on this. So, on the commercial thing, while it was in, it was C-1, it was already annexed into the city and the C-1, Your comprehensive plan has been mixed-use on this property for a long time. The density that we're showing here is about 5.8 total units per acre, I'm guessing range on that. So, don't get me on that. So, the amount of commercial we have here is what we feel is appropriate for the demand in this particular area, consider what's already built around there. So, we're not going to get another DMV here. We're not going to get a, you know, a large store here. I guess they probably plan for a Fred Meyers across the street here or some kind of grocery store in the I know that project got denied, but I'm sure you'll get your commercial out of that eventually on the west side of the street here. So, we didn't see that there was a place here for a really big box user of some sort on this property. And we think that your mixed-use plan, which is by the way your comprehensive plan, is what's used for your traffic planning.

I can't speak exactly what's used for the for the sewer planning. But, so, I suppose you'd have to ask your City Engineer what was used for that, but from what I understand is that this is in the current idea of what we're going to serve for sewer for this area, for what the current city plans are. And then of course, we have the restrictions based on getting the big trunk line to go from Patagonia up to up to the north through Spring Hill to the Spring Hill Lift station is what's going to open up the sewer capacity in this area and get it out of the out of the short-term solution here.

So, I don't think that we're switching things from the big, long-range planning, whether it comes to traffic or for or for the use of this property. As far as you know that this is out of line with what the city had planned for this. This property in the long run and that as I've said before, the higher density you know the apartment stuff and then limited commercial for that and then the transition and density on this is appropriate for this area and is appropriate with the mixed-use use plan that's in the comprehensive plan. And I guess I'd add to that, as I said, I just repeat again, is that all of this traffic is in the big picture plans, you know for what we're doing with this. And we do have the appropriate, you know, work done in this to make this be a good addition to the city.

As far as what you're going to do with your long-range plan and how you're going to do that, that's certainly up to you guys as to the schools. I don't know how to answer it and I don't think you guys do either.

And the schools don't know exactly how to answer it, but we do have a mess, of course, about how the schools are funded and that the City Council, you know, in the city doesn't have as much say in that. Nor that to do, the developers have much say in how that happens. So that planning happens at the school district level. Happens in advance. I know there's a lot of initiatives and things going on and in Kuna and in other cities for that matter. By the way, this developer has been cooperating with the with the school district on this. They did get a school site east of Locust Grove. Of course, you're probably aware of all this, so I'll just talk about what I know east of Locust Grove, which will be developed. As we go along here, they are identifying a need for another elementary school site in this area, and the developers cooperating on this. I don't think they have deals worked out yet, but I know they've been talking about it, and it'll probably be on the property to the east of this project. That said, we have talked to the school district representative on this and said that that school site is not needed within this property specifically here and this developer being cooperating on another school site is going to get them what they need in this area. So, we make sure we meet the school's needs and that's the intent of everybody, I think. In this we make sure the school's needs are met and that things are funded appropriately, and they are doing the planning in advance to again to serve the kids in this area and build those schools. So that's all I know about that.

**Mayor Stear** Okay, thank you.

**Council President Bruce** Thank you.

**David Bailey** Thank you.

**Mayor Stear** Alright. The question is rightfully before Council.

**Council President Bruce** Do you guys have any more questions?

**Council Member Biggs** No.

**Council President Bruce** I make a motion that we close evidence presentation and move to deliberation.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded, any further discussion? All those in favor say aye.

**All Council Members** Aye.

**Mayor Stear** Any opposed? That motion carries.

(Timestamp 01:36:18)

**Motion to:** Close Evidence Presentation and Proceed to Deliberation

**Motion By:** Council President Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

### **Mayor Stear** Traffic

**Council Member Laraway** Yeah, if I can step in on that one. I keep hearing a lot about the comprehensive plan and COMPASS. We're judging it, but I think we're shooting ourselves in the foot by, and we've brought this up before that for, that for every time we bring in a proposed commercial, we have to back load the next 40 acres with apartment complexes to support the commercial that's upfront. I don't agree with that. The traffic is becoming more and if you look at Meridian and you look at Boise, they're throwing up apartment complexes everywhere which is causing the traffic problem. So, I don't know how this can be the answer to our growth if we're how we're having to put apartment complexes to support the commercial that's up front. D&B doesn't have apartments. Ridley's doesn't have apartments. I don't understand why we have to have this type of development that is going to create, personal opinion, a headache for traffic on Highway 69 when we're counting on ACHD, ITD, and COMPASS to look at this in 2050. You can't predict that far out unless you keep doing what you're doing. You're not going to change anything. And we keep doing trying this and no offense against developers and please don't misunderstand. I don't mean to insult. I don't. But I don't know why developers are bringing in these commercial going "Hey, look what we've got for you", but we need all these apartment complexes. It's just money pocketing the money for some people, has nothing to do with Kuna that's comment number 1, I'll save 2 for later.

**Council Member Biggs** Well, look at this. Just like the project across the street was this very similar traffic issues on Ardell and 69. We had the commercial at the far back end with this one's actually more units than the other one had. So, the other one had our 20 designation on a couple, a couple of things. But you know, I don't need a traffic study from ITD or ACHD to drive up and down Meridian and we were just talking about earlier Hubbard to know that adding more, I don't know what short of putting stuff in Interstate through there, is going to make things better. So, I'm really hesitant on that, on, on the positive side, love the cooperation with the school district and that the school district gave their support to this. And also, some of the improvements that will be coming to Locust Grove and Hubbard. And then Hubbard and 69. But I just don't know that the little bit of commercial is worth. I guess that little bit of itch is worth the scratch for that much residential on top of what's already pending, which is 3 to 4000 units, I think still.

### **Council President Bruce** 6

**Council Member Biggs** 6000, okay.

**Council Member Laraway** Well, if I could add in about the school district, I think it's great that developers willing to work with them. But here's the fourfold problem. The developer donates 5 to 10 acres. And if we don't get the bomb pass, it just sits there. In an empty lot.

**Council Member Bruce** That's what I was going to say. I look at it like the same thing you said with the you did donate land, but unless they pass a bond, they're not going to be able to do anything on it. The sewer we know we're still working through the trunk line agreement that has to be put forth before you know, we can add anything else to the sewer there. Traffic obviously is going to be an issue. What we're having is everybody that's leaving up in front of Kuna and now everybody that's built down here. Is just going to sit. And that traffic until they get lights at Ardell or overpasses. But that may be a while down the road. I'd rather see the commercial, the main thing that I talked to in our community is more jobs say hey, having to leave here to go to work. I'd rather leave it the commercial that it is but that's just me.

**Council Member McPherson** Traffic, traffic, traffic to the Mr. Mingus that brought up. You know when Hubbard gets bad and then Meridian Rd. gets bad like he said, they start pushing on the other Mile roads, deer flat in the morning going up and down it personally it's like a 50 mile an hour zone. If you're going 50 or you get ran over. It's crazy and it's that push to get around the other traffic taking this back road. while pretty soon we have all the other back roads.

**Council President Bruce** And there wasn't a there was a project that was approved a year ago. Maybe a year and a half ago that was behind Ridley's. That hasn't been built yet, right? And that's going to add to all that, as well.

**Council Member Biggs** I just don't know that there's the demand I guess with as much as pending. We've had projects that are delayed because of the market and such for this much new development.

**Council President Bruce** Anyone have a motion? Do you have something?

**Kuna Planning and Zoning Director Doug Hanson** For the record, Doug Hanson, Kuna Planning and Zoning staff. I just wanted to just as a quick point as a reminder, this is a rezone. This is already in Kuna city limits, so this isn't an annexation, so we will need a very deliberate motion as to what your basis in decision making is for the project and while our planning staff understands traffic, we're not the traffic experts. That is why ITD and ADHD comments on these projects and sets limitations to the projects and requires that the developers make these improvements as they go along, and they build out their phases and the intent for roads like Deer Flat and Hubbard and State Highway 69 is for mass amounts of traffic. That's why they're being constructed. While it's somewhat counterintuitive right now as these developments gets approved, we will have greater connectivity at these roads, which will actually reduce the traffic on some of these main roads because it will be more dispersed throughout the Community.

**Mayor Stear** Thank you.

**Council President Bruce** Well, traffic wasn't the only thing for me it was sewer connectivity to School. I mean, there's all three of things that play into effect. I think we should take a look at.

**Council Member Biggs** We talked about the development agreement before with the other one about having this on the front end, the commercial on the front end. It's always totally opposed to, but it wouldn't be practical the way I understood it.

**Council President Bruce** Anything else?

**Council Member Laraway** I just kind of feel like my hands are tied.

**Council President Bruce** I mean, it's still in the city. We can just deny the rezone.

**Mayor Stear** We still didn't close public hearing...

**Council President Bruce** Yeah, we did,

**Mayor Stear** If you're not done with that. Oh, did we?

**Council Member Bruce** Yeah.

**Mayor Stear** Was I sleeping?

*[Laughter]*

**Council President Bruce** It's like me with the pledge that day. He said with the denial you had to have specific Reason, right? Which obviously traffic would not be. Sewer, schools, what? What actually was he saying if we deny it?

**City Attorney Marc Bybee** Mark Bybee, City Attorney. I would be looking to the language and in either your ordinance or in State Code related to when you're considering zoning rezone requests, and this is actually from let's see 67-65-11 Subsection C of Idaho State Code and it talks about some of the things that the board can consider, says the board analyze, or the Council, which in this year referred to as the governing board, The Council is, shall analyze proposed changes to zoning ordinances to ensure they are not in conflict. Conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan or would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts within the planning jurisdiction. The governing board may require the request. Maybe require the request to be resubmitted to planning and zoning Commission, or in absence of a Commission, the governing board may consider an amendment to the comp plan pursuant to the procedures. Sorry, I'm going to skip that, after the plan has been amending, the zoning ordinance may then be considered for amendment pursuant to the paragraph of this section. It doesn't really. It's kind of one of those oddities in how it's written. It doesn't really say it talks about going and amending your comp plan for the comp plan issues. It doesn't really answer. How to deal with the demonstrable adverse impacts on the delivery of services but up higher? Sorry, I'm bouncing around here a little in code. Another part of this subsection 2A request submitted for amendment to the Zoning ordinance, which this technically as shall be submitted to the zoning or planning and Zoning committee, or sorry, zoning or planning and Zoning Commission, which shall

evaluate the request to determine the extent, the nature of the amendment requested particular consideration shall be given to the adverse effects. Of any proposed zone change upon the delivery of service by any political subdivision, including school districts within the planning jurisdiction, so that repeats again when you're considering zoning changes. You have to consider those adverse impacts to political subdivisions. They specifically emphasize school districts. But Political other political subdivisions would include ITD would include ACHD, would include the Fire District would include. I don't know if I said school district already, but you get the idea. So, if you're going to say there's a denial based on those adverse impacts, what are the adverse impacts that were?

**Council President Bruce** Did you say Public Works?

**City Attorney Marc Bybee** Public works is a department of the city, and we are political subdivision too, so we can, I guess, consider those the effects on ourselves, obviously. And so, if there's a sewer issue, what precisely is the problem that we're talking about?

**Council President Bruce** So, we can allocate 40 EDU's to it, that means they can't build anything more than that. So, we can't really service that that project.

**Kuna Planning and Zoning Director Doug Hanson** For the record, Doug Hanson, Kuna Planning and Zoning, just as a touch point on that, currently this is in the Danskin Sewer basin. There is more than 40 sewer connections available at this time. However, based upon the resolution from 2022, we determined that we would only allocate sewer connections 40 at a time. It there this, this sewer basin is isn't 40 sewer connections away from being full. There's actually a significant amount of capacity within the Danskin Sewer Basin, after the fix was completed.

**Council President Bruce** But what the one that we just approved right is in Danskin also.

**City Attorney Marc Bybee** Sorry, Marc Bybee, City Attorney again. I think what that goes to Councilman Bruce is just the timing of development. I *gotta* double check, but if I'm looking up there, I think I'm looking at that image that's up there. Sorry, I should probably for the record refer to the right page of it. So, it's a map that's on. It looks like on page 136 of the packet, and we're taught we're we have a preliminary plat not for that whole thing, but for a phase. And so, these will serve letters tend to be issued by phases and phases can't come forward until there's new additional capacity. And so, I do understand the issue with the sewer city sewer issue, but it's also if they wanted to come forward with phase 2, they're not going to be able to until there's capacity to serve. And so, it's limiting their ability to grow at, I guess, the pace that that maybe that like because if the facilities aren't there and they try and bring another plat, the next plates not going to get approval because there's just not capacity. And so, we see this six-phase plan. That's not what's like, ultimately that's the objective for this developer, if they get this reason, but that's not. The whole thing's not being decided tonight. It's one phase of it. Am I getting that wrong or is it the whole it is a preliminary plot? I guess I should say so. The final plats can't come forward for recording. You'll have this preliminary plat. I don't know if everybody realizes preliminary plats are not recorded, they can't expire. That's why you get some renewal motions on them at times is because they can expire, and you know if there's never sewer capacity. This could ultimately result in the situation where preliminary the remainder of the preliminary plat

expires and so you have one developed portion and then the other phase has never come to fruition, it can't happen. I don't know if I made sense in all that rambling.

**Mayor Stear** Well, that makes it tough if you got the school district that supports it and you got ITD and ACHD that give requirements. They don't say they can't do it and they just say this is what you got to do, to do it. Fire district and they just have requirements of what they want for turnarounds and.

**Council President Bruce** And I get what the school district saying. They got land. But you know, as we sit and look, we know that that's...Right. I mean it, we're not...

**Mayor Stear** Yeah, I know.

**Council President Bruce** It still falls on the taxpayer to carry that burden.

**Mayor Stear** Sure.

**Council President Bruce** You know.

**Council Member Biggs** Obviously, they...it meets all the minimums. There's not a whole lot we can say about it, it sounds like to me.

**Council President Bruce** Well, that's what he's saying. But what are we here for then?

**Council Member Biggs** The massive apartment complex, you know?

**Council President Bruce** Yeah, I mean.

**Council Member Biggs** Underneath the main building there.

**Council Member Laraway** Looks like we shot ourselves in the foot.

**Council Member Biggs** I mean, because it's already zoned, I mean already annexed.

**Council President Bruce** Well, but annexations and rezones are where we have the most power. So, if he's just saying he needs a reason.

**Council Member Biggs** But, but that's The thing is all the reasons they meet all the minimums, the bare, you know, as long as it meets the bare minimums, there's. I don't think there's a whole lot we can say.

**Council Member McPherson** Right, because our personal belief that the schools are overcrowded, which they are, they have been for, I don't even remember how long I've been out of school now for 30 years. They were bad then, but the school saying we're in support of this. So how can we say "well", you know?

**Mayor Stear** Are you really?

**Council President Bruce** Yeah, but we've had sometimes I get it. It's still a no for me. You guys can... I'll entertain a motion.

**Council Member Laraway** To do what? We can't. It doesn't sound like we can deny the rezone, but.

**Council President Bruce** Yeah. I mean, we like it as commercial.

**Council Member Biggs** So, I guess that goes back to I guess I go back to Marc and ask the question. We'd like to see one designation. But are we, is our hand forced? That we couldn't save R-1 or C, I'm sorry C-1.

**City Attorney Marc Bybee** If you make the decision to deny the rezone, you're going to have to provide some. We're going to need to identify the adverse impacts of political subdivisions that essentially prompted that decision.

**Council Member Biggs** Of all the development.

**Council President Bruce** The letter from the school district. Is there an updated one?

*[Unintelligible Background Conversation]*

**Senior Planner Troy Behunin** For the record, Troy Behunin, Senior planner the school district was notified in 2020, for official comment. And then they were also notified last year in June for comment, which they did provide a comment letter, where they did offer their support. That is in your packet.

**Council Member Laraway** It just seems odd that. I'm just shooting in the dark here, but it seems odd that, probably be a majority of us sitting up here don' want this and we can't do anything about it.

**Mayor Stear** First time you've been there?

**Council Member Laraway** Pardon me?

**Mayor Stear** First time you've been there?

**Council Member Laraway** Yeah, normally, I'm pretty defiant about rules, but.

**Mayor Stear** We've had lots of those, yeah.

**Council Member Laraway** This project just does not sit well with me. I mean, I could. I could speak off the cuff and I said I don't really agree with ACHD traffic speed or traffic studies.

**Council Member Biggs** Just, it's interesting. We're going from 76 acres of commercial down to 10 and 66 residential.

**Council President Bruce** High-Dense.

**Council Member Biggs** And that's also one of the reasons why we are looking at redoing the future land use.

**Council Member Laraway** Yes.

**Council President Bruce** Yeah, when the mixed-use came through, I didn't realize that these projects were rolling like everything from commercial to high-dense.

**Council Member Biggs** That's definitely the way it is.

**Council President Bruce** You guys got a motion?

**Council Member Laraway** Well, just so we understand this right, what Mark is saying that there we have no reason to deny this, and if we do we're in trouble.

**City Attorney Marc Bybee** I don't want to over... am I? I guess what I'm saying to be overstated. We just need to actually identify what those adverse impacts are. I think it's important to understand from my position, I'm not an expert on the contents of the packet. That's what your other staff is for. And so, if you want to mine them as the concerns as to compliance with the, you know, like comp plan or these adverse impacts on school districts. On Troy, I'd pick on him and he's the one that worked with the applicant. And so, he would be the more knowledgeable one on the contents of the submission. I'm just getting out really legally, what's there less expert on what's in the contents of the packet.

**Council Member Laraway** What confuses me about this is the comprehensive plan is a guide. It's not a Bible, but yet now we can't change it. We can't decipher what goes into that, even though it's a guide.

**City Attorney Marc Bybee** What are you ask...? Sorry, Mark Bybee, City Attorney.

**Council Member Laraway** I'm not really asking, I guess I'm making a statement, but.

**City Attorney Marc Bybee** And you can amend your comp plan. Yes, you can. But I think what it's getting at is if you're to amend your comp plan, you'd have to go back through the notice and hearing procedures to do that before you could deny on basis for noncompliance with the comp plan.

**Council Member Laraway** Right. I understand. That's what I'm saying for the comprehensive plan, just being a guide. It pretty much backs us into a corner.

**City Attorney Marc Bybee** I do agree comp plans are significant planning document, yes, if you or your predecessor set, you know... Because I've described comp plans particularly future land use maps almost like an advertisement to saying, "hey this is what we want our what to happen with our city, this is our plan for the future." And so, landowners, developers will come in on and reliance on what the city has put out there as it's plan. And so, the comp plan is very significant planning document the future land use map particularly as part of that and there's other goals in the comp plan that could be, you know, at issue again. I've looked to your planning staff for the particulars of what the goals and plans are in your comp plan, but there are there's more than just the future land use maps are we had to step in other ways. We'd have to kind of go through and look, are there other issues with the comp plan that we're not satisfying?

**Council Member Laraway** Thank you.

**Council President Bruce** Unless we just issue a moratorium until we figure out the comp plan on annexations, that will solve it. I'll entertain a motion from any of you gentlemen.

**Council member Biggs** I just don't know if that would help in this case though with the...

**Council President Bruce** Oh,

**Council Member Laraway** Yeah.

**Mayor Stear** It's up to you, Council President.

**Council President Bruce** Nobody's got anything, huh?

**Council Member Laraway** Well we can't, I can give you a shot, I just got blanks in it. We can make a bunch of bunch of noise.

**Council President Bruce** I just. I just think, we're... we were elected to look out for the people who live here currently, right? And how is this going to affect them? And I get what he's saying. But we zoned it, we made it commercial. That's what we thought was going to put there. This changes it completely to say that our hands are tied.

**Council Member McPherson** But, unfortunately that's a right that's in our rules and regulations. That, "hey, that's the way it was, but it doesn't fit now, and we need to change it to this." I mean, it's already in the city. You know, and I agree it, it's a drastic change from what it was to now, yes. I mean it affects a lot of people. Yes, traffic. Yes, schools. I mean all around the big picture, but they followed the letter. That's the very unfortunate part. I mean, for us, not them.

**Council President Bruce** So, I have a question then, if applications like this, if it doesn't matter what you know, if you're saying that. Never mind, never mind, I figured it out.

**Council Member McPherson** I think there's, I know what you're saying. I know where you're going with this. There's been instances where something came up and we had just cause to squash it or get it revamped to get it a development agreement in place like we did with the previous one this evening. This one is in the state where I don't think we can do that.

**Council Member Laraway** Well, hypothetically speaking, can we as part of the development agreement, say we want the commercial done first to approve this?

**City Attorney Marc Bybee** Sorry, I just, I heard something that may not have been legally correct about development agreements. Development agreements, they can be required as a condition of rezoning. I don't know if that resolves concerns of the Council. I just wanted to offer that as a point of legal clarification that there are often people thinking of as annexation and rezoning. But it's actually the rezoning that triggers development agreements as a possible requirement.

**Council Member Biggs** And does it have to have the same stipulation? I guess that the reason why we're going to do this is because Kuna is 90% residential, we want more commercial. Was that a simple enough reason or?

**City Attorney Marc Bybee** Development agreements are a contract. You can't impose them on a developer. They have to agree to it as a condition of like of the rezone. You are... You have the power though to basically require... the language is "Each governing board made by ordinance adopt or amended its accordance with the notice and hearing". Sorry, let me get to the "require or permit as a condition of rezoning, that an owner, developer, maker and commitment concerning the use or development of the subject parcel" and so the development agreement is something as a condition of rezoning. So you can require as a condition of rezoning, that they make a written commitment regarding the use of the parcel. Now, I'm trying to think through this on the fly here a little bit, if they won't agree to your conditions, is that a basis to deny? I think that's the question. Ultimately, it's a contract that the parties have to come to, but it does say you have...or you can require or permit as a condition of rezoning. You can require. So, I think the board, the Council, can require commitments in the development agreement, yes.

**Council President Bruce** Can we require a different density?

**City Attorney Marc Bybee** No, that's not a... that's... That's completely changing the application.

**Mayor Stear** But in the end, does that actually change anything?

**Council President Bruce** No.

**Council Member Laraway** That's what I'm saying is, you know we sit up here as a group and always complain that there's only 10% tax on commercial and 90% and then we turn around and we put in 90% housing and 10% the numbers don't ever change.

**Mayor Stear** Yeah, that's right.

**Council Member Biggs** Right. Well, so I mean, it sounded to me from what the way Marc just explained it, then that is a possible...I guess that's something we can play is the... We want the development agreement because if they say, if they were to not agree to that, then that is the reason to deny rezone, do I understand that correctly, Marc?

**City Attorney Marc Bybee** I believe it could be, yes. I need after I need have to identify what the conditions are that you're looking for and they have to be actually consistent with your comp plan and you know LLUPA [Local Land Use Planning Act]. But as long as they are, yes.

**Council President Bruce** Where he's just saying have the commercial done first, right?

**Mayor Stear** But again, in the end, does that do anything for us? And why would you want to make it harder on the developer, just because we can? I mean that's how we're getting out of it is we're going to make them do this first, so they can do the other and it just puts a burden on them to...

**Council Member Laraway** Yeah, I don't want to be a bully.

**Mayor Stear** To get through the project and I'm you know, I'm either way, here but.

**Council President Bruce** Yeah, I get it. We don't want to put a burden on him. But I'm thinking about the people that is actually going to affect.

**Mayor Stear** Oh, I know everybody's going to get a burden. Yeah, I understand that completely.

**Council Member Biggs** It feels like If we're going to have to do it, like the commercial, that was that was my thoughts on it. I do understand it's a burden to the to the developer because of the physical location.

**Council President Bruce** I think we should address that mixed-use. However, we need to address that mixed-use when We updated it in '22. Was it '22 that we updated it? We should address that sooner, rather than later. Because it's obviously been a consistent problem, every time we see it.

**Council Member Biggs** I just saw the advertisement for the committee meeting.

**Mayor Stear** Yeah, I'll announce that here at the end.

**Council Member Laraway** How many years can we table it?

**City Attorney Marc Bybee** I don't recommend a moratorium, by just not taking action, I'll say that.

**Council Member Laraway** My thinking and I'm trying to come up with ways to do it, serve the citizens better.

**Mayor Stear** Ask your mom.

**Council Member Laraway** She did. She left me alone, unsupervised.

**Mayor Stear** I'm just talking about in the old days and see If they ask Dad, dad and say go out And then you don't get an answer.

**Council President Bruce** Do you have anything else?

**Council Member Laraway** No. Not much we can do.

**Council President Bruce** I make a motion that we approve case #20-O3-ZC, 20-06-S, 20-14-DR.

**Council Member Laraway** I'll second it under protest.

**Mayor Stear** Motion is made and seconded, any further discussion? All those in favor say aye.

**All Council Members** Aye.

**Mayor Stear** Did you say aye?

**Council President Bruce** He seconded it.

**Council Member Laraway** I was looking for that dramatic pause.

**Mayor Stear** Okay, that motion carries.

**City Clerk Nathan Stanley** Mayor, can we do a roll call vote, please?

**Mayor Stear** It was unanimous, but...

**City Clerk Nathan Stanley** Was it?

**Mayor Stear** Yeah.

**City Clerk Nathan Stanley** Okay, because I didn't hear certain people, so.

**Council Member Laraway** Did you need me to say 'aye' again?

**Mayor Stear** It was the dramatic pause just for you.

*(Timestamp 02:07:03)*

**Motion to:** Approve Case #20-O3-ZC, 20-06-S, and 20-14-DR.

**Motion By:** Council President Bruce

**Seconded By:** Council Member Laraway

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

## **8. Business Items:**

*(Timestamp 02:08:15)*

### **A. Resolution R03-2024**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE "ADMINISTRATION AND SUPPORT SERVICES AGREEMENT" WITH KUNA URBAN RENEWAL AGENCY; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

*- Moved From the Consent Agenda*

**Mayor Stear** Alright, that takes us to item 8A, Resolution 03-2024.

**Mayor Stear** Did you have questions on it?

**Council Member Laraway** I did.

**Mayor Stear** Okay.

**Council Member Laraway** This is this is kind of confusing to me and I'm sure Morgan's going to be able to fix me. Why are... why do we need for the City Council of Idaho approving the Administrative and Support Service Agreement with Urban Renewal District when we have nothing to say about it?

**Mayor Stear** That's because, this is...

**Kuna Economic Development Director Morgan Treasure** That is, because you have nothing to say about it. The two agencies have to have a contractual agreement because you share administrative staff.

**Council Member Laraway** Let me tell you... let me throw you a conflict.

**Kuna Economic Development Director Morgan Treasure** Okay.

**Council Member Laraway** City Council's not... cannot have anything to say about this, correct? But yet you have a City Councilman on the board.

**Kuna Economic Development Director Morgan Treasure** State statue...

**Council Member Laraway** His first job is City Council.

**Kuna Economic Development Director Morgan Treasure** So, State statute allows City Council to sit on the urban renewal board as long as it doesn't make up more than 50% of whatever the total governing body is. So, you can't have a quorum of City Council members, but it is customary in most Urban renewal agencies to have at least one City Council member sitting to provide a level of continuity. So, you can never have it... so there's always kind of city representation. And again, this isn't codified, but it's customary. But you can never have this city be able to completely outvote the independence of the agency, does that make sense? The City Council can never totally overrule the agency. It's kind of checks and balances.

**Council Member Laraway** Yeah, I understand it, but again I have I have the issue with Councilman McPherson having knowledge, authority, and power over something that I'm not able to vote on or deal with.

**Kuna Economic Development Director Morgan Treasure** So the...

**Council Member Laraway** As a fair as a fair playing field.

**Kuna Economic Development Director Morgan Treasure** Okay.

**Mayor Stear** Do you want to be on the?

**Council Member Laraway** No.

**Kuna Economic Development Director Morgan Treasure** About this, are you speaking about in general or about this contract specifically?

**Council President Bruce** In general, I think.

**Council Member Laraway** I'm just talking about in general.

**Kuna Economic Development Director Morgan Treasure** Okay, in general, the goals and objectives of City Council and the Urban Renewal Agency are entirely different. That's why you guys voted on that urban renewal plan because all the urban renewal can take up is what's in that plan. They don't... So, you approved their list of tasks.

**Council Member Laraway** But I don't get to approve where the money is spent.

**Kuna Economic Development Director Morgan Treasure** You appoint that urban renewal agency to look at those projects on that list.

**Council Member Laraway** We didn't appoint them.

**Kuna Economic Development Director Morgan Treasure** Yes, you do.

**Council Member Biggs** You told me a couple weeks ago that we don't.

**Council Member Laraway** Yeah.

**Kuna Economic Development Director Morgan Treasure** You. Well, you. The urban renewal is you guys...

**Council President Bruce** Set it up.

**Council Member Biggs** There was someone that was that was interested in it. You said that we don't confirm them.

**Kuna Economic Development Director Morgan Treasure** Mayor appoints, and Council confirms on urban renewal.

**Council Member Biggs** Oh, well I thought, You and I both were having that discussion

**Council Member Laraway** Yeah.

**Council Member Biggs** Because I knew someone who wanted to fly, and they said we had nothing to do with that.

**Council Member Laraway** That's why that's why this is confusing.

**Kuna Economic Development Director Morgan Treasure** Yeah. The urban renewal seat is up for call with the other two that are going to be announced later.

**Council President Bruce** So, we'll confirm whoever's...

**Mayor Stear** Next.

**Kuna Economic Development Director Morgan Treasure** Yes, he has confirmed the urban renewal commissioner a couple months ago.

**Council Member McPherson** That's how it works. That's how I got *[unintelligible.]*

**Mayor Stear** That's why I asked if you wanted to be on it.

**Council Member Laraway** No, he's on me. You don't need me on it. What a waste of talent.

**Council Member McPherson** No, I mean, I've been there, so, you should do it now. No?

**Council Member Laraway** You're doing great. Oh, thanks. So procedurally, this is for what?

**Kuna Economic Development Director Morgan Treasure** So procedurally, because urban renewal and the city have separate budgets, because urban renewal receives that tax increment.

**Council Member Laraway** From the renewal district, yes.

**Kuna Economic Development Director Morgan Treasure** From the renewal district, but in Kuna, our work and our project list, especially because our districts are some so new, our miniscule not really a staff-able level. So, we utilize city staff, so this contract is set up to clarify those roles and it sets the rate at which the urban renewal district budget reimburses back the city's budget to keep essentially the city whole.

**Council Member Laraway** So are you saying that somebody from the city will be working to do administration for the urban renewal district and the urban renewal district is going to pay for that?

**Kuna Economic Development Director Morgan Treasure** Yes, So the Urban renewal district pays the city back.

**Council Member McPherson** like currently Jared, does the books.

**Council President Bruce** We they're contracting with them.

**Kuna Economic Development Director Morgan Treasure** Yeah

**Council Member McPherson** Yeah, basically.

**Council Member Laraway** I understand that. Thank you for being gentle.

**Council President Bruce** Do you have anything, Matt? I make a motion that we approve Resolution R03-2024.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded, any further discussion? All those in favor say aye.

**All Council Members** Aye.

**Mayor Stear** Any opposed? And that motion carries.

*(Timestamp 02:13:47)*

**Motion to:** Approve Resolution R03-2024

**Motion By:** Council President Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

**9. Ordinances:**

**10. Executive Session:**

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

(Timestamp 02:14:07)

*A Recognition of the Citizens of Kuna for Kindness and Willingness to Help Neighbors in Need and Ada County Highway District*

**Mayor Stear** And that's all we had on the agenda. But I would just like to make mention, over the last few days I've seen a lot of people out, neighbors helping neighbors and clearing snow and doing all kinds of good things, helping cars get unstuck and whatever is needed to actually run into the store and getting stuff for people to that can't and it's has been very good to see. There's been a lot of that going on ACHD as soon as they got done with the priority roads, they hired on some contract help to help assist them. So that not only could they get through the priority roads first, but they could get into neighborhood subdivisions this time, at a much quicker rate. So, I don't know that everybody's got... everybody's subdivision is done yet, but they're working their way through. Big shout out to those folks that have been working 12-hour days to make that happen and really appreciate that. So, but it's just been good to see the community coming together and we're all helping each other out, that's been awesome.

**Council President Bruce** Maybe they were just all bored, so they came out to help. Stuck in the house of the family.

**Council Member Biggs** I saw the ACHD plow going up and down along earlier today.

**Mayor Stear** Oh yeah, yeah.

**Council President Bruce** Yeah, it was awesome.

*A Discussion on Current City Commissions, Boards, and Committees Vacancies*

**Mayor Stear** And then we do have current vacancies. If you have a passion to help and make want to make Kuna one of the best places to live, consider applying to serve on a city board or Commission. This is advertised. We do have spots on planning and zoning Commission, urban renewal agency and Future Land Use Map Advisory Committee so you can go on to [kunacityidaho.gov/committees](http://kunacityidaho.gov/committees) and commissions and sign up to put your name in the hat.

*A Discussion on Changes to The Agenda Format*

**Council President Bruce** And thank you for putting public comment on there.

**Mayor Stear** Oh yeah, yeah. No, I think that's a good thing, that's something that someone should have done a long time ago but.

**Council Member McPherson** A long time ago we didn't get anybody show up to meetings, so.

**Mayor Stear** Well, that's and that's kind of why but, you know.

**Council Member McPherson** Thank you to our critics that bring us a lot of knowledge. No, it's good. It's good that we have input literally for the first four years of my Council. If you had

anyone come, it was *cause*, you know, it was his wife or his mom was in town or something, like that was it. That was that was it, so.

**Mayor Stear** My kids came one time for the suckers. Alright. Anybody else have anything?

*General Discussion*

**Council Member McPherson** I was going to wish the old man that fell through the door when he left Happy Birthday on the record,

**Mayor Stear** Oh, did he have a Birthday today?

**Council Member McPherson** He. Yeah, but he didn't even stick around for it.

**Council Member Laraway** Mine was yesterday.

**Multiple Speakers** Happy birthday.

**Council Member Laraway** That's why I'm senile.

**12. Adjournment:**

*(Timestamp 02:17:31)*

**Mayor Stear** With that meeting is adjourned. Thank you all.

---

Joe L. Stear, Mayor

ATTEST:

---

Nathan Stanley, City Clerk

*Minutes prepared by Garrett Michaelson, Kuna City Clerk's Office*  
*Date Approved: CCM 01.30.2024*



# CITY OF KUNA

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

## SIGN-UP SHEET

**January 16, 2024 – City Council Public Comment**

The City of Kuna welcomes Public Questions and/or Comments during the Public Comment Session, as noted in the agenda. In accordance with Idaho State Code, Public Comments may NOT include specific land use issues or cases. All comments regarding specific land use issues or cases MUST be heard in their associated Public Hearing(s). Idaho State Code also requires all comments and/or complaints regarding City personnel to be heard in Executive Session.

In all instances, The Mayor and City Council may determine if your comments are appropriate for the Open Comment Session and may notify you accordingly. If you are recognized to speak, you may "have the floor" for up to three (3) Minutes, unless a separate time duration is determined by The Mayor and/or City Council.

### Public Comment Sign Up

*Beverly Wolf*  
\_\_\_\_\_  
Print Name  
*3420 W. Comm*  
\_\_\_\_\_  
Print Address  
*Meridian*  
\_\_\_\_\_  
City State, Zip

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City State, Zip

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City State, Zip

\_\_\_\_\_  
Topic

\_\_\_\_\_  
Topic

\_\_\_\_\_  
Topic

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City State, Zip

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City State, Zip

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City State, Zip

\_\_\_\_\_  
Topic

\_\_\_\_\_  
Topic

\_\_\_\_\_  
Topic

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City State, Zip

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City State, Zip

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City State, Zip

\_\_\_\_\_  
Topic

\_\_\_\_\_  
Topic

\_\_\_\_\_  
Topic



## City Council Public Hearing Sign-in Sheet January 16, 2024

**Case No.:** 23-05-AN (Annexation)  
**Case Name:** 5610 S Ten Mile – Ten Mile Storage

Clerk's Note: The Case Name  
Address is 5200 S Black Cat Rd.

IN FAVOR	NEUTRAL	OPPOSITION
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <hr/> <p style="color: blue;">Cathy Sherman</p> <hr/> <p>Name</p> <hr/> <p style="color: blue;">3208 Treasure Dr</p> <hr/> <p>Address</p> <hr/> <p style="color: blue;">Boise 83703</p> <hr/> <p>City, State, Zip</p>	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <hr/> <p>Name</p> <hr/> <p>Address</p> <hr/> <p>City, State, Zip</p>	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <hr/> <p>Name</p> <hr/> <p>Address</p> <hr/> <p>City, State, Zip</p>
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <hr/> <p style="color: blue;">JOHN STEWART</p> <hr/> <p>Name</p> <hr/> <p style="color: blue;">1118 N. 15TH ST</p> <hr/> <p>Address</p> <hr/> <p style="color: blue;">BOISE 83702</p> <hr/> <p>City, State, Zip</p>	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <hr/> <p>Name</p> <hr/> <p>Address</p> <hr/> <p>City, State, Zip</p>	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <hr/> <p>Name</p> <hr/> <p>Address</p> <hr/> <p>City, State, Zip</p>
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <hr/> <p style="color: blue;">Max Coursey</p> <hr/> <p>Name</p> <hr/> <p style="color: blue;">1118 N. 13th</p> <hr/> <p>Address</p> <hr/> <p style="color: blue;">Boise, ID</p> <hr/> <p>City, State, Zip</p>	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <hr/> <p>Name</p> <hr/> <p>Address</p> <hr/> <p>City, State, Zip</p>	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <hr/> <p>Name</p> <hr/> <p>Address</p> <hr/> <p>City, State, Zip</p>
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <hr/> <p>Name</p> <hr/> <p>Address</p> <hr/> <p>City, State, Zip</p>	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <hr/> <p>Name</p> <hr/> <p>Address</p> <hr/> <p>City, State, Zip</p>	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <hr/> <p>Name</p> <hr/> <p>Address</p> <hr/> <p>City, State, Zip</p>



CITY OF KUNA

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

**SIGN-UP SHEET- CONTINUED HEARING**  
**Tuesday, January 16, 2024 – City Council**

Case Name: **3430 W Lake Hazel Road – Hazelcrest Estates Sub.**

Case Type: Annexation, Comp Plan Map Amendment, Preliminary Plat and Development Agreement.

Case Nos.: 21-14-AN (Annexation), 21-01-CPM (Comp Plan Map Amendment), and 21-10-S (Preliminary Plat).

Please print your name below if you would like to present oral testimony or written exhibits about this item to the **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 checked="" type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____	_____	_____	_____	<u>BEVERLY WOLF</u>	_____
Print Name	Print Name	Print Name	Print Name	Print Name	_____
_____	_____	_____	_____	<u>3120 W. Comm</u>	_____
Print Address	Print Address	Print Address	Print Address	Print Address	_____
_____	_____	_____	_____	<u>Meridian</u>	_____
City	State, Zip	City	State, Zip	City	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>Not Testify</u>	<input checked="" type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____	_____	_____	_____	<u>Cindy Giesen</u>	_____
Print Name	Print Name	Print Name	Print Name	Print Name	_____
_____	_____	_____	_____	<u>1363 S Ash</u>	_____
Print Address	Print Address	Print Address	Print Address	Print Address	_____
_____	_____	_____	_____	<u>136 Kuna ID</u>	_____
City	State, Zip	City	State, Zip	City	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>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____	_____	_____	_____	_____	_____
Print Name	Print Name	Print Name	Print Name	Print Name	_____
_____	_____	_____	_____	_____	_____
Print Address	Print Address	Print Address	Print Address	Print Address	_____
_____	_____	_____	_____	_____	_____
City	State, Zip	City	State, Zip	City	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>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____	_____	_____	_____	_____	_____
Print Name	Print Name	Print Name	Print Name	Print Name	_____
_____	_____	_____	_____	_____	_____
Print Address	Print Address	Print Address	Print Address	Print Address	_____
_____	_____	_____	_____	_____	_____
City	State, Zip	City	State, Zip	City	State, Zip



# CITY OF KUNA

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

## SIGN-UP SHEET

### January 16, 2024 – City Council Public Hearing

**Case Name: Ledgestone Plaza**

**Case No: 20-03-ZC (Rezone) and 20-06-S (Preliminary Plat)**

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

#### IN FAVOR

#### NEUTRAL

#### IN OPPOSITION

**Testify**       **Not Testify**

LARRY MENOES  
Print Name  
4155 E DEER FLAT  
Print Address  
KUNA  
City                      State, Zip

**Testify**       **Not Testify**

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

**Testify**       **Not Testify**

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

**Testify**       **Not Testify**

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

**Testify**       **Not Testify**

Cindy Green  
Print Name  
1363 S. Ash  
Print Address  
Kuna ID  
City                      State, Zip

**Testify**       **Not Testify**

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

**Testify**       **Not Testify**

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

**Testify**       **Not Testify**

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

**Testify**       **Not Testify**

BEVERLY WOLF  
Print Name  
5420 W. Comm  
Print Address  
Meridian  
City                      State, Zip

**Testify**       **Not Testify**

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

**Testify**       **Not Testify**

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

**Testify**       **Not Testify**

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Report Criteria:

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

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>2M COMPANY, INC.</b>												
1461	2M COMPANY, INC.	204025906-00	16899	<u>PUMP FOR ARDELL P.I. PUMP STATION, J. COX, NOV '23</u>	11/02/2023	2,603.70	2,603.70	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	1/24	01/26/2024	
Total 204025906-00:						2,603.70	2,603.70					
1461	2M COMPANY, INC.	204025906-02	16899	<u>MOTOR FOR ARDELL P.I. PUMP STATION, J. COX, NOV '23</u>	11/02/2023	3,748.32	3,748.32	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	1/24	01/26/2024	
Total 204025906-02:						3,748.32	3,748.32					
Total 2M COMPANY, INC.:						6,352.02	6,352.02					
<b>84 LUMBER COMPANY</b>												
2267	84 LUMBER COMPANY	4203-30111	17242	<u>BRICKS AND RAIN SCREEN FOR EXTERIOR OF PARKS SHOP, M. WEBB, DEC. '23</u>	01/25/2024	1,271.25	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1324	1/24		
Total 4203-30111:						1,271.25	.00					
Total 84 LUMBER COMPANY:						1,271.25	.00					
<b>ABC STAMP, SIGNS &amp; AWARDS</b>												
277	ABC STAMP, SIGNS & AWARDS	0572304	17379	<u>NAME PLATES FOR COUNCIL MEMBERS: G. MCPHERSON, M. BIGGS, J. LARAWAY, C. BRUCE, ORDERED BY G. MICHAELSON, JAN '24- ADMIN</u>	01/25/2024	72.28	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	1/24		
277	ABC STAMP, SIGNS & AWARDS	0572304	17379	<u>NAME PLATES FOR COUNCIL MEMBERS: G. MCPHERSON, M. BIGGS, J. LARAWAY, C. BRUCE, ORDERED BY G. MICHAELSON, JAN '24- WATER</u>	01/25/2024	3.21	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/24		

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 1/12/2024-2/1/2024

Page: 2  
Feb 01, 2024 11:53AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
277	ABC STAMP, SIGNS & AWARDS	0572304	17379	<u>NAME PLATES FOR COUNCIL MEMBERS: G. MCPHERSON, M. BIGGS, J. LARAWAY, C. BRUCE, ORDERED BY G. MICHAELSON, JAN '24- SEWER</u>	01/25/2024	3.21	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/24		
277	ABC STAMP, SIGNS & AWARDS	0572304	17379	<u>NAME PLATES FOR COUNCIL MEMBERS: G. MCPHERSON, M. BIGGS, J. LARAWAY, C. BRUCE, ORDERED BY G. MICHAELSON, JAN '24- P.I</u>	01/25/2024	1.61	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/24		
Total 0572304:						80.31	.00					
Total ABC STAMP, SIGNS & AWARDS:						80.31	.00					
<b>ACTION GLASS &amp; WINDSHIELD REPAIR LLC</b>												
1649	ACTION GLASS & WINDSHIELD REPAIR LLC	3132	16669	<u>WINDSHIELD REPLACEMENT AND FRONT CAMERA CALIBRATION IN J. ADAMS' TRUCK, OCT.'23</u>	09/18/2023	852.40	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	1004	1/24		
Total 3132:						852.40	.00					
Total ACTION GLASS & WINDSHIELD REPAIR LLC:						852.40	.00					
<b>ADA COUNTY PROSECUTING ATTORNE</b>												
176	ADA COUNTY PROSECUTING ATTORNE	01252024CPA		<u>PROSECUTORIAL SERVICES FOR FEBRUARY 2024</u>	01/25/2024	5,434.38	.00	<u>01-6203 PROSECUTORIAL SERVICES</u>	0	1/24		
Total 01252024CPA:						5,434.38	.00					
Total ADA COUNTY PROSECUTING ATTORNE:						5,434.38	.00					
<b>ALLIANCE MEDICAL GROUP LLC</b>												
2072	ALLIANCE MEDICAL GROUP LLC	8773-011024		<u>NEW EMPLOYEE DRUG SCREEN, J. DAVIDSON, DEC. '23</u>	01/22/2024	25.00	25.00	<u>21-5950 TEAM BUILDING, ONBOARDING</u>	0	1/24	01/26/2024	

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 1/12/2024-2/1/2024

Page: 3  
Feb 01, 2024 11:53AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 8773-011024:						25.00	25.00					
Total ALLIANCE MEDICAL GROUP LLC:						25.00	25.00					
<b>ALPHA HOME PEST CONTROL, LLC</b>												
1804	ALPHA HOME PEST CONTROL, LLC	94535		<u>QUARTERLY PEST CONTROL FOR SENIOR CENTER, JAN '24</u>	01/22/2024	95.00	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1001	1/24		
Total 94535:						95.00	.00					
1804	ALPHA HOME PEST CONTROL, LLC	94536		<u>QUARTERLY PEST CONTROL FOR 333 SHORTLINE - JAN '24</u>	01/22/2024	95.00	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	1/24		
Total 94536:						95.00	.00					
Total ALPHA HOME PEST CONTROL, LLC:						190.00	.00					
<b>ASSOCIATION OF IDAHO CITIES</b>												
8	ASSOCIATION OF IDAHO CITIES	200011227	17373	<u>DAY AT THE CAPITAL (CODC) LUNCHEON - G. MICHAELSON, Z. MONTENEGRO, JAN '24 - ADMIN</u>	01/12/2024	45.00	45.00	<u>01-6155 MEETINGS/COMMITTEES</u>	0	1/24	01/18/2024	
8	ASSOCIATION OF IDAHO CITIES	200011227	17373	<u>DAY AT THE CAPITAL (CODC) LUNCHEON - G. MICHAELSON, Z. MONTENEGRO, JAN '24 - WATER</u>	01/12/2024	2.00	2.00	<u>20-6155 MEETINGS/COMMITTEES</u>	0	1/24	01/18/2024	
8	ASSOCIATION OF IDAHO CITIES	200011227	17373	<u>DAY AT THE CAPITAL (CODC) LUNCHEON - G. MICHAELSON, Z. MONTENEGRO, JAN '24 - SEWER</u>	01/12/2024	2.00	2.00	<u>21-6155 MEETINGS/COMMITTEES</u>	0	1/24	01/18/2024	
8	ASSOCIATION OF IDAHO CITIES	200011227	17373	<u>DAY AT THE CAPITAL (CODC) LUNCHEON - G. MICHAELSON, Z. MONTENEGRO, JAN '24 - P.I.</u>	01/12/2024	1.00	1.00	<u>25-6155 MEETING/COMMITTEES</u>	0	1/24	01/18/2024	
Total 200011227:						50.00	50.00					
Total ASSOCIATION OF IDAHO CITIES:						50.00	50.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>BDP INDUSTRIES INC</b>												
2005	BDP INDUSTRIES INC	16572	17272	<u>UPPER AND LOWER PRESSURE BELT, GRAVITY BELT FOR PRESS. M.NADEAU, DEC.'23</u>	01/29/2024	8,497.87	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	1/24		
Total 16572:						8,497.87	.00					
Total BDP INDUSTRIES INC:						8,497.87	.00					
<b>BOISE FLOOR COVERING &amp; DESIGN INC</b>												
2113	BOISE FLOOR COVERING & DESIGN INC	CG306789		<u>NEW CARPET TILE INSTALL FOR HISTORY CENTER, B. WITHROW, JAN '24</u>	09/29/2023	4,492.00	4,492.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	1/24	01/12/2024	
Total CG306789:						4,492.00	4,492.00					
Total BOISE FLOOR COVERING & DESIGN INC:						4,492.00	4,492.00					
<b>BOISE WEST EQUIPMENT LLC</b>												
2114	BOISE WEST EQUIPMENT LLC	3095		<u>REPLACEMENT SKID STEER SNOW PLOW, JAN. '24</u>	01/11/2024	2,500.00	2,500.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	1/24	01/12/2024	
Total 3095:						2,500.00	2,500.00					
Total BOISE WEST EQUIPMENT LLC:						2,500.00	2,500.00					
<b>CAMPBELL TRACTOR &amp; IMPLEMENT COMPANY</b>												
135	CAMPBELL TRACTOR & IMPLEMENT COMPANY	N61447	17349	<u>FUEL PUMP FOR PARKS GATOR, J. DURHAM, JAN. '24</u>	01/10/2024	145.86	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	1/24		
Total N61447:						145.86	.00					
135	CAMPBELL TRACTOR & IMPLEMENT COMPANY	N61559	17351	<u>PARTS FOR REPLACING FUEL PUMP FOR PARKS GATOR, J. DURHAM, JAN. '24</u>	01/11/2024	374.84	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	1/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total N61559:						374.84	.00					
Total CAMPBELL TRACTOR & IMPLEMENT COMPANY:						520.70	.00					
<b>CENTURYLINK</b>												
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO SCADA, 01/07-02/06/2024 - WATER</u>	01/07/2024	27.33	27.33	<u>20-6255 TELEPHONE EXPENSE</u>	0	1/24	01/26/2024	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO SCADA, 01/07-02/06/2024 - SEWER</u>	01/07/2024	27.33	27.33	<u>21-6255 TELEPHONE EXPENSE</u>	0	1/24	01/26/2024	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO SCADA, 01/07-02/06/2024 - P.I.</u>	01/07/2024	10.40	10.40	<u>25-6255 TELEPHONE EXPENSE</u>	0	1/24	01/26/2024	
Total 2089229179548B01072024:						65.06	65.06					
Total CENTURYLINK:						65.06	65.06					
<b>CITY OF BOISE</b>												
571	CITY OF BOISE	533		<u>JANUARY- MARCH 2024 CONTRIBUTION FOR ALLUMBAUGH HOUSE</u>	01/12/2024	3,316.33	3,316.33	<u>01-6070 DONATIONS EXPENSE</u>	0	1/24	01/18/2024	
Total 533:						3,316.33	3,316.33					
Total CITY OF BOISE:						3,316.33	3,316.33					
<b>COASTLINE EQUIPMENT COMPANY</b>												
1788	COASTLINE EQUIPMENT COMPANY	1096259		<u>RENTAL JOHN DEERE 544 G-TIER WHEEL LOADER FOR MOVING LANDSCAPE PRODUCT AT PARKS SHOP. B. WITHROW, JAN '24</u>	01/24/2024	5,191.73	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	1/24		
Total 1096259:						5,191.73	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total COASTLINE EQUIPMENT COMPANY:						5,191.73	.00					
<b>COMMERCIAL TIRE INC</b>												
2204	COMMERCIAL TIRE INC	45-18303	17362	TIRE REPAIR FOR SKIDSTEER FOR PARKS, J. DURHAM, JAN '24	01/16/2024	148.74	.00	01-6142 MAINT. & REPAIR-EQUIPMENT	1004	1/24		
Total 45-18303:						148.74	.00					
Total COMMERCIAL TIRE INC:						148.74	.00					
<b>CONRAD &amp; BISCHOFF INC</b>												
2020	CONRAD & BISCHOFF INC	IN-891234-24	17405	1,499 GALLONS UNLEADED FUEL, M.NADEAU, JAN '24	01/24/2024	3,704.33	.00	21-6300 FUEL	0	1/24		
Total IN-891234-24:						3,704.33	.00					
Total CONRAD & BISCHOFF INC:						3,704.33	.00					
<b>CORE &amp; MAIN LP</b>												
63	CORE & MAIN LP	U180672	17374	12 METER BOX RINGS & COVERS, JAN '24	01/12/2024	1,253.76	.00	20-6020 CAPITAL IMPROVEMENTS	0	1/24		
Total U180672:						1,253.76	.00					
Total CORE & MAIN LP:						1,253.76	.00					
<b>CREATIVE WRAPS</b>												
1970	CREATIVE WRAPS	3646	16463	DOOR LOGO STICKERS FOR NEW WATER DUMP TRUCK, J. DURHAM, SEPT. '23 - WATER	01/29/2024	64.00	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/24		
1970	CREATIVE WRAPS	3646	16463	DOOR LOGO STICKERS FOR NEW WATER DUMP TRUCK, J. DURHAM, SEPT. '23 - P.I.	01/29/2024	16.00	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	1/24		
Total 3646:						80.00	.00					

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 1/12/2024-2/1/2024

Page: 7  
Feb 01, 2024 11:53AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total CREATIVE WRAPS:						80.00	.00					
<b>D &amp; B SUPPLY</b>												
75	D & B SUPPLY	2175	17443	<u>RESPIRATORS, J. PEREZ, JAN, '24</u>	01/30/2024	164.97	.00	<u>01-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	1004	1/24		
Total 2175:						164.97	.00					
75	D & B SUPPLY	3825	17372	<u>8 PAIRS OF THERMAL GLOVES FOR PARKS DEPT., M. WEBB, JAN '24</u>	01/12/2024	59.92	.00	<u>01-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	1004	1/24		
Total 3825:						59.92	.00					
75	D & B SUPPLY	4093		<u>PARTS FOR SNOW PLOW ON PARKS 4-WHEELER, B. WITHROW, JAN '24</u>	01/13/2024	24.66	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	1/24		
Total 4093:						24.66	.00					
75	D & B SUPPLY	4577	17375	<u>PROPANE REFILL FOR SHOP TANKS, J.PEREZ, JAN.'24</u>	01/16/2024	60.17	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	1/24		
Total 4577:						60.17	.00					
75	D & B SUPPLY	6104	17417	<u>NO TRESPASSING SIGNS AND GREASE GUN, B. VILLANUEVA, JAN. '24</u>	01/25/2024	325.01	.00	<u>01-6175 SMALL TOOLS</u>	1004	1/24		
Total 6104:						325.01	.00					
75	D & B SUPPLY	6111	17320	<u>SOAP STONE AND PAINT MARKERS FOR PARKS OFFICE, JAN. '23</u>	01/04/2024	20.95	20.95	<u>01-6165 OFFICE SUPPLIES</u>	1004	1/24	01/18/2024	
Total 6111:						20.95	20.95					

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 1/12/2024-2/1/2024

Page: 8  
Feb 01, 2024 11:53AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
75	D & B SUPPLY	7506	17350	<u>RECOVERY ROPES FOR PARKS VEHICLES, C. REGLI, JAN.' 24</u>	01/10/2024	351.88	.00	<u>01-6175 SMALL TOOLS</u>	1004	1/24		
Total 7506:						351.88	.00					
75	D & B SUPPLY	8215	17445	<u>VINEGAR AND PUMP SPRAYER FOR MAINTENCE FOR SPLASH PAD, J. PEREZ, JAN. '24</u>	01/30/2024	40.97	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	1/24		
Total 8215:						40.97	.00					
75	D & B SUPPLY	9410	17376	<u>2 HELMETS, 2 REFLECTIVE VESTS, WINTER GOGGLES, FOR PARKS SNOW REMOVAL, M. WEBB, JAN '24</u>	01/16/2024	289.94	.00	<u>01-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	1004	1/24		
75	D & B SUPPLY	9410	17376	<u>REFLECTOR LAMP, BULBS FOR LAMP, GLOVES &amp; DISINFECTANT FOR PARKS SHOP, M. WEBB, JAN '24</u>	01/16/2024	108.95	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	1/24		
Total 9410:						398.89	.00					
Total D & B SUPPLY:						1,447.42	20.95					
<b>DENNIS DILLON RV LLC</b>												
2064	DENNIS DILLON RV LLC	5088520	17353	<u>WINCH CABLES FOR PARKS, J. DURHAM, JAN '24</u>	01/10/2024	232.30	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	1/24		
Total 5088520:						232.30	.00					
2064	DENNIS DILLON RV LLC	5089343	17425	<u>AIR FILTER FOR PARKS POLARIS, J. DURHAM, JAN '24</u>	01/26/2024	80.98	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	1/24		
Total 5089343:						80.98	.00					

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 1/12/2024-2/1/2024

Page: 9  
Feb 01, 2024 11:53AM

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
844	DENNIS DILLON RV LLC	7032124	17400	<u>MAINTENCE SHOP SUPPLIES FOR PARKS AND SEWER PIONEER, J. DURHAM, JAN. '23</u>	01/23/2024	217.06	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	1/24		
Total 7032124:						217.06	.00					
2064	DENNIS DILLON RV LLC	CM5088654	17416	<u>PARTS FOR PARKS POLARIS RANGER PLOWS, J. DURHAM, JAN '24</u>	01/25/2024	360.00	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	1/24		
Total CM5088654:						360.00	.00					
Total DENNIS DILLON RV LLC:						890.34	.00					
<b>DONGALEN ENTERPRISES INC</b>												
2257	DONGALEN ENTERPRISES INC	7509924	17356	<u>SHEET PLASTIC FOR SNOW PLOWS, B. BAUER, JAN. '24</u>	01/12/2024	427.54	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	1/24		
Total 7509924:						427.54	.00					
Total DONGALEN ENTERPRISES INC:						427.54	.00					
<b>DUBOIS CHEMICALS INC</b>												
512	DUBOIS CHEMICALS INC	IN-30235787	17389	<u>1 TOTE CHLORINE FOR WELLS, D. CROSSLEY, JAN.'24</u>	01/25/2024	1,343.00	.00	<u>20-6151 M &amp; R - PROCESS CHEMICALS</u>	0	1/24		
Total IN-30235787:						1,343.00	.00					
Total DUBOIS CHEMICALS INC:						1,343.00	.00					
<b>DYNA PARTS LLC</b>												
2115	DYNA PARTS LLC	290897	17348	<u>FUEL PRESSURE TEST KIT RENTAL FOR PARKS SHOP, J. DURHAM, JAN. '24</u>	01/09/2024	184.99	.00	<u>01-6212 RENT- EQUIPMENT</u>	1004	1/24		
Total 290897:						184.99	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2115	DYNA PARTS LLC	290950		<u>CREDIT/RETURN OF FUEL PRESSURE TEST KIT FOR PARKS SHOP ON INVOICE 290897, JAN. '24</u>	01/10/2024	-184.99	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	1/24		
Total 290950:						-184.99	.00					
2115	DYNA PARTS LLC	291075	17370	<u>ONE EACH BOX OF DEF FOR WATER TRUCK, J. MORFIN, JAN. '24- WATER</u>	01/12/2024	12.79	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	1/24		
2115	DYNA PARTS LLC	291075	17370	<u>ONE EACH BOX OF DEF FOR WATER TRUCK, J. MORFIN, JAN. '24- P.I</u>	01/12/2024	3.20	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	1/24		
Total 291075:						15.99	.00					
2115	DYNA PARTS LLC	291356	17382	<u>DEF FLUID FOR PARKS TRUCK, J. DURHAM, JAN '24</u>	01/17/2024	12.99	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	1004	1/24		
Total 291356:						12.99	.00					
2115	DYNA PARTS LLC	291871	17422	<u>2 SPARK PLUGS FOR PARKS RANGER, J. DURHAM, JAN '24</u>	01/26/2024	21.38	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	1/24		
2115	DYNA PARTS LLC	291871	17422	<u>BRAKE CLEAN FOR FLEET VEHICLES, J. DURHAM, JAN '24 -ADMIN</u>	01/26/2024	14.03	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	1/24		
2115	DYNA PARTS LLC	291871	17422	<u>BRAKE CLEAN FOR FLEET VEHICLES, J. DURHAM, JAN '24 - WATER</u>	01/26/2024	5.61	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	1/24		
2115	DYNA PARTS LLC	291871	17422	<u>BRAKE CLEAN FOR FLEET VEHICLES, J. DURHAM, JAN '24 - SEWER</u>	01/26/2024	5.61	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	1/24		
2115	DYNA PARTS LLC	291871	17422	<u>BRAKE CLEAN FOR FLEET VEHICLES, J. DURHAM, JAN '24 - P.I</u>	01/26/2024	2.80	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	1/24		

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 1/12/2024-2/1/2024

Page: 11  
Feb 01, 2024 11:53AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 291871:						49.43	.00					
2115	DYNA PARTS LLC	291963	17429	<u>2 BOTTLES DEF FOR PARKS LOADER, B. VILLANUEVA, JAN '24</u>	01/29/2024	25.98	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	1/24		
Total 291963:						25.98	.00					
Total DYNA PARTS LLC:						104.39	.00					
<b>ED STAUB &amp; SONS PETROLEUM, INC</b>												
1731	ED STAUB & SONS PETROLEUM, INC	10215492		<u>254.90 PROPANE DELIVERED TO 475 SHORTLINE RD - PARKS</u>	01/04/2024	227.38	227.38	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	1/24	01/12/2024	
1731	ED STAUB & SONS PETROLEUM, INC	10215492		<u>254.90 PROPANE DELIVERED TO 475 SHORTLINE RD - WATER</u>	01/04/2024	90.95	90.95	<u>20-6150 M &amp; R - SYSTEM</u>	1004	1/24	01/12/2024	
1731	ED STAUB & SONS PETROLEUM, INC	10215492		<u>254.90 PROPANE DELIVERED TO 475 SHORTLINE RD - SEWER</u>	01/04/2024	90.95	90.95	<u>21-6150 M &amp; R - SYSTEM</u>	1004	1/24	01/12/2024	
1731	ED STAUB & SONS PETROLEUM, INC	10215492		<u>254.90 PROPANE DELIVERED TO 475 SHORTLINE RD - P.I.</u>	01/04/2024	45.47	45.47	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	1004	1/24	01/12/2024	
Total 10215492:						454.75	454.75					
1731	ED STAUB & SONS PETROLEUM, INC	10260161		<u>61.10 PROPANE DELIEVERED TO 201 AVE A, PARKS, JAN '24</u>	01/15/2024	115.82	115.82	<u>01-6290 UTILITIES</u>	1004	1/24	01/18/2024	
Total 10260161:						115.82	115.82					
1731	ED STAUB & SONS PETROLEUM, INC	10292862		<u>191.00 PROPANE DELIVERED TO 475 SHORTLINE RD - ADMIN</u>	01/22/2024	186.35	186.35	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	1/24	01/26/2024	
1731	ED STAUB & SONS PETROLEUM, INC	10292862		<u>191.00 PROPANE DELIVERED TO 475 SHORTLINE RD - WATER</u>	01/22/2024	74.54	74.54	<u>20-6150 M &amp; R - SYSTEM</u>	0	1/24	01/26/2024	

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 1/12/2024-2/1/2024

Page: 12  
Feb 01, 2024 11:53AM

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
1731	ED STAUB & SONS PETROLEUM, INC	10292862		<u>191.00 PROPANE DELIVERED TO 475 SHORTLINE RD - SEWER</u>	01/22/2024	74.54	74.54	21-6150 M & R - SYSTEM	0	1/24	01/26/2024	
1731	ED STAUB & SONS PETROLEUM, INC	10292862		<u>191.00 PROPANE DELIVERED TO 475 SHORTLINE RD - P.I.</u>	01/22/2024	37.26	37.26	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	1/24	01/26/2024	
Total 10292862:						372.69	372.69					
Total ED STAUB & SONS PETROLEUM, INC:						943.26	943.26					
<b>ESRI</b>												
807	ESRI	94644662		<u>ARCGIS MAINTENANCE AND LICENSE- 02/01/24-01/31/25. M. BORZICK, JAN '24 -PARKS</u>	01/16/2024	770.00	.00	01-6075 DUES & MEMBERSHIPS	1004	1/24		
807	ESRI	94644662		<u>ARCGIS MAINTENANCE AND LICENSE- 02/01/24-01/31/25. M. BORZICK, JAN '24 - WATER</u>	01/16/2024	1,451.10	.00	20-6075 DUES & MEMBERSHIPS	0	1/24		
807	ESRI	94644662		<u>ARCGIS MAINTENANCE AND LICENSE- 02/01/24-01/31/25. M. BORZICK, JAN '24 - SEWER</u>	01/16/2024	1,451.10	.00	21-6075 DUES & MEMBERSHIPS	0	1/24		
807	ESRI	94644662		<u>ARCGIS MAINTENANCE AND LICENSE- 02/01/24-01/31/25. M. BORZICK, JAN '24 - P.I.</u>	01/16/2024	552.80	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	1/24		
807	ESRI	94644662		<u>ARCGIS MAINTENANCE AND LICENSE- 02/01/24-01/31/25. M. BORZICK, JAN '24 - P &amp; Z</u>	01/16/2024	2,295.00	.00	01-6075 DUES & MEMBERSHIPS	1003	1/24		
Total 94644662:						6,520.00	.00					
Total ESRI:						6,520.00	.00					
<b>FATBEAM LLC</b>												
1831	FATBEAM LLC	41279		<u>MONTHLY RECURRING CHARGE FOR INTERNET SERVICE, FEB '24 - ADMIN</u>	02/01/2024	95.00	.00	01-6052 CONTRACT SERVICES	0	1/24		
1831	FATBEAM LLC	41279		<u>MONTHLY RECURRING CHARGE FOR INTERNET SERVICE, FEB '24 - WATER</u>	02/01/2024	65.00	.00	20-6052 CONTRACT SERVICES	0	1/24		



Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				<u>EDINGER, JAN '24 - WATER</u>	01/09/2024	181.17	181.17	<u>20-6141 IT SMALL EQUIPMENT</u>	0	1/24	01/26/2024	
2014	FREUND PROPERTIES LLC	8092		<u>NEW LEXMARK MX431 PRINTER FOR H.R., J. EDINGER, JAN '24 - SEWER</u>	01/09/2024	181.17	181.17	<u>21-6141 IT SMALL EQUIPMENT</u>	0	1/24	01/26/2024	
2014	FREUND PROPERTIES LLC	8092		<u>NEW LEXMARK MX431 PRINTER FOR H.R., J. EDINGER, JAN '24 - P.I.</u>	01/09/2024	49.41	49.41	<u>25-6141 IT SMALL EQUIPMENT</u>	0	1/24	01/26/2024	
Total 8092:						549.00	549.00					
2014	FREUND PROPERTIES LLC	8106		<u>BLUETOOTH SPEAKERS FOR WATER/ SEWER DEPT. &amp; 2ND MONITORS FOR T. FLEMING &amp; M. NADEAU - WATER</u>	01/17/2024	299.67	299.67	<u>20-6141 IT SMALL EQUIPMENT</u>	0	1/24	01/26/2024	
2014	FREUND PROPERTIES LLC	8106		<u>BLUETOOTH SPEAKERS FOR WATER/ SEWER DEPT. &amp; 2ND MONITORS FOR T. FLEMING &amp; M. NADEAU - SEWER</u>	01/17/2024	299.67	299.67	<u>21-6141 IT SMALL EQUIPMENT</u>	0	1/24	01/26/2024	
2014	FREUND PROPERTIES LLC	8106		<u>BLUETOOTH SPEAKERS FOR WATER/ SEWER DEPT. &amp; 2ND MONITORS FOR T. FLEMING &amp; M. NADEAU - P.I.</u>	01/17/2024	114.16	114.16	<u>25-6141 IT SMALL EQUIPMENT</u>	0	1/24	01/26/2024	
2014	FREUND PROPERTIES LLC	8106		<u>NEW PC, MONITOR, KEYBOARD &amp; MOUSE FOR NEW EMPLOYEE P &amp; Z - ADMIN</u>	01/17/2024	1,400.33	1,400.33	<u>01-6141 IT SMALL EQUIPMENT</u>	1003	1/24	01/26/2024	
2014	FREUND PROPERTIES LLC	8106		<u>NEW PC, MONITOR, KEYBOARD &amp; MOUSE FOR NEW EMPLOYEE P &amp; Z - WATER</u>	01/17/2024	70.02	70.02	<u>20-6141 IT SMALL EQUIPMENT</u>	0	1/24	01/26/2024	
2014	FREUND PROPERTIES LLC	8106		<u>NEW PC, MONITOR, KEYBOARD &amp; MOUSE FOR NEW EMPLOYEE P &amp; Z - SEWER</u>	01/17/2024	70.02	70.02	<u>21-6141 IT SMALL EQUIPMENT</u>	0	1/24	01/26/2024	
2014	FREUND PROPERTIES LLC	8106		<u>NEW PC, MONITOR, KEYBOARD &amp; MOUSE FOR NEW EMPLOYEE P &amp; Z - P.I.</u>	01/17/2024	15.55	15.55	<u>25-6141 IT SMALL EQUIPMENT</u>	0	1/24	01/26/2024	
2014	FREUND PROPERTIES LLC	8106		<u>SETUP/INSTALL OF NEW PC FOR NEW EMPLOYEE P &amp; Z - ADMIN</u>	01/17/2024	270.00	270.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1003	1/24	01/26/2024	

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 1/12/2024-2/1/2024

Page: 15  
Feb 01, 2024 11:53AM

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
2014	FREUND PROPERTIES LLC	8106		SETUP/INSTALL OF NEW PC FOR NEW EMPLOYEE P & Z - WATER	01/17/2024	13.50	13.50	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	1/24	01/26/2024	
2014	FREUND PROPERTIES LLC	8106		SETUP/INSTALL OF NEW PC FOR NEW EMPLOYEE P & Z - SEWER	01/17/2024	13.50	13.50	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	1/24	01/26/2024	
2014	FREUND PROPERTIES LLC	8106		SETUP/INSTALL OF NEW PC FOR NEW EMPLOYEE P & Z - P.I.	01/17/2024	3.00	3.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	1/24	01/26/2024	
Total 8106:						2,569.42	2,569.42					
Total FREUND PROPERTIES LLC:						3,118.42	3,118.42					
<b>HD SUPPLY INC</b>												
265	HD SUPPLY INC	INV00236831	17315	CHLORINE REFILLS FOR TESTING AT SEWER PLANT, D. CROSSLEY, JAN. '24	01/04/2024	355.90	.00	21-6150 M & R - SYSTEM	0	1/24		
Total INV00236831:						355.90	.00					
Total HD SUPPLY INC:						355.90	.00					
<b>HDR ENGINEERING INC</b>												
1646	HDR ENGINEERING INC	1200588842		PROFESSIONAL SERVICES FROM 12/03/23-12/30/23, WATER SYSTEM MASTER PLAN, D. CROSSLEY, JAN '24	01/15/2024	5,225.27	.00	20-6020 CAPITAL IMPROVEMENTS	0	1/24		
Total 1200588842:						5,225.27	.00					
1646	HDR ENGINEERING INC	1200590501		PROFESSIONAL SERVICES FROM 10/01-12/30/2023 FOR DEER FLAT/TEN MILE WATERLINE PLACEMENT	01/22/2024	1,414.25	.00	20-6020 CAPITAL IMPROVEMENTS	1342	1/24		
Total 1200590501:						1,414.25	.00					

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 1/12/2024-2/1/2024

Page: 16  
Feb 01, 2024 11:53AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total HDR ENGINEERING INC:						6,639.52	.00					
<b>IDAHO HUMANE SOCIETY</b>												
833	IDAHO HUMANE SOCIETY	02012024IHSK		<u>ANIMAL CONTROL CONTRACT SERVICES FOR FEB '24</u>	02/01/2024	12,803.00	.00	<u>01-6005 ANIMAL CONTROL SERVICES</u>	0	1/24		
Total 02012024IHSKUNA:						12,803.00	.00					
Total IDAHO HUMANE SOCIETY:						12,803.00	.00					
<b>IDAHO POWER CO</b>												
38	IDAHO POWER CO	01022024IP		<u>ELECTRIC SERVICE 11/22-12/21/2023 - STREET LIGHTS</u>	01/02/2024	5,921.20	5,921.20	<u>01-6290 UTILITIES</u>	1002	1/24	01/18/2024	
Total 01022024IP:						5,921.20	5,921.20					
38	IDAHO POWER CO	01162024IP		<u>ELECTRIC SERVICE 12/14/2023-01/11/2024 - STREET LIGHTS</u>	01/16/2024	2,012.79	2,012.79	<u>01-6290 UTILITIES</u>	1002	1/24	01/26/2024	
Total 01162024IP:						2,012.79	2,012.79					
38	IDAHO POWER CO	12222023IP		<u>ELECTRIC SERVICE 11/15-12/24/2023 - IRRIGATION</u>	12/22/2023	1,044.17	1,044.17	<u>25-6290 UTILITIES EXPENSE</u>	0	1/24	01/12/2024	
Total 12222023IP:						1,044.17	1,044.17					
Total IDAHO POWER CO:						8,978.16	8,978.16					
<b>IDAHO PRESS TRIBUNE, LLC</b>												
1802	IDAHO PRESS TRIBUNE, LLC	41610	17354	<u>AD #468789, LEGAL NOTICE, CASE NO 23-03-AN (ANNEXATION) 5610 S TEN MILE ROAD/ TEN MILE STORAGE, D. HANSON, JAN. '24</u>	01/17/2024	37.38	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	1/24		
Total 41610:						37.38	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1802	IDAHO PRESS TRIBUNE, LLC	41753	17381	<u>AD #470820, LEGAL NOTICE #23-07-SUP, SPECIAL USE PERMIT FOR MAVERICK, PLANNING &amp; ZONING, J. HALL, JAN '24</u>	01/24/2024	40.34	.00	<u>01-6125, LEGAL PUBLICATIONS</u>	1003	1/24		
Total 41753:						40.34	.00					
Total IDAHO PRESS TRIBUNE, LLC:						77.72	.00					
<b>IDAHO STATE POLICE</b>												
1509	IDAHO STATE POLICE	01102024IDSP		<u>BACKGROUND CHECKS, L. TORRES S24029440, C. MANNING S24029007, NOV '23 - ADMIN</u>	01/10/2024	59.86	.00	<u>01-5950, TEAM BUILDING, ONBOARDING</u>	0	1/24		
1509	IDAHO STATE POLICE	01102024IDSP		<u>BACKGROUND CHECKS, L. TORRES S24029440, C. MANNING S24029007, NOV '23 - WATER</u>	01/10/2024	2.66	.00	<u>20-5950, TEAM BUILDING, ONBOARDING</u>	0	1/24		
1509	IDAHO STATE POLICE	01102024IDSP		<u>BACKGROUND CHECKS, L. TORRES S24029440, C. MANNING S24029007, NOV '23 - SEWER</u>	01/10/2024	2.66	.00	<u>21-5950, TEAM BUILDING, ONBOARDING</u>	0	1/24		
1509	IDAHO STATE POLICE	01102024IDSP		<u>BACKGROUND CHECKS, L. TORRES S24029440, C. MANNING S24029007, NOV '23 - P.I.</u>	01/10/2024	1.32	.00	<u>25-5950, TEAM BUILDING, ONBOARDING</u>	0	1/24		
1509	IDAHO STATE POLICE	01102024IDSP		<u>NEW EMPLOYEE BACKGROUND CHECKS, S. HARMON S24047385, NOV '23 - SEWER</u>	01/10/2024	10.00	.00	<u>21-5950, TEAM BUILDING, ONBOARDING</u>	0	1/24		
1509	IDAHO STATE POLICE	01102024IDSP		<u>BACKGROUND CHECKS, C. PATON S24029004, NOV '23 - WATER</u>	01/10/2024	13.97	.00	<u>20-5950, TEAM BUILDING, ONBOARDING</u>	0	1/24		
1509	IDAHO STATE POLICE	01102024IDSP		<u>BACKGROUND CHECKS, C. PATON S24029004, NOV '23 - SEWER</u>	01/10/2024	13.97	.00	<u>21-5950, TEAM BUILDING, ONBOARDING</u>	0	1/24		
1509	IDAHO STATE POLICE	01102024IDSP		<u>BACKGROUND CHECKS, C. PATON S24029004, NOV '23 - P.I.</u>	01/10/2024	5.31	.00	<u>25-5950, TEAM BUILDING, ONBOARDING</u>	0	1/24		

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 1/12/2024-2/1/2024

Page: 18  
Feb 01, 2024 11:53AM

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
1509	IDAHO STATE POLICE	01102024IDSP		<u>BACKGROUND CHECKS, J. MILLER S24037275, NOV '23 - ADMIN</u>	01/10/2024	8.31	.00	01-5950 TEAM BUILDING, ONBOARDING	0	1/24		
1509	IDAHO STATE POLICE	01102024IDSP		<u>BACKGROUND CHECKS, J. MILLER S24037275, NOV '23 - WATER</u>	01/10/2024	10.97	.00	20-5950 TEAM BUILDING, ONBOARDING	0	1/24		
1509	IDAHO STATE POLICE	01102024IDSP		<u>BACKGROUND CHECKS, J. MILLER S24037275, NOV '23 - SEWER</u>	01/10/2024	10.97	.00	21-5950 TEAM BUILDING, ONBOARDING	0	1/24		
1509	IDAHO STATE POLICE	01102024IDSP		<u>BACKGROUND CHECKS, J. MILLER S24037275, NOV '23 - P.I.</u>	01/10/2024	3.00	.00	25-5950 TEAM BUILDING, ONBOARDING	0	1/24		
1509	IDAHO STATE POLICE	01102024IDSP		<u>BACKGROUND CHECKS, A. GOODWIN S24037276, NOV '23 - PARKS</u>	01/10/2024	33.25	.00	01-5950 TEAM BUILDING, ONBOARDING	0	1/24		
1509	IDAHO STATE POLICE	01102024IDSP		<u>SOLICITOR/PEDDLER LICENSE BACKGROUND CHECKS (18), S. FRANTZ S24028602, T. BURNS S24028604, C. TEKIN S24028605, J. ALLEN S24028606, Z. TINKER S24029005, A. ASHUROV S24029006, S. SLATER S24029008, T. COLLERAN S24033575, J. MCPHERSON S24034355....</u>	01/10/2024	598.50	.00	01-2075 UNEARNED REVENUE	0	1/24		
Total 01102024IDSP:						774.75	.00					
Total IDAHO STATE POLICE:						774.75	.00					
<b>INTEGRITY PUMP SOLUTIONS INC</b>												
2032	INTEGRITY PUMP SOLUTIONS INC	Y24M1-69	17276	<u>SUBMERSIBLE PUMP, M. NADEAU, DEC '23</u>	01/25/2024	1,117.00	.00	21-6150 M & R - SYSTEM	0	1/24		
Total Y24M1-69:						1,117.00	.00					
Total INTEGRITY PUMP SOLUTIONS INC:						1,117.00	.00					

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 1/12/2024-2/1/2024

Page: 19  
Feb 01, 2024 11:53AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>INTERMOUNTAIN GAS CO</b>												
37	INTERMOUNTAIN GAS CO	482195000010		<u>NATURAL GAS CONSUMPTION AT NWWTP. 12/05-01/05/24 - WATER</u>	01/08/2024	1,226.36	1,226.36	<u>20-6290 UTILITIES EXPENSE</u>	0	1/24	01/18/2024	
37	INTERMOUNTAIN GAS CO	482195000010		<u>NATURAL GAS CONSUMPTION AT NWWTP. 12/05-01/05/24 - SEWER</u>	01/08/2024	1,226.36	1,226.36	<u>21-6290 UTILITIES EXPENSE</u>	0	1/24	01/18/2024	
37	INTERMOUNTAIN GAS CO	482195000010		<u>NATURAL GAS CONSUMPTION AT NWWTP. 12/05-01/05/24 - P.I.</u>	01/08/2024	467.19	467.19	<u>25-6290 UTILITIES EXPENSE</u>	0	1/24	01/18/2024	
Total 48219500001082024:						2,919.91	2,919.91					
Total INTERMOUNTAIN GAS CO:						2,919.91	2,919.91					
<b>IRMINGER CONSTRUCTION</b>												
188	IRMINGER CONSTRUCTION	01242024IC		<u>KUNA WELL #12 PUMPING FACILITIES. 11/01/2023-01/31/2024. D. CROSSLEY, NOV '23</u>	01/24/2024	319,107.99	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	1/24		
Total 01242024IC:						319,107.99	.00					
Total IRMINGER CONSTRUCTION:						319,107.99	.00					
<b>J &amp; M SANITATION, INC.</b>												
230	J & M SANITATION, INC.	01052024-0111		<u>SANITATION RECEIPT TRANSFER. 01/05/2024-01/11/2024</u>	01/12/2024	95,456.01	95,456.01	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	1/24	01/12/2024	
230	J & M SANITATION, INC.	01052024-0111		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES. 01/05/2023-01/11/2024</u>	01/12/2024	-9,431.05	-9,431.05	<u>01-4170 FRANCHISE FEES</u>	0	1/24	01/12/2024	
Total 01052024-01112024:						86,024.96	86,024.96					
230	J & M SANITATION, INC.	01122024-0117		<u>SANITATION RECEIPT TRANSFER. 01/12/2024-01/17/2024</u>	01/18/2024	135,327.58	135,327.58	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	1/24	01/18/2024	

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
230	J & M SANITATION, INC.	01122024-0117		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES. 01/12/2024-01/17/2024</u>	01/18/2024	-13,370.36	-13,370.36	01-4170 <u>FRANCHISE FEES</u>	0	1/24	01/18/2024	
Total 01122024-01172024:						121,957.22	121,957.22					
230	J & M SANITATION, INC.	01182024-0125		<u>SANITATION RECEIPT TRANSFER. 01/18/2024-01/25/2024</u>	01/26/2024	27,452.36	27,452.36	26-7000 <u>SOLID WASTE SERVICE FEES</u>	0	1/24	01/26/2024	
230	J & M SANITATION, INC.	01182024-0125		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES. 01/18/2024-01/25/2024</u>	01/26/2024	-2,712.29	-2,712.29	01-4170 <u>FRANCHISE FEES</u>	0	1/24	01/26/2024	
Total 01182024-01252024:						24,740.07	24,740.07					
Total J & M SANITATION, INC.:						232,722.25	232,722.25					
<b>JACK HENRY &amp; ASSOCIATES, INC.</b>												
1328	JACK HENRY & ASSOCIATES, INC.	4510115		<u>MONTHLY ACH PMT PROCESS - DEC '23 - ADMIN</u>	01/01/2024	40.56	40.56	01-6505 <u>BANK FEES</u>	0	1/24	01/26/2024	
1328	JACK HENRY & ASSOCIATES, INC.	4510115		<u>MONTHLY ACH PMT PROCESS - DEC '23 - WATER</u>	01/01/2024	27.75	27.75	20-6505 <u>BANK FEES</u>	0	1/24	01/26/2024	
1328	JACK HENRY & ASSOCIATES, INC.	4510115		<u>MONTHLY ACH PMT PROCESS - DEC '23 - SEWER</u>	01/01/2024	27.75	27.75	21-6505 <u>BANK FEES</u>	0	1/24	01/26/2024	
1328	JACK HENRY & ASSOCIATES, INC.	4510115		<u>MONTHLY ACH PMT PROCESS - DEC '23 - P.I.</u>	01/01/2024	10.68	10.68	25-6505 <u>BANK FEES</u>	0	1/24	01/26/2024	
Total 4510115:						106.74	106.74					
Total JACK HENRY & ASSOCIATES, INC.:						106.74	106.74					
<b>J-U-B ENGINEERS, INC.</b>												
1236	J-U-B ENGINEERS, INC.	0169412		<u>PROFESSIONAL SERVICES FROM 12/03-12/31/23. RAILROAD OVERPASS PLANNING STUDY</u>	01/10/2024	11,488.20	.00	01-6045 <u>CONTINGENCY</u>	0	1/24		

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 1/12/2024-2/1/2024

Page: 21  
Feb 01, 2024 11:53AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 0169412:						11,488.20	.00					
Total J-U-B ENGINEERS, INC.:						11,488.20	.00					
<b>KELLER ASSOCIATES, INC.</b>												
429	KELLER ASSOCIATES, INC.	0234141		PROFESSIONAL SERVICES FROM 12/03-12/30/2023 - KUNA WASTEWATER SYSTEM MASTER PLAN UPDATE	01/15/2024	13,480.00	.00	21-6020 CAPITAL IMPROVEMENTS	0	1/24		
Total 0234141:						13,480.00	.00					
429	KELLER ASSOCIATES, INC.	0234150		PROFESSIONAL SERVICES FROM 12/03-12/30/2023 - PATAGONIA PARK PHASE II, DEC '23	01/15/2024	2,000.00	.00	40-6020 CAPITAL IMPROVEMENTS	1312	1/24		
Total 0234150:						2,000.00	.00					
429	KELLER ASSOCIATES, INC.	0234155		PROFESSIONAL SERVICES FROM 12/03-12/30/2023 - KUNA-AVALON & KAY TRAFFIC SIGNAL - DEC '23	01/15/2024	3,000.00	.00	40-6020 CAPITAL IMPROVEMENTS	1010	1/24		
Total 0234155:						3,000.00	.00					
Total KELLER ASSOCIATES, INC.:						18,480.00	.00					
<b>KUNA CHAMBER OF COMMERCE</b>												
314	KUNA CHAMBER OF COMMERCE	2315		SUSTAINING MEMBERSHIP - 2024, M. TREASURE, JAN '24	01/12/2024	1,000.00	1,000.00	01-6075 DUES & MEMBERSHIPS	0	1/24	01/18/2024	
Total 2315:						1,000.00	1,000.00					
Total KUNA CHAMBER OF COMMERCE:						1,000.00	1,000.00					
<b>KUNA LION'S CLUB</b>												
692	KUNA LION'S CLUB	01232024KLC		DONATION FOR EASTER EGG HUNT 2024	01/23/2024	2,000.00	.00	01-6070 DONATIONS				

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 1/12/2024-2/1/2024

Page: 22  
Feb 01, 2024 11:53AM

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
								EXPENSE	0	1/24		
						2,000.00	.00					
						2,000.00	.00					
<b>KUNA LUMBER</b>												
499	KUNA LUMBER	A140175	17352	<u>3 SNOW SHOVELS &amp; 1 PUSH BROOM, J. WEBB, JAN '24 - WATER</u>	01/10/2024	57.57	.00	<u>20-6175 SMALL TOOLS</u>	0	1/24		
499	KUNA LUMBER	A140175	17352	<u>3 SNOW SHOVELS &amp; 1 PUSH BROOM, J. WEBB, JAN '24 - P.I.</u>	01/10/2024	14.39	.00	<u>25-6175 SMALL TOOLS</u>	0	1/24		
						71.96	.00					
499	KUNA LUMBER	A140223	17366	<u>CRAYONS TO MARK BUILDING WHEN CHECKING FOR LEAKS, J. ADAMS, JAN. '24</u>	01/12/2024	15.36	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	1/24		
						15.36	.00					
499	KUNA LUMBER	A140381	17391	<u>BUNGEY CORDS FOR PLANT, U. RAMIREZ, JAN '24</u>	01/22/2024	11.06	.00	<u>21-6175 SMALL TOOLS</u>	0	1/24		
						11.06	.00					
499	KUNA LUMBER	A140458	17426	<u>TAPE FOR DODGE 5500, J.BOSTON, JAN.'24</u>	01/26/2024	8.51	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	1/24		
						8.51	.00					
499	KUNA LUMBER	A140487	17437	<u>FLINTS FOR THE WELDING STRIKER AT THE FARM, R HENZE, JAN.'24</u>	01/29/2024	5.21	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	1/24		
						5.21	.00					

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 1/12/2024-2/1/2024

Page: 23  
Feb 01, 2024 11:53AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
499	KUNA LUMBER	B55184	17343	<u>BALL VALVE &amp; NIPPLES TO FIX BALL VALVE ON MAG TRUCK, J. PEREZ, JAN '24</u>	01/09/2024	27.87	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	1/24		
Total B55184:						27.87	.00					
499	KUNA LUMBER	B55373	17388	<u>MARKING PAINT, J. PEREZ, JAN '24</u>	01/19/2024	19.78	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	1/24		
Total B55373:						19.78	.00					
Total KUNA LUMBER:						159.75	.00					
<b>KUNA MACHINE LLC</b>												
1775	KUNA MACHINE LLC	2463	17360	<u>STEEL FOR SNOW PLOW REPAIR, B. VILLANUEVA, JAN '24</u>	01/11/2024	72.44	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	1/24		
Total 2463:						72.44	.00					
1775	KUNA MACHINE LLC	2476	17303	<u>STEEL PLATES FOR RED DUMP TRUCK, C. REGLI, JAN '24</u>	01/19/2024	25.52	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	1004	1/24		
Total 2476:						25.52	.00					
Total KUNA MACHINE LLC:						97.96	.00					
<b>LOCAHAN LLC</b>												
1619	LOCAHAN LLC	AR1254711		<u>CONTRACT LEASE CHARGE, MODEL #IMC4500LT, SERIAL #3122R790389 &amp; 3122R790356, CITY HALL, JAN '24</u>	01/18/2024	433.94	.00	<u>01-6212 RENT-EQUIPMENT</u>	0	1/24		
1619	LOCAHAN LLC	AR1254711		<u>CONTRACT OVERAGE CHARGES, MODEL #IMC4500LT, SERIAL #3122R790389 &amp; 3122R790356, CITY HALL, JAN '24 - ADMIN</u>	01/18/2024	26.53	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	1/24		

City of Kuna

Payment Approval Report - City Council Approval  
 Report dates: 1/12/2024-2/1/2024

Page: 24  
 Feb 01, 2024 11:53AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1619	LOCAHAN LLC	AR1254711		<u>CONTRACT OVERAGE CHARGES, MODEL #IMC4500LT, SERIAL #3122R790389 &amp; 3122R790356, CITY HALL, JAN '24 - P &amp; Z</u>	01/18/2024	9.47	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1003	1/24		
1619	LOCAHAN LLC	AR1254711		<u>CONTRACT OVERAGE CHARGES, MODEL #IMC4500LT, SERIAL #3122R790389 &amp; 3122R790356, CITY HALL, JAN '24 - WATER</u>	01/18/2024	24.63	.00	<u>20-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	1/24		
1619	LOCAHAN LLC	AR1254711		<u>CONTRACT OVERAGE CHARGES, MODEL #IMC4500LT, SERIAL #3122R790389 &amp; 3122R790356, CITY HALL, JAN '24 - SEWER</u>	01/18/2024	24.63	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	1/24		
1619	LOCAHAN LLC	AR1254711		<u>CONTRACT OVERAGE CHARGES, MODEL #IMC4500LT, SERIAL #3122R790389 &amp; 3122R790356, CITY HALL, JAN '24 - P.I.</u>	01/18/2024	9.48	.00	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	1/24		
Total AR1254711:						528.68	.00					
1619	LOCAHAN LLC	AR1254713		<u>CONTRACT LEASE CHARGE, MODEL #MPC307SPF, SERIAL #C509P900318, CLERKS OFFICE, JAN '24</u>	01/18/2024	47.49	.00	<u>01-6212 RENT - EQUIPMENT</u>	0	1/24		
1619	LOCAHAN LLC	AR1254713		<u>CONTRACT OVERAGE CHARGES, MODEL #MPC307SPF, SERIAL #C509P900318, CLERKS OFFICE, JAN '24 - ADMIN</u>	01/18/2024	28.30	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	1/24		
1619	LOCAHAN LLC	AR1254713		<u>CONTRACT OVERAGE CHARGES, MODEL #MPC307SPF, SERIAL #C509P900318, CLERKS OFFICE, JAN '24 - WATER</u>	01/18/2024	.60	.00	<u>20-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	1/24		
1619	LOCAHAN LLC	AR1254713		<u>CONTRACT OVERAGE CHARGES, MODEL #MPC307SPF, SERIAL #C509P900318, CLERKS OFFICE, JAN '24 - SEWER</u>	01/18/2024	.60	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	1/24		

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 1/12/2024-2/1/2024

Page: 25  
Feb 01, 2024 11:53AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1619	LOCAHAN LLC	AR1254713		<u>CONTRACT OVERAGE CHARGES, MODEL #MPC307SPF, SERIAL #C509P900318, CLERKS OFFICE, JAN '24 - P.I.</u>	01/18/2024	.29	.00	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	1/24		
Total AR1254713:						77.28	.00					
1619	LOCAHAN LLC	AR1254714		<u>CONTRACT LEASE CHARGE, MODEL #MX2651, SERIAL #03012172, TREATMENT PLANT, JAN '24</u>	01/18/2024	95.55	.00	<u>20-6212 RENT - EQUIPMENT</u>	0	1/24		
1619	LOCAHAN LLC	AR1254714		<u>CONTRACT OVERAGE CHARGES, MODEL #MX2651, SERIAL #03012172, TREATMENT PLANT - WATER</u>	01/18/2024	45.34	.00	<u>20-6142 MAINT. &amp; REPAIRS- EQUIPMENT</u>	0	1/24		
1619	LOCAHAN LLC	AR1254714		<u>CONTRACT OVERAGE CHARGES, MODEL #MX2651, SERIAL #03012172, TREATMENT PLANT - SEWER</u>	01/18/2024	45.34	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	1/24		
1619	LOCAHAN LLC	AR1254714		<u>CONTRACT OVERAGE CHARGES, MODEL #MX2651, SERIAL #03012172, TREATMENT PLANT - P.I.</u>	01/18/2024	17.28	.00	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	1/24		
Total AR1254714:						203.51	.00					
Total LOCAHAN LLC:						809.47	.00					
<b>MAV EVENT SERVICES LLC</b>												
2086	MAV EVENT SERVICES LLC	6619		<u>NEW YEARS EVE GEM DROP SECURITY, 12/31/23, S. JONES, DEC '23</u>	01/06/2024	1,984.50	1,984.50	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	1/24	01/26/2024	
Total 6619:						1,984.50	1,984.50					
Total MAV EVENT SERVICES LLC:						1,984.50	1,984.50					

**MISCELLANEOUS #3**

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
2270	MISCELLANEOUS #3	01182024BB		<u>BRYAN BAUER, REIMBURSEMENT FOR PARKING FOR TRAINING DOWNTOWN BOISE</u>	01/18/2024	15.00	15.00	<u>01-6265 TRAINING &amp; SCHOOLING</u>	1004	1/24	01/26/2024	
Total 01182024BB:						15.00	15.00					
Total MISCELLANEOUS #3:						15.00	15.00					
<b>NICK'S CUSTOM CURBS &amp; DECORATIVE CONCRET</b>												
1403	NICK'S CUSTOM CURBS & DECORATIVE CONCRET	1199		<u>ECO BLOCKS FOR PARKS MATERIAL STORAGE AT PARKS SHOP, JAN. '24</u>	01/16/2024	5,960.00	5,960.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	1/24	01/18/2024	
Total 1199:						5,960.00	5,960.00					
Total NICK'S CUSTOM CURBS & DECORATIVE CONCRET:						5,960.00	5,960.00					
<b>O'REILLY AUTO ENTERPRISES LLC</b>												
2121	O'REILLY AUTO ENTERPRISES LLC	5841-333721	17439	<u>SPARK PLUGS FOR PARKS EQUIPMENT, J. DURHAM, JAN '24</u>	01/30/2024	48.69	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	1/24		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-333721	17439	<u>JUMPER CABLES, ENGINE TREATMENT, FUNNEL, GLOVES AND HAMMER FOR FLEET, J. DURHAM, JAN. '24- ADMIN</u>	01/30/2024	83.97	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	1/24		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-333721	17439	<u>JUMPER CABLES, ENGINE TREATMENT, FUNNEL, GLOVES AND HAMMER FOR FLEET, J. DURHAM, JAN. '24- WATER</u>	01/30/2024	33.59	.00	<u>20-6142 MAINT. &amp; REPAIRS- EQUIPMENT</u>	0	1/24		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-333721	17439	<u>JUMPER CABLES, ENGINE TREATMENT, FUNNEL, GLOVES AND HAMMER FOR FLEET, J. DURHAM, JAN. '24- SEWER</u>	01/30/2024	33.59	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	1/24		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-333721	17439	<u>JUMPER CABLES, ENGINE TREATMENT, FUNNEL, GLOVES AND HAMMER FOR FLEET, J. DURHAM, JAN. '24- P.I</u>	01/30/2024	16.79	.00	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	1/24		



City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 1/12/2024-2/1/2024

Page: 28  
Feb 01, 2024 11:53AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				<u>TREATMENT PLANT, 03/01/24-03/01/25 - SEWER</u>	01/22/2024	75.00	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	1/24		
143	PETROLEUM STORAGE TANK FUND	29889		<u>PETROLEUM STORAGE TANK FINANCIAL RESPONSIBILITY INSURANCE, CITY SEWER LIFT STATION, DANSKIN LIFT STATION, CRIMSON LIFT STATION, PATAGONIA LIFT STATION, ORCHARD REGIONAL LIFT STATION AND NEW YORK LIFT STATION, 03/01/24-03/01/25 - SEWER</u>	01/22/2024	150.00	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	1/24		
Total 29889:						300.00	.00					
Total PETROLEUM STORAGE TANK FUND:						300.00	.00					
<b>RIDGEWOOD ENTERPRISES, INC</b>												
1728	RIDGEWOOD ENTERPRISES, INC	2116513	17424	<u>TUNE UP PARTS FOR PARKS SMALL ENGINES, J. DURHAM, JAN '24</u>	01/26/2024	53.96	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	1/24		
Total 2116513:						53.96	.00					
Total RIDGEWOOD ENTERPRISES, INC:						53.96	.00					
<b>RUSH TRUCK CENTERS OF IDAHO INC</b>												
2233	RUSH TRUCK CENTERS OF IDAHO INC	3035564951	17312	<u>BRAKE PARTS FOR PARKS BIG RED, J. DURHAM, JAN. '24</u>	01/04/2023	490.90	490.90	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	1004	1/24	01/12/2024	
2233	RUSH TRUCK CENTERS OF IDAHO INC	3035564951	17312	<u>CORE DEPOSIT FOR PARKS BIG RED, J. DURHAM, JAN. '24</u>	01/04/2023	106.40	106.40	<u>01-6097 DEPOSITS ON ACCOUNT</u>	1004	1/24	01/12/2024	
Total 3035564951:						597.30	597.30					
2233	RUSH TRUCK CENTERS OF IDAHO INC	3035605513		<u>CREDIT/RETURN CORE ON INVOICE 3035564951, JAN. '24</u>	01/05/2024	-106.40	-106.40	<u>01-6097 DEPOSITS ON ACCOUNT</u>	1004	1/24	01/12/2024	
Total 3035605513:						-106.40	-106.40					

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 1/12/2024-2/1/2024

Page: 29  
Feb 01, 2024 11:53AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total RUSH TRUCK CENTERS OF IDAHO INC:						490.90	490.90					
<b>SAFEBUILT LLC</b>												
2173	SAFEBUILT LLC	175830		<u>META BUILDING, MECHANICAL &amp; ENERGY CODE INSPECTIONS 12/01-23/29/23.</u>	12/31/2023	1,505.75	1,505.75	<u>01-6052 CONTRACT SERVICES</u>	1005	1/24	01/18/2024	
2173	SAFEBUILT LLC	175830		<u>BUILDING, MECHANICAL &amp; ENERGY CODE INSPECTIONS 12/06-12/29/23</u>	12/31/2023	6,996.75	6,996.75	<u>01-6052 CONTRACT SERVICES</u>	1005	1/24	01/18/2024	
Total 175830:						8,502.50	8,502.50					
2173	SAFEBUILT LLC	177600		<u>PERMIT #34930.META, NEW COMMERCIAL PERMIT, DEC. '23</u>	12/31/2023	1,500.00	1,500.00	<u>01-6052 CONTRACT SERVICES</u>	1005	1/24	01/18/2024	
2173	SAFEBUILT LLC	177600		<u>COMMERCIAL PERMIT #39279 710 E AVALON ST, DEC. '23</u>	12/31/2023	150.00	150.00	<u>01-6052 CONTRACT SERVICES</u>	1005	1/24	01/18/2024	
Total 177600:						1,650.00	1,650.00					
Total SAFEBUILT LLC:						10,152.50	10,152.50					
<b>SAGE SUPPLY INC</b>												
1854	SAGE SUPPLY INC	24-43080		<u>LIQUID ICE MELT FOR ALL DEPARTMENTS, J. PEREZ, JAN. '24- ADMIN</u>	01/19/2024	436.80	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	0	1/24		
1854	SAGE SUPPLY INC	24-43080		<u>LIQUID ICE MELT FOR ALL DEPARTMENTS, J. PEREZ, JAN. '24- P&amp;Z</u>	01/19/2024	156.00	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1003	1/24		
1854	SAGE SUPPLY INC	24-43080		<u>LIQUID ICE MELT FOR ALL DEPARTMENTS, J. PEREZ, JAN. '24- WATER</u>	01/19/2024	405.60	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	1/24		
1854	SAGE SUPPLY INC	24-43080		<u>LIQUID ICE MELT FOR ALL DEPARTMENTS, J. PEREZ, JAN. '24- SEWER</u>	01/19/2024	405.60	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	1/24		
1854	SAGE SUPPLY INC	24-43080		<u>LIQUID ICE MELT FOR ALL DEPARTMENTS, J. PEREZ, JAN. '24- P.I</u>	01/19/2024	156.00	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	1/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 24-43080:						1,560.00	.00					
Total SAGE SUPPLY INC:						1,560.00	.00					
<b>SCOTT R BROCK</b>												
2273	SCOTT R BROCK	228		REPLACE REFLECTOR & RECALIBRATE GATE FOR POLICE STATION. B. WITHROW. JAN '24	01/11/2024	225.00	225.00	01-6140 MAINT. & REPAIR BUILDING	0	1/24	01/12/2024	
Total 228:						225.00	225.00					
Total SCOTT R BROCK:						225.00	225.00					
<b>SIMPLOT TURF &amp; HORTICULTURE</b>												
491	SIMPLOT TURF & HORTICULTURE	216069510		196 BAGS ICE MELT FOR CITY HALL. JAN. '24- ADMIN	01/17/2024	614.46	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	1/24		
491	SIMPLOT TURF & HORTICULTURE	216069510		196 BAGS ICE MELT FOR CITY HALL. JAN. '24- WATER	01/17/2024	420.42	.00	20-6150 M & R - SYSTEM	0	1/24		
491	SIMPLOT TURF & HORTICULTURE	216069510		196 BAGS ICE MELT FOR CITY HALL. JAN. '24- SEWER	01/17/2024	420.42	.00	21-6150 M & R - SYSTEM	0	1/24		
491	SIMPLOT TURF & HORTICULTURE	216069510		196 BAGS ICE MELT FOR CITY HALL. JAN. '24- P.I	01/17/2024	161.70	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	1/24		
Total 216069510:						1,617.00	.00					
491	SIMPLOT TURF & HORTICULTURE	216069551		294 BAGS ICE MELT FOR ALL DEPARTMENTS, JAN. '24- ADMIN	01/22/2024	679.14	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	1/24		
491	SIMPLOT TURF & HORTICULTURE	216069551		294 BAGS ICE MELT FOR ALL DEPARTMENTS, JAN. '24- P&Z	01/22/2024	242.55	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1003	1/24		
491	SIMPLOT TURF & HORTICULTURE	216069551		294 BAGS ICE MELT FOR ALL DEPARTMENTS, JAN. '24- WATER	01/22/2024	630.63	.00	20-6150 M & R - SYSTEM	0	1/24		



Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				<u>WATER</u>	01/08/2024	2.06	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-155436-1	17331	<u>FILE FOLDERS, SHARPIES FOR CLERKS, J. MILLER, JAN. '24- SEWER</u>	01/08/2024	2.06	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-155436-1	17331	<u>FILE FOLDERS, SHARPIES FOR CLERKS, J. MILLER, JAN. '24- P.I</u>	01/08/2024	1.02	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/24		
Total WO-155436-1:						150.83	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-156261-1	17365	<u>DOUBLE D. AND NINE VOLT BATTERIES FOR UTILILTY LOCATE, PAPER FOR PLANT, J. MILLER, JAN. '24- WATER</u>	01/16/2024	43.26	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-156261-1	17365	<u>DOUBLE D. AND NINE VOLT BATTERIES FOR UTILILTY LOCATE, PAPER FOR PLANT, J. MILLER, JAN. '24- SEWER</u>	01/16/2024	43.26	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-156261-1	17365	<u>DOUBLE D. AND NINE VOLT BATTERIES FOR UTILILTY LOCATE, PAPER FOR PLANT, J. MILLER, JAN. '24- P.I</u>	01/16/2024	16.47	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-156261-1	17365	<u>5 EACH 3 RING BINDERS FOR HR, J. MILLER, JAN. '24- ADMIN</u>	01/16/2024	6.24	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	1/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-156261-1	17365	<u>5 EACH 3 RING BINDERS FOR HR, J. MILLER, JAN. '24- WATER</u>	01/16/2024	8.23	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-156261-1	17365	<u>5 EACH 3 RING BINDERS FOR HR, J. MILLER, JAN. '24- SEWER</u>	01/16/2024	8.23	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-156261-1	17365	<u>5 EACH 3 RING BINDERS FOR HR, J. MILLER, JAN. '24- P.I</u>	01/16/2024	2.25	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-156261-1	17365	<u>KLEENEX AND TAPE FOR CITY HALL, J. MILLER, JAN. '24- ADMIN</u>	01/16/2024	15.58	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	1/24		

City of Kuna

Payment Approval Report - City Council Approval  
 Report dates: 1/12/2024-2/1/2024

Page: 33  
 Feb 01, 2024 11:53AM

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
2213	SOUTHWEST OFFICE SUPPLY INC	WO-156261-1	17365	<u>KLEENEX AND TAPE FOR CITY HALL, J. MILLER, JAN. '24- WATER</u>	01/16/2024	10.66	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-156261-1	17365	<u>KLEENEX AND TAPE FOR CITY HALL, J. MILLER, JAN. '24- SEWER</u>	01/16/2024	10.66	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-156261-1	17365	<u>KLEENEX AND TAPE FOR CITY HALL, J. MILLER, JAN. '24- P.I</u>	01/16/2024	4.09	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/24		
Total WO-156261-1:						168.93	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-156261-2	17365	<u>DOUBLE A BATTERIES FOR UTILILTY LOCATE, J. MILLER, JAN. '24- WATER</u>	01/16/2024	10.01	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-156261-2	17365	<u>DOUBLE A BATTERIES FOR UTILILTY LOCATE, J. MILLER, JAN. '24- SEWER</u>	01/16/2024	10.01	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-156261-2	17365	<u>DOUBLE A BATTERIES FOR UTILILTY LOCATE, J. MILLER, JAN. '24- P.I</u>	01/16/2024	3.81	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/24		
Total WO-156261-2:						23.83	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-156920-1	17386	<u>PERMANENT MARKERS FOR CLERKS OFFICE, JAN. '23- ADMIN</u>	01/22/2024	35.02	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	1/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-156920-1	17386	<u>PERMANENT MARKERS FOR CLERKS OFFICE, JAN. '23- WATER</u>	01/22/2024	.74	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-156920-1	17386	<u>PERMANENT MARKERS FOR CLERKS OFFICE, JAN. '23- SEWER</u>	01/22/2024	.74	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-156920-1	17386	<u>PERMANENT MARKERS FOR CLERKS OFFICE, JAN. '23- P.I</u>	01/22/2024	.36	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-156920-1	17386	<u>DOUBLE SIDED TAB DIVIDERS FOR UTILITY BILLING, JAN. '23- ADMIN</u>	01/22/2024	6.33	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	1/24		



Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				<u>SHARPIES &amp; CLOROX WIPES FOR CITY HALL, J. MILLER, JAN. '24- WATER</u>	01/29/2024	21.13	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-157677-1	17420	<u>9 X 12 MANILLA MAILING ENVELOPES, BLACK SHARPIES &amp; CLOROX WIPES FOR CITY HALL, J. MILLER, JAN. '24- SEWER</u>	01/29/2024	21.13	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-157677-1	17420	<u>9 X 12 MANILLA MAILING ENVELOPES, BLACK SHARPIES &amp; CLOROX WIPES FOR CITY HALL, J. MILLER, JAN. '24- P.I</u>	01/29/2024	8.13	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/24		
Total WO-157677-1:						106.58	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-157766-1	17420	<u>WASTEBASKET FOR ENTRYWAY AT CITY HALL, J. MILLER, JAN. '24- ADMIN</u>	01/29/2024	3.61	.00	<u>01-6025 JANITORIAL</u>	0	1/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-157766-1	17420	<u>WASTEBASKET FOR ENTRYWAY AT CITY HALL, J. MILLER, JAN. '24- WATER</u>	01/29/2024	2.47	.00	<u>20-6025 JANITORIAL</u>	0	1/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-157766-1	17420	<u>WASTEBASKET FOR ENTRYWAY AT CITY HALL, J. MILLER, JAN. '24- SEWER</u>	01/29/2024	2.47	.00	<u>21-6025 JANITORIAL</u>	0	1/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-157766-1	17420	<u>WASTEBASKET FOR ENTRYWAY AT CITY HALL, J. MILLER, JAN. '24- P.I</u>	01/29/2024	.96	.00	<u>25-6025 JANITORIAL</u>	0	1/24		
Total WO-157766-1:						9.51	.00					
Total SOUTHWEST OFFICE SUPPLY INC:						541.58	.00					
<b>ST. LUKE'S HEALTH SYSTEM</b>												
1441	ST. LUKE'S HEALTH SYSTEM	2633571		<u>EMPLOYEE VACCINATION &amp; IMMUNIZATIONS, ACCOUNT #478308056 FOR R. HENZE, AND ACCOUNT #479301841 FOR S. HARMON, JAN. '24</u>	01/11/2024	409.21	.00	<u>21-5950 TEAM BUILDING, ONBOARDING</u>	0	1/24		

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 1/12/2024-2/1/2024

Page: 36  
Feb 01, 2024 11:53AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 2633571:						409.21	.00					
Total ST. LUKE'S HEALTH SYSTEM:						409.21	.00					
<b>SUNROC CORPORATION</b>												
1826	SUNROC CORPORATION	41311405		<u>ASPHALT ROADBASE FOR PARKS SHOP, JAN. '24</u>	01/24/2024	1,061.25	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	1/24		
Total 41311405:						1,061.25	.00					
Total SUNROC CORPORATION:						1,061.25	.00					
<b>TAYLOR CORPORATION</b>												
1435	TAYLOR CORPORATION	24311998	17383	<u>BUSINESS CARDS FOR COUNCIL MEMBERS C. BRUCE AND G. MCPHERSON, G. MICHAELSON, JAN '24- ADMIN</u>	01/22/2024	48.64	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	1/24		
1435	TAYLOR CORPORATION	24311998	17383	<u>BUSINESS CARDS FOR COUNCIL MEMBERS C. BRUCE AND G. MCPHERSON, G. MICHAELSON, JAN '24- WATER</u>	01/22/2024	2.16	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/24		
1435	TAYLOR CORPORATION	24311998	17383	<u>BUSINESS CARDS FOR COUNCIL MEMBERS C. BRUCE AND G. MCPHERSON, G. MICHAELSON, JAN '24- SEWER</u>	01/22/2024	2.16	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/24		
1435	TAYLOR CORPORATION	24311998	17383	<u>BUSINESS CARDS FOR COUNCIL MEMBERS C. BRUCE AND G. MCPHERSON, G. MICHAELSON, JAN '24- P.I</u>	01/22/2024	1.08	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/24		
Total 24311998:						54.04	.00					
Total TAYLOR CORPORATION:						54.04	.00					
<b>TECHNOLOGY SOLUTIONS LLC</b>												
1823	TECHNOLOGY SOLUTIONS LLC	4768		<u>WELL HOUSES ANNUAL CLOUD SUBSCRIPTION FOR ACCESS CONTROL- WATER</u>	12/01/2023	840.00	840.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	1/24	01/18/2024	

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 1/12/2024-2/1/2024

Page: 37  
Feb 01, 2024 11:53AM

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
1823	TECHNOLOGY SOLUTIONS LLC	4768		<u>WELL HOUSES ANNUAL CLOUD SUBSCRIPTION FOR ACCESS CONTROL- P.I</u>	12/01/2023	210.00	210.00	<u>25-6140 MAINT. &amp; REPAIR BUILDING</u>	0	1/24	01/18/2024	
Total 4768:						1,050.00	1,050.00					
1823	TECHNOLOGY SOLUTIONS LLC	4791		<u>2 EACH KEYPAD REPLACEMENTS AT HISTORY CENTER, JAN. '24</u>	01/03/2024	942.18	942.18	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	0	1/24	01/12/2024	
Total 4791:						942.18	942.18					
1823	TECHNOLOGY SOLUTIONS LLC	4800		<u>DEPOSIT FOR GATE ACCESS CONTROL INSTALLATION AT THE PARKS MAINTENANCE SHOP, JAN. '23</u>	01/24/2024	3,207.18	3,207.18	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1324	1/24	01/26/2024	
Total 4800:						3,207.18	3,207.18					
Total TECHNOLOGY SOLUTIONS LLC:						5,199.36	5,199.36					
<b>TOTAL EQUIP &amp; RENTAL OF CANYON COUNTY</b>												
2112	TOTAL EQUIP & RENTAL OF CANYON COUNTY	P10205	17402	<u>PARTS FOR PARKS TOOL CAT. J. DURHAM, JAN '24</u>	01/24/2024	824.42	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	1/24		
Total P10205:						824.42	.00					
TOTAL EQUIP & RENTAL OF CANYON COUNTY:						824.42	.00					
<b>TREASURE VALLEY COFFEE</b>												
992	TREASURE VALLEY COFFEE	2160:10079537		<u>COFFEE AND COFFEE CREAMER FOR PARKS SHOP, JAN. '24</u>	01/10/2024	353.95	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	1/24		
992	TREASURE VALLEY COFFEE	2160:10079537		<u>ONE EACH COFFEE MACHINE RENTAL FOR PARKS SHOP, JAN. '24</u>	01/10/2024	150.00	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	1/24		



Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				<u>WATER</u>	01/12/2024	64.68	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/24		
992	TREASURE VALLEY COFFEE	2160:10150225	17364	<u>7 EACH 5 GALLON WATER BOTTLES, ONE CASE COFFEE AND CUPS FOR TREATMENT PLANT, C. PATTON, JAN. '24-SEWER</u>	01/12/2024	64.68	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/24		
992	TREASURE VALLEY COFFEE	2160:10150225		<u>7 EACH 5 GALLON WATER BOTTLES, ONE CASE COFFEE AND CUPS FOR TREATMENT PLANT, C. PATTON, JAN. '24- P.I</u>	01/12/2024	24.63	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/24		
Total 2160:10150225:						153.99	.00					
992	TREASURE VALLEY COFFEE	2160:10155990	17427	<u>4 EACH 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR PARKS SHOP, M.WEBB, JAN.'24</u>	01/26/2024	41.80	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	1/24		
Total 2160:10155990:						41.80	.00					
992	TREASURE VALLEY COFFEE	2160:10156012	17423	<u>7 EACH 5 GALLON WATER BOTTLES AND 2 EACH COOLER RENTALS FOR CITY HALL, FOR CITY HALL, JAN. '24-ADMIN</u>	01/26/2024	30.36	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	1/24		
992	TREASURE VALLEY COFFEE	2160:10156012	17423	<u>7 EACH 5 GALLON WATER BOTTLES AND 2 EACH COOLER RENTALS FOR CITY HALL, FOR CITY HALL, JAN. '24-WATER</u>	01/26/2024	20.77	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/24		
992	TREASURE VALLEY COFFEE	2160:10156012	17423	<u>7 EACH 5 GALLON WATER BOTTLES AND 2 EACH COOLER RENTALS FOR CITY HALL, FOR CITY HALL, JAN. '24-SEWER</u>	01/26/2024	20.77	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/24		
992	TREASURE VALLEY COFFEE	2160:10156012	17423	<u>7 EACH 5 GALLON WATER BOTTLES AND 2 EACH COOLER RENTALS FOR CITY HALL, FOR CITY HALL, JAN. '24-P.I</u>	01/26/2024	8.00	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 2160:10156012:						79.90	.00					
992	TREASURE VALLEY COFFEE	2160:10202181	17419	<u>6 EACH 5 GALLON WATER BOTTLES, 2 EACH COOLER RENTALS AND 2 CASES PAPER CUPS FOR TREATMENT PLANT, C. PATON, JAN '24- WATER</u>	01/26/2024	38.72	.00	20-6165 OFFICE SUPPLIES	0	1/24		
992	TREASURE VALLEY COFFEE	2160:10202181	17419	<u>6 EACH 5 GALLON WATER BOTTLES, 2 EACH COOLER RENTALS AND 2 CASES PAPER CUPS FOR TREATMENT PLANT, C. PATON, JAN '24- SEWER</u>	01/26/2024	38.72	.00	21-6165 OFFICE SUPPLIES	0	1/24		
992	TREASURE VALLEY COFFEE	2160:10202181		<u>6 EACH 5 GALLON WATER BOTTLES, 2 EACH COOLER RENTALS AND 2 CASES PAPER CUPS FOR TREATMENT PLANT, C. PATON, JAN '24- P.I</u>	01/26/2024	14.76	.00	25-6165 OFFICE SUPPLIES	0	1/24		
Total 2160:10202181:						92.20	.00					
Total TREASURE VALLEY COFFEE:						676.99	.00					
<b>ULTIMATE HEATING &amp; AIR, INC.</b>												
1538	ULTIMATE HEATING & AIR, INC.	23011335		<u>NEW HVAC INSTALLATION AT CITY HALL, JAN. '24- ADMIN</u>	01/05/2024	26,101.06	26,101.06	01-6045 CONTINGENCY	0	1/24	01/26/2024	
1538	ULTIMATE HEATING & AIR, INC.	23011335		<u>NEW HVAC INSTALLATION AT CITY HALL, JAN. '24- WATER</u>	01/05/2024	17,858.62	17,858.62	20-6045 CONTINGENCY	0	1/24	01/26/2024	
1538	ULTIMATE HEATING & AIR, INC.	23011335		<u>NEW HVAC INSTALLATION AT CITY HALL, JAN. '24- SEWER</u>	01/05/2024	17,858.62	17,858.62	21-6045 CONTINGENCY	0	1/24	01/26/2024	
1538	ULTIMATE HEATING & AIR, INC.	23011335		<u>NEW HVAC INSTALLATION AT CITY HALL, JAN. '24- P.I</u>	01/05/2024	6,868.70	6,868.70	25-6045 CONTINGENCY FUND	0	1/24	01/26/2024	
Total 23011335:						68,687.00	68,687.00					
Total ULTIMATE HEATING & AIR, INC.:						68,687.00	68,687.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>UNITED SITE SERVICES OF NEVADA INC</b>												
2124	UNITED SITE SERVICES OF NEVADA INC	114-13774574		<u>ADA AND STANDARD PORTABLE RESTROOM RENTAL FOR NEW YEARS EVE GEM DROP, JAN. '23</u>	01/08/2024	710.00	710.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	1/24	01/26/2024	
Total 114-13774574:						710.00	710.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-02154661		<u>ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 12/08/23-01/04/24- BUTLER PARK</u>	12/08/2023	111.00	111.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	1/24	01/26/2024	
Total INV-02154661:						111.00	111.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-02155156		<u>ADA PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 11/06-12/03/23- SADIE CREEK</u>	12/10/2023	111.00	111.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	1/24	01/26/2024	
Total INV-02155156:						111.00	111.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-02155158		<u>ADA PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 11/06-12/03/23- WINCHESTER PARK/ SUTTERS MILL</u>	12/10/2023	111.00	111.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	1/24	01/26/2024	
Total INV-02155158:						111.00	111.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-02157069		<u>STANDARD PORTABLE RESTROOM RENTAL, BI-WEEKLY SERVICE, 12/14/23- 01/10/24- BOOSTER STATION</u>	12/14/2023	61.00	61.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	1/24	01/26/2024	
Total INV-02157069:						61.00	61.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-02165155		<u>ADA PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 12/04/12/31/23- SADIE CREEK</u>	01/07/2024	111.00	111.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	1/24	01/12/2024	

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 1/12/2024-2/1/2024

Page: 42  
Feb 01, 2024 11:53AM

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
2124	UNITED SITE SERVICES OF NEVADA INC	INV-02165155		<u>ADA PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 01/01-01/06/24- SADIE CREEK</u>	01/07/2024	23.79	23.79	<u>01-6212 RENT-EQUIPMENT</u>	1004	1/24	01/12/2024	
Total INV-02165155:						134.79	134.79					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-02165157		<u>ADA PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 12/04-12/31/23- WINCHESTER PARK/SUTTERS MILL</u>	01/07/2024	111.00	111.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	1/24	01/12/2024	
2124	UNITED SITE SERVICES OF NEVADA INC	INV-02165157		<u>ADA PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 01/01-01/06/24- WINCHESTER PARK/SUTTERS MILL</u>	01/07/2024	23.79	23.79	<u>01-6212 RENT-EQUIPMENT</u>	1004	1/24	01/12/2024	
Total INV-02165157:						134.79	134.79					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4096497		<u>ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 01/05-02/01/24- BUTLER PARK</u>	01/05/2024	111.00	111.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	1/24	01/12/2024	
Total INV-4096497:						111.00	111.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4112512		<u>STANDARD PORTABLE RESTROOM RENTAL, BI-WEEKLY SERVICE, 01/11-02/07/24, BOOSTER STATION/ E KUNARD</u>	01/11/2024	61.00	.00	<u>20-6212 RENT - EQUIPMENT</u>	0	1/24		
Total INV-4112512:						61.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4144179		<u>ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 01/01-01/28/24- THE FARM PARK</u>	01/28/2024	111.00	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	1/24		
Total INV-4144179:						111.00	.00					

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 1/12/2024-2/1/2024

Page: 43  
Feb 01, 2024 11:53AM

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
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4144187		<u>ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 01/01-01/28/24- SEGO PRAIRIE/NICHOLSON PARK</u>	01/28/2024	111.00	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	1/24		
Total INV-4144187:						111.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4144559		<u>ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 01/01-01/28/24- ARBOR RIDGE</u>	01/28/2024	111.00	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	1/24		
Total INV-4144559:						111.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4144615		<u>STANDARD PORTABLE RESTROOM RENTAL, BI-WEEKLY SERVICE, 01/01-01/28/24- CITY FARM</u>	01/28/2024	61.00	.00	<u>21-6090 FARM EXPENDITURES</u>	0	1/24		
Total INV-4144615:						61.00	.00					
Total UNITED SITE SERVICES OF NEVADA INC:						1,939.58	1,484.58					
<b>UNIVAR SOLUTIONS USA, INC.</b>												
1410	UNIVAR SOLUTIONS USA, INC.	51795886	17395	<u>3 BAGS OF SODIUM ACETATE, M. NADEAU, JAN. '23</u>	01/23/2024	517.50	.00	<u>21-6151 M &amp; R - PROCESS CHEMICALS</u>	0	1/24		
Total 51795886:						517.50	.00					
Total UNIVAR SOLUTIONS USA, INC.:						517.50	.00					
<b>UTILITY REFUND #16</b>												
2231	UTILITY REFUND #16	10660.02		<u>MRS PROPERTIES LLC, 174 E 2ND ST UTILITY REFUND - WATER</u>	01/23/2024	29.95	.00	<u>20-4500 METERED WATER SALES</u>	0	1/24		
2231	UTILITY REFUND #16	10660.02		<u>MRS PROPERTIES LLC, 174 E 2ND ST UTILITY REFUND - SEWER</u>	01/23/2024	45.83	.00	<u>21-4600 SEWER USER FEES</u>	0	1/24		

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
2231	UTILITY REFUND #16	10660.02		<u>MRS PROPERTIES LLC, 174 E 2ND ST UTILITY REFUND - TRASH</u>	01/23/2024	33.03	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/24		
Total 10660.02:						108.81	.00					
2231	UTILITY REFUND #16	110332.03		<u>KEVIN A LOOMIS, 549 N SHADY GROVE WAY UTILITY REFUND - WATER</u>	01/26/2024	38.35	.00	<u>20-4500 METERED WATER SALES</u>	0	1/24		
2231	UTILITY REFUND #16	110332.03		<u>KEVIN A LOOMIS, 549 N SHADY GROVE WAY UTILITY REFUND - SEWER</u>	01/26/2024	46.82	.00	<u>21-4600 SEWER USER FEES</u>	0	1/24		
2231	UTILITY REFUND #16	110332.03		<u>KEVIN A LOOMIS, 549 N SHADY GROVE WAY UTILITY REFUND - TRASH</u>	01/26/2024	31.93	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/24		
Total 110332.03:						117.10	.00					
2231	UTILITY REFUND #16	110360.03		<u>ALECIA STEWART, 495 N SHADY GROVE WAY UTILITY REFUND - WATER</u>	01/17/2024	18.32	.00	<u>20-4500 METERED WATER SALES</u>	0	1/24		
2231	UTILITY REFUND #16	110360.03		<u>ALECIA STEWART, 495 N SHADY GROVE WAY UTILITY REFUND - SEWER</u>	01/17/2024	34.56	.00	<u>21-4600 SEWER USER FEES</u>	0	1/24		
2231	UTILITY REFUND #16	110360.03		<u>ALECIA STEWART, 495 N SHADY GROVE WAY UTILITY REFUND - TRASH</u>	01/17/2024	28.18	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/24		
Total 110360.03:						81.06	.00					
2231	UTILITY REFUND #16	160865.02		<u>TENTCO #4 LLC, 262 W CASE ST UTILITY REFUND - WATER</u>	01/26/2024	18.51	.00	<u>20-4500 METERED WATER SALES</u>	0	1/24		
2231	UTILITY REFUND #16	160865.02		<u>TENTCO #4 LLC, 262 W CASE ST UTILITY REFUND - SEWER</u>	01/26/2024	18.46	.00	<u>21-4600 SEWER USER FEES</u>	0	1/24		
2231	UTILITY REFUND #16	160865.02		<u>TENTCO #4 LLC, 262 W CASE ST UTILITY REFUND - TRASH</u>	01/26/2024	12.65	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 160865.02:						49.62	.00					
2231	UTILITY REFUND #16	230710.04		<u>3 FORK INVESTMENTS LLC, 432 S WILLOW TREE AVE UTILITY REFUND - WATER</u>	12/27/2023	37.09	.00	<u>20-4500 METERED WATER SALES</u>	0	1/24		
2231	UTILITY REFUND #16	230710.04		<u>3 FORK INVESTMENTS LLC, 432 S WILLOW TREE AVE UTILITY REFUND - SEWER</u>	12/27/2023	44.64	.00	<u>21-4600 SEWER USER FEES</u>	0	1/24		
2231	UTILITY REFUND #16	230710.04		<u>3 FORK INVESTMENTS LLC, 432 S WILLOW TREE AVE UTILITY REFUND - TRASH</u>	12/27/2023	28.39	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/24		
Total 230710.04:						110.12	.00					
2231	UTILITY REFUND #16	240100.03		<u>COURTNEY R HULING, 537 N LAHAR PL UTILITY REFUND - WATER</u>	01/23/2024	3.73	.00	<u>20-4500 METERED WATER SALES</u>	0	1/24		
2231	UTILITY REFUND #16	240100.03		<u>COURTNEY R HULING, 537 N LAHAR PL UTILITY REFUND - SEWER</u>	01/23/2024	4.32	.00	<u>21-4600 SEWER USER FEES</u>	0	1/24		
2231	UTILITY REFUND #16	240100.03		<u>COURTNEY R HULING, 537 N LAHAR PL UTILITY REFUND - TRASH</u>	01/23/2024	3.06	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/24		
Total 240100.03:						11.11	.00					
2231	UTILITY REFUND #16	260385.02		<u>JAMES ROSCHER ESTATE, 1790 N VERIDIAN AVE UTILITY REFUND - WATER</u>	01/26/2024	15.84	.00	<u>20-4500 METERED WATER SALES</u>	0	1/24		
2231	UTILITY REFUND #16	260385.02		<u>JAMES ROSCHER ESTATE, 1790 N VERIDIAN AVE UTILITY REFUND - SEWER</u>	01/26/2024	5.62	.00	<u>21-4600 SEWER USER FEES</u>	0	1/24		
2231	UTILITY REFUND #16	260385.02		<u>JAMES ROSCHER ESTATE, 1790 N VERIDIAN AVE UTILITY REFUND - TRASH</u>	01/26/2024	4.54	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 260385.02:						26.00	.00					
2231	UTILITY REFUND #16	273050.01		<u>JOAN NEWBY, 9261 S FORAKER AVE UTILITY REFUND - WATER</u>	01/19/2024	69.59	.00	<u>20-4500 METERED WATER SALES</u>	0	1/24		
2231	UTILITY REFUND #16	273050.01		<u>JOAN NEWBY, 9261 S FORAKER AVE UTILITY REFUND - SEWER</u>	01/19/2024	4.92	.00	<u>21-4600 SEWER USER FEES</u>	0	1/24		
2231	UTILITY REFUND #16	273050.01		<u>JOAN NEWBY, 9261 S FORAKER AVE UTILITY REFUND - TRASH</u>	01/19/2024	11.59	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/24		
Total 273050.01:						86.10	.00					
2231	UTILITY REFUND #16	274735.03		<u>POWERHOUSE CAPITAL CORP, 9290 S CHERRY APPLE AVE UTILITY REFUND - WATER</u>	01/15/2024	91.29	.00	<u>20-4500 METERED WATER SALES</u>	0	1/24		
Total 274735.03:						91.29	.00					
2231	UTILITY REFUND #16	281084.01		<u>KENNETH M WELCH, 2203 N KLEMMER AVE UTILITY REFUND - WATER</u>	01/26/2024	36.19	.00	<u>20-4500 METERED WATER SALES</u>	0	1/24		
2231	UTILITY REFUND #16	281084.01		<u>KENNETH M WELCH, 2203 N KLEMMER AVE UTILITY REFUND - SEWER</u>	01/26/2024	44.39	.00	<u>21-4600 SEWER USER FEES</u>	0	1/24		
2231	UTILITY REFUND #16	281084.01		<u>KENNETH M WELCH, 2203 N KLEMMER AVE UTILITY REFUND - TRASH</u>	01/26/2024	30.25	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/24		
Total 281084.01:						110.83	.00					
2231	UTILITY REFUND #16	281541.00		<u>HARDING HOMES, 1415 W TIGER EYE ST UTILITY REFUND - WATER</u>	12/05/2023	64.84	.00	<u>20-4500 METERED WATER SALES</u>	0	1/24		
2231	UTILITY REFUND #16	281541.00		<u>HARDING HOMES, 1415 W TIGER EYE ST UTILITY REFUND - SEWER</u>	12/05/2023	117.47	.00	<u>21-4600 SEWER USER FEES</u>	0	1/24		

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 1/12/2024-2/1/2024

Page: 47  
Feb 01, 2024 11:53AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 281541.00:						182.31	.00					
2231	UTILITY REFUND #16	282077.00		<u>CBH, 1189 W NANNYBERRY ST UTILITY REFUND - WATER</u>	01/15/2024	32.02	.00	<u>20-4500 METERED WATER SALES</u>	0	1/24		
Total 282077.00:						32.02	.00					
2231	UTILITY REFUND #16	293274.00		<u>CBH, 6517 S DEDICATION WAY UTILITY REFUND - WATER</u>	12/27/2023	44.70	.00	<u>20-4500 METERED WATER SALES</u>	0	1/24		
2231	UTILITY REFUND #16	293274.00		<u>CBH, 6517 S DEDICATION WAY UTILITY REFUND - SEWER</u>	12/27/2023	70.72	.00	<u>21-4600 SEWER USER FEES</u>	0	1/24		
Total 293274.00:						115.42	.00					
2231	UTILITY REFUND #16	302417.01		<u>BRADY THOMAS GORMLEY, 866 E PASCUA DR UTILITY REFUND - WATER</u>	01/26/2024	17.94	.00	<u>20-4500 METERED WATER SALES</u>	0	1/24		
2231	UTILITY REFUND #16	302417.01		<u>BRADY THOMAS GORMLEY, 866 E PASCUA DR UTILITY REFUND - SEWER</u>	01/26/2024	18.21	.00	<u>21-4600 SEWER USER FEES</u>	0	1/24		
2231	UTILITY REFUND #16	302417.01		<u>BRADY THOMAS GORMLEY, 866 E PASCUA DR UTILITY REFUND - TRASH</u>	01/26/2024	11.04	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/24		
Total 302417.01:						47.19	.00					
2231	UTILITY REFUND #16	302538.01A		<u>VACATIONS UNLMITED LLC, REFUND OF PAYMENT MADE ON INVALID ACCOUNT - WATER</u>	01/15/2024	83.96	.00	<u>20-4500 METERED WATER SALES</u>	0	1/24		
Total 302538.01A:						83.96	.00					
2231	UTILITY REFUND #16	303017.02		<u>JACOB DEBERG, 1114 E SHADY RIDGE DR UTILITY REFUND - WATER</u>	01/17/2024	21.93	.00	<u>20-4500 METERED WATER SALES</u>	0	1/24		

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
2231	UTILITY REFUND #16	303017.02		<u>JACOB DEBERG, 1114 E SHADY RIDGE DR UTILITY REFUND - SEWER</u>	01/17/2024	40.70	.00	<u>21-4600 SEWER USER FEES</u>	0	1/24		
2231	UTILITY REFUND #16	303017.02		<u>JACOB DEBERG, 1114 E SHADY RIDGE DR UTILITY REFUND - TRASH</u>	01/17/2024	27.24	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/24		
Total 303017.02:						89.87	.00					
2231	UTILITY REFUND #16	303364.01		<u>THOMAS PRICE, 2658 N RIDGECREEK AVE UTILITY REFUND - WATER</u>	01/17/2024	28.29	.00	<u>20-4500 METERED WATER SALES</u>	0	1/24		
2231	UTILITY REFUND #16	303364.01		<u>THOMAS PRICE, 2658 N RIDGECREEK AVE UTILITY REFUND - SEWER</u>	01/17/2024	51.90	.00	<u>21-4600 SEWER USER FEES</u>	0	1/24		
2231	UTILITY REFUND #16	303364.01		<u>THOMAS PRICE, 2658 N RIDGECREEK AVE UTILITY REFUND - TRASH</u>	01/17/2024	32.01	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/24		
Total 303364.01:						112.20	.00					
2231	UTILITY REFUND #16	340143.00		<u>CBH, 6881 S SUSHANA RIVER AVE UTILITY REFUND - WATER</u>	12/27/2023	35.69	.00	<u>20-4500 METERED WATER SALES</u>	0	1/24		
2231	UTILITY REFUND #16	340143.00		<u>CBH, 6881 S SUSHANA RIVER AVE UTILITY REFUND - SEWER</u>	12/27/2023	58.72	.00	<u>21-4600 SEWER USER FEES</u>	0	1/24		
Total 340143.00:						94.41	.00					
2231	UTILITY REFUND #16	342010.00		<u>HARDING HOMES INC, 6010 S LIGHTFOOT AVE UTILITY REFUND - WATER</u>	01/15/2024	37.13	.00	<u>20-4500 METERED WATER SALES</u>	0	1/24		
2231	UTILITY REFUND #16	342010.00		<u>HARDING HOMES INC, 6010 S LIGHTFOOT AVE UTILITY REFUND - SEWER</u>	01/15/2024	55.10	.00	<u>21-4600 SEWER USER FEES</u>	0	1/24		
Total 342010.00:						92.23	.00					



Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				- SEWER	12/27/2023	45.33	.00	21-4600 SEWER USER FEES	0	1/24		
Total 361524.00:						67.19	.00					
2231	UTILITY REFUND #16	361529.00		BERKELEY BUILDING CO. 11010 S YEOMAN PL UTILITY REFUND - WATER	12/27/2023	14.38	.00	20-4500 METERED WATER SALES	0	1/24		
2231	UTILITY REFUND #16	361529.00		BERKELEY BUILDING CO. 11010 S YEOMAN PL UTILITY REFUND - SEWER	12/27/2023	35.04	.00	21-4600 SEWER USER FEES	0	1/24		
Total 361529.00:						49.42	.00					
2231	UTILITY REFUND #16	361554.00		BERKELEY BUILDING CO. 11642 W BALLAD CT UTILITY REFUND - WATER	12/22/2023	24.39	.00	20-4500 METERED WATER SALES	0	1/24		
2231	UTILITY REFUND #16	361554.00		BERKELEY BUILDING CO. 11642 W BALLAD CT UTILITY REFUND - SEWER	12/22/2023	50.59	.00	21-4600 SEWER USER FEES	0	1/24		
Total 361554.00:						74.98	.00					
2231	UTILITY REFUND #16	90170.02		CHELSE BENNETT, 1082 N STRIKE WAY UTILITY REFUND - WATER	01/22/2024	68.14	.00	20-4500 METERED WATER SALES	0	1/24		
2231	UTILITY REFUND #16	90170.02		CHELSE BENNETT, 1082 N STRIKE WAY UTILITY REFUND - SEWER	01/22/2024	123.66	.00	21-4600 SEWER USER FEES	0	1/24		
2231	UTILITY REFUND #16	90170.02		CHELSE BENNETT, 1082 N STRIKE WAY UTILITY REFUND - TRASH	01/22/2024	133.84	.00	26-4975 SOLID WASTE USER FEES	0	1/24		
Total 90170.02:						325.64	.00					
Total UTILITY REFUND #16:						2,301.15	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>VALLI INFORMATION SYSTEMS, INC</b>												
857	VALLI INFORMATION SYSTEMS, INC	92379		<u>LOCKBOX TRANSACTIONS, DEC. '23- ADMIN</u>	12/31/2023	119.89	119.89	<u>01-6505 BANK FEES</u>	0	1/24	01/12/2024	
857	VALLI INFORMATION SYSTEMS, INC	92379		<u>LOCKBOX TRANSACTIONS, DEC. '23- WATER</u>	12/31/2023	82.03	82.03	<u>20-6505 BANK FEES</u>	0	1/24	01/12/2024	
857	VALLI INFORMATION SYSTEMS, INC	92379		<u>LOCKBOX TRANSACTIONS, DEC. '23- SEWER</u>	12/31/2023	82.03	82.03	<u>21-6505 BANK FEES</u>	0	1/24	01/12/2024	
857	VALLI INFORMATION SYSTEMS, INC	92379		<u>LOCKBOX TRANSACTIONS, DEC. '23- P.I</u>	12/31/2023	31.55	31.55	<u>25-6505 BANK FEES</u>	0	1/24	01/12/2024	
Total 92379:						315.50	315.50					
857	VALLI INFORMATION SYSTEMS, INC	92380		<u>STATEMENT PRINTING AND POSTAGE, DEC. '23- ADMIN</u>	12/31/2023	2,889.08	2,889.08	<u>01-6190 POSTAGE &amp; BILLING</u>	0	1/24	01/12/2024	
857	VALLI INFORMATION SYSTEMS, INC	92380		<u>STATEMENT PRINTING AND POSTAGE, DEC. '23- WATER</u>	12/31/2023	1,976.74	1,976.74	<u>20-6190 POSTAGE &amp; BILLING</u>	0	1/24	01/12/2024	
857	VALLI INFORMATION SYSTEMS, INC	92380		<u>STATEMENT PRINTING AND POSTAGE, DEC. '23- SEWER</u>	12/31/2023	1,976.74	1,976.74	<u>21-6190 POSTAGE &amp; BILLING</u>	0	1/24	01/12/2024	
857	VALLI INFORMATION SYSTEMS, INC	92380		<u>STATEMENT PRINTING AND POSTAGE, DEC. '23- P.I</u>	12/31/2023	760.28	760.28	<u>25-6190 POSTAGE &amp; BILLING</u>	0	1/24	01/12/2024	
Total 92380:						7,602.84	7,602.84					
Total VALLI INFORMATION SYSTEMS, INC:						7,918.34	7,918.34					
<b>VERIZON WIRELESS</b>												
1575	VERIZON WIRELESS	3393103028		<u>TABLET SERVICE FOR 12/02/23-01/01/24- ADMIN</u>	01/01/2024	5.54	5.54	<u>01-6255 TELEPHONE</u>	0	1/24	01/12/2024	
1575	VERIZON WIRELESS	3393103028		<u>TABLET SERVICE FOR 12/02/23-01/01/24- PARKS</u>	01/01/2024	34.34	34.34	<u>01-6255 TELEPHONE</u>	1004	1/24	01/12/2024	
1575	VERIZON WIRELESS	3393103028		<u>TABLET SERVICE FOR 12/02/23-01/01/24- BUILDING INSPECTOR</u>	01/01/2024	68.68	68.68	<u>01-6255 TELEPHONE</u>	1005	1/24	01/12/2024	

City of Kuna

Payment Approval Report - City Council Approval  
 Report dates: 1/12/2024-2/1/2024

Page: 52  
 Feb 01, 2024 11:53AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1575	VERIZON WIRELESS	3393103028		<u>TABLET SERVICE FOR 12/02/23-01/01/24- WATER</u>	01/01/2024	100.58	100.58	<u>20-6255 TELEPHONE EXPENSE</u>	0	1/24	01/12/2024	
1575	VERIZON WIRELESS	3393103028		<u>TABLET SERVICE FOR 12/02/23-01/01/24- SEWER</u>	01/01/2024	136.03	136.03	<u>21-6255 TELEPHONE EXPENSE</u>	0	1/24	01/12/2024	
1575	VERIZON WIRELESS	3393103028		<u>TABLET SERVICE FOR 12/02/23-01/01/24- ECONOMIC DEVELOPMENT</u>	01/01/2024	22.15	22.15	<u>01-6255 TELEPHONE</u>	4000	1/24	01/12/2024	
1575	VERIZON WIRELESS	3393103028		<u>TABLET SERVICE FOR 12/02/23-01/01/24- P.I</u>	01/01/2024	31.46	31.46	<u>25-6255 TELEPHONE EXPENSE</u>	0	1/24	01/12/2024	
Total 3393103028:						398.78	398.78					
1575	VERIZON WIRELESS	9953103029		<u>CELL PHONE SERVICE, 12/02/23-01/01/24- ADMIN</u>	01/01/2024	63.16	63.16	<u>01-6255 TELEPHONE</u>	0	1/24	01/12/2024	
1575	VERIZON WIRELESS	9953103029		<u>CELL PHONE SERVICE, 12/02/23-01/01/24- P&amp;Z</u>	01/01/2024	9.29	9.29	<u>01-6255 TELEPHONE</u>	1003	1/24	01/12/2024	
1575	VERIZON WIRELESS	9953103029		<u>CELL PHONE SERVICE, 12/02/23-01/01/24- PARKS</u>	01/01/2024	356.67	356.67	<u>01-6255 TELEPHONE</u>	1004	1/24	01/12/2024	
1575	VERIZON WIRELESS	9953103029		<u>CELL PHONE SERVICE, 12/02/23-01/01/24- WATER</u>	01/01/2024	295.52	295.52	<u>20-6255 TELEPHONE EXPENSE</u>	0	1/24	01/12/2024	
1575	VERIZON WIRELESS	9953103029		<u>CELL PHONE SERVICE, 12/02/23-01/01/24- SEWER</u>	01/01/2024	310.38	310.38	<u>21-6255 TELEPHONE EXPENSE</u>	0	1/24	01/12/2024	
1575	VERIZON WIRELESS	9953103029		<u>CELL PHONE SERVICE, 12/02/23-01/01/24-P.I</u>	01/01/2024	79.58	79.58	<u>25-6255 TELEPHONE EXPENSE</u>	0	1/24	01/12/2024	
1575	VERIZON WIRELESS	9953103029		<u>CELL PHONE SERVICE, 12/02/23-01/01/24- ECONOMIC DEVELOPMENT</u>	01/01/2024	37.15	37.15	<u>01-6255 TELEPHONE</u>	4000	1/24	01/12/2024	
Total 9953103029:						1,151.75	1,151.75					

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 1/12/2024-2/1/2024

Page: 53  
Feb 01, 2024 11:53AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1575	VERIZON WIRELESS	9953103030		<u>CELL SERVICE FOR 12/02/23-01/01/24- ADMIN</u>	01/01/2024	88.75	88.75	01-6255 TELEPHONE	0	1/24	01/12/2024	
1575	VERIZON WIRELESS	9953103030		<u>CELL SERVICE FOR 12/02/23-01/01/24- P&amp;Z</u>	01/01/2024	34.88	34.88	01-6255 TELEPHONE	1003	1/24	01/12/2024	
1575	VERIZON WIRELESS	9953103030		<u>CELL SERVICE FOR 12/02/23-01/01/24- PARKS</u>	01/01/2024	294.55	294.55	01-6255 TELEPHONE	1004	1/24	01/12/2024	
1575	VERIZON WIRELESS	9953103030		<u>CELL SERVICE FOR 12/02/23-01/01/24-BUILDING DEPARTMENT</u>	01/01/2024	38.76	38.76	01-6255 TELEPHONE	1005	1/24	01/12/2024	
1575	VERIZON WIRELESS	9953103030		<u>CELL SERVICE FOR 12/02/23-01/01/24- WATER</u>	01/01/2024	224.13	224.13	20-6255 TELEPHONE EXPENSE	0	1/24	01/12/2024	
1575	VERIZON WIRELESS	9953103030		<u>CELL SERVICE FOR 12/02/23-01/01/24- SEWER</u>	01/01/2024	262.89	262.89	21-6255 TELEPHONE EXPENSE	0	1/24	01/12/2024	
1575	VERIZON WIRELESS	9953103030		<u>CELL SERVICE FOR 12/02/23-01/01/24- P.I</u>	01/01/2024	63.71	63.71	25-6255 TELEPHONE EXPENSE	0	1/24	01/12/2024	
Total 9953103030:						1,007.67	1,007.67					
Total VERIZON WIRELESS:						2,558.20	2,558.20					
<b>WESTERN STATES EQUIPMENT CO.</b>												
98	WESTERN STATES EQUIPMENT CO.	IN002671849	17432	<u>NEW YORK GENERATOR, REPLACEMENT HOSES, &amp; COOLANT, T. FLEMING, JAN '24</u>	01/29/2024	645.74	.00	21-6150 M & R - SYSTEM	0	1/24		
Total IN002671849:						645.74	.00					
98	WESTERN STATES EQUIPMENT CO.	IN002671851	17433	<u>CRIMSON POINT ATS REPLACEMENT SWITCH, T. FLEMING, JAN '24</u>	01/29/2024	1,105.20	.00	21-6150 M & R - SYSTEM	0	1/24		
Total IN002671851:						1,105.20	.00					

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 1/12/2024-2/1/2024

Page: 54  
Feb 01, 2024 11:53AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total WESTERN STATES EQUIPMENT CO.:						1,750.94	.00					
<b>WHITE, PETERSON, GIGRAY, &amp; NICHOLS P.A.</b>												
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	160786		<u>LEGAL SERVICES - GENERAL, DEC '23</u>	12/31/2023	4,297.88	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	0	1/24		
Total 160786:						4,297.88	.00					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	160787		<u>LEGAL SERVICES FOR P &amp; Z, DEC '23</u>	12/31/2023	2,599.24	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1003	1/24		
Total 160787:						2,599.24	.00					
Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.:						6,897.12	.00					
Grand Totals:						806,449.05	371,883.24					

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 1/12/2024-2/1/2024

Page: 55  
Feb 01, 2024 11:53AM

---

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

---

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

---

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

IN THE MATTER OF THE APPLICATION OF ) **Case No. 23-05-AN**  
 )  
**John Steuart** ) **FINDINGS OF FACT, CONCLUSIONS OF LAW,**  
 ) **& ORDER OF DECISION FOR ANNEXATION**  
*For 5200 S Black Cat Road.* ) **APPLICATION.**

---

THIS MATTER came before the Council for public hearing on January 16, 2024, for receipt and consideration by the Council of these Findings of Fact, Conclusions of Law, and Order of Decision for the above referenced application. The Council does now hereby make and sets forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and Order of Decision.

**I  
EXHIBIT LIST**

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

**1.1 Exhibits:**

<i>DESCRIPTION OF EVIDENCE</i>	Withdrawn	Refused	Admitted
<a href="#">1.4 STAFF MEMO.pdf</a>			X
<a href="#">1.2 COMMISSION MINUTES 11.14.2023.pdf</a>			X
<a href="#">1.3 FCO'S COMMISSION.pdf</a>			X
<a href="#">2.1 P&amp;Z APPLICATION COVERSHEET.pdf</a>			X
<a href="#">2.15 UPDATED P&amp;Z APPLICATION COVERSHEET.pdf</a>			X
<a href="#">2.2 ANNEXATION &amp; ZONING APPLICATION.pdf</a>			X
<a href="#">2.16 UPDATED ANNEXATION &amp; ZONING APPLICATION.pdf</a>			X
<a href="#">2.4A NARRATIVE.pdf</a>			X
<a href="#">2.4B UPDATED NARRATIVE.pdf</a>			X
<a href="#">2.7 VICINITY MAP.pdf</a>			X
<a href="#">2.11 PROPERTY OWNERS LETTER.pdf</a>			X
<a href="#">2.12 DAVID EVANS &amp; ASSOCIATES ENGINEERING LETTER.pdf</a>			X
<a href="#">2.5 WARRANTY DEED.pdf</a>			X
<a href="#">2.6 AFFIDAVIT OF LEGAL INTEREST.pdf</a>			X
<a href="#">2.17 UPDATED AFFIDAVIT OF LEGAL INTEREST.pdf</a>			X
<a href="#">2.8 LEGAL DESCRIPTION - ANNEXATION AREA.pdf</a>			X
<a href="#">2.9 NEIGHBORHOOD MEETING CERTIFICATION.pdf</a>			X
<a href="#">2.10 COMMITMENT TO PROPERTY POSTING.pdf</a>			X
<a href="#">2.13 FUTURE DEVELOPMENT CONCEPTUAL LAYOUT.pdf</a>			X
<a href="#">2.14 AGENCY TRANSMITTAL.pdf</a>			X
<a href="#">2.19 ADA COUNTY HIGHWAY DISTRICT.pdf</a>			X
<a href="#">2.20 DEPARTMENT OF ENVIRONMENTAL QUALITY.pdf</a>			X
<a href="#">2.21 MERIDIAN FIRE.pdf</a>			X
<a href="#">2.22 NAMPA-MERIDIAN IRRIGATION DISTRICT.pdf</a>			X
<a href="#">2.23 BOISE PROJECT BOARD OF CONTROL.pdf</a>			X
<a href="#">2.24 ADA COUNTY DEVELOPMENT SERVICES.pdf</a>			X

<a href="#">2.29 CITY ENGINEER'S MEMO.pdf</a>			X
<a href="#">2.25 WEBSITE NOTICE COMMISSION.pdf</a>			X
<a href="#">2.26 KMN PUBLICATION PROOF.pdf</a>			X
<a href="#">2.27 300 FT PROPERTY OWNERS NOTICE.pdf</a>			X
<a href="#">2.28 PROOF OF PROPERTY POSTING.pdf</a>			X
<a href="#">2.31 MKP PUBLICATION PROOF CC.pdf</a>			X
<a href="#">2.32 WEBSITE NOTICE CC.pdf</a>			X
<a href="#">2.33 300 FT PROPERTY OWNERS NOTICE COUNCIL.pdf</a>			X
<a href="#">2.35 PROOF OF PROPERTY POSTING.pdf</a>			X
<a href="#">2.34 APPLICANT PRESENTATION CC.pdf</a>			X

- 1.2 Hearings:** The Council heard this on January 16, 2024. The FCO's have been requested to go before the Council February 6, 2024.
- 1.3 Witness Testimony:** Those who testified at the Council's January 16, 2024, hearing are as follows, to-wit:
- A.** City Staff:  
Jessica Hall, Associate Planner
  - B.** Appearing for the Applicant:  
Elizabeth Koeckeritz, Givens Pursley, 601 Bannock, Boise, ID – Testified
  - C.** Appearing in Favor:  
Cathy Sherman, 3208 Treasure Drive, Boise, ID, 83703 – Testified  
John Steuart, 1118 N 13<sup>th</sup> Street, Boise, ID, 83702 – Testified  
Max Coursey, 1118 N 13<sup>th</sup> Street, Boise, ID, 83702 – Testified
  - D.** Appearing Neutral:  
None
  - E.** Appearing in Opposition:  
None

## II DECISION

WHEREUPON THE 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:**
- A.** Notice has been given in accordance with Kuna City Code ([KCC](#)) 1-14-3, and [Idaho Code §67-65](#).
    1. The Applicant held a Neighborhood Meeting April 5, 2023; there were two (2) attendees.
    2. Notice for the January 16, 2024, hearing was published on the city website and notices were mailed to all known and affected property owners within 300 FT of the subject site on December 21, 2023.

3. Notice was posted in the Meridian-Kuna Press on December 29, 2023.
4. The Applicant posted a sign on the property January 5, 2024, and a Proof of Property Posting form was provided to staff on January 8, 2024.

### 3.2 Findings Regarding Annexation:

- A. Does the Annexation and Zoning application contain the necessary requirements listed in [Title 5](#) of Kuna City Code and [Idaho Code §50-222](#)?
  1. The Applicant has submitted a complete application and following staff review of technical compliance, the request is compliant with KCC [Title 5](#), as well as [Idaho Code §50-222](#) as it is a Category A Annexation. (+)
- B. Does this proposal comply with the Comprehensive Plan Future Land Use Map (FLUM), and is the site selection appropriate for the proposed project?
  1. The FLUM is intended to serve as a guide for future development and designates the subject site as Medium Density Residential; based on the Applicants request for an R-4 (Medium Density Residential) zone, the request is compliant with the city's FLUM. (+)
  2. Based upon review of Kuna's FLUM and the neighboring Meridian FLUM, the site appears appropriate. (+)
- C. Was the Neighborhood Meeting conducted in and were the public noticing requirements met in accordance with city Ordinances and Idaho Code?
  1. The Applicant held a Neighborhood Meeting April 5, 2023; there were two (2) attendees. An Agency Transmittal was sent to all known and affected agencies August 24, 2023. A public notice was posted to the city website December 21, 2023, a Legal Notice was published in the Kuna Melba News on December 29, 2023, and a notice was mailed to all known and affected property owners within 300 FT of the subject site on December 21, 2023. Finally, the Applicant posted a sign on the property January 5, 2024. (+)
- D. Does the availability of existing and proposed public services and infrastructure accommodate the proposed development?
  1. There is currently no development being requested with this application, therefore, water/sewer/pressurized irrigation infrastructure will not be affected. (+)
  2. Upon receipt of a development application, and if approved, Public Works has provided infrastructure requirements the Developer will be required to install at their expense. Public Works has also provided the Condition that a development application shall not be submitted until adequate sewer infrastructure and capacity is available. (+)
  3. As there is no development associated with this application, the existing roadways are sufficient to serve the site; upon submission of a development application, the proposed project will be reviewed by the Ada County Highway District, and they will provide improvement requirements at that time. (+)
- E. Does the proposed application constitute orderly development?
  1. The subject site has a contiguous touch to Kuna City Limits on the East and North (Gran Prado Subdivision). (+)

- F. The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.
1. Pursuant to [Idaho Code §67-8003](#), the owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk. Not more than twenty-eight (28) days after the final decision concerning the matter at issue, the City shall prepare a written taking analysis concerning the action if requested.

#### IV CONDITIONS

Based upon the record contained in Case No. 23-05-AN, including staff's report, documentation in the Case file, the Comprehensive Plan, and testimony during the public hearing, the Council hereby Approves Case No. 23-05-AN, subject to the following Conditions of approval:

##### **9.1 Staff Recommended Conditions**

- A. Developer/Owner/Applicant shall not submit a Preliminary Plat application until adequate sewer infrastructure and connections are available.
- B. Upon submission of a Preliminary Plat application, Developer/Owner/Applicant shall develop subject site in substantial conformance with the Concept Plan ([Exhibit 2.13](#)).

##### **9.2 Site Layout & Dimensional Standards: None**

##### **9.3 Pathways & Trails Master Plan: None**

##### **9.4 Open Space & Pathways**

- A. Developer/Owner/Applicant shall comply with the Pathways Master Plan upon development application.

##### **9.5 Landscaping: N/A**

##### **9.6 Fencing: N/A**

##### **9.7 Ada County Highway District: None**

##### **9.8 Nampa-Meridian Irrigation District & Boise Project Board of Control**

- A. Developer/Owner/Applicant shall comply with the easements asserted by NMID and BPBC, or whichever is more restrictive, upon development.
- B. No landscaping other than gravel is permitted within BPBC easements.

##### **9.9 Public Works**

- A. Developer/Owner/Applicant shall not submit a development application until adequate sewer infrastructure and capacity is available.
- B. Upon development, Developer/Owner/Applicant shall install the potable water and pressurized irrigation improvements listed in the Public Works Memo found in Exhibit 2.29.
- C. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see [KCC 6-4-2](#).

- D. Compliance with [Idaho Code §31-3805](#) is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- E. When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
- F. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
- G. Future Equivalent Dwelling Units (EDU's) will be issued on a Phase-by-Phase basis (per Final Plat).

#### **9.10 General**

- A. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
  1. The City Engineer shall approve the sewer connections.
  2. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
  3. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties."
  4. The applicable fire authority shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the applicable fire authority are required.
  5. The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
  6. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s).
  7. All public rights-of-way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
- B. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.
- C. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

- D. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
- E. It is the responsibility of the Developer or his Engineer to coordinate and design for the stricter requirement between agencies and the City of Kuna standards for the entire development
- F. The Developer/Owner/Applicant, and/or any future assigns having an interest in the subject property, shall fully comply with all Conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
- G. Developer/Owner/Applicant shall follow staff, City Engineers and other agency recommended requirements as applicable.
- H. Developer/Owner/Applicant shall comply with all local, state, and federal laws.

## V

### CONCLUSIONS OF LAW RE: POWERS AND DUTIES OF THE CITY COUNCIL

- 5.1 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 [Idaho Code §50-1](#).
- 5.2 The power of the City of Kuna lies in the Council to hear this matter as provided in [Idaho Code §50-222](#) and [Kuna City Code 1-14-3](#).

## VI

### CONCLUSIONS OF LAW RE: APPLICATION FOR ANNEXATION

- 6.1 The City of Kuna has authority to annex lands into its boundaries pursuant to [Idaho Code §50-222](#).
- 6.2 [Idaho Code §50-222\(1\)](#) provides that:  
  
[C]ities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable the orderly development of private lands which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocate the costs of public services in management of development on the urban fringe.
- 6.3 [Kuna City Code 1-14-3](#) states that Annexations are designated as public hearings with the Commission as a recommending body and Council as the decision-making body.
- 6.4 The proposed annexation is a Category A annexation as described in [Idaho Code §50-222\(3\)\(a\)](#), as the private landowner of the parcel at issue has consented to the proposed annexation.

## VII

### COMMISSION'S RECOMMENDATION

The 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 hereby recommended approval of Case No. 23-05-AN.

**VIII**  
**ORDER OF APPROVAL OF ANNEXATION APPLICATION**

The 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 these Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY ORDER AND THIS DOES ORDER:

**8.1** The Annexation application (Case No. 23-05-AN) is hereby Approved.

**BY ACTION OF THE CITY COUNCIL** of the City of Kuna at its regular meeting held on the 6<sup>th</sup> day of February 2024.

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

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

IN THE MATTER OF THE APPLICATION OF ) **Case Nos. 21-14-AN (Annexation), 21-01-**  
) **CPM (Comprehensive Plan Map**  
) **Amendment), 21-10-S (Preliminary Plat)**  
) **and 23-05-DA (Development Agreement).**  
**LARRY JACOBSON** )  
) **FINDINGS OF FACT, CONCLUSIONS**  
) **OF LAW & ORDER OF DECISION FOR**  
) **ANNEXATION, COMPREHENSIVE**  
*For 3430 W Lake Hazel Road.* ) **PLAN MAP AMENDMENT, AND**  
) **PRELIMINARY PLAT APPLICATION.**

---

THESE MATTERS came before the Council in a public hearing on November 8, 2023, and was continued to January 16, 2024, for the receipt and consideration by the Council of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced application. The Council does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and Order of Decision.

**I  
EXHIBIT LIST**

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

**1.1 Exhibits:**

<i>DESCRIPTION OF EVIDENCE</i>	Withdrawn	Refused	Admitted
1.1 STAFF MEMO			X
<a href="#">2.1 P&amp;Z APPLICATION COVERSHEET.pdf</a>			X
<a href="#">2.2 ANNEXATION APPLICATION.pdf</a>			X
<a href="#">2.3 DESIGN REVIEW APPLICATION.pdf</a>			X
<a href="#">2.4 PRELIMINARY PLAT APPLICATION.pdf</a>			X
<a href="#">2.5a NARRATIVE.pdf</a>			X
<a href="#">2.5b NARRATIVE UPDATED.pdf</a>			X
<a href="#">2.6 WARRANTY DEEDS.pdf</a>			X
<a href="#">2.7 AFFIDAVIT OF LEGAL INTEREST.pdf</a>			X
<a href="#">2.8 NEIGHBORHOOD MEETING CERTIFICATION.pdf</a>			X
<a href="#">2.8a NEIGHBORHOOD MEETING CERTIFICATION.pdf</a>			X
<a href="#">2.9 VICINITY MAP.pdf</a>			X
<a href="#">2.10 LEGAL DESCRIPTION - BOUNDARY.pdf</a>			X
<a href="#">2.11 LEGAL DESCRIPTION R-4.pdf</a>			X
<a href="#">2.12 LEGAL DESCRIPTION R-6.pdf</a>			X
<a href="#">2.13 LEGAL DESCRIPTION R-12.pdf</a>			X
<a href="#">2.14 LEGAL DESCRIPTION C-1.pdf</a>			X

<a href="#">2.15 PHASING PLAN.pdf</a>			X
<a href="#">2.16a PRELIMINARY PLAT - MRFD COMMENTS.pdf</a>			X
<a href="#">2.16b PRELIMINARY PLAT ORIGINAL.pdf</a>			X
<a href="#">2.16c PRELIMINARY PLAT UPDATED.pdf</a>			X
<a href="#">2.16d PRELIMINARY PLAT - PUBLIC WORKS COMMENTS.pdf</a>			X
<a href="#">2.16e PRELIMINARY PLAT UPDATED - ACHD COMMENTS.pdf</a>			X
<a href="#">2.17 LANDSCAPE PLANS BLACK &amp; WHITE.pdf</a>			X
<a href="#">2.18 ILLUSTRATIVE LANDSCAPE PLAN.pdf</a>			X
<a href="#">2.19 COMMON AREA MAINTENANCE CC&amp;R'S.pdf</a>			X
<a href="#">2.20 SUBDIVISION NAME RESERVATION.pdf</a>			X
<a href="#">2.21 COMMITMENT TO PROPERTY POSTING.pdf</a>			X
<a href="#">2.22 GEOTECH REPORT DRAFT.pdf</a>			X
<a href="#">2.23 ACHD CONFIRMATION EMAIL ABOUT TRAFFIC IMPACT STUDY.pdf</a>			X
<a href="#">2.24 TRAFFIC IMPACT STUDY.pdf</a>			X
<a href="#">2.25a AGENCY COMMENTS REQUEST.pdf</a>			X
<a href="#">2.25b AGENCY COMMENTS RE-REQUEST 3.30.23.pdf</a>			X
<a href="#">2.26 PUBLIC WORKS.pdf</a>			X
<a href="#">2.48 PUBLIC WORKS UPDATED.pdf</a>			X
<a href="#">2.27 ADA COUNTY DEVELOPMENT SERVICES.pdf</a>			X
<a href="#">2.28 ADA COUNTY HIGHWAY DISTRICT.pdf</a>			X
<a href="#">2.49 ADA COUNTY HIGHWAY DISTRICT UPDATED.pdf</a>			X
<a href="#">2.29 BOISE PROJECT BOARD OF CONTROL.pdf</a>			X
<a href="#">2.30 CENTRAL DISTRICT HEALTH DEPT.pdf</a>			X
<a href="#">2.31 DEPARTMENT OF ENVIRONMENTAL QUALITY.pdf</a>			X
<a href="#">2.32a IDAHO TRANSPORTATION DEPARTMENT.pdf</a>			X
<a href="#">2.32b IDAHO TRANSPORTATION DEPARTMENT.pdf</a>			X
<a href="#">2.33 KUNA RURAL FIRE DEPARTMENT.pdf</a>			X
<a href="#">2.34 MERIDIAN RURAL FIRE DEPARTMENT.pdf</a>			X
<a href="#">2.35 NAMPA MERIDIAN IRRIGATION DISTRICT.pdf</a>			X
<a href="#">2.36a WEST ADA SCHOOL DISTRICT.pdf</a>			X
<a href="#">2.36b WEST ADA SCHOOL DISTRICT.pdf</a>			X
<a href="#">2.37 GARLICK , DELANIE LETTER.pdf</a>			X
<a href="#">2.38a JOHNSON, MARTA &amp; BEHN LETTER HAND DELIVERED.pdf</a>			X
<a href="#">2.43 REED, NANCY &amp; GORDON EMAIL.pdf</a>			X
<a href="#">2.44 BARRACLOUGH, JULIANNE &amp; NATE EMAIL.pdf</a>			X
<a href="#">2.45 COTTON, HUGH EMAIL.pdf</a>			X
<a href="#">2.46 RODGERS., SHERRY EMAIL.pdf</a>			X
<a href="#">2.53 SWANBY, JASON - EMAIL.pdf</a>			X
<a href="#">2.39 KMN PROOF OF PUBLICATION P&amp;Z.pdf</a>			X
<a href="#">2.40 LEGAL NOTICE MAILER P&amp;Z.pdf</a>			X
<a href="#">2.41 PROOF OF PROPERTY POSTING P&amp;Z.pdf</a>			X
<a href="#">2.42 WEBSITE POSTING 5.23.23.pdf</a>			X
<a href="#">2.47 PROOF OF COURTESY MAILER P&amp;Z.pdf</a>			X
<a href="#">2.51 PRELIMINARY PLAT COVER SHEET.pdf</a>			X

<a href="#">2.52 PRELIMINARY PLAT PHASING PLAN.pdf</a>			X
<a href="#">2.54 P&amp;Z APPICATION COVERSHEET - UPDATED.pdf</a>			X
<a href="#">2.55 NARRATIVE UPDATED.pdf</a>			X
<a href="#">2.56 LEGAL DESCRIPTION R-4.pdf</a>			X
<a href="#">2.57 LEGAL DESCRIPTION R-6.pdf</a>			X
<a href="#">2.58 LEGAL DESCRIPTION R-12.pdf</a>			X
<a href="#">2.59 LEGAL DESCRIPTION C-1.pdf</a>			X
<a href="#">2.60 PRELIMINARY PLAT UPDATED 7.28.23.pdf</a>			X
<a href="#">2.61 LANDSCAPE PLAN UPDATED 7.28.23.pdf</a>			X
<a href="#">2.50 APPLICANT PRESENTATION.pdf</a>			X
<a href="#">2.62 KMN PROOF OF PUBLISH PZ.pdf</a>			X
<a href="#">2.63 PROOF OF 300 LEGAL MAILER NOTICE.pdf</a>			X
<a href="#">2.64 PROOF OF PROPERTY POSTING PZ.pdf</a>			X
<a href="#">2.65 WEBSITE POSTING 7.25.23.pdf</a>			X
<a href="#">2.66 PROOF OF PUBLISH KMN CC.pdf</a>			X
<a href="#">2.67 PROOF OF LEGAL NOTICE MAILER.pdf</a>			X
<a href="#">2.68 PROOF OF SITE POSTING.pdf</a>			X
<a href="#">2.69 WEBSITE POSTING CC 11.8.23.pdf</a>			X
<a href="#">2.70 APPLICANT PRESENTATION AT COUNCIL.pdf</a>			X
<a href="#">2.71 UPDATED WEST ADA SCHOOL DIST. LETTER.pdf</a>			X
<a href="#">2.72 U.S. FISH AND WILDLIFE SERVICE.pdf</a>			X
<a href="#">2.73 DEVELOPMENT AGREEMENT FINAL FORM FOR COUNCIL.pdf</a>			X

**1.2 Hearings:** The Council first heard this on November 8, 2023, where the Public Hearing was continued to January 16, 2024. The FCO's have been requested to go before the Council on February 6, 2024.

**1.3 Witness Testimony:** Those who testified at the Councils' November 8, 2023, hearing are as follows, to-wit:

- A. City Staff:**  
Troy Behunin, Senior Planner
- B. Appearing for the Applicant:**  
Jadon Schneider, Bronze Bow Land, 3770 N Jackie Ln. Boise, ID 83704, Testified
- C. Appearing in Favor:**  
Adrienne Goff, 295 E. 3<sup>rd</sup> Street, Kuna, ID, 83634 - Testified  
Patrick Raymes 805 E. Jackpot Street, Kuna, ID, 83634 – Testified  
Ramundo Pena, 1378 N. Forty Niner, Kuna, ID, 83634 – Testified  
Dennis Durrant, 8352 S Old Farm place, Meridian ID, 83642 – Testified  
Renei Raymes, 11844 Chinden Rd. Boise, ID, 83714, - Testified  
Dennis Durrant 8352 S Old Farm Ln. Meridian, ID, 83624 – Testified  
Brett Kent, First Place Realty (represents Danny McDaniel at 6485 S Ten Mile Road) – Testified
- D. Appearing Neutral:**  
Robbie Reno. Kuna School District. 711 E Porter St. Kuna, ID 83634 – Testified

- E.** Appearing in Opposition:  
 Beverly Wolf, 3420 W Commemoration Wy., Meridian, ID 83642 – Testified  
 Cindy Giesen, 1363 S. Ash Ave. Kuna, ID, 83634 - Testified  
 Cristin Sandu, 3070 N Saratoga Wy., Kuna, ID 83642 – Testified
- 1.4 Witness Testimony:** Those who testified at the Councils’ January 16, 2024, hearing are as follows, to-wit:
- A.** City Staff:  
 Troy Behunin, Senior Planner
- B.** Appearing for the Applicant:  
 Jadon Schneider, Bronze Bow Land, 3770 N Jackie Ln. Boise, ID 83704, Testified
- C.** Appearing in Favor:  
 None
- D.** Appearing Neutral:  
 None
- E.** Appearing in Opposition:  
 Beverly Wolf, 3420 W Commemoration Wy., Meridian, ID 83642 – Testified  
 Cindy Giesen, 1363 S. Ash Ave. Kuna, ID, 83634 - Testified

## **II DECISION**

WHEREUPON THE 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**

- A.** Notice was published for the November 8, 2023, hearing on the 3430 W Lake Hazel Road, Annexation, Comprehensive Plan Map Amendment and Preliminary Plat in the Kuna Melba News, the official City of Kuna newspaper, which has general circulation within the boundaries of the city, Ada and Canyon County, on October 18, 2023. Notice was also published on the City of Kuna website October 24, 2023.
- B.** Notice for the November 8, 2023, hearing containing the legal description of the property proposed to be Subdivided was mailed to all know and affected property owners within 300-ft of the boundaries of the area described in the application on October 18, 2023.
- C.** Notice for the November 8, 2023, hearing was posted on a sign in accordance with [Kuna City Code \(KCC\) 5-1A-8](#) on October 24, 2023. A Proof of Property Posting form was provided to staff on October 24, 2023.

**3.2 Findings Regarding Annexation, Comprehensive Plan Map Amendment, Preliminary Plat and Development Agreement**

- A. The subject site (APN's: S1234449600 & S1234449550) is located in unincorporated Ada County, is adjacent to City limits on the north and south and is currently zoned Rural Urban Transition and historically has been a residence and Agriculture purposes.
- B. The land proposed for Annexation, Comprehensive Plan Map Amendment, Preliminary Plat and Design Review is comprised of two (2) parcels totaling approximately 40.23 acres. The parcels are as follows:

Owner	Parcel No.	Size	Current Zone
Hazel Crest, LLC	S1234449550	39.09 ac.	RUT- Rural Urban Transition
Hazel Crest, LLC	S1234449600	1.14 ac.	RUT- Rural Urban Transition

- C. The existing land uses and zoning districts for lands surrounding the subject site are as follows:

<b>North</b>	R-4	Medium Density Residential – Kuna City
<b>South</b>	R-6 RR	Medium Density Residential – Kuna City Rural Residential – Ada County
<b>East</b>	R-4, R-6, RUT	Medium Density Residential – Kuna City Medium Density Residential – Kuna City Rural Urban Transition – Ada County
<b>West</b>	RUT	Rural Urban Transition – Ada County

- D. Based on the evidence presented does the application generally comply with Kuna City Code (KCC)?
  - 1. The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6, if the sewer infrastructure improvements recommended by the Public Works Department are completed.
- E. Based on the evidence presented, does the application generally comply with the Comprehensive Plan?
  - 1. The Comprehensive Plan designates the property as Mixed-Use, the proposed zoning districts are R-4 and R-6, R-12 and C-1 (Commercial).
  - 2. The development includes commercial, additional housing types and sizes promotes variety for all income levels and promotes desirable and well-designed neighborhoods.
  - 3. Adding roads, sidewalks, pathways, and pedestrian corridors together with stubs to adjacent properties promotes future connections by other developments offers connectivity and access for all residents, follows the FLUM and provides safe routes to school.
- F. Can the availability of existing and proposed public services accommodate the proposed development?
  - 1. ACHD can support the development with all Site-Specific Conditions of approval being satisfied.
  - 2. ITD requires no mitigation improvements to serve the development.

3. [Exhibit 2.48](#) states that Public Works can support approval of this application and will be able to provide a limited QLPE/Will-Serve letter for up to 30 EDU's.
  4. Potable water connection is available for the subject site.
  5. Pressurized irrigation connection is available for the subject site.
  6. West Ada School District has identified specific items which will help serve the students they anticipate serving.
  7. Meridian Rural Fire District can support this project with their required conditions being satisfied.
- G.** Does the public have the financial capability to provide supporting services to the proposed development?
1. Through development of the project and beyond, connection fees, impact fees (Fire, Police, Park and Ada County Highway District), and property taxes will be collected.
- H.** Does the proposed project consider health and safety of the public and the surrounding area's environment?
1. Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, etc. will be implemented as a part of this project.
  2. No major wildlife habitats will be impacted by the proposed development.
- I.** Does the site landscaping meet the intent of the landscape Ordinance?
1. A six- foot (6') vinyl fence is proposed around the perimeter of the subdivision where permitted.
  2. See-through fencing will be required along all residential lots adjacent to all common lots and shall follow all requirements listed in [KCC 5-17](#).
  3. A Landscape buffer comprised of sod, trees and other plantings will be provided along W Lake Hazel Road.
  4. 12.30% qualified open space is proposed exceeding the 8.50% minimum.
  5. Internal pathways are provided for pedestrian connectivity within the development.
- J.** Does the proposed application constitute orderly development?
1. The subject site is located adjacent Kuna City Limits on the north and south.
  2. Subdivisions are under active construction to the north, east and south of the subject site.
  3. Stub streets are provided for connection of future development.
- K.** The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.

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

## IV CONDITIONS

Based upon the record contained in Case Nos. 21-14-AN, 21-01-CPM and 21-10-S, including the Comprehensive Plan, Staff's Analysis, the exhibits and testimony during the public hearing the Council hereby approves the Annexation, Comprehensive Plan Map Amendment and the Preliminary Plat applications, subject to the following Conditions:

### 4.1 Staff Conditions:

- A. Applicant shall add pedestrian access across the Mason Creek canal for internal pedestrian connection and access to the required greenbelt, pathway and connection for internal commercial connections and promote safe routes to school.

### 4.2 Transportation

- A. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with [KCC 5-17-14](#) and [6-4-2](#).
- B. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.
- C. Developer/Owner/Applicant shall install a sign at the terminus of every proposed stub street stating; "these roads will continue in the future". Developer/Owner/Applicant shall obtain proper language from Ada County Highway District.

### 4.3 Site Layout, Dimensional Standards and Parking

- A. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
- B. Applicant shall ensure the proper easement widths on all lots in accordance with [KCC 6-3-8](#).
- C. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with [KCC 5-3-3](#).

### 4.4 Landscape, Open Space and Fencing

- A. Fencing within and around the site shall comply with [KCC 5-5-5](#) (unless specifically approved otherwise and permitted).
- B. All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these

requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.

- C. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
- D. The Landscape Plan and Preliminary Plat will be considered binding site plans as amended and/or approved.
- E. All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in [KCC 5-10](#).
- F. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the Preliminary Plat are subject to Administrative Determination to rule if the revision is substantial.
- G. Develop/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.

#### 4.5 Public Works

- A. According to [Exhibit 2.48](#), Public Works can support approval of this application and will be able to provide a limited QLPE/Will-Serve letter for up to 30 EDU's. Comments may be expanded or refined in connection with the future land-use actions.
- B. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, as stated in [KCC 6-4-2](#).
- C. Compliance with [I.C. §31-3805](#) is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- D. When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
- E. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
- F. The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or Water Booster Station.
- G. The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.
- H. In the event a Will-Serve Letter is not issued within the time the Applicant is required to

record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to [KCC 6-2-3-J](#), a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.

- I. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
- J. Equivalent Dwelling Units (EDU's) will be issued on a Phase-by-Phase basis (per Final Plat).

#### 4.6 General

- A. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
  - 1. The City Engineer shall approve all sewer connections.
  - 2. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
  - 3. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
  - 4. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.
  - 5. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
  - 6. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s).
  - 7. All public Rights-Of-Way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
- B. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
- C. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours listed in [KCC 10-6-3](#). Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
- D. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and

requirements [KCC 8-1-3](#). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

- E. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

## V

### CONCLUSIONS OF LAW

#### RE: POWERS AND DUTIES OF THE COUNCIL

- 5.1 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 [Idaho Code §50-1](#).
- 5.2 The power of the City of Kuna lies in the Commission to hear this matter as provided in [Idaho Code §67-65](#), and [Kuna City Code 1-14-3](#).

## VI

### CONCLUSIONS OF LAW

#### RE: APPLICATION FOR ANNEXATION

- 6.1 The City of Kuna has authority to annex lands into its boundaries pursuant to [Idaho Code §50-222](#).
- 6.2 [Idaho Code §50-222\(1\)](#) provides that:

[C]ities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provisions of tax-supported and fee-supported municipal services, *to enable the orderly development of private lands* which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocated the costs of public services in management of development on the urban fringe.

(emphasis added).

- 6.3 The proposed Annexation is a Category "A" Annexation as described in [Idaho Code §50-222\(3\)\(a\)](#), because the private landowner of the parcel at issue has consented to the proposed Annexation.
- 6.4 The Annexation proposed by the application for Case No. 21-14-AN, would constitute an orderly development and would not contribute to urban sprawl of the City of Kuna.

## VII

### CONCLUSIONS OF LAW

#### RE: APPLICATION FOR COMPREHENSIVE PLAN MAP AMENDMENT

- 7.1 The City of Kuna has authority to approve Comprehensive Plan Map Amendments within its boundaries pursuant to I.C. §67-65.
- 7.2 Kuna City Code, Title 1, Chapter 14, Section 3, states that Comprehensive Plan Map Amendments are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body.

**VIII**  
**CONCLUSIONS OF LAW**  
**RE: APPLICATION FOR PRELIMINARY PLAT**

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

**IX**  
**ORDER OF DECISION ON APPLICATIONS FOR ANNEXATION,  
 COMPREHENSIVE PLAN MAP AMENDMENT, PRELIMINARY PLAT**

The 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:

- 9.1** That the Annexation Application (Case No. 21-14-AN) is hereby *Approved*.
- 9.2** That the Comprehensive Plan Map Amendment Application (Case No. 21-01-S) is hereby *Approved*.
- 9.3** That the Preliminary Plat Application (Case No. 21-10-S) is hereby *Approved*.
- 9.4** That the Development Agreement (Case No. 23-05-DA) is hereby *Approved*.

**BY ACTION OF THE CITY COUNCIL** of the City of Kuna at its regular meeting held on the 6<sup>th</sup> of February 2024.

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

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

IN THE MATTER OF THE APPLICATION OF ) **Case Nos. 20-03-ZC (Rezone) and 20-06-S**  
 ) **(Preliminary Plat)**  
**TRILOGY DEVELOPMENT, INC.** )  
 )  
 ) **FINDINGS OF FACT, CONCLUSIONS**  
 ) **OF LAW & ORDER OF DECISION**  
*For a request at 2400 N Meridian Road* ) **FOR REZONE AND PRELIMINARY**  
 ) **PLAT, APPLICATIONS.**

---

THESE MATTERS came before the Council in a public hearing on January 16, 2024, for the receipt and consideration by the Commission of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced application. The Council does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and Order of Decision.

**I  
EXHIBIT LIST**

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

**1.1 Exhibits:**

<i>DESCRIPTION OF EVIDENCE</i>	Withdrawn	Refused	Admitted
1.5 Staff's Memo			X
<a href="#">2.1 COMMISSION AND COUNCIL REVIEW APPLICATION.pdf</a>			X
<a href="#">2.2 PRELIMINARY PLAT APPLICATION.pdf</a>			X
<a href="#">2.3 REZONE APPLICATION.pdf</a>			X
<a href="#">2.4 DESIGN REVIEW APPLICATION.pdf</a>			X
<a href="#">2.5 NARRATIVE.pdf</a>			X
<a href="#">2.6 NEIGHBORHOOD MEETING CERTIFICATION.pdf</a>			X
<a href="#">2.7 VICINITY MAP.pdf</a>			X
<a href="#">2.8 AFFIDAVIT OF LEGAL INTEREST- HUNEMILLER.pdf</a>			X
<a href="#">2.9 WARRANT DEED – GO FOR IT.pdf</a>			X
<a href="#">2.10 WARRANTY DEED – HUNEMILLER.pdf</a>			X
<a href="#">2.11 SUBDIVISION NAME RESERVATION.pdf</a>			X
<a href="#">2.12 PRELIMINARY PLAT LEGAL DESCRIPTION.pdf</a>			X
<a href="#">2.13 LEGAL DESCRIPTION C-3.pdf</a>			X
<a href="#">2.14 LEGAL DESCRIPTION R-12.pdf</a>			X
<a href="#">2.15 LEGAL DESCRIPTION R-6.pdf</a>			X
<a href="#">2.16 ZONING MAP.pdf</a>			X
<a href="#">2.17 PRELIMINARY PLAT.pdf</a>			X
<a href="#">2.18 LANDSCAPING PLAN.pdf</a>			X
<a href="#">2.19 LANDSCAPING PLAN COLORED.pdf</a>			X

<a href="#">2.20 COMMON AREA MAINTENANCE CCR'S.pdf</a>			X
<a href="#">2.21 COMMITMENT TO POSTING PROPERTY.pdf</a>			X
<a href="#">2.22 TRAFFIC IMPACT STUDY – EXECUTIVE SUMMARY.pdf</a>			X
<a href="#">2.23 AGENCY TRANSMITTAL 7.7.20.pdf</a>			X
<a href="#">2.24 CITY ENGINEER.pdf</a>			X
<a href="#">2.25 ADA COUNTY HIGHWAY DISTRICT.pdf</a>			X
<a href="#">2.26 ADA COUNTY DEVELOPMENT SERVICES.pdf</a>			X
<a href="#">2.27 BOISE PROJECT BOARD OF CONTROL.pdf</a>			X
<a href="#">2.28 CENTRAL DISTRICT HEALTH.pdf</a>			X
<a href="#">2.29 COMPASS.pdf</a>			X
<a href="#">2.30 DEPARTMENT OF ENVIRONMENTAL QUALITY.pdf</a>			X
<a href="#">2.31 IDAHO TRANSPORTATION DEPARTMENT.pdf</a>			X
<a href="#">2.32 KUNA SCHOOL DIST.pdf</a>			X
<a href="#">2.33 REQUEST FOR AGENCY COMMENTS.pdf</a>			X
<a href="#">2.34 PUBLIC WORKS UPDATED.pdf</a>			X
<a href="#">2.35 ADA COUNTY HIGHWAY DISTRICT.pdf</a>			X
<a href="#">2.36 ADA COUNTY DEVELOPMENT SERVICES.pdf</a>			X
<a href="#">2.37 BOISE PROJECT BOARD OF CONTROL.pdf</a>			X
<a href="#">2.38 CENTRAL DISTRICT HEALTH DEPARTMENT.pdf</a>			X
<a href="#">2.39 COMPASS.pdf</a>			X
<a href="#">2.40 DEPARTMENT OF ENVIRONMENTAL QUALITY.pdf</a>			X
<a href="#">2.41 KUNA RURAL FIRE DISTRICT.pdf</a>			X
<a href="#">2.42 NAMPA MERIDIAN IRRIGATION DISTRICT.pdf</a>			X
<a href="#">2.43 KMN PROOF OF PUBLISHING.pdf</a>			X
<a href="#">2.44 PROOF OF LEGAL NOTICE MAILER.pdf</a>			X
<a href="#">2.45 PROOF OF PROPERTY POSTING.pdf</a>			X
<a href="#">2.46 WEBSITE PUBLISH ON 7.26.23.pdf</a>			X
<a href="#">2.47 APPLICANT PRESENTATION.pdf</a>			X
<a href="#">2.48 IDAHO TRANSPORTATION DEPARTMENT.pdf</a>			X
<a href="#">2.49 MKP PROOF OF PUBLISHING.pdf</a>			X
<a href="#">2.50 LEGAL MAILER NOTICE 300 FEET.pdf</a>			X
<a href="#">2.51 PROOF OF SITE POSTING.pdf</a>			X
<a href="#">2.52 WEBSITE POSTING.pdf</a>			X
<a href="#">2.53 APPLICANT PRESENTATION AT COUNCIL.pdf</a>			X

**1.2 Hearings:** The Council held a Public Hearing for this on January 16, 2024. The FCO's have been requested to go before the Council on February 6, 2024.

**1.3 Witness Testimony:** Those who testified at the Councils' January 16, 2024, hearing are as follows, to-wit:

**A.** City Staff:

Troy Behunin, Senior Planner

**B.** Appearing for the Applicant:

David Bailey, Bailey Engineering, INC., 1119 E State Street. Eagle, ID 83616, Testified

- C. Appearing in Favor:  
Larry Menges, 4153 E Deer Flat Rd., Kuna, ID, 83634 - Testified
- D. Appearing Neutral:  
Cindy Giesen, 1363 S. Ash Ave. Kuna, ID, 83634 – Testified
- E. Appearing in Opposition:  
Beverly Wolf, 3420 W Commemoration Wy., Meridian, ID 83642 – Testified

**II  
DECISION**

WHEREUPON THE 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**

- A. Notice was published for the January 16, 2024, hearing for 2400 N Meridian Road, for a Rezone and Preliminary Plat in the Meridian Kuna Press, the official City of Kuna newspaper, which has general circulation within the boundaries of the city, Ada and Canyon County, on December 22, 2023. Notice was also published on the City of Kuna website December 21, 2023.
- B. Notice for the January 16, 2024, hearing containing the legal description of the property proposed to be Subdivided was mailed to all know and affected property owners within 300-ft of the boundaries of the area described in the application on December 21, 2023.
- C. Notice for the January 16, 2024, hearing was posted on a sign in accordance with [Kuna City Code \(KCC\) 5-1A-8](#) on December 26, 2023. A Proof of Property Posting form was provided by staff on December 26, 2023.

**3.2 Findings Regarding Rezone and Preliminary Plat**

- A. The subject site (APN’s: S1418233660, S1418233670 and S1418234000) is located within Kuna City limits and is currently zoned C-1 (Neighborhood Commercial) and has historically contained a single residence with outbuildings and was used for Agriculture purposes.
- B. The land proposed for Rezone and Preliminary Plat is comprised of three (3) parcels totaling approximately 76.03 acres. The parcels are as follows:

<i>Owner</i>	<i>Parcel No.</i>	<i>Size</i>	<i>Current Zone</i>
Corey Barton	S1418233660	14.00 ac.	C-1 (Neighborhood Comm.)
Open Dorr Rentals, LLC	S1418233670	49.26 ac.	C-1 (Neighborhood Comm.)
Open Dorr Rentals, LLC	S1418234000	12.74 ac.	C-1 (Neighborhood Comm.)

- C. The existing land uses and zoning districts for lands surrounding the subject site are as follows:

<b>North</b>	RR	Rural Residential – Ada County
<b>South</b>	R-4	Medium Density Residential – Kuna City
	RUT	Rural Urban Transition – Kuna City

<b>East</b>	R-6	Medium Density Residential – Kuna City
<b>West</b>	RR	Rural Residential – Ada County

- D.** Based on the evidence presented does the application generally comply with Kuna City Code (KCC)?
1. The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements and with public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6, if the sewer infrastructure improvements recommended by the Public Works Department are completed.
- E.** Based on the evidence presented, does the application generally comply with the Comprehensive Plan?
1. The Comprehensive Plan designates the property as Mixed-Use and the proposed zoning districts are R-6 and R-12, and C-1 for commercial users.
  2. The development includes additional commercial within the Meridian Road corridor, and additional housing types and sizes promotes variety for all income levels large open spaces and promotes desirable and well-designed neighborhoods.
  3. Adding roads, sidewalks, pathways, and pedestrian corridors together with stubs to adjacent properties promotes future connections by other developments offers connectivity and access for all residents.
- F.** Can the availability of existing and proposed public services accommodate the proposed development?
1. ACHD can support the development with all Site-Specific Conditions of approval being satisfied.
  2. ITD requires no mitigation improvements to serve the development.
  3. Sewer has become available with the completion of the Danskin Sewer Force Main.
  4. Potable water connection is available for the subject site.
  5. Pressurized irrigation connection is available for the subject site.
- G.** Does the public have the financial capability to provide supporting services to the proposed development?
1. Through development of the project and beyond, connection fees, impact fees (Fire, Police, Park and Ada County Highway District), and property taxes will be collected.
- H.** Does the proposed project consider health and safety of the public and the surrounding area's environment?
1. Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, etc. will be implemented as a part of this project.

2. No major wildlife habitats will be impacted by the proposed development.
- I.** Does the site landscaping meet the intent of the landscape Ordinance?
1. A six- foot (6') vinyl fence is proposed around the perimeter of the subdivision where permitted.
  2. Residential lots will be required to provide see-through fencing adjacent to all common lots and shall follow all requirements listed in [KCC 5-17](#).
  3. A Landscape buffer comprised of sod, trees and other plantings will be provided along W Ardell and Meridian Roads.
  4. 10.46 acres of qualified open space is proposed exceeding the 11.00% minimum (13.80 %).
  5. Internal pathways are provided for pedestrian connectivity within the development.
- J.** Does the proposed application constitute orderly development?
1. The proposed subject site is located within Kuna City Limits and is currently zoned C-1.
  2. Subdivisions are under active construction on all four sides of the subject site.
  3. Streets are proposed to connect to stubs provided by previous development.
  4. Kuna School District stated the developer has been very collaborative and appreciates the commercial to help shift some tax burden off homeowners.
- K.** The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.

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

## IV CONDITIONS

Based upon the record contained in Case Nos. 20-03-ZC and 20-06-S, including the Comprehensive Plan, Staff's Analysis, the exhibits and testimony during the public hearing the Council hereby approves the Rezone and Preliminary Plat subject to the following Conditions:

### 4.1 Staff Conditions:

- A. Grant permission for 15' front setbacks for the alley-loaded project as requested in the narrative. This will involve 34 lots within the project, or just 14.5% of the total single-family units.
- B. Add a pedestrian walkway between lots 9 & 10, Block 8 and Block 9.

### 4.2 Transportation

- A. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance

with [KCC 5-17-14](#) and [6-4-2](#).

- B. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.
- C. Developer/Owner/Applicant shall install a sign at the terminus of every proposed stub street stating; “these roads will continue in the future”. Developer/Owner/Applicant shall obtain proper language from Ada County Highway District.

#### **4.3 Site Layout, Dimensional Standards and Parking**

- A. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
- B. Applicant shall ensure proper easement widths on all lots in accordance with [KCC 6-3-8](#).
- C. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with [KCC 5-3-3](#).

#### **4.4 Landscape, Open Space and Fencing**

- A. Fencing within and around the site shall comply with [KCC 5-5-5](#) (unless specifically approved otherwise and permitted).
- B. All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
- C. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
- D. The Landscape Plan (dated 5.1.2020) and Preliminary Plat (dated 5.4.2020) will be considered binding site plans as amended and/or approved.
- E. All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in [KCC 5-10](#).
- F. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the plat are subject to Administrative Determination to rule if the revision is substantial.
- G. Develop/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.

#### **4.5 Public Works**

- A. Installation of service facilities shall comply with the requirements of the public utility or

irrigation district providing the services. All utilities shall be installed underground, see [KCC 6-4-2](#).

- B.** Compliance with [I.C. §31-3805](#) is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- C.** When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
- D.** Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
- E.** The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or a Water Booster Station.
- F.** The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.
- G.** In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to [KCC 6-2-3-J](#), a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.
- H.** Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
- I.** In accordance with R90-2022, once the Danskin Sewer Force Main is completed, 40 Equivalent Dwelling Units (EDU's) may be issued on a Phase-by-Phase basis.

#### **4.6 General**

- A.** The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
  - 1.** The City Engineer shall approve all sewer connections.
  - 2.** The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
  - 3.** Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for

Idaho Cities and Counties”.

4. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.
  5. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
  6. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).
  7. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
- B.** The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
- C.** Developer/Owner/Applicant/Contractors are hereby notified of Kuna’s working hours. Construction of any kind shall only be conducted within the hours specified in [KCC 10-6-3](#). Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
- D.** Developer/Owner/Applicant is hereby notified of Kuna’s weed control policies and requirements [KCC 8-1-3](#). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
- E.** Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

## V

### CONCLUSIONS OF LAW RE: POWERS AND DUTIES OF THE COUNCIL

- 5.1 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 [Idaho Code §50-1](#).
- 5.2 The power of the City of Kuna lies in the Council to hear these matters as provided in [Idaho Code §67-65](#), and [Kuna City Code 1-14-3](#).

## VI

### CONCLUSIONS OF LAW RE: APPLICATION FOR REZONE

- 6.1 The City of Kuna has authority to Rezone lands within its boundaries pursuant to [I.C. §67-6511](#).
- 6.2 Kuna City Code, Title 1, Chapter 14, Section 3, states that Rezones are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body.

- 6.3 The Rezone, proposed by the Application in Case No. 20-03-ZC, would comply with the Comprehensive Plan.

**VII  
CONCLUSIONS OF LAW  
RE: APPLICATION FOR PRELIMINARY PLAT**

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

**VIII  
ORDER OF DECISION ON APPLICATIONS FOR  
REZONE AND PRELIMINARY PLAT**

The 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:

- 8.1 That the Rezone Application (Case No. 20-03-ZC) is hereby *Approved*.
- 8.2 That the Preliminary Plat Application (Case No. 20-06-S) is hereby *Approved*.

**BY ACTION OF THE CITY COUNCIL** of the City of Kuna at its regular meeting held on the 6<sup>th</sup> of February 2024.

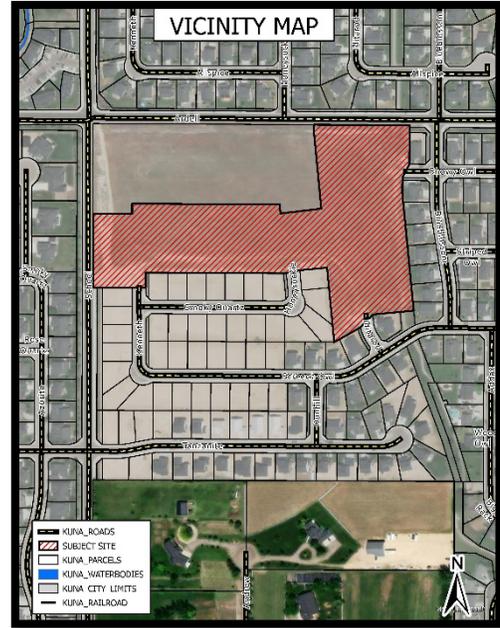
\_\_\_\_\_  
Mayor, Joe Stear

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

IN THE MATTER OF THE APPLICATION OF ) **Case No. 23-15-FP**  
 )  
**DB DEVELOPMENT, LLC** )  
 )  
*For the Ardell Estates Subdivision No. 6 Final* ) **STAFF MEMO FOR FINAL PLAT**  
*Plat.* ) **APPLICATION.**

**TABLE OF CONTENTS**

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



**I  
EXHIBIT LIST**

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

**1.1 Exhibits:**

<i>DESCRIPTION OF EVIDENCE</i>	Withdrawn	Refused	Admitted
1.1 STAFF MEMO			X
<a href="#">2.1 P&amp;Z APPLICATION COVERSHEET.pdf</a>			X
<a href="#">2.2 FINAL PLAT APPLICATION.pdf</a>			X
<a href="#">2.3 STATEMENT OF CONFORMANCE.pdf</a>			X
<a href="#">2.4 FINAL PLAT.pdf</a>			X
<a href="#">2.5 ORIGINAL FCO'S - 11.04.2015.pdf</a>			X
<a href="#">2.6 LANDSCAPE PLAN.pdf</a>			X
<a href="#">2.7 COMMON AREA MAINTENANCE AGREEMENT.pdf</a>			X
<a href="#">2.8 AGENCY TRANSMITTAL.pdf</a>			X

<a href="#">2.9 DEPARTMENT OF ENVIRONMENTAL QUALITY.pdf</a>			X
<a href="#">2.10 BOISE PROJECT BOARD OF CONTROL.pdf</a>			X
<a href="#">2.11 IDAHO TRANSPORTATION DEPARTMENT.pdf</a>			X
<a href="#">2.12 PUBLIC WORKS MEMO.pdf</a>			X

## II PROJECT SUMMARY

### 2.1 Subject Site & General Project Details

Description	Details
Acreage	10
Existing Land Use(s)	R-6 (Medium Density Residential)
Future Land Use Designation	Medium Density Residential
Proposed Land Use(s)	R-6 (Medium Density Residential)
Lots (No. and Type)	45 (36 buildable, 9 common)
Number of Residential Units	36
Number of Phases	N/A
Net Density (Dwelling Units per Acre)	5.85 DUA

### 2.2 Surrounding Land Uses

Direction	Current Zone	Future Land Use Map	Development	Current Jurisdiction
North	R-4 (Medium Density Residential)	Medium Density Residential	Arbor Ridge Nos. 3 & 4	Kuna
South	R-6 (Medium Density Residential)	Medium Density Residential	Ardell Estates No. 4 & 5	Kuna
East	R-6 (Medium Density Residential)	Medium Density Residential	Ardell Estates No. 3	Kuna
West	R-4 (Medium Density Residential)	Medium Density Residential	Mineral Springs No. 2	Kuna
	R-6 (Medium Density Residential)	Medium Density Residential	Mineral Springs No. 2	Kuna

## III APPLICANTS REQUEST

- 3.1** Applicant requests Final Plat approval for Ardell Estates Subdivision No. 6 (APN: S1314428042) containing 45 lots (36 buildable, 9 common), located near the Southeast corner of the S School Avenue and W Ardell Road intersection; Section 14, Township 2 North, Range 1 West.

## IV GENERAL PROJECT FACTS

### 4.1 Site Features & History

- A.** The subject site is located within Kuna City Limits with the R-6 (Medium Density Residential) and has historically served as an open field.
- B.** The proposed project site has been cleared of vegetation in preparation for construction and is generally flat. According to the USDA Soil Survey for Ada County, bedrock depth is estimated between 20 – 40 inches, and greater than 60 inches.

- C. Staff are not aware of any environmental issues, health, or safety conflicts beyond being within the Nitrate Priority Area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

## V STAFF ANALYSIS

### 5.1 Idaho Transportation Department (ITD)

- A. ITD expressed no concerns with the project.

### 5.2 Site Layout and Dimensional Standards

- A. Per [KCC 5-3-3](#), the minimum lot size for the R-6 zone is 4,500 SF; upon review, staff finds the lots to well exceed this requirement.
- B. Upon review, this Final Plat request has been determined to be within substantial compliance with the Ardell Estates Preliminary Plat (Case No. 15-04-S) as approved October 20, 2015, with the FCO's being signed November 4, 2015.

### 5.3 Boise Project Board of Control (BPBC)

- A. There are no BPBC or Boise-Kuna Irrigation District facilities within the subject site.

### 5.4 Public Works

- A. The City Engineer supports approval of the Final Plat.
- B. This project is compliant with corresponding Kuna Master Plans.

- 5.5 Conclusion:** Upon review, staff has determined the Final Plat for Ardell Estates Subdivision No. 6 appears to be in substantial compliance with the approved Preliminary Plat, [KCC 6-2-4](#), Comprehensive Plan Future Land Use Map (FLUM) and [Idaho Code §50-13](#).

## VI CONDITIONS OF APPROVAL

- 6.1 Staff Recommended Conditions:** None

### 6.2 Transportation:

- A. Developer/Owner/Applicant shall install a sign at the terminus of each stub street stating, "This Road to be Extended in the Future"; official language shall be obtained from the Ada County Highway District (ACHD).
- B. Developer/Owner/Applicant shall adhere to plans are reviewed and approved by ACHD, the city, and Kuna Rural Fire District.

### 6.3 Site Layout & Dimensional Standards

- A. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
- B. Developer/Owner/Applicant shall ensure proper easement widths on all lots in accordance with [KCC 6-3-8](#), unless otherwise approved by Public Works.

- C. It is the responsibility of the Developer/Owner/Applicant to ensure any anticipated structures fit any given buildable lot in accordance with the setback, height limitations, max lot coverages, etc., found in [KCC 5-3-3](#).

#### **6.4 Landscape, Open Space & Fencing**

- A. Fencing within and around the site shall comply with [KCC 5-5-5](#) (unless specifically approved otherwise and permitted).
- B. The submitted Landscape Plan ([Exhibit 2.6](#)) is a binding plan.
- C. All required landscaping shall be permanently maintained in healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within three (3) days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
- D. Landscaping shall not be placed within ten (10) feet of all meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
- E. All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in [KCC 5-10](#).
- F. If any revisions are made, the Developer/Owner/Applicant shall provide Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the plat are subject to Administrative Determination to rule if the revision is substantial.

#### **6.5 Public Works**

- A. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see [KCC 6-4-2](#).
- B. Compliance with [Idaho Code §31-3805](#) is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- C. When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
- D. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
- E. The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity and/or any other improvements as determined.
- F. Verification that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties, shall be made within the final inspection process. Final inspection shall verify that slopes are not steeper than 3:1 on lot interiors and not steeper than 4:1 on the exterior lots.
- G. Runoff from public right-of-way is regulated by the Ada County Highway District; satisfaction of this requirement shall be verified before final project acceptance.

## 6.6 General

- A.** The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
1. The City Engineer shall approve all sewer connections.
  2. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received approval of the drainage plan.
  3. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
  4. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.
  5. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
  6. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s).
  7. All public rights-of-way shall be dedicated and constructed to the standards of the city and ACHD. No public or private street construction may commence without the approval and permit from ACHD.
- B.** The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
- C.** Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in [KCC 10-6-3](#). Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
- D.** Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements [KCC 8-1-3](#). Weeds, grasses, vines, or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed, or destroyed throughout all seasons.
- E.** Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

**DATED** this 6<sup>th</sup> day of February 2024.

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

IN THE MATTER OF THE APPLICATION OF ) **Case No. 23-16-FP**  
 )  
**DB DEVELOPMENT, LLC** )  
 )  
*For the Ardell Estates Subdivision No. 7 Final* ) **STAFF MEMO FOR FINAL PLAT**  
*Plat.* ) **APPLICATION.**

**TABLE OF CONTENTS**

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



**I  
EXHIBIT LIST**

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

**1.1 Exhibits:**

<i>DESCRIPTION OF EVIDENCE</i>	Withdrawn	Refused	Admitted
1.1 STAFF MEMO			X
<a href="#">2.1 P&amp;Z APPLICATION COVERSHEET.pdf</a>			X
<a href="#">2.2 FINAL PLAT APPLICATION.pdf</a>			X
<a href="#">2.3 STATEMENT OF CONFORMANCE.pdf</a>			X
<a href="#">2.4 FINAL PLAT.pdf</a>			X
<a href="#">2.5 ORIGINAL FCO'S - APPROVED 11.04.2015.pdf</a>			X
<a href="#">2.6 LANDSCAPE PLAN APPROVED 03.23.2023.pdf</a>			X
<a href="#">2.7 COMMON AREA MAINTENANCE AGREEMENT.pdf</a>			X
<a href="#">2.8 AGENCY TRANSMITTAL.pdf</a>			X

<a href="#">2.9 DEPARTMENT OF ENVIRONMENTAL QUALITY.pdf</a>			X
<a href="#">2.10 BOISE PROJECT BOARD OF CONTROL.pdf</a>			X
<a href="#">2.11 IDAHO TRANSPORTATION DEPARTMENT.pdf</a>			X
<a href="#">2.12 PUBLIC WORKS MEMO.pdf</a>			X

## II PROJECT SUMMARY

### 2.1 Subject Site & General Project Details

Description	Details
Acreage	5.7
Existing Land Use(s)	R-6 (Medium Density Residential)
Future Land Use Designation	Medium Density Residential
Proposed Land Use(s)	R-6 (Medium Density Residential)
Lots (No. and Type)	26 (22 buildable, 4 common)
Number of Residential Units	26
Number of Phases	N/A
Net Density (Dwelling Units per Acre)	5.08 DUA

### 2.2 Surrounding Land Uses

Direction	Current Zone	Future Land Use Map	Development	Current Jurisdiction
North	R-4 (Medium Density Residential)	Medium Density Residential	Arbor Ridge Nos. 3 & 4	Kuna
South	R-6 (Medium Density Residential)	Medium Density Residential	Future Ardell Estates No. 6	Kuna
East	R-6 (Medium Density Residential)	Medium Density Residential	Ardell Estates No. 3	Kuna
West	R-4 (Medium Density Residential)	Medium Density Residential	Mineral Springs No. 2	Kuna
	R-6 (Medium Density Residential)	Medium Density Residential	Mineral Springs No. 2	Kuna

## III APPLICANTS REQUEST

- 3.1** Applicant requests Final Plat approval for Ardell Estates Subdivision No. 7 (APN: s1314428045) containing 26 lots (22 buildable, 4 common), located at the Southeast corner of the S School Avenue and W Ardell Road intersection; Section 14, Township 2 North, Range 1 West.

## IV GENERAL PROJECT FACTS

### 4.1 Site Features & History

- A.** The subject site is located within Kuna City Limits with the R-6 (Medium Density Residential) and has historically served as an open field.
- B.** The proposed project site has been cleared of vegetation in preparation for construction and is generally flat. According to the USDA Soil Survey for Ada County, bedrock depth is estimated between 20 – 40 inches, and greater than 60 inches.

- C. Staff are not aware of any environmental issues, health, or safety conflicts beyond being within the Nitrate Priority Area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

## V STAFF ANALYSIS

### 5.1 Idaho Transportation Department (ITD)

- A. ITD had no concerns with this project.

### 5.2 Site Layout and Dimensional Standards

- A. Per [KCC 5-3-3](#), the minimum lot size for the R-6 zone is 4,500 SF; upon review, staff finds the lots to well exceed this requirement.
- B. Upon review, this Final Plat request has been determined to be within substantial compliance with the Ardell Estates Preliminary Plat (Case No. 15-04-S) as approved October 20, 2015, with the FCO's being signed November 4, 2015.

### 5.3 Boise Project Board of Control (BPBC)

- A. There are no BPBC or Boise-Kuna Irrigation District facilities within the subject site.

### 5.4 Public Works

- A. Public Works can support approval of this application.
- B. This project is compliant with corresponding Kuna Master Plans.

- 5.5 Conclusion:** Upon review, staff has determined the Final Plat for Ardell Estates Subdivision No. 7 appears to be in substantial compliance with the approved Preliminary Plat, [KCC 6-2-4](#), Comprehensive Plan Future Land Use Map (FLUM) and [Idaho Code §50-13](#).

## VI CONDITIONS OF APPROVAL

- 6.1 Staff Recommended Conditions:** None

### 6.2 Transportation:

- A. Developer/Owner/Applicant shall install a sign at the terminus of each stub street stating, "This Road to be Extended in the Future"; official language shall be obtained from the Ada County Highway District (ACHD).
- B. Developer/Owner/Applicant shall adhere to plans are reviewed and approved by ACHD, the city, and Kuna Rural Fire District.

### 6.3 Site Layout & Dimensional Standards

- A. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
- B. Developer/Owner/Applicant shall ensure proper easement widths on all lots in accordance with [KCC 6-3-8](#), unless otherwise approved by Public Works.

- C. It is the responsibility of the Developer/Owner/Applicant to ensure any anticipated structures fit any given buildable lot in accordance with the setback, height limitations, max lot coverages, etc., found in [KCC 5-3-3](#).

#### **6.4 Landscape, Open Space & Fencing**

- A. Fencing within and around the site shall comply with [KCC 5-5-5](#) (unless specifically approved otherwise and permitted).
- B. The submitted Landscape Plan ([Exhibit 2.6](#)) is a binding plan.
- C. All required landscaping shall be permanently maintained in healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within three (3) days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
- D. Landscaping shall not be placed within ten (10) feet of all meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
- E. All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in [KCC 5-10](#).
- F. If any revisions are made, the Developer/Owner/Applicant shall provide Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the plat are subject to Administrative Determination to rule if the revision is substantial.

#### **6.5 Public Works**

- A. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see [KCC 6-4-2](#).
- B. Compliance with [Idaho Code §31-3805](#) is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- C. When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
- D. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
- E. The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity and/or any other improvements as determined.
- F. Verification that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties, shall be made within the final inspection process. Final inspection shall verify that slopes are not steeper than 3:1 on lot interiors and not steeper than 4:1 on the exterior lots.
- G. Runoff from public right-of-way is regulated by the Ada County Highway District; satisfaction of this requirement shall be verified before final project acceptance.

## 6.6 General

- A. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
1. The City Engineer shall approve all sewer connections.
  2. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received approval of the drainage plan.
  3. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
  4. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.
  5. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
  6. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s).
  7. All public rights-of-way shall be dedicated and constructed to the standards of the city and ACHD. No public or private street construction may commence without the approval and permit from ACHD.
- B. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
- C. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in [KCC 10-6-3](#). Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
- D. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements [KCC 8-1-3](#). Weeds, grasses, vines, or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed, or destroyed throughout all seasons.
- E. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

**DATED** this 6<sup>th</sup> day of February 2024.

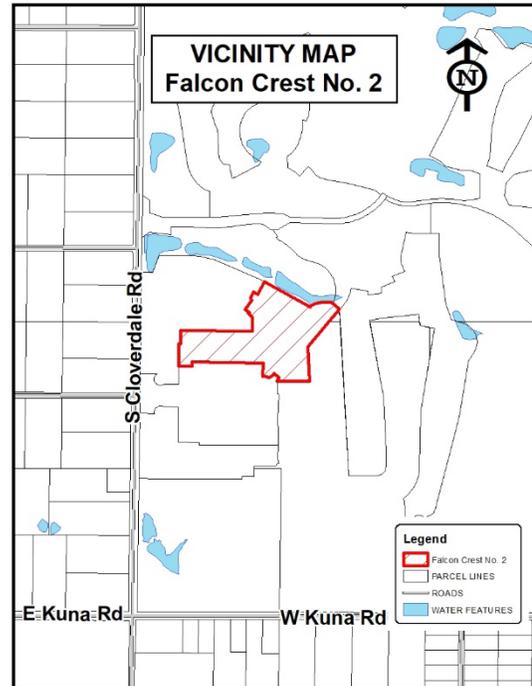
**BEFORE THE CITY COUNCIL  
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATION OF ) **Case No. 21-09-FPA (FINAL PLAT**  
 ) **AMENDMENT)**  
**SH ACQ2020, LLC** )  
 ) **STAFF MEMO FOR THE FALCON**  
 ) **CREST SUBDIVISION NO. 2 FINAL**  
*For the Falcon Crest Subdivision No. 2* ) **PLAT AMENDMENT**  
*Amended Final Plat.* ) **APPLICATION.**

---

**TABLE OF CONTENTS**

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



**I  
EXHIBIT LIST**

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

**1.1 Exhibits:**

<i>DESCRIPTION OF EVIDENCE</i>	Withdrawn	Refused	Admitted
1.1 Staff Memo			X
<a href="#">2.1 P&amp;Z APPLICATION COVERSHEET.pdf</a>			X
<a href="#">2.2 FINAL PLAT APPLICATION.pdf</a>			X

<a href="#">2.3 STATEMENT OF CONFORMANCE.pdf</a>			X
<a href="#">2.4 AFFIDAVIT OF LEGAL INTEREST.pdf</a>			X
<a href="#">2.5 ORIGINAL RECORDED FALCON CREST 2.pdf</a>			X
<a href="#">2.6 AMENDED FINAL PLAT.pdf</a>			X
<a href="#">2.7 ORIGINAL FCO'S 02.04.2019.pdf</a>			X

## II GENERAL PROJECT FACTS

- 2.1** Applicant requests Approval in order to Amend two lots within the Falcon Crest Subdivision No. 2 recorded final plat. The total project is approximately 14.85 acres with an R-6 (Medium Density Residential) zoning designation and will remain a total of 60 lots (49 Single-Family Residential buildable lots and 11 common Lots). The project is located near the northeast corner of the Cloverdale Road and E Kuna Road intersection (APN: S1422325400); Section 22, Township 2 North, Range 1 East.

## III STAFF ANALYSIS

- 3.1** The applicant requests amending the Final Plat amendment approval to adjust property lines between two adjacent platted lots, known as Lot 110, Block 1, and Lot 109, Block 1, in order to accommodate a temporary sales center allowed by the Development Agreement and the Great Falcon Crest PUD approvals (*10-04-S, 18-03-AN, 18-03-AN and 18-02-PUD*).

Staff has determined the proposed Final Plat amendment for Falcon Crest Subdivision No. 2 appears to be in substantial conformance with the Council-approved Preliminary Plat (February 15, 2019).

## IV APPLICABLE STANDARDS

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

## V CONDITIONS OF APPROVAL

- 5.1** Developer/Owner/Applicant/Contractors shall abide by the City of Kuna's quiet hours. No construction of any kind shall occur after 11:00 PM one day and 7:00 AM the next day per Kuna City Code 10-6-3; this includes the warming up of and/or operation of equipment. Dust shall be abated and a water truck shall be on site at all times. Noises and other nuisances and/or distractions outside of this timeframe are subject to lawful penalties.
- 5.2** Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements (Kuna City Code 8-1-3). Weeds, grasses, vines or other growth which endanger property or are

over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

- 5.3** Water Rights associated with property shall be transferred to the City of Kuna at time of connection (development) by deed and “Change of Ownership” form from IDWR (Idaho Department of Water Resources) as necessary.
- 5.4** All required landscaping shall be permanently maintained in healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within three (3) days or as the planting season permits, as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
- 5.5** Applicant shall correct any technical items and make any requested changes to bring the Final Plat into conformance, as recommended by Kuna Public Works Staff.
- 5.6** Verification that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties shall be made within the final inspection process. Final inspection shall verify that slopes are not steeper than 3:1 on lot interiors and not steeper than 4:1 on the exterior or lots.
- 5.7** Runoff from public Right-of-Way is regulated by the Ada County Highway District; satisfaction of this requirement shall be verified before final project acceptance.
- 5.8** Upon project completion, the Final Plat shall be compared with the record construction drawings; all lot line adjustments, easements and/or similar items must be recorded on the Final Plat such that an accurate and truthful document results.
- 5.9** Upon City Council’s approval, no revisions shall be made to the Amended Final Plat. If revisions are desired, the Applicant shall bring a copy of the changes to Planning and Zoning staff to determine if a new approval is required via the Public Hearing process.
- 5.10** Applicant shall secure all signatures on the Amended Final Plat Memorandum prior to requesting the City Engineer’s signature on the Final Plat Mylar.
- 5.11** Correct and verified as-built (record drawings) drawings shall be required before occupancy or Amended Final Plat approval by City Engineer is granted.

**DATED** this 6<sup>th</sup> day of February 2024.

**RESOLUTION NO. R07-2024  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE AGREEMENT FOR TEMPORARY EASEMENT FROM ARROYO CAP-II, LLC.**

**BE IT HEREBY RESOLVED** by the Mayor and Council of the City of Kuna, Idaho that the AGREEMENT FOR TEMPORARY EASEMENT from ARROYO CAP-II, LLC, attached hereto as EXHIBIT A is hereby accepted by the City of Kuna, Idaho as the beneficiary of said easement.

**PASSED BY THE COUNCIL** of Kuna, Idaho this 6th day of February, 2024.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 6th day of February, 2024.

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

ATTEST:

\_\_\_\_\_  
Nathan Stanley, City Clerk

## AGREEMENT FOR TEMPORARY SANITARY SEWER EASEMENT

This easement agreement between Arroyo Cap-II, LLC hereinafter referred to as "GRANTOR," and the City of Kuna, Idaho, an Idaho municipal corporation, whose address is P.O. Box 13, Kuna, Idaho 83634, hereafter referred to as the "GRANTEE," state:

WHEREAS: The GRANTOR is the record owner of the following described real estate in Ada County, State of Idaho.

### **See Exhibit "A"**

And has the unrestricted right to grant the easement hereinafter described relative to said real estate;

NOW, THEREFORE, in view of the premises and for good and valuable consideration by the GRANTEE to the GRANTOR, the receipt of all of which hereby is acknowledged by the GRANTOR, they agree as follows:

The GRANTOR does hereby grant, assign, and convey to the GRANTEE:

### **A Temporary easement as described in Exhibit "B"**

1. The GRANTOR by these presents does grant, bargain and convey unto the GRANTEE and its successors and assigns, a Temporary easement over and across the following described property to construct or reconstruct, maintain, inspect, operate, protect, repair, replace, alter or move pipelines and appurtenant structures on said Temporary easement.
2. The GRANTOR herein agrees not to build, create or construct, or permit to be built, created or constructed, any obstruction, building or other structures over or that would interfere with said pipelines, or GRANTEE's rights hereunder.
3. The GRANTEE (through its proper officers, agents or employees) shall have all rights of ingress and egress to and from said real estate (including the right from time to time, except as hereinafter provided, to cut, trim and remove trees, brush, overhanging branches and other obstructions) necessary for the GRANTEE's use, operation and maintenance of the easement hereby granted and all rights and privileges incident thereto.
  - a. The GRANTEE agrees to restore, to their pre-entry condition, areas within the easement that are damaged during maintenance/repair of sewer facilities.
  - b. The GRANTEE agrees to replace and/or repair any fences removed or damaged during sewer facility maintenance/repair.

- 4. The GRANTEE hereby agrees to hold and save the GRANTOR harmless from any and all claims of third parties arising from GRANTEE's use of the rights herein granted.
- 5. The easement described above shall continue for a period of perpetuity, or until such time as public right of way is dedicated over said easement, at which time easement shall automatically be vacated in favor of said right of way.
- 6. With respect to connection and usage of improvements:
  - a. The GRANTOR agrees that where GRANTOR connects to said GRANTEE's facilities, that said connections will be made in accordance with GRANTEE standards and shall be inspected and approved by the GRANTEE's Engineer and/or Inspectors prior to completing the construction.
  - b. The GRANTOR agrees to pay for at the time of connection, at his sole expense, the cost of any such connections made to the GRANTEE's facilities and to pay appropriate standard service availability fees and service fees for said connections required by the GRANTEE for permitting and usage of the GRANTEE's facilities.
  - c. The GRANTOR agrees to hold and save the GRANTEE harmless from any and all damages, claims or losses arising out of the GRANTOR's connection to and use of the GRANTEE's improvements constructed in said Temporary easements.
- 7. The GRANTEE shall restore the surface to the same condition as it was prior to completion of laying, constructing, repairing, replacing, substituting, and/or removing pipelines in said Temporary easement. The GRANTEE will not be responsible for repairing, replacing, or restoring any Temporary structures, trees or bushes placed within the area described in this easement.

In witness whereof the parties have set their hands and seals this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Grantors

Arroyo Cap II-2, LLC  
a Delaware limited liability company

By: Arroyo Capital II, LLC  
a Delaware limited liability company  
Its: Member

  
By: Jeffrey Brouelette  
Its: Executive Vice President



Grantees

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

State of Idaho)  
                  )       SS  
County of Ada)

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a notary public in and for said State, personally appeared \_\_\_\_\_, known or identified to me to be the authorized signatory of \_\_\_\_\_ that executed the within and foregoing instrument on behalf of said \_\_\_\_\_, and acknowledged to me that such \_\_\_\_\_ executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal.

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

EXHIBIT A  
Legal Description  
**City of Kuna Sanitary Sewer Easement**  
**Paloma Ridge West Subdivision No. 1**

An easement being located in the SE ¼ of the NE ¼ of Section 11, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap Monument marking the Northeast corner of said Section 11, from which a 5/8 inch diameter iron pin monument marking the southeast corner of the NE ¼ of said Section 11 bears S 0°29'22" W a distance of 2652.33 feet;

Thence along the easterly boundary of said NE ¼ S 0°29'22" W a distance of 2020.47 feet to a point;

Thence leaving said boundary N 89°23'44" W a distance of 823.77 feet to a point;

Thence N 0°29'22" E a distance of 143.00 feet to the **POINT OF BEGINNING**;

Thence N 89°23'44" W a distance of 82.73 feet to a point;

Thence N 0°36'16" E a distance of 20.00 feet to a point;

Thence S 89°23'44" E a distance of 82.69 feet to a point;

Thence S 0°29'22" W a distance of 20.00 feet to the **POINT OF BEGINNING**.

This easement contains 1,654 square feet (0.038 acres) and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS  
 Land Solutions, PC  
 July 11, 2022

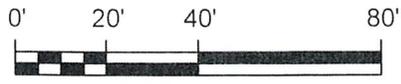
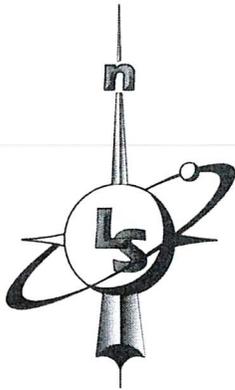
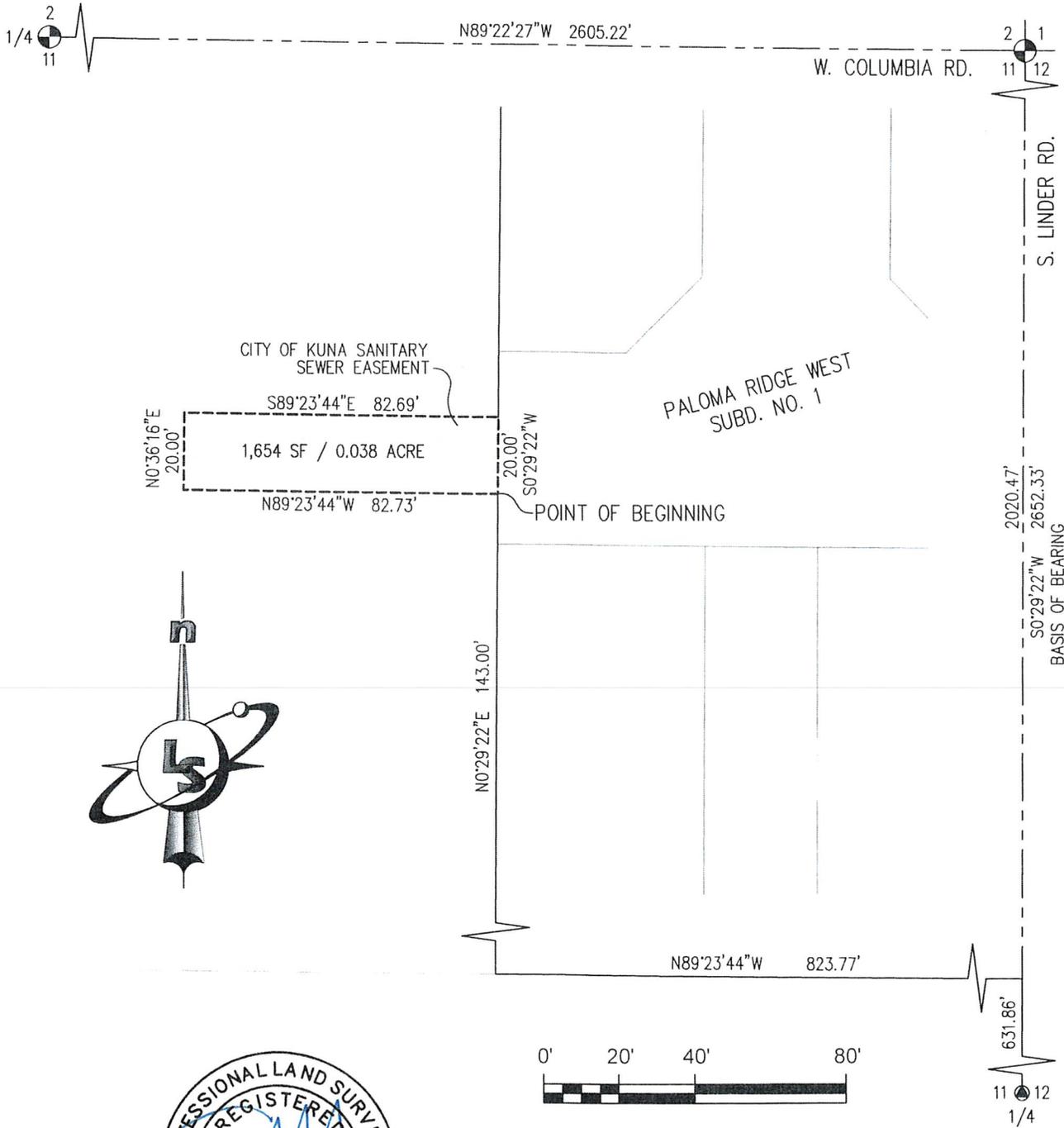


EXHIBIT B

# CITY OF KUNA SANITARY SEWER EASEMENT

## PALOMA RIDGE WEST SUBDIVISION NO. 1

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 11  
TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., CITY OF KUNA, ADA COUNTY, IDAHO



**LandSolutions**  
Land Surveying and Consulting

231 E. 5TH ST. STE. A  
MERIDIAN, ID 83642  
(208) 288-2040 (208) 288-2557 fax  
www.landsolutions.biz

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

IN THE MATTER OF THE APPLICATION OF ) **Case Nos. 23-03-AN**  
 )  
**Rowe Sanderson** )  
 )  
 For Annexation of 5610 S Ten Mile/Ten Mile ) **STAFF MEMO FOR ANNEXATION**  
 Storage. ) **APPLICATION.**

**TABLE OF CONTENTS**

1. Exhibit List
2. Project Summary
3. Applicants Request
4. Process & Noticing
5. General Project Facts
6. Staff Analysis
7. Proposed Findings of Fact
8. Commission’s Recommendation
9. Council’s Proposed Order of Decision



**I  
EXHIBIT LIST**

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

**1.1 Exhibits:**

<i>DESCRIPTION OF EVIDENCE</i>	Withdrawn	Refused	Admitted
1.7 STAFF MEMO			
<a href="#">1.1 STAFF REPORT.pdf</a>			X
<a href="#">1.4 COMMISSION MEETING MINUTES 11.28.2023.pdf</a>			X
<a href="#">1.5 COMMISSION MEETING MINUTES 12.12.2023.pdf</a>			X
<a href="#">1.6 FCO'S COMMISSION.pdf</a>			X
<a href="#">2.34 BEN SEMPLE - ACHD ADDITIONAL PAVING EMAIL.pdf</a>			X
<a href="#">1.2 INFORMATIONAL MEMO.pdf</a>			X
<a href="#">2.35 APPLICANT STATEMENT - ADDITIONAL PAVING.pdf</a>			X

<a href="#">2.1 P&amp;Z APPLICATION COVERSHEET.pdf</a>			X
<a href="#">2.2 ANNEXATION &amp; ZONING APPLICATION.pdf</a>			X
<a href="#">2.3 SPECIAL USE PERMIT APPLICATION.pdf</a>			X
<a href="#">2.4 DESIGN REVIEW - COMMERCIAL.pdf</a>			X
<a href="#">2.5 NARRATIVE.pdf</a>			X
<a href="#">2.6 AERIAL MAP.pdf</a>			X
<a href="#">2.7 VICINITY MAP.pdf</a>			X
<a href="#">2.8 WARRANTY DEED.pdf</a>			X
<a href="#">2.9 AFFIDAVIT OF LEGAL INTEREST.pdf</a>			X
<a href="#">2.10 LEGAL DESCRIPTION.pdf</a>			X
<a href="#">2.11 PRELIMINARY SITE PLAN.pdf</a>			X
<a href="#">2.12 PRELIMINARY GRADING PLAN.pdf</a>			X
<a href="#">2.13 PRELIMINARY LANDSCAPE PLAN.pdf</a>			X
<a href="#">2.14 ELEVATIONS.pdf</a>			X
<a href="#">2.15 LIGHTING PLAN &amp; PHOTOMETRICS.pdf</a>			X
<a href="#">2.16 NEIGHBORHOOD MEETING CERTIFICATION.pdf</a>			X
<a href="#">2.17 COMMITMENT TO PROPERTY POSTING.pdf</a>			X
<a href="#">2.18 AGENCY TRANSMITTAL.pdf</a>			X
<a href="#">2.19 UPDATED AGENCY TRANSMITTAL.pdf</a>			X
<a href="#">2.20 IDAHO TRANSPORTATION DEPARTMENT.pdf</a>			X
<a href="#">2.21 CENTRAL DISTRICT HEALTH DEPARTMENT.pdf</a>			X
<a href="#">2.22 NAMPA MERIDIAN IRRIGATION DISTRICT.pdf</a>			X
<a href="#">2.23 MERIDIAN FIRE DEPARTMENT.pdf</a>			X
<a href="#">2.24 ADA COUNTY DEVELOPMENT SERVICES.pdf</a>			X
<a href="#">2.25 ADA COUNTY HIGHWAY DISTRICT.pdf</a>			X
<a href="#">2.26 BOISE PROJECT BOARD OF CONTROL.pdf</a>			X
<a href="#">2.31 CITY ENGINEERS MEMO.pdf</a>			X
<a href="#">2.27 WEBSITE NOTICE.pdf</a>			X
<a href="#">2.28 KMN PUBLICATION PROOF.pdf</a>			X
<a href="#">2.29 300 FT PROPERTY OWNERS NOTICE.pdf</a>			X
<a href="#">2.30 PROOF OF PROPERTY POSTING.pdf</a>			X
<a href="#">2.32 ROBERT &amp; GINNY KELSCH.pdf</a>			X
<a href="#">2.33 MICHAEL TOMKINSON.pdf</a>			X
<a href="#">2.36 WEBSITE NOTICE CC.pdf</a>			X
<a href="#">2.37 300 FT PROPERTY OWNERS NOTICE CC.pdf</a>			X
<a href="#">2.38 IDAHO PRESS PUBLICATION PROOF CC.pdf</a>			X
<a href="#">2.39 PROOF OF PROPERTY POSTING CC.pdf</a>			X

## II PROJECT SUMMARY

### 2.1 Subject Site & General Project Details

Description	Details
Acreage	10
Existing Land Use	RUT (Rural Urban Transition)
Future Land Use Designation	Mixed Use
Proposed Land Use	C-2 (Area Commercial)
Lots (No. & Type)	N/A
Number of Residential Units	N/A

Number of Phases	N/A
Gross Density (Dwelling Units per Acre)	N/A

## 2.2 Surrounding Land Uses

Direction	Current Zone	Future Land Use Map Designation	Development	Jurisdiction
North	RUT (Rural Urban Transition)	Mixed Use	Single-family homes with Agriculture fields	Ada County
South	RUT (Rural Urban Transition)	Mixed Use	Single-family home with Agriculture fields	Ada County
	R-6 (Medium Density Residential)	Mixed Use, Medium Density Residential	Caspian Subdivision No. 1	Kuna
East	RUT (Rural Urban Transition)	Medium Density Residential	Agriculture Fields	Ada County
West	RUT (Rural Urban Transition)	Mixed Use	Single-family home with Agriculture field	Ada County
	R-4 (Medium Density Residential)	Medium Density Residential	Gran Prado Subdivision No. 2	Kuna

## III APPLICANTS REQUEST

- 3.1** Applicant requests to annex 10 acres into Kuna City Limits with a C-2 (Area Commercial) zone. The subject site is located at 5610 S Ten Mile Road (APN: S1236325410); Section 35, Township 3 North, Range 1 West.
- 3.2** On December 12, 2023, the Commission approved the Applicants Special Use Permit and Design Review (Case Nos. 23-12-SUP, 23-11-DR) request to construct and operate a self-storage facility.

## IV PROCESS AND NOTICING

- 4.1** In accordance with Kuna City Code ([KCC](#)) 1-14-3, Annexations are designated as a public hearing, with the Commission as a recommending body and Council as the decision-making body. This land use application was given proper public notice and followed the requirements set forth in [Idaho Code §67-65](#) Local Land Use Planning Act.
- A.** Neighborhood Meeting: May 31, 2023 (8 attendees).
  - B.** Agency Transmittal: September 8, 2023
  - C.** Updated Agency Transmittal: October 16, 2023
  - D.** City Website: January 12, 2024
  - E.** 300 FT Property Owners Notice: January 12, 2024

- F. Idaho Press: January 17, 2024
- G. Site Posted: January 26, 2024

## V GENERAL PROJECT FACTS

### 5.1 Site History & Features

- A. The subject site is zoned site is zoned RUT (Rural Urban Transition) within unincorporated Ada County and has historically served as a single-family residence with pastureland.
- B. The Comprehensive Plan Future Land Use Map (FLUM) serves as a guide and is not the actual zone; the subject site is designated as Mixed Use.
- C. The subject site has an estimated slope of 0 – 4%, and according to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 – 40 inches.
- D. Staff is not aware of any environmental, health or safety issues beyond the subject site being within the Nitrate Priority Area. The Idaho Department of Environmental Quality (DEQ) provides recommendations for surface and groundwater protection practices and requirements for development of the site.

## VI STAFF ANALYSIS

### 6.1 Idaho Transportation Department (ITD)

- A. ITD had no concerns as they determine that storage units do not generally generate enough traffic to cause a major impact to Hwy 69/Meridian Road.

### 6.2 Ada County Highway District (ACHD)

- A. ACHD will require an additional right-of-way dedication of 50 FT from centerline on Ten Mile Road for the length of the site. It is also noted an eight (8) FT detached sidewalk is required along N Ten Mile Road and for it to be located 43 FT from centerline.
- B. Ballard Lane is required to be constructed as half of a 36 FT wide Collector street section with curb, gutter, and an eight (8) FT attached sidewalk; however, [KCC 5-17-13\(B.4\)](#) requires said sidewalk to be *detached* and to be located fully within the right-of-way, and to have a 4 – 8 FT irrigated and landscaped planter strip.
- C. ACHD requires the existing driveway on N Ten Mile Road be closed with sidewalk and construct two (2) new 25 FT wide curb return type driveways on Ballard Lane, located 258 FT and 528 FT East of N Ten Mile Road.
- D. Direct access to N Ten Mile Road and Ballard Lane is prohibited in locations other than what has been specially approved with this application.
- E. After discussion at the November 28, 2023, and December 12, 2023, Commission meetings, as well as discussion with ACHD and city staff, the Applicant has committed to paving an additional 12 FT of pavement North of centerline on W Ballard Lane, from N Ten Mile Road to East of the driveway (approximately 266 FT).

### 6.3 Dimensional Standards & Site Layout

- A. As the project is proposed to be constructed on a single parcel, the minimum lot size for the C-2 zone is well exceeded.
- B. Upon review of the proposed site plan, the project is in compliance with the zero (0) FT setbacks as found in [KCC 5-3-3](#) for the C-2 zone; the proposed structure heights are also in compliance.
- C. Ten structures are proposed for the project and are on the North half of the property, one (1) large main structure providing climate controlled indoor storage and an office, then nine (9) building providing typical self-storage garages.
- D. An open air storage area is proposed on the South portion of the subject site and will be fully paved and striped.

### 6.4 Elevations

- A. The main structure provides West and South elevations which nearly mirror each other. A storefront window system surrounded by a stucco finish in Extra White is proposed for the office while an overhang is provided in a contrasting wood plank cladding in Walnut; it is this contrasting overhang on which future business signage is proposed. The remaining expanse of these elevations alternate between a stucco finish in Extra White, and vertical metal wall panels in Charcoal Grey that have windows and metal awnings in Coal Black.
- B. The North elevation of the main building provides alternating stucco and vertical metal wall panels with windows and awnings in the colors previously stated. The largest expanse of stucco finish is broken up with an additional business signage area.
- C. The East elevation provides a stucco finish in Extra White on the upper portion, while the lower is to be vertical metal wall panels in Charcoal Grey with 19 overhead doors in White, as well as a double man-door in White.
- D. Buildings B and C:
  1. The North elevation provides alternating vertical metal wall panels in Charcoal Grey and Solar White.
  2. The South elevation provides overhead doors in White for the self-storage lockers, with the surrounding wall being vertical metal wall panels in Charcoal Grey.
  3. The East elevation provides vertical metal wall panels in Solar White while the West elevation provides the same panels in Charcoal Grey.
- E. Buildings D through J:
  1. The North and South elevations are proposed to have vertical metal wall panels in Solar White while both the East and West elevations provide overhead doors in White for the self-storage lockers, with the surrounding wall being vertical metal wall panels in Charcoal Grey.
- F. All buildings are proposed to have Black gutter and parapet caps, as well as metal panel roofing in Solar White.
- G. Staff notes all metal panels are required to have a concealed fastener system, or at least color-matched fasteners; roofing is required to be standing seam unless otherwise approved.

- H. The Applicant proposes use of tip carts for trash collection at the office as dumpsters encourage self-storage users to throw away large or unpermitted items.

## 6.5 Open Space & Pathways

- A. The section of N Ten Mile Road North of W Lake Hazel Road and South of W Amity Road is indicated as a future trail on the city's Pathways Master Plan; upon review, staff finds the existing and future sidewalks within this section meet intent of the Pathways Master Plan.

## 6.6 Landscaping

- A. Applicant proposes an approximately 25 FT wide barrow ditch with hydroseed, eight (8) FT attached sidewalk, and 20 FT or larger landscape buffer along the entire N Ten Mile frontage.
- B. A significant stormwater retention area is proposed to be located within the southwest corner of the site behind the N Ten Mile Road landscape buffer. This retention area is proposed to have sod as well as have planting areas on the north and northeast sides.
- C. Along Ballard Lane, the Applicant proposes an eight (8) FT irrigated and landscaped planter strip, eight (8) FT sidewalk, and 12 FT landscape buffer. Landscaping within the planter strip is proposed to contain sod, deciduous trees, shrubs, and perennials.
- D. As there is an easement on the subject site for Berryman Lane to the South, the 10 FT landscape buffer begins just off said easement; a 10 FT or larger landscape buffer is also proposed along the East property line.
- E. A large landscape island is proposed to provide separation between the drive aisle along the storage buildings and the openair storage area.
- F. The proposed plantings for the overall site include sod; coniferous, deciduous, and flowering trees; various shrubs; ornamental grasses and perennials; and one (1) IN minus rock mulch.

## 6.7 Fencing

- A. Chainlink security fencing with privacy slats, wood, or vinyl fencing is proposed to surround the subject site; the Applicant intends on choosing a fencing material which is cost effective, long lasting, and attractive. Staff notes that [KCC 5-5-5\(E\)](#) states fencing adjacent to residential areas shall be site obscuring.
- B. [KCC 5-5-5\(G\)](#) also notes that fencing required for site obstruction shall be of dense coniferous plantings or climbing varieties of non-deciduous vines on permanently installed aluminum mesh fencing; other solid non-vision fencing materials that retain their attractiveness with minimal maintenance are also permitted.
- C. If chainlink security fencing is to be utilized in a commercial zone, it shall not exceed eight (8) FT in height; if barbed wire is to be utilized, the eight (8) FT height limit may be exceeded up to 30 IN by the barbed wire; otherwise, open vision fencing not utilizing barbed wire is permitted to be six (6) FT in height.

## 6.8 Central District Health Department (CDHD)

- A. CDHD notes that if restroom or plumbing facilities are to be installed, connection to city services if available or a sewage system installed to meet Idaho State Sewage Regulations are to be installed.

## 6.9 Meridian Fire

- A. Deputy Chief Bongiorno notes no concerns with the access for this proposed project.

## 6.10 Nampa & Meridian Irrigation District (NMID)

- A. If all storm drainage is retained on-site, there will be no impact to NMID.
- B. NMID states all private laterals and wasteways must be protected and the Developer comply with [Idaho Code §31-3805](#).

## 6.11 Boise Project Board of Control (BPBC)

- A. BPBC states there are no BPBC or NMID facilities located on the subject site & the site does possess a valid water right.

## 6.12 Ada County Development Services (ACDS)

- A. ACDS has provided their support of the requested Annexation and Zoning of the subject site.

## 6.13 Public Works

- A. The City Engineer's memo states Public Works can support approval of this application.
- B. The Applicant intends on utilizing a septic system at this time as the closest sewer connection is over 300 FT away; however, when applicable, the project shall connect to city sewer.
- C. The closest potable water connection is within Ten Mile Road, as such, the Applicant shall be required to construct a 12 IN water main within W Ballard Lane.
- D. The closest pressurized irrigation connection is also within Ten Mile Road and the Applicant shall be required to construct a 12 IN main within W Ballard Lane.

## 6.14 Comprehensive Plan

- A. Goal Area 1: Kuna will be economically diverse and vibrant.
1. Goal 1.A.: Ensure land use in Kuna will support economic development.
    - Objective 1.A.2.: Create commercial nodes and corridors that support economic opportunities that do not compete with downtown revitalization efforts.
      - Policy 1.A.2.c.: Focus on development of commercial uses that will not compete with downtown Kuna's business and character.
      - Policy 1.A.2.d.: Designate a sufficient quantity of land on the Future Land Use Map for commercial use.

**Analysis:** *The Comprehensive Plan Future Land Use Map (FLUM) provides large areas along the city's main entryway corridors that are designated as commercial and/or Mixed Use. Since storage facilities are not permitted within the CBD (Central Business District) of downtown Kuna, no competition is present.*

- B. Goal Area 3: Kuna's land uses will support a desirable, distinctive, and well-designed community.
1. Goal 3.A.: Ensure community design directs growth and implement sustainable land use patterns.
    - Objective 3.A.1.: Use the Future Land Use Map and land use regulations to direct development, encourage complementary and compatible land uses, and achieve good community design.

- Policy 3.A.1.d.: Use design standards such as facades, streetscaping, building orientation, setbacks, buffers, and parking requirements to encourage pedestrian friendly environments and improve connectivity.
2. Goal 3.G.: Respect and protect private property rights.
- Objective 3.G.1.: Ensure land use policies, restrictions, and fees do not violate private property rights.

**Analysis:** *The FLUM serves as a guide for the development of the city and this proposed Annexation of the subject site with a C-2 zone though the subject site is designated as Mixed Use, purely commercial development of the site minimizes the strain that typical Mixed Use developments put on city infrastructure. As there is a lack of commercial development within the Northern area of Kuna, construction of a storage facility within the area provides residents of the surrounding subdivisions to access a service they would otherwise be required to travel over two (2) miles to utilize. [KCC 5-4](#) provides requirements for the design and aesthetic character of commercial development and by requiring adequate buffering and sight obscuring fencing, it reduces the clash between the competing uses of commercial and residential. The Official Schedule of District Regulations found in [KCC 5-3-2](#) guides Applicants on uses allowed within each of the city's zoning designations which provides a springboard for conversation with staff who then equip the Applicant with the required application processes used to meet their goals.*

**6.15 Conclusion:** Upon review, staff finds this Annexation and Zoning, Special Use Permit, and Design Review request to be compliant with [KCC 5](#), the Comprehensive Plan, and Idaho Code [§50-222](#) and [§67-65](#).

## VII PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 23-03-AN, including the Comprehensive Plan, Kuna City Code, Staff's Memorandum, the exhibits, and testimony during the Public Hearing, the Council hereby *Approves/Denies* Case No. 23-03-AN, a request for Annexation and Zoning of 5610 S Ten Mile Road,

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

- 7.1 Does the Annexation and Zoning application contain the necessary requirements listed in [KCC 5](#), [Idaho Code §50-222](#), and [§67-65](#)?
- A. The Applicant has submitted a complete application and following staff review, the request has been determined to be compliant and is a Category A Annexation. (+)
- 7.2 Was a Neighborhood Meeting conducted and were public noticing requirements met in accordance with Idaho Code and city Ordinances?
- A. The Applicant held a Neighborhood Meeting May 31, 2023; there were eight (8) attendees. (+)
- B. Notice was posted on the city website January 12, 2024, was published in the Idaho Press January 17, 2024, and notice was mailed to all known and affected property owners within 300 FT of the subject site on January 12, 2024. (+)
- C. The Applicant posted a sign onsite containing the public hearing information on January 26, 2024, and the Proof of Property posting was provided to staff January 29, 2024.

- 7.3** Does this proposal comply with the Comprehensive Plan Future Land Use Map (FLUM), and is the site selection appropriate for the proposed project?
- A.** The FLUM is intended to serve as a guide for future development and designates the subject site as Mixed Use; based on the Applicants request for a C-2 (Area Commercial) zone and its location on the city's secondary entry corridor, the request is compliant with the city's FLUM. (+)
  - B.** Based upon site layout, design, and the proposed use, the subject site appears appropriate. (+)
- 7.4** Does the availability of existing and proposed public services and infrastructure accommodate the proposed development?
- A.** Per the Idaho Transportation Department, this project is not expected to affect the state highway system. (+)
  - B.** Ada County Highway District has provided requirements for dedication of additional right-of-way and roadway improvements that will mitigate the effect on area roadways. (+)
  - C.** As the project is to utilize a septic system as well as construct necessary potable and pressurized irrigation lines to service the project, the existing and future Developer installed infrastructure can service this proposed project. (+)
- 7.5** Does the proposed application constitute orderly development?
- A.** The subject site has a contiguous touch to Kuna City Limits on its Northwest corner, Gran Prado Subdivision, and would constitute orderly development. (+)
- 7.6** The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.
- A.** Pursuant to [Idaho Code §67-8003](#), the owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk. Not more that twenty-eight (28) days after the final decision concerning the matter at issue, the City shall prepare a written taking analysis concerning the action if requested.

## VIII COMMISSIONS RECOMMENDATION

Based on the facts outlined in staff's report, documentation contained in the case file, and the public testimony as presented at the hearing, the Commission hereby recommended Approval of Case No. 23-05-AN.

## IX COUNCIL'S PROPOSED ORDER OF DECISION

Based on the facts outlined in staff's report, documentation contained in the case file, and the public testimony as presented at the hearing, the Council hereby *Approves/Denies* Case No. 23-03-AN, subject to the following Conditions:

**9.1 Staff Recommended Conditions:** None

**9.2 Site Layout & Dimensional Standards**

- A.** Developer/Owner/Applicant is hereby notified the submitted Site Plan is a binding Site Plan; if any changes are proposed, Developer/Owner/Applicant shall submit changes to staff for review and approval.

**9.3 Pathways & Trails Master Plan:** None**9.4 Open Space & Pathways:** None**9.5 Landscaping**

- A. Developer/Owner/Applicant shall abide by the submitted Landscape Plan. This is a binding Landscape Plan, if any changes are proposed, Developer/Owner/Applicant shall submit changes to staff for review and approval.

**9.6 Fencing**

- A. Provide fencing details, including height and material, for staff review and approval prior to Annexation Ordinance going before Council.

**9.7 Ada County Highway District**

- A. Developer/Owner/Applicant shall dedicate additional right-of-way to total 50 FT from centerline of N Ten Mile Road for the entire section abutting the site.
- B. Developer/Owner/Applicant shall construct an 8 FT concrete detached sidewalk on N Ten Mile Road, located 43 FT from centerline; if located outside of the dedicated right-of-way, provide a permanent right-of-way easement.
- C. Developer/Owner/Applicant shall construct Ballard Lane as half of a 36 FT Collector with curb, gutter, 8 FT detached sidewalk located within the right-of-way, and a sidewalk to be *detached* and to be located fully within the right-of-way, and 8 FT irrigated and landscaped planter strip.
- D. Developer/Owner/Applicant shall construct two (2) 25 FT paved curb return type driveways from the site onto Ballard Lane located 258 FT and 528 FT East of N Ten Mile Road.
- E. Direct access to N Ten Mile Road and Ballard Lane is prohibited unless specifically approved.
- F. Developer/Owner/Applicant shall comply with the ACHD Standard Conditions of Approval.

**9.8 Nampa-Meridian Irrigation District & Boise Project Board of Control**

- A. All NMID, BPBC, and private laterals and wasteways shall be protected.
- B. Developer/Owner/Applicant shall comply with [Idaho Code §31-3805](#).

**9.9 Public Works**

- A. Developer/Owner/Applicant shall construct a 12 IN potable water main and a 12 IN pressurized irrigation main within W Ballard Lane to service the project.
- B. When the sewer connection comes within 300 FT of the subject site, and when applicable, the subject site shall connect to city sewer services.

**9.10 General**

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

1. The City Engineer shall approve the sewer connections.
  2. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
  3. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties."
  4. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.
  5. The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
  6. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s).
  7. All public rights-of-way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
- B.** Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.
- C.** Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- D.** When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
- E.** It is the responsibility of the Developer or his Engineer to coordinate and design for the stricter requirement between agencies and the City of Kuna standards for the entire development.
- F.** The Developer/Owner/Applicant, and/or any future assigns having an interest in the subject property, shall fully comply with all Conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
- G.** Developer/Owner/Applicant shall follow staff, City Engineers and other agency recommended requirements as applicable.
- H.** Developer/Owner/Applicant shall comply with all local, state, and federal laws.

**DATED** this 6<sup>th</sup> day of February 2024.

# Gallica Heights Mixed-Use Subdivision

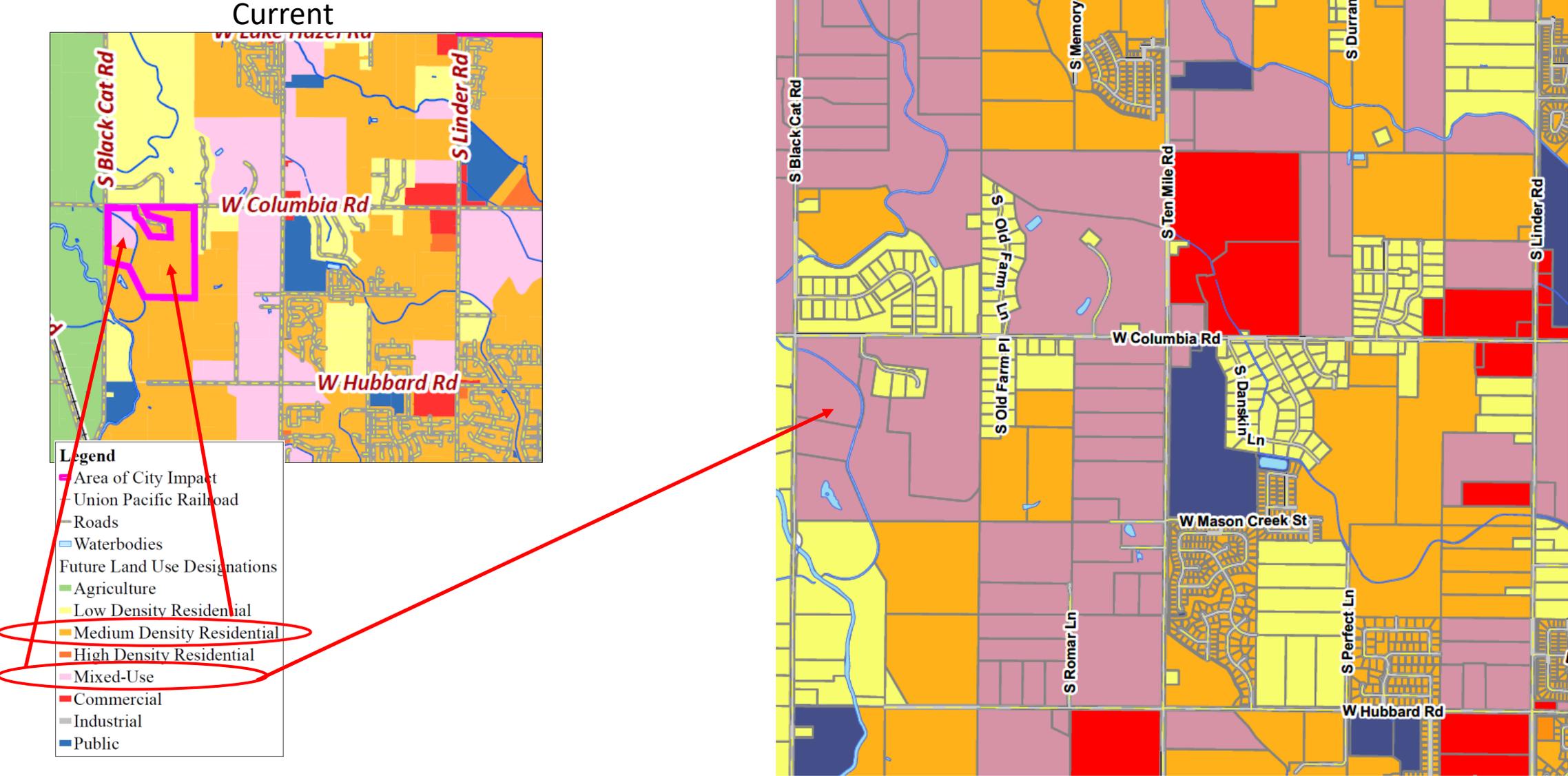
Black Cat Rd & Columbia Rd

Kuna City Council  
February 6, 2024

Case Nos. 22-05-PUD, 22-07-ZC, 22-15-S, 22-08-SUP & 22-34-DR

# Future Land Use Map

2019 FLUM – In Effect at Application Submittal



# Comprehensive Plan

**3.A.1.b.** Concentrate commercial and mixed-use areas along main entryway corridors, and reserve areas for low-density residential development, open space, industrial and agricultural uses at Kuna's outer areas and along the rail line.

## **Goal 3.C Encourage development of commercial areas with good connectivity and character.**

Mixed-use areas accommodate a variety of uses at several scales within mixed-use zones, on individual parcels and within single structures including retail, residential, commercial and in some cases, light industrial uses. These areas should be complemented by access to sufficient transportation options and intentionally designed to create activity centers where residents and visitors can live, work and play.

**3.A.1.c.** Define "mixed-use" designations in Kuna's adopted zoning code to encourage a mix of uses at several scales – within zones, on individual and adjacent parcels, and within single structures – that encourage complementary residential, commercial and industrial activities to achieve true mixed uses.

**3.C.1.c.** Support commercial centers with high- and medium-density residential and mixed-use designations in surrounding areas, while providing transitions and buffers between commercial and residential development. Require integration of bike and pedestrian access to commercial centers from nearby neighborhoods.

## **Goal 3.D Encourage development of housing options and strong neighborhoods.**

**Objective 3.D.1. Encourage development of housing options for all citizens.**

**Objective 3.D.2. Create strong neighborhoods through preservation, new development, connectivity and programming.**

**3.D.1.c.** Encourage preservation and development of housing that meets demand for all economic segments, including rental and owner-occupied options for households earning less than 120 percent area medium income<sup>xxii</sup>.

**4.D.2.a.** Extend and expand mid-mile roads as growth occurs.

**Goal 4.D Promote a connected street network that incorporates mid-mile collectors and crossings for improved neighborhood connectivity.**

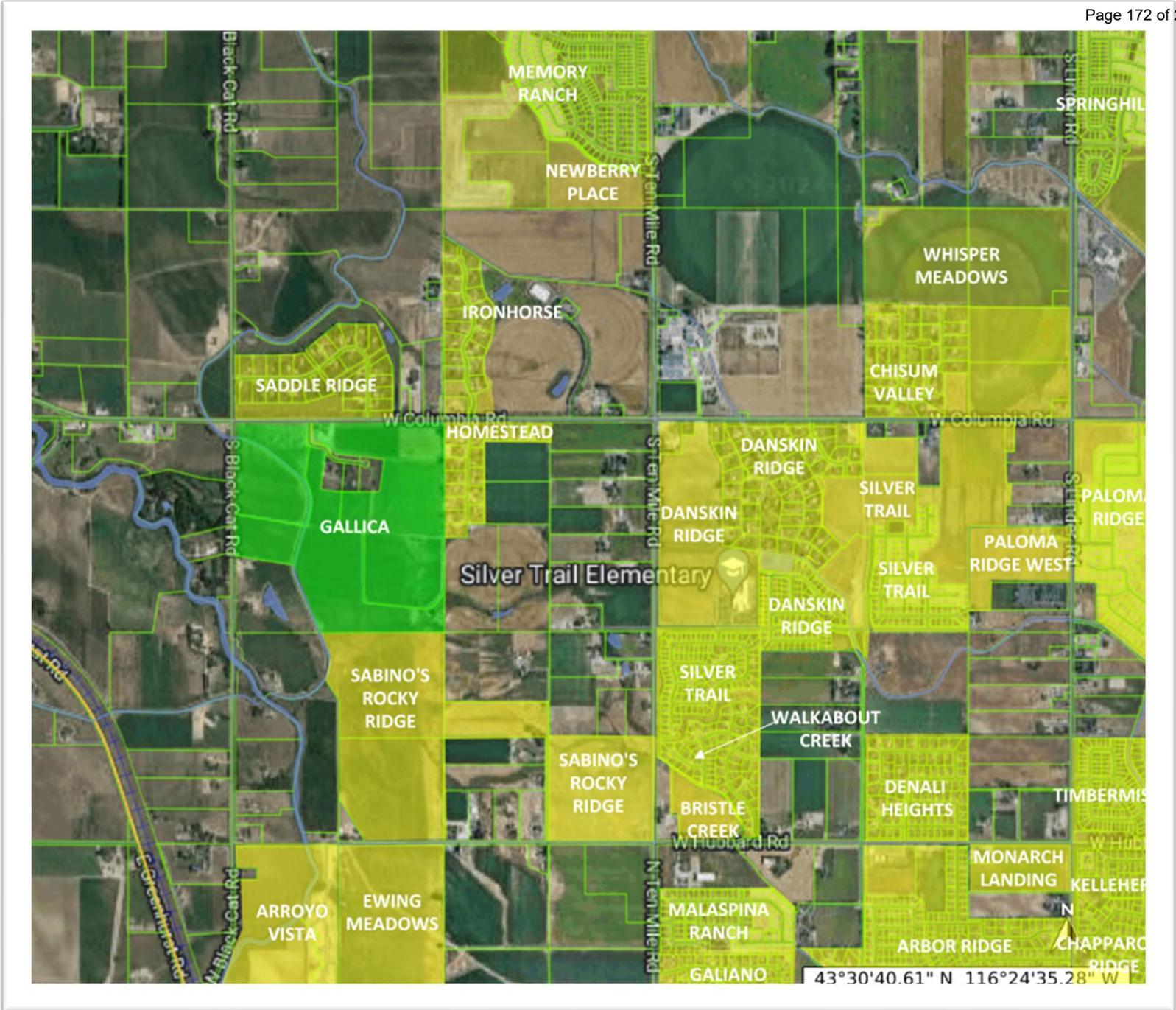
**Goal 4.B Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.**

# Economic Development

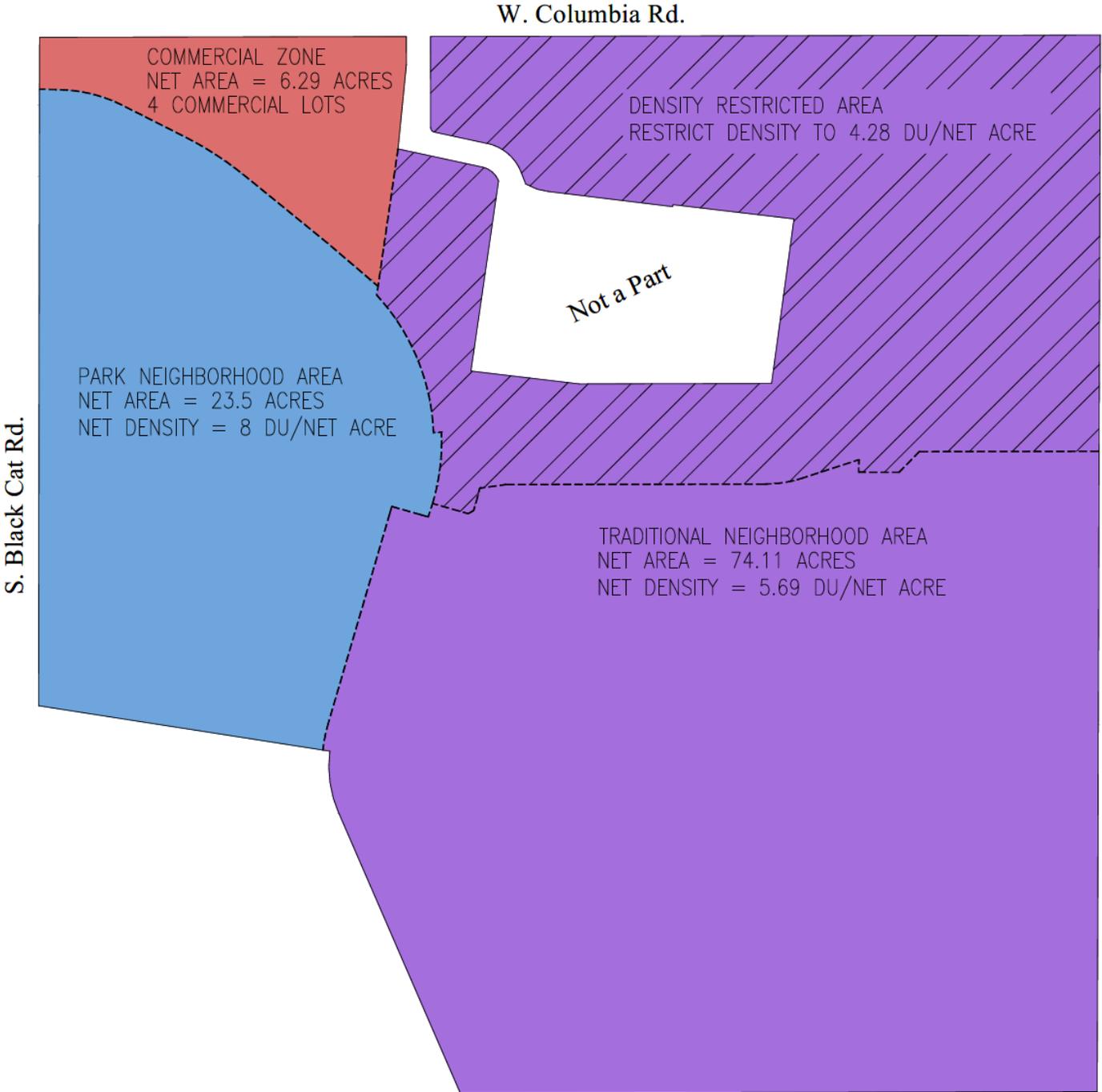
- 100's of unfilled jobs with local employer
- Lost potential distribution center: 400-600 quality jobs



# Nearby Subdivisions

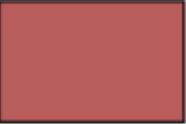


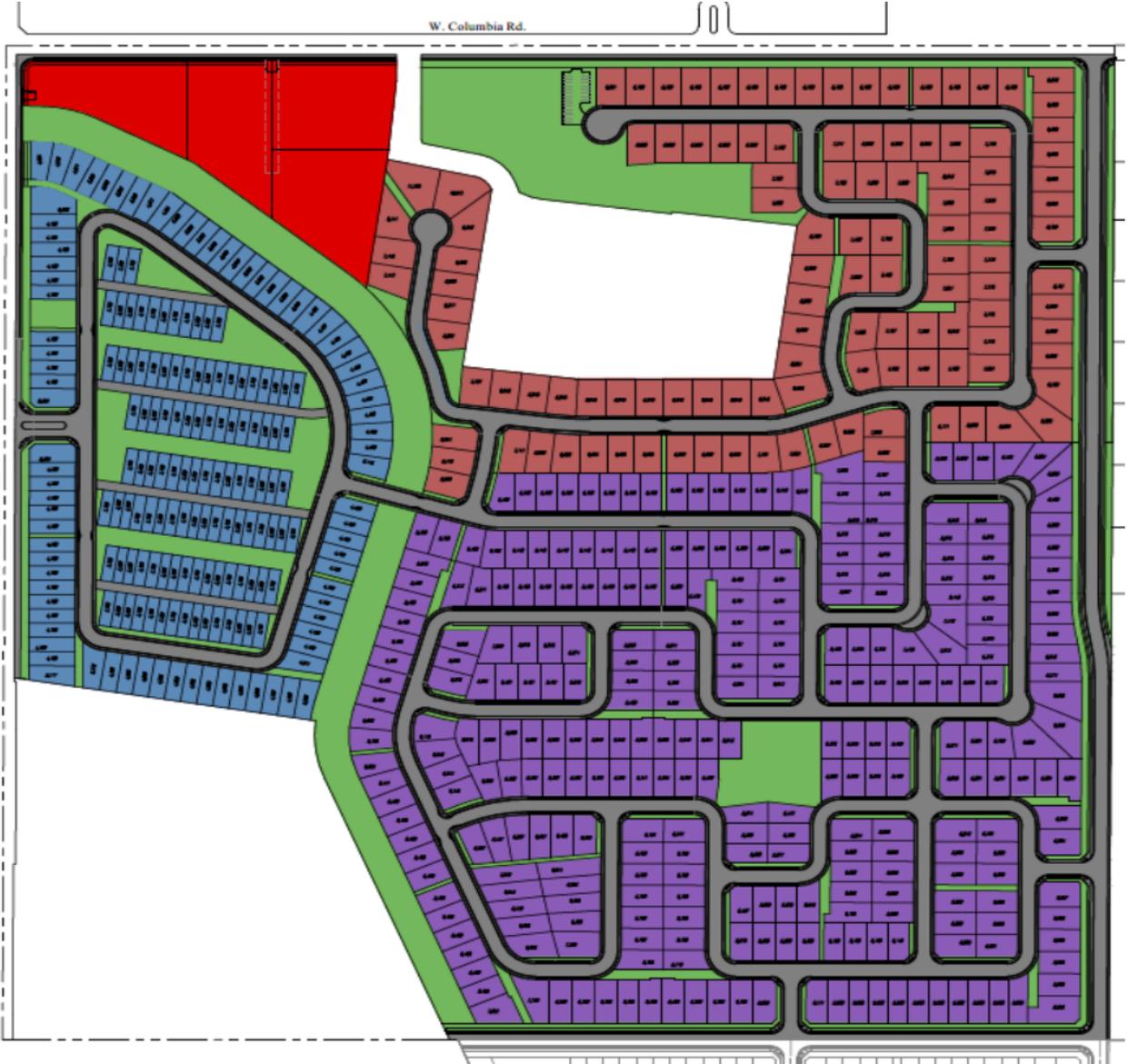
# Proposed Zoning



# Preliminary Plat

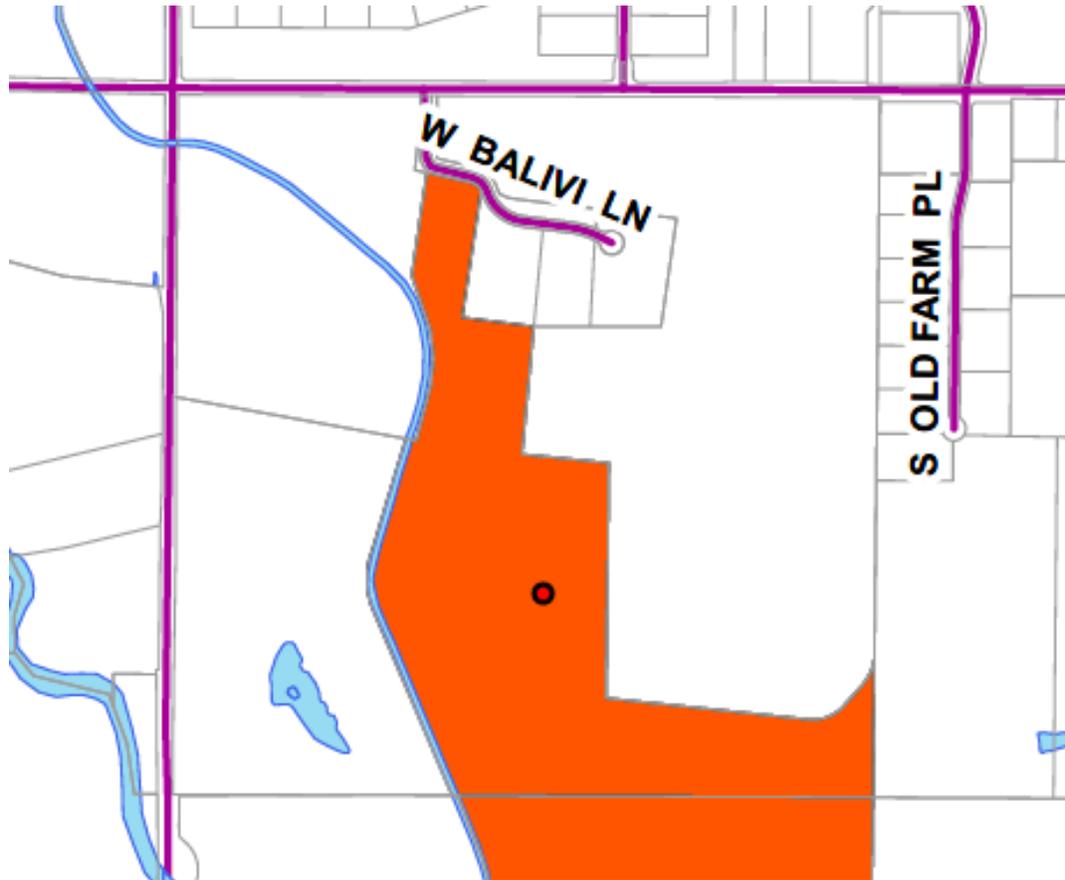
## Legend

	Single Family – Park Neighborhood Lots
	Single Family – Traditional Neighborhood Lots
	Single Family – Park Neighborhood Townhouse Style Lots
	Commercial
	Open Space





# Local Improvement District (LID) Property



- Entire property annexed for LID purposes
- Approximately 40% of property in LID
- Lien placed on property to secure City's debt for wastewater facility
- Expected that this property would develop in 2006

# Townhomes



# Townhomes



# Request

- Approval of Zoning, Planned Unit Development and Subdivision applications (22-07-ZC, 22-05-PUD & 22-15-S )
- Reversal of PZC Decision related to Design Review and SUP application (22-08-SUP & 22-34-DR) and subsequent approval of same

Thank you

# Schools – Voluntary Mitigation Fund



Purpose: Construct system improvements needed to accommodate new growth.

- \$3,270 per housing unit x 7,902 homes = \$25,840,000 (cost of 1 elementary school)
- Student generation from 7,902 homes = 5,136
- Current enrollment 2022 = 5,707.

Almost 100% increase in current enrollment numbers in order to fund 1 elementary school.

# Schools – Voluntary Mitigation Fund

- NO control on when the funds will be spent
- NO control on how the funds will be spent
- NO approved CIP that is limited to impacts of actual development
- NO ability to request a proportionate share impact
- NO framework surrounding how and when the \$\$ will be used
- NO mechanism to confirm that \$\$ will be used to increase capacity related to development

KSD's recommendation of approval or denial is unrelated to current capacity in school.



# Definitions

**Medium density residential district (R-6):** The purpose of the R-6 district is to promote the development of medium density living areas, not to exceed six (6) dwelling units per net acre. A district requirement is connection to public sewer and water. The zone is intended to accommodate single-family dwellings, duplexes, manufactured homes and group living arrangements. There is an opportunity to initiate mixed-use activity in this zone through the PUD process.

**Medium density residential district (R-8):** The purpose of the R-8 district is to promote the development of medium to high residential densities, not to exceed eight (8) dwelling units per net acre. The district is intended to accommodate residential infill development in the older Kuna neighborhoods **and in areas adjacent to light commercial activity**. A district requirement is connection to public sewer and water. The R-8 zone is intended to accommodate **single-family dwellings, duplexes, multifamily**, manufactured homes, and group living arrangements. There is an opportunity to **initiate mixed-use activity in this zone through the PUD process**. This district is an appropriate designation for a **neighborhood center** to be established.

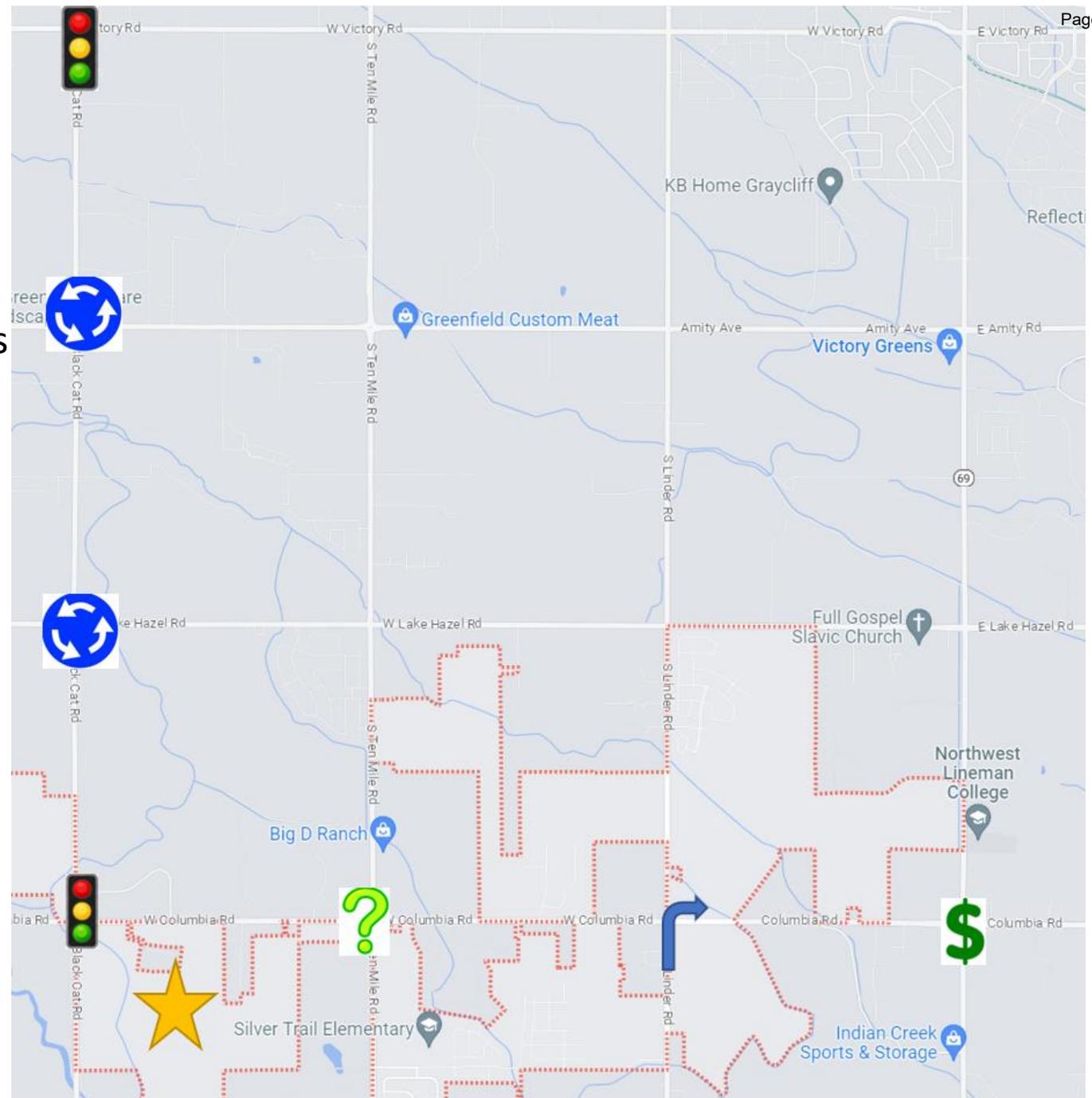
**High density residential district (R-12):** The purpose of the R-12 district is to promote development of higher residential development densities, not to exceed twelve (12) dwelling units per net acre. The R-12 zone is intended to serve, in part, as a **transitional buffer between less intensive residential and more intensive commercial uses**, as well as to accommodate the placement of higher density development in select areas of the city. A district requirement is connection to public sewer and water. The zone is intended to accommodate multifamily dwellings and group living arrangements. There is an opportunity to **initiate mixed-use activity in this zone through the PUD process**. This district is an appropriate designation for a **neighborhood center** to be established.

**Mixed Use** – Properties on which a minimum of two distinct uses, such as office, commercial, industrial, agricultural and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

# Traffic Improvements

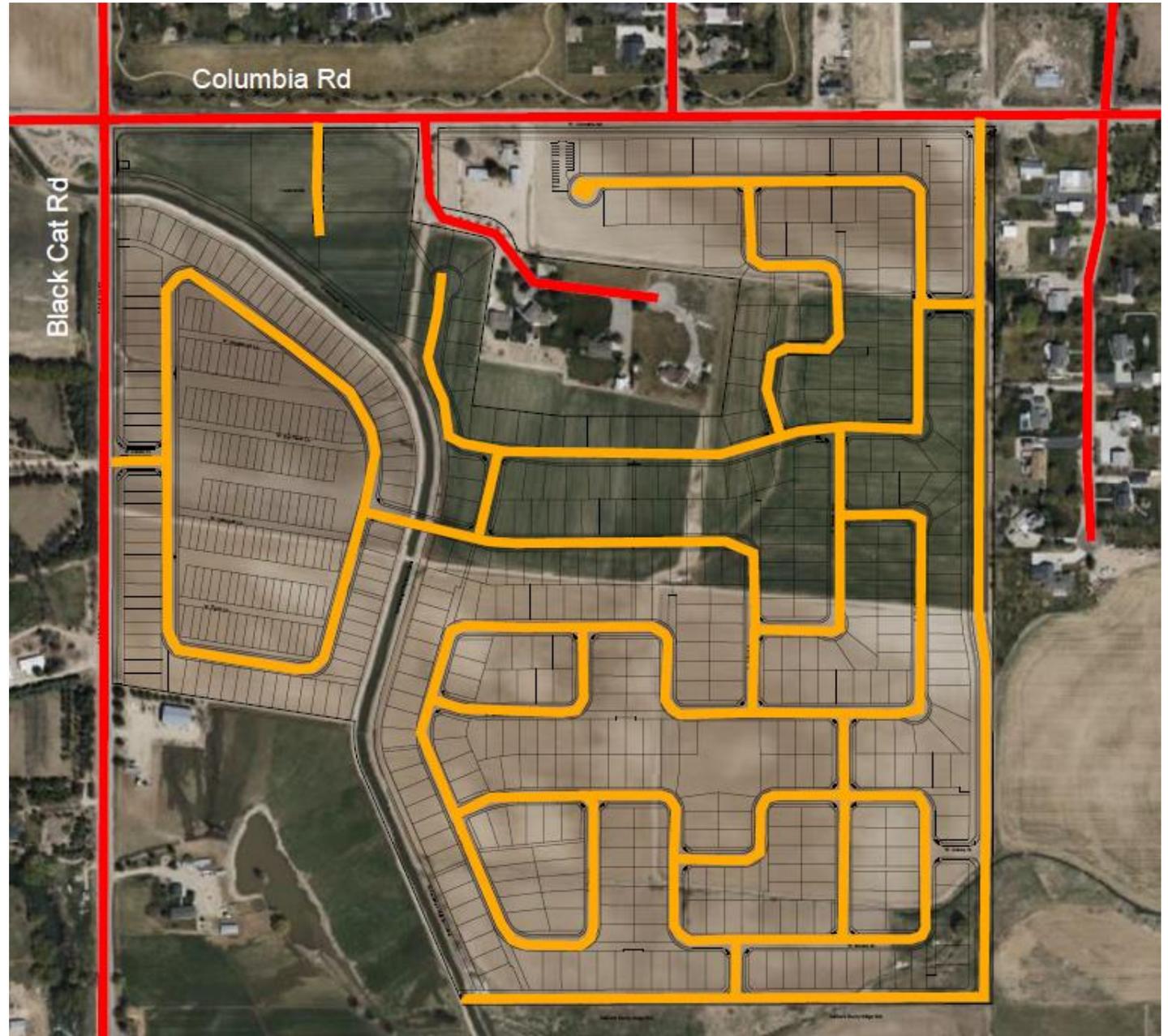
Additional improvements:

- New north-south connector (Shayla) as shown on ACHD MSP
- New east-west connector (W. Wing Over Way) as shown on ACHD MSP
- Black Cat and Columbia widening, including curb, gutter, sidewalk
- Turn lanes on Columbia to Shayla
- Turn lanes on Columbia into commercial portion



# Roadway Connectivity

- **North / South Mid-Mile Collector** – along eastern boundary
  - Shayla Road
  
- **East / West Mid-Mile Collector** – along southern boundary
  - W. Wing Over Way



# Phasing Plan

**Phase 1** – 53 Lots

**Phase 2** – 62 Lots plus 4 Commercial

**Phase 3** – 97 Lots

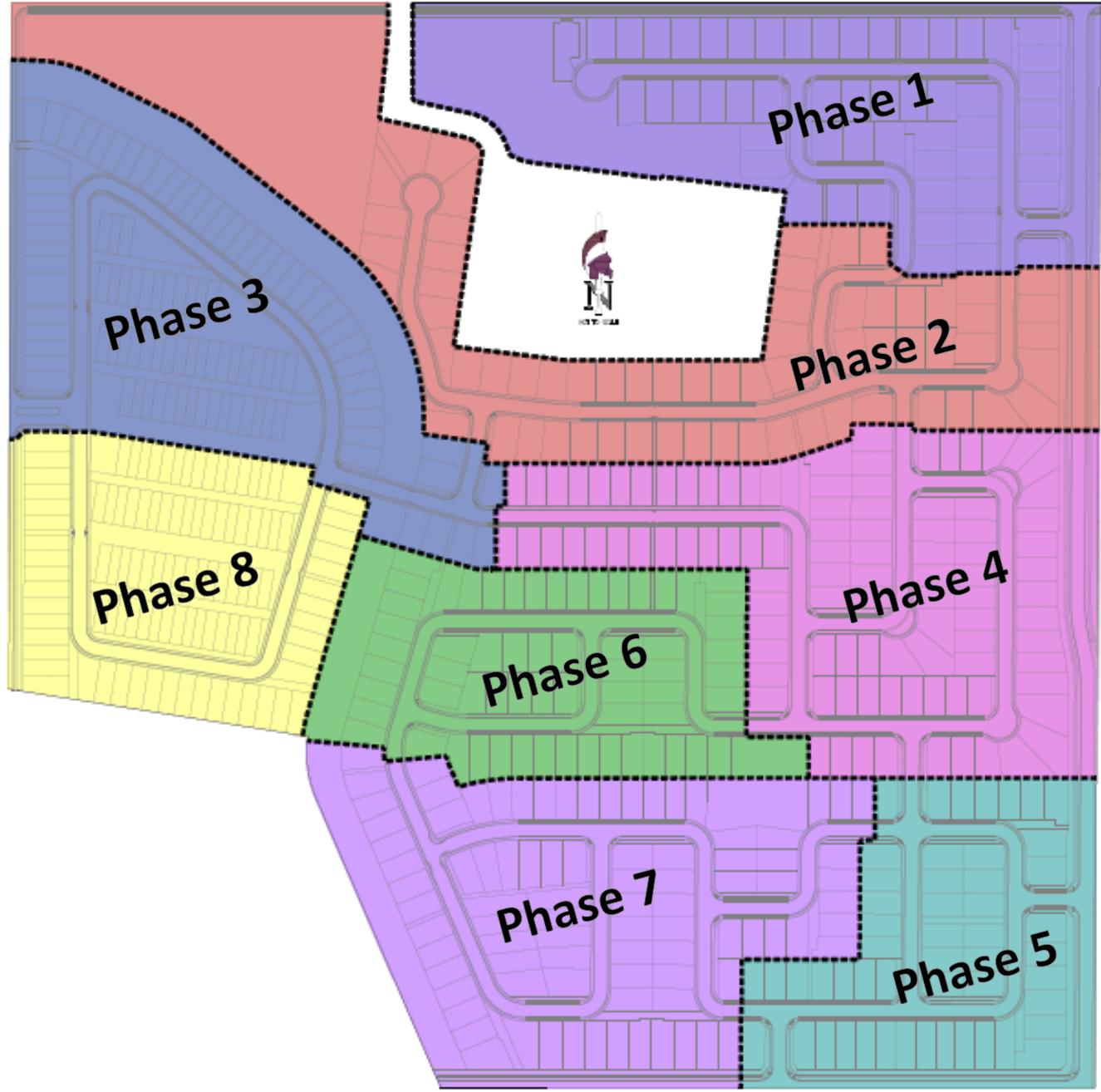
**Phase 4** – 100 Lots

**Phase 5** – 51 Lots

**Phase 6** – 61 Lots

**Phase 7** – 88 Lots

**Phase 8** – 105 Lots



# Open Space / Amenities

Open Space - 23.39 acres

Qualified Open Space - 16.86 acres (12.75% of the site)



Landscaped Entry

Pocket Park

Sports Field

Community Center

Swimming Pool

Pickleball Courts

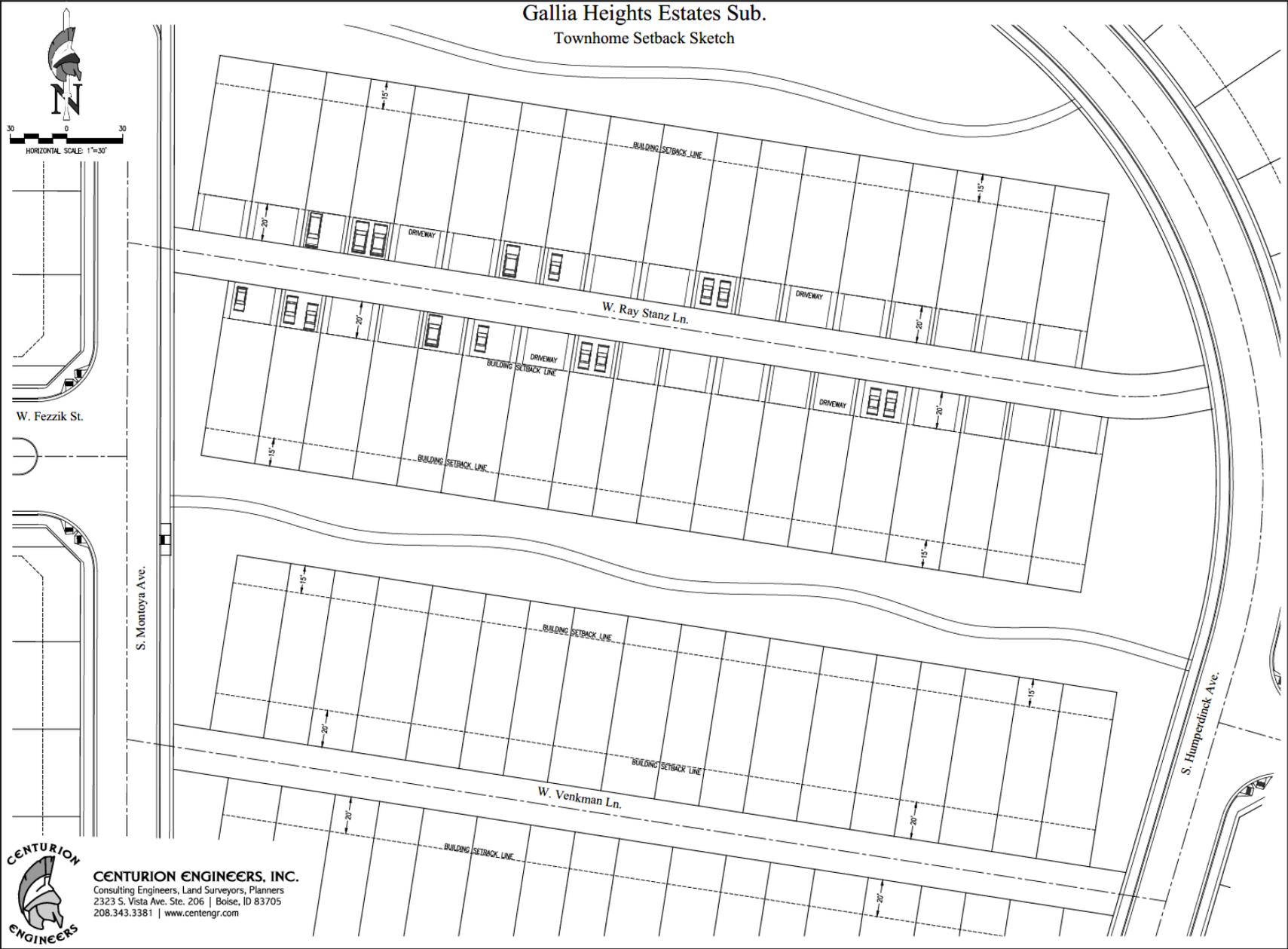
Pickleball Courts

# Townhomes





# Townhome Setbacks

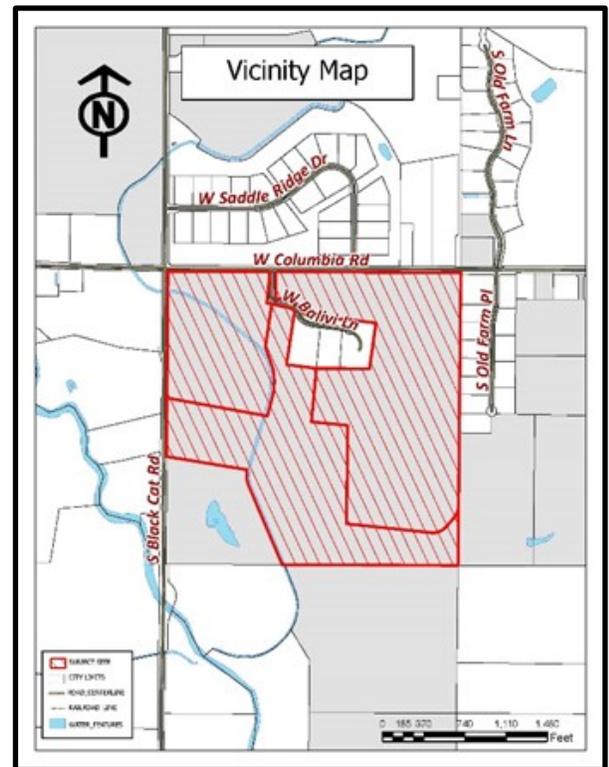


**BEFORE THE COUNCIL OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATIONS OF ) Case Nos. 22-07-ZC (Rezone), 22-05-PUD  
 ) (Planned Unit Development), 22-15-S  
 ) (Pre-Plat), 23-04-DA (Development  
**THISTLE FARM, LLC** ) Agreement), & Appeal of Commissions  
 ) Decision for SUP and DR Applications.  
 )  
 ) **STAFF MEMO FOR GALLICA**  
 ) **HEIGHTS SUBDIVISION.**  
*For 4425 W Columbia Road.* )

**TABLE OF CONTENTS**

1. Exhibit List
2. Project Summary
3. Applicants Request
4. Process and Noticing
5. General Project Facts
6. Staff Analysis
7. Proposed Findings of Fact
8. Commissions' Recommendation to Council
9. Commissions' Order of Decision
10. Councils' Proposed Order of Decision



**I  
EXHIBIT LIST**

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

**1.1 Exhibits:**

<i>DESCRIPTION OF EVIDENCE</i>	Withdrawn	Refused	Admitted
1.1 Staff's Memo			X

<a href="#">1.2 FCO's COMMISSION SIGNED.pdf</a>			X
<a href="#">1.3 COMMISSION MEETING MINUTES 8.22.23.pdf</a>			X
<a href="#">1.4 SIGN UP SHEETS P&amp;Z 08.22.2023.pdf</a>			X
<a href="#">1.5 COMMISSION MEETING MINUTES 9.12.23.pdf</a>			X
<a href="#">2.1 P&amp;Z APPLICATION COVERSHEET.PDF</a>			X
<a href="#">2.2 PUD APPLICATION.PDF</a>			X
<a href="#">2.3 REZONE APPLICATION.PDF</a>			X
<a href="#">2.4 PRELIMINARY PLAT APPLICATION.PDF</a>			X
<a href="#">2.5 SUP APPLICATION.PDF</a>			X
<a href="#">2.6 DESIGN REVIEW APPLICATION.PDF</a>			X
<a href="#">2.7 DEEDS.PDF</a>			X
<a href="#">2.8 AFFIDAVITS.pdf</a>			X
<a href="#">2.9 VICINITY MAP.PDF</a>			X
<a href="#">2.10 NARRATIVE.PDF</a>			X
<a href="#">2.11 NEIGHBORHOOD MEETING CERTIFICATION.pdf</a>			X
<a href="#">2.12 SUBDIVISION NAME RESERVATION.PDF</a>			X
<a href="#">2.13 SUBDIVISION LEGAL DESCRIPTION.pdf</a>			X
<a href="#">2.14 SUBDIVISION BOUNDARY CLOSURE SHEET.pdf</a>			X
<a href="#">2.15 R-6 LEGAL DESCRIPTION.pdf</a>			X
<a href="#">2.16 R-12 LEGAL DESCRIPTION.pdf</a>			X
<a href="#">2.17 C-1 LEGAL DESCRIPTION.pdf</a>			X
<a href="#">2.18 PRELIMINARY PLAT.pdf</a>			X
<a href="#">2.19 PHASING PLAN.PDF</a>			X
<a href="#">2.20 LANDSCAPE PLAN COLORED.pdf</a>			X
<a href="#">2.22 COMMITMENT TO POSTING PROPERTY.PDF</a>			X
<a href="#">2.23 COMMON AREA MAINTENANCE.pdf</a>			X
<a href="#">2.24 TRAFFIC IMPACT STUDY EXECUTIVE SUMMARY.pdf</a>			X
<a href="#">2.25 NATURAL FEATURES MAP.pdf</a>			X
<a href="#">2.27 REQUEST FOR AGENCY COMMENTS.pdf</a>			X
<a href="#">2.28 PUBLIC WORKS.pdf</a>			X
<a href="#">2.29 ADA COUNTY HIGHWAY DISTRICT.pdf</a>			X
<a href="#">2.30 BOISE KUNA IRRIGATION DISTRICT.pdf</a>			X
<a href="#">2.31 CENTRAL DISTRICT.pdf</a>			X
<a href="#">2.32 COMPASS.pdf</a>			X
<a href="#">2.33 DEPARTMENT OF ENVIRONMENTAL QUALITY.pdf</a>			X
<a href="#">2.34 KUNA RURAL FIFR DISTRICT.pdf</a>			X
<a href="#">2.35 NAMPA MERIDIAN IRRIGATION DISTRICT.pdf</a>			X
<a href="#">2.36 IDAHO TRANSPORTATION DEPARTMENT.pdf</a>			X
<a href="#">2.41 PROOF OF PUBLISHING KMN P&amp;Z.pdf</a>			X
<a href="#">2.42 PROOF OF LEGAL MAILER P&amp;Z.pdf</a>			X

<a href="#">2.43 PROOF OF PROPERTY POSTING.pdf</a>			X
<a href="#">2.44 WEBSITE PUBLISH.pdf</a>			X
<a href="#">2.37 FREDERICK, JERRY 11.29.22.pdf</a>			X
<a href="#">2.38 ANDERSON, BRUCE, SHARON LETTER.pdf</a>			X
<a href="#">2.39 STEWART, TERRY &amp; RENEE LETTER.pdf</a>			X
<a href="#">2.55 STEWART, TERRY &amp; RENEE LETTER CC.pdf</a>			X
<a href="#">2.40 RUWE, MONIQUE EMAIL.pdf</a>			X
<a href="#">2.46 GROW-WILHITE, DAYNA EMAIL.pdf</a>			X
<a href="#">2.47 HOUGH, TAMMIE a.pdf</a>			X
<a href="#">2.48 PZ APPLICANT PRESENTATION.pdf</a>			X
<a href="#">2.50 MKP PROOF OF PUBLISH CC.pdf</a>			X
<a href="#">2.51 PROOF OF LEGAL NOTICE MAILER CC.pdf</a>			X
<a href="#">2.52 PROOF OF SITE POSTING.pdf</a>			X
<a href="#">2.53 PROOF OF WEBSITE POSTING CC.pdf</a>			X
<a href="#">2.54 APPLICANT PRESENTATION AT COUNCIL.pdf</a>			X
<a href="#">2.56 APPLICANTS LETTER OF APPEAL OF SUP &amp; DR.pdf</a>			X
<a href="#">2.57 PROPOSED DEVELOPMENT AGREEMENT.pdf</a>			X

## II PROJECT SUMMARY

### 2.1

Description	Details
Acreage	132.26 Ac.
Existing Land Use(s)	Agriculture
Future Land Use Designation	Mixed- Use & Medium Density Residential
Proposed Land Use(s)	R-6, R-12 & C-1
Lots (No. and Type)	615 Residential, 86 Common
Number of Residential Units	615
Number of Other Lots	4 Commercial Lots
Number of Phases	8
Net Density (Dwelling Units per Acre)	5.99 DUA

## III APPLICANTS REQUEST

- 3.1** Applicant requests PUD and SUP approval for approx. 132.26 acres and to Rezone the site from A to R-6, R-12 & C-1 zones. Applicant requests Preliminary Plat approval to subdivide the lands into 702 total lots (615 residential, 86 common & four (4) commercial). The applicant also Appeals the Commissions' decision on the Special Use Permit and Design Review for the common lots. The subject site is located at the SEC of Columbia and Black Cat Roads, in Section 10, Township 2 North, Range 1 West, (APN's S1310223100, S1310233700, and S1310233610).

## IV PROCESS AND NOTICING

**4.1** Kuna City Code (KCC), [1-14-3](#) states Special Use Permits (SUP) are designated as a Public Hearing, with Design Reviews as a public meeting with the Planning and Zoning Commission as the decision-making body, while Rezones, Planned Unit Developments (PUD), and Preliminary Plats are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. These land use applications were given public notice following Idaho Code [\(I.C.\) § 67-65](#).

### Notifications

- A. Neighborhood Meeting: May 19, 2022 (17 Attendees)
- B. Agency Comments Request: September 22, 2022
- C. 300 FT Legal Mailer Notice: January 12, 2024
- D. Kuna Melba News Newspaper: January 12, 2024
- E. Site Posted: January 12, 2024
- F. Website Posting: January 12, 2024

## V GENERAL PROJECT FACTS

### 5.1 Site Features

- A.** The subject site (APN’s S1310223100, S1310233700, and S1310233610) is located in City Limits, and is currently zoned Agriculture and has historically been used for agricultural purposes with a single residence and several outbuildings.
- B.** The proposed project site currently has vegetation consistent with that of Agriculture fields. The site has an estimated average slope of 1.4% to 2.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be between 20 inches to greater than 60 inches.
- C.** Staff is not aware of any environmental issues, health or safety conflicts, beyond being within the Nitrate Priority Area Boundary. Idaho Department of Environmental Quality (DEQ) provides recommendations for surface and groundwater protection practices and requirements for development of the site.

### 5.2 Surrounding Land Uses

<b>North</b>	RR	Rural Residential – Ada County
	R1	Low Density Residential – Ada County
<b>South</b>	RR	Rural Residential – Ada County
	R-6	Medium Density Residential – Kuna City
<b>East</b>	RR	Rural Residential – Ada County
	Ag.	Agriculture – Kuna City
<b>West</b>	RR	Rural Residential – Ada County
	Ag.	Agriculture – Kuna City

## VI STAFF ANALYSIS

### 6.1 Ada County Highway District

- A. See the Ada County Highway District Reports by [clicking here](#).
- B. Applicant shall follow all standards and requirements in accordance with [KCC 5-17-13](#) and [6-4-2-B.3](#). Sidewalks along arterials roadways shall be eight (8) foot wide detached.
- C. Applicant shall follow all standards and requirements in accordance with [KCC 5-17-13](#) and [6-4-2-B.3](#). Sidewalks along Collector roadways shall be eight (8) foot wide detached with 4 - 8 foot wide irrigated planter strip, and concrete vertical curb and gutter.
- D. All stub streets shall be installed in accordance with [KCC 6-3-3-C](#). Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall be such that said streets extend to the boundary line of the tract to make provisions for the future extension of said streets into adjacent areas. The terminus of all stub streets shall have a sign that reads “Road to be extended in future”.

### 6.2 Idaho Transportation

- A. See the ITD comments by [clicking here](#). ITD does not have objection to the development and are not requiring any mitigation improvements as long as the development does not exceed the number of anticipated site trips identified in the Traffic Impact Study.

### 6.3 COMPASS

- A. See the COMPASS comments by [clicking here](#).

### 6.4 Pathways and Trails Master Plan

- A. The Pathways Master Plan Map indicates a future through the site along the west side and a future bike route on the south property line.

### 6.5 Site Layout and Dimensional Standards

- A. The Applicant proposes 14 private driveway lots within the project, Staff recommends the Applicant be conditioned to work with the City Engineer for proper easement widths for the project as a whole, and in particular the homes near the private driveway. Applicant proposes Private driveways for the townhome product in the R-12 section of the project. Private driveways shall be designed in accordance with [KCC 6-4-2-B.8](#).
- B. All dimensional standards appear to be in compliance with [KCC 5-3-3](#).

## 6.6 Parking

- A. The Applicant has provided at least two (2) off street parking spots for each single-family residential unit in accordance with [KCC 5-9-3](#).
- B. The Applicant shall post “No Parking” Signs on both sides of all proposed private driveways/roads.

## 6.7 Open Space

- A. The Applicant proposes 16.83 acres, or 12.72% of the total project as qualified open space; this area does not include required landscape buffers. [KCC 5-17-12](#) requires that a minimum 12.50% of the developments gross land area shall be used for open space purposes and mutually exclusive of required residential buffers. Staff views the proposal to be compliant with KCC.
- B. Staff notes the Canal in the western part of the site known as Lot 75, Block 1, and Lot 105, Block 9; a paved pathway will be required along one side to accommodate the future trail as indicated on the Master Pathway Map and shall follow the Parks and Recreation standards. Staff recommends the Developer place the canal-side of the pathway as far away as possible, in order to provide a larger greenspace along the canal. This will offer more protection of the future greenspace when weeds are sprayed.
- C. If this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any meter pits, pressurized irrigation valves, or ACHD underground facilities in accordance with [KCC 6-4-2-B.11](#). In the event that locations of landscaping elements are within the locations listed above, those trees must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a landscape inspection. Any elements that must be moved to another spot, may not simply be removed.
- D. All proposed landscaping, buffers and common space shall comply with [KCC 5-17](#).
- E. The Developer, Owner and/or Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to requesting signature on the Final Plat.

## 6.8 Fencing

- A. The Applicant shall and install “see-through” fencing along residential buildable lot property lines abutting pathways, greenbelts and common areas. Fences placed between Commercial/Civic and Residential uses shall be sight obscuring. All fencing shall comply with [KCC 5-5-5](#).

## 6.9 Public Works

- A. According to [Exhibit 2.24](#), Public Works staff can support the Gallica Heights Subdivision development with the conditions listed in the Engineers Memo. P&Z Department Staff agrees with the conditions listed in the Engineers memo.

- B.** The Applicant shall be required to work with staff to install streetlights a maximum spacing of 250-feet.; the final location of streetlights will be approved at the time of construction document review. Staff notes that these streetlights must be designed and installed according to “Dark Sky” standards and are required to be LED lights. All street light installation shall comply with [KCC 6-4-2](#).

## 6.10 Comprehensive Plan

- A.** Goal Area 1: Kuna will be economically diverse and vibrant.
- Goal 1.A.: Ensure Land Use in Kuna will support economic development.
  - Goal 1.C.: Attract and Encourage new and existing businesses.
    - Objective 1.C.2.: Create an environment that is friendly to business creation, expansion and relocation.
    - Policy 1.C.2.d: Ensure infrastructure and public facilities are in place and parcels identified for commercial or industrial are shovel-ready.
2. Goal Area 3: Kuna’s land uses will support a desirable, distinctive and well-designed community.
- B.** Goal Area 3: Kuna’s land uses will support a desirable, distinctive and well-designed community.
- Goal 3.D.: Encourage development of housing options and strong neighborhoods.
    - Objective 3.D.1.: Encourage development of housing options for all citizens.
      - Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
    - Objective 3.D.2.: Create strong neighborhoods through preservation, new development, connectivity and programming.
      - Policy 3.D.2.d: Work to ensure all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure.
  - Goal 3.G.: Respect and protect private property rights.
    - Objective 3.G.1.: Ensure land use policies, restrictions, and fees do not violate private property rights.
      - Policy 3.G.1.b: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
      - Policy 3.G.1.c: Ensure land use actions, decisions and regulations do not prevent a private property Owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

***Analysis:** The development includes additional housing types and sizes promotes variety for all income levels and promotes desirable and well-designed neighborhoods.*

- C.** Goal Area 4: Kuna will be a connected community through strong transportation and infrastructure systems.
- Goal 4.B.: Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.
    - Objective 4.B.2.: Maintain/expand sidewalks/pedestrian facilities within the community.
      - Policy 4.B.2.b: Install detached sidewalks and/or protected pedestrian routes/facilities along high trafficked roads as development occurs.

- Policy 4.B.2.c: Promote the installation of off-system pedestrian pathways to create neighborhood connections and reduce the length of non-motorized transportation routes.
- Policy 4.B.2.g: Coordinate with developers to connect and/or enhance pedestrian facilities, including on and off-system pathways, footbridges (across canals, etc.), road bridges, sidewalks, pedestrian crossings and wayfinding signage.
- Goal 4.C.: Increase pathway, trail and on-street bicycle facilities.
  - Objective 4.C.1.: Maintain/enhance existing pathways/trails/on-street bicycle facilities.
    - Policy 4.C.1.a: Expand the bicycle network as identified in the Kuna Pathways Master Plan and ACHD Roadways to Bikeways Plans through land use developments and capital improvement projects.
    - Policy 4.C.1.e: Coordinate with developers to connect to and/or enhance bicycle facility connections, including pathways, non-motorized canal crossings, road bridges and wayfinding signage.
  - Objective 4.C.2.: Ensure expansion of pathways, trails and on-street bicycle routes.
    - Policy 4.C.2.b: Promote the installation of off-system bicycle pathways to create neighborhood connections and reduce non-motorized transportation route lengths.
- Goal 4.D.: Promote a connected street network that incorporates mid-mile collectors and crossing for improved neighborhood connectivity.
  - Objective 4.D.2.: Ensure the continued expansion/development of a classified roads system throughout the community.
    - Policy 4.D.2.a: Extend and expand Mid-Mile Roads as growth occurs.
    - Policy 4.D.2.b: Preserve adequate Rights-Of-Way along all classified roads or other approved alternative locations to align roads.

*Analysis: Adding roads, sidewalks, pathways, and pedestrian corridors together with stubs to adjacent properties promotes future connections by other developments offers connectivity and access for all residents.*

## 6.11 Special Use Permit & Design Review Appeal

Applicant has submitted a letter requesting Appeal of the Special Use Permit and the Design Review applications decided at the Commission Meeting on October 10, 2023. The Applicant cites insufficient criteria was used as a basis for the Commission’s decision on the two applications, and further states that Applicant was not provided express standards that must be met in order to obtain a requested permit or approval. [See attached Exhibit 2.56](#), listed on page 3 of this Memo for additional information about the request for appeal of the two applications listed above.

## 6.12 Conclusion:

Upon review, staff finds the request for Rezone, Planned Unit Development and Preliminary Plat to be in compliance with [KCC Title 5](#) and [Title 6; \(I.C.\) § 67-65, §50-13](#) and the Kuna Comprehensive Plan; and should the Council Approve Case Nos. 22-07-ZC, 22-05-PUD and 22-15-S and Grant the Appeal for Case Nos. 22-08-SUP and 22-34-DR, staff recommends the Applicant be subject to the Conditions of Approval listed in Section “IX” (9) of this Memo.

## VII PROPOSED FINDINGS OF FACT

*If the 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.*

- 7.1** Have the public notice requirements been met and the Neighborhood Meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances?
- A.** The Applicant held a Neighborhood Meeting May 19, 2022, (17 Attendees) attended the meeting in accordance with I.C. and KCC. (+)
- B.** Neighborhood Notices were mailed out to residents within 300-feet of the proposed project site on January 12, 2024, and a legal notice was published in the Kuna Melba Newspaper on January 12, 2024, in accordance with I.C. and KCC. (+)
- C.** The Applicant posted a sign on the property on January 12, 2024. (+)
- 7.2** Based on the evidence presented does the application generally comply with Kuna City Code (KCC)?
- A.** The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6, if the sewer infrastructure improvements recommended by the Public Works Department are completed. (+)
- 7.3** Based on the evidence presented, does the application generally comply with the Comprehensive Plan?
- A.** The Comp Plan designates the property as Mixed-Use, the proposed zoning districts are R-6, R-12 and C-1 are proposed. (+)
- B.** The development includes additional housing types and sizes promotes variety for all income levels and promotes desirable and well-designed neighborhoods. (+)
- C.** Adding roads, sidewalks, pathways, and pedestrian corridors together with stubs to adjacent properties promotes future connections by other developments offers connectivity and access for all residents. (+)
- 7.4** Can the availability of existing and proposed public services accommodate the proposed development?
- A.** ACHD can support the development with all Site-Specific Conditions of approval being satisfied. (+)

- B.** ITD requires no mitigation improvements to serve the development. (+)
  - C.** Sewer will become available when a new regional lift station is built and operable and there is sufficient room with force main capacity. (+)
  - D.** Potable water connection is available for the subject site. (+)
  - E.** Pressurized irrigation connection is available for the subject site. (+)
  - F.** Kuna Rural Fire District can support this project with their required conditions being satisfied. (+)
  - G.** The Kuna School District stated at the October 10, 2023, Commission Meeting this Elementary school zone was at 91% capacity, and how the previously approved Sabino (PUD) Subdivision would put the zone over capacity; and that a bond would be needed to relieve capacity concerns for the affected school zones. (-)
- 7.5** Does the public have the financial capability to provide supporting services to the proposed development?
- A.** Through development of the project and beyond, connection fees, impact fees (Fire, Police, Park and Ada County Highway District), and property taxes will be collected. (+)
- 7.6** Does the proposed project consider health and safety of the public and the surrounding area's environment?
- A.** Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, etc. will be implemented as a part of this project. (+)
  - B.** No major wildlife habitats will be impacted by the proposed development. (+)
- 7.7** Does the site landscaping meet the intent of the landscape Ordinance?
- A.** A six- foot (6') vinyl fence is proposed around the perimeter of the subdivision where permitted. (+)
  - B.** Residential lots will be required to provide see-through fencing adjacent to all common lots and shall follow all requirements listed in [KCC 5-17](#). (+)
  - C.** A Landscape buffer comprised of sod, trees and other plantings will be provided along Classified Roads. (+)
  - D.** 12.72% qualified open space is proposed exceeding the 12.50% minimum. (+)

- E. Internal pathways are provided for pedestrian connectivity within the development. (+)
- 7.8 Does the proposed application constitute orderly development?
  - A. The proposed subject site is located within Kuna City Limits and touches city limits on three (3) sides. (+)
  - B. Subdivisions are under active construction to the east, northeast, south and southeast of the subject site. (+)
  - C. Stub streets are provided for connection of future development. (+)
- 7.9 The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.

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

## VIII COMMISSIONS' RECOMMENDATION TO COUNCIL

The Commission voted 5-0, to recommend Denial of Case Nos. **22-07-ZC**, **22-05-PUD**, and **22-15-S**, for the Rezone, The Planned Unit Development and Preliminary Plat request at 4425 W Columbia Road, on October 10, 2023.

## IV COMMISSIONS' ORDER OF DECISION

The Commission voted 5-0, to Deny Case Nos. **22-08-SUP** and **22-34-DR**, for the Special Use Permit and Design Review request at 4425 W Columbia Road, on October 10, 2023.

## X PROPOSED COUNCILS' ORDER OF DECISION

*Note: These motions are for the **Approval, Conditional Approval or Denial** of the Rezone, Planned Unit Development and Preliminary Plat, and for **Granting / Denying** the application for Appeal of the decision by the Commission on the Special Use Permit and Design Review applications. However, if the Council wishes to Approve or Deny specific parts of these requests as detailed in the Memo, those changes must be specified.*

Based upon the record contained in Case Nos. 22-07-ZC, 22-05-PUD, 22-15-S, 22-08-SUP and 22-34-DR, including the Comprehensive Plan, Kuna City Code, Staff's Analysis, including the exhibits, and the testimony during the Public Hearing the Council hereby **Approves/Conditionally Approves/Denies** the Rezone, PUD and Pre-Plat, and hereby **Grants / Denies** the application for Appeal of the decision by the

Commission on the Special Use Permit and Design Review applications, subject to the following Conditions of Approval:

**9.1 Recommended Conditions:**

- A. Applicant shall add pedestrian access within Lot 75, Block 1, and Lot 105, Block 9 with a compliant paved-pathway along one side to accommodate the future trail.

**9.2 Transportation**

- A. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with [KCC 5-17-14](#) and [6-4-2](#).
- B. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.
- C. Developer/Owner/Applicant shall install a sign at the terminus of every proposed stub street stating; “these roads will continue in the future”. Developer/Owner/Applicant shall obtain proper language from Ada County Highway District.

**9.3 Site Layout, Dimensional Standards and Parking**

- A. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
- B. Applicant shall ensure the proper easement widths on all lots in accordance with [KCC 6-3-8](#).
- C. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with [KCC 5-3-3](#).

**9.4 Landscape, Open Space and Fencing**

- A. Fencing within and around the site shall comply with [KCC 5-5-5](#) (unless specifically approved otherwise and permitted).
- B. All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
- C. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.

- D.** The Landscape Plan (dated 3.15.23) and Preliminary Plat (dated 6.20.22) will be considered binding site plans as amended and/or approved.
- E.** All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in [KCC 5-10](#).
- F.** If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the plat are subject to Administrative Determination to rule if the revision is substantial.
- G.** Develop/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.

## 9.5 Public Works

- A.** Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see [KCC 6-4-2](#).
- B.** Compliance with [I.C. §31-3805](#) is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- C.** When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
- D.** Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
- E.** The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or Water Booster Station.
- F.** The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.
- G.** In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to [KCC 6-2-3-J](#), a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.
- H.** Developer/Owner/Applicant shall work with staff in order to provide final locations of

streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

- I. Equivalent Dwelling Units (EDU's) will be issued at a rate of 40 EDU's and on a Phase-by-Phase basis following Ordinance R90-2022.

## 9.6 General

- A. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
  1. The City Engineer shall approve all sewer connections.
  2. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
  3. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
  4. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.
  5. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
  6. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).
  7. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
- B. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
- C. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in [KCC 10-6-3](#). Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
- D. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and

requirements [KCC 8-1-3](#). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

- E. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

**DATED** this 6th day of February 2024.



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

## MEMO

**Date:** February 6, 2024  
**From:** Morgan Treasure, Economic Development Director  
**To:** Kuna City Council  
**RE:** Contingency Request: \$25,000 to purchase annual Placer.ai Subscription

---

City Council Members,

Due to the unique characteristics of Kuna city limits and how our Area of City Impact (ACI) sits within the rest of the travel network of the Treasure Valley, finding accurate data that truly captures who lives, works, and shops within Kuna is a very challenging task. There have been many technological advancements that allow us to use more specific travel and consumer data to see real-time data.

The Economic Development Department would respectfully request a contingency request of \$25,000 to purchase the Placer.ai software license. Having accurate data will allow us to operate much more accurately and efficiently in a number of areas including:

- Business attraction and retention efforts
- Future Land Use Map/Comprehensive Plan creation
- Grant proposals
- Community Event and service marketing efforts
- Internal GIS/project scoping activities

As you can see in the example reports, the differences in data sets between our City Limits, ACI and the maps that show true trade area and travel corridors a very different and having access to this information for any area or address that we specify would be an asset in our business attraction and future planning efforts. The timing of our contact and information gathering with the company did not allow it to be included in the budget proposal for this year, but we would make it a continuing item moving forward.

Thank you for your consideration,

A handwritten signature in blue ink that reads 'Morgan Treasure'.

Morgan Treasure  
Economic Development Director  
[mtreasure@kunaid.gov](mailto:mtreasure@kunaid.gov)

# Pricing Proposal

January, 2024



Placer.ai *for*

**KUNA**  
IDAHO

# Over 900 Civic Clients

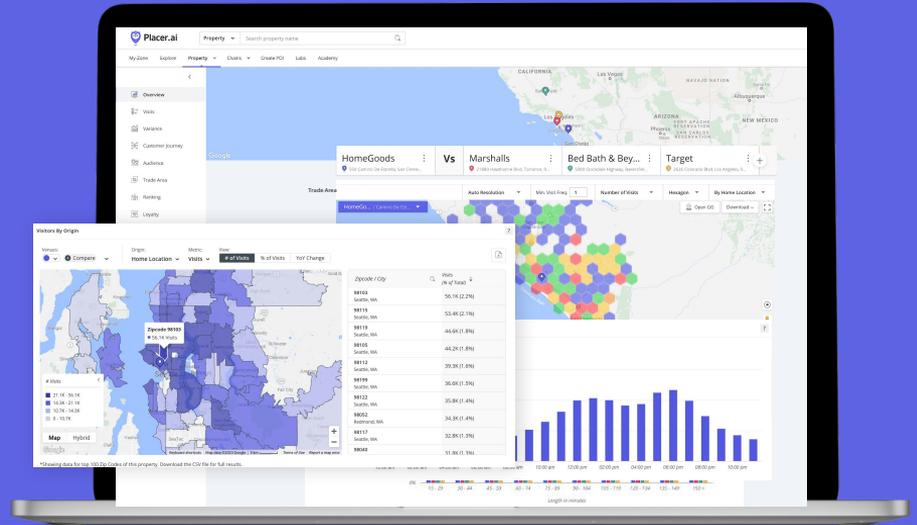
Cities, Counties, States, Districts, Downtowns, Business Improvement Districts, Economic Development Organizations, Destination Marketing Organizations, Chambers of Commerce, Parks and Recreation, Convention and Visitors Bureaus, Universities, etc.



**3000+**  
CUSTOMERS



**30+**  
INDUSTRIES



## CIVIC



## RETAIL



## COMMERCIAL REAL ESTATE



## FINANCE



## LEISURE



## MEDIA



## PLACER'S DATA DIFFERENTIATORS

# Placer is a Privacy First Company

- ❖ We only collect location data.
- ❖ Data comes from devices where app users opt-in to sharing location data.
- ❖ We remove sensitive locations from our panel.
- ❖ Visit Placer's [Trust Center](#) for more information.



## We Don't Collect User Identifiers

All data we receive is stripped of identifiers, including MAIDs, email addresses and phone numbers through our proprietary *differential privacy service* (DPS) — keeping all PII out of our data.



## We are Fully Compliant

Compliant with General Data Protection Regulations Legislation (GDPR), and California Privacy Rights Act of 2020 (CCPA)



## We Never Share User Level Data

We only provide aggregated statistical information about physical locations, such that every bit of information preserves K-anonymity of 50.





# How Civic Leaders use Placer Data



## Retail Analysis & Recruitment

- Discover retail demand and visitation
- Reveal retail leakage
- Identify best fit retailers for specific sites



## Forecast Revenue & Optimize Incentives

- Reveal sales data for retail businesses
- Inform incentives with visitation and sales data
- Forecast revenue from sales tax



## Workforce Analysis & Business Attraction

- Analyze workforce demographics and potential for any site or region
- Bolster recruitment efforts



## Event Analysis

- Reveal attendance numbers for any event
- Increase Sponsors and Vendors
- Optimize marketing
- Reveal economic impact



## Parks & Recreation / Transportation

- Visit metrics for any park or open space
- Demographics of parks users
- Economic impact of parks users
- Inform Transit Network Planning, Street Planning and Equity Strategy with data for every road



## Economic Recovery and Growth

- Measure Economic Impacts of COVID
- See how Remote Work affects local economy
- Measure efficacy of ARPA investments.



## Travel & Tourism

- Overnight Visitor metrics for every city
- Data for any event, attraction, convention
- Visitor home origin and journey
- Visitor spend data\*



## Reports for Marketing, Communications, and Grant Writing

- Reports for Council, Boards, Stakeholders
- Support Grant Applications and Reporting
- Automated monthly reports



## Support Local Business

Identify gaps in retail offerings. Provide insights about customer journey, dwell time, and marketing effectiveness.



# License Based Pricing: Nationwide License

Select the most efficient license to accomplish your goals



## \$25,000

### NATIONWIDE LICENSE

Unlimited POIs  
Full US access  
No implementation costs

12 month subscription

#### **BENEFITS:**

- Project based license with associated users
- Full US access
- Unlimited venue or region lookups/queries, and no additional cost to index venues or regions or add traffic pins to the platform
- Access to the Placer.ai data team for custom reports
- Access to the listed demographic, psychographic, and segmentation data sets

#### **INCLUDED:**

- |                          |                        |
|--------------------------|------------------------|
| ✓ Census 2017 & 2019     | ✓ STI: Market Outlook  |
| ✓ STI: Popstats          | ✓ STI: Workplace       |
| ✓ STI: Spending Patterns | ✓ STI: Experian Mosaic |



#### **ADVANCED REPORTS:**

- ✓ Travel & Tourism

# World Class Support



## **FAST ONBOARDING & ONGOING SUPPORT**

- ✓ Dedicated customer success manager for entire subscription
- ✓ Regular bi-weekly meetings to assess needs and new use cases
- ✓ Informative sessions regarding new product launches



## **CONSULTATION & TRAINING**

- ✓ Leverage your CSM to guide you to the custom reports and presentations you need
- ✓ Live, online training sessions to learn the platform and data
- ✓ Stay up-to-date on product release to unlock new use cases



## **KNOWLEDGE SHARING & INSIDER INSIGHTS**

- ✓ Learn methods & best practices your CSM has helped others with
- ✓ Tap the entire Placer community for ideas based on your needs
- ✓ Access a library of case studies/guides tailored to your industry

*Your Placer.ai subscription also includes events and resources like...*

### **Monthly Industry Webinars**

Scheduled training, online resources, and recorded content to further aid in customer enablement.

### **Product Release Webinars**

Monthly group webinars to overview and learn how to apply Placer's monthly product updates.

### **Knowledge & Training**

Comprehensive training resources available directly in the platform (e.g. Academy, Help Center)



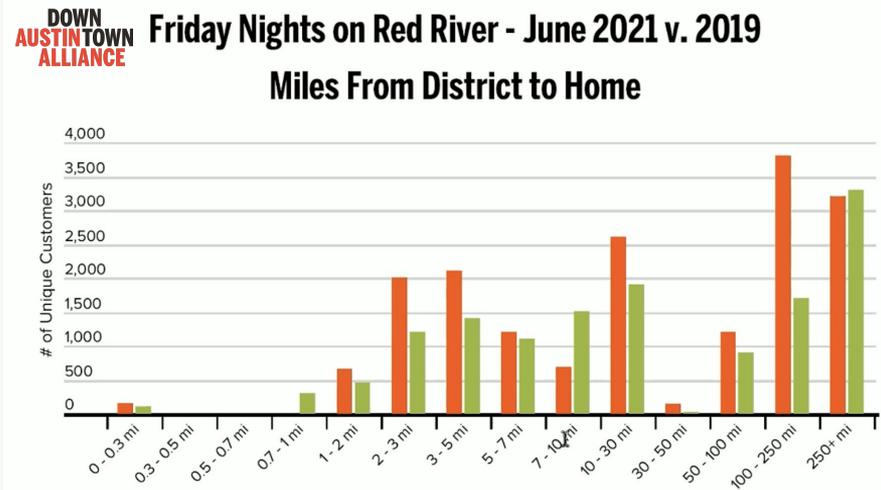
## 02 Reveal Effectiveness of Marketing Efforts

### The Problem

Civic leaders need to optimize marketing strategy and prove ROI of marketing efforts, whether marketing to tourists in general or to drive attendance at a specific event.

### Placer's Solution

- **True Trade Area** reveals home locations for visitors to any location on any day.
- **Visitation by Origin** shows top zip codes and Census blocks for visitors to any location.
- **Visitor metrics** for day of week, dwell time, and peak visit hours.
- **Variance** shows week over week, month over month, year over year trends.



Downtown Austin Alliance uses Placer to prove the effectiveness of their marketing efforts in attracting visitors from further distances, driving sales tax in downtown.

### ANSWER QUESTIONS LIKE...

Q: Has weekday park visitation increased post-marketing campaign?

Q: What zip codes include the target audience for this upcoming event?

Q: What trending social media interests and topics do visitors have?



# 03 Reveal True Value Of Local Attractions

## The Problem

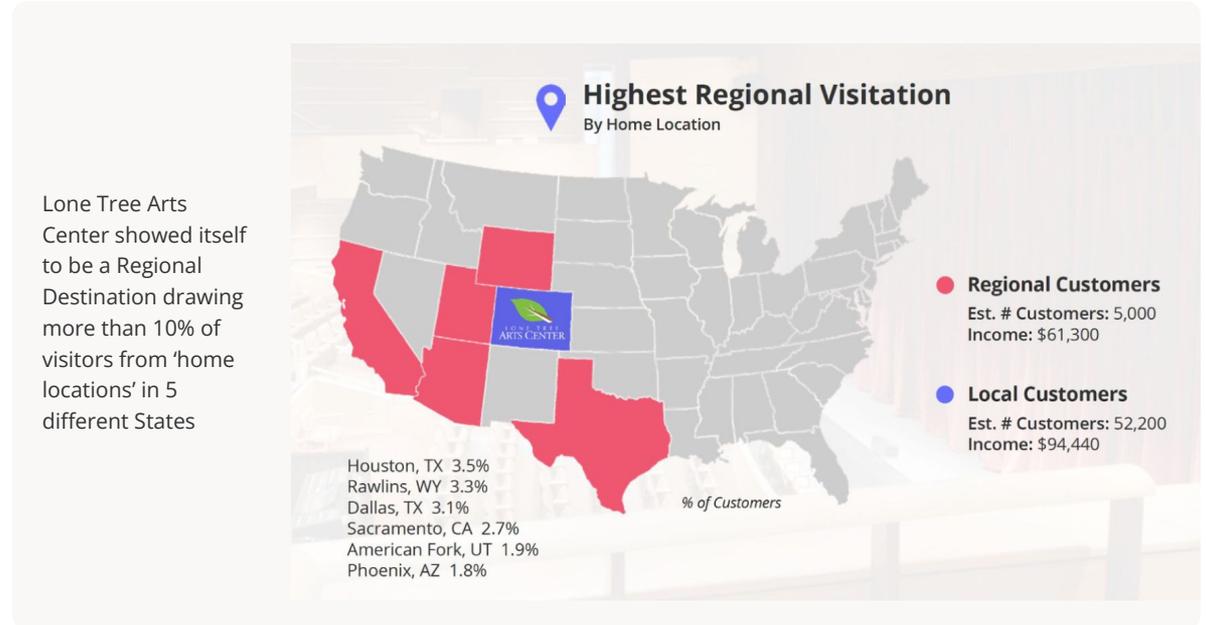
Civic leaders need to understand the performance and potential of attractions, parks, venues and places of interest to make the best decision for their community.

## Placer's Solution

- Visitation metrics
- True Trade Area
- Visitor Journey
- Visitor Demographics and Psychographics
- Competitors and Collaborators

### EXAMPLE: Lone Tree Arts Center

Placer showed 10% of visitors come from cities in Texas, Utah, Wyoming, Arizona, and California and illustrated the value of Arts Center to local businesses and hotels. As a result, they could optimize the ROI of marketing efforts with insights into local and regional visitors.



## ANSWER QUESTIONS LIKE...

Q: What are the peak visitation times for this property during the weekday?

Q: How far away and from where do visitors come? How often do they visit?

Q: What does the visit trend say about venue usage year over year?



# 04 Optimize and Measure Local Events

## The Problem

Civic leaders need granular insights to drive and measure attendance of local events (ticketed and non-ticketed) and to quantify their impact to local businesses. Typical ways to track attendance and engagement can be time consuming and costly.

## Placer's Solution

- **Visitation metrics:** number of visitors, peak times, home locations, MoM, dwell time.
- **Visitor demographics:** home locations, HHI, brand affinities, consumer preferences.
- **Visitor Journey** routes, parking areas.
- **Favorite Places** other locations visited.
- **Economic Impact:** event visitors contribution to other businesses in the area.



## ANSWER QUESTIONS LIKE...

Q: What are the demographic and psychographic profiles of our visitors?

Q: Where are our best customers coming from?

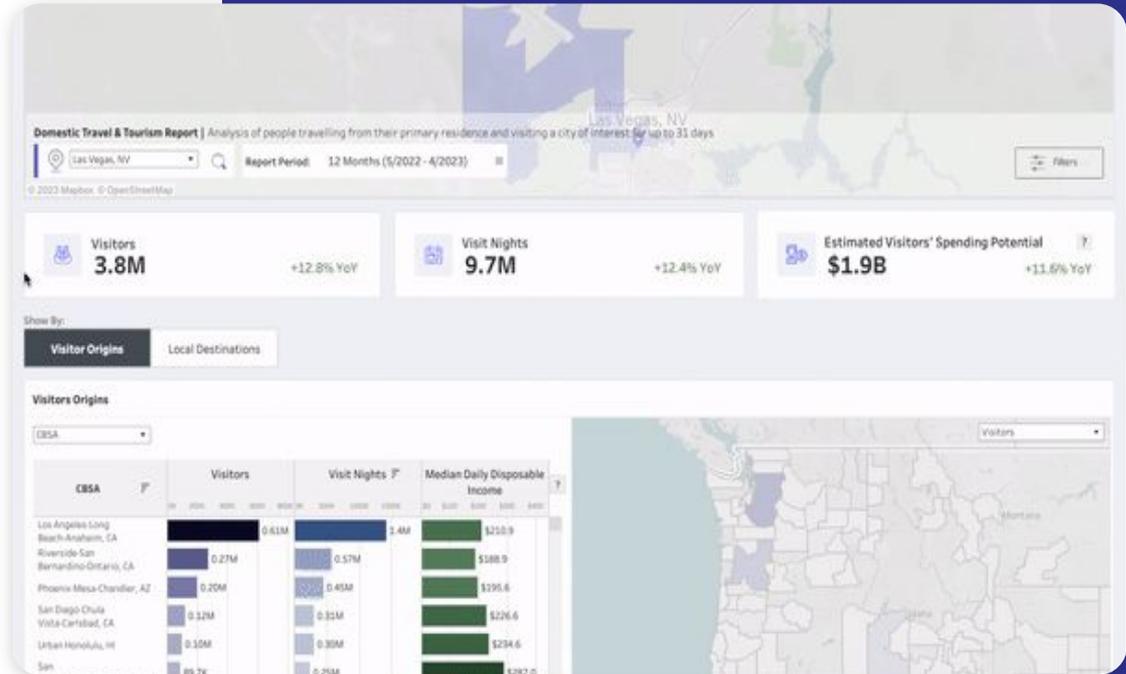
Q: Where do visitors go before and after their visit?



# Travel & Tourism Report

Evaluate the economic impact of short-term travel on a particular region

- Discover how many overnight tourists are visiting your city or BID of interest and how long they're staying for.
- Break down the number of visitors and visit nights by visitors' CBSA/state of origin, as well as ZIP code of destination.
- Estimate tourists' spending potential by analyzing their household income and daily disposable income.



[See Report in Platform](#)



Explore More With Placer.ai

# Thank You

[www.placer.ai](http://www.placer.ai)



**3000+**  
CUSTOMERS



**12+**  
INDUSTRIES



**360°**  
CUSTOMER DATA



# Property Overview

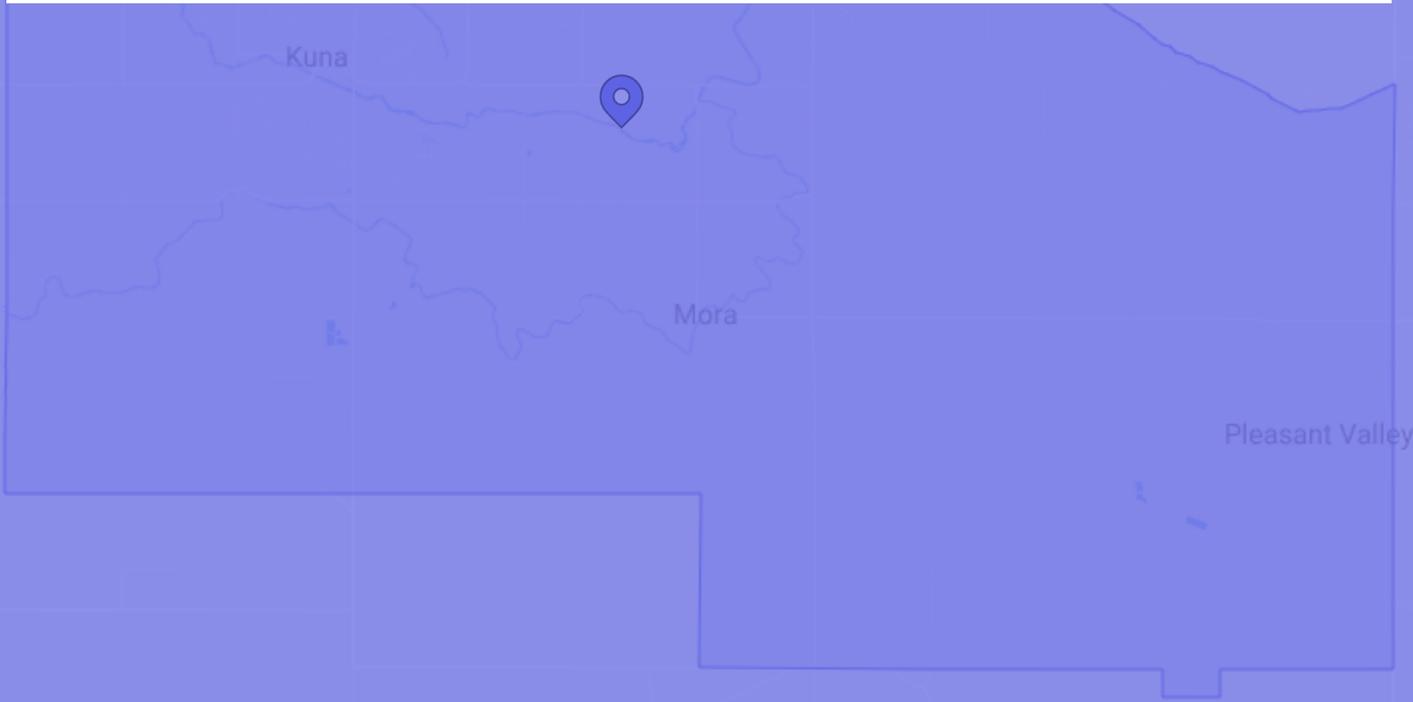
Jan 1 - Dec 31, 2023

Property:

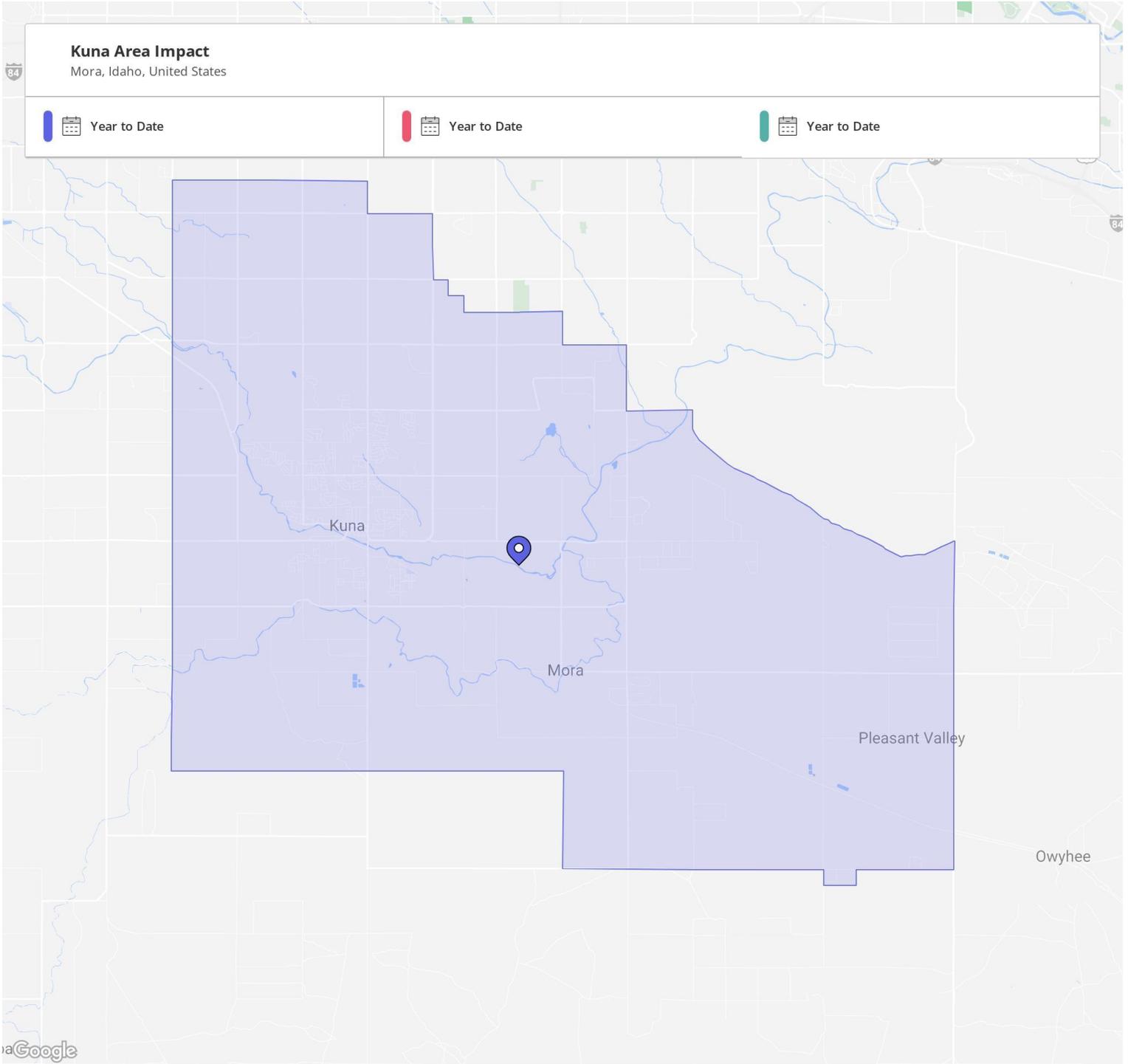
-  **Kuna Area Impact**  
Mora, Idaho, United States
-  **Kuna Area Impact**  
Mora, Idaho, United States
-  **Kuna Area Impact**  
Mora, Idaho, United States

Audience Type: Employees

Audience Type: Residents



Jan 1 - Dec 31, 2023



Jan 1 - Dec 31, 2023

Metrics			
Metric Name	 Kuna Area Impact Mora, ID	 Kuna Area Impact Mora, ID	 Kuna Area Impact Mora, ID
Visits	6.4M	3.2M	12.8M
Audience	630.2K	15K	40K
Visit Frequency	10.14	214.05	319.43
Panel Visits	251.4K	144.2K	608.2K
Visits YoY	-1.1%	-5%	+5%

Jan 1st, 2023 - Dec 31st, 2023  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



Jan 1 - Dec 31, 2023

## Audience Overview

### Summary

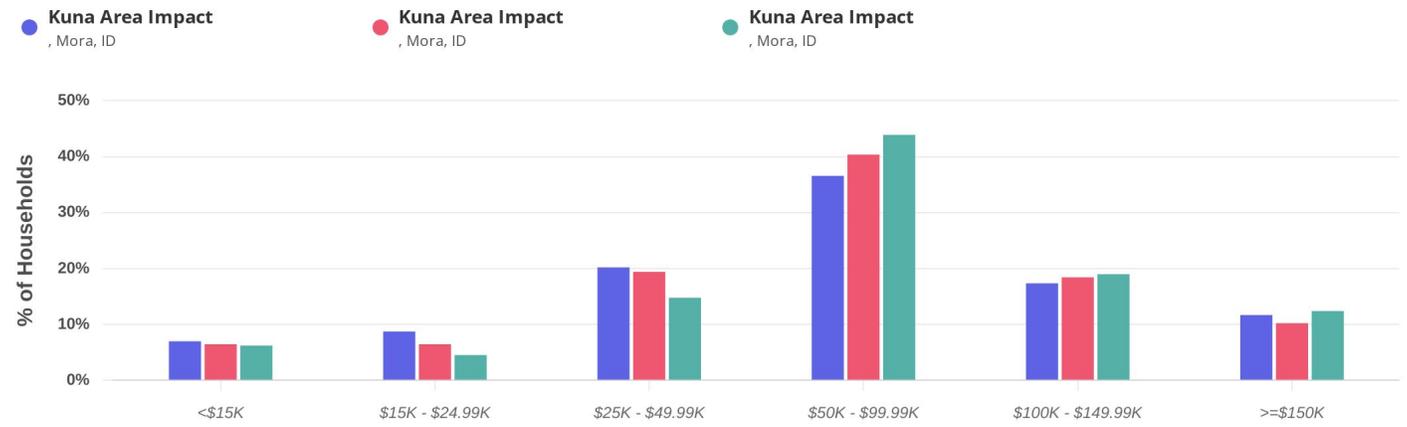
Properties	Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons per Household
 Kuna Area Impact Mora, ID	\$67.4K	32.8%	35.1	White (79.3%)	2.69
 Kuna Area Impact Mora, ID	\$69.2K	26.9%	31.9	White (76.5%)	2.94
 Kuna Area Impact Mora, ID	\$78.8K	27.3%	30.5	White (84.8%)	3.21

Jan 1st, 2023 - Dec 31st, 2023 | Data Source: STI: Popstats  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



Jan 1 - Dec 31, 2023

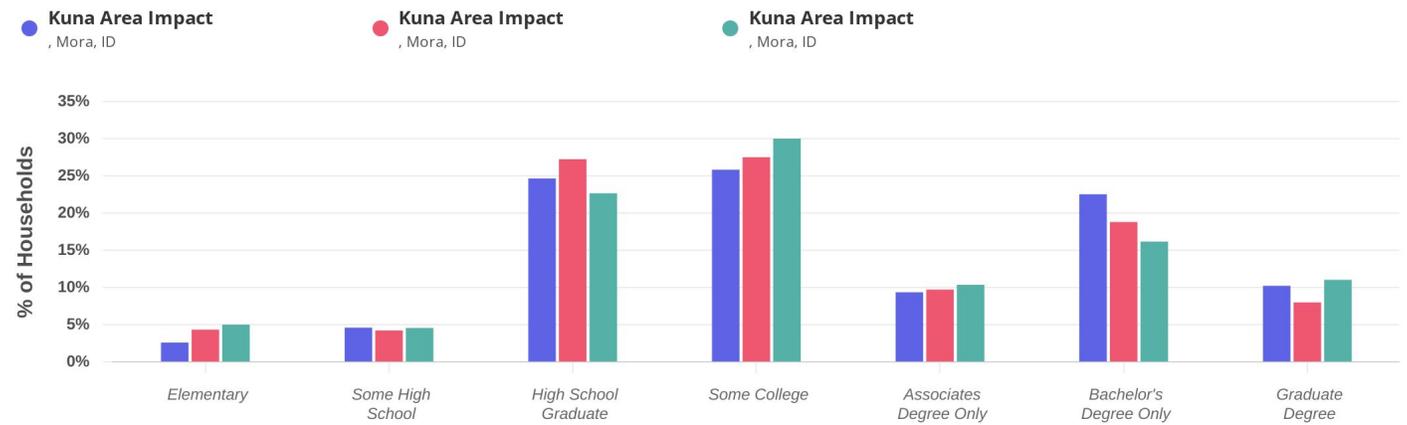
## Household Income



Jan 1st, 2023 - Dec 31st, 2023 | Data Source: STI: Popstats  
Data provided by Placer Labs Inc. (www.placer.ai)



## Education

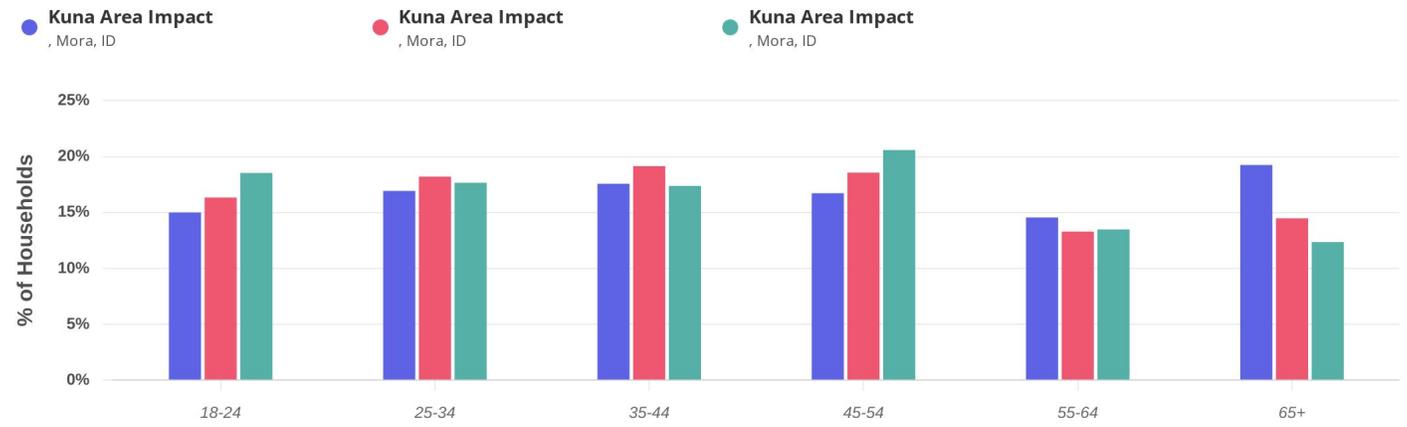


Jan 1st, 2023 - Dec 31st, 2023 | Data Source: STI: Popstats  
Data provided by Placer Labs Inc. (www.placer.ai)



Jan 1 - Dec 31, 2023

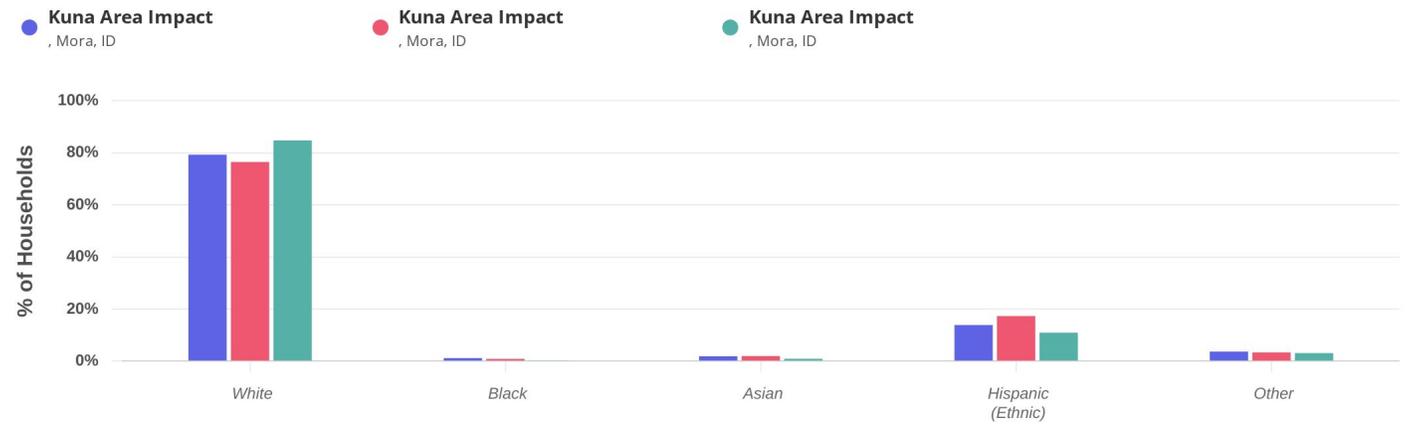
## Age



Jan 1st, 2023 - Dec 31st, 2023 | Data Source: STI: Popstats  
Data provided by Placer Labs Inc. (www.placer.ai)



## Ethnicity

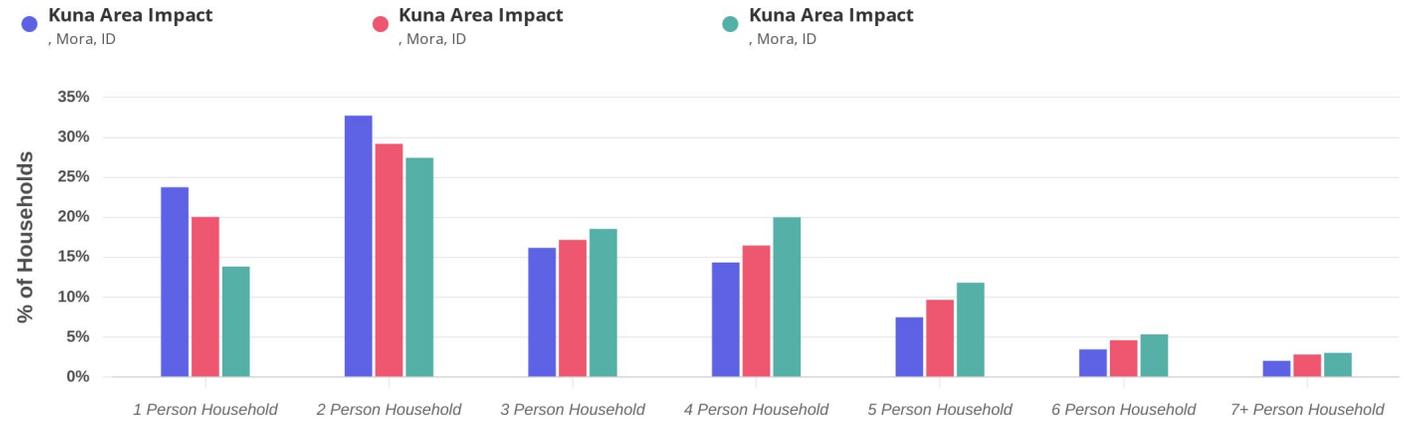


Jan 1st, 2023 - Dec 31st, 2023 | Data Source: STI: Popstats  
Data provided by Placer Labs Inc. (www.placer.ai)



Jan 1 - Dec 31, 2023

## Household Size

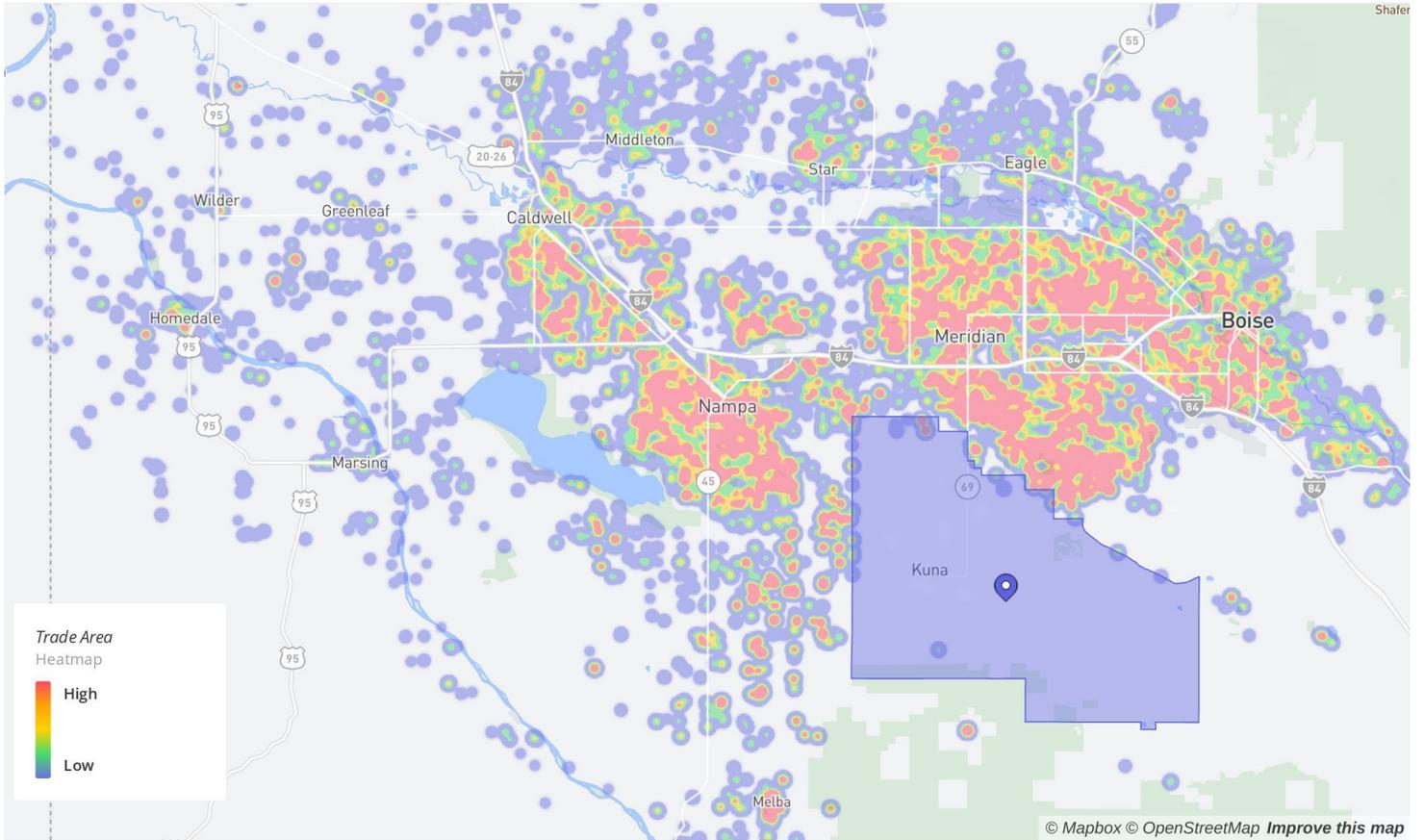


Jan 1st, 2023 - Dec 31st, 2023 | Data Source: STI: Popstats  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



Jan 1 - Dec 31, 2023

## Market Landscape



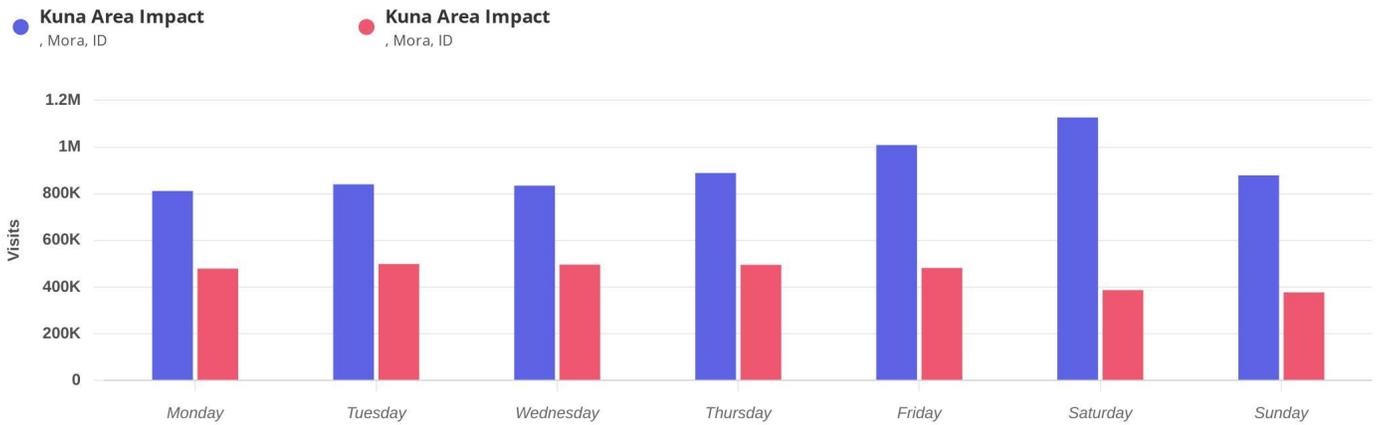
Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Jan 1st, 2023 - Dec 31st, 2023  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



Jan 1 - Dec 31, 2023

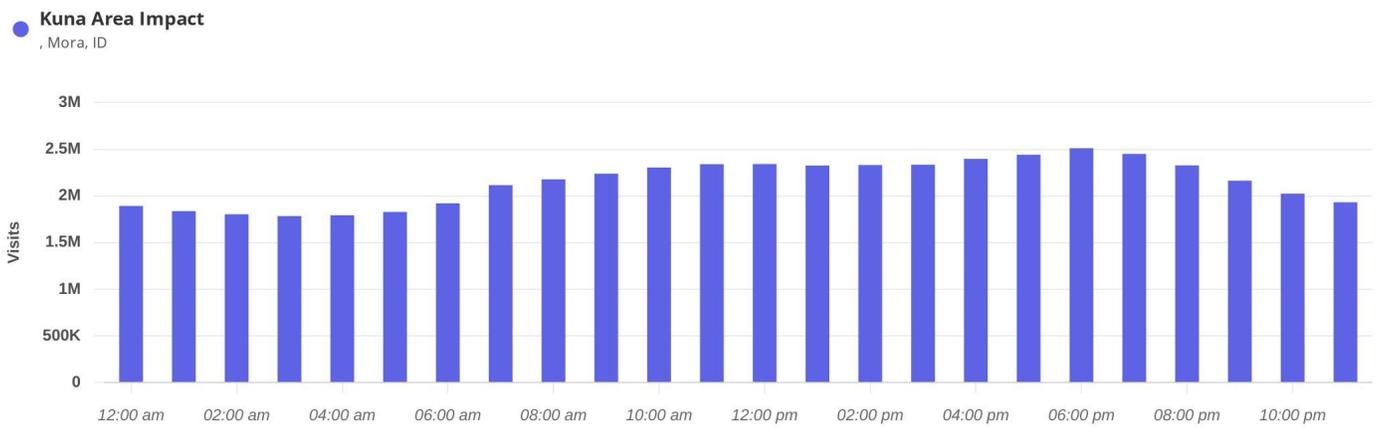
## Daily Visits



Visits | Jan 1st, 2023 - Dec 31st, 2023  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



## Hourly Visits



Visits | Jan 1st, 2023 - Dec 31st, 2023  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



Jan 1 - Dec 31, 2023

## Favorite Places

Kuna Area Impact / Mora, ID

Rank	Name	Distance	Visitors
1	Boise Spectrum Center / 7709 West Overland Road, Boise, ID 83709	8.6 mi	398.3K (63.2%)
2	Boise Towne Square / 350 N Milwaukee St, Boise, ID 83704	9.8 mi	375.9K (59.7%)
3	Franklin Towne Plaza / 8363 Franklin Rd, Boise, ID 83709	9.3 mi	350.8K (55.7%)
4	The Village At Meridian / 3597 E Monarch Sky Ln #225, Meridian, ID 83646	9.7 mi	337.1K (53.5%)
5	Meridian Crossroads / E Fairview Ave, Meridian, ID 83642	9.4 mi	309.2K (49.1%)
6	Boise Airport / 3201 W Airport Way, Boise, ID 83705	9.4 mi	307.2K (48.8%)
7	Westpark Towne Plaza / 301 N Milwaukee St, Boise, ID 83704	9.6 mi	292K (46.3%)
8	Costco Wholesale / 2051 S Cole Rd, Boise, ID 83709	8.4 mi	245.1K (38.9%)
9	Walmart / 8300 W Overland Rd, Boise, ID 83709	8.7 mi	241.6K (38.3%)
10	Target / 633 N Milwaukee St, Boise, ID 83704	9.7 mi	229.5K (36.4%)

Category: All Categories | Min. Visits: 1 | Jan 1st, 2023 - Dec 31st, 2023  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



Jan 1 - Dec 31, 2023

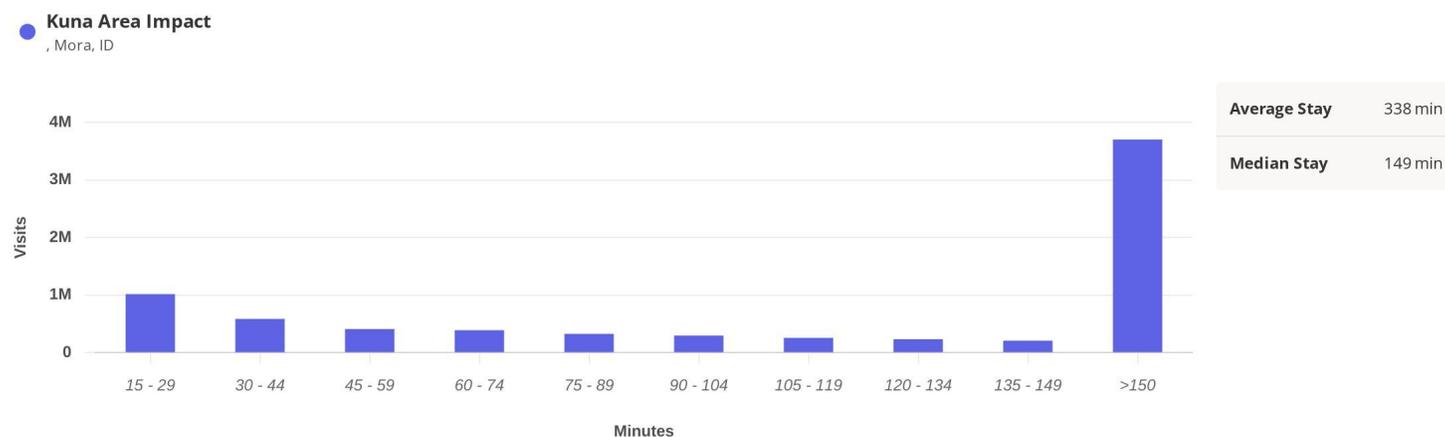
## Favorite Places

Kuna Area Impact / Mora, ID			
Rank	Name	Distance	Visitors
1	Walmart / 795 W Overland Rd, Meridian, ID 83642	7.6 mi	29.7K (74.1%)
2	Meridian Crossroads / E Fairview Ave, Meridian, ID 83642	9.4 mi	28.7K (71.8%)
3	The Village At Meridian / 3597 E Monarch Sky Ln #225, Meridian, ID 83646	9.7 mi	26.7K (66.6%)
4	Shopping Center at 821-1011 N Meridian Rd Kuna ID / 821-1011 N Meridian Rd, Kuna, ID 83634	1.8 mi	25.4K (63.4%)
5	936 S Progress Ave Shopping Center / 936 S Progress Ave, Meridian, ID 83642	7.9 mi	24.7K (61.7%)
6	Boise Spectrum Center / 7709 West Overland Road, Boise, ID 83709	8.6 mi	24.6K (61.3%)
7	Ridley's Family Market / 1403 N Meridian Rd, Kuna, ID 83634	1.9 mi	24.5K (61.2%)
8	Albertsons / 700 E Avalon St, Kuna, ID 83634	2 mi	24.3K (60.8%)
9	Franklin Towne Plaza / 8363 Franklin Rd, Boise, ID 83709	9.3 mi	21.2K (53%)
10	Boise Towne Square / 350 N Milwaukee St, Boise, ID 83704	9.8 mi	21.1K (52.6%)

Category: All Categories | Min. Visits: 1 | Jan 1st, 2023 - Dec 31st, 2023  
 Data provided by Placer Labs Inc. (www.placer.ai)



## Length of Stay

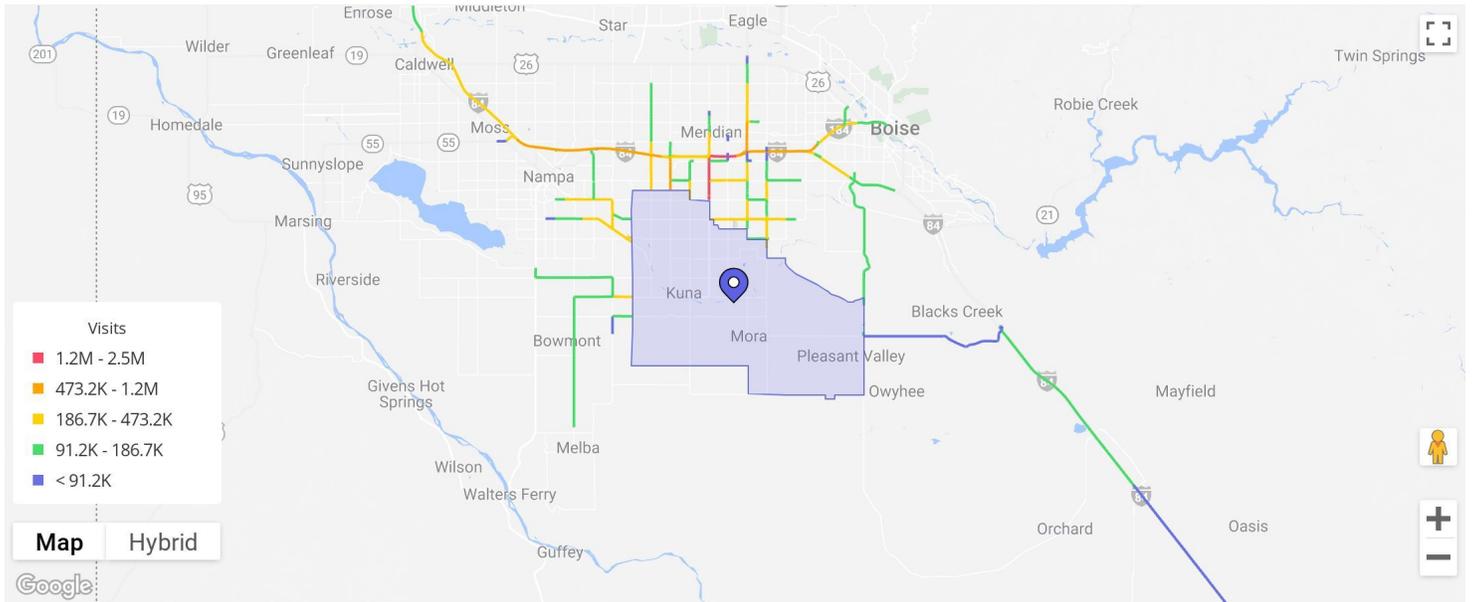


Visits | Jan 1st, 2023 - Dec 31st, 2023  
 Data provided by Placer Labs Inc. (www.placer.ai)



Jan 1 - Dec 31, 2023

## Visitor Journey - Routes

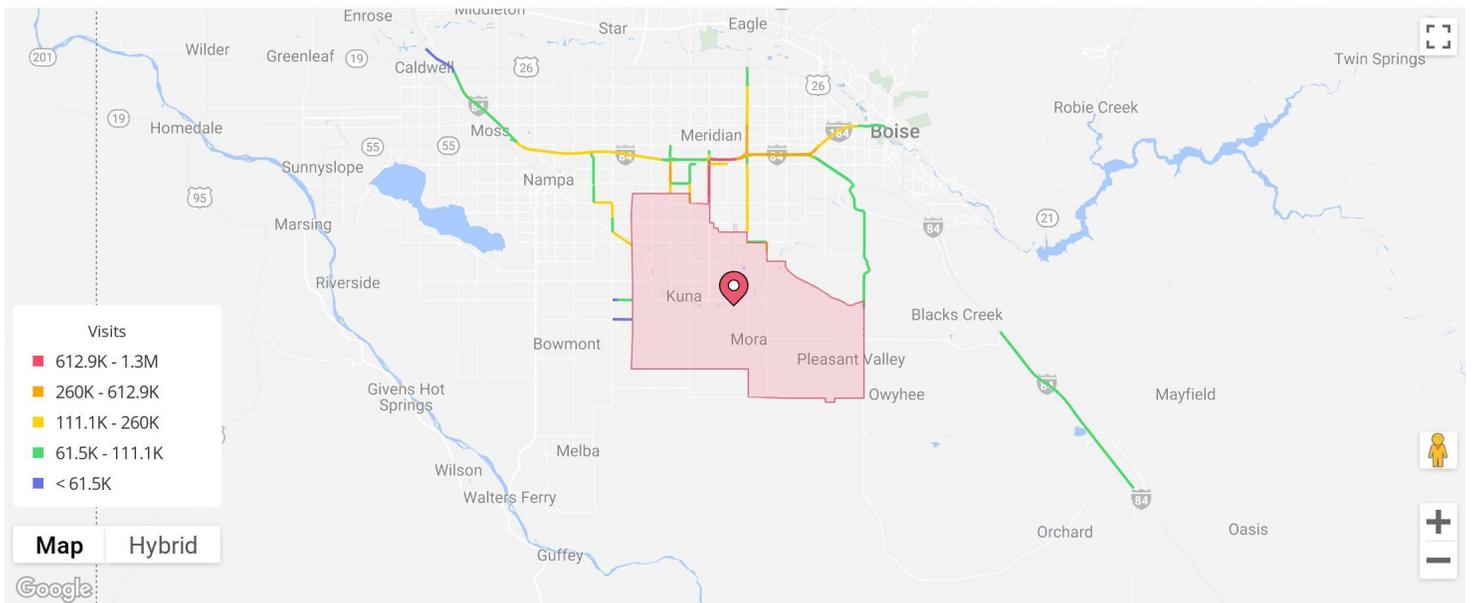


To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: To Property | Jan 1st, 2023 - Dec 31st, 2023  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



## Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

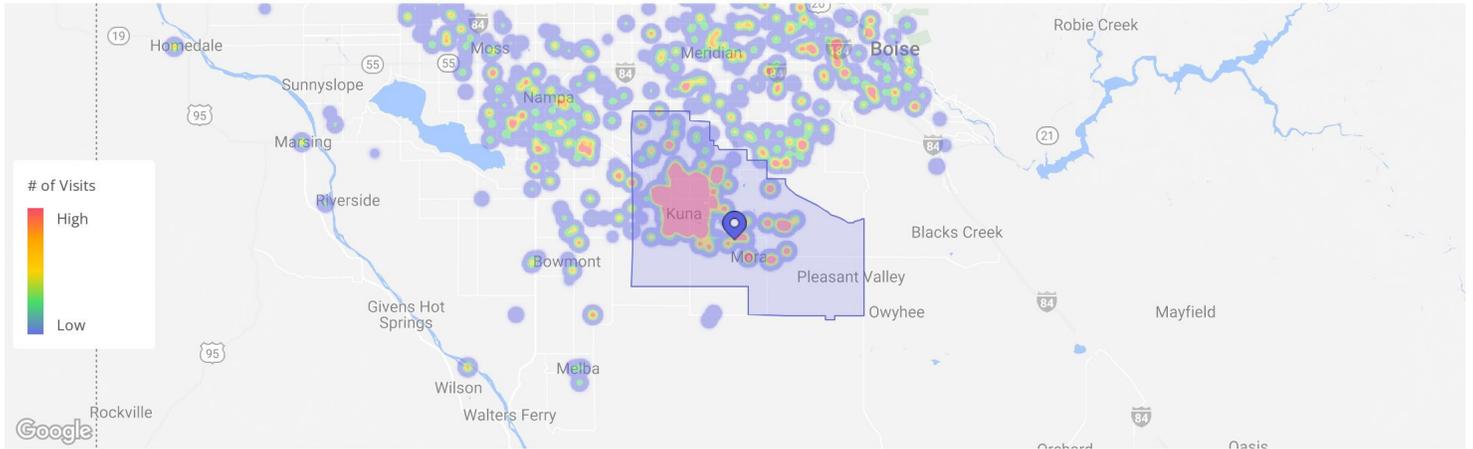
Journey Direction: To Property | Jan 1st, 2023 - Dec 31st, 2023  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



Jan 1 - Dec 31, 2023

## Trade Area

**Kuna Area Impact**  
Mora, ID



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Jan 1st, 2023 - Dec 31st, 2023  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



# Property Overview

Jan 1 - Dec 31, 2023

Property:

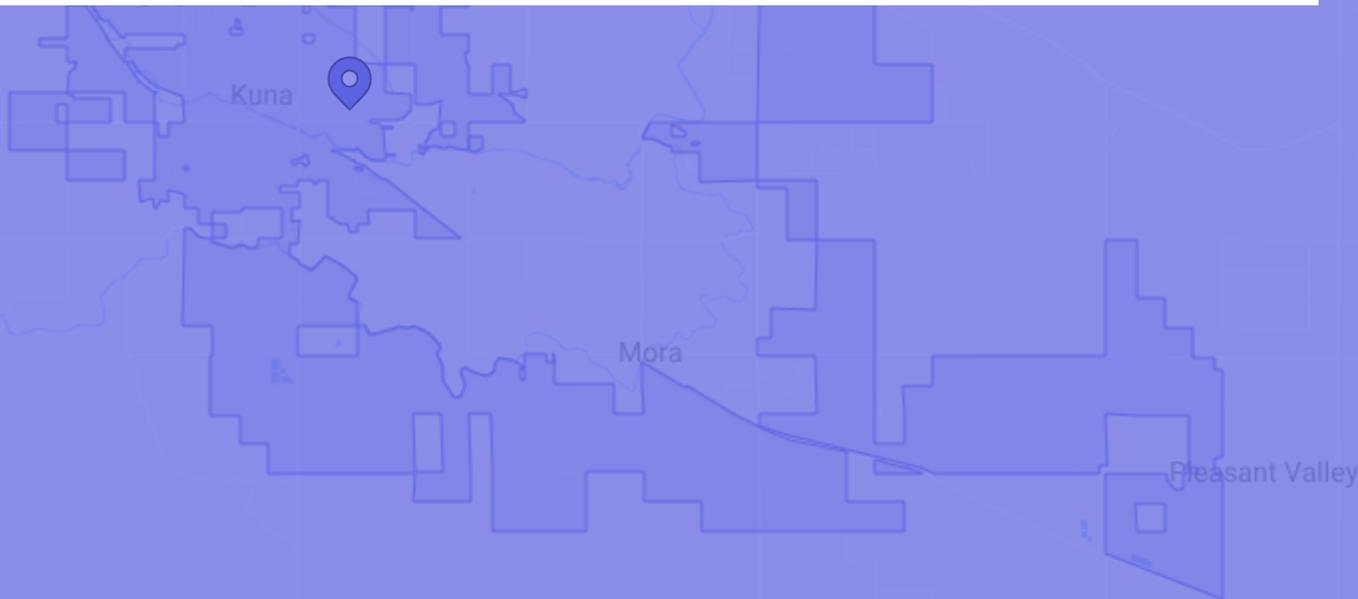
**KI** **Kuna, ID**  
Kuna, Idaho, United States

**KI** **Kuna, ID**  
Kuna, Idaho, United States

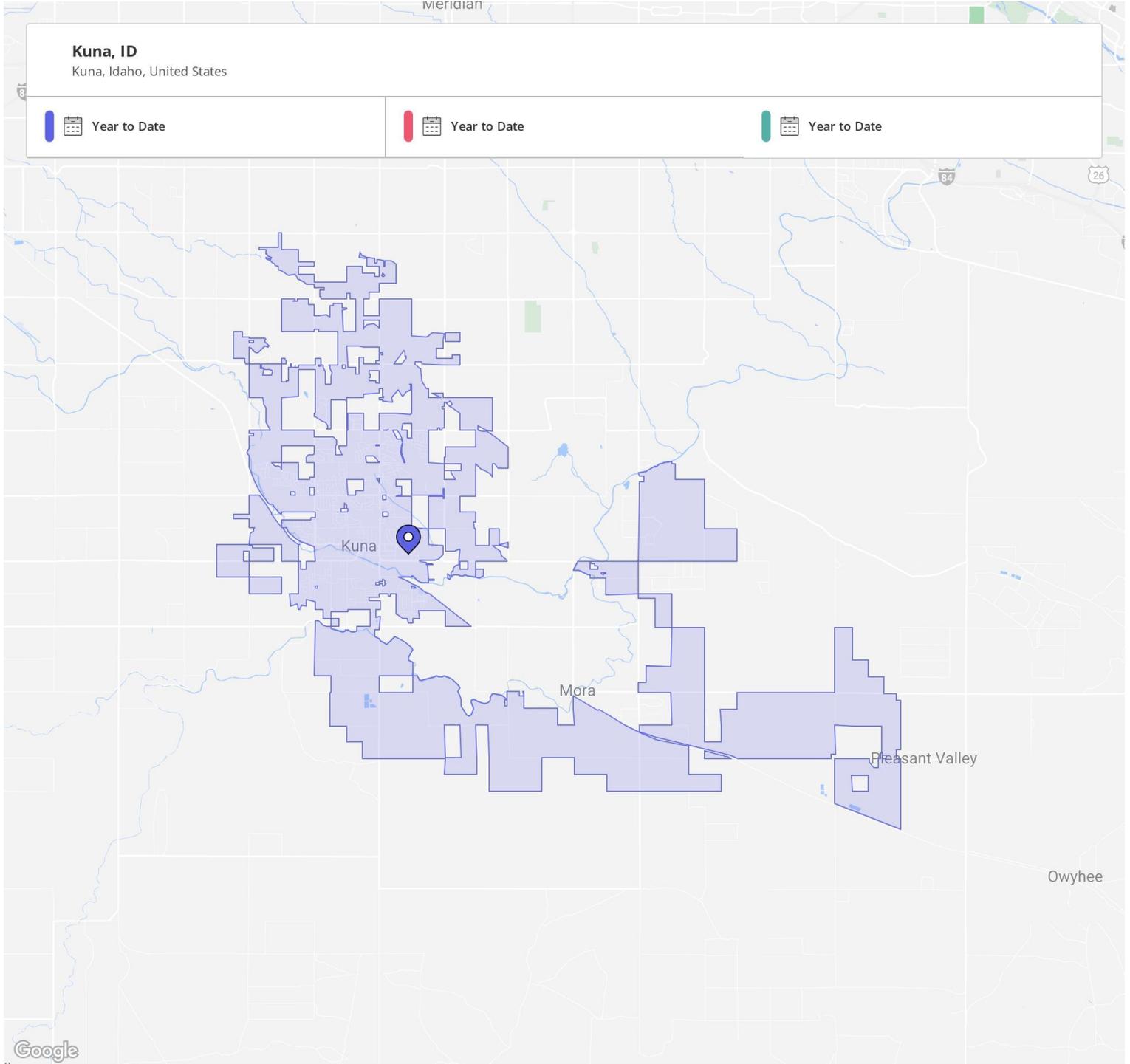
**KI** **Kuna, ID**  
Kuna, Idaho, United States

Audience Type: Employees

Audience Type: Residents



Jan 1 - Dec 31, 2023



Jan 1 - Dec 31, 2023

Metrics			
Metric Name	 Kuna, ID Kuna, ID	 Kuna, ID Kuna, ID	 Kuna, ID Kuna, ID
Visits	5.2M	2.4M	10.9M
Audience	504.5K	10.6K	34K
Visit Frequency	10.24	227.55	319.75
Panel Visits	204.3K	109.2K	514.4K
Visits YoY	-2.6%	-12.1%	+5.2%

Jan 1st, 2023 - Dec 31st, 2023  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



Jan 1 - Dec 31, 2023

## Audience Overview

### Summary

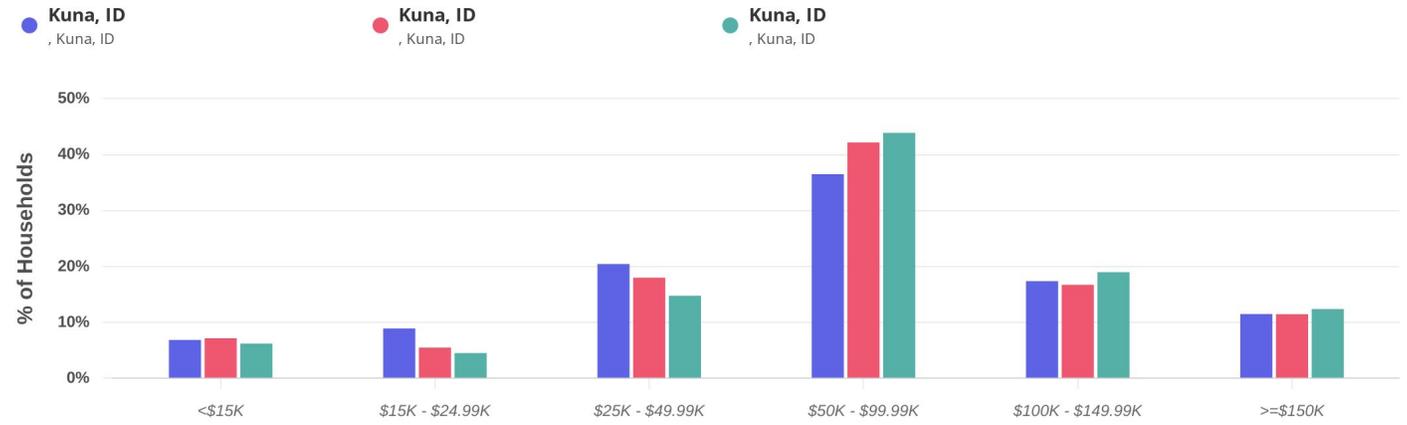
Properties	Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons per Household
 Kuna, ID Kuna, ID	\$67.3K	32.7%	35.1	White (79.3%)	2.71
 Kuna, ID Kuna, ID	\$70K	25.0%	31.0	White (81%)	3.06
 Kuna, ID Kuna, ID	\$78.8K	27.3%	30.5	White (84.8%)	3.21

Jan 1st, 2023 - Dec 31st, 2023 | Data Source: STI: Popstats  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



Jan 1 - Dec 31, 2023

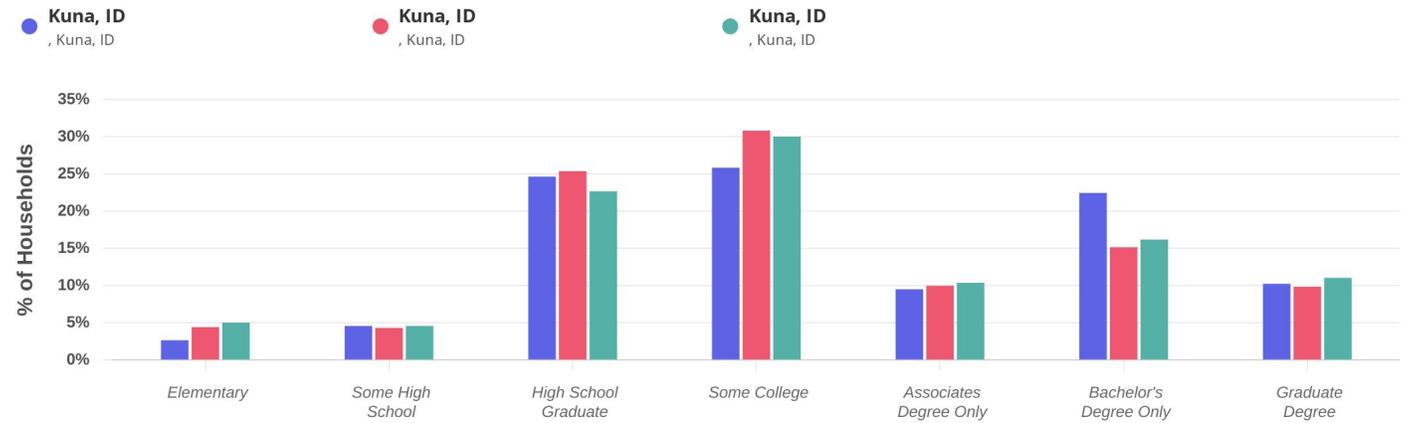
## Household Income



Jan 1st, 2023 - Dec 31st, 2023 | Data Source: STI: Popstats  
Data provided by Placer Labs Inc. (www.placer.ai)



## Education

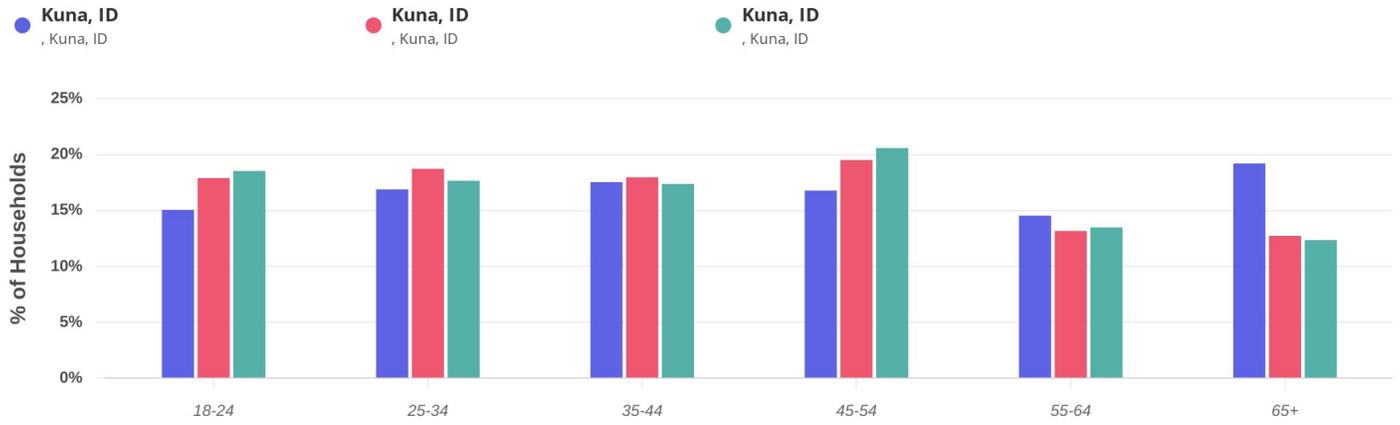


Jan 1st, 2023 - Dec 31st, 2023 | Data Source: STI: Popstats  
Data provided by Placer Labs Inc. (www.placer.ai)



Jan 1 - Dec 31, 2023

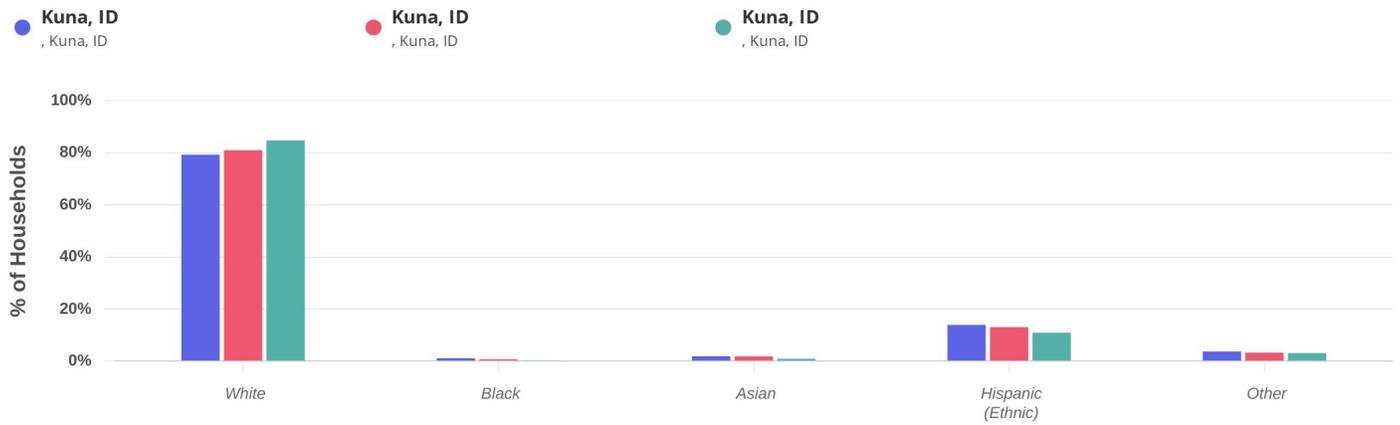
## Age



Jan 1st, 2023 - Dec 31st, 2023 | Data Source: STI: Popstats  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



## Ethnicity

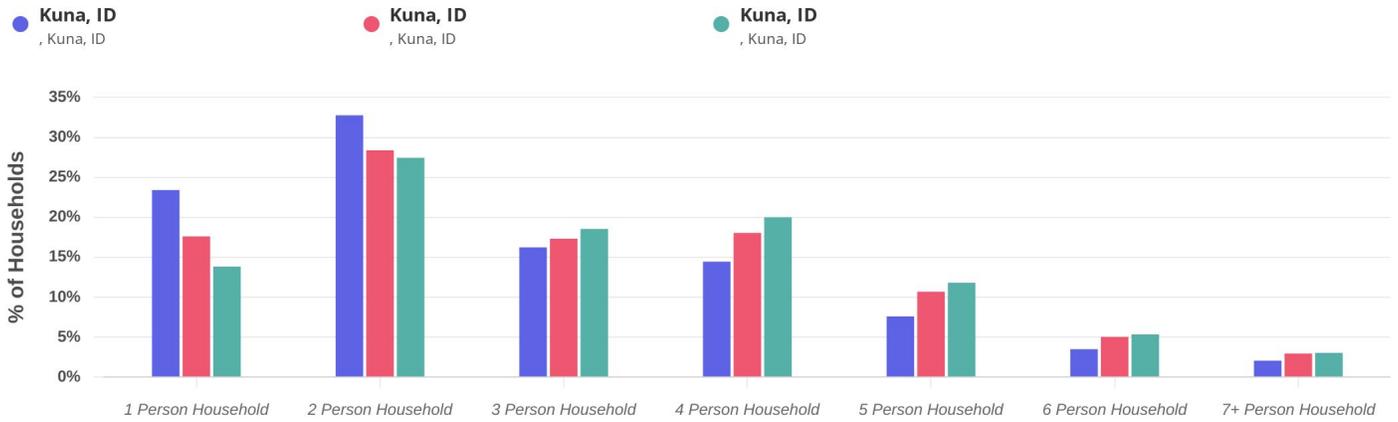


Jan 1st, 2023 - Dec 31st, 2023 | Data Source: STI: Popstats  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



Jan 1 - Dec 31, 2023

## Household Size

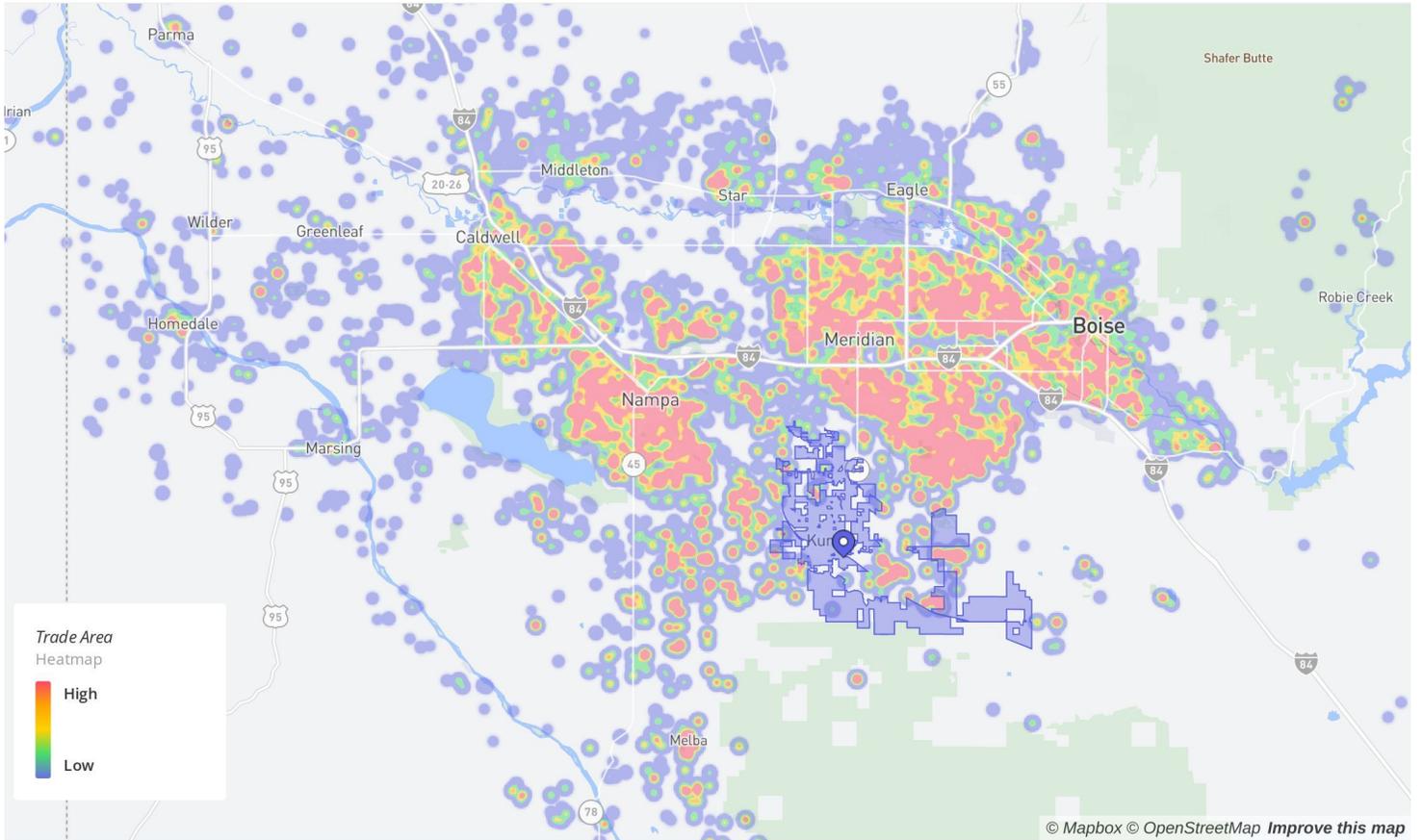


Jan 1st, 2023 - Dec 31st, 2023 | Data Source: STI: Popstats  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



Jan 1 - Dec 31, 2023

## Market Landscape



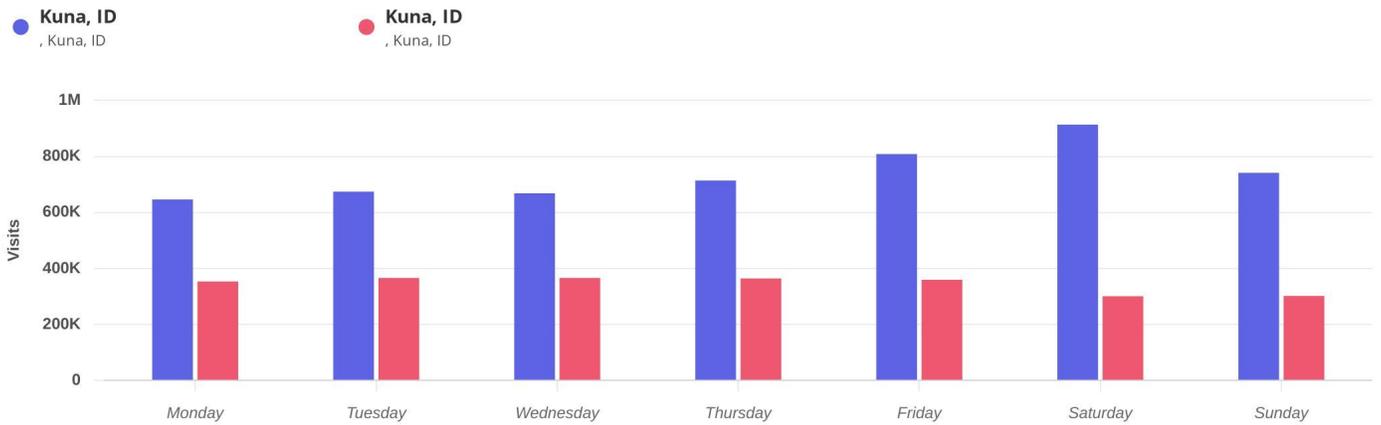
Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Jan 1st, 2023 - Dec 31st, 2023  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



Jan 1 - Dec 31, 2023

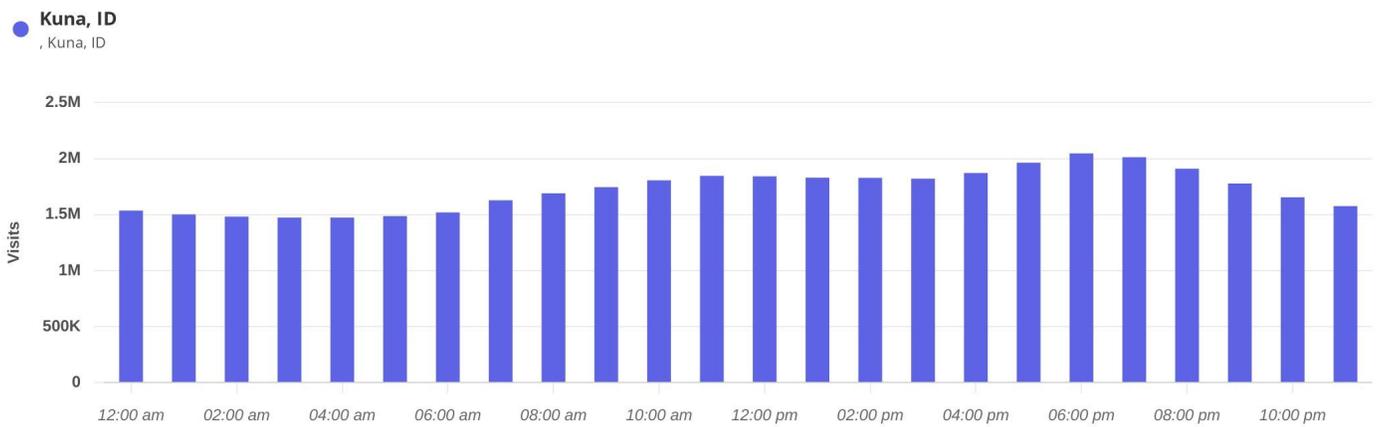
## Daily Visits



Visits | Jan 1st, 2023 - Dec 31st, 2023  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



## Hourly Visits



Visits | Jan 1st, 2023 - Dec 31st, 2023  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



Jan 1 - Dec 31, 2023

## Favorite Places

Kuna, ID / Kuna, ID

Rank	Name	Distance	Visitors
1	The Village At Meridian / 3597 E Monarch Sky Ln #225, Meridian, ID 83646	9.6 mi	297.9K (59.1%)
2	Meridian Crossroads / E Fairview Ave, Meridian, ID 83642	9.3 mi	292K (57.9%)
3	Boise Towne Square / 350 N Milwaukee St, Boise, ID 83704	10.4 mi	267.8K (53.1%)
4	Boise Spectrum Center / 7709 West Overland Road, Boise, ID 83709	9.3 mi	260.5K (51.7%)
5	Boise Airport / 3201 W Airport Way, Boise, ID 83705	10.7 mi	259.1K (51.4%)
6	Franklin Towne Plaza / 8363 Franklin Rd, Boise, ID 83709	9.9 mi	230.4K (45.7%)
7	Westpark Towne Plaza / 301 N Milwaukee St, Boise, ID 83704	10.2 mi	174.2K (34.5%)
8	CentrePoint Marketplace / 3327 N Eagle Rd, Meridian, ID 83646	10.4 mi	150.8K (29.9%)
9	Costco Wholesale / 2051 S Cole Rd, Boise, ID 83709	9.2 mi	147.7K (29.3%)
10	Treasure Valley Crossing / 16365 N Marketplace Blvd, Nampa, ID 83687	12.9 mi	146.7K (29.1%)

Category: All Categories | Min. Visits: 1 | Jan 1st, 2023 - Dec 31st, 2023  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



Jan 1 - Dec 31, 2023

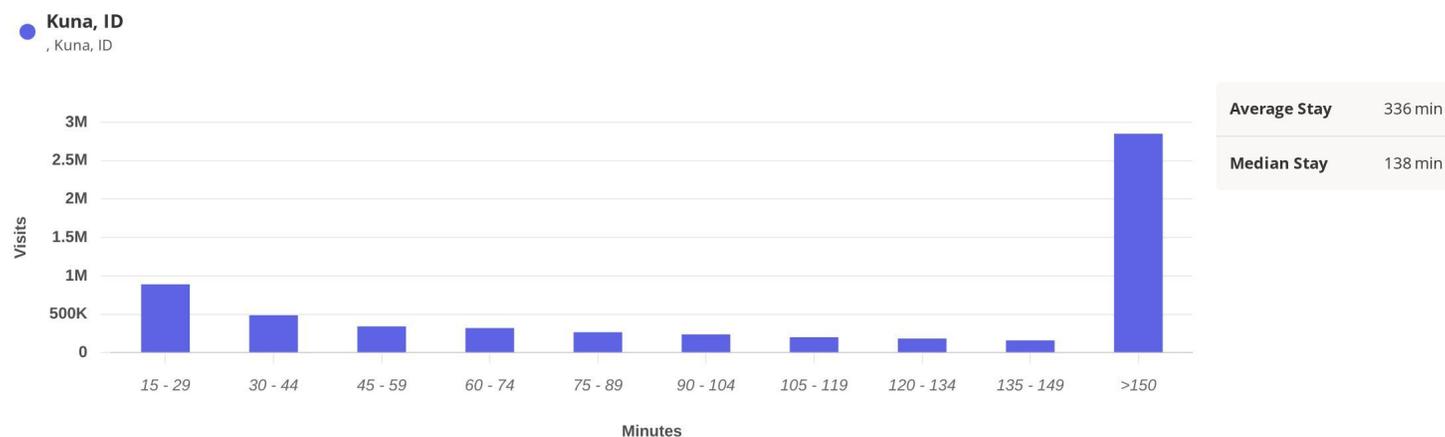
## Favorite Places

Kuna, ID / Kuna, ID			
Rank	Name	Distance	Visitors
1	Walmart / 795 W Overland Rd, Meridian, ID 83642	6.9 mi	26.3K (77.3%)
2	Meridian Crossroads / E Fairview Ave, Meridian, ID 83642	9.3 mi	25.4K (74.7%)
3	The Village At Meridian / 3597 E Monarch Sky Ln #225, Meridian, ID 83646	9.6 mi	23.3K (68.5%)
4	Shopping Center at 821-1011 N Meridian Rd Kuna ID / 821-1011 N Meridian Rd, Kuna, ID 83634	0.8 mi	22.8K (67%)
5	Albertsons / 700 E Avalon St, Kuna, ID 83634	0.1 mi	22.3K (65.7%)
6	Ridley's Family Market / 1403 N Meridian Rd, Kuna, ID 83634	0.9 mi	21.9K (64.6%)
7	936 S Progress Ave Shopping Center / 936 S Progress Ave, Meridian, ID 83642	7.3 mi	21.7K (63.7%)
8	Boise Spectrum Center / 7709 West Overland Road, Boise, ID 83709	9.3 mi	21.1K (62.2%)
9	Franklin Towne Plaza / 8363 Franklin Rd, Boise, ID 83709	9.9 mi	18.3K (53.9%)
10	WinCo Foods / 1050 S Progress Ave, Meridian, ID 83642	7.4 mi	17.9K (52.7%)

Category: All Categories | Min. Visits: 1 | Jan 1st, 2023 - Dec 31st, 2023  
 Data provided by Placer Labs Inc. (www.placer.ai)



## Length of Stay

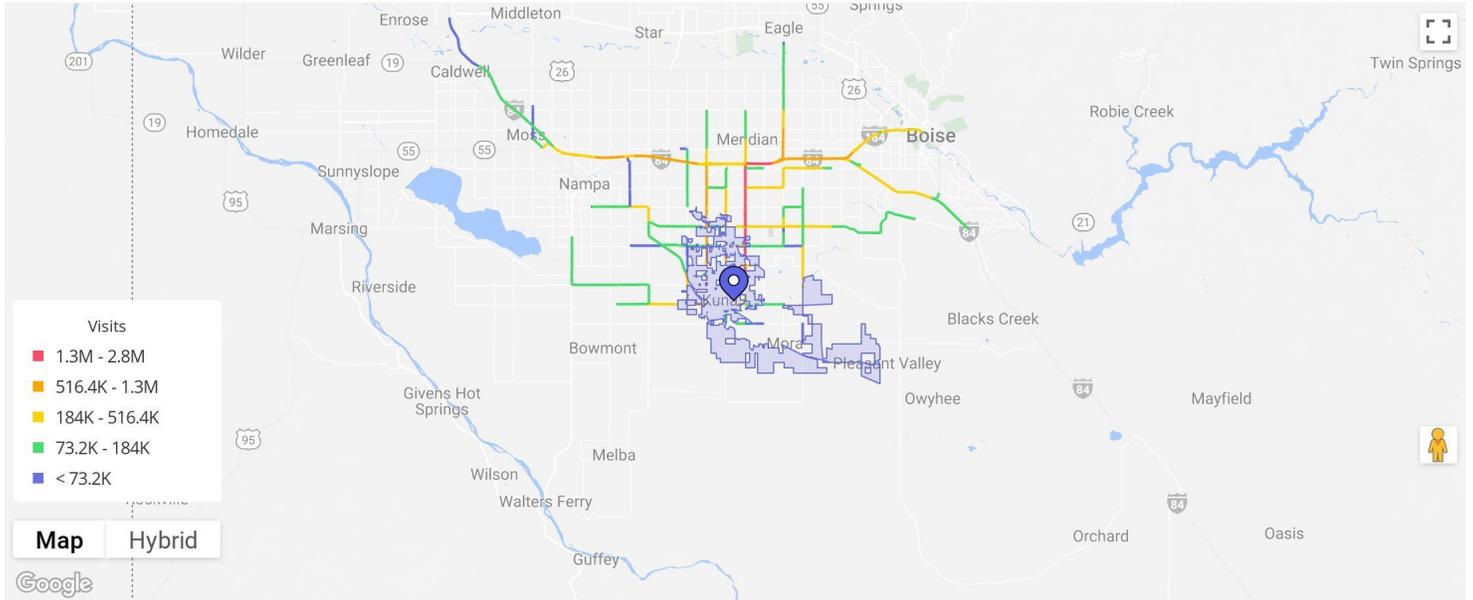


Visits | Jan 1st, 2023 - Dec 31st, 2023  
 Data provided by Placer Labs Inc. (www.placer.ai)



Jan 1 - Dec 31, 2023

## Visitor Journey - Routes

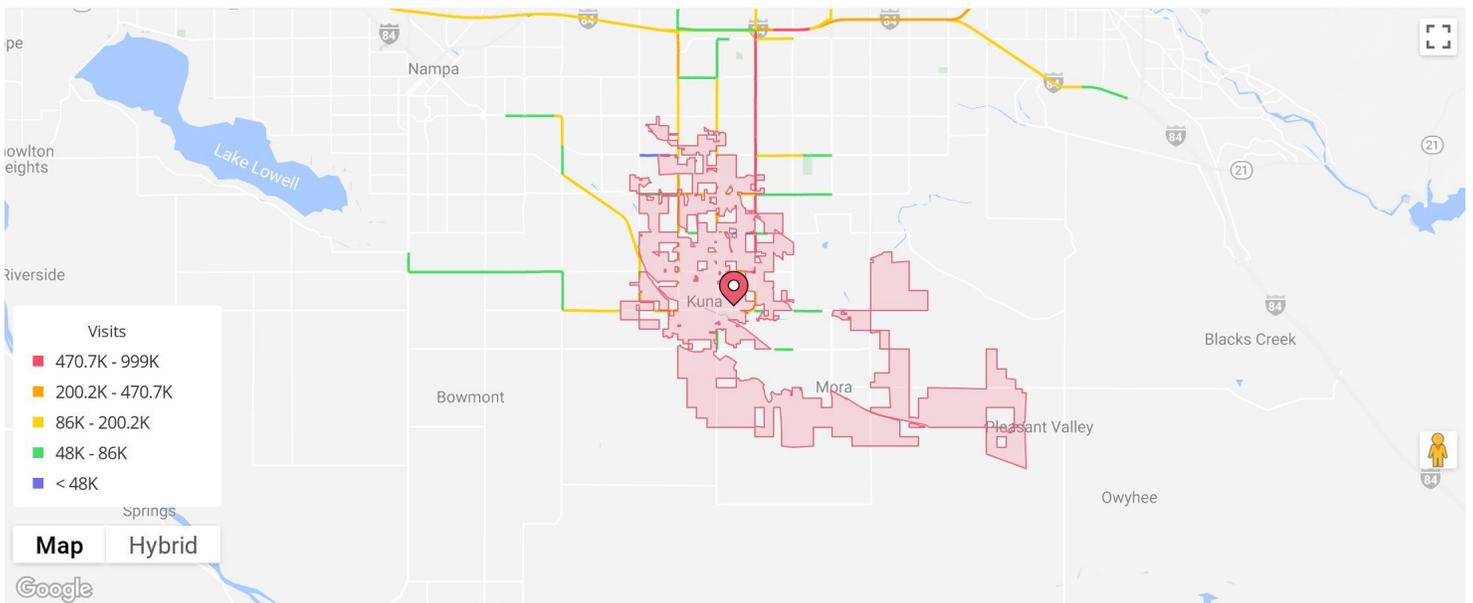


To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: To Property | Jan 1st, 2023 - Dec 31st, 2023  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



## Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

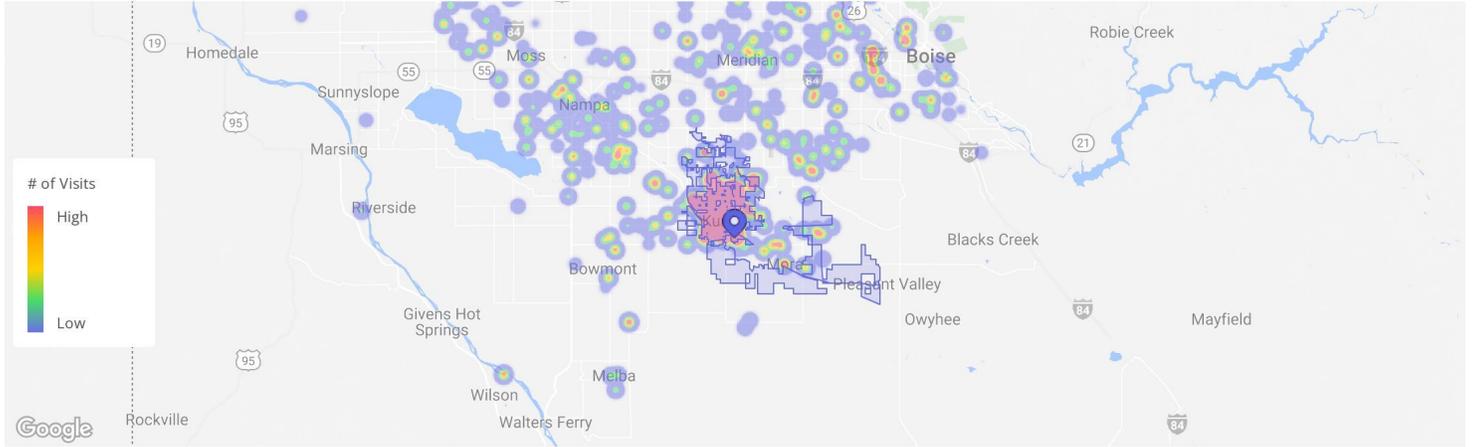
Journey Direction: To Property | Jan 1st, 2023 - Dec 31st, 2023  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



Jan 1 - Dec 31, 2023

## Trade Area

**Kuna, ID**  
Kuna, ID



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Jan 1st, 2023 - Dec 31st, 2023

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



# CITY OF KUNA

## State of Idaho *Proclamation*

### HONORING KUNA HIGH SCHOOL ON ITS CENTENNIAL

*WHEREAS, Kuna High School has been an integral part of our community since its establishment on February 18, 1924, dedicated to providing quality education and fostering the growth of countless students over the past century; and*

*WHEREAS, Kuna High School has consistently demonstrated excellence in academic achievement, extracurricular activities, and community engagement, shaping generations of leaders, scholars, and responsible citizens; and*

*WHEREAS, Kuna High School is celebrating a momentous milestone as it reaches its 100th year of serving secondary students and prepares to celebrate its 100th graduating class, symbolizing a century of commitment to education, character development, and community service; and*

*WHEREAS, the dedication of Kuna High School educators, staff, and administrators has played a crucial role in nurturing the talents, aspirations, and potential of each student, contributing to the overall success of the institution; and*

*WHEREAS, the accomplishments of Kuna High School graduates have brought pride to our community, making positive impacts in various fields such as academia, business, arts, sciences, and community service.*

*NOW, THEREFORE, I, Joe L. Stear, Mayor of the City of Kuna, Idaho, do hereby recognize and honor **KUNA HIGH SCHOOL ON ITS CENTURY-LONG LEGACY OF EXCELLENCE AND 100<sup>TH</sup> GRADUATING CLASS**. The City of Kuna extends its heartfelt congratulations and encourages all City of Kuna citizens to join in the celebration and to reflect on the school's significant contributions to the growth and prosperity of our community.*

**IN WITNESS WHEREOF,  
I set my hand on this the 6<sup>th</sup> day of February  
in the year of two thousand and twenty-four.**

---

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



# CITY OF KUNA

State of Idaho  
*Proclamation*

## MAYOR STEAR'S KUNA KINDNESS CHALLENGE WEEK

*WHEREAS, the City of Kuna recognizes the value of simple acts of kindness that are performed without prompting or reason and how these acts can have a positive impact in Kuna; and*

*WHEREAS, the City of Kuna and Mayor Stear seek to cultivate a thoughtful, compassionate and caring community by setting an example of understanding and acceptance for all through genuine acts of kindness; and*

*WHEREAS, Mayor Stear's Kuna Kindness Challenge is one week where acts of kindness can be performed by any person in the City of Kuna regardless of age, origin, education, gender, beliefs, lifestyle, or abilities for the good of those around them; and*

*WHEREAS, this week is intended to encourage all of us to practice acts of kindness in our homes, schools, businesses, and communities.*

*NOW, THEREFORE, I, Joe L. Stear, Mayor of the City of Kuna, Idaho, do hereby proclaim February 11-17, 2024 as:*

### *Kuna Kindness Week*

*and encourage all parents, students, community members, residents and visitors of Kuna, Idaho to show and practice kindness, in the spirit of compassion, and goodwill because kindness matters in Kuna and beyond.*

**IN WITNESS WHEREOF,  
I set my hand on this the 6<sup>th</sup> day of February  
in the year of two thousand and twenty-four.**

---

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



---

*(Space above reserved for recording)*

**ORDINANCE NO. 2024-01  
CITY OF KUNA, IDAHO**

**5200 S BLACK CAT ROAD  
MUNICIPAL ANNEXATION AND ZONING**

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

- **MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND**
- **ANNEXING CERTAIN REAL PROPERTY, TO-WIT: 5200 S BLACK CAT ROAD OWNED BY JOHN STEUART REVOCABLE TRUST, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND**
- **ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

**THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND DECLARATIONS OF ITS AUTHORITY, HISTORY AND PROCESS OF THIS IDAHO CODE SECTION 50-222 (3) (a) CATEGORY “A” ANNEXATION AND ZONING ORDINANCE AS FOLLOWS:**

**WHEREAS**, the City of Kuna, Idaho is a municipal corporation organized and existing under the laws of the state of Idaho (the “City”) and is authorized to annex into and incorporate within the boundaries of the City Contiguous real property in the manner provided by Section §50-222, Idaho Code; and

**WHEREAS**, JOHN STEUART REVOCABLE TRYST, (The “Owner”) of **5200 S BLACK CAT ROAD** [legally described in Exhibit A attached hereto and by this reference herein incorporated] (the “Real Property”).

**WHEREAS**, the Real Property is situated in the unincorporated area of Ada County.

**WHEREAS**, the owner has filed with the city the following written request and application:

- Annexation of the Real Property with an R-4 zoning district classification.

**WHEREAS**, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on November 14, 2023, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on November 28, 2023) where it was recommended to the Mayor and Council that the annexation for lands described in Exhibit A and the R-4 zoning request, be approved;

**WHEREAS**, The Council, pursuant to public notice as required by law, held a public hearing on January 16, 2024, on the Owner’s application and request for the Real Property annexation and zoning, as required by Section §67-6525, Idaho Code, and made findings (approved on February 6, 2024) wherein the City Council determined that the Owner’s written request and application for annexation of 5200 S Black Cat Road should be granted with a R-4 zoning district classification.

**WHEREAS**, the zoning classification of R-4 is appropriate to meet the requirements of the Kuna City Code and should be granted.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO**, as follows:

Section 1: The Kuna City Council hereby finds and declares that the Real Property described below are contiguous to the City, that said property can be reasonably assumed to be used for the orderly development of the City, and that the owners of said property has requested, in writing, annexation thereof to the City.

Section 2: The Real Property, situated in Ada County, Idaho, adjacent to and contiguous to the City, commonly known as 5200 S Black Cat Road and more particularly and legally described in “Exhibit A”– Legal Description, and “Exhibit B” – Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation, and other powers of the City of Kuna.

Section 4: The zoning land use classification of the land described in Section 2 above is hereby established as R-4, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the Real Property described in Section 2 above in the R-4 zoning land use classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section §50-223, Idaho Code, and to comply with the provisions of Section §63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section §50-901A, Idaho Code, may be published.

DATED this 6th day of February 2024.

CITY OF KUNA

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

ATTEST:

\_\_\_\_\_  
Nathan Stanley, City Clerk

## EXHIBIT A LEGAL DESCRIPTION

### 5200 S BLACK CAT ROAD, JOHN STEUART REVOCABLE TRUST MUNICIPAL ANNEXATION AND ZONING

*A parcel of lying within the Southwest Quarter of the Northwest Quarter of Section 34, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:*

Commencing at the Corner common to Sections 27, 28, 33, and 34, monumented by a found brass cap, as shown on Corner Record Instrument Number 111031310, from which the Quarter Corner common to Sections 33 and 34, monumented by a found aluminum cap, as shown on Corner Record Instrument Number 99121625, bears South 00°56'05" West, 2,660.84 feet; Thence along the boundary common to Sections 33 and 34, South 00°56'05" West, 1330.41 feet to the North Sixteenth Corner common to said Sections 33 and 34, monumented by a found 5/8" rebar, the **POINT OF BEGINNING**;

Thence along the northerly boundary of the Southwest Quarter of the Northwest Quarter of Section 34, South 89°21'59" East, 1,318.83 feet to the Northwest Sixteenth of said Section 34, monumented by a found 5/8" rebar;

Thence along the easterly boundary of the said Southwest Quarter of the Northwest Quarter of Section 34, South 00°52'51" West, 748.53 feet to the approximate centerline of the Mason Creek Feeder Canal, witnessed by a found 5/8" rebar bearing North 00°52'51" East, 20.00 feet;

Thence along said approximate centerline of the Mason Creek Feeder Canal the following eight (8) courses:

- 1) North 87°31'33" West, 171.87 feet, referenced by a found 5/8" rebar bearing North 07°44'20" East, 20.00 feet;
- 2) North 76°59'46" West, 221.68 feet referenced by a found 5/8" rebar bearing North 34°31'02" East, 20.00 feet;
- 3) North 33°58'09" West, 125.86 feet referenced by a found 5/8" rebar bearing North 45°30'53" East, 20.00 feet;
- 4) North 55°00'04" West, 113.09 feet referenced by a found 5/8" rebar bearing North 20°57'39" East, 20.00 feet;
- 5) North 83°04'37" West, 209.64 feet referenced by a found 5/8" rebar bearing North 01°29'57" West, 20.00 feet;
- 6) South 80°04'43" West, 143.26 feet referenced by a found 5/8" rebar bearing North 05°57'27" West, 20.00 feet;
- 7) South 88°00'23" West, 259.43 feet referenced by a found 5/8" rebar bearing North 05°33'56" East, 20.00 feet;
- 8) North 76°52'30" West, 160.56 feet to a found 5/8" rebar of the line common to Section 33 and 34;

Thence along said line common to Sections 33 and 34, North 00°56'05" East, 508.52 feet to the POINT OF BEGINNING.

Containing 784,977 square feet or 18.020 acres, more or less.

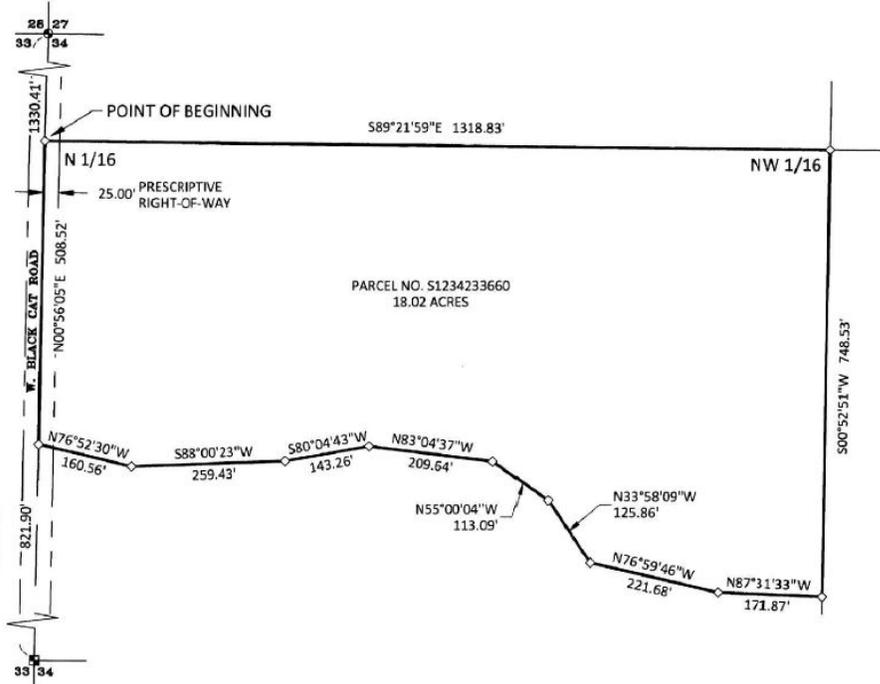
End of Description

Prepared By: Aaron Rush, PLS



### ANNEXATION SKETCH PARCEL NO. S1234233660 SW 1/4 OF NW 1/4, SEC. 34, T3N, R1W

SCALE: 1" = 200'



**NOTE**  
REFER TO RECORD OF SURVEY NO. 11968 FOR ADDITIONAL BOUNDARY DETAILS, AND MONUMENTATION SET DURING THE COURSE OF THIS SURVEY.



