



**CITY OF KUNA
BOARD OF CORRECTION MEETING
AGENDA
Tuesday, MARCH 5, 2024**

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

5:30 P.M. – ANNUAL BOARD OF CORRECTION MEETING

Call to Order and Roll Call

1. Introduction:

Introductory memo from Mike Borzick, to include financial adjustments, Delinquent accounts, Tax Deeds, Water supply balance and any protestants either scheduled or otherwise

2. Irrigation irregularities:

Group A.

1. Lots, parcels or tracts with simple errors
2. Lots, parcels or tracts to be removed from the irrigation roll

3. Approve the Assessment Roll

4. Announcements:

5. Adjournment:



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

MICHAEL L. BORZICK
GIS MANAGER
 Telephone (208) 287-1726
 Email: MBorzick@KunaID.gov

MEMORANDUM

TO: Mayor Stear and Members of City Council acting as the Board of Correction

FROM: Mike Borzick
 GIS Manager

RE: Board of Correction
 Purpose & Agenda

DATE: February 29, 2024

As required in Idaho State Code, this Board of Correction has been or will be noticed in the Kuna-Melba News on February 16th and February 23rd, 2023. It is held as a requirement outlined in Idaho State Code 50-1807.

Purpose of Board of Correction

Inasmuch as the Board of Correction meets and acts infrequently, it may be useful to review the legislation defining the purpose of the Board. The following is taken from Idaho State Code 50-1811 and 50-1812 in describing the duties of the Board of Correction:

*50-1811. Board of correction -- Changes in assessment books. At the time of the meeting specified in the notice required by section [50-1807](#), **the mayor and council of such city are hereby constituted a board of correction** and for that purpose shall meet and continue in session from day to day as long as may be necessary not to exceed three (3) days, exclusive of holidays and **make such changes in the said assessment book as may be necessary to make it conform to the facts**, and such assessments levied for the maintenance, operation, extension and enlargement of the works may be reviewed by the mayor and council of the city during said time upon the request of any person interested, and within five (5) days after the mayor and council, shall have adjourned as a board of correction, the city clerk shall complete the assessment books as the same may have been adjusted and/or corrected by the mayor and council sitting as a board of correction and shall certify to the same and deliver said books to the city treasurer who shall collect the assessments in the manner herein provided.*

*50-1812. Correction of irregularities upon giving notice -- Omissions. If the levy of any assessment or assessments for **any year** as provided by this section, upon any or all the lands, lots, pieces or parcels*

*of real estate within the boundaries of such irrigation system, shall be **discovered to be irregular and void because of any irregularity**, informality or error in the assessment books or for any other reason, the said **mayor and council of the city may meet and correct such errors** upon five (5) days prior notice published in the official newspaper, as provided in sections [50-1801](#) through [50-1835](#), Idaho Code,] and at such meeting correct any error or mistake that may have been found to exist which makes such assessment roll invalid, provided, that no invalidity of such assessment roll may be claimed on account of the omission of the name or the incorrect naming of the owner of any lots, pieces or parcels of real estate so assessed or the omission of lands, lots, pieces or parcels of real estate through error or inadvertence from the assessment roll, but that such omitted lot, piece or parcel of land shall be assessed by the city clerk.*

It is the presumption of staff that Council established in October 2023 the assessment criteria to be relied upon by staff to prepare the 2024 assessment roll. The purpose of the Board of Correction is to correct assessments where errors have been made, making the assessment roll conform to the facts, and adjusting assessments consistent with the criteria adopted in October. This might make the scope of issues to be considered by the Board, somewhat limited.

However, the very next code section (50-1812) introduces a process whereby the Mayor and Council, upon 5 days published notice, may consider any irregularities, informalities or errors, in any assessment(s), from any year, and may correct them. The Board of Correction certainly meets the noticing criteria of 50-1812, involves the same people, and staff assumes that the Board of Correction can act in any manner permitted by 50-1812.

As a matter of practical application, staff would prefer that the Board not make substantive changes in assessment philosophy at this late date in the assessment cycle. Where possible, staff would hope that significant changes would be addressed in October of the subsequent assessment cycle.

Notwithstanding Staff's preferences, the latitude of the Board of Correction in making corrections is very broad, and is perhaps limited only in the general statutory requirement that a "uniform method of assessment" (50-1805A) is preserved.

Delinquent Assessments (2023 delinquents)

1. None

Pending Irrigation Shutoff

This year's, and every year's, assessments are due and payable April 1st. The state code directs that no irrigation water is to be delivered to a property until its assessment is paid. To comply with this requirement, the level payment of installments is enforced through the potable water shutoff (in conjunction with the shutoff for sewer, water and garbage collection) – which does not require a backyard entry thus keeping our public works staff safe from personal threats and injury. The City Treasurer has insured the cities assessments to the underlying irrigation districts will be paid in full on the next accounts payable (AP) cycle to comply with the state code.

The following items are proposed for consideration or decision:

Tax Deed List (See Attachment)

None for 2024

Water Supply Balance

For the information of the Board, the following Table shows the quantity of water provided to the pressure irrigation system and the usage, non-usage and wastage of canal water in 2021 and 2022. Wastage is computed as the difference between canal water delivered to a pump station and the amount actually pumped. Water “not used” is the difference between available canal water allotment and the amount the City requested to be delivered.

	2022	2023
CANAL WATER PUMPED	1.557 BG	1.652 BG
POTABLE WATER USED	89 MG	102 MG
CANAL WATER DELIVERED (PI)	1.955 BG	1.555 BG
*WATER WASTED	398 MG (25%)	N/A MG (0%)
**CARRY OVER	3,592.63 A.F. (about 2/3s of our irrigation season)	

*Wasted amount does not include any Gravity water called for or used. It appears we were overdelivered on the amount of water we called for versus the water we pumped.

Anderson limit for each user for each season is set at 1.5 A.F. per acre. If the reservoir fills in the current season, each user gets their full Anderson water. If the reservoir does not fill, each user only gets their carryover from the previous year, ie. the amount of unused Anderson water from the previous season. As of 2/29/2024 Anderson Reservoir is at 86% Full. **See Figure 1.1

9,299 PI Connections (2024) 11% increase over the year before
 0.54 acre-feet/connection delivered (2023) - 0.61 acre-feet (2022)
 0.00 acre-feet/connection wasted (2023) - 0.15 acre-feet (2022)

Irrigatable lands in each District

	Totals
Boise~Kuna Irrigation	2,470.49 Acres
New York Irrigation	649.11 Acres
Nampa Meridian Irrigation	130.71 Acres (No PI delivery point in NMID – FY24)
	3,250.31 Acres (Increase of 55.67 acres into the KMIS)

Public works suggestion/motion

1. To approve the Kuna Municipal Irrigation Roll as it stands and to have the City Treasurer pay the underlying Irrigation Districts Assessments at or before a time where said payments/checks can clear the underlying irrigation districts by April 1st of said Irrigation year.

Scheduled Protestants

1. No scheduled protestants at the time this Agenda was constructed

Un-scheduled Protestants

1. Unknown at this time

Irrigation irregularities:

Group A

1. Simple errors – parcels that missed the Roll due to a coding error, or parcels with a wrong address, or parcels with a square footage error
 - i. Journeys End 3 – Platted – removed from development ground

Additional comments or questions:

SNOTEL Current Snow Water Equivalent (SWE) % of Normal – **Figure 2.1**

Sincerely,

Michael L Borzick

Michael L Borzick
GIS Manager

02/28/2024

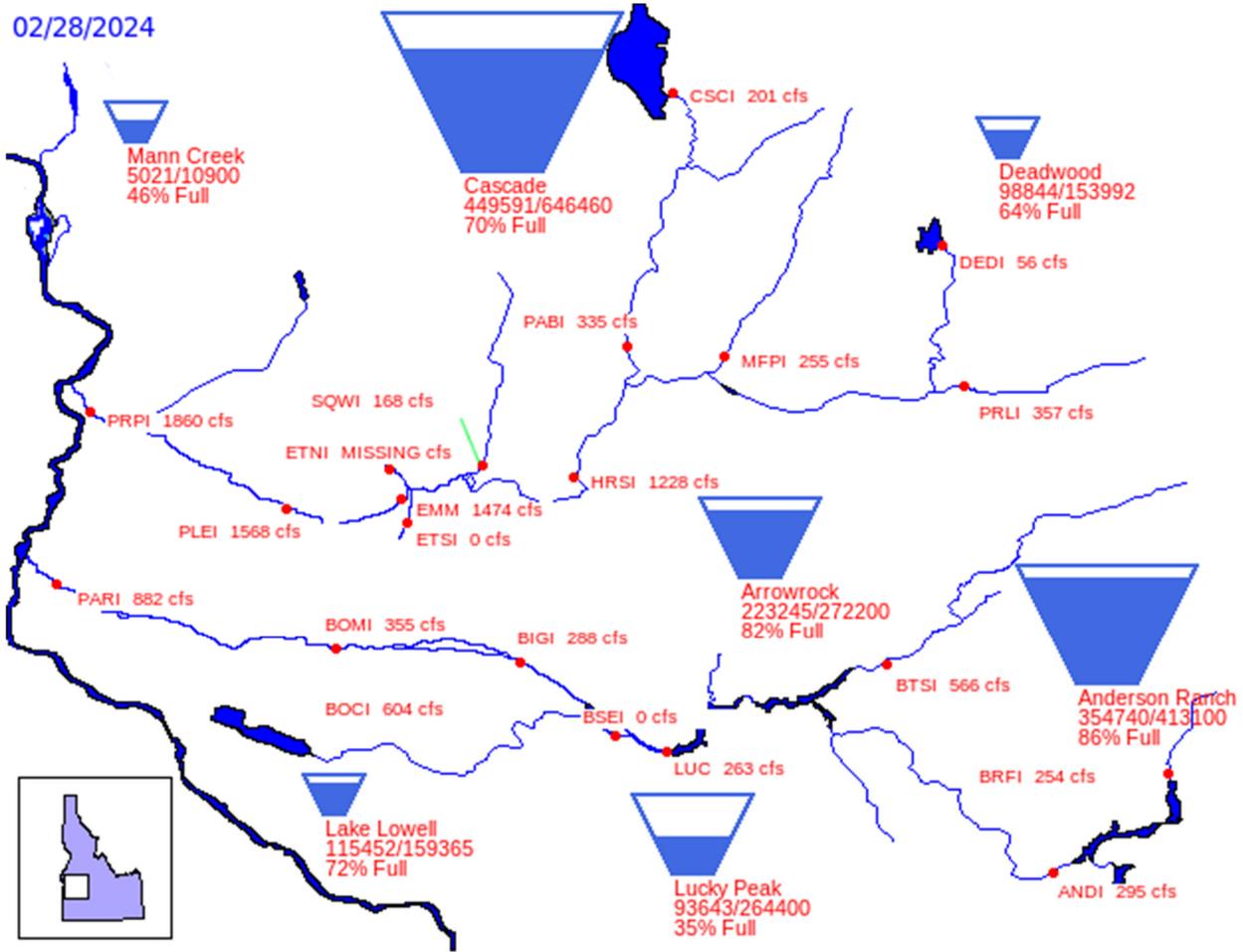
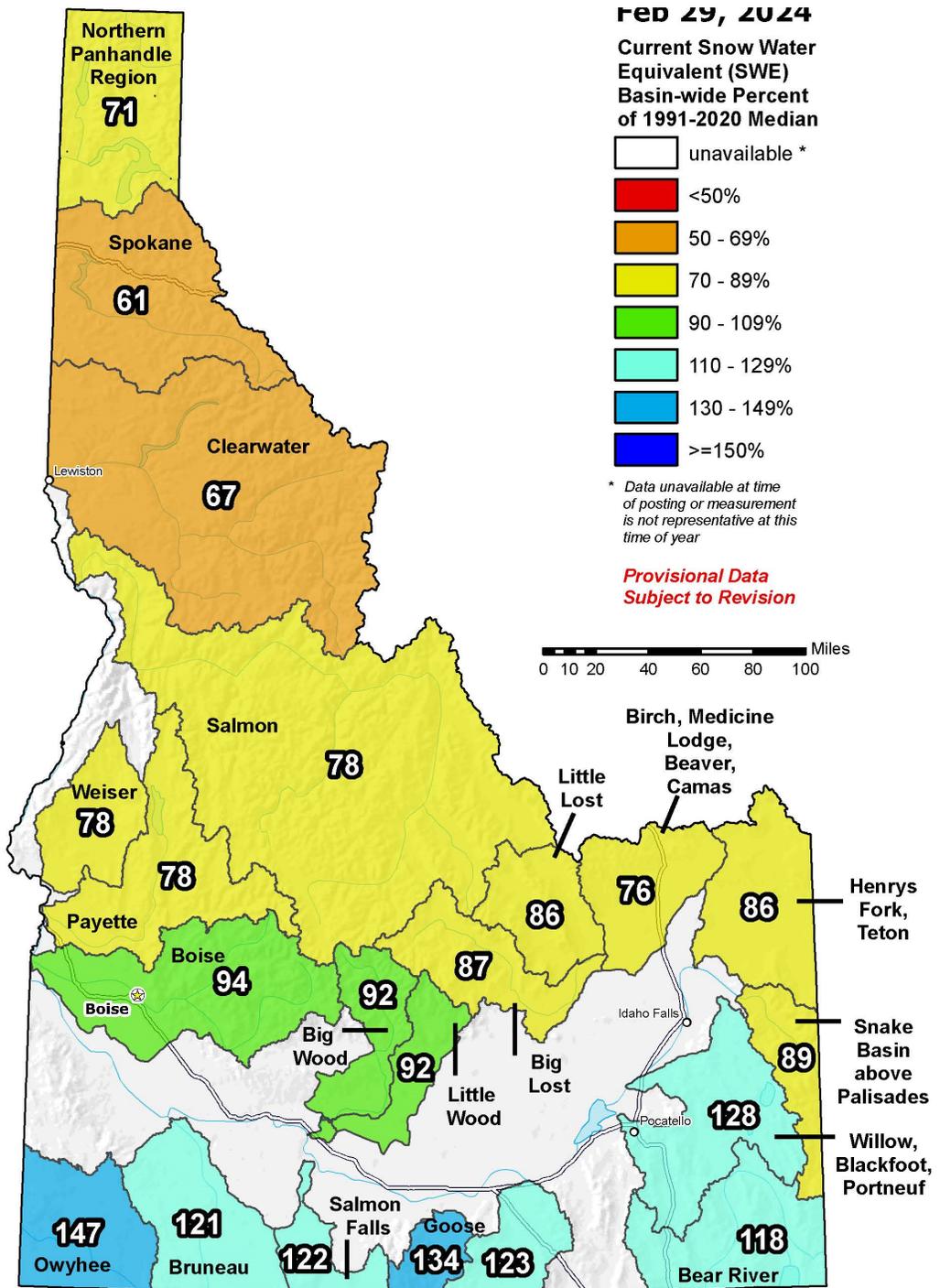


Figure 1.1

Idaho SNOTEL Current Snow Water Equivalent (SWE) % of Normal



The snow water equivalent percent of normal represents the current snow water equivalent found at selected SNOTEL sites in or near the basin compared to the average value for those sites on this day. Data based on the first reading of the day (typically 00:00).

Prepared by:
 USDA/NRCS National Water and Climate Center
 Portland, Oregon
<https://www.nrcs.usda.gov/wps/portal/wcc/home/>

Figure 2.1



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, March 05, 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 February 20, 2024**
- B. Accounts Payable Dated February 28, 2024, in the amount of \$359,846.11**
- C. Findings of Fact & Conclusions of Law**
 - 1. Case No. 23-07-AN (Annexation) & 23-03-DA (Development Agreement) Cottonwood Crossing.
 - 2. Case No. 23-02-CPM (Comprehensive Plan Map Amendment) 5700 W Kuna Mora Road.
 - 3. Case Nos. 22-07-ZC, 22-05-PUD, 22-15-S, 23-04-DA and decision on appeal of 22-08-SUP, 22-34-DR, Gallica Heights Subdivision
- D. Final Plats**
 - 1. Case No. 23-19-FP (Final Plat) Patagonia East No. 1
 - 2. Case No. 24-01-FP (Final Plat) Sera Sole Subdivision
 - 3. Case No. 24-02-FP (Final Plat) Ashton Estates No. 6

E. Resolutions

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.

1. Resolution R14-2024

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE PROJECT PRIORITY LIST TITLED “CITY OF KUNA IDAHO’S TRANSPORTATION PRIORITY REQUESTS - 2024” AS THE OFFICIAL TRANSPORTATION PROJECT PRIORITY LIST FOR THE CITY OF KUNA, IDAHO FOR THE ADA COUNTY HIGHWAY DISTRICT; AUTHORIZING THE CITY CLERK TO TRANSMIT THE DOCUMENT TO ACHD; AND HEREBY REPEALING ALL PREVIOUS TRANSPORTATION PROJECT PRIORITY LISTS.

2. Resolution R15-2024

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE “*PARK USE AGREEMENT*” WITH THE KUNA YOUTH SOFTBALL AND BASEBALL ASSOCIATION, INC., PURSUANT TO THE TERMS OF THE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

3. Resolution R16-2024

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE COOPERATIVE AGREEMENT BETWEEN VALLEY REGIONAL TRANSIT AND CITY OF KUNA FOR PUBLIC TRANSPORTATION FINANCIAL CONTRIBUTION; AUTHORIZING THE CITY TREASURER TO PAY THE PUBLIC TRANSPORTATION FINANCIAL CONTRIBUTION IN THE AMOUNT OF SEVENTEEN THOUSAND NINE HUNDRED AND SIXTY SEVEN DOLLARS AND ZERO CENTS (\$17,967.00); AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

5. Public Comment

6. External Reports

A. City audited financials and communication letter. Bailey & Company

A.1. URA financial statements and communication letter. Bailey & Company

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. 23-01-OA (Ordinance Amendment) – The City of Kuna requests consideration from the City Council for an Ordinance Amendment to combine Title 5, Zoning Regulations and Title 6, Subdivision Regulations into one Development Regulation Title. Doug Hanson, Planning and Zoning Director. **ACTION ITEM**

<https://kunacity.id.gov/DocumentCenter/View/8887/23-01-OA-ORDINANCE-AMENDMENT-PACKET-PDF>

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

8. Business Items:

9. Ordinances:

10. Executive Session:

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, February 20, 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

(Timestamp 00:00:16)

COUNCIL MEMBERS PRESENT:

Mayor Joe Stear -Present
Council President Greg McPherson -Present
Council Member John Laraway - Absent
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

Mayor Stear Alright, we'll call this meeting to order. Welcome everybody. First item is if Nathan would take the roll, please.

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Here.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Here.

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City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

City Clerk Nathan Stanley Mayor Stear.

Mayor Stear Here.

2. Invocation

3. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:34)

Mayor Stear And if you'll join me for the pledge, 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

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(Timestamp 00:00:59)

A. Regular City Council Meeting Minutes Dated February 6, 2024

B. Accounts Payable Dated February 15, 2024, in the amount of \$1,709,960,.27

C. Findings of Fact & Conclusions of Law

1. Case No. 23-03-AN 5610 S Ten Mile Road

D. Final Plats

1. Case No. 23-17-FP Fossil Creek No. 2

2. Case No. 23-18-FP Lugarno Terra North

E. Resolutions

1. Resolution R08-2024

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

2. Resolution R09-2024

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO REPEALING AND REPLACING R85-2023, APPROVING THE PROFESSIONAL SERVICES AGREEMENT WITH J-U-B ENGINEERS FOR THE KUNA 4TH STREET IMPROVEMENTS; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

3. Resolution R10-2024

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

4. Resolution R11-2024

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

5. Resolution R12-2024

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

~~6. Resolution R13-2024~~

~~A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE PROCUREMENT POLICY; AND AUTHORIZING THE MAYOR TO SIGN SAID DOCUMENT.~~ *[Moved To Business Item 8A]*

Mayor Stear Next item is the consent agenda.

Council President Bruce Mr. Mayor, I'd like to pull number six.

Mayor Stear Resolution R13-2024.

Council President Bruce Yes, sir.

Mayor Stear Okay. And there, yeah, there is a problem with that one. The link isn't working, so Council hasn't had a chance to look that one over, so.

Council President Bruce You guys have any?

Mayor Stear Do you have anything else?

Council President Bruce I make a motion that we approve the consent agenda as published without Resolution R13-2024.

Council Member Laraway Second.

Mayor Stear Motion is made and seconded and we place Resolution R13-2024 as item 8A. Any further discussion? Nathan, would you poll the Council?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Aye.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Aye.

Mayor Stear And that motion carries.

(Timestamp 00:01:39)

Motion To: Approve the Consent Agenda, excluding R13-2024 to be placed under Business Item 8A

Motion By: Council President Bruce

Seconded By: Council Member Laraway

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via Roll Call Vote

4-0-0

5. Public Comment

(Timestamp 00:02:26)

Mayor Stear Public comment, is there anybody who wishes to address the Council? Alright, seeing none...

6. External Reports

(Timestamp 0:02:37)

- A. Ada County Sheriff’s Office and Captain Ryan Jensen to present a Bureau Director’s Award to Deputy Yarnot.

Mayor Stear That takes us to item 6A, Ada County Sheriff’s Office, I'm going to go ahead and let Chief Fratusco kick this one off.

Chief of Police Mike Fratusco Mayor, Council Members Mike Fratusco, Chief of Police for the City of Kuna, 793 W. 4th St. Today's a very good night for the City of Kuna, the Kuna Police Department, the Ada County Sheriff's Office. I have Chief Deputy Justin Desean with us and Captain Ryan Jensen. Captain Jensen's here to present a Bureau Directors award for Deputy Steve Jarnot for his life saving on a young man here in the City of Kuna a little while back, the entire well, I don't know if the entire Grace family is here, but there's a lot of members in the family right now. I would ask after the award if we could do a couple pictures, maybe up front here, Mayor, if that would be good. I'll introduce, this is Captain Ryan Jensen, he's going to present this.

Captain Ryan Jensen Thank you, Mayor and Members of City Council. I appreciate you allowing me to take a few minutes of your valuable time to recognize this phenomenal Deputy. The Ada County Sheriff’s Office is absolutely love the partnership we've had with the City of Kuna for many years. I was able to, in fact, experience that wonderful partnership. When I worked in Kuna from 2007 to the earlier part of 2011, and because of that, this relationship is so good we have a ton of employees that want to work in the City of Kuna and it attracts some of our best employees Deputy Jarnot, being one of them. So, I'm here tonight to recognize him for his actions. This is a Bureau Director’s award. It's worded as though I am speaking to him to just give some context. And I will go ahead and read that now.

One of the Police Services Bureau operating principles is to respond to community and crisis. Your quick thinking and decisive action on November 29th, 2023, which allowed you to save the life of a 23-year-old man, was the ultimate public example of that priority in action. You were working a regular patrol shift that night when you were dispatched to a local grocery store for a report that an employee mixing cleaning chemical chemicals had collapsed and was unresponsive. You arrived saw the man lying on the ground and immediately took over CPR for a store employee, even though the man was lying in some kind of unrecognizable liquid. You provided CPR and first aid until paramedics arrived. You then helped paramedics move the man into a different area of the store where they took over treatment before stabilizing and taking him to a local hospital.

Your selfless actions and the instinct to protect provided essential medical care to a fellow citizen in a time of crisis and helped save his life. You displayed the qualities, selfless service and a dedication to make our community a safer place to live, work, and play of the Ada County Sheriff’s Office at our best, thank you.

[Applause]

Captain Ryan Jensen That's all I have to say. I'm not going to... I know you're probably not going to want to say anything, so I won't make you. We could just snap a few pictures, like the Chief asked for and...

Mayor Stear Yes, Captain Jensen. Thank you. And we're very proud of Deputy, all of our deputies, I mean, we have some great folks that work out here and this is just another example of how well that works for us and saving a life. There's nothing any better. So, that will go with you for the rest of your life. So, we appreciate that very much. Yeah, we'll go ahead and take a short recess so you can do whatever photos you'd like to do and...

Council President Bruce Thank you.

Chief of Police Mike Fratusco I would ask if the Grace family is okay standing up to show your support and I don't know if Trenton's here or not, or if he feels comfortable standing up. We're glad you recovered, Trenton.

[Applause]

[Recess at 6:06PM]

[End Recess at 6:11PM]

B. American Classical Schools Presentation.
(Timestamp 00:11:20)

Mayor Stear Alright. We'll go ahead and call the meeting back to order. The next item on the agenda was a presentation from American Classical Schools. You may have the floor, Sir.

City Clerk Nathan Stanley You can control from that mouse.

Steve Lambert Alright. Mayor Stear and Council...

Mayor Stear Just push the base, there you go.

Steve Lambert I'm teachable.

[Laughter]

Steve Lambert Mayor Stear and Council Members. My name is Steve Lambert. I reside at 1205 Cottonwood Drive in Fruitland, Idaho. Thank you very much for giving us the time to present something that we're very excited about to the Council and folks in Kuna, and that is the potential of a charter school coming to this area to serve this community and just so... to kind of set the stage here. American Classical Schools of Idaho is an entity that is really a 501(C)(3) nonprofit put together to incubate more schools like we have in Fruitland, which is Treasure Valley Classical Academy, and our schools are Hillsdale College K-12 charter schools. The Charter school is a school that is tuition free and open to all students; all students within the attendance zone, in fact, beyond the attendance zone that are interested in this model of education. ACSI is governed by a board of directors and staff to support schools coming to life.

So, I'm going to just tell you a little bit about this quickly and then if you have any follow up questions, you're certainly I'll entertain those. These kinds of schools have shown success nationally and locally. Locally, I mentioned Treasure Valley Classical Academy a little bit more about that in a minute. We couldn't do our work without national and local partnerships, so the local partnership will be familiar to most folks in the room. This is Bloom and the Albertsons Foundation; the JA and Catherine Albertson's Family Foundation has contributed tremendously financially to help the startup of these kinds of schools. Hillsdale college, some people will be familiar with, provide the curriculum and pedagogical expertise for us to be able to offer the kind of curriculum that we can offer. The other things you see on that slide on the left is the school that's operating today with K through 10 and 580 students in it in Fruitland. The next one over is Idaho Nova's Classical Academy that's opening over in Aviemore off of 55 on your way to McCall, that's that school is under construction and will open this fall with grades K through 6 and about 380 students. And then North Idaho, for those of you that know where Bonner's Ferry is, it's almost Canada, but not quite that school is destined to open August of '25.

So, how are the schools run? The schools...The governance structure is 1 board with each school having representation on the board, and there you see the boards the individual schools, rather, Treasure Valley Classical. Idaho Nova's Classical and North Idaho Classical Academy. Each school has its own LEA, its own LLC, and its own standalone 501(C)(3). The schools are run by local leaders, and those local leaders make decisions about their own budgets and their own hiring and firing.

The thing that knits us all together is a board with a common mission and purpose. What is American classical education? Probably like your grandparents were educated, or perhaps even further back nowadays. There's 4 distinctives for this kind of education. First of all, it's grounded in human nature. Aristotle says that young human beings literally stretch out to want to know the world around them and understand who they are as human beings, and we foster that sense of natural curiosity and sense of wonder. The second component is that it's rich in content. We have a very intensive core curriculum, grades K through 12. This is a true liberal arts and science education. Quick note, the word liberal can be a trigger word. Let me put it into context. This is not about politics. We derive the word liberal from the Latin word *Libertas*, which means liberty. In other words, this is a curriculum that is designed for the citizens of a free country. We believe in moral formation, James Madison wrote in Federalist 55 that for our Republic to be able to perpetuate itself, we need citizens of virtue and citizens of knowledge, both. And so, we believe that a proper education habituates good character in young human beings. And then finally, we're thoughtfully patriotic. That doesn't mean we wrap ourselves with a certain kind of flag or wear a certain kind of hat. It means that we believe in the enduring ideals of how our country was formed and that we should study those political philosophies, those moral philosophies, and those economic philosophies, and that we should encourage civic virtue in future citizens.

So, what does that look like? What's the thing that describes us more than anything else? Our mission statement. So, if you take nothing away from this presentation, this is the one thing that you should. Our mission is to train the minds and to improve the hearts of our students through a classical content rich curriculum that emphasizes virtuous living, traditional learning, and civic

responsibility. That's what we do every day. Mark Twain once famously said that citizenship is what makes a Republic. Monarchies can get along without it. What keeps a Republic on its legs is good citizenship. The number one goal of K-12 public education ought to be to build good citizens. Yes, kids ought to go to college or choose their own way. Those are positive collateral side effects of an excellent public education.

So, what is our vision? Our vision is to form future citizens who uphold the ideals of our country's founding and promote the continuation of our American experiment to use Lincoln's words. Through a classical grade books curriculum designed to engage students in the highest matters and the deepest questions of truth, justice, virtue, and beauty. Those are our school's virtues. They're written, actually on an old-fashioned chalkboard in the school building in Fruitland. And then on the back of that young student's hoodie, you see our school pledge that we say every day after the Pledge of Allegiance, "I will learn the true, I'll do the good, I will love the beautiful."

Academics, our academics are serious. As I said, we believe in a deep investigation of the American model. We teach literacy, explicitly phonemically. It takes a long time to train teachers how to do this well. We teach mathematics using Singapore mathematics and the dimension sequence, which is a math program that teaches students how to think conceptually instead of just process numbers.

And then lastly, this is a classical education, so we teach Spanish, and then Latin, art, music, and physical education. The takeaway from this slide is that our curriculum is content rich and it's rigorous across the core subjects that you see depicted there. So, what does it look like in practice? Is there students at Treasure Valley Classical? We opened the school August of 2019 with grades K through 6 and this school year we're enrolled with just under 500 students K-10 with 233 on our wait list. They said we'd never have a wait list in Fruitland. We've had a wait list every single year we've existed. Here's some fast facts. We have a 97% student retention rate and 95% faculty retention rate and 85% of our faculty in Fruitland come from upper or have Master's degrees or PHD's. They come from everywhere, literally from the Bronx, NY to Texas to Kansas to California and they're amazing and they're there because of our mission. Here's some other fast facts. Our third-grade cohort first through cohort, has outperformed the state average by 25% in math and 13% in ELA. Our students have outperformed the State at every grade level in mathematics by at least 9%, and we've, our students, have demonstrated high proficiency on the N.W.A map reading and math national percentile rankings. We don't define our existence by standardized test scores, but there is a metric that we're all judged by, and we're proud of our results. Here's another result. Our TVCA's leading class last year outperformed the national average on a very challenging test. The classical Learning Test which really tests students for their college preparedness. It hasn't been watered down like some other nationally benchmarked tests have.

In our 8th grade, students outperformed the state average by 8% in math and 20% in ELA the previous year. So, we've shown sustained excellent academic performance. This is sort of interesting, we're not a college for all program, but I started out as the principal of one of our sister school schools nationally at Atlanta Classical Academy. So, the first graduating class from

Atlanta Classical Academy is 34 students. They 100% acceptance rate to four-year institutions and garnered \$5.7 million in scholarship money. Since then, the school has garnered now well north of \$20 million, and students have been accepted to 58 post-Secondary 4-year colleges and universities. And no matter what you think of some of the names on this list, they're impressive. I like the bottom one on the right, University of Saint Andrews, the oldest university in the world.

So, if you work hard and it's your ambition to go to college, you're going to get into great schools. If that's what the future of your life is. But if that's not what you want to do, then what we will do is we will graduate students that Jefferson once described as farmers that have read Homer and those make really awesome citizens. So, that's sort of a very fast flying overview of our academic program and our ambitions. But I'm going to turn the microphone over to Mark Tate so we can kind of contextualize this as far as location and campus and timing. Thank you.

Mayor Stear Thank you.

Mark Tate Mark Tate with the M3 Companies 1673 Shoreline Dr. Ste. 200, Boise, ID 83702. You might have been wondering where is this phenomenal school going to be located? For all of the reasons that you just heard, we are so, so excited to be here to let you guys know that we want to bring this school to Kuna. I think it's an incredible opportunity. We couldn't be more aligned with what the classical academies are all about as a company. We know that Kuna, you know, has had stress based on school capacity. We're also super excited to be able to contribute to that. This is a very ambitious project here. You can see on the screen the master plan of the Valor community. There's an area which is that Neighborhood K. Which is kind of a family-oriented development that we're kind of reconfiguring things a little bit there with the City Park and school site that would be K through 12 school.

The location is very central to, you know, this project and this significant amount of planned growth and the timeline is ambitious. We are looking to be under development this year and the good news is we already have a preliminary plat for the area we'd like to start development this year. We'd like to turn over a shovel ready pad site to them next year and we would love for them to be opening their doors in 2026. As Mr. Lambert pointed out, they do have a school open right now they have one under construction. They're starting another one in the following year, and this would be the 2026 opening, so. It's a very, very exciting time. As we mentioned or Steven mentioned, it's a public school open to everybody in the City of Kuna. It will be a K through 12 school and we're looking forward to some really exciting opportunities. The way that we've got this configured, working with the Parks Department and the city going forward on having a school next to a city park, there's some really exciting opportunities to collaborate on some facilities, shared parking, different things like that. But really, the point of tonight was just to let you guys know that this is coming before we make a public announcement and that's what they're looking to do here in the coming weeks is to make a public announcement. So yeah, we're so excited and wanted to tell you a little bit about the school. Where it's coming and you know we're as a company making a huge commitment financially to make this happen. The Barbona's foundation, who's part of the land, who built the golf courses, who's kind of the reason behind the name Valor is going to be involved in making this a reality as well and its really just serendipity how it's all come together. Valor as a project and what the community is all about,

what the schools all about, our missions just aligned perfectly and we're so excited to make it happen here. So yeah, we opened the questions. If you guys have any for me or for Mr. Lambert.

Mayor Stear Okay, questions for Mr. Tate?

Council Member Laraway No, sir.

Council Member Biggs If I'm not mistaken, this is a 55 and older community, so how they feel about this... a grade school being put right in the middle of it?

Mark Tate Good point, a big part of it is 55 and older. So, on the master plan there, kind of yellow orangish lots down in the south-west corner are all 55 and older, but everything else is all ages. So yep, so everything in neighborhood K there and then the future L development we're kind of designing around a family product, so should fit right in.

Council Member Biggs Thank you.

Mayor Stear Okay, anything further? Mark, thank you very much. We appreciate that.

Council President Bruce Thank you. Thank you, Mr. Lambert.

Mayor Stear Steve, did you have anything else you wanted to close up with?

Steve Lambert No, Thank you.

Mayor Stear Alright. Thank you.

Council President Bruce Thank you. I'm just glad you referred to it as a Republic.

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 00:27:38)

- A.** Consideration to approve Resolutions R04-2024 (Water System Fees and Policies), R05-2024 (Sewer System Fees and Policies) and R06-2024 (City of Kuna Irrigation Policies) Jared Empey, City Treasurer. **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Mayor Stear Alright, that leads us to public hearings, 7A. Consideration to approve Resolutions R04-2024 water system fees and policies, R05-2024 sewer system fees and policies, and R06-2024 City of Kuna irrigation policies, Jared Empey.

City Treasurer Jared Empey Good evening, Mayor and Council. Today, before you, I have 3 resolutions. Essentially, they're all doing the same thing in that they're increasing the connection fees for water, sewer, and irrigation. This is due to the need for funding for future expansions of the system. These connection fees were calculated under prior studies that we brought before you in the past, I believe in 2022 and 2021. We... so in 2021 we brought before you pressurized irrigation connection fee study in which we calculated the maximum connection fee possible and then in... so in 2023, we also engaged Keller Associates to do an update to our connection fee study and so with that, we calculated that we had the ability to increase our connection fee for water and sewer. And so, these resolutions before you are to essentially increase the connection fee for use in expanding the system in future repayment programs and also for future city projects that we have. So, with that, I'll stand for any questions.

Mayor Stear Okay, questions for Jared?

Council Member Laraway No, sir.

Council President Bruce I do, actually.

Mayor Stear Go ahead.

Council President Bruce So, we updated this the last time we did this, you said 2020 and 2021?

City Treasurer Jared Empey Yes, Councilman... Council President Bruce. So, in 2021 I brought before you the pressurized irrigation connection fee study and then, so to correct myself, we actually engaged Keller recently to increase the connection fee study for water and sewer. And I have those studies. And so, the amount that's proposed would just be to raise it to the maximum amount that we're eligible for under those studies.

Mayor Stear And so, then this is the fund that we use to ensure that development contributes proportionately towards expansion of the system and...

Council President Bruce I don't have anything else at this time.

Mayor Stear Okay. Alright, this is a public hearing. I didn't have anybody signed up to testify in this matter. Is there anybody who wishes to testify that didn't get a chance to sign in? Okay, seeing none, the question is rightfully before Council.

Council President Bruce Do you have anything? John? I make a motion that we approve resolution R04-2024, R05-20...

Council Member McPherson You have to close it.

Council Member Biggs You have to close it.

Council Member Laraway You have to close your public hearing.

Council President Bruce Yeah, I make a motion that we close the public hearing and move to deliberation.

Council Member Laraway 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? Motion carries.

(Timestamp 00:31:52)

Motion To: Close Public Hearing and Proceed to Deliberation

Motion By: Council President Bruce

Seconded By: Council Member Laraway

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

Council President Bruce Now, I'll make a motion that we approve resolutions R04-2024, R05-2024, and R06-2024.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded for approval. Is there any further discussion on that motion? All those in favor say ‘aye.’

All Council Members Aye.

Mayor Stear Is there anyone opposed? And that motion carries.

(Timestamp 00:32:08)

Motion To: Approve Resolutions R04-2024, R05-2024, and R06-2024

Motion By: Council President Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

- B.** Case Nos. 23-07-AN (Annexation) & 23-03-DA (Development Agreement) Cottonwood Crossing – The Applicant requests to Annex approximately 82.20 acres with A (Agriculture) and C-2 (Area Commercial) zones with a Development Agreement at the NWC of Ten Mile and Columbia Roads (APNs: R4313530211, R4313530231) Doug Hanson, P&Z Director **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

(Timestamp 00:32:37)

Mayor Stear And that leads us to case number 23-07-AN and 23-03-DA Cottonwood Crossing, Doug Hanson.

Kuna Planning and Zoning Director Doug Hanson Good evening, Mayor and Council. For the record, Doug Hanson Kuna Planning and Zoning, 751 W. 4th St. The application before you this evening request to annex approximately 82.20 acres with A agriculture and C-2 area commercial zones at the northwest corner of Ten Mile and Columbia Roads. The east parcel fronting Ten Mile Rd. is proposed to be approximately 27.52 acres with the C-2 zone, the west parcel totaling approximately 54.19 acres with an agriculture zone. The proposed agriculture zone lands will be donated for a University of Idaho endowment. The University of Idaho will take possession of the property upon the settlement of the Guido Estate, and they must maintain ownership of the property for at least 100 years.

Tonight's request is for annexation and development agreement approval. The applicant is not proposing development of the site at this time in the future with any development proposals, the applicant will be subject to all development requirements, including the dimensional standards as they appear in Kuna city code. Staff has reviewed the proposed annexation and development agreement request for compliance with Kuna city code, Idaho Statutes 50-222,67-65, and the Kuna Comprehensive Plan. And should the Council approve the annexation and development agreement this evening, staff recommends the applicant be subject to the proposed conditions of approval as outlined in the report. I will stand by for any questions.

Mayor Stear Questions for Doug?

Council President Bruce Not at this time, for me.

Mayor Stear Okay, and is there anybody else who needed to present?

Elizabeth Koeckeritz Good evening, Elizabeth Koeckeritz with Givens Pursley, 601 Bannock, Boise, ID. on behalf of the applicant. With me here tonight is Dave Crawford, the engineer. Unfortunately, the Guido's could not make it tonight. It also sounds like our presentation did not make it into the packet, so I'll be winging it a little bit more than I like to. But we'll get through this.

First, I want to thank Doug Hanson and the rest of the development team for their assistance on this application. This was before you about 6-8 months ago. There were some concerns with it,

with the residential component of it of some high-density residential zoning along Ten Mile. So, the Guido's took this back. They reworked it, they thought through what would really work best for the city, still continue to work well for their future estate planning purposes. And so, we're back here today with this option.

If you're... you remember, we'll just look right here. We're at the corner of Ten Mile and Columbia. This is slated to be in the future, a very busy intersection. Is there a picture of the future land use map in here? Let's try this one. So, if you were to look on the Future Land Use Map, this property is designated mixed-use which provides that there should be at least two separate uses on the property. The property directly to the South is, across the road, is also designated mixed-use and the property across the street has been designated commercial. So, it is anticipated that as the city of Kuna continues to grow, that this area will become sort of a commercial corridor, much like the highway coming into town now. With the interstate exchange, this is just going to continue to get busier and busier in the future, the site is approximately 82 acres, and it is currently being used for agricultural purposes. The Guido's can intend to continue to use this for agriculture purposes going forward.

Right now, the Guido's, they are requesting the 27 acres that are on the hard corner, that those be designated C-2, which is your area commercial zoning designation, and that the rest remain agriculture. One thing that was important to them was that, and it seemed like it was important to this Council, was that we come forward with an option that did not allow future residential there and if there were to be future residential, that there'd be a lot more hoops that the Guido's would need to jump through, or whoever owns it eventually in the future. And that was one of the things about the zoning designations that were selected is the agriculture means it's really the most limited of all of the various zoning designations within the City of Kuna, and they're they can only build one house on these remaining 54 acres. As far as what is allowed in the C-2 zoning there is absolutely no residential allowed, whatsoever. So, if in the future someone wanted to put residential here, which quite honestly doesn't make a ton of sense in looking at this being such a commercial corridor, they would have to come back and get a rezone for the property.

One of the things that the Guido's are proposing is a development agreement, and so that really can also ensure that the property is not used for purposes that are not something that the city really sees in the future and that the city does not...and that they're unable to develop it until the sewer services until all the services really are extended to this area. With the commercial, it is a larger portion, it is 27 acres sort of along that whole front stretch of the road that would likely, given the size of it, any development that goes in there, they're also going to be looking at doing probably having to do a subdivision plat for multiple parcels for the multiple owners along there.

One of the benefits with this being zoned commercial in the future is that it doesn't have the same effect on schools as other property as other uses, but at the same time, you're going to get major road improvements. Anyone who is going to develop this property in the future is going to have to expand to the road at this point in time to a three lane Rd. which will help alleviate a lot, it'll put in a center turn lane. One of the issues that has come up several times in the past is getting in and out because the Durrant, I think it's Big D, they still have a very active agriculture

operation there and so by having that 3rd lane, that will really help alleviate a lot of that traffic as this does start to develop in the future.

One of the things with the annexation is that it also... it really does. There's a lot of benefits for this, a big one being this puts Kuna in the driver seat of what ultimately happens to this property. You have a whole lot more say over it when it's within the City of Kuna. When you start collecting the additional tax dollars on it. And it's also something that the Guido's have been long standing residents. Albeit, right outside of the city limits of Kuna, and they want their property to be part of it, and it gives them certainty going forward with their estate planning.

They will if you were to talk to them, they would certainly say we're not intending on dying anytime soon. But eventually when we do, we want the certainty of knowing what's going to happen to our property and that they are really big agriculture proponents. And that was the really big purpose behind looking at the University of Idaho, providing this property to them. But also making it contingent on the fact that it has to remain with the University of Idaho. They can't just, with the estate planning process, turn it around and sell it for a huge, large lot subdivision, right there. It's really going to have to stay and remain some sort of agricultural use going forward.

It's hard without my slides. This does meet many of the comprehensive plan goals of the city of Kuna. Let's see. Including ensuring that land is used to support economic development. It's supporting the development of a skilled, talented, and trained workforce. You'll have the ability to attract, encourage businesses along this area when it's time for this area to develop, you're planning for the expansion of this area. This is how it's designated on the Future Land Use Map, so it is intended at some point to be growing this way.

I mean, I have multiple pages of all of the economic goals. It's attracting opportunities for higher education to the area, various varying educational and technical opportunities and it allows this area to ultimately be developed and importantly, it just doesn't allow that residential development, which has really put all the pressure on the schools, which has just really recently created a lot of the issues that have been surrounding development, so it puts Kuna more in the driver's seat. It allows the Guido's certainty. We have reviewed all of the staff report. The Guido's are in agreement with all of the conditions of approval. And with that we would request your approval tonight.

Mayor Stear Okay.

Elizabeth Koeckeritz I'll stand for any questions.

Mayor Stear Questions from Council?

Council President Bruce I don't have any of this one, thank you.

Mayor Stear Thank you very much. Alright, this is a public hearing, is there anybody who wishes to testify in this matter and get a chance to sign in? Alright, somebody take this back to...

Council President Bruce You move quick, Nathan.

Mayor Stear And we'll go ahead and get started. Richard Durrant, if you'd like to step up.

Richard Durrant Mayor, Council Members. Richard Durrant, 7592 S. Ten Mile Rd. Meridian, ID was referenced. I mean, we live across the road and we had, I attended the neighborhood meeting, talked to Joe Guido about this, and definitely there was a lot of concessions made still concerned of the purpose of annexing when we don't have a plan. I know that we're... we'll be able to have the opportunity to testify at some point in the future when they want to, in my opinion, change some other zoning designations, and so my concern is, I mean, where do where does C-2 get to in the future and how does that affect me long term? So, with that I'd stand for any questions.

Mayor Stear Okay, questions for Richard?

Council Member Laraway No, sir.

Council President Bruce No, sir. Thank you.

Richard Durrant Thank you, Council.

Mayor Stear Thank you. Robert and Christy, did you wish to testify?

[Inaudible Background Conversation]

Mayor Stear Then Danielle, you're up.

Kuna School District Danielle Horras Good evening, Mayor, Council Members. Danielle Horras Kuna School District, 711 E. Porter, Director of Strategic Partnerships. So, you heard Elizabeth say that we are having capacity issues at Kuna School District, and I know the five of you are very well aware of our population, our students, are outpacing our buildings, our classrooms, and our teachers. So big picture, we need to get really good really quick at communicating clearly to all of Kuna that we need to pass a bond in May so that we can build more schools and we need to do this quickly. So, everything you heard from Elizabeth is absolutely right.

And I did testify in opposition to this development previously, and I am now testifying in support, and I really appreciate the changes that were made. I testified against the high-density aspects of this development because we just don't have the capacity to serve the students generated from this growth, right now. So, that was the reason for my other opposition. But the shift of removing that changes everything for us. In fact, the focus on commercial is such a relief for Kuna School District, because what this does is this provides tax reductions for us so we can build schools at a cheaper bond amount because of the commercial. So, we're really happy that this will come in and alleviate some of the pressures that our moms and dads and our grandmas and grandpas are telling us that they can't pay for. So, this makes that price tag go down. So, with this revision, I want to say that we support this and ask for your approval as it really does reduce the burden on taxpayers and helps to build our much-needed schools.

I think I might have a minute left, so I want to say one more thing is that there is a I want to give just a short history of our work on why I show up and just to orient folks. So, a year and a half

ago, our Kuna School Board of Trustees created a policy requesting for fair partnership with developers. The belief is it shouldn't just rest on our taxpayers. We believe that. They heard from all of the patrons that we needed to come to this table with everybody paying a little, so not one entity pays a lot. So, this new policy that was created just about two years ago allows me to work and partner with developers to ask for mitigation voluntarily to say things like, "Hey, maybe you can give us the land and then we only have to ask the taxpayers for the school building." That cuts quite a bit of the fees off. We met with the City Council as well as Building Contractors Association, and I want to share an update that through the course of that meeting they asked that the School Trustees they proposed in a letter, and all of you can look at this this is in the School Board Trustee meeting last week, and they said we'd really like it and we ask that you don't go to these meetings, you don't testify in opposition. And in exchange for that, we'll provide you some dollars so that you can get your bond passed.

So, I want to just read to you this; that in the last Tuesday meeting, one of our trustees says we discussed the mitigation fees and what they look like and we believe the Kuna School District is within the legal parameters for asking developers for this. It won't build schools on its own, but it certainly will cut down in the amounts and that we, as the board decided that we will continue our efforts, which means we don't accept their money. So, I wanted to give you that update and I invite you as well as others to look and listen to what was said with the trustees so that we have a full understanding of what we're doing. So, thank you for your time.

Mayor Stear Very good. Thank you. Alright, anybody else wish to testify?

Council President Bruce Mr. Mayor, we have one more.

Mayor Stear Huh? Yeah.

Council President Bruce Another gentleman. Oh, okay.

Mayor Stear Thanks, Sir.

Chris Brown Yes, Sir. Chris Brown, 7670 S. Old Farm Lane. Just two things. And I mean I'm, sitting here, and my concern is that if we annex this properties, they're going to come right back in and I know we have concerned with they said that this won't have happened, but it's happened out there already at bad memory. The annex, they come in and they automatically come back in and then they want to rezone those properties. That's a real concern of ours in the neighborhood. The other thing I want to bring up is it was our understanding of which was turned down our project. They had to wait a full year before they brought it back and it's only been like 6 months. That's all I have to say. Any questions for them? You know, I would be happy to answer if you'd like to question me.

Mayor Stear Okay, questions?

Council President Bruce What part of the area do you live on? Are you on Ten Mile, or?

Chris Brown I'm on the on the west side of the Guido's property.

Council President Bruce Thank you.

Chris Brown In fact, Guido's developed that property. They put a subdivision in there.

Mayor Stear Okay.

Council President Bruce That's it.

Mayor Stear Alright.

Council President Bruce Thank you, sir.

Mayor Stear Marc or Doug, can you address the one-year timeline?

Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning and Zoning staff, the one year waiting time to resubmit an application is for applications that would fall under Title 67 Chapter 65 of the Local Land Use Planning Act, or LLUPA. Since it was an annexation and the annexation was denied, there isn't a time requirement to resubmit an application.

Mayor Stear Okay, thank you. Alright, anybody else wanted to testify in this matter? Alright, seeing none.

Council President Bruce There was one person that wrote down that didn't want to testify, was... Right? Was it in favor or not?

Mayor Stear There was a couple that everybody was in opposition, except for Chris signed up.

Council President Bruce Okay.

Mayor Stear And I'm sorry, the School District and then Chris signed up neutral. Okay.

Council Member Laraway Can I ask a clarification question.

Mayor Stear Yes, you may.

Council Member Laraway Doug, for the public, could you explain the difference for C-2, C-1? We're hearing a lot of the C-1, C-2 but what does that mean to the public?

Planning and Zoning Director Doug Hanson C-1 is our neighborhood commercial use, so that's something you'd see on more local neighborhood level commercial uses. C-2 is service commercial where you could see anything from local commercial uses to grocery stores, to gas stations, anything with the exception of more heavy duty intensive commercial uses, service type commercial uses and for the and as a point of clarification, no residential can be placed into any type of commercial use in the City of Kuna.

Council Member Laraway Thank you.

Council President Bruce I have a question for Mr. Doug.

Mayor Stear Go ahead.

Council President Bruce Was this before it was changed to mixed-use, was it C-2 before we updated the map?

Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna of Planning and Zoning. If you give me just one second, I can look up...look at that. Council President Bruce this property was completely designated mixed-use prior to the change to the Future Land Use Map in 2022.

Council Member McPherson Mayor, if I may?

Mayor Stear Yes, you may.

Council Member McPherson Doug, since you're in the crosshair, why not? The comments from the crowd have been they're worried about pushing it through it at this level, the Ag and the C-2 and then coming back for a rezone. For peace of mind, for them, and knowledge for me, as well, what would that take where there is a development agreement in place?

Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning and Zoning. So, at this point in time, if the property were annexed under the development agreement, they would need to come back not only for a zone change, but also to modify the development agreement, as well. And through the modification of a development agreement, since that's between the applicant and/or future property owner and the city. The City Council has more discretion in their decision making as far as zone changes and things that they would like to see.

Council Member McPherson Okay, next question. On a, let's see, on a development, I guess we'll call it that. Is it common to have where this has been before several times now? I don't know where the neighborhood meeting was the first time, but the second time they held it at their residence? To me, that seems controversial, that people that are in opposition to this are now going into someone's house to tell them they don't like this and what they're doing. You know what I mean? Like, is that a common thing? Obviously, it's okay, they did it. But...

Planning and Zoning Director Doug Hanson Holding neighborhood meetings on site is very common.

Council Member McPherson Okay, yeah. That's all I have. Thank you, Doug.

Mayor Stear Okay.

Council President Bruce Do you have anything, John?

Mayor Stear No, I just, I know that Guido's, it means a lot to them to get their legacy there with this endowment and they've gone to a great deal of effort and expense to get this brought forward. I think this is probably as clean as they can possibly make it to address all the concerns that were brought up the first time. I appreciate the effort that they've put into it.

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

Council Member Biggs Second.

Mayor Stear Motion is made and seconded, any further discussion on that motion?

City Attorney Marc Bybee Mayor, Marc Bybee, City Attorney. I just wanted to make sure. Typically, don't we give the applicant a rebuttal opportunity? I don't know if we did.

Mayor Stear Oh, I'm sorry about that. No, I did not. Would you like an opportunity?

Elizabeth Koeckeritz Just super briefly. Elizabeth Koeckeritz, Givens Pursley. I do agree with how Doug explained the issues with the steps that you have to go through to amend the development agreement also sort of the different uses between a C-1 and C-2 that the C-2 is a more intensive use, but it's not the most intensive of the uses. Also one thing, if there are particular uses that would be allowed in the C-2 zone that the City Council finds, particularly not appropriate for this area if those are discussed, they would be happy to include those within the development agreement that those sort of uses would not be allowed on this property and with that, I'll stand for any more questions.

Mayor Stear Alright. Any further questions? Alright, thank you very much.

Elizabeth Koeckeritz Alright, thank you.

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

Mayor Stear Alright, had a motion and a second. Is there any further discussion? All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:56:25)

Motion To: Approve the Consent Agenda, excluding R13-2024 to be moved Business Item 8A

Motion By: Council President Bruce

Seconded By: Council Member Biggs

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

Council Member Biggs Well, my thoughts are, once it's annexed our power greatly diminishes. Like we found out four weeks ago, I think it was the property on Meridian and Ardell. There were very limited things we could do compared to an annexation. I don't know if I really like annexation without plan. It makes me a little, I don't know, a little nervous, just for the same reasons that we had people testify. What's going to prevent from coming back in on this 27 acres coming back in a year and requesting a high-density rezone?

Mayor Stear Yes.

Council President Bruce Yeah, go ahead, John.

Council Member Laraway It kind of reminds me of the curve when that one company tried to come in and make it all commercial, but they had no plans and it really bothered everybody about what's going to be there. Will this thing, what is this thing? Well, we don't know yet. So, we were they were trying to bring that in without really any substance to the plan. There was no plan. The comment that Councilman Biggs taught up about bringing this back, say two or three years from now, there's probably going to be different Councilman on there that will see things different than us. So, I understand what you're saying, and I agree that something like this is going to have to come back if there's going to be any change. I just worry that the lack of substance of what is going to be there is probably my concern.

Council President Bruce You have anything?

Council Member McPherson Yeah, I do. So, obviously there's pros and cons to the changes they've made since we saw them last, which was June 6th, I believe, I looked up last night. The school endowment thing, you know, the way it's worded now, basically like after they're gone, it'll get turned over and then they have 100 years to do something with it. While and I think that's great if you look across the state and all the ground that's been given to the university versus how much of it, they've actually done something with. That's kind of *ehhh*...the jury's out on that. Whether that will ever make something good or not. That's my opinion only. But I mean, it's not the facility size to do like the Parma Research Center or what they do down in the Magic Valley with some of the stuff down there. Maybe they'll do a different caliber. But

As was testified to last time by First, the applicant and then both of the Guido's all three of them said something different; and so, and maybe they just really don't know for sure what the U of I will do with it. I guess that's in their hands once it's given to them. But, the flip side, too, is Mr. Guido stood there and said, well, I'm not a developer and whatever, but yet he's presenting the development to us. As stated by Mr. Brown earlier, who developed the subdivision directly to the West of this project? Joe Guido did. So, to say he's not a developer, but he keeps pushing to try to bring developments forward. I guess I have some reservation there. I think the projects a lot better now than what it was, don't get me wrong. You know the high density next to the Big D facility was disastrous. I mean with the amount of traffic that just goes into that facility that's been there for decades and doing the good service they do for the community. It would, it would hamper their lifestyle drastically. This is a much better change for sure. I just still have some reservations that they won't immediately come back or when a year or two and again, we have the ability to squash its zone change or modify it to the way we see it best. But I just think that's the angle they're taking from. I'm not a developer.

Council President Bruce Well, I was thinking, I mean there's, like you said, both up and down or pros and cons. But we've had two developments that have come through recently with the rezone. We had one that we did deny a couple of weeks ago because of you know we had sewer... lack of sewer, schools, all that stuff that that was going on. But then we had one a couple of weeks prior to that, which was a rezone that we couldn't deny even though we have legislative authority at rezones and annexations we were, we were stuck. You know, we couldn't.

We couldn't change it and I think we shouldn't end up in that same position, whether it be us or someone else down the road.

Mayor Stear Yes, Marc?

City Attorney Marc Bybee Marc Bybee, City Attorney. So just from a legal perspective, the development agreement is significant addition on that issue, Council President Bruce. Because, and it's a negotiated agreement. They don't just have a right to come in and say we get to change the development agreement specifically what they've committed to in this development agreement is C-2 zoning and which means C-2 development. So, if they're to come forward later, they'd have to persuade the Council that they are, they should be entitled or not even entitled that the Council should agree to amend this development agreement to allow different... something other than C-2. It's not just, you know, go through code, and say we satisfy the requirements for a rezone they have to also convince this Council that it's a good practice and a good decision to deviate from what was originally committed to in the development agreement here, if that makes sense. So, we... I think what you're getting at is this kind of concern about lack of discretion for the board, lack of lack of ability to deny and with the just to show you rezone, I get that more with the development agreement that's a negotiated agreement that they actually have to get you to move off your spot of negotiation.

Council President Bruce So, it would be the rezone and then also the update to the agreement. So, we have multiple layers of...

City Attorney Marc Bybee Yes, because the zoning is committed to in the development agreement. That's like when you look at the concept plan it's assigned, it's the zoning that's going to be assigned to the different parts. There's Ag on a big part and then the on the corner there is to the C-2. And so, if they wanted to come forward later and reason and do something with different... something other than C-2 development on that hard corner. They're going to have to get... convince you to amend your development agreement, not just come and seek only rezone, because that the zoning is tied to the development agreement.

Council President Bruce So, if we had this project come back before us and they had all the services were met. We could still say no, not to update the development agreement and not run into a lawsuit issue, like?

City Attorney Marc Bybee People can get creative on suing you, but as far as you can, you deny a development agreement amendment? Yes, you can deny development agreements. Y

Council President Bruce Well, you see what I'm saying, right?

City Attorney Marc Bybee Yeah, you're...there's always concern about litigation, but the development agreements and negotiated agreement and you don't just have a right to change it.

Council President Bruce Thank you, Marc.

Mayor Stear And that's what I see as a safeguard is the development agreement, I think that's the...

Council President Bruce Thank you.

Mayor Stear That's kind of the staple that holds together what you're talking about here tonight, and...

Council President Bruce I mean, I...

Mayor Stear They can't just come back and do what they've done before.

Council President Bruce I see the value in the commercial, I do see what you're saying about the University of Idaho, as well, but. Those, those are kind of all my questions that I had.

Mayor Stear And if University of Idaho doesn't do anything with it for the 100 years or whatever, I guess that's Ag-land preservation, right?

Council Member McPherson Won't matter. I won't be here.

Council President Bruce You have a motion?

Council Member Biggs I still don't want the annexation of the plan, but I also don't know if we should ask for the Guido's to be here to speak. I don't know if its...If they would be interested in in doing that, because if there's more to think about with this one and I guess I wouldn't be opposed to that, but I still go back to the limitations between zone, rezone, and annexation. I mean I totally understand what Marc was saying, but I still think we have those limitations in place, that we... we're still severely limited on what we can do at rezone as long as they meet all the requirements. We're still severely limited compared to what we can in annexation.

Council President Bruce And it'd be nice to know what you know or an idea what's going there.

Council Member Biggs Absolutely, and that's my first thing. Because this has come up before, just like you know, Council Member Laraway was talking about at the Kuna curve.

City Attorney Marc Bybee Again, Marc Bybee, City Attorney. I'm going to catch it this way, is it not so much concerned that like you don't not knowing what's going there, but that there's certain things you don't want to go there? Is that kind of where the Council is, that is, is there development types, commercial projects that you know don't you don't want there? Because the applicant has represented, you know, they'd be willing to amend this DA and the conditions of approval to include, you know, prohibitions on certain uses. So is it and you don't know is there, but is it there's certain things, you know that you don't want to be there, if that makes sense.

Council President Bruce I think too that might take more of the people that live around it right there and their input.

Council Member Biggs The branch right across the street.

Council President Bruce Yeah, I mean.

Council Member Laraway Well, I think, Marc, from just my point of view, I don't know what's going to go there, that's the emptiness I have. I'm just looking at 27 acres. It's going to be commercial, but...

Council Member Bruce Car lots?

Council Member Laraway How many buildings, where are the Plats? What? A plan.

City Attorney Marc Bybee So, Marc Bybee, City Attorney, again. Even if there was a plat concept, you still wouldn't know the users. Users on commercial properties... they come and they'll purchase them later. It's they having the plat doesn't tell us the user.

Council Member Laraway You're misunderstanding I... if they had a plan that had, we're going to have a building here building here and building here and this is what it's going to look like. That's fine. I don't care, well, I shouldn't say that, I don't have a preference what goes into those buildings after we approve what we do, because that's that belongs to the landowner and the developer.

Planning and Zoning Director Doug Hanson Councilman Laraway, if I may, for the record, Doug Hanson, Kuna Planning and Zoning. Generally, when we look at all of these preliminary plats with commercial zoning, there never is a plan of the number of buildings or types. That's why we have an official height and area standards table for the dimensional standards that can be utilized by commercial businesses and why we have a land use table to dictate what types of land uses go there. Generally speaking, with a project like this, they would have to come back for preliminary plat approval to subdivide the commercial land further and they would need to go through design review with the planning and Zoning Commission on the types of uses that they would like to place there. We unfortunately... we don't get the luxury of knowing what types of commercial uses users will come on board.

Council Member Laraway Why would they come back for more approval with the already 20...27 acres of C-2. What is there to divide?

Planning and Zoning Director Doug Hanson They would need to subdivide the overall 27.52 acres in order to make buildable lots. They would need to establish easements, right of way, right of way dedication, and generally one user isn't going to come in and utilize all 27 acres. That would be a substantial commercial user.

Council Member Laraway That makes sense, thank you.

Council Member Biggs Doug, so how does that, I guess how does that differentiate with the commercial that was going in at the corner of Lake Hazel and Ten Mile, the little commercial one we approved about a month or month or two ago? I'm sorry, I forgot the name of it. Eagle?

Planning and Zoning Director Doug Hanson Hazel Crest estates?

Council Member Biggs Hazel Crest.

Planning and Zoning Director Doug Hanson Yeah. So, with Hazel Crest Estates, you approved the zoning and the preliminary plat layout. We still don't know the users that will be going in there. We have an idea of the type of commercial that will be coming or the size, but we don't know the users. They'll have to come back to the Planning and Zoning Commission for design review approval and potentially special use permit approval depending on the types of uses.

Council Member Biggs And I don't want to speak for you, Councilman Laraway, but I think that's probably what you're meaning. You know, that type of a design.

Council Member Laraway Or a design, a picture.

Council Member Biggs Yeah, an idea, yeah.

Council President Bruce Well, and it is...Like, I think what a Walmart's 4 acres, 5 acres, right? Is that neighborhood commercial? Something that size is that under the same...no?

Planning and Zoning Director Doug Hanson So this... for the record, Doug Hanson, Kuna Planning and Zoning. I don't... I can't tell you the specific acreage of all Walmart's, but generally something like a Walmart is what you would see in area commercial or service commercial C-2 or C-3. That's generally not a neighborhood commercial type, use a superstore.

Council President Bruce Okay, that's fine.

Economic Development Director Morgan Treasure Mayor, Council, if I may speak to this, we're getting a little bit into my wheelhouse, so I'm gonna pipe up. I think something that's important to consider as you're looking at this application and we're kind of getting here and beating around the bush on it, but just very specifically putting it out there. It is nearly impossible to market for commercial users without commercially entitled property. The process is a little bit different than a residential developer of the applications that you're used to looking at where the residential developer already has a stated interest in the ground when they bring the application forward to you. Commercial development rarely works that way. The commercial developers are usually developing property to operate a business. The real estate part of it is a necessary evil. It is not how they make their money. So, I think when we're talking about if our goal is to bring business and increase our commercial tax base, that having an inventory of available commercial property is critically important. And kind of, as Doug and Mark were speaking to, coming forward with that preliminary plat, especially on a property that's on a thoroughfare, the way this one is set up. There's the ability to shop it to a few different kinds of users, and having it more of a blank slate and allowing that first anchor tenant to come in and be the one that kind of sets the stage for how the rest of the out parcels will go around it is really how this type of property and that kind of property division makes most sense in standard commercial real estate development.

Council Member Laraway Thank you.

Mayor Stear Thank you.

Council Member Laraway Councilman McPherson, you brought up something that I didn't hear, but I wonder where we got it from. Are you saying that the Guido's are developing this property?

Council Member McPherson No, they developed the subdivision to the West 7.

Council Member Laraway Iron...

Council Member McPherson Iron Springs it is, yeah. Remember that, back whenever that was built.

Council Member Laraway Yeah.

Council President Bruce One second, Mr. Mayor, hold on.

Mayor Stear And then really, I mean, if you don't do this, it's because they might come back in a year...they still might come back in a year.

Council President Bruce Yeah.

Mayor Stear I mean, it's not...The Development Agreement gives us the more teeth beyond the annexation part, but, uh... and I think it's just going to keep coming and something is going to have to happen and based on, based on what we've looked at over the past several months anyway, this seems to fit better than anything we've had so far..

Council Member McPherson They did take all the high density...mumbo jumbo out...*[inaudible]*

Mayor Stear it's not high density, not high-density apartments, and that type of thing, so...

Council President Bruce and this adds commercial without the adjusting the 95-5, right?

Council Member McPherson May I ask Doug another question for clarification? You, during this process, they said that once this commercial is approved, the rest of the property goes into the University of Idaho endowment?

Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning and Zoning Staff. That's correct.

Council Member Laraway So, it is in there now?

Planning and Zoning Director Doug Hanson So, that that would probably be a better question to answer for the applicant as they are the ones who are specifically working on the endowment agreement.

Mayor Stear I think from what I understood from everything I read was that happens after they pass away, and then it's part of the... settlement of their estate.

Planning and Zoning Director Doug Hanson Yes, yes, that that is correct. Upon the settlement of the Guido estate, that is when the University of Idaho would take ownership of the land.

Council Member Laraway So, not to be the devil's advocate, but down the road, somebody could change their mind in the family, and that endowment land would go away and become whatever.

Planning and Zoning Director Doug Hanson For the record, Doug Hansen, Kuna Planning and Zoning, as the endowment lands are a subject covered within the staff report, and it will be in the FCO's and make its way into the Development Agreement should that land deviate from being

University of Idaho Endowment lands, a modification to the Development Agreement would be required to occur.

Council Member Laraway Okay, thank you.

Mayor Stear And was that not a 99-year deal?

Council Member Laraway 100 years.

Council Member McPherson 100.

Planning and Zoning Director Doug Hanson 100.

Council President Bruce Yeah, same thing.

Council Member Laraway If it goes into it.

Council President Bruce You got a motion? What do you think?

Council Member Biggs We've never had an agreement where we've had to come and re-evaluate, I guess... I don't know how, how binding... I mean, I'm just curious how binding it is? 'Cause it just seems like we can just... if they just come right before us, we could just tear it up and they're gonna do a new one... I don't... That's... I honestly don't know what the process is, but...

Planning and Zoning Director Doug Hanson: For the record, Doug Hanson, Kuna Planning and Zoning, are you referring to how binding a Development Agreement would be with this particular property, or?

Council Member Biggs Well, what would, what would... we were just talking about if they had to come back before us, how easy is it to... is one meeting they tear it up and we just write a new one?

Planning and Zoning Director Doug Hanson So, a Development Agreement modification would be required to go through the same channels that the creation of the initial Development Agreement would, so it would still need to come back forward before the Planning and Zo..., I'm sorry, before the City Council and a Public Hearing would need to be held.

Marc Bybee City Attorney As far as criteria, it's a... it's a contract, it's a... requires a meeting of the minds I guess, but what the basis of a contract is... and...I... the purpose of a Development Agreement, if you're unfamiliar with them, I...and the way I kind of explain them... uh, Simple layman's way is that it's like you're writing special law for this parcel. Um, some, some of them can be very particular in the special laws you might be writing for the parcel because it gets recorded against the property, someth... somebody that purchases or acquires a property that's subject to a Development Agreement this is something that's going to show up in their title reports, they are going to receive notice of the Development Agreement through that. Um, and so it's...it's conditions you are allowed to place on the development unique to the...or to the property unique to the property, and it runs with the land, it finds future owners, all those kinds of things so... how can... how easy it is it to amend? I guess it really comes down to how

willing the Council would be to change their mind from what they did in the original Development Agreement, because that's really what it comes down to. Have circumstances changed such that C-2 is no longer the right thing and does the City agree to this or are they... are they sticking to where they were at, has their position not changed. They'd have to persuade you that your position on what this should be, should change.

Council Member Biggs Thank you, Marc.

Mayor Stear Okay.

Council President Bruce I guess the short of it is, is it's... it's going to add the commercial without the residential, if they need to change it, they'll have to come back to us anyway. Um, and then when they pass away, it'll put the land, you know, the agricultural state... of what's the, the property across the street? Do you know... the Durrants? Is that...

Council Member McPherson They're to the... directly to the east, yes.

Council President Bruce What's that zoned? Is that Industrial?

Council Member Laraway Industrial

Council Member McPherson It's county Ag.

Council President Bruce County Ag...

[long pause]

Council President Bruce What do you want to do, guys? What do you think?

Mayor Stear I think it's going to keep coming back until we do something, and I think they've done everything to pacify the requests that were made the last time it was here... I think they've gone to a great deal of effort and expense to bring back something that we should... would be agreeable to, mainly so that they can get that endowment in, and that's been their main goal from the beginning, as near as I can tell so...

Council President Bruce And if you look at ACHD's plan, that's going to be a corridor anyway. You know, Ten Mile and we don't have to, you know, the commercial is going to add to the tax base that will offset some of the residential.

Council Member Laraway May I ask Doug another question?

Mayor Stear Yeah.

Council Member Laraway I'm just trying to work myself through this and I do it differently. If the totality of the property now, 27 acres being commercial and...

Council President Bruce 55.2.

Council Member Laraway 55 being Agricultural... my biggest concern about like this stuff is I know what's in front of me and that's the commercial. This other 55 acres has me worried. Do we

have to annex both pieces of property? Can we annex just the commercial? It's already split up and divided anyway.

Marc Bybee City Attorney So, in this application, no, you can't just annex only part of it. They've submitted an application for the entirety of it. And so, the applicant would have to be willing to modify their application significantly from what it is to actually be able to do that.

Council Member Laraway Okay.

Marc Bybee City Attorney So, you either approve or deny the application in front of you, you don't modify the application that has to be the applicant's decision because it's their property.

Council Member Laraway Thank you. Thank you.

Council President Bruce I think we've been heavy with residential lately, right? The impact on the schools, the taxes... I mean, this adds commercial to it. It's going to be a corridor... main corridor anyway in the future if they have to change it, they have to come back to us.

Mayor Stear Yep.

Council President Bruce Alright.

Council Member McPherson And, I mean, as reluctant as I am jump on board with this, you know, I think the Mayor is right. It's only been eight months since they were here last. We're just going to see it again and again and again.

Council President Bruce They're retired anyway.

Council Member McPherson Well, yeah.

Council President Bruce They're just sitting at home.

Council Member McPherson They're like John, have nothing better to do than bug me.

Council President Bruce Sitting at home bringing it back. Matt, do you have anything else?
Councilman Laraway?

Council Member Laraway Can't think of anything.

Council President Bruce Did anyone have a motion?

Marc Bybee City Attorney Just a quick point of order on your motions. Because of the nature of the application, if it's a motion to approve, it needs to be on all applications. If it's a motion to deny, it only needs to be on the annexation and that's because if you move to deny on annexation, you don't have jurisdiction on the other applications because they never, the land never came into the city.

Council President Bruce All right, I make a motion we approve Case #23-07-AN and 23-03-DA.

Mayor Stear Okay, do we have a second?

Council Member McPherson Very reluctantly, I will second that.

Council President Bruce I mean, if you don't, it dies and then we can just move the other direction. I was just trying to get a feel for everyone and trying to move this thing forward.

Council Member McPherson No, I...get it.

Council President Bruce You know, just a meeting, not the...

Council Member McPherson I mean we have the control later to not do a rezone on the C-2. I feel confident in what our staff and attorney have said about the legalities of them trying to change it without very in depth, you know...meetings and whatever. I...you know... like the Mayor continually said, it's going to come back if we, you know, and we have them in the Development Agreement, we have ironclad... but this is what's going to do. We don't know who's going to do, but we know what it's going to do. And it's commercial and it's not all the apartments and whatever right out the front door of Big D.

Council President Bruce Super high density.

Council Member McPherson I do like that, that was huge in my book anyway. Maybe not as much to the others, but...

Council President Bruce And I mean, I could go either direction.

Council Member McPherson Second stands.

Council President Bruce Okay.

Mayor Stear Okay, we have a motion and a second.

Council President Bruce Yes.

Council Member McPherson Yes.

Mayor Stear Alright, any further discussion? Nathan, I'm going to let you go and poll council.

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Nay.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Nay.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Aye.

City Clerk Nathan Stanley We have a split vote, Mayor.

Mayor Stear And I will vote aye. That motion carries.

(Timestamp 01:23:06)

Motion To: 23-07-AN and 23-03-DA

Motion By: Council President Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members McPherson, Bruce, Mayor Stear

Members Voting Nay: Council Members Laraway, Biggs

Members Absent: None

Approved Via: Roll Call Vote

3-2-0

3. Case No. 23-02-CPM (Comprehensive Plan Map Amendment) 5700 W Kuna Mora Road – Applicant requests Comprehensive Plan Map Amendment to update the future land use designation of 5700 W Kuna Mora Road (APN: S1532336300) from Agriculture to Industrial; Senction32, Township 2 North, Range 2 East. Subject site is to remain within Ada County. Doug Hanson, P&Z Director ACTION ITEM

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

(Timestamp 01:25:22)

Mayor Stear That takes us to Case number 23-02-CPM and 5700 W Kuna Mora. Doug Hanson.

Planning and Zoning Director Doug Hanson Mayor and Council, for the record, Doug Hansen, Kuna Planning and Zoning, 751 W. 4th St. Kuna. The applicant this evening requests a comprehensive plan, Future Land Use Map, or FLUM amendment in order to update the future land use designation for 5700 W Kuna Mora Road from Agriculture to Industrial. The subject site is located within unincorporated Ada County and will be remaining under their jurisdiction. However, as Ada County has adopted the City's area of City Impact Agreement and recognizes the City's Future Land Use Map as adopted on November 1st, 2022, they will not accept a development application from the applicant until a decision is rendered on this application from the Council. Due to the subject site proximity to the existing East Kuna Industrial Area and as the applicants request, has been found to be compliant with Kuna City Code Title 5 and Idaho Code 67-65 staff is in support of this amendment with that I will answer any questions you may have.

Mayor Stear Okay, questions for Doug? Alight, this is a public hearing. I didn't have anybody sign up to testify. Is there anybody who wishes to testify in this matter that didn't have a chance to sign in? All right, seeing none. question rightfully before Council.

Council Member Laraway I guess I do have one question.

Mayor Stear Alright.

Council Member Laraway Morgan, this is going to fall up underneath your Urban Renewal District. Yes? No?

Economic Development Director Morgan Treasure Councilman Laraway, this property, at this time, is ineligible for annexation into the City of Kuna because it doesn't have a continuous path. There are interested property owners and a couple of things going on out there that we might see it come forward into the City in the future, but that's not something that is available to this property owner at this time. When the applicant, Mr. Long, came to us, he needed some help to, so he could get going in the county.

Council Member Laraway I just realized what you were getting at.

Economic Development Director Morgan Treasure Yes.

Council Member Laraway Thank you.

Economic Development Director Morgan Treasure Are you good?

Council Member Laraway I'm good.

Economic Development Director Morgan Treasure Good.

Council Member Laraway It was right in front of me too.

Council President Bruce Anyone else have anything? So, we need to...

Council President Bruce I make a motion we close the public hearing 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 01:28:08)

Motion To: Close Public Hearing and Proceed to Deliberation

Motion By: Council President Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

Council President Bruce I make a motion that we approve Case #23-02-CPM.

Council Member Laraway Second.

Mayor Stear Motion is made and seconded for approval. Is there any further discussion? All those in favor say ‘aye.’

All Council Members Aye.

Mayor Stear Any opposed? Then that motion carries.

(Timestamp 01:28:24)

Motion To: Approve Case #23-02-CPM

Motion By: Council President Bruce

Seconded By: Council Member Laraway

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

8. Business Items:

(Timestamp 01:28:46)

A. Resolution R13-2024

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE PROCUREMENT POLICY; AND AUTHORIZING THE MAYOR TO SIGN SAID DOCUMENT. *[Pulled from Consent Agenda for Discussion]*

Mayor Stear Item 8A is R13-2024 that was not opening, and the link wasn't working. So, Jared, I'll let you go ahead and address that.

City Treasurer Jared Empey Good evening, Mayor and Council. So, before you, I have an update to the procurement policy that we originally passed. I believe it was in 2022. So, this procurement policy is used for essentially outlining what state code says are requirements for procurement. And it also outlines the requirements that we are to follow when we have federal grants available and when we're under single audit requirements and so this... for this update is just to reflect changes that were made by the Idaho Legislature during the last legislative season to just update the thresholds under purchases for services and personal property. So, with that, I'll stand for any questions.

Mayor Stear Okay, questions for Jared?

Council President Bruce When... actually I do...when was the, you know, the last time that the procurement policy was updated like the amounts, just all that it's not important, just the top of your head, do you know?

City Treasurer Jared Empey So before 2022, we didn't have a written procurement policy and so essentially in 2022, I believe that was the first time we had a written procurement policy.

Council President Bruce And you said we moved that to 8A?

Mayor Stear Yeah.

Council President Bruce Anything?

Council Member McPherson No.

Council President Bruce I make a motion that we approve resolution R13-2024.

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 Motion carries.

(Timestamp 01:30:57)

Motion To: Approve Resolution R13-2024

Motion By: Council President Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

9. Ordinances:

(Timestamp 01:31:22)

A. Consideration to approve Ordinance No. 2024-02 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: 5610 S TEN MILE ROAD OWNED BY MJV PROPERTIES, LLC, 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

Mayor Stear Consideration to approve Ordinance 2024-02. 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; 5610 S Tunnel Rd. owned by MJB Properties, LLC within an unincorporated area of Ada County, Idaho, and contiguous to the corporate limits of the City of Kuna into the City of Kuna, ID and establishing the zoning classifications of several property and directing the City Engineer and City Clerk and providing an effective date.

Council President Bruce I make a motion that we waive 3 readings of Ordinance 2024-02.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded to waive the three readings. Any further discussion? All those in favor say 'aye.'

All Council Members Aye.

(Timestamp 01:32:11)

Motion To: Waive 3 Readings of Ordinance 2024-02

Motion By: Council President Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

Council President Bruce I'll make a motion that we approve Ordinance 2024-02, as published.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded to approve the ordinance. Any further discussion? Nathan, would you poll the Council?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Aye.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Aye.

Mayor Stear And that motion carries.

(Timestamp 01:32:34)

Motion To: Approve Ordinance 2024-02

Motion By: Council President Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Roll Call Vote

4-0-0

B. Consideration to approve Ordinance No. 2024-03 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 PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NOS. S1234449550, AND S1234449600, OWNED BY HAZEL CREST, LLC, 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

(Timestamp 01:33:06)

Mayor Stear Consideration to approve Ordinance #2024-03. 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 properties, to wit, Ada County Assessor's parcel numbers S 123-444-9550 and S 123-444-9600. Owned by Lake Hazel Crest LLC, within unincorporated area of Ada County, Idaho, and contiguous to the corporate limits of the City of Kuna into the City of Kuna, ID and establishing the zoning classifications of said real property and directing the City Engineer and the City Clerk, and providing an effective date.

Council President Bruce I make a motion that we waive the three readings of ordinance 2024-03.

Council Member Laraway 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 01:34:03)

Motion To: Waive 3 Readings of Ordinance 2024-03

Motion By: Council President Bruce

Seconded By: Council Member Laraway

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via Voice Vote

4-0-0

Council President Bruce I make a motion that we approve Ordinance 2024-03, as published.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded. Is there any further discussion? Nathan, would you poll the Council?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Aye.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Aye.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Aye.

Mayor Stear And that motion carries.

(Timestamp 01:34:19)

Motion To: Approve Ordinance 2024-03

Motion By: Council President Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Roll Call Vote

4-0-0

10. Executive Session:

11. Mayor/Council Announcements:

(Timestamp 01:34:51)

Mayor Stear And that is all we've had on the agenda for this evening. I don't know how many of you saw the... You may be aware of the discussion with the school board, and their decision to not agree to the building contractors. Danielle had talked about that, so they're going to move forward with what they're doing and not be asked by anyone to quit showing up and commenting at meetings. So, I don't blame them for feeling that way, they basically they were asked not to come anymore, anyway.

Council Member Laraway By somebody at the school district?

Mayor Stear What's that?

Council Member Laraway By somebody at the school?

Mayor Stear The building contractor association have offered an agreement to the school district that they would help them run the bond for building new schools if the school district would agree to stop doing what they were doing. So, anyway they decided not to stop what they were doing, which I don't blame them for that was the update. The update legislature is in full swing, one that I think is probably going to go through is whenever you run for office, if no... if you run uncontested, generally you don't... your name doesn't have to be on the ballot. They're trying to run one where your name would be on the ballot. I don't think it affects the Declaration or any of that is just so that the public can view and see that that seat was open, nobody ran against it, it was uncontested and so the names on there. I think there's a lot of concern that people aren't seeing who actually sits in these seats. So, I actually have no problem with that, I think that's...if nothing else, you get to see your name on the ballot once in a while. If you really have opposition. Yeah, and lots of other little things going on some of them are a little strange and some of them are reasonable. So, I don't know. I'll keep sending them those updates as I get them through the Association of Idaho Cities and again, if you ever have any questions, you know, Council Member Bruce was sitting on those for a while. I don't know if you've had time lately...

Council President Bruce Yes, it's good information.

Mayor Stear Anyway, that's all I have. Does anybody else have anything?

Council Member McPherson Yeah, I'd like to say, you know, usually we give a lot of praise to PD and parks they've done a lot of great things. Keep us safe and whatever. And sometimes not as much praise goes to the other workings of the city and we have great P&Z staff and Morgan and Nancy, Jared, you know, we have great staff, they all need good praise. But today I'm going to go after Public Works. I was in class today for my private sector work and some of the sewer manager was there and an employee learning to be able to work on some of the center pivots and

stuff that we have out at the city farm and it was good to see that our guys are out furthering their education and now they'll be able to, you know, diagnose and fix problems in-house and not have to rely on a company to come out and cost the taxpayer with more money and it makes their job easier knowing what's the problem is they just go fix it and not the guy comes out and hits the switch on the bottom of the solenoid and it restarts and here's your \$500.00 bill for that, you know, it was really good. It was real informational class and I'm sure Travis and Josh got a lot out of it. And it's good to see employees getting further education and us allowing them to go do that is it. It works both ways. It's good for them and very beneficial for us and taxpayers, so. Good for them.

Council Member Laraway Oh, hey, Greg. I mean, we've been to a couple of committees with Paul and it's an education. I mean, you walk in there naive, and you start to learn all what they do and what they have to put forward to keep moving things and it's pretty impressive. Kudos to Paul.

Council President Bruce The Kuna firefighters are doing the leukemia stair climb again this year. They did raise funds at Latte Dah last week or... Yeah, the week before. Yeah, Friday. The event, it looks like it's March 10th. So, if you know anybody who's interested, I believe it's in Seattle, but. I'm a leukemia survivor, so it's always been important for me to support stuff like that, and our local firemen are doing it and pumping 65 stairs, 65 flights of stairs is.

Mayor Stear I have never been in any kind of shape to even think about 65 flights of stairs.

[Laughter]

Council President Bruce With all your gear on, yeah.

Mayor Stear I could fall down that many. But you know.

Council Member Laraway Or EMS carry.

Council President Bruce So, I just wanted to put that out there. They're all.

Mayor Stear Yeah, they train hard for that, so yeah, that's good.

Council Member Biggs Mr. Mayor I just wanted to say. Nancy, tomorrow I think is the is it the career fair?

Human Resources Director Nancy Stauffer It is.

Council Member Biggs Awesome. And Nancy did an awesome job that last year with all the kids and over at the high school. And I also wanted to say, you may not know him, but he's the VFW commander for Kuna and his wife Mary is a teacher at Reed Elementary. Anyway, they got in a really bad car accident this weekend over on Meridian Rd. and Deer Flat, I guess was where it was, and Mary has been in several surgeries. She's going to look like she's going to be Okay, but she has several broken ribs, punctured kidney, a couple other things. So, she's waiting for her next surgery. I keep getting the Facebook updates. That's all I can get.

Council President Bruce Put them on your prayer list.

Council Member Biggs Yeah. Definitely keep them in your thoughts if you can.

Council Member Laraway Flashing yellow.

Council Member Biggs I'm not sure. I don't know. Chief knows the details on that one.

Chief of Police Mike Fratusco *[Inaudible]*

Council President Bruce And thank you too for the Director's update.

Mayor Stear Yeah, we just that was a little late coming this time. We'll try and get those out a little early, but Zulema's coordinating that and...

Council President Bruce It's good to see everything that that each department's working on. So, thank you.

12. Adjournment:

(Timestamp 01:41:28)

Mayor Stear Yeah. So then, any questions on that, just let me know. We'll just keep it going. Alright, well that's all I have. So, thank you all very much and have a good rest of the month. Meeting is adjourned.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

Minutes prepared by Garrett Michaelson, Kuna City Clerk's Office
Date Approved: CCM 03.05.2024



City Council Public Hearing Sign-in Sheet February 20, 2024

Case No(s): 23-02-CPM (Comp Plan Map Amendment)
Case Name: 5700 W Kuna Mora Road

IN FAVOR	NEUTRAL	OPPOSITION
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <hr/> Name <hr/> Address <hr/> City, State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <hr/> Name <hr/> Address <hr/> City, State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <hr/> Name <hr/> Address <hr/> City, State, Zip
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CITY OF KUNA

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

SIGN-UP SHEET

February 20th, 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, particularly if your comments are covered by Idaho Code § 74-206(1), 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

Print Name

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City State, Zip

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CITY OF KUNA
 751 W 4th Street • Kuna, ID 83634
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City Council Public Hearing Sign-In Sheet
 February 20, 2024

Case No.: 23-07-AN (Annexation) & 23-03-DA (Development Agreement)

Case Name: Cottonwood Crossing

Please print your name below & indicate if you would like to Testify or NOT Testify regarding this item.

IN FAVOR	NEUTRAL	IN OPPOSITION
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name	<i>Scott Botterbaugh</i>
Address	Address	<i>3729 W. Columbia Rd</i>
City, State, ZIP	City, State, ZIP	<i>Meridian ID</i>
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	<i>Richard Durrant</i>
Address	Address	<i>5592 South Tenmile</i>
City, State, ZIP	City, State, ZIP	<i>Meridian ID 83647</i>
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP

IN FAVOR	NEUTRAL	IN OPPOSITION
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name	Name Sarah Butterbaugh
Address	Address	Address 3129 W Columbia Rd.
City, State, ZIP	City, State, ZIP	City, State, ZIP Meridian ID 83642
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name	Name Robert & Christie Kampak
Address	Address	Address 7624 S Old Farm
City, State, ZIP	City, State, ZIP	City, State, ZIP Meridian ID 83642
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name Chris Brown	Name
Address	Address 7670 S Old Farm	Address Marlow
City, State, ZIP	City, State, ZIP	City, State, ZIP
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City, State, ZIP	City, State, ZIP	City, State, ZIP

IN FAVOR	NEUTRAL	IN OPPOSITION
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify DANIELLE HORRAS	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
TRE PORTER City, State, ZIP	City, State, ZIP	City, State, ZIP
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Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 2/16/2024-2/29/2024

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Report Criteria:

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

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2M COMPANY, INC.												
1461	2M COMPANY, INC.	204029970-00	17583	<u>PARTS FOR THE SPLASH PAD, R.WARWICK, FEB.'24</u>	02/20/2024	142.50	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	2/24		
Total 204029970-00:						142.50	.00					
Total 2M COMPANY, INC.:						142.50	.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	18282		<u>SHOP RENT FOR MAR '24 - ADMIN</u>	02/28/2024	148.50	.00	01-6211 RENT-BUILDINGS & LAND	1004	2/24		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	18282		<u>SHOP RENT FOR MAR '24 - WATER</u>	02/28/2024	126.00	.00	20-6211 RENT-BUILDINGS & LAND	0	2/24		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	18282		<u>SHOP RENT FOR MAR '24 - SEWER</u>	02/28/2024	121.50	.00	21-6211 RENT - BUILDINGS & LAND	0	2/24		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	18282		<u>SHOP RENT FOR MAR '24 - P.I.</u>	02/28/2024	54.00	.00	25-6211 RENT - BUILDINGS & LAND	0	2/24		
Total 18282:						450.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
ADA COUNTY PROSECUTING ATTORNE												
176	ADA COUNTY PROSECUTING ATTORNE	02212024CPA		<u>PROSECUTORIAL SERVICES FOR MARCH 2024</u>	02/21/2024	5,434.38	.00	01-6203 PROSECUTORIAL SERVICES	0	2/24		
Total 02212024CPA:						5,434.38	.00					
Total ADA COUNTY PROSECUTING ATTORNE:						5,434.38	.00					

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 2/16/2024-2/29/2024

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
AIR FILTER SUPERSTORE WHOLESale LLC												
1876	AIR FILTER SUPERSTORE WHOLESale LLC	INV106744	17570	<u>AIR FILTERS FOR POLICE STATION, S. HOWELL, FEB. '24</u>	02/15/2024	44.40	44.40	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	2/24	02/23/2024	
Total INV106744:						44.40	44.40					
Total AIR FILTER SUPERSTORE WHOLESale LLC:						44.40	44.40					
ALLIANCE MEDICAL GROUP LLC												
2072	ALLIANCE MEDICAL GROUP LLC	8773-021924		<u>NEW EMPLOYEE DRUG SCREEN, L. TORRES, FEB. 24-ADMIN</u>	02/22/2024	23.75	23.75	<u>01-5950 TEAM BUILDING, ONBOARDING</u>	0	2/24	02/23/2024	
2072	ALLIANCE MEDICAL GROUP LLC	8773-021924		<u>NEW EMPLOYEE DRUG SCREEN, L. TORRES, FEB. 24-WATER</u>	02/22/2024	.50	.50	<u>20-5950 TEAM BUILDING, ONBOARDING</u>	0	2/24	02/23/2024	
2072	ALLIANCE MEDICAL GROUP LLC	8773-021924		<u>NEW EMPLOYEE DRUG SCREEN, L. TORRES, FEB. 24-SEWER</u>	02/22/2024	.50	.50	<u>21-5950 TEAM BUILDING, ONBOARDING</u>	0	2/24	02/23/2024	
2072	ALLIANCE MEDICAL GROUP LLC	8773-021924		<u>NEW EMPLOYEE DRUG SCREEN, L. TORRES, FEB. 24-PI</u>	02/22/2024	.25	.25	<u>25-5950 TEAM BUILDING, ONBOARDING</u>	0	2/24	02/23/2024	
Total 8773-021924:						25.00	25.00					
Total ALLIANCE MEDICAL GROUP LLC:						25.00	25.00					
ASSN OF IDAHO PUBLIC WORKS PROFESSIONAL												
2120	ASSN OF IDAHO PUBLIC WORKS PROFESSIONAL	2024-105		<u>ANNUAL MEMBERSHIP DUES 2024, P. STEVENS, FEB. 24-WATER</u>	02/12/2024	16.80	16.80	<u>20-6075 DUES & MEMBERSHIPS</u>	0	2/24	02/23/2024	
2120	ASSN OF IDAHO PUBLIC WORKS PROFESSIONAL	2024-105		<u>ANNUAL MEMBERSHIP DUES 2024, P. STEVENS, FEB. 24-SEWER</u>	02/12/2024	16.80	16.80	<u>21-6075 DUES & MEMBERSHIPS</u>	0	2/24	02/23/2024	
2120	ASSN OF IDAHO PUBLIC WORKS PROFESSIONAL	2024-105		<u>ANNUAL MEMBERSHIP DUES 2024, P. STEVENS, FEB. 24-PI</u>	02/12/2024	6.40	6.40	<u>25-6075 DUES & MEMBERSHIPS EXPENSE</u>	0	2/24	02/23/2024	

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 2/16/2024-2/29/2024

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 2024-105:						40.00	40.00					
Total ASSN OF IDAHO PUBLIC WORKS PROFESSIONAL:						40.00	40.00					
BARGREEN ELLINGSON INC												
2274	BARGREEN ELLINGSON INC	011333518	17377	<u>ICE MAKER FOR PARKS SHOP, A. BILLINGS, JAN. '24</u>	02/19/2024	5,175.00	5,175.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1323	2/24	02/23/2024	
Total 011333518:						5,175.00	5,175.00					
Total BARGREEN ELLINGSON INC:						5,175.00	5,175.00					
CENTURYLINK												
62	CENTURYLINK	333971613020		<u>DEDICATED LANDLINE TO SCADA, 02/07-03/06/2024 - WATER</u>	02/07/2024	27.33	27.33	<u>20-6255 TELEPHONE EXPENSE</u>	0	2/24	02/23/2024	
62	CENTURYLINK	333971613020		<u>DEDICATED LANDLINE TO SCADA, 02/07-03/06/2024 - SEWER</u>	02/07/2024	27.33	27.33	<u>21-6255 TELEPHONE EXPENSE</u>	0	2/24	02/23/2024	
62	CENTURYLINK	333971613020		<u>DEDICATED LANDLINE TO SCADA, 02/07-03/06/2024 - P.I.</u>	02/07/2024	10.40	10.40	<u>25-6255 TELEPHONE EXPENSE</u>	0	2/24	02/23/2024	
Total 33397161302072024:						65.06	65.06					
Total CENTURYLINK:						65.06	65.06					
COASTLINE EQUIPMENT COMPANY												
1788	COASTLINE EQUIPMENT COMPANY	1102803		<u>RENTAL JOHN DEERE 544 G-TIER WHEEL LOADER FOR MOVING LANDSCAPE PRODUCT AT PARKS SHOP, B. WITHROW, FEB '24</u>	02/14/2024	5,191.73	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	2/24		
Total 1102803:						5,191.73	.00					
1788	COASTLINE EQUIPMENT COMPANY	1104062	17591	<u>PIN, WASHER & COTTER FOR PARK'S BACK HOE, C. REGLI, FEB. '24</u>	02/21/2024	283.13	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	2/24		

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Total 1104062:						283.13	.00					
Total COASTLINE EQUIPMENT COMPANY:						5,474.86	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	U261815		<u>ANTENNA AND 2" METER GASKET & BOLT KIT, D. HAWKINS, FEB '24</u>	02/09/2024	398.20	.00	20-6150 M & R - SYSTEM	0	2/24		
Total U261815:						398.20	.00					
Total CORE & MAIN LP:						398.20	.00					
D & B SUPPLY												
75	D & B SUPPLY	0066	17565	<u>PRESSURE GAUGE, LIQUID FILLED GAUGE AND SHOVEL FOR THE FARM, R.HENZE, FEB.'24</u>	02/14/2024	62.97	.00	21-6175 SMALL TOOLS	0	2/24		
Total 0066:						62.97	.00					
75	D & B SUPPLY	1606	17613	<u>STEEL FOR BACKSTOPS AT ZAMZOWS PARK, B. VILLANUEVA, FEB. '24</u>	02/23/2024	33.98	.00	50-6045 CONTINGENCY	1335	2/24		
Total 1606:						33.98	.00					
75	D & B SUPPLY	1743	17609	<u>WORK BOOTS, R.JONES, FEB.'24 - WATER</u>	02/23/2024	179.99	.00	20-6285 UNIFORMS EXPENSE	0	2/24		
75	D & B SUPPLY	1743	17609	<u>WORK BOOTS, R.JONES, FEB.'24 - P.I</u>	02/23/2024	45.00	.00	25-6285 UNIFORMS EXPENSE	0	2/24		
Total 1743:						224.99	.00					
75	D & B SUPPLY	1780	17619	<u>PUMP AND SPRAY NOZZLE FOR SPRAY RIG, A.GODDWIN, FEB.'24</u>	02/23/2024	121.98	.00	01-6175 SMALL TOOLS	1004	2/24		

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Total 1780:						121.98	.00					
75	D & B SUPPLY	1806	17621	<u>EXTENSION CORD FOR PARKS SHOP ICE MAKER, R. HENZE, FEB. '24</u>	02/23/2024	15.99	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	2/24		
Total 1806:						15.99	.00					
75	D & B SUPPLY	2139	17624	<u>WELDING SUPPLIES FOR DUGOUTS AT ZAMZOWS PARKS, FEB. '24</u>	02/26/2024	91.96	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	2/24		
75	D & B SUPPLY	2139	17624	<u>REPLACEMENT SWEATSHIRT FOR S. CAHILL, FEB. '24</u>	02/26/2024	64.99	.00	<u>01-6285 UNIFORMS</u>	1004	2/24		
Total 2139:						156.95	.00					
75	D & B SUPPLY	2297	17639	<u>2 LEVELS, J.PEREZ, FEB.'24</u>	02/27/2024	25.98	.00	<u>01-6175 SMALL TOOLS</u>	1004	2/24		
Total 2297:						25.98	.00					
75	D & B SUPPLY	3521	17634	<u>BAND SAW BLADES, OIL AND DRILL BITS, TO BUILD DUG OUTS AT ZAMZOWS PARK, J. PEREZ, FEB. 24</u>	02/26/2024	125.92	.00	<u>01-6175 SMALL TOOLS</u>	1004	2/24		
Total 3521:						125.92	.00					
75	D & B SUPPLY	7078	17597	<u>BOLT AND FASTENERS TO FIX TRAILER FOR PUBLIC WORKS, J. DURHAM, FEB '24 - WATER</u>	02/21/2024	9.02	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	2/24		
75	D & B SUPPLY	7078	17597	<u>BOLT AND FASTENERS TO FIX TRAILER FOR PUBLIC WORKS, J. DURHAM, FEB '24 - SEWER</u>	02/21/2024	9.02	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	2/24		
75	D & B SUPPLY	7078	17597	<u>BOLT AND FASTENERS TO FIX TRAILER FOR PUBLIC WORKS, J. DURHAM, FEB '24 - P.I.</u>	02/21/2024	3.43	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	2/24		

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Total 7078:						21.47	.00					
75	D & B SUPPLY	7265	17606	2 1 GALLON HAND PUMP SPRAYERS AND PROPANE REFILL, D. ABBOTT, FEB. '24	02/22/2024	60.30	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	2/24		
Total 7265:						60.30	.00					
75	D & B SUPPLY	767	17577	PIPE FITTINGS FOR SPLASH PAD, R. HENZE, FEB. '24	02/16/2024	51.26	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	2/24		
Total 767:						51.26	.00					
Total D & B SUPPLY:						901.79	.00					
DENNIS DILLON RV LLC												
844	DENNIS DILLON RV LLC	7032413	17548	OIL CHANGE SUPPLIES FOR SEWER NEW SIDE BY SIDE, J. DURHAM, FEB '24	02/12/2024	125.94	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/24		
Total 7032413:						125.94	.00					
Total DENNIS DILLON RV LLC:						125.94	.00					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-30245226	17567	4 BARRELS OF POLY. M. NADEAUN, FEB. '24	02/16/2024	3,680.00	.00	21-6151 M & R - PROCESS CHEMICALS	0	2/24		
Total IN-30245226:						3,680.00	.00					
Total DUBOIS CHEMICALS INC:						3,680.00	.00					
DYNA PARTS LLC												
2115	DYNA PARTS LLC	292856	17561	OIL AND AIR FILTER FOR UTILITY LOCATE VEHILCLE, D. WESTERMAN, FEB.'24- WATER	02/14/2024	99.64	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/24		

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2115	DYNA PARTS LLC	292856	17561	<u>OIL AND AIR FILTER FOR UTILITY LOCATE VEHILCLE, D. WESTERMAN, FEB.'24- SEWER</u>	02/14/2024	99.64	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	2/24		
2115	DYNA PARTS LLC	292856	17561	<u>OIL AND AIR FILTER FOR UTILITY LOCATE VEHILCLE, D. WESTERMAN, FEB.'24- P.I</u>	02/14/2024	37.95	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	2/24		
2115	DYNA PARTS LLC	292856		<u>ONE CORE DEPOSIT, FEB. 24- WATER</u>	02/14/2024	9.07	.00	<u>20-6097 DEPOSITS ON ACCOUNT</u>	0	2/24		
2115	DYNA PARTS LLC	292856		<u>ONE CORE DEPOSIT, FEB. 24- SEWER</u>	02/14/2024	9.07	.00	<u>21-6097 DEPOSITS ON ACCOUNT</u>	0	2/24		
2115	DYNA PARTS LLC	292856		<u>ONE CORE DEPOSIT, FEB. 24- P.I</u>	02/14/2024	3.46	.00	<u>25-6097 DEPOSITS ON ACCOUNT</u>	0	2/24		
Total 292856:						258.83	.00					
2115	DYNA PARTS LLC	292877	17564	<u>FUEL LINE AND FILTER FOR A COMPACTOR, S.CAHILL, FEB.'24</u>	02/14/2024	21.62	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	2/24		
Total 292877:						21.62	.00					
2115	DYNA PARTS LLC	292972	17575	<u>2 OIL FILTERS FOR FLEET, J. DURHAM, FEB. 24- ADMIN</u>	02/16/2024	5.33	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	2/24		
2115	DYNA PARTS LLC	292972	17575	<u>2 OIL FILTERS FOR FLEET, J. DURHAM, FEB. 24- WATER</u>	02/16/2024	2.13	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	2/24		
2115	DYNA PARTS LLC	292972	17575	<u>2 OIL FILTERS FOR FLEET, J. DURHAM, FEB. 24- SEWER</u>	02/16/2024	2.13	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	2/24		
2115	DYNA PARTS LLC	292972	17575	<u>2 OIL FILTERS FOR FLEET, J. DURHAM, FEB. 24- P.I</u>	02/16/2024	1.07	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	2/24		
Total 292972:						10.66	.00					

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2115	DYNA PARTS LLC	293008	17581	<u>OIL AND OIL FILTERS FOR PARKS EQUIPMENT - J.DURHAM, FEB.'24</u>	02/16/2024	258.67	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	2/24		
Total 293008:						258.67	.00					
2115	DYNA PARTS LLC	293126	17584	<u>RADIATOR CAP FOR PARKS MOWER, J. DURHAM, FEB '24</u>	02/20/2024	7.59	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	2/24		
Total 293126:						7.59	.00					
2115	DYNA PARTS LLC	293199	17590	<u>GEAR OIL, FUEL AND OIL FILTERS FOR PARKS MOWER, J. DURHAM, FEB. 24</u>	02/21/2024	67.00	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	2/24		
Total 293199:						67.00	.00					
2115	DYNA PARTS LLC	293269	17599	<u>HYDRAULIC OIL FOR PARKS MOWER, J. DURHAM, FEB. '24</u>	02/22/2024	41.97	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	2/24		
Total 293269:						41.97	.00					
2115	DYNA PARTS LLC	293535	17635	<u>SPARK PLUGS FOR FLEET EQUIPMENT INVENTORY, J. DURHAM, FEB. 24- ADMIN</u>	02/27/2024	26.70	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	2/24		
2115	DYNA PARTS LLC	293535	17635	<u>SPARK PLUGS FOR FLEET EQUIPMENT INVENTORY, J. DURHAM, FEB. 24- WATER</u>	02/27/2024	10.68	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	2/24		
2115	DYNA PARTS LLC	293535	17635	<u>SPARK PLUGS FOR FLEET EQUIPMENT INVENTORY, J. DURHAM, FEB. 24- SEWER</u>	02/27/2024	10.68	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	2/24		
2115	DYNA PARTS LLC	293535	17635	<u>SPARK PLUGS FOR FLEET EQUIPMENT INVENTORY, J. DURHAM, FEB. 24- P.I</u>	02/27/2024	5.34	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	2/24		

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Total 293535:						53.40	.00					
Total DYNA PARTS LLC:						719.74	.00					
ED STAUB & SONS PETROLEUM, INC												
1731	ED STAUB & SONS PETROLEUM, INC	10379961		<u>175.80 PROPANE DELIVERED TO 475 SHORTLINE RD - ADMIN</u>	02/20/2024	176.54	176.54	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	2/24	02/23/2024	
1731	ED STAUB & SONS PETROLEUM, INC	10379961		<u>175.80 PROPANE DELIVERED TO 475 SHORTLINE RD - WATER</u>	02/20/2024	70.61	70.61	<u>20-6150 M & R - SYSTEM</u>	0	2/24	02/23/2024	
1731	ED STAUB & SONS PETROLEUM, INC	10379961		<u>175.80 PROPANE DELIVERED TO 475 SHORTLINE RD - SEWER</u>	02/20/2024	70.61	70.61	<u>21-6150 M & R - SYSTEM</u>	0	2/24	02/23/2024	
1731	ED STAUB & SONS PETROLEUM, INC	10379961		<u>175.80 PROPANE DELIVERED TO 475 SHORTLINE RD - P.I.</u>	02/20/2024	35.31	35.31	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	2/24	02/23/2024	
Total 10379961:						353.07	353.07					
1731	ED STAUB & SONS PETROLEUM, INC	10425954		<u>52.00 PROPANE DELIVERED TO 201 AVE A, PARKS, FEB '24</u>	02/19/2024	104.44	104.44	<u>01-6290 UTILITIES</u>	1004	2/24	02/23/2024	
Total 10425954:						104.44	104.44					
Total ED STAUB & SONS PETROLEUM, INC:						457.51	457.51					
FATBEAM LLC												
1831	FATBEAM LLC	42374		<u>MONTHLY RECURRING CHARGE FOR INTERNET SERVICE, MAR '24 - ADMIN</u>	03/01/2024	95.00	.00	<u>01-6052 CONTRACT SERVICES</u>	0	2/24		
1831	FATBEAM LLC	42374		<u>MONTHLY RECURRING CHARGE FOR INTERNET SERVICE, MAR '24 - WATER</u>	03/01/2024	65.00	.00	<u>20-6052 CONTRACT SERVICES</u>	0	2/24		
1831	FATBEAM LLC	42374		<u>MONTHLY RECURRING CHARGE FOR INTERNET SERVICE, MAR '24 - SEWER</u>	03/01/2024	65.00	.00	<u>21-6052 CONTRACT SERVICES</u>	0	2/24		

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1831	FATBEAM LLC	42374		<u>MONTHLY RECURRING CHARGE FOR INTERNET SERVICE, MAR '24 - P.I.</u>	03/01/2024	25.00	.00	<u>25-6052 CONTRACT SERVICES</u>	0	2/24		
Total 42374:						250.00	.00					
Total FATBEAM LLC:						250.00	.00					
FREUND PROPERTIES LLC												
2014	FREUND PROPERTIES LLC	8270		<u>ADOBE ACROBAT PRO FOR SAM FEIST, G.I.S, FEB '24 - WATER</u>	02/21/2024	76.89	.00	<u>20-6075 DUES & MEMBERSHIPS</u>	0	2/24		
2014	FREUND PROPERTIES LLC	8270		<u>ADOBE ACROBAT PRO FOR SAM FEIST, G.I.S, FEB '24 - SEWER</u>	02/21/2024	76.89	.00	<u>21-6075 DUES & MEMBERSHIPS</u>	0	2/24		
2014	FREUND PROPERTIES LLC	8270		<u>ADOBE ACROBAT PRO FOR SAM FEIST, G.I.S, FEB '24 - P.I.</u>	02/21/2024	29.28	.00	<u>25-6075 DUES & MEMBERSHIPS EXPENSE</u>	0	2/24		
2014	FREUND PROPERTIES LLC	8270		<u>ADOBE ACROBAT PRO FOR TOPACIO IRISH, P & Z, FEB '24 - WATER</u>	02/21/2024	8.24	.00	<u>20-6075 DUES & MEMBERSHIPS</u>	0	2/24		
2014	FREUND PROPERTIES LLC	8270		<u>ADOBE ACROBAT PRO FOR TOPACIO IRISH, P & Z, FEB '24 - SEWER</u>	02/21/2024	8.24	.00	<u>21-6075 DUES & MEMBERSHIPS</u>	0	2/24		
2014	FREUND PROPERTIES LLC	8270		<u>ADOBE ACROBAT PRO FOR TOPACIO IRISH, P & Z, FEB '24 - P.I.</u>	02/21/2024	1.83	.00	<u>25-6075 DUES & MEMBERSHIPS EXPENSE</u>	0	2/24		
2014	FREUND PROPERTIES LLC	8270		<u>ADOBE ACROBAT PRO FOR TOPACIO IRISH, P & Z, FEB '24 - ADMIN</u>	02/21/2024	164.75	.00	<u>01-6075 DUES & MEMBERSHIPS</u>	1003	2/24		
Total 8270:						366.12	.00					
Total FREUND PROPERTIES LLC:						366.12	.00					
GRANITE EXCAVATION INC												
1907	GRANITE EXCAVATION INC	27868	17589	<u>HYDRANT REPAIR LINDER & BOISE STREET, FEB '24</u>	02/20/2024	1,731.01	.00	<u>20-6150 M & R - SYSTEM</u>	0	2/24		

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Total 27868:						1,731.01	.00					
Total GRANITE EXCAVATION INC:						1,731.01	.00					
HDR ENGINEERING INC												
1646	HDR ENGINEERING INC	1200594941		<u>PROFESSIONAL SERVICES FROM 12/31/23-01/27/24, WATER SYSTEM MASTER PLAN, D. CROSSLEY, FEB '24</u>	02/08/2024	6,958.80	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	2/24		
Total 1200594941:						6,958.80	.00					
Total HDR ENGINEERING INC:						6,958.80	.00					
HOLLADAY ENGINEERING CO												
1990	HOLLADAY ENGINEERING CO	49699		<u>PROFESSIONAL SERVICES THROUGH 12/31/23, PEREGRINE PROJECT, KU22-0309</u>	01/08/2024	7,043.54	.00	<u>01-6052 CONTRACT SERVICES</u>	1005	2/24		
Total 49699:						7,043.54	.00					
1990	HOLLADAY ENGINEERING CO	49700		<u>ELECTRICAL SERVICES THROUGH 12/31/23, KUNA WELL #12, KU22-0402</u>	01/08/2024	2,121.25	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	2/24		
Total 49700:						2,121.25	.00					
1990	HOLLADAY ENGINEERING CO	49701		<u>PROFESSIONAL SERVICES THROUGH 12/31/23, WELL #6 CONSTRUCTION PHASE, KU22-0416</u>	01/08/2024	4,708.76	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	2/24		
Total 49701:						4,708.76	.00					
1990	HOLLADAY ENGINEERING CO	49702		<u>PROFESSIONAL SERVICES THROUGH 12/31/23, LAGOON #8, KU23-0379</u>	01/08/2024	1,250.00	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	0	2/24		

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Total 49702:						1,250.00	.00					
Total HOLLADAY ENGINEERING CO:						15,123.55	.00					
IDAHO HUMANE SOCIETY												
833	IDAHO HUMANE SOCIETY	03012024IHSK		<u>ANIMAL CONTROL CONTRACT SERVICES FOR MARCH '24</u>	03/01/2024	12,803.00	.00	<u>01-6005 ANIMAL CONTROL SERVICES</u>	0	2/24		
Total 03012024IHSKUNA:						12,803.00	.00					
Total IDAHO HUMANE SOCIETY:						12,803.00	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	02142024IP		<u>ELECTRIC SERVICE 01/12-02/12/24 - STREET LIGHTS</u>	02/14/2024	2,009.74	2,009.74	<u>01-6290 UTILITIES</u>	1002	2/24	02/23/2024	
Total 02142024IP:						2,009.74	2,009.74					
Total IDAHO POWER CO:						2,009.74	2,009.74					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	42397	17464	<u>AD #477529, LEGAL NOTICE, 23-01-OA, ORDINANCE AMENDMENT, D. HANSON, FEB. '24</u>	02/14/2024	63.82	63.82	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	2/24	02/23/2024	
Total 42397:						63.82	63.82					
1802	IDAHO PRESS TRIBUNE, LLC	42446	17544	<u>AD #480448, ORDINANCE 2024-01, 5200 S BLACK CAT ROAD - MUNICIPAL ANNEXATION AND ZONING, N. STANLEY, FEB. '24</u>	02/16/2024	850.08	850.08	<u>01-6125 LEGAL PUBLICATIONS</u>	0	2/24	02/23/2024	
Total 42446:						850.08	850.08					
1802	IDAHO PRESS TRIBUNE, LLC	42447	17557	<u>AD #480807, LEGAL NOTICE, URA-2023 REPORT, J. HALL, FEB '24</u>	02/16/2024	47.74	47.74	<u>52-6287 GENERAL AND ADMIN</u>	0	2/24	02/23/2024	

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Total 42447:						47.74	47.74					
1802	IDAHO PRESS TRIBUNE, LLC	42634	17566	<u>AD#481359, LEGAL NOTICE, BOC MEETING, N. STANLEY, FEB '24</u>	02/23/2024	55.54	.00	01-6125 LEGAL PUBLICATIONS	0	2/24		
Total 42634:						55.54	.00					
Total IDAHO PRESS TRIBUNE, LLC:						1,017.18	961.64					
IDAHO STATE POLICE												
1509	IDAHO STATE POLICE	02142024IDSP		<u>BACKGROUND CHECKS, S. HARMON, S24059061, JAN '24</u>	02/14/2024	33.25	.00	21-5950 TEAM BUILDING, ONBOARDING	0	2/24		
Total 02142024IDSPA:						33.25	.00					
1509	IDAHO STATE POLICE	02142024IDSP		<u>BACKGROUND CHECKS, J. DAVIDSON, S24052701, DEC '23</u>	02/14/2024	10.00	.00	21-5950 TEAM BUILDING, ONBOARDING	0	2/24		
Total 02142024IDSPB:						10.00	.00					
Total IDAHO STATE POLICE:						43.25	.00					
IDAHO TOOL & EQUIPMENT, INC.												
1667	IDAHO TOOL & EQUIPMENT, INC.	2402-065606	17601	<u>COOLING FLUID FOR THE BANDSAW & DRILL BITS, C. REGLI, FEB '24</u>	02/22/2024	252.50	.00	01-6175 SMALL TOOLS	1004	2/24		
Total 2402-065606:						252.50	.00					
Total IDAHO TOOL & EQUIPMENT, INC.:						252.50	.00					
IRMINGER CONSTRUCTION												
188	IRMINGER CONSTRUCTION	01232024IC		<u>KUNA WELL #6 CONSTRUCTION, 12/01/23-01/31/24, D. CROSSLEY, DEC '23</u>	01/23/2024	91,742.63	.00	20-6020 CAPITAL IMPROVEMENTS	0	2/24		

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Total 01232024IC:						91,742.63	.00					
Total IRMINGER CONSTRUCTION:						91,742.63	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	02152024-022		<u>SANITATION RECEIPT TRANSFER, 02/15-02/22/2024</u>	02/23/2024	105,424.35	105,424.35	26-7000 SOLID WASTE SERVICE FEES	0	2/24	02/23/2024	
230	J & M SANITATION, INC.	02152024-022		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 02/15-02/22/2024</u>	02/23/2024	-10,415.93	-10,415.93	01-4170 FRANCHISE FEES	0	2/24	02/23/2024	
Total 02152024-02222024:						95,008.42	95,008.42					
Total J & M SANITATION, INC.:						95,008.42	95,008.42					
JMAC MATERIALS BOISE LLC												
2127	JMAC MATERIALS BOISE LLC	12398		<u>POURED COLUMNS AT PARKS SHOP PARKING LOT LIGHT POSTS, B. WITHROW, FEB '24</u>	02/15/2024	900.00	.00	40-6020 CAPITAL IMPROVEMENTS	1324	2/24		
Total 12398:						900.00	.00					
Total JMAC MATERIALS BOISE LLC:						900.00	.00					
JONATHAN STRICKLAND												
1976	JONATHAN STRICKLAND	1639		<u>MONTHLY JANITORIAL SERVICES, CITY HALL, MARCH '24- ADMIN</u>	03/01/2024	276.64	.00	01-6025 JANITORIAL	0	2/24		
1976	JONATHAN STRICKLAND	1639		<u>MONTHLY JANITORIAL SERVICES, CITY HALL, MARCH '24- WATER</u>	03/01/2024	189.28	.00	20-6025 JANITORIAL	0	2/24		
1976	JONATHAN STRICKLAND	1639		<u>MONTHLY JANITORIAL SERVICES, CITY HALL, MARCH '24- SEWER</u>	03/01/2024	189.28	.00	21-6025 JANITORIAL	0	2/24		
1976	JONATHAN STRICKLAND	1639		<u>MONTHLY JANITORIAL SERVICES, CITY HALL, MARCH '24- P.I</u>	03/01/2024	72.80	.00	25-6025 JANITORIAL	0	2/24		

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Total 1639:						728.00	.00					
1976	JONATHAN STRICKLAND	1640		<u>MONTHLY JANITORIAL SERVICES, SENIOR CENTER, MARCH '24</u>	03/01/2024	446.00	.00	<u>01-6025 JANITORIAL</u>	1001	2/24		
Total 1640:						446.00	.00					
1976	JONATHAN STRICKLAND	1641		<u>MONTHLY JANITORIAL SERVICE, TREATMENT PLANT, MARCH '24- WATER</u>	03/01/2024	193.20	.00	<u>20-6025 JANITORIAL</u>	0	2/24		
1976	JONATHAN STRICKLAND	1641		<u>MONTHLY JANITORIAL SERVICE, TREATMENT PLANT, MARCH '24- SEWER</u>	03/01/2024	193.20	.00	<u>21-6025 JANITORIAL</u>	0	2/24		
1976	JONATHAN STRICKLAND	1641		<u>MONTHLY JANITORIAL SERVICE, TREATMENT PLANT, MARCH '24- P.I</u>	03/01/2024	73.60	.00	<u>25-6025 JANITORIAL</u>	0	2/24		
Total 1641:						460.00	.00					
1976	JONATHAN STRICKLAND	1642		<u>MONTHLY JANITORIAL SERVICE, PARKS SHOP, MARCH '24</u>	03/01/2024	225.00	.00	<u>01-6025 JANITORIAL</u>	1004	2/24		
Total 1642:						225.00	.00					
Total JONATHAN STRICKLAND:						1,859.00	.00					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0170150		<u>PROFESSIONAL SERVICES FROM 01/01-02/03/24. ARPA GRANT ADMIN - WATER</u>	02/15/2024	387.50	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	2/24		
1236	J-U-B ENGINEERS, INC.	0170150		<u>PROFESSIONAL SERVICES FROM 01/01-02/03/24. ARPA GRANT ADMIN - SEWER</u>	02/15/2024	387.50	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	2/24		

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Total 0170150:						775.00	.00					
1236	J-U-B ENGINEERS, INC.	0170435		<u>PROFESSIONAL SERVICES FROM 01/01-02/03/24, RAILROAD OVERPASS PLANNING STUDY</u>	02/15/2024	10,028.40	.00	<u>01-6045 CONTINGENCY</u>	0	2/24		
Total 0170435:						10,028.40	.00					
Total J-U-B ENGINEERS, INC.:						10,803.40	.00					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	0240113		<u>PROFESSIONAL SERVICES FROM 12/31/23-01/27/2024 - KUNA RV DUMP STATION, FINAL INVOICE</u>	02/15/2024	1,000.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	0	2/24		
Total 0240113:						1,000.00	.00					
429	KELLER ASSOCIATES, INC.	0240117		<u>PROFESSIONAL SERVICES FROM 12/31/23-01/27/2024 - PATAGONIA PARK PHASE II</u>	02/15/2024	1,000.00	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1312	2/24		
Total 0240117:						1,000.00	.00					
429	KELLER ASSOCIATES, INC.	0240121		<u>PROFESSIONAL SERVICES FROM 12/31/23-01/27/2024 - KUNA- AVALON & KAY TRAFFIC SIGNAL</u>	02/15/2024	3,000.00	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1010	2/24		
Total 0240121:						3,000.00	.00					
Total KELLER ASSOCIATES, INC.:						5,000.00	.00					
KM ENGINEERING LLP												
2174	KM ENGINEERING LLP	22-219-09		<u>MASON CREEK SEWER PHASE 1, PROJECT 22-219, INVOICE CUTOFF DATE 02/10/2024</u>	02/19/2024	930.00	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	0	2/24		

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Total 22-219-09:						930.00	.00					
Total KM ENGINEERING LLP:						930.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A140695	17545	<u>2 SPLIT LOOMS AND SILICONE REPAIR TAPE FOR STREET LIGHT REPAIRS, S. HOWELL, FEB '24</u>	02/12/2024	20.28	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1002	2/24		
Total A140695:						20.28	.00					
499	KUNA LUMBER	A140712	17559	<u>REBAR WIRE FOR LIGHTS AT PARKS SHOP, B. BAUER, FEB. '24</u>	02/13/2024	13.49	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1323	2/24		
Total A140712:						13.49	.00					
499	KUNA LUMBER	A140727	17563	<u>SINKERS, LAG BOLTS AND CONCRETE DRILL BITS FOR THE SEWER FARM, J. BOSTON, FEB. '24</u>	02/14/2024	66.85	.00	<u>21-6090 FARM EXPENDITURES</u>	0	2/24		
Total A140727:						66.85	.00					
499	KUNA LUMBER	A140758	17572	<u>PIPE FITTINGS FOR SPLASH PAD, R. HENZE, FEB. '24</u>	02/15/2024	57.24	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	2/24		
Total A140758:						57.24	.00					
499	KUNA LUMBER	A140769	17579	<u>LAG BOLTS FOR FARM PIPE RACKS, J. BOSTON, FEB. '24</u>	02/16/2024	13.78	.00	<u>21-6150 M & R - SYSTEM</u>	0	2/24		
Total A140769:						13.78	.00					
499	KUNA LUMBER	A140852	17595	<u>DEGREASER FOR SHOP - FLEET, S HOWELL, FEB. '24 - ADMIN</u>	02/21/2024	3.15	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	2/24		

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499	KUNA LUMBER	A140852	17595	<u>DEGREASER FOR SHOP - FLEET, S HOWELL, FEB. '24 - WATER</u>	02/21/2024	1.26	.00	<u>20-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	2/24		
499	KUNA LUMBER	A140852	17595	<u>DEGREASER FOR SHOP - FLEET, S HOWELL, FEB. '24 - SEWER</u>	02/21/2024	1.26	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	2/24		
499	KUNA LUMBER	A140852	17595	<u>DEGREASER FOR SHOP - FLEET, S HOWELL, FEB. '24 - P.I.</u>	02/21/2024	.62	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	2/24		
Total A140852:						6.29	.00					
499	KUNA LUMBER	A140888	17612	<u>PIPE FITTINGS FOR ICE MAKER AT PARKS SHOP, R. HENZE, FEB. '24</u>	02/23/2024	26.63	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1323	2/24		
Total A140888:						26.63	.00					
499	KUNA LUMBER	A140948	17627	<u>ANCHOR BOLTS & BIT TO INSTALL NEW DROP BOX AT CITY HALL, J. LORENTZ, FEB '24 - ADMIN</u>	02/26/2024	5.84	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	2/24		
499	KUNA LUMBER	A140948	17627	<u>ANCHOR BOLTS & BIT TO INSTALL NEW DROP BOX AT CITY HALL, J. LORENTZ, FEB '24 - WATER</u>	02/26/2024	4.00	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	2/24		
499	KUNA LUMBER	A140948	17627	<u>ANCHOR BOLTS & BIT TO INSTALL NEW DROP BOX AT CITY HALL, J. LORENTZ, FEB '24 - SEWER</u>	02/26/2024	4.00	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	2/24		
499	KUNA LUMBER	A140948	17627	<u>ANCHOR BOLTS & BIT TO INSTALL NEW DROP BOX AT CITY HALL, J. LORENTZ, FEB '24 - P.I.</u>	02/26/2024	1.54	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	2/24		
Total A140948:						15.38	.00					

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499	KUNA LUMBER	A140958	17631	<u>REFLECTIVE SIGN FOR THE FARM, S. HARMON, FEB '24</u>	02/26/2024	19.34	.00	<u>21-6090 FARM EXPENDITURES</u>	0	2/24		
Total A140958:						19.34	.00					
499	KUNA LUMBER	B55808	17569	<u>LIGHT SWITCHES FOR PARKS SHOP, J. LORENTZ, FEB. '24</u>	02/15/2024	19.94	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1324	2/24		
Total B55808:						19.94	.00					
499	KUNA LUMBER	B55814	17571	<u>SPLIT LOOM TO COVER CABLE AT MEADOWVIEW, S. CAHILL, FEB. '24</u>	02/15/2024	11.27	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	2/24		
Total B55814:						11.27	.00					
499	KUNA LUMBER	B55945	17603	<u>UNION FOR PUMP AT THE FARM, U. RAMIREZ, FEB '24</u>	02/22/2024	18.79	.00	<u>21-6090 FARM EXPENDITURES</u>	0	2/24		
Total B55945:						18.79	.00					
499	KUNA LUMBER	B55969	17616	<u>POST HOLE DIGGER, B. BAUER, FEB. '24</u>	02/23/2024	49.49	.00	<u>01-6175 SMALL TOOLS</u>	1004	2/24		
Total B55969:						49.49	.00					
499	KUNA LUMBER	B56017	17623	<u>PAINT FOR BACKSTOPS AT ZAMZOWS PARKS, B. BAUER, FEB. '24</u>	02/26/2024	14.02	.00	<u>50-6045 CONTINGENCY</u>	1335	2/24		
Total B56017:						14.02	.00					
499	KUNA LUMBER	B56039	17642	<u>SCREWS FOR THE FARM, J.BOSTON, FEB.'24</u>	02/27/2024	3.39	.00	<u>21-6090 FARM EXPENDITURES</u>	0	2/24		
Total B56039:						3.39	.00					

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499	KUNA LUMBER	B56048	17645	CONCRETE FOR ZAMZOWS BACKSTOP POLES, M. WEBB, FEB '24	02/27/2024	7.49	.00	50-6045 CONTINGENCY	1335	2/24		
Total B56048:						7.49	.00					
499	KUNA LUMBER	B56060	17649	BRAD NAILS FOR EXTERIOR WALL AT THE PARKS SHOP, J. ADAMS, FEB '24	02/28/2024	18.89	.00	40-6020 CAPITAL IMPROVEMENTS	1324	2/24		
Total B56060:						18.89	.00					
Total KUNA LUMBER:						382.56	.00					
LABCONCO CORPORATION												
2034	LABCONCO CORPORATION	K00000003747	17463	DOOR HARNESS FOR DISHWASHER, M. NADEAU, FEB '24	02/09/2024	78.31	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	2/24		
Total K00000003747:						78.31	.00					
Total LABCONCO CORPORATION:						78.31	.00					
LEONARD PETROLEUM EQUIPMENT OF BOISE LLC												
2223	LEONARD PETROLEUM EQUIPMENT OF BOISE LLC	287612		FINAL BILLING OF LABOR AND INSTALLATION FOR NEW FUEL SYSTEM, J. DURHAM, FEB '24 - ADMIN	02/20/2024	9,428.75	.00	40-6020 CAPITAL IMPROVEMENTS	1343	2/24		
2223	LEONARD PETROLEUM EQUIPMENT OF BOISE LLC	287612		FINAL BILLING OF LABOR AND INSTALLATION FOR NEW FUEL SYSTEM, J. DURHAM, FEB '24 - WATER	02/20/2024	3,960.08	.00	20-6020 CAPITAL IMPROVEMENTS	0	2/24		
2223	LEONARD PETROLEUM EQUIPMENT OF BOISE LLC	287612		FINAL BILLING OF LABOR AND INSTALLATION FOR NEW FUEL SYSTEM, J. DURHAM, FEB '24 - SEWER	02/20/2024	3,960.08	.00	21-6020 CAPITAL IMPROVEMENTS	0	2/24		
2223	LEONARD PETROLEUM EQUIPMENT OF BOISE LLC	287612		FINAL BILLING OF LABOR AND INSTALLATION FOR NEW FUEL SYSTEM, J. DURHAM, FEB '24 - P.I.	02/20/2024	1,508.59	.00	25-6020 CAPITAL IMPROVEMENTS	0	2/24		

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				SERIAL #3122R790389 & 312R790356, CITY HALL, FEB '24 - WATER	02/16/2024	52.43	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	2/24		
1619	LOCAHAN LLC	AR1264509		CONTRACT OVERAGE CHARGES, MODEL #IMC4500LT, SERIAL #3122R790389 & 312R790356, CITY HALL, FEB '24 - SEWER	02/16/2024	52.43	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	2/24		
1619	LOCAHAN LLC	AR1264509		CONTRACT OVERAGE CHARGES, MODEL #IMC4500LT, SERIAL #3122R790389 & 312R790356, CITY HALL, FEB '24 - P.I.	02/16/2024	20.16	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	2/24		
Total AR1264509:						635.58	.00					
1619	LOCAHAN LLC	AR1264510		CONTRACT OVERAGE CHARGES, MODEL #M406DN, SERIAL #JPBDC08926, B. JACKSON - ADMIN	02/16/2024	2.96	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	2/24		
1619	LOCAHAN LLC	AR1264510		CONTRACT OVERAGE CHARGES, MODEL #M406DN, SERIAL #JPBDC08926, B. JACKSON - WATER	02/16/2024	3.91	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	2/24		
1619	LOCAHAN LLC	AR1264510		CONTRACT OVERAGE CHARGES, MODEL #M406DN, SERIAL #JPBDC08926, B. JACKSON - SEWER	02/16/2024	3.91	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	2/24		
1619	LOCAHAN LLC	AR1264510		CONTRACT OVERAGE CHARGES, MODEL #M406DN, SERIAL #JPBDC08926, B. JACKSON - P.I.	02/16/2024	1.06	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	2/24		
Total AR1264510:						11.84	.00					
1619	LOCAHAN LLC	AR1264511		CONTRACT LEASE CHARGE, MODEL #MPC307SPF, SERIAL #C509P900318, CLERKS OFFICE, FEB '24	02/16/2024	47.49	.00	01-6212 RENT-EQUIPMENT	0	2/24		

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1619	LOCAHAN LLC	AR1264511		<u>CONTRACT OVERAGE CHARGES, MODEL #MPC307SPF, SERIAL #C509P900318, CLERKS OFFICE, FEB '24 - ADMIN</u>	02/16/2024	57.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	2/24		
1619	LOCAHAN LLC	AR1264511		<u>CONTRACT OVERAGE CHARGES, MODEL #MPC307SPF, SERIAL #C509P900318, CLERKS OFFICE, FEB '24 - WATER</u>	02/16/2024	1.20	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	2/24		
1619	LOCAHAN LLC	AR1264511		<u>CONTRACT OVERAGE CHARGES, MODEL #MPC307SPF, SERIAL #C509P900318, CLERKS OFFICE, FEB '24 - SEWER</u>	02/16/2024	1.20	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	2/24		
1619	LOCAHAN LLC	AR1264511		<u>CONTRACT OVERAGE CHARGES, MODEL #MPC307SPF, SERIAL #C509P900318, CLERKS OFFICE, FEB '24 - P.I.</u>	02/16/2024	.60	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	2/24		
Total AR1264511:						107.49	.00					
1619	LOCAHAN LLC	AR1264512		<u>CONTRACT LEASE CHARGE, MODEL #MX2651, SERIAL #03012172, TREATMENT PLANT, FEB '24</u>	02/16/2024	95.55	.00	20-6212 RENT - EQUIPMENT	0	2/24		
1619	LOCAHAN LLC	AR1264512		<u>CONTRACT OVERAGE CHARGES, MODEL #MX2651, SERIAL #03012172, TREATMENT PLANT, FEB '24 - WATER</u>	02/16/2024	69.75	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	2/24		
1619	LOCAHAN LLC	AR1264512		<u>CONTRACT OVERAGE CHARGES, MODEL #MX2651, SERIAL #03012172, TREATMENT PLANT, FEB '24 - SEWER</u>	02/16/2024	69.75	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	2/24		
1619	LOCAHAN LLC	AR1264512		<u>CONTRACT OVERAGE CHARGES, MODEL #MX2651, SERIAL #03012172, TREATMENT PLANT, FEB '24 - P.I.</u>	02/16/2024	26.58	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	2/24		

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				<u>03/01-05/31/24 - WATER</u>	03/01/2024	40.04	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	2/24		
1021	PEAK ALARM COMPANY, INC	1368539		<u>FIRE ALARM MONITOR FOR TREATMENT PLANT, 03/01-05/31/24 - SEWER</u>	03/01/2024	40.04	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	2/24		
1021	PEAK ALARM COMPANY, INC	1368539		<u>FIRE ALARM MONITOR FOR TREATMENT PLANT, 03/01-05/31/24 - P.I</u>	03/01/2024	15.26	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	2/24		
Total 1368539:						95.34	.00					
Total PEAK ALARM COMPANY, INC:						372.10	.00					
PRIDE ELECTRICAL CONTRACTORS INC												
2137	PRIDE ELECTRICAL CONTRACTORS INC	1804	17495	<u>REPLACEMENT OF 3 FAULTY EMERGENCY LIGHTS AT TREATMENT PLANT, S. HOWELL, FEB. '24</u>	02/14/2024	1,925.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	2/24		
Total 1804:						1,925.00	.00					
Total PRIDE ELECTRICAL CONTRACTORS INC:						1,925.00	.00					
PRUSIK CONSTRUCTION LLC												
2214	PRUSIK CONSTRUCTION LLC	1631		<u>PAYMENT FOR POLICE STATION CLAIMANTS JOB #23-001, NINTH INSTALLMENT, FEB. 24</u>	02/29/2024	22,092.80	.00	<u>01-6045 CONTINGENCY</u>	1322	2/24		
Total 1631:						22,092.80	.00					
Total PRUSIK CONSTRUCTION LLC:						22,092.80	.00					
REXEL USA, INC.												
1613	REXEL USA, INC.	4V98596	17580	<u>WIRE FOR STREET LIGHT REPAIR, S.HOWELL, FEB.'24</u>	02/19/2024	125.65	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1002	2/24		

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Total 4V98596:						125.65	.00					
Total REXEL USA, INC.:						125.65	.00					
ROSEMOUNT INC												
2090	ROSEMOUNT INC	4106579	15505	UPGRADED PRESSURE TRANSMITTER AND ONSITE TECH FOR METERS. M. NADEAU	02/20/2024	8,680.30	.00	21-6150 M & R - SYSTEM	0	2/24		
Total 4106579:						8,680.30	.00					
Total ROSEMOUNT INC:						8,680.30	.00					
SAFEBUILT LLC												
2173	SAFEBUILT LLC	0105322-IN		META. PERMIT#37640.META. 38164.META.NTE. OCT. 23	10/31/2023	4,350.00	4,350.00	01-6052 CONTRACT SERVICES	1005	2/24	02/23/2024	
2173	SAFEBUILT LLC	0105322-IN		COMMERCIAL & RESIDENTIAL PERMITS. 37695. 37740. 38496. 38923. OCT. '23	10/31/2023	2,125.00	2,125.00	01-6052 CONTRACT SERVICES	1005	2/24	02/23/2024	
2173	SAFEBUILT LLC	0105322-IN		PUBLIC WORKS PERMIT 38774. 2055 W HUBBARD RD. OCT. 23	10/31/2023	600.00	600.00	20-6020 CAPITAL IMPROVEMENTS	0	2/24	02/23/2024	
Total 0105322-IN:						7,075.00	7,075.00					
2173	SAFEBUILT LLC	0105345-IN		META. MECHANICAL & ENERGY CODE INSPECTIONS. 10/03-10/31/23	10/31/2023	2,363.75	2,363.75	01-6052 CONTRACT SERVICES	1005	2/24	02/23/2024	
2173	SAFEBUILT LLC	0105345-IN		RESIDENTIAL/COMMERCIAL MECHANICAL & ENERGY CODE INSPECTIONS. 10/02-10/31/23	10/31/2023	2,790.00	2,790.00	01-6052 CONTRACT SERVICES	1005	2/24	02/23/2024	
Total 0105345-IN:						5,153.75	5,153.75					
Total SAFEBUILT LLC:						12,228.75	12,228.75					

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SMART SOLUTIONS GROUP INC												
2029	SMART SOLUTIONS GROUP INC	1723		<u>EDC FORGE ANNUAL SUBSCRIPTION, FOR M. TREASURE.</u>	03/29/2023	1,000.00	.00	<u>01-6075 DUES & MEMBERSHIPS</u>	4000	2/24		
Total 1723:						1,000.00	.00					
Total SMART SOLUTIONS GROUP INC:						1,000.00	.00					
SMITH'S LAWNMOWER SALES												
58	SMITH'S LAWNMOWER SALES	247715	17542	<u>OIL, OIL FILTER AND BALL JOINT FOR PARKS WALKER MOWER, J. DURHAM, FEB. '24</u>	02/12/2024	146.90	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	2/24		
Total 247715:						146.90	.00					
Total SMITH'S LAWNMOWER SALES:						146.90	.00					
SOUTHWEST OFFICE SUPPLY INC												
2213	SOUTHWEST OFFICE SUPPLY INC	WO-159392-1	17554	<u>1 CASE OF TOILET PAPER FOR SENIOR CENTER, J. MILLER, FEB '24</u>	02/14/2024	98.08	.00	<u>01-6025 JANITORIAL</u>	1001	2/24		
Total WO-159392-1:						98.08	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-160585-1	17610	<u>ULTRA FINE MARKERS FOR CLERKS OFFICE, J. MILLER, FEB. 24- ADMIN</u>	02/26/2024	25.84	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	2/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-160585-1	17610	<u>ULTRA FINE MARKERS FOR CLERKS OFFICE, J. MILLER, FEB. 24- WATER</u>	02/26/2024	.54	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	2/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-160585-1	17610	<u>ULTRA FINE MARKERS FOR CLERKS OFFICE, J. MILLER, FEB. 24- SEWER</u>	02/26/2024	.54	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	2/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-160585-1	17610	<u>ULTRA FINE MARKERS FOR CLERKS OFFICE, J. MILLER, FEB. 24- P.I</u>	02/26/2024	.28	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	2/24		

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2213	SOUTHWEST OFFICE SUPPLY INC	WO-160585-1	17610	<u>BATTERIES, POST IT NOTES AND PENS FOR CITY HALL, J. MILLER, FEB. 24- ADMIN</u>	02/26/2024	35.83	.00	01-6165 OFFICE SUPPLIES	0	2/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-160585-1	17610	<u>BATTERIES, POST IT NOTES AND PENS FOR CITY HALL, J. MILLER, FEB. 24- WATER</u>	02/26/2024	24.52	.00	20-6165 OFFICE SUPPLIES	0	2/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-160585-1	17610	<u>BATTERIES, POST IT NOTES AND PENS FOR CITY HALL, J. MILLER, FEB. 24- SEWER</u>	02/26/2024	24.52	.00	21-6165 OFFICE SUPPLIES	0	2/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-160585-1	17610	<u>BATTERIES, POST IT NOTES AND PENS FOR CITY HALL, J. MILLER, FEB. 24- P.I</u>	02/26/2024	9.42	.00	25-6165 OFFICE SUPPLIES	0	2/24		
Total WO-160585-1:						121.49	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-160585-2	17610	<u>MINTS FOR CITY HALL, J. MILLER, FEB. 24- ADMIN</u>	02/27/2024	8.43	.00	01-6165 OFFICE SUPPLIES	0	2/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-160585-2		<u>MINTS FOR CITY HALL, J. MILLER, FEB. 24- WATER</u>	02/27/2024	5.77	.00	20-6165 OFFICE SUPPLIES	0	2/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-160585-2		<u>MINTS FOR CITY HALL, J. MILLER, FEB. 24- SEWER</u>	02/27/2024	5.77	.00	21-6165 OFFICE SUPPLIES	0	2/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-160585-2		<u>MINTS FOR CITY HALL, J. MILLER, FEB. 24- P.I</u>	02/27/2024	2.22	.00	25-6165 OFFICE SUPPLIES	0	2/24		
Total WO-160585-2:						22.19	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-160642-1	17610	<u>FACIAL TISSUE FOR CITY HALL, J. MILLER, FEB. 24- ADMIN</u>	02/26/2024	6.14	.00	01-6165 OFFICE SUPPLIES	0	2/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-160642-1	17610	<u>FACIAL TISSUE FOR CITY HALL, J. MILLER, FEB. 24- WATER</u>	02/26/2024	4.20	.00	20-6165 OFFICE SUPPLIES	0	2/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-160642-1	17610	<u>FACIAL TISSUE FOR CITY HALL, J. MILLER, FEB. 24- SEWER</u>	02/26/2024	4.20	.00	21-6165 OFFICE SUPPLIES	0	2/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-160642-1	17610	<u>FACIAL TISSUE FOR CITY HALL, J. MILLER, FEB. 24- P.I</u>	02/26/2024	1.61	.00	25-6165 OFFICE SUPPLIES	0	2/24		

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Total WO-160642-1:						16.15	.00					
Total SOUTHWEST OFFICE SUPPLY INC:						257.91	.00					
ST. LUKE'S HEALTH SYSTEM												
1441	ST. LUKE'S HEALTH SYSTEM	2634372		<u>EMPLOYEE VACCINATION & IMMUNIZATIONS, ACCOUNT #479301841 FOR S. HARMON, 12/13/23 & 01/11/24</u>	02/10/2024	409.21	.00	<u>21-5950_TEAM BUILDING, ONBOARDING</u>	0	2/24		
Total 2634372:						409.21	.00					
Total ST. LUKE'S HEALTH SYSTEM:						409.21	.00					
SUNROC CORPORATION												
1826	SUNROC CORPORATION	41317407		<u>PIT RUN FOR ZAMZOWS PARK, FEB. 24</u>	02/21/2024	3,558.80	.00	<u>50-6045 CONTINGENCY</u>	1335	2/24		
Total 41317407:						3,558.80	.00					
1826	SUNROC CORPORATION	41317812		<u>PIT RUN FOR ZAMZOWS PARK, FEB. 24</u>	02/22/2024	3,574.65	.00	<u>50-6045 CONTINGENCY</u>	1335	2/24		
Total 41317812:						3,574.65	.00					
1826	SUNROC CORPORATION	41318225		<u>PIT RUN FOR ZAMZOWS PARK, FEB. 24</u>	02/23/2024	1,097.63	.00	<u>50-6045 CONTINGENCY</u>	1335	2/24		
Total 41318225:						1,097.63	.00					
Total SUNROC CORPORATION:						8,231.08	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:10259570	17617	<u>3 EACH 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR PARKS SHOP, S. JONES, FEB. 24</u>	02/23/2024	34.10	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	2/24		

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Total 2160:10259570:						34.10	.00					
992	TREASURE VALLEY COFFEE	2160:10259596	17614	4 EACH 5 GALLON WATER BOTTLES FOR CITY HALL, J. MILLER, FEB '24- ADMIN	02/23/2024	21.58	.00	01-6165 OFFICE SUPPLIES	0	2/24		
992	TREASURE VALLEY COFFEE	2160:10259596	17614	4 EACH 5 GALLON WATER BOTTLES FOR CITY HALL, J. MILLER, FEB '24- WATER	02/23/2024	14.77	.00	20-6165 OFFICE SUPPLIES	0	2/24		
992	TREASURE VALLEY COFFEE	2160:10259596	17614	4 EACH 5 GALLON WATER BOTTLES FOR CITY HALL, J. MILLER, FEB '24- SEWER	02/23/2024	14.77	.00	21-6165 OFFICE SUPPLIES	0	2/24		
992	TREASURE VALLEY COFFEE	2160:10259596	17614	4 EACH 5 GALLON WATER BOTTLES FOR CITY HALL, J. MILLER, FEB '24- P.I	02/23/2024	5.68	.00	25-6165 OFFICE SUPPLIES	0	2/24		
Total 2160:10259596:						56.80	.00					
992	TREASURE VALLEY COFFEE	2160:10298545	17608	4 EACH 5 GALLON WATER BOTTLES, ONE EACH COOLER RENTAL, COFFEE, AND CUPS FOR TREATMENT PLANT, FEB '24- WATER	02/23/2024	65.89	.00	20-6165 OFFICE SUPPLIES	0	2/24		
992	TREASURE VALLEY COFFEE	2160:10298545		4 EACH 5 GALLON WATER BOTTLES, ONE EACH COOLER RENTAL, COFFEE, AND CUPS FOR TREATMENT PLANT, FEB '24- SEWER	02/23/2024	65.89	.00	21-6165 OFFICE SUPPLIES	0	2/24		
992	TREASURE VALLEY COFFEE	2160:10298545		4 EACH 5 GALLON WATER BOTTLES, ONE EACH COOLER RENTAL, COFFEE, AND CUPS FOR TREATMENT PLANT, FEB '24- P.I	02/23/2024	25.11	.00	25-6165 OFFICE SUPPLIES	0	2/24		
Total 2160:10298545:						156.89	.00					
Total TREASURE VALLEY COFFEE:						247.79	.00					

TREASURE VALLEY FIRE PROTECTION INC

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1844	TREASURE VALLEY FIRE PROTECTION INC	124-018	17594	<u>INSPECTION SERVICE FEE FOR CITY HALL, S. HOWELL, FEB '24- ADMIN</u>	02/21/2024	161.50	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	2/24		
1844	TREASURE VALLEY FIRE PROTECTION INC	124-018	17594	<u>INSPECTION SERVICE FEE FOR CITY HALL, S. HOWELL, FEB '24- WATER</u>	02/21/2024	110.50	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	2/24		
1844	TREASURE VALLEY FIRE PROTECTION INC	124-018	17594	<u>INSPECTION SERVICE FEE FOR CITY HALL, S. HOWELL, FEB '24- SEWER</u>	02/21/2024	110.50	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	2/24		
1844	TREASURE VALLEY FIRE PROTECTION INC	124-018	17594	<u>INSPECTION SERVICE FEE FOR CITY HALL, S. HOWELL, FEB '24- P.I</u>	02/21/2024	42.50	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	2/24		
Total 124-018:						425.00	.00					
Total TREASURE VALLEY FIRE PROTECTION INC:						425.00	.00					
TURF EQUIPMENT & IRRIGATION INC												
1969	TURF EQUIPMENT & IRRIGATION INC	765613-00	17539	<u>OIL AND TRANSMISSION FILTER PARKS MOWERS, J. DURHAM, FEB '24</u>	02/21/2024	168.60	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	2/24		
Total 765613-00:						168.60	.00					
Total TURF EQUIPMENT & IRRIGATION INC:						168.60	.00					
ULINE INC												
2065	ULINE INC	174431439	17562	<u>6 EACH 1 GALLON ISOPROPAL ALCOHOL FOR SAMPLING, D.CROSSLEY, FEB '24</u>	02/14/2024	857.94	.00	<u>20-6150 M & R - SYSTEM</u>	0	2/24		
Total 174431439:						857.94	.00					
Total ULINE INC:						857.94	.00					
UNITED SITE SERVICES OF NEVADA INC												
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4163128		<u>ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 02/02-02/29/24- BUTLER PARK</u>	02/02/2024	111.00	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	2/24		

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Total INV-4163128:						111.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4211877		<u>ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 01/29-02/25/24- ARBOR RIDGE</u>	02/25/2024	111.00	.00	01-6212 RENT-EQUIPMENT	1004	2/24		
Total INV-4211877:						111.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4212009		<u>ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 01/29-02/25/24- THE FARM PARK</u>	02/25/2024	111.00	.00	01-6212 RENT-EQUIPMENT	1004	2/24		
Total INV-4212009:						111.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4212229		<u>ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 01/29-02/25/24- SEGO PRAIRIE/NICHOLSON PARK</u>	02/25/2024	111.00	.00	01-6212 RENT-EQUIPMENT	1004	2/24		
Total INV-4212229:						111.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4212321		<u>STANDARD PORTABLE RESTROOM RENTAL, BI-WEEKLY SERVICE, 01/29-02/25/24- CITY FARM</u>	02/25/2024	61.00	.00	21-6090 FARM EXPENDITURES	0	2/24		
Total INV-4212321:						61.00	.00					
Total UNITED SITE SERVICES OF NEVADA INC:						505.00	.00					
UTILITY REFUND #16												
2231	UTILITY REFUND #16	150270.05		<u>MATTHEW FITZGERALD, 696 W RAMS HILL ST UTILITY REFUND - WATER</u>	02/16/2024	4.57	.00	20-4500 METERED WATER SALES	0	2/24		
2231	UTILITY REFUND #16	150270.05		<u>MATTHEW FITZGERALD, 696 W RAMS HILL ST UTILITY REFUND - SEWER</u>	02/16/2024	6.14	.00	21-4600 SEWER USER FEES	0	2/24		

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				<u>REFUND - SEWER</u>	02/16/2024	52.30	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		
2231	UTILITY REFUND #16	200885.03		<u>CHSM HOLDINGS LLC. 340 E SCOPS OWL DR UTILITY REFUND - TRASH</u>	02/16/2024	36.55	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	2/24		
Total 200885.03:						137.60	.00					
2231	UTILITY REFUND #16	242501.00		<u>TH CONSTRUCTION LLC. 21 S EASTER AVE UTILITY REFUND - WATER</u>	01/19/2024	35.97	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	242501.00		<u>TH CONSTRUCTION LLC. 21 S EASTER AVE UTILITY REFUND - SEWER</u>	01/19/2024	53.39	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		
Total 242501.00:						89.36	.00					
2231	UTILITY REFUND #16	277754.00		<u>CBH. 630 W SCREECH OWL DR UTILITY REFUND - WATER</u>	01/26/2024	48.99	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	277754.00		<u>CBH. 630 W SCREECH OWL DR UTILITY REFUND - SEWER</u>	01/26/2024	51.79	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		
Total 277754.00:						100.78	.00					
2231	UTILITY REFUND #16	282103.00		<u>CBH. 1200 W NANNYBERRY ST UTILITY REFUND - WATER</u>	01/23/2024	34.16	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	282103.00		<u>CBH. 1200 W NANNYBERRY ST UTILITY REFUND - SEWER</u>	01/23/2024	49.45	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		
Total 282103.00:						83.61	.00					
2231	UTILITY REFUND #16	293295.00		<u>CBH. 6548 S MEMORY WAY UTILITY REFUND - WATER</u>	01/23/2024	33.51	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	293295.00		<u>CBH. 6548 S MEMORY WAY UTILITY REFUND - SEWER</u>	01/23/2024	48.18	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 293295.00:						81.69	.00					
2231	UTILITY REFUND #16	293298.00		<u>CBH, 6644 S MEMORY WAY UTILITY REFUND - WATER</u>	01/19/2024	31.31	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	293298.00		<u>CBH, 6644 S MEMORY WAY UTILITY REFUND - SEWER</u>	01/19/2024	46.36	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		
Total 293298.00:						77.67	.00					
2231	UTILITY REFUND #16	302108.02		<u>JENNIFER HARRIS, 757 E ANDES DR UTILITY REFUND - WATER</u>	02/16/2024	2.58	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	302108.02		<u>JENNIFER HARRIS, 757 E ANDES DR UTILITY REFUND - SEWER</u>	02/16/2024	3.09	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		
2231	UTILITY REFUND #16	302108.02		<u>JENNIFER HARRIS, 757 E ANDES DR UTILITY REFUND - TRASH</u>	02/16/2024	2.10	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	2/24		
Total 302108.02:						7.77	.00					
2231	UTILITY REFUND #16	302538.01B		<u>VACATIONS UNLIMITED LLC, REFUND OF PAYMENT MADE ON INVALID ACCOUNT - WATER</u>	02/08/2024	170.71	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
Total 302538.01B:						170.71	.00					
2231	UTILITY REFUND #16	320023.03		<u>ALLISON BELL, 1429 N STEENS AVE UTILITY REFUND - WATER</u>	02/23/2024	107.97	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	320023.03		<u>ALLISON BELL, 1429 N STEENS AVE UTILITY REFUND - SEWER</u>	02/23/2024	72.43	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		
2231	UTILITY REFUND #16	320023.03		<u>ALLISON BELL, 1429 N STEENS AVE UTILITY REFUND - TRASH</u>	02/23/2024	49.38	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	2/24		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 320023.03:						229.78	.00					
2231	UTILITY REFUND #16	320145.01		<u>TIMOTHY R HOLCOMB, 1822 E PORTER ST UTILITY REFUND - WATER</u>	02/05/2024	120.49	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
Total 320145.01:						120.49	.00					
2231	UTILITY REFUND #16	342037.00		<u>HARDING HOMES INC, 3089 W FIREFOOT DR UTILITY REFUND - WATER</u>	01/17/2024	20.33	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	342037.00		<u>HARDING HOMES INC, 3089 W FIREFOOT DR UTILITY REFUND - SEWER</u>	01/17/2024	33.28	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		
Total 342037.00:						53.61	.00					
2231	UTILITY REFUND #16	360111.00		<u>SHALC GC INC, 12060 W KIND LN UTILITY REFUND - WATER</u>	01/26/2024	24.98	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	360111.00		<u>SHALC GC INC, 12060 W KIND LN UTILITY REFUND - SEWER</u>	01/26/2024	51.81	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		
Total 360111.00:						76.79	.00					
2231	UTILITY REFUND #16	360202.00		<u>SHALC GC INC, 12067 S GLORY LN UTILITY REFUND - WATER</u>	01/23/2024	28.08	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	360202.00		<u>SHALC GC INC, 12067 S GLORY LN UTILITY REFUND - SEWER</u>	01/23/2024	58.22	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		
Total 360202.00:						86.30	.00					
2231	UTILITY REFUND #16	361531.00		<u>BERKELEY BUILDING, 11032 S YEOMAN PL UTILITY REFUND - WATER</u>	01/23/2024	21.20	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	361531.00		<u>BERKELEY BUILDING, 11032 S YEOMAN PL UTILITY REFUND - SEWER</u>	01/23/2024	43.96	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 361531.00:						65.16	.00					
2231	UTILITY REFUND #16	361595.00		<u>TH CONSTRUCTION LLC, 11934 W ZAMALEK CT UTILITY REFUND - WATER</u>	01/26/2024	3.18	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	361595.00		<u>TH CONSTRUCTION LLC, 11934 W ZAMALEK CT UTILITY REFUND - SEWER</u>	01/26/2024	6.59	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		
Total 361595.00:						9.77	.00					
Total UTILITY REFUND #16:						1,754.41	.00					
WESTERN STATES EQUIPMENT CO.												
98	WESTERN STATES EQUIPMENT CO.	IN002693608	17578	<u>COOLANT FOR GENERATOR AT DANSKIN WELL, J.COX, FEB.'24</u>	02/16/2024	28.86	.00	<u>20-6150 M & R - SYSTEM</u>	0	2/24		
Total IN002693608:						28.86	.00					
98	WESTERN STATES EQUIPMENT CO.	IN002701667		<u>COOLING SYSTEM REPAIR AT CEDAR WELL, FEB. 24</u>	02/26/2024	430.52	.00	<u>20-6150 M & R - SYSTEM</u>	0	2/24		
Total IN002701667:						430.52	.00					
Total WESTERN STATES EQUIPMENT CO.:						459.38	.00					
WHITE, PETERSON, GIGRAY, & NICHOLS P.A.												
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	161360		<u>LEGAL SERVICES - GENERAL JAN '24</u>	01/31/2024	1,599.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	0	2/24		
Total 161360:						1,599.00	.00					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	161361		<u>LEGAL SERVICES FOR P & Z, JAN '24</u>	01/31/2024	1,033.16	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1003	2/24		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 161361:						1,033.16	.00					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	161362		<u>PROFESSIONAL SERVICES FOR THE WATER FUND, JAN '24</u>	01/31/2024	551.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	0	2/24		
Total 161362:						551.00	.00					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	161363		<u>LEGAL SERVICES FOR THE SEWER FUND, JAN '24</u>	01/31/2024	1,430.00	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	2/24		
Total 161363:						1,430.00	.00					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	161364		<u>LEGAL SERVICES FOR SOLID WASTE SYSTEM FRANCHISE, JAN '24</u>	01/31/2024	369.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	0	2/24		
Total 161364:						369.00	.00					
Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.:						4,982.16	.00					
ZAMZOWS												
66	ZAMZOWS	394177800	17615	<u>PLANT HANGER HOOKS FOR POLICE STATION, A.GOODWIN, FEB.'24</u>	02/23/2024	39.98	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	2/24		
Total 394177800:						39.98	.00					
66	ZAMZOWS	394177825	17620	<u>3.5 GALLONS PROPANE FOR THE FARM, U. RAMIREZ, FEB '24</u>	02/23/2024	12.22	.00	<u>21-6090 FARM EXPENDITURES</u>	0	2/24		
Total 394177825:						12.22	.00					
Total ZAMZOWS:						52.20	.00					

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Grand Totals:						<u>359,846.11</u>	<u>116,015.52</u>					

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

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 Nos. 23-07-AN & 23-03-DA**
)
Cottonwood Crossing Farms, LLC.)
)
) **FINDINGS OF FACT, CONCLUSIONS OF**
For the Northwest corner of Ten Mile and) **LAW & ORDER OF RECOMMENDATION**
Columbia Roads.) **FOR ANNEXATION APPLICATION.**

THESE MATTERS came before the Council for public hearing on February 20, 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 Memo			X
2.1 P&Z APPLICATION COVERSHEET.pdf			X
2.2 ANNEXATION APPLICATION.pdf			X
2.3 LOT LINE ADJUSTMENT APPLICATION.pdf			X
2.4 DEVELOPMENT AGREEMENT APPLICATION.pdf			X
2.5 NARRATIVE.pdf			X
2.6 AG ZONE LEGAL DESCRIPTION.pdf			X
2.7 C-2 LEGAL DESCRIPTION.pdf			X
2.8 VICINITY MAP.pdf			X
2.9 QUITCLAIM DEED.PDF			X
2.10 WARRANTY DEED.PDF			X
2.11 AFFIDAVIT OF LEGAL INTEREST.pdf			X
2.13 NEIGHBORHOOD MEETING CERTIFICATION.pdf			X
2.14 COMMITMENT TO PROPEY POSTING.pdf			X
2.15 PROPOSED LOT LINE ADJUSTMENT SKETCH.pdf			X
2.16 CONCEPT PLAN.pdf			X
2.17 AGENCY TRANSMITTAL.pdf			X
2.18 ITD.pdf			X
2.19 BOISE PROJECT BOARD OF CONTROL.pdf			X
2.20 DEQ.pdf			X
2.21 ACHD.pdf			X
2.28 PUBLIC WORKS.pdf			X

2.24 CDHD.pdf			X
2.25 COMPASS.pdf			X
2.22 KUNA MELBA NEWS P&Z.pdf			X
2.23 P&Z MAILER.pdf			X
2.26 WEBSITE POSTING P&Z.pdf			X
2.27 PROOF OF POSTING P&Z.pdf			X
2.30 CC MAILER.pdf			X
2.31 WEBSITE POSTING CC.pdf			X
2.32 PROOF OF POSTING CC.pdf			X
2.33 MERIDIAN KUNA PRESS CC.pdf			X
2.34 PROPOSED DEVELOPMENT AGREEMENT.pdf			X

Exhibit 2.12 not assigned

- 1.2 Hearings:** The Council heard this February 20, 2024. The FCO’s have been requested to go before the Council March 5, 2024.
- 1.3 Witness Testimony:** Those who testified at the Council’s February 20, 2024, hearing area as follows, to-wit:
 - A. City Staff:**
Doug Hanson, Planning & Zoning Director
 - B. Appearing for the Applicant:**
Elizabeth Koeckeritz, 601 W Bannock Street, Boise, ID, 83702 – Testified
 - C. Appearing in Favor:**
Danielle Horras, Kuna School District, 711 E Porter, Kuna, ID, 83634 - Testified
 - D. Appearing Neutral:**
Chris Brown, 7670 S Old Farm Place, Meridian, ID, 83642 - Testified
 - E. Appearing in Opposition:**
Richard Durrant, 7592 S Ten Mile, Meridian, ID, 83642 - Testified
Scott and Sarah Butterbaugh, 3729 W Columbia Road, Meridian, ID 83642
Christina & Robert Kampczyk, 7624 S Old Farm Place, Meridian, ID, 83642

**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 OF DECISION, to-wit:

**III
FINDINGS OF FACT**

3.1 Findings Regarding Notice

- A. Notice Required:** Notice was provided in accordance with Kuna City Code [\(KCC\) 1-14-3](#) and [Idaho Code §67-65](#).

1. The Applicant held a Neighborhood Meeting August 24, 2023; there were five (5) attendees.
2. Notice for the February 20, 2024, hearing was published on the city website January 24, 2024, and published in the Meridian Kuna Press on January 31, 2024.
3. Notices containing a description and location of the project were mailed to all known and affected property owners within 300 FT of the subject sites on January 24, 2024.
4. The Applicant posted a sign on the property February 1, 2024, and a Proof of Property Posting was provided to staff February 1, 2024.

3.2 Findings Regarding Annexation and Development Agreement

- A.** Does the Annexation application contain the necessary requirements listed in [Title 5](#) and [Title 6](#) of Kuna City Code?
 1. The Applicants have submitted a complete application and following staff review of technical compliance, the applications are compliant with KCC [Title 5](#) and [Title 6](#).
- 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 Mixed Use and surrounding areas as Commercial, Mixed Use and Low Density Residential. The Applicant has requested A (Agriculture) and C-2 (Area Commercial) zones.
- 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 August 24, 2023, with 5 in attendance. An agency transmittal was sent to affected agencies August 30, 2023, a public notice was posted to the city website January 24, 2024, and a legal notice was published in the Meridian Kuna Press on January 31, 2024. Finally, a notice was mailed to all known and affected property owners within 300-foot radius of the subject site on January 24, 2024. The Applicant posted a sign on the property February 1, 2024.
- D.** Does the availability of existing and proposed public services and infrastructure accommodate the proposed development?
 1. This project is not requesting to connect to city sewer, water, or irrigation services at this time.
 2. ACHD has determined no roadway improvements are required as part of this application.
 3. ITD has determined no roadway improvements are required as part of this application.
 4. No new residential units are proposed with this application.
- E.** Does the proposed application constitute orderly development?
 1. The subject site has a contiguous touch to Kuna City Limits on the south, east and west.

2. Commercial zoning is proposed along Ten Mile Road, classified as a principal arterial on the City of Street Circulation Map.
- 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 Nos. 23-07-AN & 23-03-DA, including the Comprehensive Plan, staff's report, the exhibits and testimony during the public hearing, the Council Approves the application, subject to the following Conditions:

- 4.1 Staff Recommended Conditions:** None
- 4.2 Site Layout & Dimensional Standards:** None
- 4.3 Pathways & Trails Master Plan:** None
- 4.4 Open Space:** N/A
- 4.5 Landscaping:** N/A
- 4.6 Fencing:** N/A
- 4.7 Ada County Highway District:** None
- 4.8 Boise Project Board of Control**
 - A.** No landscaping other than gravel is permitted within the BPBC's easements.
- 4.9 Public Works (At time of future development)**
 - 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.** Future Equivalent Dwelling Units (EDU's) will be issued on a Phase-by-Phase basis (per Final Plat).

4.10 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.

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 this matter as provided in Idaho Code [§50-222](#) and [KCC 1-14-3](#).

VI
CONCLUSIONS OF LAW
RE: APPLICATION FOR ANNEXATION

- 6.1** The City of Kuna has authority to approve Annexation contiguous to Kuna City Limits pursuant to Idaho Code [§50-222](#).
- 6.2** [KCC 1-14-3](#) states that Annexations are designated as Public Hearings, with the Commission as a recommending body and the Council as the decision-making body.
- 6.3** The proposed Annexation proposed in Case No. 23-07-AN complies with the Comprehensive Plan.

VII
CONCLUSIONS OF LAW
RE: APPLICATION FOR DEVELOPMENT AGREEMENT

- 7.1** The City of Kuna has authority to approve Development Agreements pursuant to Idaho Code [§67-6511A](#).
- 7.2** [KCC 1-14-3](#) states that Development Agreements are designated as Public Hearings, with the Council as the decision-making body.

VIII
ORDER OF APPROVAL OF APPLICATION FOR
ANNEXATION & DEVELOPMENT AGREEMENT

- 8.1** The Annexation (Case No. 23-07-AN) is *Approved*.
- 8.2** The Development Agreement (Case No. 23-03-DA) is *Approved*.

BY ACTION OF THE COUNCIL of the City of Kuna at its regular meeting held March 6th, 2024.

Joe Stear, Mayor

BEFORE THE CITY COUNCIL OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF)	Case No. 23-02-CPM
)	
FREDERICK LONG)	FINDINGS OF FACT, CONCLUSIONS OF
)	LAW & ORDER OF DECISION FOR
)	COMPREHENSIVE PLAN MAP
<i>For 5700 W Kuna Mora Road.</i>)	AMENDMENT.

THESE MATTERS came before the City Council for public hearing on February 20, 2024, for receipt and consideration by the City Council of these Findings of Fact, Conclusions of Law, and Order of Decision for the above referenced application. The Council does now hereby make and set forth this 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
1.4 STAFF MEMO			
1.3 FCO'S COMMISSION			X
1.2 COMMISSION MINUTES 01.09.2024.pdf			X
1.1 STAFF REPORT.pdf			X
2.1 P&Z APPLICATION COVERSHEET.pdf			X
2.2 COMP PLAN MAP AMENDMENT APPLICATION.pdf			X
2.3 NARRATIVE.pdf			X
2.4 VICINITY MAP.pdf			X
2.5 AERIAL MAP.pdf			X
2.6 DEED.pdf			X
2.7 LEGAL DESCRIPTION.pdf			X
2.8 NEIGHBORHOOD MEETING CERTIFICATION.pdf			X
2.9 ACHD DRIVEWAY APPROACH PERMIT REQUEST.pdf			X
2.10 PROPOSED FUTURE SITE PLAN.pdf			X
2.11 PROPOSED FUTURE FENCING OPTIONS.pdf			X
2.12 AGENCY TRANSMITTAL.pdf			X
2.13 ADA COUNTY DEVELOPMENT SERVICES INITIAL CONTACT.pdf			X
2.14 ADA COUNTY DEVELOPMENT SERVICES RESPONSE TO P&Z DIRECTORS COMMENTS.pdf			X
2.15 IDAHO TRANSPORTATION DEPARTMENT.pdf			X
2.16 DEPARTMENT OF ENVIRONMENTAL QUALITY.pdf			X
2.17 ADA COUNTY DEVELOPMENT SERVICES.pdf			X
2.18 ADA COUNTY HIGHWAY DISTRICT.pdf			X

2.19 WEBSITE NOTICE.pdf			X
2.20 MKP PUBLICATION PROOF.pdf			X
2.21 300 FT PROPERTY OWNERS NOTICE.pdf			X
2.22 PROOF OF PROPERTY POSTING.pdf			X

1.2 Hearings: The Council heard this February 20 ,2024. The FCO’s have been requested to go before the Council March 5, 2024.

1.3 Witness Testimony: Those who testified at the Commission’s February 20, 2024, public hearing are as follows, to-wit:

- A.** City Staff:
Doug Hanson, P&Z Director
- B.** Appearing for the Applicant:
Frederick Long, 274 S Mobley Lane, Boise, Idaho
- C.** Appearing in Favor:
None
- 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** Has the Applicant submitted a complete application?
 - A.** The Applicant has submitted the required materials and upon review, the application was considered complete by staff on October 16, 2023.
- 3.2** Was a Neighborhood Meeting conducted and were public noticing requirements met in accordance with applicable Idaho Code and City Ordinances?
 - A.** The Applicant held a Neighborhood Meeting September 20, 2023; there were no attendees.
 - B.** Legal notice was posted to the city website and in the Meridian-Kuna Press on January 31, 2024, and notices were mailed to all known and affected residents within 300 FT of the subject site on January 24, 2024.
 - C.** The Applicant posted a sign on the property February 9, 2024.
- 3.3** Based on the evidence presented, does the application generally comply with KCC 5-15?

- A. Upon review, staff finds the submitted application to be compliant with Kuna City Code.
- 3.4 Based on the evidence presented, does the application generally comply with the Comprehensive Plan?
 - A. Though the Comprehensive Plan Future Land Use Map (FLUM) designates the subject site as Agriculture, the FLUM is to serve as a guide and does not indicate the actual zone. Additionally, Kuna City Code provides the ability to request an amendment to the FLUM and staff is in support of the Applicants request due to its proximity to existing Industrially designated and/or zoned properties within our Area of City Impact.
- 3.5 Can the availability of existing and proposed public services accommodate the proposed development?
 - A. As the subject site is not currently part of Kuna City Limits and has no pathway for annexation and is to be developed after application to Ada County Development Services, no city infrastructure shall be affected.
 - B. The Ada County Highway District has provided considerations that will be taken into account once application has been submitted to Ada County Development Services.
- 3.6 Does the public have the financial capability to provide supporting services to the proposed development?
 - A. Through development of the project, impact fees (Ada County Highway District) and property taxes will be collected.
- 3.7 Does the proposed project consider health and safety of the public and the surrounding area’s environment?
 - A. Based on the Applicant proposed use for the site and any improvements that will be required by Ada County Development Services or other affected agencies; as the development does not require water or sewer services; and the fact that the site does not remove an active or viable agriculture use from the area, it appears the public health and safety has been considered.
 - B. No major wildlife habitats will be impacted by the proposed development.

**IV
CONCLUSIONS OF LAW
RE: POWERS AND DUTIES OF THE COUNCIL**

- 4.1 The 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](#).

**V
CONCLUSIONS OF LAW
RE: APPLICATION FOR COMPREHENSIVE PLAN MAP AMENDMENT**

- 5.2 Kuna City Code 1-14-3 states that Comprehensive Plan Map Amendments are designated as public hearing, with the Commission as a recommending body and Council as the decision-making body.

VI
ORDER OF APPROVAL OF APPLICATION FOR
COMPREHENSIVE PLAN MAP AMENDMENT

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:

6.1 The Comprehensive Plan Map Amendment (Case No. 23-02-CPM) is Approved.

BY ACTION OF THE COUNCIL of the City of Kuna at its regular meeting held the 5th day of March 2024.

Joe Stear, Mayor

I
EXHIBIT LIST AND HEARING TESTIMONY

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

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>	Withdrawn	Refused	Admitted
1.1 STAFF MEMO CC.pdf			X
1.2 FCO's COMMISSION SIGNED.pdf			X
1.3 COMMISSION MEETING MINUTES 8.22.23.pdf			X
1.4 SIGN UP SHEETS P&Z 08.22.2023.pdf			X
1.5 COMMISSION MEETING MINUTES 9.12.23.pdf			X
2.1 P&Z APPLICATION COVERSHEET.PDF			X
2.2 PUD APPLICATION.PDF			X
2.3 REZONE APPLICATION.PDF			X
2.4 PRELIMINARY PLAT APPLICATION.PDF			X
2.5 SUP APPLICATION.PDF			X
2.6 DESIGN REVIEW APPLICATION.PDF			X
2.7 DEEDS.PDF			X
2.8 AFFIDAVITS.pdf			X
2.9 VICINITY MAP.PDF			X
2.10 NARRATIVE.PDF			X
2.11 NEIGHBORHOOD MEETING CERTIFICATION.pdf			X
2.12 SUBDIVISION NAME RESERVATION.PDF			X
2.13 SUBDIVISION LEGAL DESCRIPTION.pdf			X
2.14 SUBDIVISION BOUNDARY CLOSURE SHEET.pdf			X
2.15 R-6 LEGAL DESCRIPTION.pdf			X
2.16 R-12 LEGAL DESCRIPTION.pdf			X
2.17 C-1 LEGAL DESCRIPTION.pdf			X
2.18 PRELIMINARY PLAT.pdf			X
2.19 PHASING PLAN.PDF			X
2.20 LANDSCAPE PLAN COLORED.pdf			X
2.22 COMMITMENT TO POSTING PROPERTY.PDF			X
2.23 COMMON AREA MAINTENANCE.pdf			X
2.24 TRAFFIC IMPACT STUDY EXECUTIVE SUMMARY.pdf			X
2.25 NATURAL FEATURES MAP.pdf			X
2.27 REQUEST FOR AGENCY COMMENTS.pdf			X
2.28 PUBLIC WORKS.pdf			X
2.29 ADA COUNTY HIGHWAY DISTRICT.pdf			X
2.30 BOISE KUNA IRRIGATION DISTRICT.pdf			X
2.31 CENTRAL DISTRICT.pdf			X
2.32 COMPASS.pdf			X

2.33 DEPARTMENT OF ENVIRONMENTAL QUALITY.pdf			X
2.34 KUNA RURAL FIRE DISTRICT.pdf			X
2.35 NAMPA MERIDIAN IRRIGATION DISTRICT.pdf			X
2.36 IDAHO TRANSPORTATION DEPARTMENT.pdf			X
2.41 PROOF OF PUBLISHING KMN P&Z.pdf			X
2.42 PROOF OF LEGAL MAILER P&Z.pdf			X
2.43 PROOF OF PROPERTY POSTING.pdf			X
2.44 WEBSITE PUBLISH.pdf			X
2.37 FREDERICK, JERRY 11.29.22.pdf			X
2.38 ANDERSON, BRUCE, SHARON LETTER.pdf			X
2.39 STEWART, TERRY & RENEE LETTER.pdf			X
2.55 STEWART, TERRY & RENEE LETTER CC.pdf			X
2.40 RUWE, MONIQUE EMAIL.pdf			X
2.46 GROW-WILHITE, DAYNA EMAIL.pdf			X
2.47 HOUGH, TAMMIE a.pdf			X
2.48 PZ APPLICANT PRESENTATION.pdf			X
2.50 MKP PROOF OF PUBLISH CC.pdf			X
2.51 PROOF OF LEGAL NOTICE MAILER CC.pdf			X
2.52 PROOF OF SITE POSTING.pdf			X
2.53 PROOF OF WEBSITE POSTING CC.pdf			X
2.54 APPLICANT PRESENTATION AT COUNCIL.pdf			X
2.56 APPLICANTS LETTER OF APPEAL OF SUP & DR.pdf			X
2.57 PROPOSED DEVELOPMENT AGREEMENT.pdf			X

1.2 Hearings: The Council heard this on February 6, 2024.

1.3 Witness Testimony: Those who testified at the Council February 6, 2024, hearing are as follows, to-wit:

- A.** City Staff:
Troy Behunin, Senior Planner
- B.** Appearing for the Applicant:
Elizabeth Koeckeritz, Givens Pursley 601 W Bannock St., Boise, ID 83702 – Testified
- C.** Appearing in Favor:
Danielle Horras, Kuna Joint School District No. 3, 711 E Porter Street, Kuna, ID, 83642 – Testified
- D.** Appearing Neutral:
None
- E.** Appearing in Opposition:
Dana Grow, 7946 S Saddle Bag Way, Nampa, ID, 83687 – Testified
Renee Stewart, 8475 S Black Cat Road, Nampa, ID, 83687 – Testified
Beverly Wolf, 3420 W Commemoration, Meridian, ID, 83642 – Testified
Andrew Bills, 4277 W Balivi Lane, Nampa, Id, 83687 – Testified
Cindy Geason, 1363 S. Ash Ave. Kuna, ID, 83634 - Testified

Tamara Hough, 8397 S Old Farm Place, Meridian, ID, 83642 – Testified
 Mark Fedor, 8305 S Old Farm Place, meridian, ID 83642 – Testified
 Jerry Frederick, 8968 S Black Cat Road, Nampa, ID, 83687 – Testified
 Sam Johnston, 392 N Black Cat, Juna, ID, 83634 – Testified

- 1.4** The notations above that a witness was “Appearing in Favor,” “Appearing Neutral,” or “Appearing in Opposition” reflect a selection the witness made on a sign-up form provided at the public hearing, and may or may not accurately reflect the substance of the applicant’s actual testimony.

II FINDINGS OF FACT

2.1 Findings Regarding Notice

- A. Notice Required:** Notice of the public hearing was given in accordance with Kuna City Code and Idaho Statutes.
- B.** Notice was published for the February 6, 2024, hearing on the request for Rezone, Planned Unit Development (PUD) and Preliminary Plat, Development Agreement, and Appeal of the Commission’s decision on the Special Use Permit 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 January 12, 2024. Notice was also published on the City of Kuna website January 12, 2024.
- C.** Notice for the February 6, 2024, hearing containing the legal description of the property proposed in the applications and was mailed to all known and affected property owners within 300-ft of the boundaries of the area described in the application on January 12, 2024.
- D.** Notice for the February 6, 2024, hearing was posted on a sign in accordance with Kuna City Code (KCC) 5-1A-8 on January 12, 2024. The Proof of Property Posting was provided to staff on January 12, 2024.

2.2 Findings Regarding Project Site

- 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 land proposed for Gallica Heights Subdivision is comprised of three (3) parcels totaling approximately 132.26 acres (the “Parcels”). The Parcels are as follows:

Owner	Parcel No.	Size	Current Zone
Thistle Farm, LLC	S1310233700	47.08 acres	Agriculture
Thistle Farm, LLC	S1310233610	59.51 acres	Agriculture
Thistle Farm, LLC	S1310223100	25.68 acres	Agriculture

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

North	RR	Rural Residential – Ada County
	R1	Low Density Residential – Ada County
South	RR	Rural Residential – Ada County
	R-6	Medium Density Residential – Kuna City
East	RR	Rural Residential – Ada County
	Ag.	Agriculture – Kuna City
West	RR	Rural Residential – Ada County
	Ag.	Agriculture – Kuna City

- D.** The applicant has proposed dividing the Parcels into the following lot types and numbers: 615 residential lots, 86 common lots, and 4 commercial lots.
- E.** The applications proposed developing the Parcels with a total average density of 5.99 dwelling units per acre.

2.3 General Findings.

A. Compliance with City Code

1. The Applicant submitted complete applications. It was City Staff’s opinion after reviewing the applications that they appeared 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, so long as the sewer infrastructure improvements recommended by the Public Works Department were completed.

B. Consistency with Comprehensive Plan

1. The Comprehensive Plan (“Comp Plan”) designates the property as Mixed-Use and Medium Density Residential. These designations are set forth on the City’s Future Land Use Map (“FLUM”), which is a part of the Comp Plan.
2. The Comp Plan does not identify any particular percentages or mixes of use that are required in an area identified as Mixed Use on the FLUM.
3. The proposed zoning districts in the application were R-6, R-12 and C-1. R-6 is a medium density zoning district. R-12 is a high-density zoning district.
4. The proposed high-density zoning and certain housing types proposed in the applications is not consistent with the Comp Plan.
5. Goal Area 4 of the Comp Plan includes a goal that the City “[e]nsure...sewer...and solid waste systems are capable of serving the current and future population.”
6. The proposed development cannot be served by existing city sewer/wastewater facilities. Notably, the City Public Works Department submitted a memorandum in the record (Exhibit 2.28) which states that the project will rely upon a wastewater lift station that is not yet constructed. The same memorandum recommended that any approval must be contingent on the occurrence of certain future events, which included the construction of the lift station and “sufficient force main capacity.” Therefore, the wastewater system presently lacks capacity to serve the proposed development.

7. The proposed housing types and sizes in the application did not promote the correct variety of housing or a desirable and well-designed neighborhood.
8. The proposed development is not harmonious with the FLUM and does not follow the goals of the City. In particular, the proposed density is inconsistent with other development in the immediate vicinity of the Parcels.

C. Availability of Services

1. The Ada County Highway District (“ACHD”) provided comments that it can support the development with all Site-Specific Conditions of approval being satisfied. However, significant public testimony was presented that called ACHD’s comments into question, which focused on significant traffic safety hazards that presently exist on roadways that provide access to and around the Parcels. Notably, multiple members of the public who live in the immediate vicinity of the Parcels testified to unsafe traffic conditions and recent significant increased traffic flows due to the recent growth in the community. The improvement schedule proposed by ACHD to address increased traffic flow issues will lag behind already unsafe traffic conditions.
2. ITD requires no mitigation improvements to serve the development.
3. The City lacks existing wastewater capacity, and service of this community will required future system improvements including construction of a new regional and increased force main capacity to service the growth generated by this development.
4. Potable water connection is available for the subject site.
5. Pressurized irrigation connection is available for the subject site.
6. Kuna Rural Fire District can support this project with their required conditions being satisfied. Their conditions are identified in their written comment.
7. The proposed development is located within the boundaries of the Kuna School District, which is a political subdivision of the state of Idaho.
8. Based upon the testimony of Kuna School District officials at the Commission public hearing (noted in the Commission minutes) and Council public hearing, the School District lacks capacity to serve the student population that is likely to be generated by development of the Parcels as proposed in the applications. Of note, the School District officials offered testimony that the applicant in this matter has supported the School District in other development matters through land donations, and that the applicant was again prepared to donate land within this proposed development to the School District to use as an Agricultural Lab. However, the same School District officials testified that the School District is already in need of additional facilities to service students, and that it will be required to run and pass a bond measure to construct such facilities. The elementary school that children from this development would attend is already at 91% capacity. Therefore, while this particular developer has been supportive of the School District, and while the School District is considering bond measures to fund facility development, the School District lacks the ability to serve the projected growth to be generated from the proposed development. Further, the purpose of the Agricultural Lab land was unclear, and based upon evidence presented the School District was uncertain how it would utilize the land if

donated. Therefore, this donation did very little to mitigate the significant impacts the development would have on School District's ability to provide services.

9. 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.

D. Health, Safety, Welfare Considerations

1. Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, etc. were proposed to be implemented as a part of this project.
2. No major wildlife habitats would have been impacted by the proposed development.

E. Proposed Landscaping

1. A six- foot (6') vinyl fence would have been required around the perimeter of the subdivision where permitted.
2. It would have been 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 would have been required along Classified Roads.
4. The Proposed 12.72% qualified open space would have exceeded the 12.50% minimum required by City code.
5. Internal pathways would have provided pedestrian connectivity within the development.

F. Other Considerations

1. The proposed subject site is located within Kuna City Limits and is adjacent to city limits on two (2) sides.
2. The transition between existing and proposed uses was not complimentary.
3. The high density housing units are not suitable for this part of Kuna.
4. Subdivisions are under active construction to the northeast, south, and southeast of the subject site, which will increase service demands on all existing infrastructure and services.
5. Stub streets would be provided for connection to future development.

**III
CONCLUSIONS OF LAW
RE: POWERS AND DUTIES OF THE COUNCIL**

- 3.1** 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 Title 50 of Idaho Code.

- 3.2 The power of the City of Kuna lies in the Council to hear and decide this matter as provided in the Local Land Use and Planning Act found in Chapter 65 of Title 67, Idaho Code and local ordinances adopted pursuant to such authority.

IV
CONCLUSIONS OF LAW
RE: APPLICATION FOR REZONE

- 4.1 The City of Kuna has authority to Rezone lands within its boundaries pursuant to I.C. §67-6511.
- 4.2 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.
- 4.3 The Rezone, proposed by the Application in Case No. 22-07-ZC, is not consistent with the Comp Plan.
- 4.4 Zoning amendment (rezones) applications are processed according to Chapter 13 of Title 5, Kuna City Code.
- 4.5 “After considering the comprehensive plan and other evidence gathered through the public hearing process,” the City Council can adopt or reject a rezone request. I.C. § 67-6511(2)(b)
- 4.6 The City is required, when changing its zoning ordinance (which includes rezoning particular parcels), to:
- 4.6.1 Give “[p]articular consideration...to the effects of any proposed zone change upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.” I.C. § 67-6511(2)(a); see also *Rowenhorst v. Gem County*, 168 Idaho 657 (2021);
- 4.6.2 “[A]nalyze proposed changes to the zoning ordinance to ensure that they are not in conflict with the policies of the adopted comprehensive plan.” I.C. § 67-6511(2)(c).
- 4.7 The City’s Official Schedule of Zoning District Regulations is set forth in Kuna City Code § 5-3-2. The general purpose of this section and the land use table set forth therein is to identify land uses that are permitted, specially permitted, or not permitted in the various zoning districts of the City.
- 4.8 The City’s various zoning districts, as well as the purpose for each type of district, are set forth in Kuna City Code § 5-2-2.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR PLANNED UNIT DEVELOPMENT

- 5.1 The City of Kuna has authority to allow Planned Unit Developments pursuant to I.C. § 67-6515.
- 5.2 The City of Kuna has authority per Chapter 7 of Title 5, Kuna City Code, to allow a Planned Unit Development to be used as a tool in the land use process to provide relief from certain land constraints that would otherwise impede development opportunity.

- 5.3** Kuna City Code § 1-14-3 states that Planned Unit Development applications are required to be considered at Public Hearings, with the Planning and Zoning Commission as the recommending-body and Council as the decision-making body.
- 5.4** The standards and processes for processing and deciding Planned Unit Development applications are set forth in Chapter 7 of Title 5, Kuna City Code.

VI
CONCLUSIONS OF LAW
RE: APPLICATION FOR PRELIMINARY PLAT

- 6.1** The City of Kuna has authority to approve Preliminary Plats within its boundaries pursuant to Chapter 13 of Title 50, Idaho Code & Chapter 65 of Title 67, Idaho Code.
- 6.2** Kuna City Code, Title 1, Chapter 14, Section 3, states that Preliminary Plats applications are required to go through Public Hearings, with the Planning and Zoning Commission as a recommending body and the City Council as the decision-making body.
- 6.3** Subdivision regulations as defined in Kuna City Code Title 6 are authorized by Chapter 13 of Title 50, Idaho Code & Chapter 13 of Title 50, Idaho Code, Chapter 65 of Title 67, Idaho Code, and Article 12, section 2 of the Idaho Constitution.
- 7.4** Development standards relevant to subdivision applications, including preliminary plats, are set forth in Title 6 of the Kuna City Code, with specific procedural requirements applicable to preliminary plat applications set forth in Kuna City Code § 6-2-2 & 3.

VII
CONCLUSIONS OF LAW
RE: APPEAL OF THE COMMISSION'S DECISION FOR SPECIAL USE PERMIT

- 7.1** Special use permits are processed according to Chapter 6, of Title 5, Kuna City Code and subject to the standards set forth therein. The Commission possesses authority to enter decisions on special use permit applications pursuant to Kuna City Code § 5-6-6.
- 7.2** A special use permit decision of the Commission can be appealed to the Council pursuant Kuna City Code § 5-6-8. When appealed, the Council “shall set a hearing date and consider all information, testimony and commission’s minutes of the public hearing to reach a decision to uphold, conditionally uphold or overrule the commission by a favorable vote of one-half plus one(1) of the full council.”

VIII
CONCLUSIONS OF LAW
RE: APPEAL OF THE COMMISSION'S DECISION FOR DESIGN REVIEW

- 8.1** The Kuna Planning and Zoning Commission has the decision-making authority over all Legislative Design Review applications as provided in Kuna City Code 1-14-3
- 8.2** Kuna City Code 5-4-2 provides that:

“This chapter applies to all proposed development located within the Design Review Overlay District which shall include the entire City Limits, and any land annexed into the city after the date of adoption hereof. Such development includes, but is not limited to, new commercial, industrial, institutional, office, multi-family residential projects, common areas, subdivision signage, proposed conversions, proposed changes in land use and/or building use, or exterior remodeling, exterior restoration, and enlargement or expansion of existing buildings, signs or sites, and requires the submittal of a Design Review application pursuant to this Chapter and fee as prescribed from time to time by the City Council.”

- 8.3** The standards and processes applicable to design review applications are set forth in Chapter 4 of Title 5, Kuna City Code.
- 8.4** The decision of the Commission on design review applications can be appealed to the Council pursuant to KCC § 5-4-11. When appealed, the matter shall be set for public hearing before the Council, and the Council conducts a de novo review of the Commission decision.

IX
ORDER OF DECISION OF DENIAL OF APPLICATIONS FOR
REZONE, PLANNED UNIT DEVELOPMENT,
PRELIMINARY PLAT, AND DEVELOPMENT AGREEMENT

The Kuna 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** The Rezone Application (22-07-ZCN) is hereby *Denied* due to the inability of the City and other affected political subdivisions to serve the growth that is proposed by this development, and inconsistency with the City Comp Plan.
- 9.2** The Planned Unit Development Application (Case No. 22-05-PUD), Preliminary Plat Application (Case No. 22-15-S), and The Development Agreement Application (Case No. 23-04-DA) are hereby *Denied*. Due to the denial of the rezoning request, the Parcels in question retain their agricultural zoning designation, and many of the uses requested or proposed in these applications are not permitted in the agricultural zoning district and are inconsistent with the purpose of such zoning district.

X
ORDER UPHOLDING THE COMMISSIONS’ DECISION ON THE SPECIAL USE
PERMIT AND DESIGN REVIEW

- 10.1** That the Decisions by the Planning and Zoning Commission to deny the Special Use Permit Application (22-08-SUP) and Design Review Application (22-34-DR) are hereby *Upheld*. Due to the denial of the rezoning request, the Parcels in question retain their agricultural zoning designation, and many of the uses requested or proposed in these applications are not permitted in the agricultural zoning district and are inconsistent with the purpose of such zoning district.

This Space intentionally left blank.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 5th day of March 2024.

Mayor, Joe Stear

NOTICE: Pursuant to Idaho Code 67-8003, the Owner of private property that is subject of administrative action of a local government 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.

BEFORE THE CITY COUNCIL OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF) **Case No. 23-19-FP**
)
PATAGONIA DEVELOPMENT LLC)
)
) **STAFF MEMO FOR FINAL PLAT**
For the Patagonia East No. 1 Subdivision.) **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
2.1 P&Z APPLICATION COVERSHEET			X
2.2 FINAL PLAT APPLICATION			X
2.3 VICINITY MAP			X
2.4 NARRATIVE			X
2.5 PHASE 1 LEGAL DESCRIPTION			X
2.6 FINAL PLAT			X

2.7 APPROVED PLANS			X
2.8 LANDSCAPE PLAN APPROVED 08.16.2023			X
2.9 COMMON AREA MAINTENANCE AGREEMENT			X
2.10 RECORDED DEVELOPMENT AGREEMENT			X
2.11 CENTRAL DISTRICT HEALTH			X
2.12 BOISE PROJECT BOARD OF CONTROL			X
2.13 DEPARTMENT OF ENVIRONMENTAL QUALITY			X
2.14 CENTRAL DISTRICT HEALTH			X
2.15 CITY ENGINEER			X

Application Exhibits: [23-19-FP PATAGONIA EAST NO. 1](#)

II PROJECT SUMMARY

2.1 Subject Site & General Project Details

Description	Details
Acreage	14.98
Zone(s)	R-8 (Medium/High Density Residential)
Lots (No. and Type)	61 (52 buildable, 9 common)
Number of Residential Units	52

III APPLICANTS REQUEST

- 3.1** Applicant requests Final Plat approval for Patagonia East Subdivision No. 1 (APN: S1407449560) containing 61 lots (52 buildable, 9 common), located at 1570 E Hubbard Road; Section 7, Township 2 North, Range 1 East.

IV GENERAL PROJECT FACTS

4.1 Site Features & History

- A.** The subject site is located within Kuna City Limits with the R-8 (Medium/High Density Residential) zone and has historically served as agricultural fields.
- 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 Site Layout and Dimensional Standards

- A. Per [KCC 5-3-3](#), the minimum lot size for the R-8 zone is 3,300 SF; upon review, staff finds the lots to exceed this requirement.
- B. Upon review, this Final Plat request has been determined to be within substantial compliance with the Patagonia East, Ridge & Lakes Subdivision Preliminary Plat (Case Nos. 22-01-AN, 22-01-S, 22-01-PUD).

5.2 Central District Health Department (CDHD)

- A. CDHD has reviewed and approved the central water and sewage plans.

5.3 Boise Project Board of Control (BPBC)

- A. There are no BPBC facilities located 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 Patagonia East No. 1 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 approved Landscape Plan 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 5th day of March 2024.

VICINITY MAP

E MASON CREEK ST

S LOCUST GROVE RD



E HUBBARD RD

N STROEBEL RD

N LOCUST GROVE RD

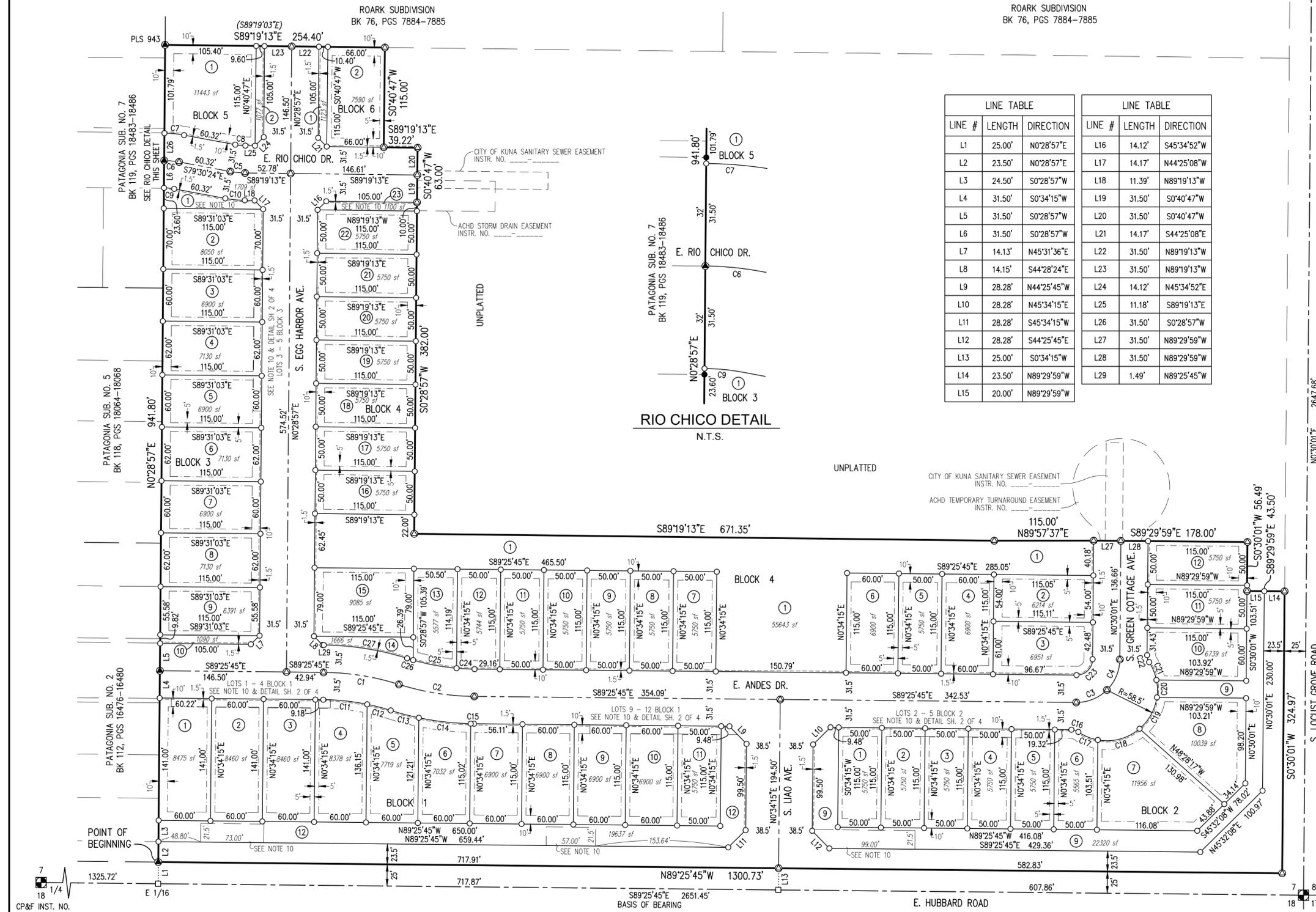
-  SUBJECT SITE
-  PARCELS
-  CITY LIMITS
-  SECTION ROADS

PATAGONIA EAST SUBDIVISION NO. 1

LOCATED IN THE SE 1/4 OF THE SE 1/4 SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, B.M., CITY OF KUNA, ADA COUNTY, IDAHO
2023

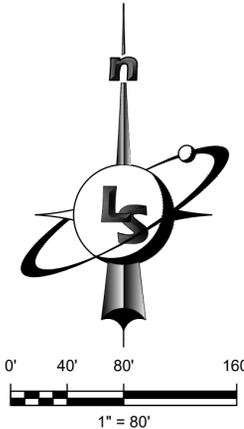
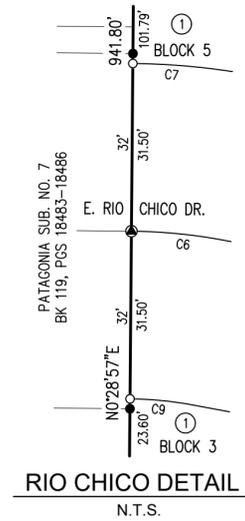
BOOK _____, PAGE _____

CP&F INST. NO. 2014-074308
1/4
7 8



LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	25.00'	N0°28'57"E	L16	14.12'	S45°34'52"W
L2	23.50'	N0°28'57"E	L17	14.17'	N44°25'08"E
L3	24.50'	S0°28'57"W	L18	11.39'	N89°19'13"W
L4	31.50'	S0°34'15"W	L19	31.50'	S0°40'47"W
L5	31.50'	S0°28'57"W	L20	31.50'	S0°40'47"W
L6	31.50'	S0°28'57"W	L21	14.17'	S44°25'08"E
L7	14.13'	N45°31'36"E	L22	31.50'	N89°19'13"W
L8	14.15'	S44°28'24"E	L23	31.50'	N89°19'13"W
L9	28.28'	N44°25'45"W	L24	14.12'	N45°34'52"E
L10	28.28'	N45°34'15"W	L25	11.18'	S89°19'13"E
L11	28.28'	S45°34'15"W	L26	31.50'	S0°28'57"W
L12	28.28'	S44°25'45"E	L27	31.50'	N89°29'59"W
L13	25.00'	S0°34'15"W	L28	31.50'	N89°29'59"W
L14	23.50'	N89°29'59"W	L29	1.49'	N89°25'45"W
L15	20.00'	N89°29'59"W			

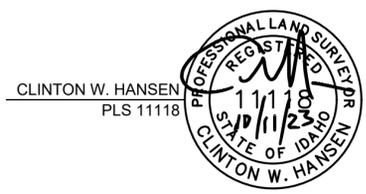
- ### LEGEND
- FOUND ALUMINUM CAP MONUMENT
 - FOUND 1/2" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
 - FOUND 5/8" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
 - SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
 - SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
 - CALCULATED POINT
 - SECTION LINE
 - CENTER LINE
 - ACHD STORM WATER DRAINAGE EASEMENT LINE SEE NOTE 10
 - ACHD PERMANENT SIDEWALK EASEMENT LINE, INSTRUMENT NO. _____
 - PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1, 2 & 3
 - OTHER EASEMENT LINE AS NOTED
 - SURVEY TIE LINE
 - SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - ADJACENT PROPERTY LINE
 - LOT NUMBER
 - RECORD INFORMATION



SURVEY NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARY OF PATAGONIA SUBDIVISION NO. 2, PATAGONIA SUBDIVISION NO. 5, PATAGONIA SUBDIVISION NO. 7, ROARK SUBDIVISION, INFORMATION FROM RECORD OF SURVEY NUMBERS 3946, 5995, 7589, 9940 AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

SEE SHEET 2 OF 4 FOR NOTES, CURVE DATA & ADDITIONAL DETAILS



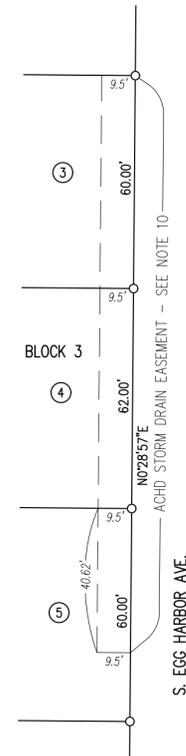
231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-5257
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PATAGONIA EAST SUBDIVISION NO. 1

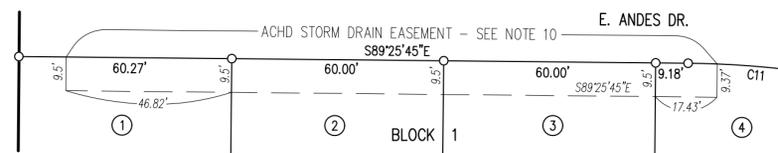
NOTES

- 1- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE, AND CITY OF KUNA PRESSURE IRRIGATION OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- 2- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT PUBLIC UTILITIES, CITY OF KUNA PRESSURE IRRIGATION, AND LOT DRAINAGE ON FIVE (5) FEET ADJACENT TO SIDE LOT LINES.
- 3- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR CITY OF KUNA PRESSURE IRRIGATION ON TEN (10) FEET ADJACENT TO REAR LOT LINES AND EXTERIOR SUBDIVISION BOUNDARIES.
- 4- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- 5- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____.
- 6- MAINTENANCE OF ANY IRRIGATION, DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
- 7- THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, RIGHT TO FARM ACT, WHICH STATES: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITION IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- 8- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AND CONDITIONS OF THE STAFF REPORT FOR PATAGONIA SUBDIVISION.
- 9- LOT 12 OF BLOCK 1, LOT 9 OF BLOCK 2, LOTS 1 AND 10 OF BLOCK 3, LOTS 1, 14 AND 23 OF BLOCK 4; LOT 2, BLOCK 5 AND LOT 1 OF BLOCK 6 ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. SAID LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE, AND PRESSURE IRRIGATION EASEMENT. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE FAMILY DWELLINGS. THIS OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF KUNA. THE PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR PAYMENT OF IRRIGATION ASSESSMENTS. IN THE EVENT PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION FAILS TO PAY ASSESSMENTS, EACH RESIDENTIAL LOT IS RESPONSIBLE FOR A FRACTIONAL SHARE OF THE ASSESSMENT.
- 10- LOT 1 OF BLOCK 3, LOT 23 OF BLOCK 4, AND PORTIONS OF LOTS 1 - 4 AND LOTS 9 - 12 OF BLOCK 1; LOTS 2 - 5 AND LOT 9 OF BLOCK 2; AND LOTS 3 - 5 OF BLOCK 3 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM. SEE STORM DRAIN EASEMENT DETAILS - SHEET 2 OF 4.
- 11- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH KUNA CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 12- PRESSURE IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS THROUGH BOISE-KUNA IRRIGATION DISTRICT, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM CITY OF KUNA, SUBJECT TO ORDINANCE _____, ANNEXING PATAGONIA EAST SUBDIVISION NO. 1 INTO THE KUNA MUNICIPAL IRRIGATION SYSTEM AND POOLING THE APPURTENANT WATER RIGHTS THEREOF, RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
- 13- THIS SUBDIVISION IS SUBJECT TO THE CC&R'S RECORDED AS INSTRUMENT NO. _____, AND AS SUCH MAY BE AMENDED.
- 14- DIRECT LOT ACCESS TO S. LIAO AVE. AND E. HUBBARD RD. IS PROHIBITED.

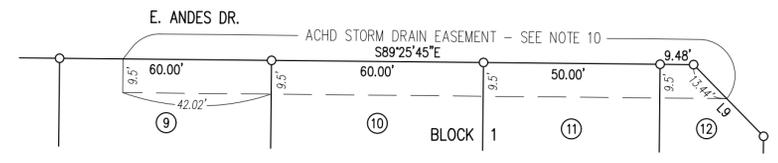
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	88.64'	300.00'	16°55'44"	N80°57'53"W	88.32'
C2	88.64'	300.00'	16°55'44"	S80°57'53"E	88.32'
C3	39.30'	50.00'	45°02'07"	N68°03'11"E	38.30'
C4	39.30'	50.00'	45°02'07"	N23°01'05"E	38.30'
C5	17.13'	100.00'	9°48'48"	S84°24'48"E	17.11'
C6	17.37'	100.00'	9°57'01"	N84°28'55"W	17.34'
C7	22.87'	131.50'	9°57'53"	N84°29'21"W	22.84'
C8	11.73'	68.50'	9°48'48"	S84°24'48"E	11.72'
C9	11.86'	68.50'	9°55'21"	N84°28'05"W	11.85'
C10	22.52'	131.50'	9°48'48"	S84°24'48"E	22.50'
C11	51.13'	268.50'	10°54'41"	N83°58'25"W	51.06'
C12	28.20'	268.50'	6°01'03"	N75°30'33"W	28.19'
C13	33.66'	331.50'	5°49'02"	S75°24'32"E	33.64'
C14	60.40'	331.50'	10°26'23"	S83°32'15"E	60.32'
C15	3.89'	331.50'	0°40'19"	S89°05'36"E	3.89'
C16	8.55'	14.50'	33°47'37"	N72°31'57"W	8.43'
C17	24.53'	58.50'	24°01'38"	S67°38'57"E	24.35'
C18	51.66'	58.50'	50°35'57"	N75°02'15"E	50.00'
C19	42.28'	58.50'	41°24'51"	N29°01'51"E	41.37'
C20	20.11'	58.50'	19°41'51"	N1°31'30"W	20.01'
C21	22.38'	58.50'	21°55'11"	N22°20'00"W	22.24'
C22	8.55'	14.50'	33°47'37"	S16°23'47"E	8.43'
C23	29.08'	18.50'	90°04'14"	N45°32'08"E	26.18'
C24	20.86'	268.50'	4°27'04"	S87°12'13"E	20.85'
C25	51.18'	268.50'	10°55'15"	S79°31'03"E	51.10'
C26	7.30'	268.50'	1°33'25"	S73°16'43"E	7.30'
C27	97.95'	331.50'	16°55'44"	N80°57'53"W	97.59'



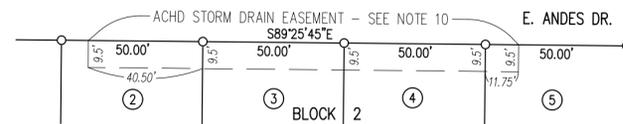
STORM DRAIN EASEMENT DETAIL
LOTS 3 - 5, BLOCK 3
N.T.S.



STORM DRAIN EASEMENT DETAIL
LOTS 1 - 4, BLOCK 1
N.T.S.



STORM DRAIN EASEMENT DETAIL
LOTS 9 - 12, BLOCK 1
N.T.S.



STORM DRAIN EASEMENT DETAIL
LOTS 2 - 5, BLOCK 2
N.T.S.

CLINTON W. HANSEN
PLS 11118



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MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

PATAGONIA EAST SUBDIVISION NO. 1

BOOK _____, PAGE _____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PATAGONIA EAST SUBDIVISION;

A PARCEL LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF THE SE ¼ OF SAID SECTION 7, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SE ¼ OF SECTION 7 BEARS S 89°25'45" E A DISTANCE OF 2651.45 FEET;

THENCE S 89°25'45" E ALONG THE SOUTHERLY BOUNDARY OF SAID SE ¼ A DISTANCE OF 1325.72 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF THE SE ¼ OF THE SE ¼ OF SAID SECTION 7;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID SE ¼ OF THE SE ¼ N 0°28'57" E A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF E. HUBBARD ROAD BEING THE SOUTHEASTERLY CORNER OF PATAGONIA SUBDIVISION NO. 2, AS SHOWN IN BOOK 112 OF PLATS ON PAGES 16476 THROUGH 16480, RECORDS OF ADA COUNTY, IDAHO, AND THE POINT OF BEGINNING;

THENCE CONTINUING N 0°28'57" E ALONG THE WESTERLY BOUNDARY OF SAID SE ¼ OF THE SE ¼, ALSO BEING THE EASTERLY BOUNDARY OF SAID PATAGONIA SUBDIVISION NO. 2, PATAGONIA SUBDIVISION NO. 5, AS SHOWN IN BOOK 118 OF PLATS ON PAGES 18064 THROUGH 18068, RECORDS OF ADA COUNTY, IDAHO AND PATAGONIA SUBDIVISION NO. 7, AS SHOWN IN BOOK 119 OF PLATS AT PAGES 18483 THROUGH 18486, RECORDS OF ADA COUNTY, IDAHO A DISTANCE OF 941.80 FEET TO THE SOUTHWESTERLY CORNER OF ROARK SUBDIVISION, AS SHOWN IN BOOK 76 OF PLATS ON PAGES 7884 AND 7885, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID ROARK SUBDIVISION S 89°19'13" E (FORMERLY S 89°19'03" E) A DISTANCE OF 254.40 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY S 0°40'47" W A DISTANCE OF 115.00 FEET TO A POINT;

THENCE S 89°19'13" E A DISTANCE OF 39.22 FEET TO A POINT;

THENCE S 0°40'47" W A DISTANCE OF 63.00 FEET TO A POINT;

THENCE S 0°28'57" W A DISTANCE OF 382.00 FEET TO A POINT;

THENCE S 89°19'13" E A DISTANCE OF 671.35 FEET TO A POINT;

THENCE N 89°57'37" E A DISTANCE OF 115.00 FEET TO A POINT;

THENCE S 89°29'59" E A DISTANCE OF 178.00 FEET TO A POINT;

THENCE S 0°30'01" W A DISTANCE OF 56.49 FEET TO A POINT;

THENCE S 89°29'59" E A DISTANCE OF 43.50 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF S. LOCUST GROVE ROAD;

THENCE ALONG SAID RIGHT-OF-WAY S 0°30'01" W A DISTANCE OF 324.97 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF E. HUBBARD ROAD;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY N 89°25'45" W A DISTANCE OF 1300.73 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 14.98 ACRES, MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF KUNA. THE CITY OF KUNA HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____, 20__.

PATAGONIA DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY

BY GREGORY B. JOHNSON, PRESIDENT OF THE WESTPARK COMPANY, INC., THE MANAGER OF PATAGONIA DEVELOPMENT, LLC.

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } S.S.

ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED GREGORY B. JOHNSON, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF THE WESTPARK COMPANY, INC, AN IDAHO CORPORATION BEING THE MANAGER OF PATAGONIA DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

RESIDING AT _____

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLINTON W. HANSEN
PLS 11118



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PATAGONIA EAST SUBDIVISION NO. 1

BOOK _____, PAGE _____

HEALTH CERTIFICATE

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

CENTRAL DISTRICT HEALTH, EHS DATE

APPROVAL OF THE CITY COUNCIL

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

CITY CLERK OF KUNA CITY, IDAHO

APPROVAL OF THE CITY ENGINEER

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

CITY ENGINEER ~ KUNA, IDAHO

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

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

DATE: _____
COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
COUNTY OF ADA } S.S. INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT _____ MINUTES PAST _____ O'CLOCK ____ .M. ON THIS _____ DAY OF _____, 20____, IN BOOK _____ OF PLATS AT PAGES _____.

DEPUTY EX-OFFICIO RECORDER

FEE: _____

CLINTON W. HANSEN
PLS 11118



LandSolutions

Land Surveying and Consulting

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

File Number: 6016

October 25, 2023

Ada County Recorder
Attn: Trent Tripple
200 West Front Street
Boise, ID 83702

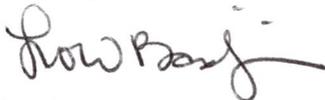
RE: Patagonia East Subdivision No. 1

Dear Mr. Tripple:

Central District Health has reviewed and does approve the final plat for this subdivision for central water and central sewer facilities. Final approval was given October 25, 2023.

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

Sincerely,



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

cc: Patagonia Development – Kent Brown
Patagonia Development, LLC
Civil Innovations
City of Kuna

LB:dc

FRED BUTLER
CHAIRMAN OF THE BOARD

RICHARD MURGOITIO
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

RECEIVED
FEB 02 2024
CITY OF KUNA

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

31 January 2024

City of Kuna
751 W. 4th St.
Kuna, Idaho 83634

RE: Patagonia East No. 1 **23-19-FP**
1570 E Hubbard Rd, Kuna 83634
Boise-Kuna Irrigation District **BK-158**
Stevens Lateral 84+30
Sec. 7, T2N, R1W, BM.

Jessica Hall, Associate Planner:

There are no Boise Project or Boise-Kuna Irrigation District facilities located on the above-mentioned property, however it does in fact possess a valid water right.

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

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

NO DISCHARGE into any live irrigation system is permitted.

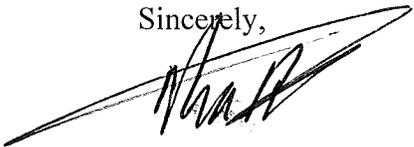
This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a hard copy of the irrigation and drainage plans.

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

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

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

Sincerely,



Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Kevin Reeves
Alicia Flavel
File

Watermaster, Div.; 2 BPBC
Secretary – Treasurer, BKID

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

February 12, 2024

Jessica Hall, Associate Planner
Kuna Planning & Zoning
751 W 4th St
Kuna, ID 83634
jreid@kunaid.gov

Subject: 23-19-FP / PATAGONIA EAST NO. 1

Dear Ms. Hall:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:

<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
 - For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
 - If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
 - The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
 - The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff
Regional Administrator

c:

2021AEK



Ada County Transmittal
 Division of Community and Environmental Health

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Meridian
- Kuna
- Star

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 23-19-FP

Development Name/Section Patagonia East 1 CDH File # _____

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - waste flow characteristics
 - bedrock from original grade
 - other _____
- 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - community sewage system
 - interim sewage
 - central water
 - individual sewage
 - individual water
 - community water well
- 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - community sewage system
 - sewage dry lines
 - central water
 - community water
- 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
- 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
- 11. Land development application, fee per lot, test holes and full engineering report is required.
- 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - swimming pools or spas
 - beverage establishment
 - grocery store
 - child care center
- 14. _____

Reviewed By: *Rowan* Date: 2/13/24



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

Brady Barroso, E.I.T
 Staff Engineer I

FINAL PLAT MEMORANDUM

To: Doug Hanson - Planning and Zoning Director
From: Brady Barroso - Staff Engineer I
Date: 26 February 2024
RE: Public Works Comments
 Patagonia East Subdivision No. 1 – 23-19-FP (Final Plat)

The Patagonia East Subdivision No. 1, 23-19-FP, Final Plat request dated 29 January 2024 has been reviewed. This review is based on land use as allowed or permitted in a “R-8” zone. This application encompasses approximately 15 acres. This application contains a total of 52 single-family residential lots and 9 common lots.

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

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

1) Inspection & Fees

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

2) General

- a) Patagonia East Subdivision No. 1, 23-19-FP will increase demand on constructed facilities and on water rights provided by others.
- b) The applicant provided engineering certification on all final engineering drawings/record drawings.
- c) Provide final plat showing all modifications stemming from construction.

3) Sanitary Sewer Connection

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

4) Potable Water Connection

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

5) Pressurized Irrigation

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

6) Grading and Storm Drainage

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

7) Final Plat

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

8) As-Built Drawings

- a) As-built (record) drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product.
- b) *Correct and verified as-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

BEFORE THE CITY COUNCIL OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF) **Case No. 24-01-FP**
)
CW-KUNA, LLC)
)
For the Ashton Estates No. 6 (East) Final Plat.) **STAFF MEMO FOR FINAL 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
2.1 P&Z APPLICATION COVERSHEET			X
2.2 FINAL PLAT APPLICATION			X
2.3 VICINITY MAP			X
2.4 NARRATIVE			X
2.5 FINAL PLAT			X
2.6 APPROVED PLANS			X

2.7 LANDSCAPE PLAN APPROVED 07.14.2022			X
2.8 ORIGINAL FCO'S APPROVED 02.02.2021			X
2.9 CENTRAL DISTRICT HEALTH			X
2.10 AGENCY TRANSMITTAL			X
2.11 KUNA POLICE			X
2.12 CENTRAL DISTRICT HEALTH			X
2.13 BOISE PROJECT BOARD OF CONTROL			X
2.14 DEPARTMENT OF ENVIRONMENTAL QUALITY			X
2.15 CITY ENGINEER			X

Application Exhibits: [24-01-FP SERA SOLE](#)

II PROJECT SUMMARY

2.1 Subject Site & General Project Details

Description	Details
Acreage	19.24
Zone(s)	R-6 (Medium Density Residential)
Lots (No. and Type)	90 (79 buildable, 11 common)
Number of Residential Units	78

III APPLICANTS REQUEST

- 3.1** Applicant requests Final Plat approval for Sera Sole Subdivision (APN: S1326141870 and S1326142025) with 90 lots (78 buildable, 11 common, and 1 commercial lot) located on S Swan Falls Road; Section 26, 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/High Density Residential) zone and has historically served as agricultural fields.
- 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 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 exceed this requirement.
- B. Upon review, this Final Plat request has been determined to be within substantial compliance with the Sera Sole Subdivision Preliminary Plat (Case Nos. 20-01-ZC, 20-02-S).

5.2 Central District Health Department (CDHD)

- A. CDHD has can approve the central water and sewage plans after written approvals from the appropriate entities are submitted.

5.3 Boise Project Board of Control (BPBC)

- A. There are no Boise Project facilities located on 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, Sera Sole Subdivision 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 approved Landscape Plan 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 5th day of March 2024.

VICINITY MAP

W
AVALON ST

W
MILNER
AVENUE

E
AVALON ST

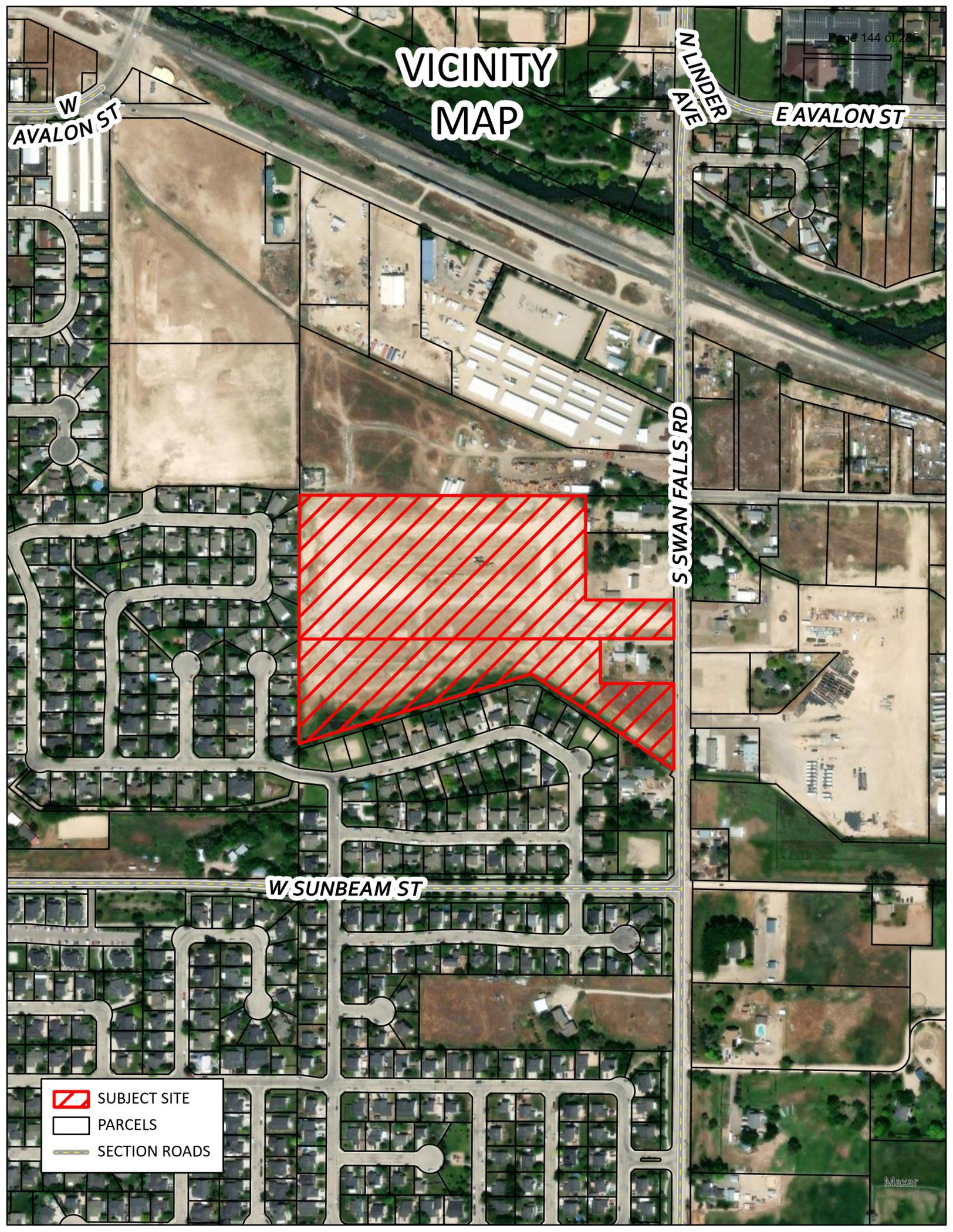
S
SWAN FALLS RD

W
SUNBEAM ST

 SUBJECT SITE

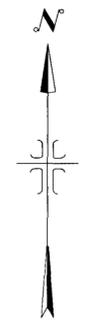
 PARCELS

 SECTION ROADS



Plat Showing Sera Sole Subdivision

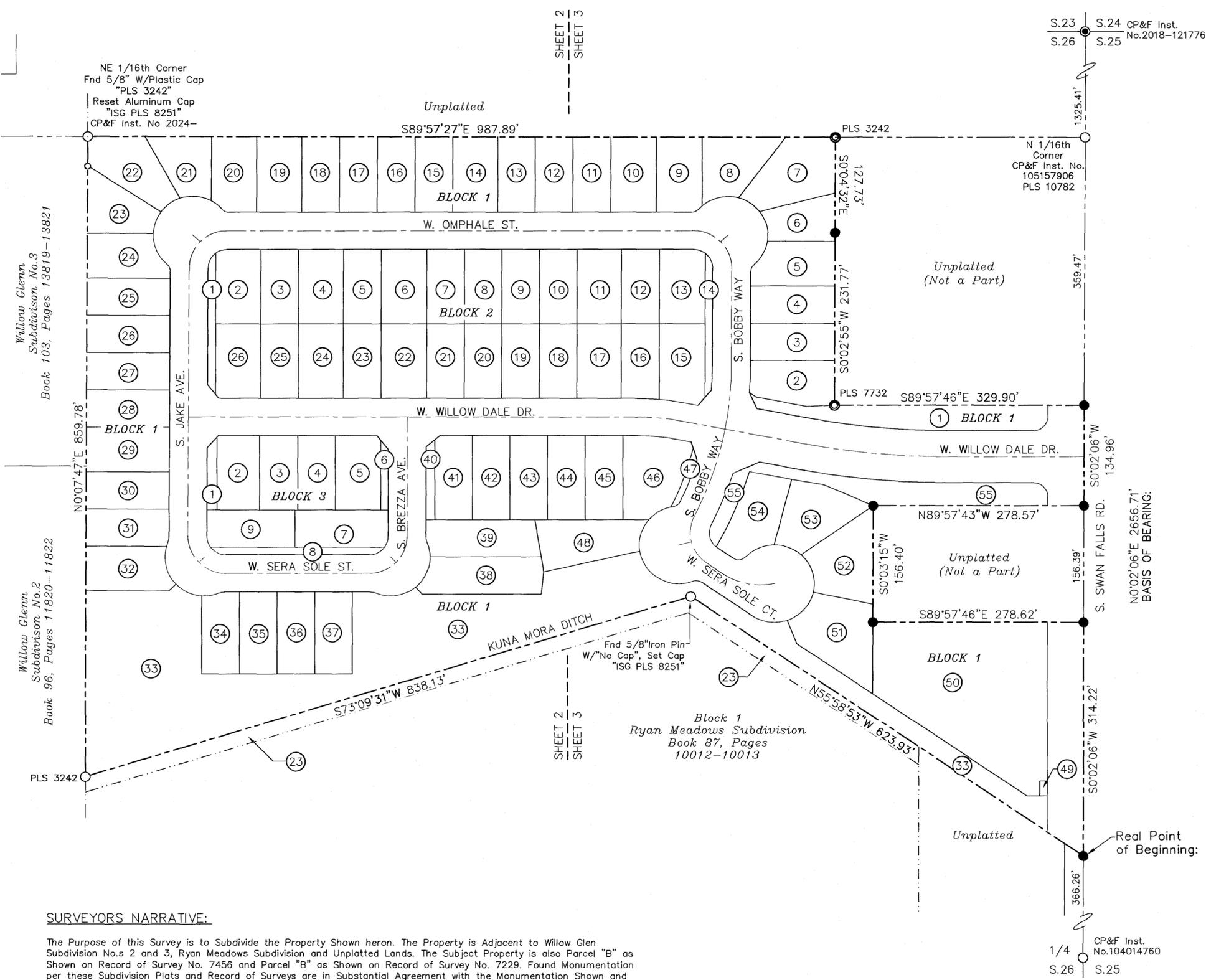
A Portion of the SE 1/4 of the NE 1/4 of Section 26
Township 2 North, Range 1 West, Boise Meridian,
City of Kuna, Ada County, Idaho.
2024



SCALE: 1" = 100'

Legend

- Found 5/8" Iron Pin, as Noted
- Found 5/8" Iron Pin, as Noted
- Found Aluminum Cap Monument
- ⊙ Set Aluminum Cap Monument
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 8251"
- △ Calculated Point, Nothing Found or Set
- Found 1/2" Iron Pin as Noted. Replaced W/Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 8251"
- ① Lot Number
- - - Subdivision Boundary Line
- Right-of-Way Line
- Lot Line
- - - Centerline



SURVEYORS NARRATIVE:

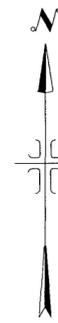
The Purpose of this Survey is to Subdivide the Property Shown heron. The Property is Adjacent to Willow Glen Subdivision No.s 2 and 3, Ryan Meadows Subdivision and Unplatted Lands. The Subject Property is also Parcel "B" as Shown on Record of Survey No. 7456 and Parcel "B" as Shown on Record of Survey No. 7229. Found Monumentation per these Subdivision Plats and Record of Surveys are in Substantial Agreement with the Monumentation Shown and Described on these Subdivision Plats and Records of Surveys and were held as Controlling Corners for this Plat.



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

JOB NO. 21-454
SHEET 1 OF 6

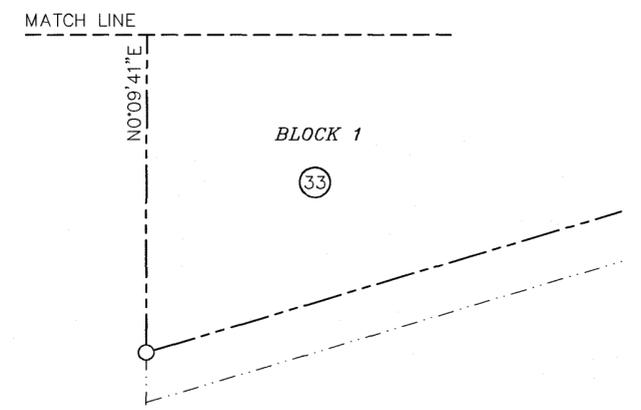
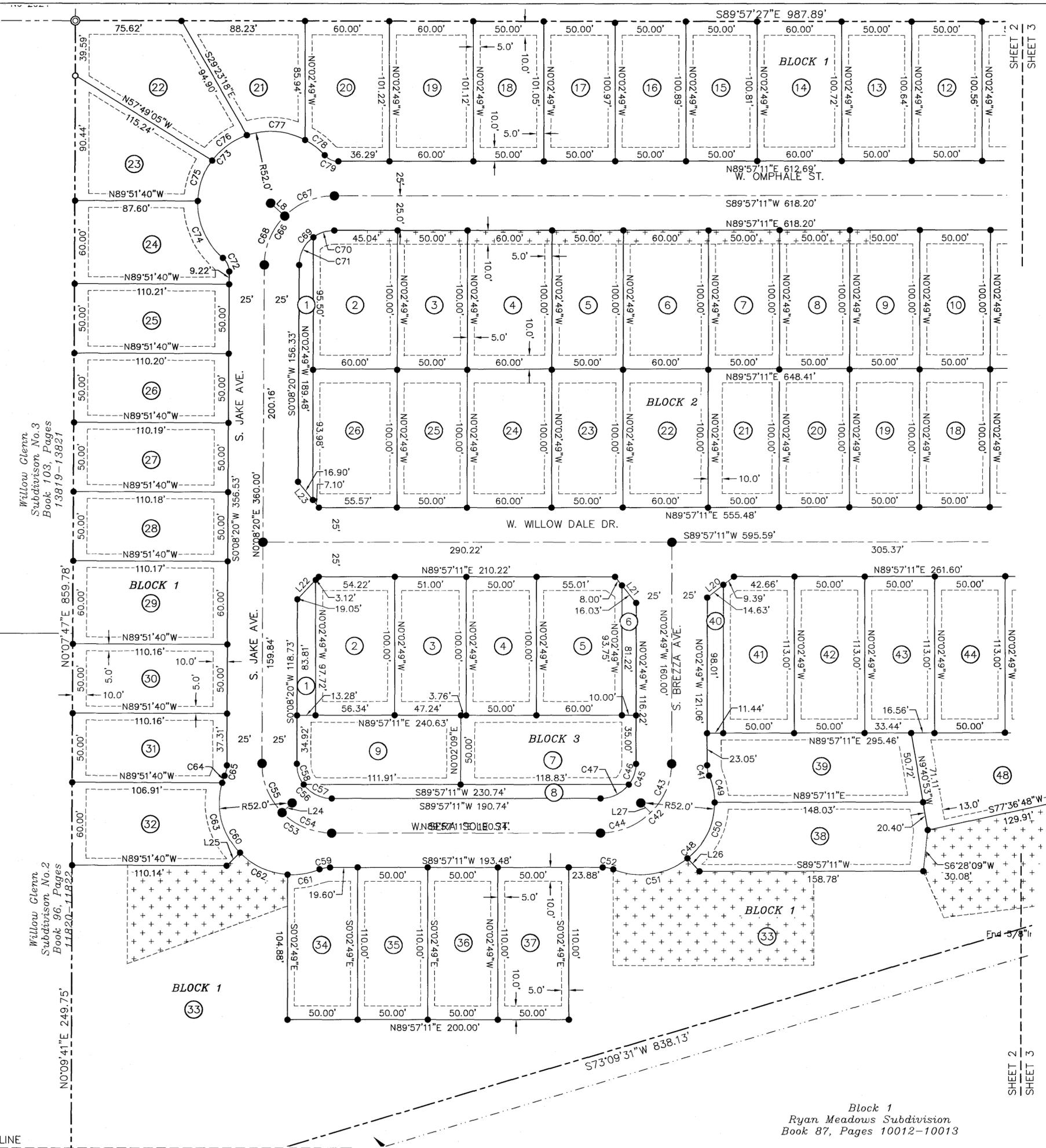
Sera Sole Subdivision



SCALE: 1" = 50'

LEGEND

- Found 1/2" Iron Pin as Noted
- Found 5/8" Iron Pin as Noted
- Set 1/2" Iron Pin "ISG PLS 8251"
- Set 5/8" Iron Pin "ISG PLS 8251"
- ⊙ Set Aluminum Cap Monument
- ⊙ Calculated Point
- Found Iron 1/2" Pin W/PLS as Noted. Replaced W/Set 5/8" Iron Pin "ISG PLS 8251"
- Subdivision Boundary Line
- Lot Line
- Section Line
- Right of Way Line
- Centerline
- Easement Line
- ACHD Master Storm Drain Easement. See Note 5
- ⑦ Lot Number



Block 1
Ryan Meadows Subdivision
Book 87, Pages 10012-10013



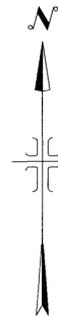
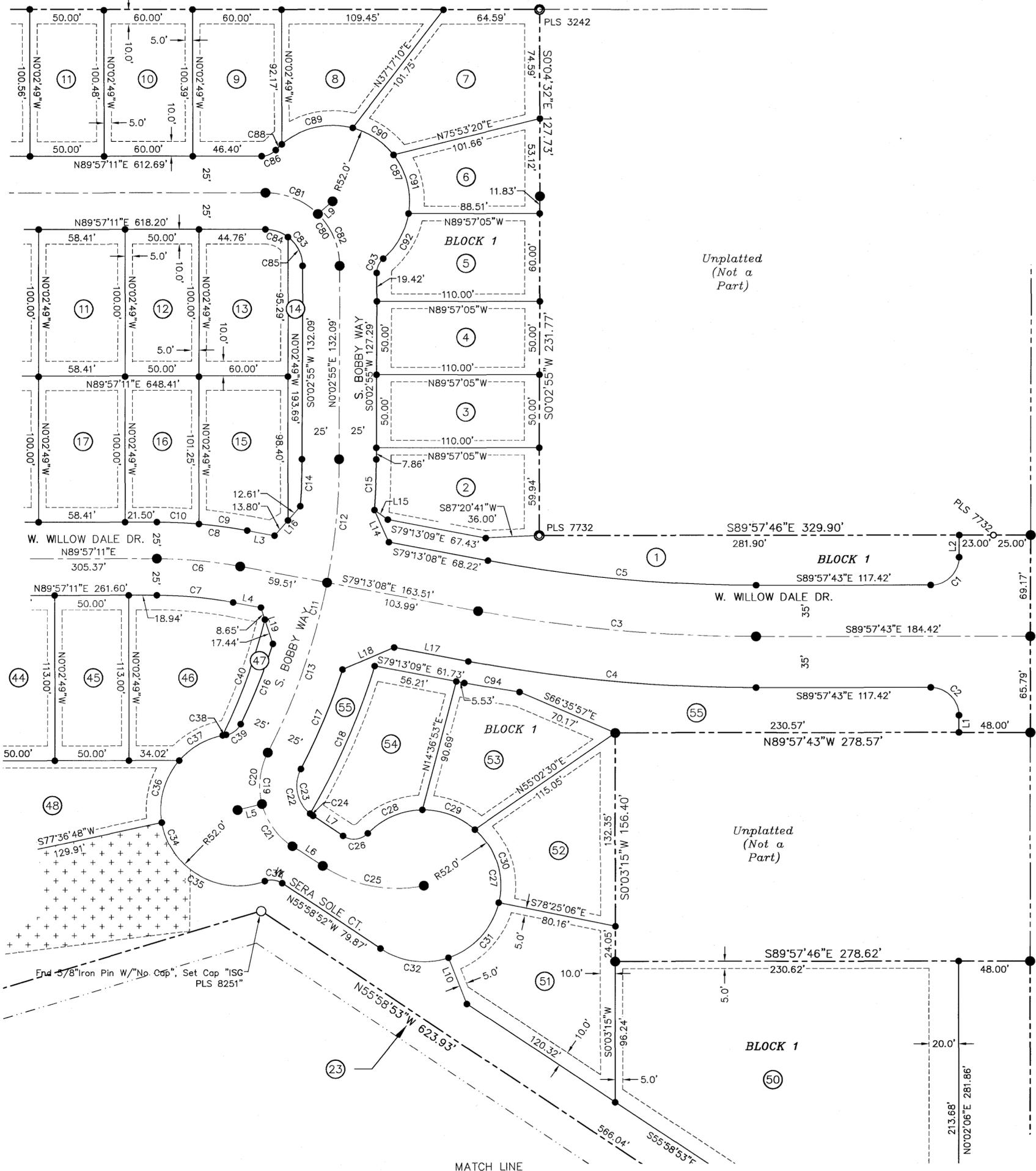
IDAHO
SURVEY
GROUP, LLC

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

JOB NO. 21-454
SHEET 2 OF 6

Sera Sole Subdivision

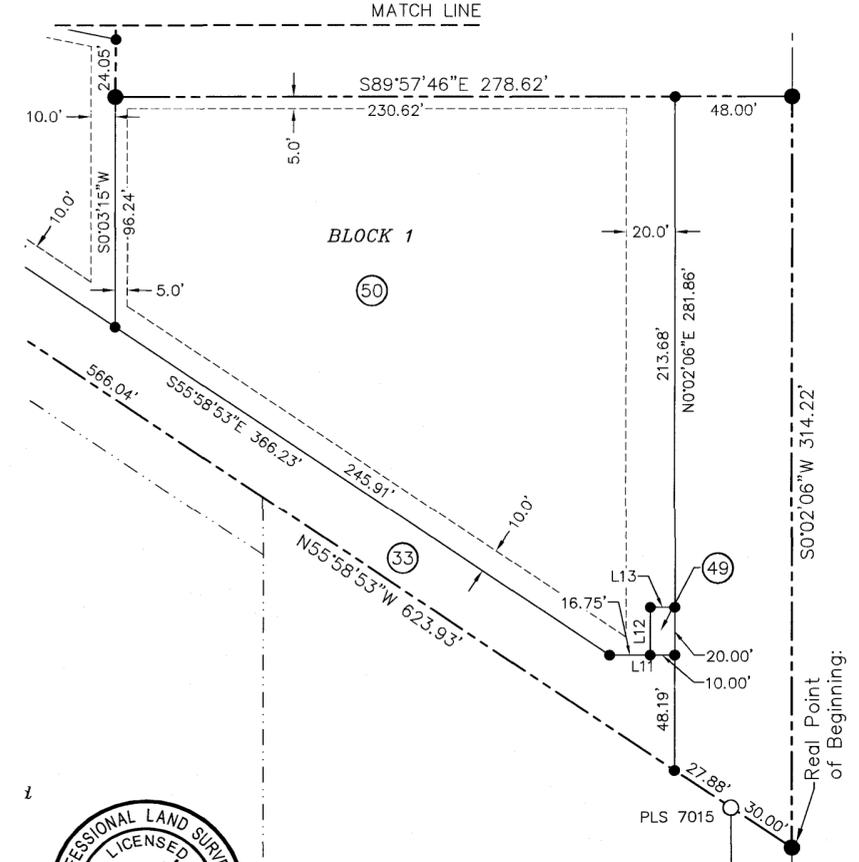
SHEET 2
SHEET 3



SCALE: 1" = 50'

LEGEND

- Found 1/2" Iron Pin as Noted
- Found 5/8" Iron Pin as Noted
- Set 1/2" Iron Pin "ISG PLS 8251"
- Set 5/8" Iron Pin "ISG PLS 8251"
- △ Calculated Point
- Found Iron 1/2" Pin W/PLS as Noted. Replaced W/Set 5/8" Iron Pin "ISG PLS 8251"
- Subdivision Boundary Line
- Lot Line
- Section Line
- Right of Way Line
- Centerline
- Easement Line
- ACHD Master Storm Drain Easement. See Note 5
- Lot Number



JOB NO. 21-454
SHEET 3 OF 6

ISG IDAHO SURVEY GROUP, LLC

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

SHEET 2
SHEET 3

Sera Sole Subdivision

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BRG.	CHORD DIST.
C1	19.00	89°59'49"	29.84	N45°02'23"E	26.87
C2	19.00	89°59'49"	29.84	N44°57'48"W	26.87
C3	1000.00	10°44'35"	187.50	S84°35'25"E	187.23
C4	1035.00	10°44'35"	194.06	S84°35'25"E	193.78
C5	965.00	10°44'35"	180.94	S84°35'25"E	180.67
C6	300.00	10°49'41"	56.70	N84°37'59"W	56.61
C7	275.00	10°49'41"	51.97	N84°37'59"W	51.89
C8	325.00	10°49'41"	61.42	N84°37'59"W	61.33
C9	325.00	5°47'47"	32.88	N82°07'02"W	32.87
C10	325.00	5°01'54"	28.54	N87°31'52"W	28.53
C11	444.00	26°50'50"	208.05	N13°28'20"E	206.15
C12	444.00	10°57'09"	84.87	N5°31'30"E	84.75
C13	444.00	15°53'41"	123.17	N18°56'55"E	122.78
C14	419.00	4°24'23"	32.22	N2°15'07"E	32.22
C15	469.00	4°14'46"	34.76	N2°10'18"E	34.75
C16	419.00	8°04'51"	59.10	N21°37'03"E	59.05
C17	469.00	8°59'35"	73.61	N22°23'58"E	73.54
C18	489.00	12°54'03"	110.11	N23°18'05"E	109.87
C19	50.00	82°52'38"	72.32	S14°32'33"E	66.18
C20	50.00	41°25'23"	36.15	S6°11'04"W	35.37
C21	50.00	41°27'15"	36.18	S35°15'14"E	35.39
C22	25.00	82°52'38"	36.16	S14°32'33"E	33.09
C23	25.00	77°02'20"	33.61	S11°37'24"E	31.14
C24	25.00	5°50'18"	2.55	S53°03'43"E	2.55
C25	89.50	45°42'23"	71.40	S78°50'03"E	69.52
C26	13.00	80°15'23"	18.21	N83°53'27"E	16.76
C27	52.00	260°33'12"	236.47	N5°57'38"W	79.34
C28	52.00	45°30'35"	41.30	S66°31'03"W	40.23
C29	52.00	42°53'58"	38.93	N69°16'41"W	38.03
C30	52.00	60°56'15"	55.31	N17°21'34"W	52.74
C31	52.00	58°08'06"	52.76	N42°10'37"E	50.53
C32	52.00	53°04'18"	48.17	S82°13'11"E	46.46
C33	13.00	54°13'27"	12.30	N83°05'35"W	11.85
C34	52.00	191°32'21"	173.84	S14°26'08"E	103.47
C35	52.00	100°41'40"	91.39	S59°51'29"E	80.07
C36	52.00	50°00'13"	45.38	S15°29'28"W	43.96
C37	52.00	38°12'21"	34.67	S59°35'45"W	34.04
C38	52.00	2°38'07"	2.39	S80°00'59"W	2.39
C39	13.00	55°40'34"	12.63	N53°29'45"E	12.14
C40	409.00	11°48'04"	84.24	N19°48'03"E	84.09
C41	20.00	22°11'05"	7.74	S11°08'22"E	7.70
C42	50.00	90°00'00"	78.54	N44°57'11"E	70.71
C43	50.00	44°54'25"	39.19	N22°24'23"E	38.19
C44	50.00	45°05'35"	39.35	N67°24'23"E	38.34
C45	25.00	90°00'00"	39.27	N44°57'11"E	35.36
C46	25.00	36°52'12"	16.09	N18°23'17"E	15.81
C47	25.00	53°07'48"	23.18	N63°23'17"E	22.36
C48	52.00	134°10'32"	121.77	N44°51'21"E	95.79
C49	52.00	21°55'20"	19.90	N11°16'15"W	19.77
C50	52.00	51°06'46"	46.39	N25°14'48"E	44.87
C51	52.00	61°08'26"	55.49	N81°22'24"E	52.89
C52	20.00	21°59'26"	7.68	N79°03'06"W	7.63

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BRG.	CHORD DIST.
C53	50.00	90°11'09"	78.70	S44°57'15"E	70.83
C54	50.00	45°05'35"	39.35	S67°30'02"E	38.34
C55	50.00	45°05'35"	39.35	S22°24'27"E	38.34
C56	25.00	90°11'09"	39.35	S44°57'15"E	35.41
C57	25.00	53°07'48"	23.18	S63°28'55"E	22.36
C58	25.00	37°03'21"	16.17	S18°23'20"E	15.89
C59	20.00	21°59'26"	7.68	S78°57'28"W	7.63
C60	52.00	134°10'02"	121.77	S44°57'15"E	95.79
C61	52.00	25°46'53"	23.40	N80°51'11"E	23.20
C62	52.00	42°01'53"	38.15	S65°14'26"E	37.30
C63	52.00	60°17'21"	54.72	S14°04'49"E	52.23
C64	52.00	6°03'55"	5.50	S19°05'49"W	5.50
C65	20.00	21°59'26"	7.68	N11°08'03"E	7.63
C66	50.00	89°48'51"	78.38	S45°02'45"W	70.60
C67	50.00	44°54'25"	39.19	S67°29'58"W	38.19
C68	50.00	44°54'25"	39.19	S22°35'33"W	38.19
C69	25.00	89°48'51"	39.19	S45°02'45"W	35.30
C70	25.00	36°45'57"	16.04	S71°34'12"W	15.77
C71	25.00	53°02'54"	23.15	S26°39'47"W	22.33
C72	13.00	49°19'28"	11.19	N24°31'24"W	10.85
C73	52.00	187°14'53"	169.94	S44°26'19"W	103.79
C74	52.00	50°57'38"	46.25	S23°42'19"E	44.74
C75	52.00	34°39'39"	31.46	S19°06'20"W	30.98
C76	52.00	34°22'43"	31.20	S53°37'31"W	30.74
C77	52.00	47°28'08"	43.08	N85°27'03"W	41.86
C78	52.00	19°46'45"	17.95	N51°49'37"W	17.86
C79	13.00	48°06'35"	10.92	S65°59'32"E	10.60
C80	50.00	90°05'45"	78.62	N44°59'57"W	70.77
C81	50.00	45°02'52"	39.31	N67°31'23"W	38.31
C82	50.00	45°02'52"	39.31	N22°28'31"W	38.31
C83	25.00	90°05'45"	39.31	N44°59'57"W	35.38
C84	25.00	37°34'13"	16.39	N71°15'43"W	16.10
C85	25.00	52°31'31"	22.92	N26°12'50"W	22.12
C86	13.00	47°23'47"	10.75	N66°15'17"E	10.45
C87	52.00	186°15'32"	169.04	N44°18'50"W	103.84
C88	52.00	6°12'05"	5.63	S45°39'26"W	5.63
C89	52.00	56°14'04"	51.04	S76°52'30"W	49.01
C90	52.00	37°23'02"	33.93	N56°18'57"W	33.33
C91	52.00	46°51'44"	42.53	N14°11'34"W	41.36
C92	52.00	39°34'38"	35.92	N29°01'37"E	35.21
C93	13.00	48°46'01"	11.06	S24°25'56"W	10.73
C94	1050.00	2°03'25"	37.70	S80°14'51"E	37.69

LINE TABLE		
LINE	BEARING	LENGTH
L1	N0°02'06"E	11.79
L2	N0°00'48"E	15.17
L3	S79°13'08"E	18.77
L4	S79°13'08"E	19.02
L5	S76°09'32"W	16.89
L6	N55°58'52"W	24.38
L7	S55°58'52"E	24.38
L8	S48°01'05"E	13.72
L9	S48°34'20"W	13.12
L10	S21°35'11"E	34.00
L11	N89°58'23"W	26.75
L12	N0°01'37"E	20.00
L13	N89°58'23"W	10.00
L14	N24°11'45"W	24.03
L15	N54°23'03"W	11.16
L16	N40°45'56"E	26.41
L17	S79°13'08"E	51.11
L18	N66°32'13"E	38.10
L19	N17°58'23"W	26.09
L20	N51°20'43"E	24.03
L21	N38°39'17"W	24.03
L22	N43°01'30"E	22.17
L23	N38°39'17"W	24.00
L24	N45°02'45"E	10.00
L25	N45°46'58"E	13.41
L26	N41°46'50"W	12.64
L27	N45°08'24"W	10.00

NOTES

- This Development Recognizes Idaho Code, Title 22, Chapter 45 Right to Farm, Section 22-4503, which States "No Agricultural Operation or an Appurtenance to it shall be or become a Nuisance, Private or Public, by any Changed Conditions in or about the surrounding Nonagricultural Activities after the same has been in Operation for more than one (1) year, when the Operation was not a Nuisance at the time the Operation began; Provided, that the Provisions of this Section shall not apply whenever Nuisance results from the Improper or Negligent Operation of any Agricultural Operation or Appurtenance to it."
- The following General Easement Dimensions apply unless otherwise Noted on the Plat. A Ten (10) Foot Wide Permanent Public Utilities and Property Drainage Easement is hereby Designated along all Lot Lines Common to a Public Right of Way. A ten (10) foot wide Permanent Public Utilities and Lot Drainage and Pressure Irrigation Easement is hereby Designated along all Rear Lot Lines. A Five (5) foot wide Permanent Lot Drainage and Pressure Irrigation Easement is hereby Designated along the Sides of Interior Lot Lines as Shown unless otherwise Dimensioned.
- Irrigation Water will be Provided by Kuna Municipal Irrigation System in Compliance with Idaho Code Section 31-3805(1)(b). All Lots within this Subdivision will be Entitled to Irrigation Rights through the New York Irrigation District and will be Obligated for Assessments from City of Kuna Subject to Ordinance _____, Annexing the Sera Sole Subdivision into the Kuna Municipal Irrigation System and Pooling the Appurtenant Irrigation Water Rights thereof, Recorded as Instrument No. _____, Records of Ada County, Idaho.
- Any Re-Subdivision of this Plat shall Comply with the Applicable Regulations in effect at the time of the Re-Subdivision.
- A Portion of Lot 33, Block 1 and a Portion of Lots 2 through 9, Block 2 are Servient to and Contain the ACHD Storm Water Drainage System. These Lots are Encumbered by that First Amended Master Perpetual Storm Water Drainage Easement Recorded on November 10, 2015, as Instrument No. 2015-103256, Official Records of Ada County and Incorporated herein by this Reference as if set forth in full (the "Master Easement"). The Master Easement and the Storm Water Drainage System are Dedicated to ACHD Pursuant to Section 40-2302 Idaho Code. The Master Easement is for the Operation and Maintenance of the Storm Water Drainage System.
- Minimum Building Setbacks shall be in Accordance with the Applicable Zoning and Subdivision Regulations at the time of Issuance of Individual Building Permits, or as Specifically Approved and/or Required, or as Shown on this Plat.
- Lots 1, 33, 40, 47, 49 and 55, Block 1, Lots 1 and 14, Block 2 and Lots 1, 6 and 8, Block 3 are Common Lots which Shall be Owned and Maintained by the Sera Sole Homeowner's Association. All Common Lots are Subject to a Blanket Public Utilities, Pressure Irrigation and Drainage Easement. Lot 33, Block 1 Shall be Subject to a Blanket Emergency Access Easement.
- Direct Lot Access to South Swan Falls Road is Prohibited with the Exception of Lot 33, Block 1 for Emergency Vehicles and for Lot 50, Block 1.
- This Subdivision is not Located within the FEMA Determined Special Flood Hazard Zone a per Firm Panel 16001c0400 j, Revised October 2, 2003.
- The Sera Sole Subdivision Homeowners Association (HOA), its Ownership and Maintenance Commitments cannot be Dissolved without the Express Written Consent of the City of Kuna, Idaho. All Improved Individual Lots are Subject to the Fractional Share of the Irrigation Assessment for each HOA Common Lot(s) that Receive(s) Municipal Irrigation. If the Assessment is not paid by the HOA, the Individual Improved Lots are Subject to a lien for Non-Payment.
- Lot 50, Block 1 shall be Designated as a Future Commercial Lot. This Lot may be Subject to Additional Easements as Defined in the CC&R'S Recorded in Conjunction with this Plat.



Sera Sole Subdivision

Certificate of Owners

Know all men by these Presents that Hubble Homes LLC, an Idaho Limited Liability Company, Surviving Entity of the Merger with Providence Properties, LLC, an Idaho Limited Liability Company is the Owner of the Property Described as follows:

A parcel of Land Located in the SE 1/4 of the NE 1/4 of Section 26, T.2N., R.1W., B.M., Kuna, Ada County, Idaho, more Particularly Described as follows:

Commencing at the East 1/4 Corner of said Section 26; From which, the Northeast Corner of said Section 26 bears, North 00°02'06" East, 2656.71 feet; Thence along the Easterly Boundary Line of said Section 26, North 00°02'06" East, 366.26 feet to a point on Prolongation of the Northerly Boundary Line of Ryan Meadows Subdivision as filed in Book 87 of Plats at Pages 10012 through 10013, Records of Ada County, Idaho, the REAL POINT OF BEGINNING:

Thence leaving said Easterly Boundary Line, and along the Northerly Boundary Line of Ryan Meadows Subdivision, and its Prolongation, North 55°58'53" West, 623.93 feet to the most Northerly Corner of said Ryan Meadows Subdivision;

Thence Continuing along said Northerly Boundary Line, South 73°09'31" West, 838.13 feet to the Northwest Corner of said Ryan Meadows Subdivision; Said Corner also being on the Easterly Boundary Line of Willow Glenn Subdivision No. 2 as filed in Book 96 of Plats at Pages 11820 through 11822, Records of Ada County, Idaho;

Thence leaving said Northerly Boundary Line, and along the Easterly Boundary Line of said Willow Glenn Subdivision No. 2, and also along the Easterly Boundary Line of Willow Glenn Subdivision No. 3 as filed in Book 103 of Plats at Pages 13819 through 13821, Records of Ada County, Idaho, North 00°07'47" East, 859.78 feet to the Northwest Corner of the SE 1/4 of the NE 1/4 of said Section 26 (NE 1/16th Corner) being Monumented with a found 5/8" Iron Pin with Plastic Cap "PLS 3242", Replaced with an Aluminum Cap Stamped NE 1/16th Corner "ISG PLS 8251";

Thence leaving said Easterly Boundary Lines, and along the Northerly Boundary Line of the SE 1/4 of the NE 1/4 of said Section 26, South 89°57'27" East, 987.89 feet;

Thence leaving said Northerly Boundary Line, South 00°04'32" East, 127.73 feet;

Thence, South 00°02'55" West, 231.77 feet;

Thence, South 89°57'46" East, 329.90 feet to a point on the Easterly Boundary Line of said Section 26;

Thence along said Easterly Boundary Line, South 00°02'06" West, 134.96 feet;

Thence leaving said Easterly Boundary Line, North 89°57'43" West, 278.57 feet;

Thence, South 00°03'15" West, 156.40 feet;

Thence, South 89°57'46" East, 278.62 feet to a Point on the Easterly Boundary Line of said Section 26;

Thence along said Easterly Boundary Line, South 00°02'06" West, 314.22 feet to the REAL POINT OF BEGINNING.

The above Described Parcel of Land Contains 19.24 acres, more or less.

It is the Intention of the Undersigned to hereby include the above Described Property in this Plat and to Dedicate to the Public, the Public Streets as Shown on this Plat. The Easements as Shown on this Plat are not Dedicated to the Public. However, the Right to use said Easements is hereby Perpetually Reserved for Public Utilities and such other uses as Designated within this Plat, and no Permanent Structures are to be Erected within the Lines of said Easements. All Lots in this Plat will be Eligible to Receive Water Service from an Existing City of Kuna Main Line Located Adjacent to the Subject Subdivision, and the City of Kuna has Agreed in Writing to Serve all the Lots in this Subdivision.

Hubble Homes LLC, Surviving Entity of the Merger with Providence Properties, LLC,

Mitchell S. Armuth, Authorized Agent

Certificate of Surveyor

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

Lawrence H. Koerner
Lawrence H. Koerner



1/11/24

P.L.S. No. 8251

ACKNOWLEDGMENT

State of Idaho }
County of Ada } s.s.

On this _____ Day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared Mitchell S. Armuth, Authorized Agent known or identified to me to be the person whose name is subscribed within and who acknowledged to me that they executed the same on behalf of Hubble Homes, LLC, an Idaho Limited Liability Company, Surviving Entity of the Merger with Providence Properties, LLC, an Idaho Limited Liability Company.

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

My Commission Expires _____

Notary Public for Idaho



Sera Sole Subdivision

HEALTH CERTIFICATE

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

Central District Health Date

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

President ACHD

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for the City of Kuna, Ada County, Idaho, on the _____ day of _____, 20_____ hereby approve this plat.

City Engineer

APPROVAL OF CITY COUNCIL

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

City Clerk, Kuna, Idaho

CERTIFICATE OF COUNTY SURVEYOR

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

County Surveyor

CERTIFICATE OF COUNTY TREASURER

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

Date

County Treasurer

COUNTY RECORDER'S CERTIFICATE

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

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

Instrument No. _____

Deputy

Ex-Officio Recorder



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

Doug Hanson

From: Mike Fratusco <mfratusco@adacounty.id.gov>
Sent: Tuesday, February 13, 2024 10:31 AM
To: Doug Hanson
Subject: RE: 24-01-FP (Final Plat) Sera Sole Sub

As the representative for the Kuna Police Department, I have concerns with any construction south of the railroad tracks. There have been multiple incidents when the trains stop and block both access points to get south of the tracks which not only creates traffic issues but prevents emergency services from crossing southbound. During an emergency event, seconds count and having free flow to get north and south of the tracks is vital. The city has been working to alleviate this issue but adding more building in this area prior to the problem being solved will only increase our chances of delayed response in the event of an emergency.

Thank you,

Mike

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Tuesday, February 13, 2024 9:50 AM
To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <tritthaler@boiseproject.org>; Boise Project Board of Control 2 <gashley@boiseproject.org>; Brady Barroso <bbarroso@kunaid.gov>; Brent Moore <bmoore@adacounty.id.gov>; Cable One TV <cheryl.goettsche@cableone.biz>; Camille Burt (USPS) <camille.r.burt@usps.gov>; Catherine Feistner <cfeistner@kunaid.gov>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Mike Fratusco <mfratusco@adacounty.id.gov>; COMPASS <gis@compassidaho.org>; Danielle Horras <drhorras@kunaschools.org>; David Reinhardt <reinhardt.david@westada.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Joe Bongiorno (Meridian Fire) <jbongiorno@meridiancity.org>; Jonathon Gillen <gillen.jonathon@westada.org>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Niki Benyakhlef ITD <Niki.Benyakhlef@itd.idaho.gov>; Paris Dickerson <PDickerson@idahopower.com>; Paul Stevens <PStevens@kunaid.gov>; PWoffice <PWoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Scott Arellano (KRFD) <scott@fccnw.com>; Stacey Yarrington <syarrington@adacounty.id.gov>; TJ Lawrence <tlawrence@kunafire.com>
Subject: [EXTERNAL] 24-01-FP (Final Plat) Sera Sole Sub

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

Agency Transmittal – February 13, 2023



Ada County Transmittal
 Division of Community and Environmental Health

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Meridian
- Kuna
- Star

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 24-01-FP

Development Name/Section Sera Sole CDH File # _____

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - waste flow characteristics
 - bedrock from original grade
 - other _____
- 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - community sewage system
 - interim sewage
 - central water
 - individual sewage
 - individual water
 - community water well
- 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - community sewage system
 - sewage dry lines
 - central water
 - community water
- 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
- 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
- 11. Land development application, fee per lot, test holes and full engineering report is required.
- 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - swimming pools or spas
 - beverage establishment
 - grocery store
 - child care center
- 14. _____

Reviewed By: Low Bafi Date: 2/13/24

FRED BUTLER
CHAIRMAN OF THE BOARD

RICHARD MURGOITIO
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

RECEIVED
FEB 26 2024
CITY OF KUNA

21 February 2024

City of Kuna
751 W 4th St.
Kuna, Idaho 83634

RE: Sera Sol Sub
Swan Falls Rd, Kuna 83634
Boise-Kuna Irrigation District
South Railroad Lateral 170+90
Sec. 23, T2N, R1W, BM.

24-01-FP
BK1291 B, 1291 A1

Doug Hanson:

There are no Boise Project facilities located on the above-mentioned property and our records indicate that the property does have a valid water right.

The developer must get in contact with the Boise Kuna Irrigation District and with the City of Kuna as to how the property will be irrigated. Boise Project is requesting a full set of drainage and irrigation plans for this project.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

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

Sincerely,



Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Ray Moore Watermaster, Div; 3 BPBC
Alicia Flavel Secretary – Treasurer, BKID
File

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

February 26, 2024

Doug Hanson, Planning and Zoning Director
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov

Subject: 24-01-FP / Sera Sole Sub

Dear Mr. Hanson:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss the potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for the protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan that addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land or will disturb less than one acre of land but is part of a common plan of development or sale that will ultimately disturb one or more acres of land.
 - For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
 - If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
 - The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
 - The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff
Regional Administrator

c:

2021AEK



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

Brady Barroso, E.I.T.
 Staff Engineer I

FINAL PLAT MEMORANDUM

To: Doug Hanson - Planning and Zoning Director
From: Brady Barroso - Staff Engineer I
Date: 29 February 2024
RE: Public Works Comments
 Sera Sole Subdivision – 24-01-FP (Final Plat)

The Sera Sole Subdivision, 24-01-FP, Final Plat request dated 29 January 2024 has been reviewed. This review is based on land use as allowed or permitted in a “R-6” zone. This application encompasses approximately 19 acres. This application contains a total of 78 single-family residential lots, 1 commercial lot and 11 common lots.

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

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

1) Inspection & Fees

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

2) General

- a) Sera Sole Subdivision, 24-01-FP will increase demand on constructed facilities and on water rights provided by others.
- b) The applicant provided engineering certification on all final engineering drawings/record drawings.
- c) Provide final plat showing all modifications stemming from construction.

3) Sanitary Sewer Connection

- a) This project is in agreement with the sewer master plan.
- b) This project has previously reserved capacity in the Ten Mile Lift Station.

4) Potable Water Connection

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

5) Pressurized Irrigation

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

6) Grading and Storm Drainage

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

7) Final Plat

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

8) As-Built Drawings

- a) As-built (record) drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product.
- b) *Correct and verified as-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

BEFORE THE CITY COUNCIL OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF) **Case No. 24-02-FP**
)
CW-KUNA, LLC)
)
For the Ashton Estates No. 6 (East) Final Plat.) **STAFF MEMO FOR FINAL 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
2.1 P&Z APPLICATION COVERSHEET			X
2.2 FINAL PLAT APPLICATION			X
2.3 NARRATIVE			X
2.4 AFFIDAVIT OF LEGAL INTEREST			X
2.5 FINAL PLAT			X
2.6 LANDSCAPE PLAN APPROVED 03.28.2022			X

2.7 COMMON AREA MAINTENANCE AGREEMENT			X
2.8 ORIGINAL FCO'S APPROVED 11.04.2020			X
2.9 CENTRAL DISTRICT HEALTH			X
2.10 BOISE PROJECT BOARD OF CONTROL			X
2.11 DEPARTMENT OF ENVIRONMENTAL QUALITY			X
2.12 CENTRAL DISTRICT HEALTH			X
2.13 CITY ENGINEER			X

Application Exhibits: [24-02-FP ASHTON ESTATES \(EAST\) NO. 6](#)

II PROJECT SUMMARY

2.1 Subject Site & General Project Details

Description	Details
Acreage	5.44
Zone(s)	R-8 (Medium/High Density Residential)
Lots (No. and Type)	25 (22 buildable, 3 common)
Number of Residential Units	22

III APPLICANTS REQUEST

- 3.1** Applicant requests Final Plat approval for Ashton Estates (East) No. 6 (APN: S1419244250) containing 25 lots (22 buildable, 3 common), located at the SEC of N Stone Falls Avenue & E Cave Falls Street; Section 19, Township 2 North, Range 1 East.

IV GENERAL PROJECT FACTS

4.1 Site Features & History

- A.** The subject site is located within Kuna City Limits with the R-8 (Medium/High Density Residential) zone and has historically served as agricultural fields.
- 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 Site Layout and Dimensional Standards

- A. Per [KCC 5-3-3](#), the minimum lot size for the R-8 zone is 3,300 SF; upon review, staff finds the lots to exceed this requirement.
- B. Upon review, this Final Plat request has been determined to be within substantial compliance with the Ashton Estates East Subdivision Preliminary Plat (Case Nos. 19-11-AN, 19-08-S).

5.2 Central District Health Department (CDHD)

- A. CDHD has reviewed and approved the central water and sewage plans.

5.3 Boise Project Board of Control (BPBC)

- A. The Kuna Canal lies within the boundaries of the project and the Bureau of Reclamation asserts the federal easement of 35 FT in both directions, from the wasteway's centerline.
- B. BPBC does not approve landscaping (other than gravel) within its easements and all drivable surfaces must remain flat.
- C. BPBC also notes that fencing, gates, and pathways must be constructed just off the canal easement.

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 Ashton Estates Subdivision No. 6 (East) 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 approved Landscape Plan 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 5th day of March 2024.

VICINITY MAP

E DEER FLAT RD

NN STROEBEL RD

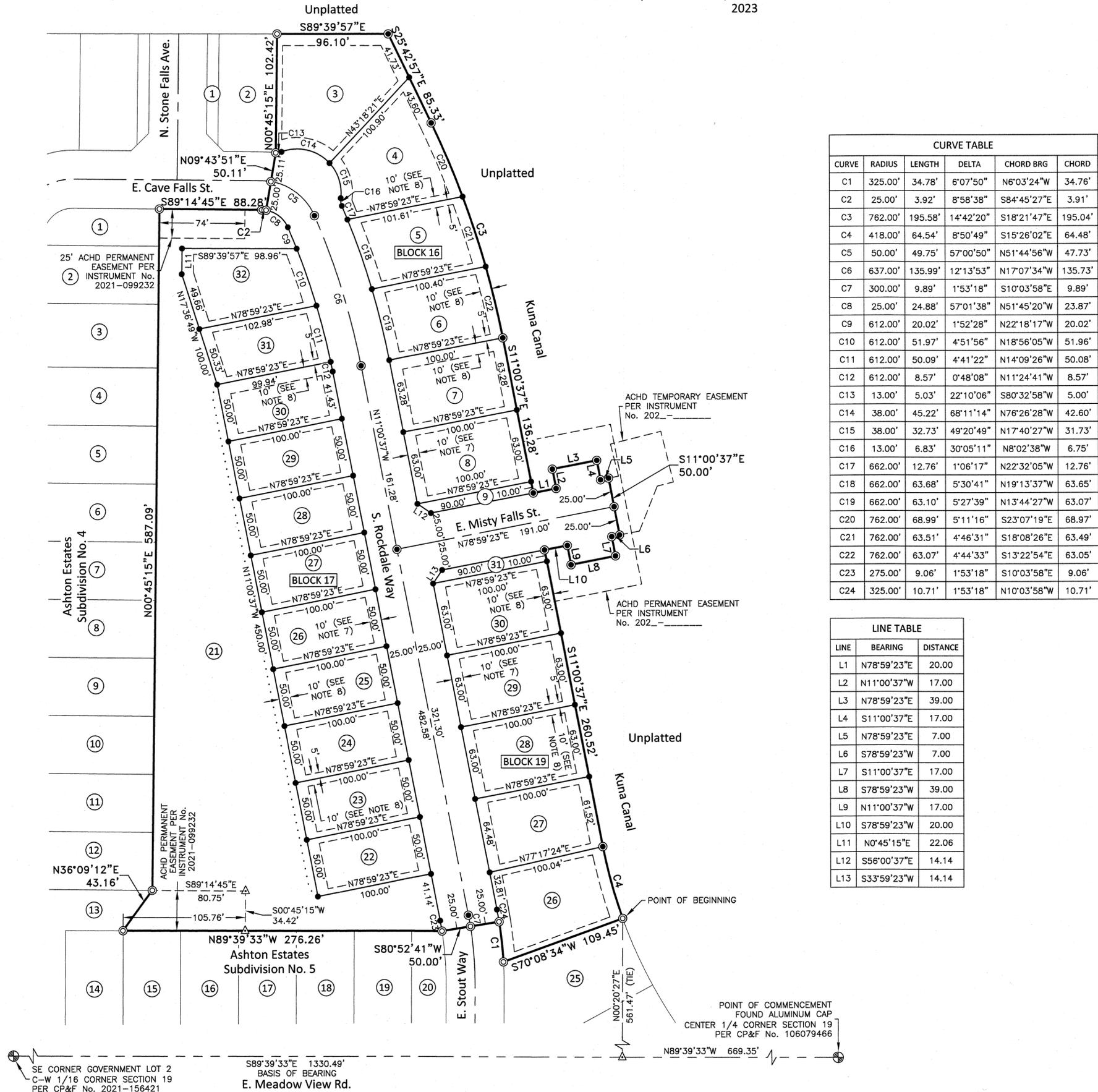
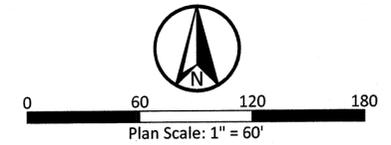
N MERIDIAN RD



	PARCELS
	CITY LIMITS
	SECTION ROADS
	SUBJECT SITE

PLAT OF ASHTON ESTATES SUBDIVISION No. 6

A PARCEL OF LAND SITUATED IN A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, B.M., CITY OF KUNA, ADA COUNTY, IDAHO. 2023



SHEET INDEX

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

LEGEND

- FOUND ALUMINUM CAP AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459", UNLESS NOTED OTHERWISE
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- CALCULATED POINT, NOTHING FOUND OR SET
- LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- SECTION LINE
- ROAD CENTERLINE
- EASEMENT LINE

REFERENCES

- R1. RECORD OF SURVEY No. 6738, RECORDS OF ADA COUNTY, IDAHO.
- R2. PLAT OF ASHTON ESTATES SUBDIVISION No. 4, BOOK 122 OF PLATS AT PAGES 19156-19159, RECORDS OF ADA COUNTY, IDAHO.
- R3. PLAT OF ASHTON ESTATES SUBDIVISION No. 5, BOOK ____ OF PLATS AT PAGES _____, RECORDS OF ADA COUNTY, IDAHO.
- R4. RECORD OF SURVEY No. 2499, RECORDS OF ADA COUNTY, IDAHO.
- R5. RECORD OF SURVEY No. 6019, RECORDS OF ADA COUNTY, IDAHO.
- R6. DEED PER INSTRUMENT No. 2019-074865, RECORDS OF ADA COUNTY, IDAHO.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THIS SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS AS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	325.00'	34.78'	6°07'50"	N6°03'24"W	34.76'
C2	25.00'	3.92'	8°58'38"	S84°45'27"E	3.91'
C3	762.00'	195.58'	14°42'20"	S18°21'47"E	195.04'
C4	418.00'	64.54'	8°50'49"	S15°26'02"E	64.48'
C5	50.00'	49.75'	57°00'50"	N51°44'56"W	47.73'
C6	637.00'	135.99'	12°13'53"	N17°07'34"W	135.73'
C7	300.00'	9.89'	1°53'18"	S10°03'58"E	9.89'
C8	25.00'	24.88'	57°01'38"	N51°45'20"W	23.87'
C9	612.00'	20.02'	1°52'28"	N22°18'17"W	20.02'
C10	612.00'	51.97'	4°51'56"	N18°56'05"W	51.96'
C11	612.00'	50.09'	4°41'22"	N14°09'26"W	50.08'
C12	612.00'	8.57'	0°48'08"	N11°24'41"W	8.57'
C13	13.00'	5.03'	22°10'06"	S80°32'58"W	5.00'
C14	38.00'	45.22'	68°11'14"	N76°26'28"W	42.60'
C15	38.00'	32.73'	49°20'49"	N17°40'27"W	31.73'
C16	13.00'	6.83'	30°05'11"	N8°02'38"W	6.75'
C17	662.00'	12.76'	1°06'17"	N22°32'05"W	12.76'
C18	662.00'	63.68'	5°30'41"	N19°13'37"W	63.65'
C19	662.00'	63.10'	5°27'39"	N13°44'27"W	63.07'
C20	762.00'	68.99'	5°11'16"	S23°07'19"E	68.97'
C21	762.00'	63.51'	4°46'31"	S18°08'26"E	63.49'
C22	762.00'	63.07'	4°44'33"	S13°22'54"E	63.05'
C23	275.00'	9.06'	1°53'18"	S10°03'58"E	9.06'
C24	325.00'	10.71'	1°53'18"	N10°03'58"W	10.71'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N78°59'23"E	20.00'
L2	N11°00'37"W	17.00'
L3	N78°59'23"E	39.00'
L4	S11°00'37"E	17.00'
L5	N78°59'23"E	7.00'
L6	S78°59'23"W	7.00'
L7	S11°00'37"E	17.00'
L8	S78°59'23"W	39.00'
L9	N11°00'37"W	17.00'
L10	S78°59'23"W	20.00'
L11	N0°45'15"E	22.06'
L12	S58°00'37"E	14.14'
L13	S33°59'23"W	14.14'



DEVELOPER
Hayden Homes Idaho, LLC
 REDMOND, OREGON



PLAT OF ASHTON ESTATES SUBDIVISION No. 6

CERTIFICATE OF OWNERS

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

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP MARKING THE CENTER 1/4 CORNER OF SAID SECTION 19, WHICH BEARS S89°39'33"W A DISTANCE OF 2,566.86 FEET FROM A FOUND ALUMINUM CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 19; THENCE FOLLOWING THE SOUTHERLY LINE OF SAID NORTHWEST 1/4, N89°39'33"W A DISTANCE OF 669.35 FEET; THENCE N00°20'27"E A DISTANCE OF 561.47 FEET TO A FOUND 5/8-INCH REBAR BEING THE NORTHEASTERLY CORNER OF ASHTON ESTATES SUBDIVISION NO. 5 AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING THE SUBDIVISION BOUNDARY OF SAID ASHTON ESTATES SUBDIVISION NO. 5 THE FOLLOWING FOUR (4) COURSES:

1. S70°08'34"W A DISTANCE OF 109.45 FEET TO A FOUND 5/8-INCH REBAR;
2. 34.78 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS 325.00 FEET, A DELTA ANGLE OF 6°07'50", A CHORD BEARING OF N08°03'24"W AND A CHORD DISTANCE OF 34.76 FEET TO A FOUND 5/8-INCH REBAR;
3. S80°52'41"W A DISTANCE OF 50.00 FEET TO A FOUND 5/8-INCH REBAR;
4. N89°39'33"W A DISTANCE OF 276.26 FEET TO A SET 5/8-INCH REBAR TO THE SUBDIVISION BOUNDARY OF ASHTON ESTATES SUBDIVISION NO. 4;

THENCE LEAVING THE SUBDIVISION BOUNDARY OF ASHTON ESTATES SUBDIVISION NO. 5 AND FOLLOWING SAID SUBDIVISION BOUNDARY OF ASHTON ESTATES SUBDIVISION NO. 4 THE FOLLOWING SIX (6) COURSES:

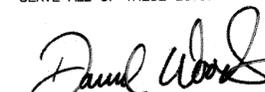
1. N36°09'12"E A DISTANCE OF 43.16 FEET TO A FOUND 5/8-INCH REBAR;
2. N00°45'15"E A DISTANCE OF 587.09 FEET TO A FOUND 5/8-INCH REBAR;
3. S89°14'45"E A DISTANCE OF 88.28 FEET TO A FOUND 5/8-INCH REBAR;
4. 3.92 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 08°58'38", A CHORD BEARING OF S84°45'27"E, AND A CHORD DISTANCE OF 3.91 FEET TO A FOUND 5/8-INCH REBAR;
5. N09°43'51"E A DISTANCE OF 50.11 FEET TO A FOUND 5/8-INCH REBAR;
6. N00°45'15"E A DISTANCE OF 102.42 FEET TO A FOUND 5/8-INCH REBAR ON THE NORTHERLY LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4;

THENCE LEAVING SAID SUBDIVISION BOUNDARY OF ASHTON ESTATES SUBDIVISION NO. 4 AND FOLLOWING SAID NORTHERLY LINE, S89°39'57"E A DISTANCE OF 96.10 FEET TO A SET 5/8-INCH REBAR; THENCE LEAVING SAID NORTHERLY LINE, S25°42'57"E A DISTANCE OF 85.33 FEET TO A SET 5/8-INCH REBAR; THENCE 195.58 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 762.00 FEET, A DELTA ANGLE OF 14°42'20", A CHORD BEARING OF S18°21'47"E, AND A CHORD DISTANCE OF 195.04 FEET TO A SET 5/8-INCH REBAR;

THENCE S11°00'37"E A DISTANCE OF 136.28 FEET TO A SET 5/8-INCH REBAR; THENCE N78°59'23"E A DISTANCE OF 20.00 FEET TO A SET 5/8-INCH REBAR; THENCE N11°00'37"W A DISTANCE OF 17.00 FEET TO A SET 5/8-INCH REBAR; THENCE N78°59'23"E A DISTANCE OF 39.00 FEET TO A SET 5/8-INCH REBAR; THENCE S11°00'37"E A DISTANCE OF 17.00 FEET TO A SET 5/8-INCH REBAR; THENCE N78°59'23"E A DISTANCE OF 7.00 FEET TO A SET 5/8-INCH REBAR; THENCE S11°00'37"E A DISTANCE OF 50.00 FEET TO A SET 5/8-INCH REBAR; THENCE S78°59'23"W A DISTANCE OF 7.00 FEET TO A SET 5/8-INCH REBAR; THENCE S11°00'37"E A DISTANCE OF 17.00 FEET TO A SET 5/8-INCH REBAR; THENCE S78°59'23"W A DISTANCE OF 39.00 FEET TO A SET 5/8-INCH REBAR; THENCE N11°00'37"W A DISTANCE OF 17.00 FEET TO A SET 5/8-INCH REBAR; THENCE S78°59'23"W A DISTANCE OF 20.00 FEET TO A SET 5/8-INCH REBAR; THENCE S11°00'37"E A DISTANCE OF 260.52 FEET TO A SET 5/8-INCH REBAR; THENCE 64.54 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 418.00 FEET, A DELTA ANGLE OF 08°50'49", A CHORD BEARING OF S15°26'02"E, AND A CHORD DISTANCE OF 64.48 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.441 ACRES, MORE OR LESS.

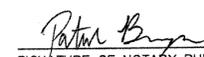
IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN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


DAVID WOODS, CONTROLLER OF
HAYDEN HOMES, LLC AN OREGON LIMITED LIABILITY COMPANY,
AS POWER OF ATTORNEY
OF CW-KUNA, LLC A DELAWARE LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF Idaho }
Ada COUNTY } ss

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON January 3rd, 2024, BY DAVID WOODS, AS CONTROLLER, OF HAYDEN HOMES, LLC AN OREGON LIMITED LIABILITY COMPANY, AS POWER OF ATTORNEY OF CW-KUNA, LLC A DELAWARE LIMITED LIABILITY COMPANY.


SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 10-6-2028



NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF RESUBDIVISION.
3. IRRIGATION WATER HAS BEEN PROVIDED FROM KUNA MUNICIPAL IRRIGATION SYSTEM IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE KUNA MUNICIPAL IRRIGATION SYSTEM. PER KUNA CITY ORDINANCE 2019-41 (INSTRUMENT No. 2019-101166, RECORDS OF ADA COUNTY) THIS SUBDIVISION IS ANNEXED INTO THE KUNA MUNICIPAL IRRIGATION SYSTEM AND POLLING APPURTENANT WATER RIGHTS THEREOF.
4. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY. SUCH LOTS MUST REMAIN FREE OF ENCROACHMENTS AND OBSTRUCTIONS TO SAID IRRIGATION/DRAINAGE FACILITIES.
5. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
6. LOT 9, BLOCK 16, LOT 21, BLOCK 17, AND LOT 31, BLOCK 19 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE ASHTON ESTATES HOMEOWNER'S ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION.
7. A PUBLIC UTILITY, DRAINAGE, KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION AND STREET LIGHT EASEMENT IS HEREBY RESERVED AS FOLLOWS (UNLESS OTHERWISE DIMENSIONED):
-10-FOOT WIDE ALONG PUBLIC RIGHTS-OF-WAY
8. DRAINAGE, GRAVITY IRRIGATION AND KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION EASEMENTS ARE HEREBY RESERVED FOR THE CITY OF KUNA FOR THE INSTALLATION AND MAINTENANCE OF LINES AS SHOWN HEREON (UNLESS OTHERWISE DIMENSIONED).
-10-FOOT WIDE ALONG REAR LOT LINES AND THE EXTERIOR BOUNDARY.
-10-FOOT WIDE CENTERED ON INTERIOR LOT LINES.
9. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF KUNA.
10. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
11. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF PROTECTIVE RESTRICTIONS FOR ASHTON ESTATES SUBDIVISION THAT ARE FILED FOR RECORD AS INSTRUMENT No. 2018-089358 AT THE ADA COUNTY RECORDER'S OFFICE AND MAY BE AMENDED FROM TIME TO TIME.
12. THE HOMEOWNERS' ASSOCIATION (HOA), ITS OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO A FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
13. THE SUBDIVISION IS LOCATED WITHIN ZONE X AS SHOWN ON THE FIRM PANEL 400 OF 875, MAP NUMBER 16001C0400J, ADA COUNTY, IDAHO AND INCORPORATED AREAS. A BUILDING PERMIT SHALL NOT BE ISSUED FOR ANY LOT THAT IS LOCATED WITHIN THE MAPPED FLOODPLAIN UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT IS OBTAINED FOR THE INDIVIDUAL LOT. EACH LOT WITHIN THE MAPPED FLOODPLAIN SHALL REQUIRE AN INDIVIDUAL FLOOD PLAIN DEVELOPMENT PERMIT.
14. THIS SUBDIVISION IS SUBJECT TO A TEMPORARY ACHD LICENSE AGREEMENT PER INST. No. 2024-_____, RECORDS OF ADA COUNTY, IDAHO.

CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF ASHTON ESTATES SUBDIVISION No. 6 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

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



DEVELOPER
Hayden Homes Idaho, LLC
REDMOND, OREGON



PLAT OF ASHTON ESTATES SUBDIVISION No. 6

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF KUNA CITY ENGINEER

THIS PLAT IS ACCEPTED AND APPROVED THIS _____ DAY OF _____, AD 20____, BY THE CITY ENGINEER OF THE CITY OF KUNA, ADA COUNTY, IDAHO.

CITY ENGINEER, P.E. No. _____

APPROVAL OF CITY COUNCIL

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

KUNA CITY CLERK

CERTIFICATE OF COUNTY SURVEYOR

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

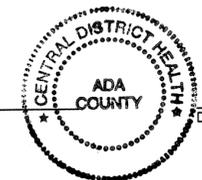
COUNTY SURVEYOR

DATE

HEALTH CERTIFICATE

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

[Signature] PEHS
HEALTH OFFICER



10.11.2023
DATE

CERTIFICATE OF ADA COUNTY TREASURER

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

COUNTY TREASURER

DATE:

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
ADA COUNTY } SS

I HEREBY CERTIFY THAT THIS PLAT OF ASHTON ESTATES SUBDIVISION No. 6 WAS FILED AT THE REQUEST OF _____ AT _____ MINUTES PAST _____ O'CLOCK ____M., THIS ____ DAY OF _____, _____ A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK _____ OF PLATS AT PAGES _____ THRU _____.

INSTRUMENT NUMBER _____.

DEPUTY

EX-OFFICIO RECORDER

FEE:



10.9.2023
DEVELOPER

Hayden Homes Idaho, LLC
REDMOND, OREGON

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

File Number: 6011

October 11, 2023

Ada County Recorder
Attn: Trent Tripple
200 West Front Street
Boise, ID 83702

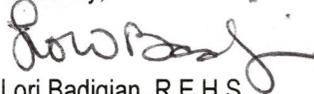
RE: Ashton Estates Subdivision 6

Dear Mr. Tripple:

Central District Health has reviewed and does approve the final plat for this subdivision for central water and central sewer facilities. Final approval was given October 11, 2023.

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

Sincerely,



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

cc: Hayden Homes Idaho, LLC – Eric Scheck
CW – Kuna, LLC
KM Engineering, LLP -Matthew Derr, P.E.
City of Kuna

LB:dc

FRED BUTLER
CHAIRMAN OF THE BOARD

RICHARD MURGOITIO
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

RECEIVED
FEB 02 2024
CITY OF KUNA

30 January 2024

City of Kuna
751 W. 4th street
Kuna, Idaho 83634

RE: Ashton Estates East No. 6
2320 East Meadow View Road
Boise Kuna Irrigation District
Kuna Canal 91+10
Sec. 19, T2N, R1E, BM.

24-02-FP

BK-1401

Jessica Hall, Associate Planner:

The United States' Kuna Canal lies within the boundary of the above-mentioned location. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert the federal easement 35 feet northeasterly and 35 feet southwesterly of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than gravel) within its easements, as this will certainly increase our cost of maintenance. Easements must remain a flat drivable surface. No Variances will be granted.

Fencing, gates, pathways and pressurized irrigation lines (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments. No variances will be granted.

Please note the appropriate easements on all future preliminary/final plats.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

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

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral is dewatered. In any case no work shall take place

within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

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

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

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

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

NO DISCHARGE into any live irrigation system is permitted.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

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

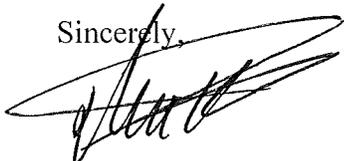
Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss the pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific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

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

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

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

Sincerely,



Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Kevin Reeves
Alicia Flavel
File

Watermaster, Div; 2 BPBC
Secretary – Treasurer, BKID

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

February 12, 2024

Jessica Hall, Associate Planner
Kuna Planning & Zoning
751 W 4th St
Kuna, ID 83634
jreid@kunaid.gov

Subject: 24-02-FP / ASHTON ESTATES (EAST) NO. 6

Dear Ms. Hall:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:

<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
 - For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
 - If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
 - The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
 - The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff
Regional Administrator

c:

2021AEK



Ada County Transmittal
 Division of Community and Environmental Health

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Meridian
- Kuna
- Star

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 24-02-FP

Development Name/Section Ashton Estates East CDH File # _____

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - waste flow characteristics
 - bedrock from original grade
 - other _____
- 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - community sewage system
 - community water well
 - interim sewage
 - central water
 - individual sewage
 - individual water
- 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - community sewage system
 - community water
 - sewage dry lines
 - central water
- 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
- 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
- 11. Land development application, fee per lot, test holes and full engineering report is required.
- 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - swimming pools or spas
 - child care center
 - beverage establishment
 - grocery store

14. _____

Reviewed By: Rowan Bay Date: 2/13/24



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

Brady Barroso, E.I.T
 Staff Engineer I

FINAL PLAT MEMORANDUM

To: Doug Hanson - Planning and Zoning Director
From: Brady Barroso - Staff Engineer I
Date: 26 February 2024
RE: Public Works Comments
 Ashton Estates Subdivision No. 6 – 24-02-FP (Final Plat)

The Ashton Estates Subdivision No. 6, 24-02-FP, Final Plat request dated 29 January 2024 has been reviewed. This review is based on land use as allowed or permitted in a “R-8” zone. This application encompasses approximately 5 acres. This application contains a total of 22 single-family residential lots and 3 common lots.

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

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

1) Inspection & Fees

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

2) General

- a) Ashton Estates Subdivision No. 6, 24-02-FP will increase demand on constructed facilities and on water rights provided by others.
- b) The applicant provided engineering certification on all final engineering drawings/record drawings.
- c) Provide final plat showing all modifications stemming from construction.

3) Sanitary Sewer Connection

- a) This project is in agreement with the sewer master plan.
- b) This project has previously reserved capacity in the Danskin Lift Station.

4) Potable Water Connection

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

5) Pressurized Irrigation

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

6) Grading and Storm Drainage

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

7) Final Plat

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

8) As-Built Drawings

- a) As-built (record) drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product.
- b) *Correct and verified as-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

**RESOLUTION NO. R14-2024
CITY OF KUNA, IDAHO**

**CITY OF KUNA IDAHO’S
2024 TRANSPORTATION PRIORITY
REQUEST TO THE ADA COUNTY HIGHWAY DISTRICT**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE PROJECT PRIORITY LIST TITLED “CITY OF KUNA IDAHO’S TRANSPORTATION PRIORITY REQUESTS - 2024” AS THE OFFICIAL TRANSPORTATION PROJECT PRIORITY LIST FOR THE CITY OF KUNA, IDAHO FOR THE ADA COUNTY HIGHWAY DISTRICT; AUTHORIZING THE CITY CLERK TO TRANSMIT THE DOCUMENT TO ACHD; AND HEREBY REPEALING ALL PREVIOUS TRANSPORTATION PROJECT PRIORITY LISTS.

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

1. The project priority list entitled “City of Kuna Transportation Priority Requests-2024” approved by the City Council on March 5, 2024 is hereby approved as the official transportation project priority list for Kuna, Idaho; which said project priority list is attached hereto, and made a part thereof;
2. The City Clerk is hereby authorized to transmit the document to the Ada County Highway District;
3. All previous Transportation Project Priority lists for the city of Kuna, Idaho are hereby repealed.

PASSED BY THE COUNCIL of Kuna, Idaho this 5th day of March 2024

APPROVED BY THE MAYOR of Kuna, Idaho this 5th day of March 2024

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk



2024 Kuna Prioritization Request Form - Not Programmed

Updates based on ADOPTED FY2024-2028 IFYWP *

2024 Priority Ranking	2023 Priority Ranking	Agency Project Name	Agency Project Description	Current IFYWP Status			ACHD Update	ACHD Implementation Project Name
				Design YR	ROW YR	Const YR		
Roads & Intersections - CIP Projects (Arterials) Only								
1	2	Swan Falls Bridge (Swan Falls Rd and Shortline St)	Install a new bridge over Indian Creek and Union Pacific Railroad on Swan Falls Rd in accordance with the Kuna Crossing Feasibility and Implementation Plan.	Not Programmed	Not Programmed	Not Programmed	Project to be scoped in 2024 to determine either at-grade or overpass. Included in ACHD's Master Street Map. Project to occur in accordance with the Kuna Crossing and Feasible and Implementation Plan.	Swan Falls Railroad Overpass
	3	Deer Flat Rd, Linder Rd to SH69	Design and construct Deer Flat Rd to 5 lanes with curb, gutter, sidewalk between Linder Rd and Hwy 69. Construct a second left turn lane onto Hwy 69.	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Deer Flat Rd, Linder Rd / SH 69 (Meridian Rd)
2	N/A	Deer Flat Rd and Kay St	Install a roundabout or signalization with pedestrian crossing to address continued traffic flow. Add a left turn lane from Kay onto Deer Flat.	Not Programmed	Not Programmed	Not Programmed		
3	N/A	Deer Flat Rd, Kay Ave to Sailer	Construct pedestrian facilities on the south side of Deer Flat between Kay and Sailer	Not Programmed	Not Programmed	Not Programmed		
	4	Kuna Mora Rd / Cole Rd	Improve Kuna Mora Rd and Cole Rd intersection to allow a left turn lane. Determine if a signal is warranted due to traffic flow at the intersection.	Not Programmed	Not Programmed	Not Programmed	Left turn lanes are a requirement of the Project Program (META) development. Development will install a traffic signal as part of the construction impact mitigation. ACHD will evaluate if signal should be removed or remain after construction is completed.	Kuna Mora Rd and Cole Rd
4	5	Kuna Rd / S Cloverdale Rd	Determine if a signal is warranted due to traffic flow at the intersection. Design and construct a wider intersection, turn lanes, and street lights.	Not Programmed	Not Programmed	Not Programmed	ACHD Traffic Engineering does not recommend signal installation at this time. Does not currently meet warrants.	Kuna Rd and Cloverdale Rd
5	6	Avalon St/Bridge Ave, Ten Mile/Main St	Widen Avalon St and Bridge Ave to 3 lanes with curb, gutter, sidewalk, and bike lanes in accordance with the Master Street Map and Planned Arterial Network.	Not Programmed	Not Programmed	Not Programmed	Project to be scoped in 2024. To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Avalon St/ Bridge Ave, School Ave / Avenue D
6	7	Bridge Ave, Avalon St and Shortline St	Add roundabout to the Bridge Ave, Avalon St and Shortline St intersection, including curb, gutter and sidewalk as per the Master Street Map	Not Programmed	Not Programmed	Not Programmed	Project to be scoped in 2024. To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Avalon St/Bridge Ave and Shortline St
7a		Linder Rd., Deer Flat Rd/Hubbard Rd	Bike lane to provide safe area for students going between the Kuna High School and tSwan Falls High School					
7b		Linder Rd., Hubbard Rd/Columbia Rd	Bike lane to provide safe area for students going between the Kuna High School and tSwan Falls High School					
7c		Linder Rd., Columbia Rd/Lake Hazel Rd	Bike lane to provide safe area for students going between the Kuna High School and tSwan Falls High School					
	8	Kuna Mora Rd, Cloverdale Rd/ Cole Rd	Widen Kuna Mora Rd to 5/7 lanes with curb, gutter, sidewalk, and bike lanes in accordance with the Master Street Map. Intersection improvements to effectively handle freight trucks (GVW of 80,000 lbs or less).	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Kuna Mora Rd, Cloverdale Rd / Cole Rd
	9	Kuna Mora Rd	Improve Kuna Mora Rd where it currently curves around a canal bank, making the road easier to move truck traffic and enable travel from the Blacks Creek. Exit through to Canyon County.	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Kuna Mora Realignment at Eagle Road
	10	Ten Mile Rd, Lake Hazel Rd / Amity Rd	Widen Ten Mile Rd to 5 lanes with curb, gutter, sidewalk, and bike lanes in accordance with the Master Street Map and Planned Arterial Network.	Not Programmed	Not Programmed	Not Programmed	Project scoped in 2023. To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Ten Mile Rd, Lake Hazel Rd / Amity Rd
Community Programs - Collectors & Local Roadways								
	1	Deer Flat Rd, Kay St / SH 69 (Meridian Rd)	Install sidewalk on the south side of Deer Flat Rd from Kay St to SH 69 (Meridian Rd).	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Deer Flat Rd, Linder Rd / SH 69 (Meridian Rd)
	2	Linder Rd., Deer Flat Rd/Lake Hazel Rd	Bike lane to provide safe area for students going between the existing high school and the tech high school for classes.	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Linder Rd, Deer Flat Rd / Lake Hazel Rd
1	N/A	2nd St, Linder/Ave D	Construct curb, gutter, and sidewalk on both sides of 2nd St, between Linder and Avenue D in accordance with the Kuna Downtown Corridor Plan.					
2	3	Ave C, 2nd St / Main St	Construct curb, gutter, and sidewalk on both sides of Ave C, between 2nd St and Main St in accordance with the Kuna Downtown Corridor Plan.	Not Programmed	Not Programmed	Not Programmed	Project scoped. To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Avenue C, 02nd St / Main St
3	4	E 3rd St, Linder Rd/Orchard Ave	Construct curb, gutter, and sidewalk on both or either side of E 3rd St from Linder Rd to Orchard Ave.	Not Programmed	Not Programmed	Not Programmed	Project scoped. To be evaluated and prioritized for possible inclusion into future IFYWP updates.	03rd St, Linder Rd / Orchard Ave
	6	Ten Mile, King Rd/Kuna Mora Rd	Expand the shoulder and install Bike facilities, temporary or permanent, along Ten Mile Rd from King Rd to Kuna Mora Rd	Not Programmed	Not Programmed	Not Programmed	Likely to be included with the Deer Flat/Ten Mile roundabout project currently under design with construction in 2026. City may need to ask for this to be included with this project.	Ten Mile Rd Bike Facilities, King Rd/ Kuna Mora Rd
	7	4th St, School St/Linder Ave	Concept design to revitalize evaluate infrastructure, pedestrian, bicycle, lighting and utility improvements.	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	04th St, School St / Linder Ave
4	9	Ten Mile Rd/ Initial Point High School	Enhance lighting at the entrance off school on Ten Mile Road.	Not Programmed	Not Programmed	Not Programmed	and prioritized for possible inclusion into future IFYWP updates.	Ten Mile Rd and Initial Point High School
5	N/A	Owyhee Steet, Avalon/Cedar	Construct curb, gutter, and sidewalk on both sides of Owyhee Street, between Avalon and Cedar.					
6a	N/A	Locust, Boise St/4th St	Enhance lighting on Locust from Boise St to 4th St					
6b	N/A	Franklin, Boise St/4th St	Enhance lighting on Franklin from Boise St to 4th St					
6c	N/A	Elm, Boise St/4th St	Enhance lighting on Elm from Boise St to 4th St					
6d	N/A	Marteeson, Boise St/4th St	Enhance lighting on Marteeson from Boise St to 4th St					

*Programming status is subject to change.

2024 Kuna Prioritization Request Form - Programmed

Updates based on ADOPTED FY2024-2028 IFYWP *

2024 Priority Ranking	2023 Priority Ranking	Agency Project Name	Agency Project Description	Current IFYWP Status			ACHD Update	ACHD Implementation Project Name
				Design YR	ROW YR	Const YR		
Roads & Intersections - CIP Projects (Arterials) Only								
N/A		SH 69 (Avalon Rd) and Kay St	Install a signal and a pedestrian crossing at the intersection of SH69 and Kay St.	Future	Future	Future	ACHD to continue coordinating with the City on the development and implementation of this project.	Avalon St and Kay St
N/A		Ten Mile Rd and Deer Flat Rd	Install an expandable single-lane roundabout in accordance with the Ten Mile Corridor Intersection Analysis and the 2016 CIP.	2023-2024	2025-2026	2027	Project programmed to be constructed in 2027.	Ten Mile Corridor A: Ten Mile Rd and Deer Flat Rd
N/A		Ten Mile Rd and Lake Hazel Rd	Widen intersection to 3/4 lanes on Ten Mile and 3/4 lanes on Lake Hazel in accordance with the 2016 CIP. (City request for a roundabout will be evaluated during the design phase of this project.)	2022-2023	2027	Future	Project programmed to be designed in 2022-2023.	Ten Mile Corridor A: Ten Mile Rd and Lake Hazel Rd
N/A		Ten Mile Rd and Columbia Rd	Install a single-lane expandable roundabout in accordance with the Ten Mile Corridor Intersection Analysis.	2027-2028	Future	Future	Project programmed to be designed in 2027-2028.	Ten Mile Corridor B: Ten Mile Rd and Columbia Rd
N/A		Ten Mile Rd, Hubbard Rd / Columbia Rd	Widen Ten Mile Rd to 5 lanes with curb, gutter, sidewalk, and bike lanes in accordance with the Master Street Map and Planned Arterial Network.	2028-2029	Future	Future	Project programmed to be designed in 2028-2029.	Ten Mile Corridor C: Ten Mile Rd, Hubbard Rd / Columbia Rd
N/A		Ten Mile Rd, Deer Flat Rd / Hubbard Rd	Widen Ten Mile Rd to 5 lanes with curb, gutter, sidewalk, and bike lanes in accordance with the Master Street Map and Planned Arterial Network.	2028-2029	Future	Future	Project programmed to be designed in 2028-2029.	Ten Mile Corridor C: Ten Mile Rd, Deer Flat Rd / Hubbard Rd
N/A		Ten Mile Rd and Hubbard Rd	Widen or add roundabout to the Ten Mile Rd and Hubbard Rd intersection, including curb, gutter and sidewalk as per the 2020 CIP.	2027-2028	Future	Future	Project programmed to be designed in 2027-2028.	Ten Mile Corridor B: Ten Mile Rd and Hubbard Rd
N/A		Ten Mile Rd, Columbia Rd / Lake Hazel Rd	Widen Ten Mile Rd to 5 lanes with curb, gutter, sidewalk, and bike lanes in accordance with the Master Street Map and Planned Arterial Network.	2028-2029	Future	Future	Project programmed to be designed in 2028-2029.	Ten Mile Corridor D: Ten Mile Rd, Columbia Rd / Lake Hazel Rd
N/A		Avalon St/Bridge Ave, Ten Mile/Main St	Widen Avalon St and Bridge Ave to 3 lanes with curb, gutter, sidewalk, and bike lanes in accordance with the Master Street Map and Planned Arterial Network.	2028-2029	Future	Future	Project programmed for design in 2028-2029.	Kuna Improvements D - Avalon St, Ten Mile Rd / School Ave
Community Programs - Collectors & Local Roadways								
N/A		Swan Falls Rd and Indian Creek Pathway Pedestrian Crossing	Install an enhanced pedestrian crossing on Swan Falls Rd at the Indian Creek Pathway.	Non-ACHD Project	Non-ACHD Project	Non-ACHD Project	City of Kuna is lead of this project development.	Swan Falls Rd and Indian Creek Pedestrian Crossing
N/A		Linder Ave/Avalon St, 2nd St/ Orchard St	Install an interim asphalt pathway with extruded curb on the north side of Linder Ave/Avalon St within existing right-of-way. Includes an enhanced pedestrian crossing (rectangular rapid flashing beacon) and curb ramps on Avalon St at Orchard (west side).	2024	2025	2027	Project programmed to be designed in 2024.	Kuna Improvements A: Linder Ave, Swan Falls Rd / 02nd St; Avalon St, Swan Falls Rd / Orchard Ave - Maintenance
N/A		Avalon St, Ten Mile Rd / School Ave	Install an interim asphalt pathway on the along the Southside of Avalon within existing right-of-way from Ten Mile Rd to School Ave. to cover sidewalk gaps until permanent improvements can be constructed.	2028-2029	Future	Future	Project programmed to be designed in 2028-2029.	Kuna Improvements D: Avalon St, Ten Mile Rd / School Ave
N/A		Ave D, Main St/ 4th St	Construct curb, gutter, and sidewalk on both sides of Ave D, between Main St and 4th St in accordance with the Kuna Downtown Corridor Plan.	2026-2027	2027	Future	Project programmed to be designed in 2026-2027.	Kuna Improvements B: Avenue D, Main St / 04th St
N/A		Avenue B, south of Main St	185' of sidewalk on the west side of Ave. B, to connect senior center to downtown.	2026-2027	2027	Future	Project programmed to be designed in 2026-2027.	Kuna Improvements B: Avenue B, 02nd St / Main St
5		E 2nd St, Linder Rd/Orchard Ave	Construct curb, gutter, and sidewalk on both or either side of E 2nd St from Linder Rd to Orchard Ave.	2021-2023	2024	2026	Project programmed to be constructed in 2026.	Kuna Pavement and Pedestrian Improvements (2025)
N/A		Linder Rd, Main St/ Deer Flat Rd	Complete curb, gutter, detached sidewalk and bike lanes on both sides of Linder Rd, between 4th St (Linder/Main/3rd project limits) to Deer Flat Rd. Project will construct a Rectangular Rapid Flashing Beacon at Porter St.	2021-2022	2022-2024	2025	Project programmed to be constructed in 2025.	Linder Rd, Main St / Deer Flat Rd
N/A		Ten Mile Rd and Deer Flat Rd Pedestrian Crossing	Deer Install an enhanced pedestrian crossing on Ten Mile Rd at Deer Flat Rd.	2023-2024	2025-2026	2027	Project programmed to be constructed in 2027. Duplicate request. See above. Recommend removing/combining requests.	Ten Mile Corridor A: Ten Mile Rd and Deer Flat Rd
N/A		Linder Rd, 4th St/ Art Ct.	Install an interim asphalt pathway on the along Linder Ave within existing right-of-way from 4th Avenue to W. Art Ct to cover sidewalk gaps until permanent improvements can be constructed.	2021-2022	2022-2024	2025	Project programmed to be constructed in 2025. Duplicate request. See above. Recommend removing/combining requests.	Linder Rd, Main St / Deer Flat Rd
8		2nd St, Ave D / Avalon St	Install bike lanes in accordance with the Kuna Downtown Corridor Plan.	2028-2029	N/A	Future	Project programmed to be designed in 2028-2029.	Kuna Improvements D: 02nd St, Avenue C / Linder Ave
N/A		Ave A, Main St / 4th St	Construct curb, gutter, and sidewalk on both sides of Ave A, between Main St and 4th St in accordance with the Kuna Downtown Corridor Plan.	2027	2028	Future	Project programmed to be designed in 2027.	Kuna Improvements C: Avenue A, Main St / 4th St
N/A		Ave B, Main St / 4th St	Construct curb, gutter, and sidewalk on both sides of Ave B, between Main St and 4th St in accordance with the Kuna Downtown Corridor Plan.	2026-2027	2027	Future	Project programmed to be designed in 2026-2027.	Kuna Improvements B: Avenue B, Main St / 4th St
N/A		Ave B, 2nd St / Main St	Construct curb, gutter, and sidewalk on both sides of Ave 8, between 2nd St and Main St in accordance with the Kuna Downtown Corridor Plan.	2026-2027	2027	Future	Project programmed to be designed in 2026-2027. Duplicate request. See above. Recommend removing/combining requests.	Kuna Improvements B: Avenue B, 02nd St / Main St

N/A	2nd St-Linder to Ave C	Traffic calming measures including lighting	2028-2029	N/A	Future	Project programmed to be designed in 2028-2029.	Kuna Improvements D: 2nd St to Avenue C / Linder Ave
N/A	Porter Street/ Fremont Middle School	Enhanced pedestrian crossing at current student crossing on Porter Street and Cambrick Drive.	2027	2028	2028	Project programmed to be constructed in 2028.	Kuna Improvements C: Porter St and Cambrick Dr Pedestrian Crossing
N/A	Porter Street/ Fremont Middle School	Additional street lighting very dark on E Porter Street - school area very dark.	2027	2028	2028	Project programmed to be constructed in 2028. Lighting to be including with pedestrian crossing project. Duplicate request. See above. Recommend removing/combining requests.	Kuna Improvements C: Porter St and Cambrick Dr Pedestrian Crossing

***Programming status is subject to change.**

PROJECTS TO BE REMOVED (Completed/Non-ACHD Projects)

1	SH-69 and Kuna Rd	Design a Reconfiguration of the SH69 curve to extend SH69 further south over UPRR and Inidian Creek via overpass and construct a signalized intersection at SH69 and Kuna Road.	Non-ACHD Project	Non-ACHD Project	Non-ACHD Project	ITD Facility. ACHD to share request with ITD and encourage City to coordinate with ITD directly. Remove	SH69 (Meridian Rd) and Kuna Rd
N/A	Deer Flat Rd and School St Pedestrian Crossing	Install an enhanced pedestrian crossing on Deer Flat Rd at School St.	COMPLETE	COMPLETE	COMPLETE	Please remove.	Deer Flat Rd and School Ave Pedestrian Crossing
N/A	Kuna Middle School Zone	Install flashing school zone beacons near Kuna Middle School.	COMPLETE	COMPLETE	COMPLETE	Please remove.	Kuna Middle School Zone, Ten Mile Ave and Boise St
N/A	Ave C, Main St/ 4th St	Construct curb, gutter, and sidewalk on both sides of Ave C, between Main St and 4th St in accordance with the Kuna Downtown Corridor Plan.	COMPLETE	COMPLETE	COMPLETE	Please remove.	Avenue C, Main St / 04th St

NP Plan Name	CreationDate	EditDate	Name	Email	Project Location:	Project Type:	Other (Please explain) - Project Type:	tant is this pro	Please explain your ranking of this project.	Please provide any additional feedback about this project.
Kuna	2024-01-09 17:33:10	2024-01-09 17:33:10	Christopher Wilson	stillman57@gmail.com	Owyhee Street between Cedar Ave and avalon street	Sidewalk		5	this is one of the oldest neighborhoods in Kuna it needs a sidewalk on at least one side of the road	I submit this every year and it just gets ignored.
Kuna	2024-01-09 17:50:40	2024-01-09 17:50:40			Expanding and connecting Ten Mile road from 4th St to the south side with an overpass	other	Overpass/bridge/road connection	5	This has been a problem in Kuna for ages, and with the continued growth, it only becomes a bigger problem all the time. I live near here and it's inconvenient to me, but not life-threatening like it is to reside south of the creek & train tracks.	We've been begging for this for years. Please, please help!
Kuna	2024-01-09 17:54:21	2024-01-09 17:54:21	Rebecca Linden	rebeccalinden18@gmail.com	Intersection of W Ardell Rd and N School Ave	Crossing (Pedestrian/Bike)		5	This is becoming more and more dangerous with the amount of people who walk on Ardell, this should be a 4 way stop and not a 2 way stop.	Please make this a 4 way stop.
Kuna	2024-01-09 17:56:23	2024-01-09 17:56:23	Rebecca Linden	rebeccalinden18@gmail.com	W Ardell Rd between Ten Mile and Linder	other	Speed Bumps or another Stop Sign	5	Often, cars are going 40 mph in a 25 mph speed zone. This has become extremely dangerous for pedestrians.	
Kuna	2024-01-09 17:58:14	2024-01-09 17:58:14	Rebecca Linden	rebeccalinden18@gmail.com	W Ardell between Linder and N Blueblossom Way	Roadway (Widening/Improvement)		5	I often feel that I am going to have a head-on collision with how the road swerves. This should be straightened out for safety.	
Kuna	2024-01-10 16:12:24	2024-01-10 16:12:24	R. Hollenbeck	Atombob357@gmail.com	Intersection of Avalon and Kay St.	Signal (New)	Intersection of Avalon and Kay St.	1	No.1	Very dangerous crossing for heavy traffic. Vehicles moving west to east are unimpeded. Vehicles moving north to south have stop sign. Heavy traffic are with new homes, business and post office added to area.
Kuna	2024-01-12 0:23:03	2024-01-12 0:23:03	Paul	paulsind@gmail.com	South of Caldwell, Nampa, Kuna, Boise.	Roadway (Widening/Imp)	Extra Corridor or Orbital	5	Affects everyone in the valley.	Provides an alternate route for throughway truckers
Kuna	2024-01-14 22:16:03	2024-01-14 22:16:03			Meridian Rd, Kuna Rd to King Rd	other	Meridian Road Extension, Bridge & Overpass	5	The Kuna overpass has been a community priority for several years and this project is critical for safety, connectivity and mobility.	
Kuna	2024-01-17 21:43:06	2024-01-17 21:43:06	Anthony Giannell	agiannell@gmail.com	Ardell Rd./Kay Ave.	Roadway (Widening/Improvement)		5	Connecting Ardell here would be extremely helpful to nearby residents.	The purpose of this project would be to connect Ardell Rd to go all the way through between Meridian Rd. and Linder Rd.
Kuna	2024-01-17 21:45:21	2024-01-17 21:45:21	Anthony Giannell	agiannell@gmail.com	N. Kay Ave./E Deer Flat Rd.	Roadway (Widening/Improvement)		5	Connecting Kay Ave to Deer Flat would alleviate cross thru traffic in Sterling Ranch Subdivision, creating a safer experience for residents.	The purpose of this project would be to complete Kay Ave, and connect it to Deer Flat Rd. with a possible signal at the intersection.

Planning/Improvements Underway
 Development Driven
 Request Added to Priority List

**RESOLUTION NO. R15-2024
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE “PARK USE AGREEMENT” WITH THE KUNA YOUTH SOFTBALL AND BASEBALL ASSOCIATION, INC., PURSUANT TO THE TERMS OF THE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

Section 1. The “*Park Use Agreement*” with the Kuna Youth Softball and Baseball Association, Inc., in substantially the form as attached hereto as “**EXHIBIT A**” is hereby approved.

Section 2. The Mayor of the City of Kuna, Idaho is hereby authorized to execute the Agreement, and the City Clerk is hereby authorized to attest to said execution as so authorized and approved for on behalf of the City of Kuna, Idaho.

PASSED BY THE COUNCIL of Kuna, Idaho this 5th day of March, 2024.

APPROVED BY THE MAYOR of Kuna, Idaho this 5th day of March, 2024.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

**PARK USE AGREEMENT
CITY OF KUNA, IDAHO AND KUNA YOUTH SOFTBALL AND BASEBALL
ASSOCIATION, INC.
BERNIE FISHER CITY PARK**

This Park Use Agreement (AGREEMENT) is entered into by and between the City of Kuna, Idaho, (CITY), an Idaho municipal corporation and the Kuna Youth Softball and Baseball Association, Inc. (KYSBA) an Idaho general non-profit corporation, jointly referred to herein as the PARTIES.

WHEREAS, CITY owns and maintains Bernie Fisher City Park (PARK) located at Kuna, Idaho; and

WHEREAS, the PARK has certain improvements including baseball fields, excluding the concession stand; and

WHEREAS, KYSBA desires to use the PARK for its baseball clinics, practices and games during specified times of the year; and

WHEREAS, CITY grants KYSBA permission to use the PARK in exchange for certain contributions including maintenance, care, and improvements at the PARK.

NOW, THEREFORE, in consideration of the above recitals, which recitals are contractual in nature, the mutual covenants herein contained and such other and further consideration as is hereby acknowledged, the parties agree as follows:

1. USE: KYSBA agrees to use the PARK for the sole purpose of operating the baseball and softball program to provide athletic opportunities for the children of Kuna, Idaho.

2. RESPONSIBILITIES:

The CITY Will:

- 2.1. Have the PARK field reserved for KYSBA's exclusive use according to the following schedule:

From March 1 to the third Sunday in July, Monday through Friday after 4:00 PM until dark, and all-day Saturday.

- 2.1.A. PARK fields will be unavailable for use by KYSBA or any other organization during a City of Kuna sponsored event April 29th thru May 6th 2024.

- 2.2. At all other times individuals and/or groups may use the fields. Groups using the fields must contact the City of Kuna Parks & Recreation Department to ensure fields are available, register for their use, and review and sign the City's Baseball Field Use Agreement, which will include a training on maintaining the fields.

- 2.3. Send out a Notice of Intent to Renew this Agreement on or before December 31, as provided for in paragraph 5.
- 2.4. Maintain the fields including mowing, over-seeding, and irrigating during the schedule set by the CITY. Maintain the irrigation system.

KYSBA Will:

- 2.5. Operate and manage the youth baseball program, including programs and clinics.
 - 2.6. On or about November 1, provide the Parks and Rec Department with the names of the officers for KYSBA for the upcoming year.
 - 2.7. If there is going to be a change in the reserved schedule as provided for in paragraph 2.1, provide the change to the City of Kuna Parks & Recreation Department on or before January 31.
 - 2.8. After January 31, reservations for the fields for unscheduled dates and times, as provided for in paragraph 2.1., will be first come, first served.
 - 2.9. KYSBA may, upon good cause, modify the reserved schedule during the season, however any prior reservation, as provided for in paragraph 2.8, will have priority to use the fields.
 - 2.10. Return the Notice of Intent to Renew acknowledgement by January 31.
 - 2.11. Hire and staff the umpires.
 - 2.12. Ensure that the fields are in presentable and playable condition prior to each use.
 - 2.13. Purchase and apply diamond dust or an equivalent as needed.
 - 2.14. Provide trashcans during KYSBA events, practice and games and keep the area clean.
- 3. USAGE FEE: There will be no usage fee.
 - 4. TERM: The term of this AGREEMENT shall be March 1, 2024 to January 31, 2025.
 - 5. The City will send out a Notice of Intent to Renew to the KYSBA organization's address of file with the Secretary of State for Idaho and the president of the Board of Directors at the organization's post office box. The Notice of Intent to Renew will allow for the extension of this AGREEMENT for additional one (1) year terms.
 - 6. INSPECTION: KYSBA has inspected and hereby accepts the PARK in the condition at the beginning of this AGREEMENT.

7. ALTERATIONS: KYSBA shall not make any renovations, alterations, additions, or install any fixtures, equipment, fencing, etc., without the express written consent of CITY. All fixtures and improvements shall become the property of CITY at no cost to the City at termination or expiration of this AGREEMENT.
8. OTHER REQUIREMENTS: KYSBA shall maintain oversight and control of the participants in its program. Littering, vandalizing, destroying or otherwise damaging CITY property is prohibited.
9. COMPLIANCE WITH GOVERNING LAW: Each PARTY shall comply with all federal, state and local laws, rules and regulations, now in force or which may hereafter be in force pertaining to the use of the PARK.
10. INDEMNIFICATION: KYSBA shall indemnify, hold harmless and defend the CITY and its elected or appointed officials, employees and agents from and against all liabilities, claims, suits, losses and expenses, including reasonable attorney' s fees and court costs, arising out of or in the course of the use contemplated by this AGREEMENT that is caused in whole or in part by any act or omission of KYSBA, any act or omission of anyone directly or indirectly employed by KYSBA, or any act or omission for which KYSBA may be liable, whether or not it is caused in whole or in part by the party indemnified.
11. INSURANCE: KYSBA shall, at all times, obtain, pay for, and maintain insurance for the coverages and amounts of coverage not less than those set forth as follows:
 - 11.1. Worker's Compensation - in compliance with the state and federal laws, if required.
 - 11.2. Comprehensive Automobile Liability Policy - a minimum coverage of \$1,000,000.00 combined single limits of liability for bodily injuries, death and property damage resulting from anyone occurrence.
 - 11.3. Comprehensive Premises Liability Policy- a minimum coverage of \$1,000,000.00 including the following coverage:
 - 11.3.1. Premises and operations; and
 - 11.3.2. Broad Form Commercial General Liability Endorsement to include blanket contractual liability (specifically covering but not limited to the contractual obligations assumed by the organization; and
 - 11.3.3. Personal injury (with employment and contractual exclusions deleted); and
 - 11.3.4. Broad Form Property Damages coverage.

- 11.4. KYSBA shall provide to CITY original Certificates of Insurance satisfactory to evidence such coverages before operations pursuant to this AGREEMENT commence.
- 11.5. CITY shall be named as an additional insured on all policies related to this Agreement, excluding Workers Compensation. Such policies shall provide that there shall be no termination, non-renewal, modification, or expiration of such coverage without forty-five (45) calendar days written notice to the CITY.
- 11.6. All insurance shall be written with a company having an A.M. Best rating of at least the "A" category and size categories of VII.
12. UTILITIES: CITY will provide general field maintenance, including lawn mowing, fertilizing, seeding, irrigation and irrigation system maintenance. Any other utility, including electricity shall be provided by KYSBA.
13. RUBBISH: KYSBA shall be responsible for garbage or refuse removal during its use of the PARK.
14. DAMAGE BY FIRE OR OTHER CASUALTY: If the PARK., or any part thereof is damaged by fire or other casualty to such an extent that it is rendered unusable, in whole or in part, the CITY shall have the option to terminate this AGREEMENT, or repair the premises. KYSBA shall have no claim for any loss of use during the period that the PARK. is being repaired.
15. NOTICES: Any notice required or intended to be given to the other PARTY under the terms of this AGREEMENT shall be in writing and shall be deemed to be duly delivered the earlier of (a) actual receipt by personal delivery to the representative (as defined herein), or in lieu of personal service, (b) by way of private courier, such as Federal Express or United Parcel Service addressed to the appropriate party and address as set forth herein, or in lieu of private courier, (c) U.S. Mail, registered, postage prepaid, return receipt requested.
 - 15.1. CITY notice shall be sent to:

City Clerk for the City of Kuna, Idaho
Post Office Box 13
Kuna, Idaho 83634
 - 15.2. KYSBA notice shall be sent to:

Kuna Youth Softball and Baseball Association, Inc.
Post Office Box 449
Kuna, Idaho 83634

- 16. TERMINATION: Either Party reserves the right to terminate this AGREEMENT by providing written notice of its election to terminate to the other Party at least sixty (60) days prior to the date of termination.
- 17. ASSIGNMENT: This AGREEMENT is not assignable without the written consent of CITY.
- 18. WAIVER: No failure of the CITY to enforce any term hereof shall be deemed to be a waiver.
- 19. ENTIRE AGREEMENT: This AGREEMENT contains the entire agreement between the parties and may be modified only by an addendum to this AGREEMENT or by a new AGREEMENT in writing, signed by CITY and KYSBA.
- 20. ATTORNEY'S FEES: In the event of any controversy, claim or action being made, filed or, instituted between the PARTIES to this AGREEMENT to enforce the terms and conditions of this Agreement or any of the other documents to be executed hereunder or arising from the breach of any provision hereof, the award of attorney fees and costs and expenses is governed by Idaho Code Section 12-117 (1) and (2).

In witness whereof, the parties hereto have set their hands and seals on the day and year first written above.

CITY OF KUNA, IDAHO

Dated this _____ day of _____, 2024.

BY: _____
Joe L. Stear, Mayor

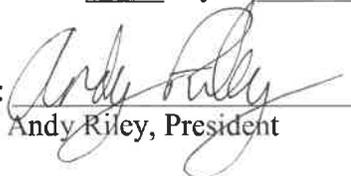
ATTEST:

Dated this _____ day of _____, 2024.

BY: _____
Nathan Stanley, City Clerk

KUNA YOUTH SOFTBALL AND BASEBALL ASSOCIATION, INC.

Dated this 27th day of Feb, 2024.

BY: 
Andy Riley, President

**RESOLUTION NO. R16-2024
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE COOPERATIVE AGREEMENT BETWEEN VALLEY REGIONAL TRANSIT AND CITY OF KUNA FOR PUBLIC TRANSPORTATION FINANCIAL CONTRIBUTION; AUTHORIZING THE CITY TREASURER TO PAY THE PUBLIC TRANSPORTATION FINANCIAL CONTRIBUTION IN THE AMOUNT OF SEVENTEEN THOUSAND NINE HUNDRED AND SIXTY SEVEN DOLLARS AND ZERO CENTS (\$17,967.00); AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

Section 1. The Cooperative Agreement between Valley Regional Transit and City of Kuna for Annual Assessment, as attached hereto as **EXHIBIT A**, and hereby incorporated herein by reference, is hereby approved; and

Section 2. The City Treasurer is authorized to pay the Fiscal Year 2024 expenses pertaining to services, capital, and regional overhead required to support the regional transportation services within the City’s jurisdiction in the amount of seventeen thousand nine hundred and sixty-seven dollars and zero cents (\$17,967.00).

Section 3. The Mayor of the City of Kuna, Idaho is hereby authorized to execute said Agreement on behalf of the City of Kuna, Idaho and the City Clerk is hereby authorized to attest to said execution.

PASSED BY THE COUNCIL of Kuna, Idaho this 5th day of March, 2024.

APPROVED BY THE MAYOR of Kuna, Idaho this 5th day of March, 2024.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A

**COOPERATIVE AGREEMENT
 BETWEEN
 VALLEY REGIONAL TRANSIT
 AND
 CITY OF KUNA
 FOR
 PUBLIC TRANSPORTATION FINANCIAL CONTRIBUTION**

THIS COOPERATIVE AGREEMENT ("**Agreement**") is entered into this 28th day of February 2024 by and between VALLEY REGIONAL TRANSIT, a regional public transportation authority authorized under Chapter 21, Title 40, Idaho Code ("**Authority**"), and the City of Kuna, a municipal corporation organized, existing and authorized under Chapter 1, Title 50, Idaho Code ("**City**")

RECITALS

- a. **Authority** is the regional public transportation authority created to serve Ada and Canyon Counties, pursuant to Chapter 21, Title 40, Idaho Code, and as a result of November 3, 1998, public referendum. **Authority** provides publicly funded or publicly subsidized transportation services and programs in Ada and Canyon counties.
- b. **City** is a municipal corporation authorized under Chapter 1, Title 50, Idaho Code.
- c. Idaho Code § 40-2109(7) provides that **Authority** may enter into cooperative agreements with the state, other authorities, counties, cities and highway districts under the provisions of Idaho Code § 67-2328, which expressly authorizes public agencies to enter into agreements with one another for cooperative action for purposes within the power, privilege, or authority of said agencies.
- d. Idaho Code § 40-2110 provides that counties, cities, highway districts and other governmental entities in the region may enter into cooperative agreements with the regional public transportation **authority** in order to contribute funds from any source in recognition of costs of the **authority**.
- e. **Authority** develops funding requests through an approved cost allocation methodology. There are four categories involved in generating the initial funding request: general assessments, service and capital contributions, and special assessments.
- f. **Authority** has budgeted **\$17,967** for **City** to contribute to support services, capital and regional overhead expenses. **City** has budgeted the same amount representing the **City's** proportionate share of support for services, capital, and regional overhead.
- g. **Authority** generally follows the allocation methodology to designate how **City** contributions are used. However, **Authority** may leverage **City** contributions as local match to optimize utilization of both local and federal sources of funding to ensure the most effective use of all revenue sources.

AGREEMENT

NOW, THEREFORE, in consideration of foregoing recitals, which are made a part of this **Agreement** and not mere recitals, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed as follows:

Section 1. Term

This **Agreement** shall be in effect from the **1st day of October 2023**, and will terminate on the **30th day of September 2024**, unless earlier terminated pursuant to the mutual written agreement of the parties hereto.

Section 2. Purpose

The purpose of this **Agreement** is:

- (a) For **City** to pay **\$17,967** to **Authority** for Fiscal Year 2024 expenses pertaining to services, capital, and regional overhead required to support the regional transportation services within the **City's** jurisdiction.
- (b) For **Authority** to use **City's** contribution for service, capital, and regional overhead expenses included in the annual FY2024 budget to support services within **City's** jurisdiction.
- (c) For **Authority** to leverage **City's** contribution with matching federal funding to optimize all revenue sources available for operations, capital, and regional overhead.

Section 3. Compliance

Authority, in using said **City's** contribution shall comply with all conditions required by applicable federal, state and local laws and regulations, and shall maintain, in accordance with generally accepted accounting practices and principles, records and books of account regarding said assessments and operating costs.

Section 4. Payment

- (a) **City** shall pay its annual contribution of **\$17,967** within 30 days of invoice.
- (b) **Authority** shall provide **City** a quarterly status report on capital or other special projects.
- (c) Payment shall be made directly to **Authority** at the following address, unless **City** is notified in writing by **Authority** of a new address:

Valley Regional Transit
700 NE 2nd St Suite 100
Meridian, Idaho 83642

- (d) **City's** address, for the purpose of invoice, notice or correspondence, unless **Authority** is notified in writing by **City** of a new address, is as follows:

City of Kuna
PO Box 13
Kuna, Idaho 83634

Section 5. Contact Information

(a) **Authority** point of contact for this agreement is:

Jason Jedry, Chief Financial Officer, jjedry@valleyregionaltransit.org, 208.258.2709

(b) **City** point of contact for this agreement is:

Nathan Stanley, City Clerk, cityclerk@kunaaid.gov

Section 6. Miscellaneous

(a) Each party hereto represents and warrants that each person executing this **Agreement** on behalf of such party is, at the time of such execution, duly authorized to do so by such party's governing body and is fully vested with the **authority** to bind such party in all respects.

(b) If any provision of this **Agreement** is held invalid, illegal, or unenforceable, the remainder shall be construed to conform to the intent of the parties and shall survive the severed provisions.

(c) Except as provided otherwise herein, this **Agreement** and any attachments hereto constitute the entire **Agreement** between **Authority** and **City** concerning the subject matter hereof. The provisions of this **Agreement** shall be construed as a whole and not strictly for or against any party.

(d) The captions and headings in this **Agreement** are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions, or agreements contained herein.

(e) This **Agreement** is not intended to create, nor shall it in any way be interpreted or construed to create any third-party beneficiary rights in any person not a party hereto.

(f) This **Agreement** shall be binding on the parties hereto, and their successors and assigns.

Section 7. Indemnification

To the extent permissible by law, **Authority** shall indemnify, defend, protect and hold harmless **City**, and its officers, agents and employees, from and against any and all liabilities, losses, suits, claims, judgments, fines or demands arising by reason of injury or death of any person or damage to any property, including all reasonable costs for investigation and defense thereof (including but not limited to attorney fees, court costs, and expert fees), of any nature whatsoever (collectively, "Claims") arising out of or incident to this **Agreement**, and any renewal or extension thereof, and arising out of or caused by the negligent or intentional acts or omissions of **Authority**, its officers, agents and employees, regardless of where the injury, death, or damage may occur, except to the extent any such Claims arise out of or are caused by the negligent or intentional act or omission of **City** or its officers, agents and employees. **City** shall give to **Authority** reasonable notice of any such Claims. **Authority** shall notify **City** of the counsel to be used in carrying out its obligations hereunder. **City** must state any reasonable objection that it may have regarding the use of said counsel. The provisions of this section shall be deemed to be a separate contract between the parties and shall survive the expiration or any default, termination or forfeiture of this **Agreement**, and any renewal or extension thereof. Notwithstanding anything to the contrary in the foregoing, **City's**

right to indemnification pursuant to the foregoing shall be limited to indemnification for such Claims for which **City** incurs actual liability or expense. The foregoing indemnification includes, without limitation, any Claim arising out of or caused by the noncompliance of any services, programs, or activities provided by **Authority** under this **Agreement** with all applicable federal, state, and local statutes, regulations, and requirements, including, but not limited to, the Americans with Disabilities Act (ADA). Notwithstanding anything to the contrary in the foregoing, (i) no employee or officer of **Authority** shall be personally liable to **City** under this **Agreement**, (ii) with respect to third party Claims, both **Authority** and **City** expressly reserve any and all of the privileges and immunities available to them, if any, under Idaho law, and (iii) the agreement of **Authority** to hold harmless or indemnify **City** shall be limited to, and be payable only from, **Authority's** available insurance or self-insurance coverage for liability assumed by contract available as a part of its general liability insurance program."

EXECUTED and effective as of the date first above written.

Valley Regional Transit:

City of Kuna:



Elaine Clegg
Chief Executive Officer

Joe Stear
Mayor



Certified Public Accountants

812-B 12th Ave. South
P.O. Box 876
Nampa, ID 83653-0876
208 466-2493
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February 26, 2024

To the City Council
City of Kuna, Idaho

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of City of Kuna, Idaho for the year ended September 30, 2023. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards* and the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated November 28, 2023. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by City of Kuna, Idaho are described in the notes to the financial statements. No new accounting policies were adopted that had any effect on the City and the application of existing policies was not changed during 2023. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the governmental activities and the business-type activities' financial statements were:

Management's estimate of the current portion of compensated absences is based on prior history of employees' use of compensated absences. Management's estimate of the value of donated infrastructure is based on prices provided by the developer, along with engineering measurements, and a percentage of recovery. We evaluated the key factors and assumptions used to develop the current portion of compensated absences and the value of donated infrastructure in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The schedule attached to the management representation letter summarizes uncorrected misstatements of the financial statements. Management has determined that their effects are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. In addition, other misstatements detected as a result of audit procedures were corrected by management.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated February 26, 2024.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to City of Kuna, Idaho's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the Schedule of Employer's Share of Net Pension Liability (Asset), Schedule of Employer Contributions, Budgetary (GAAP Basis) Comparison Schedule – General fund, the Budgetary (GAAP Basis) Comparison Schedule – Grant fund, and the Budgetary (GAAP Basis) Comparison Schedule – Late Comers' Fee fund, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining nonmajor fund financial statements and the schedule of expenditure of federal awards, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the Schedules of Revenues by Source and Expenditures by Object – Budget and Actual – General fund, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Restriction on Use

This information is intended solely for the information and use of the City Council and management of City of Kuna, Idaho and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Bailey & Co.

CITY OF KUNA, IDAHO

Report on Audited
Basic Financial Statements,
Supplementary Information
and
Other Information

For the Year Ended September 30, 2023

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Independent Auditor's Report

To the Honorable Mayor
and City Council
City of Kuna, Idaho

Report on the Audit of the Financial Statements

Qualified and Unmodified Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of City of Kuna, Idaho (the City), as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Summary of Opinions

<u>Opinion Unit</u>	<u>Type of Opinion</u>
Governmental Activities	Qualified
Business-type Activities	Qualified
Discretely Presented Component Unit	Unmodified
General Fund	Unmodified
Grant Fund	Unmodified
Late Comers' Fee Fund	Unmodified
Park Impact Fee Fund	Unmodified
Water Fund	Qualified
Sewer Fund	Qualified
Irrigation Fund	Qualified
Trash Fund	Unmodified
Aggregate Remaining Fund Information	Unmodified

Qualified Opinions on the Governmental Activities, the Business-type Activities, the Water Fund, the Sewer Fund, and the Irrigation Fund

In our opinion, except for the effects of the matter described in the Basis for Qualified and Unmodified Opinions section of our report, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the water fund, the sewer fund, and the irrigation fund of City of Kuna, Idaho, as of September 30, 2023, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Unmodified Opinions on the Discretely Presented Component Unit, the General Fund, the Grant Fund, the Late Comers' Fee Fund, the Park Impact Fee Fund, the Trash Fund, and the Aggregate Remaining Fund Information

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the discretely presented component unit, the general fund, the grant fund, the late comers' fee fund, the park impact fee fund, the trash fund, and the aggregate remaining fund information of City of Kuna, Idaho, as of September 30, 2023, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Qualified and Unmodified Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of City of Kuna, Idaho, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified and unmodified audit opinions.

Matter Giving Rise to the Qualified Opinion on the Governmental Activities, the Business-type Activities, the Water Fund, the Sewer Fund, and the Irrigation Fund

Management has not performed or contracted to perform the actuarial calculations for other post-employment benefits and, accordingly, has not considered the City's other post-employment benefit liability. Accounting principles generally accepted in the United States of America require that a liability be recorded for other post-employment benefits, which would initially decrease net position, increase liabilities, and increase expenses in each of the affected opinion units. The amount by which this departure would affect net position, liabilities, and expenses in the relevant opinion units has not been determined.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the schedule of employer's share of net pension liability (asset), schedule of employer contributions, and budgetary comparison information as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The City has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining nonmajor fund financial statements and schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining nonmajor fund financial statements and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the supplemental schedules of revenues by source and expenditures by object – budget and actual – general fund but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated February 26, 2024, on our consideration of City of Kuna, Idaho's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Bailey & Co.

Nampa, Idaho
February 26, 2024

City of Kuna, Idaho
Statement of Net Position
September 30, 2023

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	
Assets				
Current Assets:				
Cash and Cash Equivalents	\$ 22,358,457	\$ 37,823,447	\$ 60,181,904	\$ 456,418
Prepaid Items	16,033	51,535	67,568	0
Receivables, Net:				
Property Taxes	4,614,462	0	4,614,462	481,064
Interest	154,131	300,937	455,068	0
Accounts and Notes	62,771	1,174,725	1,237,496	0
Intergovernmental and Grants	913,370	0	913,370	0
Total Current Assets	<u>28,119,224</u>	<u>39,350,644</u>	<u>67,469,868</u>	<u>937,482</u>
Noncurrent Assets:				
Restricted Cash	2,114,844	0	2,114,844	0
Note Receivables, Net	0	15,327	15,327	0
Capital Assets:				
Land and Construction in Progress	7,689,585	3,995,727	11,685,312	0
Buildings, Net	2,277,511	26,211,961	28,489,472	0
Equipment/Vehicles, Net	826,890	2,911,194	3,738,084	0
Improvements/Infrastructure, Net	6,621,728	43,433,376	50,055,104	0
Intangibles, Net	42,554	9,615	52,169	213,437
Right-of-Use Assets, Net	20,492	0	20,492	0
Total Capital Assets	<u>17,478,760</u>	<u>76,561,873</u>	<u>94,040,633</u>	<u>213,437</u>
Total Noncurrent Assets	<u>19,593,604</u>	<u>76,577,200</u>	<u>96,170,804</u>	<u>213,437</u>
Total Assets	<u>47,712,828</u>	<u>115,927,844</u>	<u>163,640,672</u>	<u>1,150,919</u>
Deferred Outflows				
Pension	584,548	711,028	1,295,576	0
Liabilities				
Current Liabilities:				
Accounts Payable and Other Current Liabilities	734,694	1,981,339	2,716,033	0
Contingent Liability	61,712	0	61,712	0
Unearned Revenue	559,969	22,564	582,533	0
Total Current Liabilities	<u>1,356,375</u>	<u>2,003,903</u>	<u>3,360,278</u>	<u>0</u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Net Position (continued)
September 30, 2023

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	
Long-term Liabilities:				
Due Within One Year:				
Compensated Absences	135,526	166,044	301,570	0
Lease Liability	4,633	0	4,633	
Notes Payable	524,726	0	524,726	0
Due in More Than One Year:				
Compensated Absences	40,747	26,822	67,569	0
Net Pension Liability	1,474,002	1,659,559	3,133,561	0
Lease Liability	16,082	0	16,082	
Notes Payable	5,803,267	0	5,803,267	0
Total Long-term Liabilities	<u>7,998,983</u>	<u>1,852,425</u>	<u>9,851,408</u>	<u>0</u>
Total Liabilities	<u>9,355,358</u>	<u>3,856,328</u>	<u>13,211,686</u>	<u>0</u>
Deferred Inflows				
Pension	16,419	70,345	86,764	0
Property Tax Revenue	4,551,644	0	4,551,644	477,753
Total Deferred Inflows	<u>4,568,063</u>	<u>70,345</u>	<u>4,638,408</u>	<u>477,753</u>
Net Position				
Net Investment in Capital Assets	17,458,045	76,561,873	94,019,918	213,437
Restricted	6,039,809	0	6,039,809	459,729
Unrestricted	10,876,101	36,150,326	47,026,427	0
Total Net Position	<u>\$ 34,373,955</u>	<u>\$ 112,712,199</u>	<u>\$ 147,086,154</u>	<u>\$ 673,166</u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Activities
For the Year Ended September 30, 2023

Functions	Expenses	Program Revenues			Net (Expense) Revenue
		Charges for Services and Sales	Operating Grants and Contributions	Capital Grants and Contributions	
Governmental Activities:					
General Government	\$ 12,303,893	\$ 2,455,831	\$ 47,328	\$ 122,632	\$ (9,678,102)
Community and Economic Development	1,665,420	1,711,508	0	336,915	383,003
Interest on Long-term Debt	22,747	0	0	0	(22,747)
Total Governmental Activities	13,992,060	4,167,339	47,328	459,547	(9,317,846)
Business-type Activities:					
Water	2,574,848	3,786,898	0	4,743,333	5,955,383
Sewer	5,345,461	6,592,984	0	10,736,777	11,984,300
Irrigation	1,462,972	2,043,734	0	1,182,732	1,763,494
Trash	3,481,862	3,536,770	0	0	54,908
Total Business-type Activities	12,865,143	15,960,386	0	16,662,842	19,758,085
Total Primary Government	\$ 26,857,203	\$ 20,127,725	\$ 47,328	\$ 17,122,389	\$ 10,440,239
Component Unit:					
Urban Renewal	\$ 23,629	\$ 0	\$ 0	\$ 21,416	\$ (2,213)

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Activities (continued)
For the Year Ended September 30, 2023

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	
Change in Net Position				
Net (Expense) Revenue	\$ (9,317,846)	\$ 19,758,085	\$ 10,440,239	\$ (2,213)
General Revenues				
Property Taxes	4,277,430	0	4,277,430	327,518
Sales Tax Revenue Sharing	2,781,494	0	2,781,494	0
Liquor Apportionment	304,523	0	304,523	0
Impact Fees	1,173,612	0	1,173,612	0
Other	153,320	0	153,320	0
Investment Earnings	809,439	1,398,721	2,208,160	5
Transfers	(28,167)	28,167	0	0
Total General Revenues and Transfers	9,471,651	1,426,888	10,898,539	327,523
Change in Net Position	153,805	21,184,973	21,338,778	325,310
Net Position, Beginning - Previously	38,854,352	91,527,226	130,381,578	347,856
Prior Period Adjustment	(4,634,202)	0	(4,634,202)	0
Net Position, Beginning - Restated	34,220,150	91,527,226	125,747,376	347,856
Net Position, Ending	<u>\$ 34,373,955</u>	<u>\$ 112,712,199</u>	<u>\$ 147,086,154</u>	<u>\$ 673,166</u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Balance Sheet -
Governmental Funds
September 30, 2023

	General	Grant	Late Comers' Fee	Park Impact Fee	Nonmajor Funds	Total Governmental Funds
Assets						
Cash and Cash Equivalents	\$ 17,775,620	\$ 286,754	\$ 3,922,761	\$ 0	\$ 373,322	\$ 22,358,457
Prepaid Items	16,033	0	0	0	0	16,033
Receivables, Net:						
Property Taxes	4,614,462	0	0	0	0	4,614,462
Interest	108,685	0	36,214	9,232	0	154,131
Accounts	60,008	0	0	2,763	0	62,771
Intergovernmental and Grants	866,693	46,677	0	0	0	913,370
Internal Balances	1,493,116	0	0	0	0	1,493,116
Restricted Cash	0	0	0	2,093,730	21,114	2,114,844
Total Assets	24,934,617	333,431	3,958,975	2,105,725	394,436	31,727,184
Deferred Outflows	0	0	0	0	0	0
Total Assets and Deferred Outflows	\$ 24,934,617	\$ 333,431	\$ 3,958,975	\$ 2,105,725	\$ 394,436	\$ 31,727,184
Liabilities						
Internal Balances	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,493,116	\$ 1,493,116
Accounts Payable	151,617	51,323	0	305,964	130,548	639,452
Benefits and Wages Payable	90,238	0	0	0	0	90,238
Payroll Taxes Payable	5,004	0	0	0	0	5,004
Contingent Liability	0	0	0	0	61,712	61,712
Unearned Revenues	558,934	0	1,035	0	0	559,969
Total Liabilities	805,793	51,323	1,035	305,964	1,685,376	2,849,491
Deferred Inflows						
Unavailable Property Taxes	4,610,887	0	0	0	0	4,610,887
Fund Balances:						
Nonspendable	16,033	0	0	0	0	16,033
Restricted	0	282,108	3,957,940	1,799,761	0	6,039,809
Assigned	0	0	0	0	202,176	202,176
Unassigned	19,501,904	0	0	0	(1,493,116)	18,008,788
Total Fund Balances	19,517,937	282,108	3,957,940	1,799,761	(1,290,940)	24,266,806
Total Liabilities, Deferred Inflows, and Fund Balances	\$ 24,934,617	\$ 333,431	\$ 3,958,975	\$ 2,105,725	\$ 394,436	\$ 31,727,184

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
 Reconciliation of the Balance Sheet of the Governmental
 Funds to the Statement of Net Position
 September 30, 2023

Total Fund Balances - Governmental Funds	\$	24,266,806
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Amounts reported for governmental activities in the statement of net position are different because of the following:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in governmental funds. The cost of assets consist of:

Land and Construction in Progress	\$	7,689,585	
Buildings, Net of \$607,336 Accumulated Depreciation		2,277,511	
Equipment/Vehicles, Net of \$1,355,443 Accumulated Depreciation		826,890	
Improvements/Infrastructure, Net of \$1,142,718 Accumulated Depreciation		6,621,728	
Intangibles, Net of \$179,888 Accumulated Amortization		42,554	
Right-of-Use Assets, Net of \$3,605 Accumulated Amortization		20,492	
			17,478,760

In the government-wide statements, deferred inflows represent acquisitions of net position that are applicable to a future reporting period and deferred outflows represent the consumption of resources that are applicable to a future reporting period. These deferrals consist of:

Deferred Outflows Related to Net Pension Liability (Asset)		584,548	
Deferred Inflows Related to Net Pension Liability (Asset)		(16,419)	
			568,129

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and, accordingly, are not reported as fund liabilities. Long-term liabilities at year end consist of:

Leases Payable		(20,715)	
Notes Payable		(6,327,993)	
Compensated Absences		(176,273)	
Net Pension Liability		(1,474,002)	
			(7,998,983)

Property taxes receivable for delinquent levies will be collected in the next year, but are not available soon enough to pay for current period expenditures, and therefore, are unavailable in the fund financial statements.

		59,243
Net Position of Governmental Activities	\$	34,373,955

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Revenues, Expenditures, and
Changes in Fund Balances -
Governmental Funds
For the Year Ended September 30, 2023

	General	Grant	Late Comers' Fee	Park Impact Fee	Nonmajor Funds	Total Governmental Funds
Revenues						
Property Taxes	\$ 4,267,233	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,267,233
Charges for Services	2,455,831	0	1,711,508	0	0	4,167,339
Grants and Contributions	25,000	481,875	0	0	0	506,875
Intergovernmental	3,086,017	0	0	0	0	3,086,017
Impact Fees	0	0	0	1,057,223	116,389	1,173,612
Interest	539,938	0	154,371	115,130	0	809,439
Other	153,320	0	0	0	0	153,320
Total Revenues	10,527,339	481,875	1,865,879	1,172,353	116,389	14,163,835
Expenditures						
Current:						
Salaries and Benefits	2,427,769	0	0	0	0	2,427,769
Maintenance and Operations	5,089,602	31,868	0	0	0	5,121,470
Community and Economic Development	0	0	164,246	0	0	164,246
Capital Outlay	165,475	170,672	7,221,807	2,228,730	921,087	10,707,771
Debt Service:				0		
Principal	3,382	0	555,573	0	0	558,955
Interest	524	0	22,223	0	0	22,747
Contingency	0	0	0	0	1,501,174	1,501,174
Total Expenditures	7,686,752	202,540	7,963,849	2,228,730	2,422,261	20,504,132
Excess (Deficiency) of Revenues Over Expenditures	2,840,587	279,335	(6,097,970)	(1,056,377)	(2,305,872)	(6,340,297)
Other Financing Sources (Uses)						
Issuance of Debt	24,097	0	6,327,993	0	0	6,352,090
Transfers In	0	2,773	0	0	781,918	784,691
Transfers Out	(812,858)	0	0	0	0	(812,858)
Total Other Financing Sources (Uses)	(788,761)	2,773	6,327,993	0	781,918	6,323,923
Net Change in Fund Balances	2,051,826	282,108	230,023	(1,056,377)	(1,523,954)	(16,374)
Fund Balances - Beginning, Previously Prior Period Adjustment	21,856,527 (4,390,416)	0 0	3,727,917 0	2,856,138 0	476,800 (243,786)	28,917,382 (4,634,202)
Fund Balances - Beginning, Restated	17,466,111	0	3,727,917	2,856,138	233,014	24,283,180
Fund Balances - Ending	\$ 19,517,937	\$ 282,108	\$ 3,957,940	\$ 1,799,761	\$ (1,290,940)	\$ 24,266,806

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
 Reconciliation of the Statement
 of Revenues, Expenditures, and Changes in Fund Balances
 of the Governmental Funds to the Statement of Activities
 For the Year Ended September 30, 2023

Total Net Change in Fund Balance - Governmental Funds \$ (16,374)

Amounts reported for governmental activities in the statement of activities are different because of the following:

Capital assets are reported in governmental funds as expenditures. However, in the statement of activities, the cost of those assets is allocated over their useful lives as depreciation and amortization expense. In the current period these amounts are:

Capital Outlay	\$ 6,818,283	
Depreciation and Amortization Expense	(601,509)	
Net		6,216,774

Because some revenues will not be collected for several months after the City's fiscal year ends, they are not considered as "available" revenues in the governmental funds and are, instead, counted as deferred inflows. They are, however, recorded as revenues in the statement of activities. 10,197

Some expenses in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Compensated Absences Liability Changes	(24,470)	
Net Pension Liability (Asset) and Related Deferral Changes	(239,187)	
		(263,657)

The proceeds from long-term debt (e.g., bonds, notes, leases) provides current financial resources to governmental funds, while repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount represents the net effect of these differences in the treatment of long-term debt and related

Principal Payments on Long-term Debt	558,955	
Issuance of Debt	(6,352,090)	
		(5,793,135)

Change in Net Position of Governmental Activities \$ 153,805

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Net Position -
Proprietary Funds
September 30, 2023

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Assets			
Current Assets:			
Cash and Cash Equivalents	\$ 14,644,034	\$ 14,253,317	\$ 8,797,976
Prepaid Items	39,828	8,552	3,155
Interest Receivable	137,729	96,342	66,866
Accounts and Notes Receivable, Net	342,469	513,439	2,676
Total Current Assets	<u>15,164,060</u>	<u>14,871,650</u>	<u>8,870,673</u>
Noncurrent Assets:			
Notes Receivable, Net	0	1,130	14,197
Capital Assets:			
Land and Construction in Progress	1,501,068	2,145,104	349,555
Buildings, Net	701,432	24,776,437	734,092
Equipment/Vehicles, Net	492,036	2,231,075	188,083
Improvements/Infrastructure, Net	12,453,928	26,085,629	4,893,819
Intangibles, Net	0	7,220	2,395
Total Noncurrent Assets	<u>15,148,464</u>	<u>55,246,595</u>	<u>6,182,141</u>
Total Assets	<u>30,312,524</u>	<u>70,118,245</u>	<u>15,052,814</u>
Deferred Outflows			
Pension	<u>286,253</u>	<u>365,199</u>	<u>59,576</u>
Liabilities			
Current Liabilities:			
Accounts Payable	510,580	261,337	86,095
Benefits and Wages Payable	46,084	35,421	16,621
Payroll Taxes Payable	2,099	1,837	824
Deposits from Others	753,473	0	0
Due to KeyBank LID	0	248,999	0
Unearned Revenues	0	0	22,564
Compensated Absences	78,503	67,446	20,095
Total Current Liabilities	<u>1,390,739</u>	<u>615,040</u>	<u>146,199</u>
Long-term Liabilities:			
Compensated Absences	21,546	0	5,276
Net Pension Liability	696,368	776,908	186,283
Total Long-term Liabilities	<u>717,914</u>	<u>776,908</u>	<u>191,559</u>
Total Liabilities	<u>2,108,653</u>	<u>1,391,948</u>	<u>337,758</u>
Deferred Inflows			
Pension	<u>30,208</u>	<u>36,361</u>	<u>3,776</u>
Net Position			
Net Investment in Capital Assets	15,148,464	55,245,465	6,167,944
Unrestricted	13,311,452	13,809,670	8,602,912
Total Net Position	<u>\$ 28,459,916</u>	<u>\$ 69,055,135</u>	<u>\$ 14,770,856</u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Net Position -
Proprietary Funds (continued)
September 30, 2023

	Business-type Activities - Enterprise Funds	
	Trash	Total
Assets		
Current Assets:		
Cash and Cash Equivalents	\$ 128,120	\$ 37,823,447
Prepaid Items	0	51,535
Interest Receivable	0	300,937
Accounts and Notes Receivable, Net	316,141	1,174,725
Total Current Assets	<u>444,261</u>	<u>39,350,644</u>
Noncurrent Assets:		
Notes Receivable, Net	0	15,327
Capital Assets:		
Land and Construction in Progress	0	3,995,727
Buildings, Net	0	26,211,961
Equipment/Vehicles, Net	0	2,911,194
Improvements, Net	0	43,433,376
Intangibles, Net	0	9,615
Total Noncurrent Assets	<u>0</u>	<u>76,577,200</u>
Total Assets	<u>444,261</u>	<u>115,927,844</u>
Deferred Outflows		
Pension	<u>0</u>	<u>711,028</u>
Liabilities		
Current Liabilities:		
Accounts Payable	17,969	875,981
Benefits and Wages Payable	0	98,126
Payroll Taxes Payable	0	4,760
Deposits from Others	0	753,473
Due to KeyBank LID	0	248,999
Unearned Revenues	0	22,564
Compensated Absences	0	166,044
Total Current Liabilities	<u>17,969</u>	<u>2,169,947</u>
Long-term Liabilities:		
Compensated Absences	0	26,822
Net Pension Liability	0	1,659,559
Total Long-term Liabilities	<u>0</u>	<u>1,686,381</u>
Total Liabilities	<u>17,969</u>	<u>3,856,328</u>
Deferred Inflows		
Pension	<u>0</u>	<u>70,345</u>
Net Position		
Net Investment in Capital Assets	0	76,561,873
Unrestricted	426,292	36,150,326
Total Net Position	<u>\$ 426,292</u>	<u>\$ 112,712,199</u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Revenues, Expenses, and Changes in
Fund Net Position - Proprietary Funds
For the Year Ended September 30, 2023

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Operating Revenues			
Charges for Services	\$ 3,004,073	\$ 5,637,229	\$ 1,467,779
Hook Ups	662,522	819,992	538,476
Delinquent Fees	32,133	61,205	15,620
Miscellaneous	88,170	74,558	21,859
Total Operating Revenues	<u>3,786,898</u>	<u>6,592,984</u>	<u>2,043,734</u>
Operating Expenses			
Salaries and Benefits	1,162,367	979,365	420,600
Contractor Services	44,336	65,502	15,978
Maintenance and Operations	552,858	1,460,302	628,925
Depreciation	815,287	2,840,292	397,469
Total Operating Expenses	<u>2,574,848</u>	<u>5,345,461</u>	<u>1,462,972</u>
Operating Income (Loss)	<u>1,212,050</u>	<u>1,247,523</u>	<u>580,762</u>
Nonoperating Revenues (Expenses)			
Grants	0	4,810,564	0
Interest Earned	574,968	551,495	272,258
Total Nonoperating Revenues (Expenses)	<u>574,968</u>	<u>5,362,059</u>	<u>272,258</u>
Income (Loss) Before Transfers and Capital Contributions	<u>1,787,018</u>	<u>6,609,582</u>	<u>853,020</u>
Transfers and Capital Contributions			
Transfers In	0	28,167	0
Capital Contributions	4,743,333	5,926,213	1,182,732
Net Transfers and Capital Contributions	<u>4,743,333</u>	<u>5,954,380</u>	<u>1,182,732</u>
Change in Net Position	6,530,351	12,563,962	2,035,752
Net Position - Beginning	21,929,565	56,491,173	12,735,104
Net Position - Ending	<u>\$ 28,459,916</u>	<u>\$ 69,055,135</u>	<u>\$ 14,770,856</u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Revenues, Expenses, and Changes in
Fund Net Position - Proprietary Funds (continued)
For the Year Ended September 30, 2023

	Business-type Activities - Enterprise Funds	
	Trash	Total
Operating Revenues		
Charges for Services	\$ 3,536,770	\$ 13,645,851
Hook Ups	0	2,020,990
Delinquent Fees	0	108,958
Miscellaneous	0	184,587
Total Operating Revenues	<u>3,536,770</u>	<u>15,960,386</u>
Operating Expenses		
Salaries and Benefits	0	2,562,332
Contractor Services	0	125,816
Maintenance and Operations	3,481,862	6,123,947
Depreciation	0	4,053,048
Total Operating Expenses	<u>3,481,862</u>	<u>12,865,143</u>
Operating Income (Loss)	<u>54,908</u>	<u>3,095,243</u>
Nonoperating Revenues (Expenses)		
Grants	0	4,810,564
Interest Earned	0	1,398,721
Total Nonoperating Revenues (Expenses)	<u>0</u>	<u>6,209,285</u>
Income (Loss) Before Transfers and Capital Contributions	<u>54,908</u>	<u>9,304,528</u>
Transfers and Capital Contributions		
Transfers In	0	28,167
Capital Contributions	0	11,852,278
Net Transfers and Capital Contributions	<u>0</u>	<u>11,880,445</u>
Change in Net Position	54,908	21,184,973
Net Position - Beginning	371,384	91,527,226
Net Position - Ending	<u>\$ 426,292</u>	<u>\$ 112,712,199</u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds
For the Year Ended September 30, 2023

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Cash Flows From Operating Activities			
Receipts from Customers	\$ 3,743,890	\$ 6,234,610	\$ 2,028,462
Payments to Suppliers for Goods or Services	(171,669)	(1,424,363)	(578,911)
Payments to Employees for Services	(1,038,515)	(934,094)	(363,786)
Other Receipts	88,170	74,558	21,859
Net Cash Provided (Used) by Operating Activities	<u>2,621,876</u>	<u>3,950,711</u>	<u>1,107,624</u>
Cash Flows From Noncapital Financing Activities			
Transfers In (Out)	<u>0</u>	<u>28,167</u>	<u>0</u>
Cash Flows From Capital and Related Financing Activities			
Purchases and Construction of Capital Assets	(1,936,366)	(7,012,086)	(193,717)
Capital Grants and Contributions	<u>0</u>	<u>4,810,564</u>	<u>0</u>
Net Cash Used by Capital and Related Financing Activities	<u>(1,936,366)</u>	<u>(2,201,522)</u>	<u>(193,717)</u>
Cash Flows From Investing Activities			
Interest	<u>469,866</u>	<u>477,871</u>	<u>221,266</u>
Net Change in Cash and Cash Equivalents	1,155,376	2,255,227	1,135,173
Cash and Cash Equivalents - Beginning	<u>13,488,658</u>	<u>11,998,090</u>	<u>7,662,803</u>
Cash and Cash Equivalents - Ending	<u>\$ 14,644,034</u>	<u>\$ 14,253,317</u>	<u>\$ 8,797,976</u>
Displayed As:			
Cash and Cash Equivalents	<u>\$ 14,644,034</u>	<u>\$ 14,253,317</u>	<u>\$ 8,797,976</u>
Schedule of Noncash Transactions:			
Donated Infrastructure	\$ 4,743,333	\$ 5,926,213	\$ 1,182,732

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds (continued)
For the Year Ended September 30, 2023

	Business-type Activities - Enterprise Funds	
	Trash	Total
Cash Flows From Operating Activities		
Receipts from Customers	\$ 3,502,080	\$ 15,509,042
Payments to Suppliers for Goods or Services	(3,470,924)	(5,645,867)
Payments to Employees for Services	0	(2,336,395)
Other Receipts	0	184,587
Net Cash Provided (Used) by Operating Activities	<u>31,156</u>	<u>7,711,367</u>
Cash Flows From Noncapital Financing Activities		
Transfers In (Out)	<u>0</u>	<u>28,167</u>
Cash Flows From Capital and Related Financing Activities		
Purchases and Construction of Capital Assets	0	(9,142,169)
Capital Contribution	<u>0</u>	<u>4,810,564</u>
Net Cash Used by Capital and Related Financing Activities	<u>0</u>	<u>(4,331,605)</u>
Cash Flows From Investing Activities		
Interest	<u>0</u>	<u>1,169,003</u>
Net Change in Cash and Cash Equivalents	31,156	4,576,932
Cash and Cash Equivalents - Beginning	96,964	33,246,515
Cash and Cash Equivalents - Ending	<u>\$ 128,120</u>	<u>\$ 37,823,447</u>
Displayed As:		
Cash and Cash Equivalents	<u>\$ 128,120</u>	<u>\$ 37,823,447</u>
Schedule of Noncash Transactions:		
Donated Infrastructure	\$ 0	\$ 11,852,278

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds (continued)
For the Year Ended September 30, 2023

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:			
Operating Income (Loss)	\$ 1,212,050	\$ 1,247,523	\$ 580,762
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities:			
Depreciation	815,287	2,840,292	397,469
Pension Offset (Expense)	104,080	67,318	46,845
Changes in Assets and Liabilities:			
(Increase) Decrease in Accounts Receivable	(14,952)	(58,521)	0
(Increase) Decrease in Prepaid Items	7,129	19,769	1,874
(Increase) Decrease in Notes Receivable	0	259	3,421
Increase (Decrease) in Accounts Payable	418,396	81,672	64,118
Increase (Decrease) in Due to KeyBank LID	0	(225,554)	0
Increase (Decrease) in Benefits and Wages Payable	19,292	(21,771)	9,559
Increase (Decrease) in Payroll Taxes Payable	480	(276)	410
Increase (Decrease) in Deposits from Others	60,114	0	0
Increase (Decrease) in Unearned Revenues	0	0	3,166
Net Cash Provided by Operating Activities	<u>\$ 2,621,876</u>	<u>\$ 3,950,711</u>	<u>\$ 1,107,624</u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds (continued)
For the Year Ended September 30, 2023

	Business-type Activities - Enterprise Funds	
	Trash	Total
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:		
Operating Income (Loss)	\$ 54,908	\$ 3,095,243
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities:		
Depreciation	0	4,053,048
Pension Offset (Expense)	0	218,243
Changes in Assets and Liabilities:		
(Increase) Decrease in Accounts Receivable	(34,690)	(108,163)
(Increase) Decrease in Prepaid Items	0	28,772
(Increase) Decrease in Notes Receivable	0	3,680
Increase (Decrease) in Accounts Payable	10,938	575,124
Increase (Decrease) in Due to KeyBank LID	0	(225,554)
Increase (Decrease) in Benefits and Wages Payable	0	7,080
Increase (Decrease) in Payroll Taxes Payable	0	614
Increase (Decrease) in Deposits from Others	0	60,114
Increase (Decrease) in Unearned Revenues	0	3,166
Net Cash Provided by Operating Activities	<u>\$ 31,156</u>	<u>\$ 7,711,367</u>

The accompanying notes are an integral part of the financial statements.

City of Kuna, Idaho
Statement of Fiduciary Net Position -
Fiduciary Funds
September 30, 2023

	<u>Custodial Funds</u>
Assets	
Cash and Cash Equivalents	<u>\$ 1,628,333</u>
Deferred Outflows	<u>0</u>
Liabilities	
Due to Other Governments	163,614
Due to Developers	<u>1,464,719</u>
Total Liabilities	<u>1,628,333</u>
Deferred Inflows	<u>0</u>
Net Position	<u><u>\$ 0</u></u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Changes in Fiduciary
Net Position - Fiduciary Funds
For the Year Ended September 30, 2023

	Custodial Funds
Additions	
Impact Fee Collections for Other Governments	\$ 2,041,272
Developer Deposit Collections	1,201,585
Total Additions	3,242,857
Deductions	
Payments of Impact Fees to Other Governments	2,041,273
Payments to Developers	1,137,184
Deposit Forfeitures	64,400
Total Deductions	3,242,857
Change in Net Position	0
Net Position - Beginning	0
Net Position - Ending	\$ 0

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2023

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The accompanying financial statements present the activities of City of Kuna, Idaho (the City), which has responsibility and control over all activities related to general operations, parks, public safety, planning and zoning, and utilities within the City. The City receives funding from local, state, and federal government sources and must comply with all of the requirements of these funding source entities. However, the City is not included in any other governmental reporting entity as defined by generally accepted accounting principles. City Council members are elected by the public and have decision-making authority, the power to designate management, the ability to significantly influence operations, and the primary accountability for fiscal matters.

In addition, the City's reporting entity contains a single discrete component – Kuna Urban Renewal Agency (the Agency). The Agency was formed as a separate and distinct legal entity under the Idaho Urban Renewal Law of 1965, as amended. The Commissioners for the Agency were appointed by the City Council. The Agency funds City infrastructure that supports redevelopment, development of bare undeveloped land, and brownfield development (industrial). The financial statements of the Agency can be obtained from the City Treasurer.

The financial statements of the City have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. During the current year, the City was required to adopt GASBS No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements* and GASBS No. 96, *Subscription-Based Information Technology Arrangements*. Neither standard had any effect on the City. The more significant of the City's accounting policies are described below.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Government-wide Statements: The statement of net position and the statement of activities display information about the financial activities of the City, except for fiduciary activities. Eliminations have been made to minimize the double counting of internal activities. These statements distinguish between the governmental and business-type activities of the City. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties.

The statement of activities presents a comparison between direct expenses and program revenues for each activity of the business-type activities of the City and for each function of the City's governmental activities.

- Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function.
- Indirect expenses of the general government related to the administration and support of the City's programs, such as personnel and accounting (but not interest on long-term debt), are allocated to programs based on their percentage of total primary government expenses. Interest expenses are allocated to the programs that manage the capital assets financed with long-term debt.
- Program revenues include (a) charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program or function. Revenues that are not classified as program revenues, including all taxes and state formula aid, are presented as general revenues.

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2023

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Fund Financial Statements: The fund financial statements provide information about the City's funds, including fiduciary funds. Separate statements for each fund category - *governmental, proprietary, and fiduciary* - are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds.

The City reports the following major governmental funds:

- *General fund.* This is the City's primary operating fund. It accounts for all financial resources of the City, except those required to be accounted for in another fund.
- *Grant fund.* This fund accounts for grants and contributions received and the spending of those grants and contributions.
- *Late Comers' Fee fund.* This fund accumulates monies received for new building permits to reimburse development agreements for oversizing the utility lines when installed in an initial development.
- *Park Impact Fee fund.* This fund accounts for the collection and use of park impact fees.

Proprietary fund operating revenues and expenses are related to providing water, sewer, irrigation, trash, and well mitigation services to the residents and businesses of the City and providing services to other parts of the City government. Revenue and expenses arising from capital and non-capital financing activities and from investing activities are presented as non-operating revenues or expenses.

The City has the following major enterprise funds:

- *Water fund.* This fund accounts for the activities of the City's water supply system, pumping stations, and collection systems.
- *Sewer fund.* This fund accounts for the operations and collections of the City's sewer system.
- *Irrigation fund.* This fund accounts for the operations and collections of the City's irrigation system.
- *Trash fund.* This fund accounts for the operations and collections of the City's trash services.

Fiduciary funds consist of one custodial fund. This fund accounts for monies collected and held for others. The City is responsible for ensuring that all the assets reported in this fund are used for their intended purpose. The City's fiduciary balances are reported in the statement of fiduciary net position and the fiduciary activity is reported in the statement of changes in fiduciary net position.

The government-wide, proprietary, and fiduciary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place.

Non-exchange transactions, in which the City receives value without directly giving equal value in return, include property taxes, intergovernmental revenues, grants, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year in which the taxes are intended to finance. Revenue from intergovernmental revenues, grants, and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The City considers revenues reported in the governmental funds to be available if they are collected within sixty days after year-end. Expenditures are recorded when the related fund liability is

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2023

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

incurred, except for principal and interest on general long-term debt, and claims and judgments, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term liabilities and acquisitions under capital leases are reported as other financing sources.

Fund Balance Reporting in Governmental Funds

The City uses the following fund balance categories in the governmental fund financial statements:

- *Nonspendable*. Prepaid items that are permanently precluded from conversion to cash.
- *Restricted*. Balances constrained to a specific purpose by enabling legislation, external parties, or constitutional provisions.
- *Assigned*. Limitations imposed on balances through intentions of the City Council or a body or official designated by the City Council.
- *Unassigned*. Balances available for any purpose or those funds with a deficit fund balance, such as the Police Impact Fee fund. This fund had a deficit fund balance of \$1,493,116 at year-end.

The remaining fund balance classification (committed) was not in use. However, if there had been committed funds, these amounts would have been decided by the City Council, the City's highest level of decision-making authority, through a formal action (resolution or ordinance). The City Council has authorized the City Treasurer to assign funds. As of September 30, 2023, \$202,176 has been assigned for capital improvement projects.

Under the terms of grant agreements, the City funds certain programs by a combination of grants and general revenues. Thus, when program expenses are incurred, there are both restricted and unrestricted resources available to finance the program. When both restricted and unrestricted resources are available for use, it is the City's intent to use restricted resources first, then unrestricted resources as they are needed.

There is also no formal policy regarding the use of committed, assigned, or unassigned fund balances. However, it is the City's intent that when an expenditure is incurred for purposes for which amounts in any of the unrestricted classifications of fund balance could be used, the City considers the committed amounts to be reduced first, followed by the assigned amounts, and then the unassigned amounts.

Details of restricted funds are as follows:

Fund	Purpose	
Park and Police Impact Fees Funds	Fees that are collected at the time a new building permit is issued and restricted by Idaho Code 67-8210 for the development of parks and police facilities as the City continues to grow. Cash is required to be maintained in interest bearing accounts in capital project funds.	\$ 1,799,761
Grant Fund	Opioid settlement funds are required to be spent on high-impact public health programs and a transportation grant is required to be spent on transportation construction projects.	282,108
Late Comers' Fee Fund	Development agreements between the City and developers dictate that certain future monies received by the City are to be reimbursed to the developers following receipt.	3,957,940
		<u>\$ 6,039,809</u>

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2023

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Cash Equivalents

The City requires all cash belonging to the City to be placed in custody of the Treasurer. A “Pooled Cash” concept is used in maintaining the cash and investment accounts in the accounting records for most of the City’s accounts, while other accounts are not pooled. Under this pooled cash method, cash is pooled for investment purposes and each fund has equity in the pooled amount. All amounts included in the cash and investment accounts are considered to be cash and cash equivalents. See Note 2.

Idaho Code authorizes the City to invest any available funds in obligations issued or guaranteed by the United States Treasury, the State of Idaho, local Idaho municipalities and taxing districts, the Farm Credit System, or Idaho public corporations, as well as time deposit accounts and repurchase agreements. Investments are stated at fair value as determined by the fair value hierarchy, except non-participating contracts, money market investments, and participating interest-earning contracts with a remaining maturity of one year or less. These are carried at amortized cost.

Receivables

All receivables are shown net of an allowance for uncollectible amounts. The City has estimated none of its account receivables are doubtful.

Property Taxes

The City receives tax revenue from Ada County. The County is responsible for property valuation and collection of tax levies. The taxes that have not been remitted to the City as at September 30, 2023, are considered by the City as a receivable. Taxes not collected within 60 days after September 30, 2023, are not considered available for use by the City and are recorded as deferred inflows in the fund financial statements. The levy for the current year is intended to finance operations in the next year, so the current levy is also a deferred inflow in the government-wide financial statements.

The City levies its real property taxes through the county in September of each year based upon the assessed valuation as of the previous July 1. Property taxes are due in two installments on December 20 and June 20 and are considered delinquent on January 1 and July 1.

Capital Assets

Capital assets are reported at actual or estimated historical cost based on appraisals or deflated current replacement cost. Contributed assets are reported at estimated fair value at the time received.

Capitalization thresholds (the dollar value above which asset acquisitions are added to the capital asset accounts), depreciation methods, and estimated useful lives of capital assets reported in the government-wide statements and proprietary funds are shown below:

	Capitalization Policy	Depreciation Method	Estimated Useful Life
Nondepreciable Assets	\$5,000	N/A	N/A
Buildings, Improvements, Infrastructure	\$5,000	Straight-Line	5 - 75 Years
Equipment and Vehicles	\$5,000	Straight-Line	5 - 20 Years
Intangibles	\$5,000	Straight-Line	3 - 20 Years

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2023

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

General infrastructure assets acquired prior to October 1, 2003, are not reported in the basic financial statements. General infrastructure assets include all roads and bridges and other infrastructure assets acquired subsequent to October 1, 2003. However, the City does not report infrastructure such as roads and streets. These assets are owned and maintained by Ada County Highway District. The City has no control over this entity.

Depreciation is used to allocate the actual or estimated historical cost of all capital assets over their estimated useful lives.

Compensated Absences

The City uses the vesting method to compute compensated absences for vacation time.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Other Post-Employment Benefit Liability

Management has not performed or contracted to perform the actuarial calculations for other post-employment benefits and, accordingly, has not considered the City's other post-employment benefit liability. Accounting principles general accepted in the United States of America require that a liability be recorded for other post-employment benefits, which would initially decrease net position, increase liabilities, and increase expenses in the governmental activities, business-type activities, water fund, sewer fund, and irrigation fund. The effect of this departure from generally accepted accounting principles has not been determined.

Pensions

For purposes of measuring the net pension liability (asset), related deferrals, and pension expense (offset), information about the fiduciary net position of the Public Employee Retirement System of Idaho Base Plan (Base Plan) and additions to/deductions from the Base Plan's fiduciary net position have been determined on the same basis as they are reported by the Base Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

2. CASH AND INVESTMENTS

Deposits

As of September 30, 2023, the carrying amount of the City's deposits was \$21,567,024 (of which \$156,615 has been allocated to the Kuna Urban Renewal Agency) and the respective bank balances totaled \$22,342,002. \$21,290,267 of the total bank balances were insured by the FDIC/NCUA or collateralized through a Letter of Credit with the Federal Home Loan Bank of Des Moines. Included within deposits is \$21,025,237 held at Idaho Central Credit Union in certificates of deposits, with interest rates ranging from 4.75% to 5.00%.

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2023

2. CASH AND INVESTMENTS (continued)

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned. As of September 30, 2023, \$1,066,740 of the City's deposits were not covered by the federal depository insurance or by collateral held by the City's agent or pledging financial institution's trust department or agent in the name of the City, and thus were exposed to custodial credit risk.

The City does not have a formal policy limiting its exposure to custodial credit risk. However, the City uses the following procedures to mitigate the bank default risk of loss associated with the City's demand deposits which exceed the FDIC/NCUA insurance coverage limit of \$250,000 per financial institution:

- Partner with large federally chartered banks with solid histories and strong credit worthiness ratings;
- Subscribe to and monitor online rating agency reports regularly as provided by the "Big Three" rating agencies (Standard & Poor's, Moody's, Fitch Group);
- Monitor online FDIC/NCUA information regarding financial institutions which have been on watch lists and/or which have failed recent stress tests;
- Monitor bank-specific online rating agency reports (Bauer Financial, Inc.; IDC Financial Publishing, Inc.; Veribanc) for bank rating information. The aforementioned entities offer very specific in-depth information for a fee, and also offer free high-level data.

Custodial Risk – Investments

Custodial credit risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations. It is the City's policy to prioritize safety of the funds, then probable income to be derived from an investment, and then liquidity of an investment. Investments must meet the following criteria:

- Non-state and non-municipal short-term investments shall have a minimum rating of Prime-1 (P-1) or equivalent.
- Non-state and non-municipal long-term investments shall have a minimum rating of "A" or higher or equivalent by two nationally recognized statistical rating organizations of the Securities and Exchange Commission (SEC).
- State and municipal entity short-term investments shall have a minimum rating of P-1, MIG 1, or VMIG 1, or equivalent.
- State and municipal entity long-term investments shall have a minimum rating of "A."
- Investments in State of Idaho run funds, e.g. the Local Government Investment Pool (LGIP), or the State of Idaho requires no credit rating.
- Investments in the U.S. government or federal agency securities or securities guaranteed by either the U.S. government or a federal agency (excluding government sponsored enterprises) require no credit rating.

Interest Rate Risk

The City does not have a formal policy limiting investment maturities that would help manage its exposure to fair value losses from increasing interest rates.

Investments

The City holds funds with Ameriprise Financial, all of which are measured at amortized costs due to the nature and maturities of these investments. The City also holds funds with the Idaho State Treasurer in

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2023

2. CASH AND INVESTMENTS (continued)

the Local Government Investment Pool (the pool). The pool is not rated and is not registered with the Securities and Exchange Commission or any other regulatory body. The pool is valued using the Net Asset Value (NAV) per share method. Investments using the NAV per share method do not have readily obtainable fair values and are, instead, valued based on the City's pro-rata share of the pool's net position. The City values these investments based on information provided by the State of Idaho Treasurer's Office. The State Treasurer does not provide any legally binding guarantees to support the value of the shares to participants. Participants have overnight availability to their funds up to \$10 million. Withdrawals of more than \$10 million require three business days' notification.

As of September 30, 2023, the City's investments had the following maturities:

Investment	Rating	Maturity in Years	
		Less Than 1	1-5
US Treasury Bonds	AAA	\$ 19,809,317	\$ 0
Money Market Mutual Funds	Aaa-mf	126,707	0
External Investment Pool	Not Rated	22,577,550	0
		<u>\$ 42,513,574</u>	<u>\$ 0</u>

At year-end, the cash and investments were reported in the basic financial statements in the following categories, including \$1,100 in cash kept on hand:

	Governmental Activities	Business-type Activities	Total	Fiduciary Funds
Cash and cash equivalents/restricted cash	\$ 7,933,511	\$ 13,419,945	\$ 21,353,456	\$ 58,051
Investments categorized as cash equivalents	16,539,790	24,403,502	40,943,292	1,570,282
	<u>\$ 24,473,301</u>	<u>\$ 37,823,447</u>	<u>\$ 62,296,748</u>	<u>\$ 1,628,333</u>

3. COMPENSATED ABSENCES

Vacation leave is granted to all regular City employees after the first month of employment. In the event of termination, an employee is reimbursed for accumulated vacation leave. A summary of the current year activity and year-end liability is as follows:

	Beginning	Earned	Used	Ending	Current
Governmental Activities	\$ 151,803	\$ 159,996	\$ 135,526	\$ 176,273	\$ 135,526
Business-type Activities	199,937	179,090	186,161	192,866	166,044
	<u>\$ 351,740</u>	<u>\$ 339,086</u>	<u>\$ 321,687</u>	<u>\$ 369,139</u>	<u>\$ 301,570</u>

4. DUE FROM OTHER GOVERNMENTAL UNITS OR AGENCIES

Amounts due from other governmental units consist of amounts due from Ada County for agricultural equipment replacement tax of \$56, from the State of Idaho for liquor apportionment of \$65,513, state revenue sharing of \$801,124, and grant reimbursements of \$46,677.

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2023

5. RISK MANAGEMENT

The City is exposed to a considerable number of risks of loss including, but not limited to, a) damage to and loss of property and contents, b) employee torts, c) professional liabilities, i.e. errors and omissions, d) environmental damage, and e) worker's compensation, i.e. employee injuries. Commercial insurance policies are purchased to transfer the risk of loss.

6. TRANSFERS AND INTERFUND BALANCES

Transfer activity for the year was as follows:

\$	781,918	Transfer from the General fund to the Capital Outlay fund to cover costs of capital projects.
	2,773	Transfer from the General fund to the Grant fund to move revenue from a prior year back to the fund it was originally received in.
	28,167	Transfer from the General fund to the Sewer fund to match where prior year investment earnings were spent.
	812,858	
\$	812,858	

Amounts due between the funds of the City were as follows:

\$	1,493,116	Due from the Police Impact Fee fund to the General fund to cover the cost of the police station construction, to be repaid as the City collects impact fees.
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7. PENSION PLAN

Plan Description

The City contributes to the Base Plan, which is a cost-sharing multiple-employer defined benefit pension plan administered by the Public Employee Retirement System of Idaho (PERSI or System) that covers substantially all employees of the State of Idaho, its agencies and various participating political subdivisions. The cost to administer the plan is financed through the contributions and investment earnings of the plan. PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at www.persi.idaho.gov.

Responsibility for administration of the Base Plan is assigned to the Board comprised of five members appointed by the Governor and confirmed by the Idaho Senate. State law requires that two members of the Board be active Base Plan members with at least ten years of service, and three members who are Idaho citizens and are not members of the Base Plan, except by reason of having served on the Board.

Pension Benefits

The Base Plan provides retirement, disability, death and survivor benefits of eligible members or beneficiaries. Benefits are based on members' years of service, age, and highest average salary. Members become fully vested in their retirement benefits with five years of credited service (5 months for elected or appointed officials). Members are eligible for retirement benefits upon attainment of the ages specified for their employment classification. The annual service retirement allowance for each month of credited service is 2.0% (2.3% for police/firefighters) of the average monthly salary for the highest consecutive 42 months.

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2023

7. PENSION PLAN (continued)

The benefit payments for the Base Plan are calculated using a benefit formula adopted by the Idaho Legislature. The Base Plan is required to provide a 1% minimum cost of living increase per year, provided the Consumer Price Index increases 1% or more. The PERSI Board has the authority to provide higher cost of living increases to a maximum of Consumer Price Index movement or 6%, whichever is less; however, any amount above the 1% minimum is subject to review by the Idaho Legislature.

Member and Employer Contributions

Member and employer contributions paid to the Base Plan are set by statute and are established as a percent of covered compensation. Contribution rates are determined by the PERSI Board within limitations, as defined by state law. The Board may make periodic changes to employer and employee contribution rates (expressed as percentages of annual covered payroll) that are adequate to accumulate sufficient assets to pay benefits when due.

The contribution rates for employees are set by statute at 60% of the employer rate for general employees and 72% for police and firefighters. As of June 30, 2023, it was 7.16% for general employees and 8.81% for police and firefighters. The employer contribution rate as a percent of covered payroll is set by the Retirement Board and was 11.94% for general employees and 12.28% for police and firefighters. Effective July 1, 2023, the employee rates changed to 6.71% for general employees and 9.18% for police and firefighters and the employer rates changed to 11.18% for general employees and 13.26% for police and firefighters. The City's employer contributions were \$408,462 for the year ended September 30, 2023.

Pension Liabilities (Assets), Pension Expense (Offset), and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

As of September 30, 2023, the City reported a liability for its proportionate share of the net pension liability (asset). The net pension liability (asset) was measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability (asset) was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability (asset) was based on the City's share of contributions in the Base Plan pension plan relative to the total contributions of all participating PERSI Base Plan employers. As of June 30, 2023, the City's proportion was .07852057%.

For the year ended September 30, 2023, the City recognized pension expense of \$863,159. At September 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Outflows of Resources</u>	<u>Inflows of Resources</u>
Differences between expected and actual experience	\$ 537,105	\$ 0
Changes in assumptions or other inputs	310,282	0
Net difference between projected and actual earnings on pension plan investments	294,125	0
Changes in the City's proportion and differences between the City's contributions and the City's proportionate contributions	60,007	86,764
City contributions subsequent to the measurement date	94,057	0
Total	<u>\$ 1,295,576</u>	<u>\$ 86,764</u>

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2023

7. PENSION PLAN (continued)

\$94,057 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability (increase to an asset) in the year ending September 30, 2024.

The average of the expected remaining service lives of all employees that are provided with pensions through the System (active and inactive employees) determined at July 1, 2022, the beginning of the measurement period ended June 30, 2023, is 4.4 years and was 4.6 years for the measurement period ended June 30, 2022.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense (offset) as follows:

Year Ended September 30,	
2024	\$ 403,451
2025	\$ 180,576
2026	\$ 586,209
2027	\$ (55,481)

Actuarial Assumptions

Valuations are based on actuarial assumptions, the benefit formulas, and employee groups. Level percentages of payroll normal costs are determined using the Entry Age Normal Cost Method. Under the Entry Age Normal Cost Method, the actuarial present value of the projected benefits of each individual included in the actuarial valuation is allocated as a level percentage of each year's earnings of the individual between entry age and assumed exit age. The Base Plan amortizes any unfunded actuarial accrued liability based on a level percentage of payroll. The maximum amortization period for the Base Plan permitted under Section 59-1322, Idaho Code, is 25 years.

The total pension liability in the June 30, 2023 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

• Inflation	2.30%
• Salary increases, including inflation	3.05%
• Investment rate of return, net of investment fees	6.35%
• Cost-of-living adjustments	1.00%

Several different sets of mortality rates are used in the valuation for contributing members, members retired for service, and beneficiaries. These rates were adopted for the valuation dated July 1, 2023 using the following tables:

- General Employees and All Beneficiaries - Males Pub-2010 General Tables, increased 11%
- General Employees and All Beneficiaries - Females Pub-2010 General Tables, increased 21%
- Teachers - Males Pub-2010 Teacher Tables, increased 12%
- Teachers - Females Pub-2010 Teacher Tables, increased 21%
- Fire & Police - Males Pub-2010 Safety Tables, increased 21%
- Fire & Police - Females Pub-2010 Safety Tables, increased 26%
- Disabled Members - Males Pub-2010 Disabled Tables, increased 38%
- Disabled Members - Females Pub-2010 Disabled Tables, increased 36%

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2023

7. PENSION PLAN (continued)

An experience study was performed for the period 2015 through 2020, which reviewed all economic assumptions. Demographic assumptions, including mortality, were studied for the period 2015 through 2020.

The long-term expected rate of return on pension plan investments was determined using the building block approach and a forward-looking model in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Even though history provides a valuable perspective for setting the investment return assumption, the System relies primarily on an approach which builds upon the latest capital market assumptions. The assumptions and the System's formal policy for asset allocation are shown below. The formal asset allocation policy is somewhat more conservative than the current allocation of PERSI's assets. The best-estimate range for the long-term expected rate of return is determined by adding expected inflation to expected long-term real returns (arithmetic) and reflecting expected volatility and correlation. Capital market assumptions are as follows:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Cash	0.00%	0.00%
Large Cap	18.00%	4.50%
Small/Mid Cap	11.00%	4.70%
International Equity	15.00%	4.50%
Emerging Markets Equity	10.00%	4.90%
Domestic Fixed	20.00%	-0.25%
TIPS	10.00%	-0.30%
Real Estate	8.00%	3.75%
Private Equity	8.00%	6.00%

Discount Rate

The discount rate used to measure the total pension liability was 6.35%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate. Based on these assumptions, the pension plan's net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability (asset). The long-term expected rate of return was determined net of pension plan investment expense but without reduction for pension plan administrative expense.

Sensitivity of the City's Proportionate Share of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the City's proportionate share of the net pension liability (asset) calculated using the discount rate of 6.35%, as well as what the City's proportionate share of the net pension liability

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2023

7. PENSION PLAN (continued)

(asset) would be if it were calculated using a discount rate that is 1% lower (5.35%) or 1% higher (7.35%) than the current rate:

	1% Decrease (5.35%)	Current Discount Rate (6.35%)	1% Increase (7.35%)
City's proportionate share of the net pension liability (asset)	\$ 5,635,726	\$ 3,133,561	\$ 1,088,397

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued PERSI financial report. PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at www.persi.idaho.gov.

8. LONG-TERM OBLIGATIONS

The City has two long-term leases for copiers. Both leases are for 60 months for a total of \$434 per month. The City also pays for overages on copies and after-hours service. These additional expenditures are treated as ordinary operating costs. It is expected the copiers will be returned at the end of the lease term.

The City also issues debt via direct placement to reimburse developers for infrastructure transferred for public usage in accordance with the reimbursement agreements for projects within the City. All notes with developers have either a five-year repayment term at 5% simple interest or a ten-year repayment term at 4% simple interest, with payments due annually.

Changes in long-term obligations for the year ended September 30, 2023, are as follows:

Description	Maturity	Rate	10/1/2022	Increase	Decrease	09/30/2023	Current
Governmental Activities:							
Leases - Copiers	2028	3.09%	\$ 0	\$ 24,097	\$ (3,382)	\$ 20,715	\$ 4,633
Developer Notes	2033	4.00%	0	6,327,993	0	6,327,993	524,726
Developer Notes	2032	4.00%	555,573	0	(555,573)	0	0
			\$ 555,573	\$ 6,352,090	\$ (558,955)	\$ 6,348,708	\$ 529,359

Future minimum repayments for long-term obligations are as follows:

Year Ending September 30,	Governmental Activities			
	Bonds and Notes		Leases	
	Principal	Interest	Principal	Interest
2024	\$ 524,726	\$ 255,773	\$ 4,633	\$ 575
2025	548,368	232,131	4,778	429
2026	570,303	210,196	4,927	280
2027	593,115	187,384	5,082	125
2028	616,839	163,659	1,295	7
2029-2033	3,474,642	427,852	0	0
	\$ 6,327,993	\$ 1,476,995	\$ 20,715	\$ 1,416

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2023

9. OTHER COMMITMENTS

The City has four credit cards with credit limits totaling \$30,000. Total available credit on the cards as of September 30, 2023, was \$16,083.

10. RELATED PARTY TRANSACTIONS

As a discretely presented component unit of the City, the capital assets constructed from Kuna Urban Renewal Agency's activities are contributed to the City. In the current year, there were no capital assets constructed or contributed to the City. However, the City paid for and contributed to the Agency, additional formation costs, which have been treated as an intangible capital asset in the Agency's government-wide statements. Those costs totaled \$21,416 in the current year. There were no balances due to or from the City as of September 30, 2023.

11. CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023, was as follows:

<u>Governmental Activities:</u>	<u>10/1/2022</u>	<u>Reclass- ifications</u>	<u>Additions</u>	<u>Disposals</u>	<u>09/30/2023</u>
Capital Assets Not Being Depreciated:					
Land	\$ 3,133,206	\$ 0	\$ 1,133,754	\$ 0	\$ 4,266,960
Construction in Progress	710,154	0	2,712,471	0	3,422,625
Total Nondepreciable Assets	<u>3,843,360</u>	<u>0</u>	<u>3,846,225</u>	<u>0</u>	<u>7,689,585</u>
Capital Assets Being Depreciated:					
Buildings	2,755,252	0	129,595	0	2,884,847
Equipment/Vehicles	1,550,617	0	631,716	0	2,182,333
Improvements/Infrastructure	5,577,796	0	2,186,650	0	7,764,446
Intangibles	222,442	0	0	0	222,442
Right-of-Use Assets					
Equipment	0	0	24,097	0	24,097
Total Depreciable Assets	<u>10,106,107</u>	<u>0</u>	<u>2,972,058</u>	<u>0</u>	<u>13,078,165</u>
Less: Accumulated Depreciation					
Buildings	522,017	0	85,319	0	607,336
Equipment/Vehicles	1,165,946	0	189,497	0	1,355,443
Improvements/Infrastructure	865,889	0	276,829	0	1,142,718
Intangibles	133,629	0	46,259	0	179,888
Right-of-Use Assets					
Equipment	0	0	3,605	0	3,605
Total Accumulated Depreciation	<u>2,687,481</u>	<u>0</u>	<u>601,509</u>	<u>0</u>	<u>3,288,990</u>
Net Depreciable Assets	<u>7,418,626</u>	<u>0</u>	<u>2,370,549</u>	<u>0</u>	<u>9,789,175</u>
Capital Assets - Net	<u>\$ 11,261,986</u>	<u>\$ 0</u>	<u>\$ 6,216,774</u>	<u>\$ 0</u>	<u>\$ 17,478,760</u>

Depreciation and amortization expense for governmental activities was charged to the functions of the City as follows:

General Government	<u>\$ 601,509</u>
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City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2023

11. CAPITAL ASSETS (continued)

<u>Business-type Activities:</u>	<u>10/1/2022</u>	<u>Reclass- ifications</u>	<u>Additions</u>	<u>Disposals</u>	<u>09/30/2023</u>
Capital Assets Not Being Depreciated:					
Land	\$ 2,207,531	\$ 0	\$ 0	\$ 0	\$ 2,207,531
Construction in Progress	268,474	0	1,519,722	0	1,788,196
Total Nondepreciable Assets	<u>2,476,005</u>	<u>0</u>	<u>1,519,722</u>	<u>0</u>	<u>3,995,727</u>
Capital Assets Being Depreciated:					
Buildings	43,978,003	0	0	0	43,978,003
Equipment/Vehicles	4,458,075	0	1,805,072	0	6,263,147
Improvements/Infrastructure	47,603,762	0	17,669,652	0	65,273,414
Intangibles	144,249	0	0	0	144,249
Total Depreciable Assets	<u>96,184,089</u>	<u>0</u>	<u>19,474,724</u>	<u>0</u>	<u>115,658,813</u>
Less: Accumulated Depreciation					
Buildings	16,301,911	0	1,464,131	0	17,766,042
Equipment/Vehicles	2,806,652	0	545,301	0	3,351,953
Improvements/Infrastructure	19,826,985	0	2,013,053	0	21,840,038
Intangibles	104,071	0	30,563	0	134,634
Total Accumulated Depreciation	<u>39,039,619</u>	<u>0</u>	<u>4,053,048</u>	<u>0</u>	<u>43,092,667</u>
Net Depreciable Assets	<u>57,144,470</u>	<u>0</u>	<u>15,421,676</u>	<u>0</u>	<u>72,566,146</u>
Capital Assets - Net	<u>\$59,620,475</u>	<u>\$ 0</u>	<u>\$ 16,941,398</u>	<u>\$ 0</u>	<u>\$76,561,873</u>

During the current year, infrastructure was contributed to the City for the City's utility systems. This includes transfers of capital assets that were constructed in the current year from governmental funds that cost \$4,206,933. The infrastructure is reported in the business-type activities. The contributed infrastructure from sources outside of the City was valued at the estimated acquisition cost of \$7,645,345 on the date the infrastructure was deemed contributed.

12. CORRECTION OF AN ERROR

Coronavirus State and Local Fiscal Recovery Funds received in the prior two years were accounted for in grant revenues in those years. Special requirements for this particular grant dictated that these funds were to be considered unearned until expenses were incurred on allowable costs and activities. The majority of these funds were not spent until the current fiscal year, resulting in a prior period adjustment of \$4,390,416. Beginning fund balance in the General fund was decreased by this amount in the current year.

It was also determined that the Police Impact Fee fund intends on reimbursing the General fund for the construction of the police station. Not all of the costs from the prior year were reimbursed by the Police Impact Fee fund and should have been shown as an amount due to the General fund in the amount of \$243,786. Beginning fund balance in the Police Impact Fee fund was decreased by this amount in the current year.

13. CHANGE IN ESTIMATE

In the prior year, the City had estimated police impact fee, building permit revenue, and mechanical permit revenue that would have to be returned. In the current year, it was determined those estimates understated the actual return of that revenue by \$174,242. The adjustment for this estimate has been account for prospectively.

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2023

14. CONTINGENT LIABILITY

In the current year, the City withheld \$61,712 on a pickleball court project until the City can determine that the surface of the court will hold up under extreme weather changes. The City believes it is more than likely the payment will be released to the contractor

REQUIRED SUPPLEMENTARY INFORMATION

City of Kuna, Idaho
 Schedule of Employer's Share of Net Pension Liability (Asset)
 PERSI - Base Plan*
 Last 10 - Fiscal Years

	2023	2022	2021	2020	2019	2018	2017	2016	2015
Employer's portion of the net pension liability (asset)	0.078521%	0.082085%	0.076456%	0.080672%	0.073408%	0.067245%	0.065338%	0.058449%	0.053872%
Employer's proportionate share of the net pension liability (asset)	\$ 3,133,561	\$ 3,233,211	\$ (60,319)	\$ 1,859,330	\$ 837,930	\$ 991,941	\$ 1,027,058	\$ 1,184,916	\$ 709,410
Employer's covered payroll	\$ 3,361,511	\$ 3,236,995	\$ 2,853,583	\$ 2,861,965	\$ 2,491,955	\$ 2,163,259	\$ 2,029,073	\$ 1,708,869	\$ 1,508,950
Employer's proportional share of the net pension liability (asset) as a percentage of its covered payroll	93.22%	99.88%	-2.11%	64.97%	33.63%	45.85%	50.62%	69.34%	47.01%
Plan fiduciary net position as a percentage of the total pension liability (asset)	83.83%	83.09%	100.36%	88.22%	93.79%	91.69%	90.68%	87.26%	91.38%

*GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for the years the information is available.

Data reported is measured as of June 30th.

City of Kuna, Idaho
 Schedule of Employer Contributions
 PERSI - Base Plan*
 Last 10 - Fiscal Years

	2023	2022	2021	2020	2019	2018	2017	2016	2015
Statutorily required contribution	\$ 408,462	\$ 379,748	\$ 343,366	\$ 342,690	\$ 300,675	\$ 254,964	\$ 225,160	\$ 217,319	\$ 173,753
Contributions in relation to the statutorily required contribution	(408,462)	(379,748)	(343,366)	(342,690)	(300,675)	(254,964)	(225,160)	(217,319)	(173,753)
Contribution (deficiency) excess	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Employer's covered payroll	\$ 3,465,610	\$ 3,180,472	\$ 2,875,762	\$ 2,870,103	\$ 2,626,070	\$ 2,252,065	\$ 1,988,773	\$ 1,919,620	\$ 1,534,916
Contributions as a percentage of covered payroll	11.79%	11.94%	11.94%	11.94%	11.45%	11.32%	11.32%	11.32%	11.32%

*GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for the years the information is available.

Data is reported as of September 30th.

City of Kuna, Idaho
 Budgetary (GAAP Basis) Comparison Schedule
 General Fund
 For the Year Ended September 30, 2023

	Budgeted Amounts		Actual	Variance
	Original	Final		
Revenues				
Property Taxes	\$ 4,173,124	\$ 4,173,124	\$ 4,267,233	\$ 94,109
Charges for Services	2,163,171	2,163,171	2,455,831	292,660
Grants and Contributions	0	0	25,000	25,000
Intergovernmental	2,507,472	2,507,472	3,086,017	578,545
Interest	50,000	50,000	539,938	489,938
Other	70,483	70,483	153,320	82,837
Total Revenues	8,964,250	8,964,250	10,527,339	1,563,089
Expenditures				
Current:				
Salaries and Benefits	2,860,316	2,860,316	2,427,769	432,547
Maintenance and Operations	5,264,159	5,264,159	5,089,602	174,557
Capital Outlay	15,000,322	15,000,322	165,475	14,834,847
Debt Service:				
Principal	0	0	3,382	(3,382)
Interest	0	0	524	(524)
Total Expenditures	23,124,797	23,124,797	7,686,752	15,438,045
Excess (Deficiency) of Revenues Over Expenditures	(14,160,547)	(14,160,547)	2,840,587	17,001,134
Other Financing Sources (Uses)				
Lease Issuance	0	0	24,097	24,097
Transfers Out	(6,089,453)	(6,089,453)	(812,858)	5,276,595
Total Other Financing Sources (Uses)	(6,089,453)	(6,089,453)	(788,761)	5,300,692
Net Change in Fund Balances	(20,250,000)	(20,250,000)	2,051,826	22,301,826
Fund Balances - Beginning, Previously	20,250,000	20,250,000	21,856,527	1,606,527
Prior Period Adjustment	0	0	(4,390,416)	(4,390,416)
Fund Balances - Beginning, Restated	20,250,000	20,250,000	17,466,111	(2,783,889)
Fund Balances - Ending	\$ 0	\$ 0	\$ 19,517,937	\$ 19,517,937

City of Kuna, Idaho
 Budgetary (GAAP Basis) Comparison Schedule
 Grant Fund
 For the Year Ended September 30, 2023

	Budgeted Amounts		Actual	Variance
	Original	Final		
Revenues				
Grants and Contributions	\$ 1,809,678	\$ 1,809,678	\$ 481,875	\$ (1,327,803)
Expenditures				
Current:				
Maintenance and Operations	0	0	31,868	(31,868)
Capital Outlay	6,597,072	6,597,072	170,672	6,426,400
Total Expenditures	6,597,072	6,597,072	202,540	6,394,532
Excess (Deficiency) of Revenues Over Expenditures	(4,787,394)	(4,787,394)	279,335	5,066,729
Other Financing Sources (Uses)				
Transfers In	4,787,394	4,787,394	2,773	(4,784,621)
Transfers Out	0	0	0	0
Total Other Financing Sources (Uses)	4,787,394	4,787,394	2,773	(4,784,621)
Net Change in Fund Balances	0	0	282,108	282,108
Fund Balances - Beginning	0	0	0	0
Fund Balances - Ending	\$ 0	\$ 0	\$ 282,108	\$ 282,108

City of Kuna, Idaho
 Budgetary (GAAP Basis) Comparison Schedule
 Late Comers' Fee Fund
 For the Year Ended September 30, 2023

	Budgeted Amounts		Actual	Variance
	Original	Final		
Revenues				
Interest	\$ 20,000	\$ 20,000	\$ 154,371	\$ 134,371
Charges for Services	2,323,813	2,323,813	1,711,508	(612,305)
Total Revenues	<u>2,343,813</u>	<u>2,343,813</u>	<u>1,865,879</u>	<u>(477,934)</u>
Expenditures				
Current:				
Community and Economic Development	4,000,200	4,000,200	164,246	3,835,954
Capital Outlay	0	0	7,221,807	(7,221,807)
Debt Service:				
Principal	0	0	555,573	(555,573)
Interest	0	0	22,223	(22,223)
Contingency	1,963,966	1,963,966	0	1,963,966
Total Expenditures	<u>5,964,166</u>	<u>5,964,166</u>	<u>7,963,849</u>	<u>(1,999,683)</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>(3,620,353)</u>	<u>(3,620,353)</u>	<u>(6,097,970)</u>	<u>(2,477,617)</u>
Other Financing Sources (Uses)				
Issuance of Debt	0	0	6,327,993	6,327,993
Net Change in Fund Balances	(3,620,353)	(3,620,353)	230,023	3,850,376
Fund Balances - Beginning	3,620,353	3,620,353	3,727,917	107,564
Fund Balances - Ending	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 3,957,940</u>	<u>\$ 3,957,940</u>

City of Kuna, Idaho
Notes to Required Supplementary Information
For the Year Ended September 30, 2023

1. BUDGETS AND BUDGETARY ACCOUNTING

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

- A. Prior to September 1, the Treasurer, Mayor, and City Council prepare a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
- B. Public hearings are conducted at the City Hall to obtain taxpayer comments.
- C. Prior to October 1, the budget is legally enacted through passage of an ordinance.
- D. The City is authorized to transfer budgeted amounts between departments within any fund; however, no revision can be made to increase the overall tax supported funds except when federal or state grants are approved. The City, however, must follow the same budgetary procedures as they followed when the original budget was approved. The budget for Proprietary funds may also be revised in the same manner as those situations involving federal and state grants.
- E. Formal budgetary integration is employed as a management control device during the year for the General fund and Special Revenue funds.
- F. The budget is adopted on a basis consistent with generally accepted accounting principles.
- G. Expenditures may not legally exceed budgeted appropriations at the fund level. The City does not use the encumbrance method of accounting.

2. EXPENDITURES IN EXCESS OF APPROPRIATIONS

Expenditures exceeded appropriations in the Late Comers' Fee Fund by \$1,999,683.

SUPPLEMENTARY INFORMATION

City of Kuna, Idaho
Combining Balance Sheet -
Nonmajor Funds
September 30, 2023

	Capital Projects		Total
	Capital Outlay	Police Impact Fee	
Assets			
Cash and Cash Equivalents	\$ 373,322	\$ 0	\$ 373,322
Receivables, Net:			
Interest	0	0	0
Restricted Cash	0	21,114	21,114
Total Assets	<u>373,322</u>	<u>21,114</u>	<u>394,436</u>
Deferred Outflows	<u>0</u>	<u>0</u>	<u>0</u>
Total Assets and Deferred Outflows	<u>\$ 373,322</u>	<u>\$ 21,114</u>	<u>\$ 394,436</u>
Liabilities			
Internal Balances	\$ 0	\$ 1,493,116	\$ 1,493,116
Accounts Payable	109,434	21,114	130,548
Contingent Liability	61,712	0	61,712
Total Liabilities	<u>171,146</u>	<u>1,514,230</u>	<u>1,685,376</u>
Deferred Inflows	<u>0</u>	<u>0</u>	<u>0</u>
Fund Balances			
Assigned	202,176	0	202,176
Unassigned	0	(1,493,116)	(1,493,116)
Total Fund Balances	<u>202,176</u>	<u>(1,493,116)</u>	<u>(1,290,940)</u>
Total Liabilities, Deferred Inflows, and Fund Balances	<u>\$ 373,322</u>	<u>\$ 21,114</u>	<u>\$ 394,436</u>

City of Kuna, Idaho
Combining Statement of Revenues, Expenditures,
and Changes in Fund Balances – Nonmajor Funds
For the Year Ended September 30, 2023

	Capital Projects		Total
	Capital Outlay	Police Impact Fee	
Revenues			
Interest	\$ 0	\$ 0	\$ 0
Impact Fees	0	116,389	116,389
Other	0	0	0
Total Revenues	<u>0</u>	<u>116,389</u>	<u>116,389</u>
Expenditures			
Current:			
Maintenance and Operations	0	0	0
Capital Outlay	921,087	0	921,087
Contingency	0	1,501,174	1,501,174
Total Expenditures	<u>921,087</u>	<u>1,501,174</u>	<u>2,422,261</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>(921,087)</u>	<u>(1,384,785)</u>	<u>(2,305,872)</u>
Other Financing Sources (Uses)			
Transfers In	781,918	0	781,918
Transfers Out	0	0	0
Total Other Financing Sources (Uses)	<u>781,918</u>	<u>0</u>	<u>781,918</u>
Net Change in Fund Balances	<u>(139,169)</u>	<u>(1,384,785)</u>	<u>(1,523,954)</u>
Fund Balances - Beginning, Previously	341,345	135,455	476,800
Prior Period Adjustment	0	(243,786)	(243,786)
Fund Balances - Beginning, Restated	<u>341,345</u>	<u>(108,331)</u>	<u>233,014</u>
Fund Balances - Ending	<u>\$ 202,176</u>	<u>\$ (1,493,116)</u>	<u>\$ (1,290,940)</u>

City of Kuna, Idaho
 Schedule of Expenditures of Federal Awards
 For the Year Ended September 30, 2023

Federal Grantor/Pass-through Grantor/Program or Cluster Title	FALN	Pass-through Number	Expenditures
<u>U.S. Department of Transportation</u>			
Passed through Idaho Transportation Department			
State and Community Highway Safety/ <i>Highway Safety Cluster</i>	20.600	SPT2316	\$ 117,000
Total U.S. Department of Transportation			<u>117,000</u>
<u>U.S. Department of the Treasury</u>			
Direct:			
COVID19 - Coronavirus State and Local Fiscal Recovery Funds	21.027	N/A	4,634,202
Passed through Idaho DEQ:			
COVID19 - Coronavirus State and Local Fiscal Recovery Funds	21.027	SLFRP0142	183,362
Total U.S. Department of the Treasury			<u>4,817,564</u>
Total Expenditures of Federal Awards			<u>\$ 4,934,564</u>

See accompanying notes to the schedule of expenditures of federal awards.

City of Kuna, Idaho
Notes to Schedule of Expenditures of Federal Awards
For the Year Ended September 30, 2023

1. SIGNIFICANT ACCOUNTING POLICIES

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of City of Kuna, Idaho (the City) under programs of the federal government for the year ended September 30, 2023. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements of Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position, or cash flows of the City.

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

2. DE MINIMIS INDIRECT COST RATE

The City has elected not to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.

3. SUBRECIPIENTS

No awards were passed through to subrecipients.

OTHER INFORMATION

City of Kuna, Idaho
Supplemental Schedule of Revenues by Source -
Budget (GAAP Basis) and Actual - General Fund
For the Year Ended September 30, 2023

	Budget	Actual	Variance
Property Taxes			
Taxes	\$ 4,170,124	\$ 4,262,787	\$ 92,663
Interest and Penalties	3,000	4,446	1,446
	<u>4,173,124</u>	<u>4,267,233</u>	<u>94,109</u>
Licenses and Permits			
Business Licenses	3,000	3,725	725
Liquor Licenses	3,000	5,263	2,263
Beer Licenses	1,000	3,825	2,825
Wine Licenses	1,800	3,750	1,950
Dog Licenses	6,000	6,133	133
Catering Permits	200	590	390
Vendor Permits	1,400	10,722	9,322
	<u>16,400</u>	<u>34,008</u>	<u>17,608</u>
Intergovernmental			
State Liquor Apportionment	263,660	304,523	40,863
Sales Tax Revenue Sharing - County	225	225	0
Sales Tax Revenue Sharing - State	2,243,587	2,781,269	537,682
	<u>2,507,472</u>	<u>3,086,017</u>	<u>578,545</u>
Other			
Administration Fees	290,000	302,487	12,487
Franchise Fees	448,687	690,166	241,479
Rental Charges	10,000	18,149	8,149
Fine Distribution	10,000	48,518	38,518
Interest	50,000	539,938	489,938
Miscellaneous	60,483	104,802	44,319
Planning and Zoning	1,393,084	1,377,641	(15,443)
RV Dump	5,000	5,107	107
Event Fees	0	28,273	28,273
Donations	0	25,000	25,000
	<u>2,267,254</u>	<u>3,140,081</u>	<u>872,827</u>
Other Financing Sources			
Lease Issuance	0	24,097	24,097
Total Revenue	<u>\$ 8,964,250</u>	<u>\$ 10,551,436</u>	<u>\$ 1,587,186</u>

City of Kuna, Idaho
Supplemental Schedule of Expenditures by Object of Expenditure -
Budget (GAAP Basis) and Actual - General Fund
For the Year Ended September 30, 2023

	Budget	Actual	Variance
Salaries and Benefits			
FICA	\$ 121,757	\$ 108,976	\$ 12,781
Group Life Insurance	1,255	531	724
Group Medical Insurance	418,732	275,753	142,979
Mayor and City Council Salaries	116,529	90,898	25,631
Medicare	83,979	25,035	58,944
Pension	232,754	207,793	24,961
Seasonal Salaries	29,848	4,155	25,693
Staff Salaries	1,817,440	1,691,204	126,236
Unemployment	7,000	5,802	1,198
Workman's Compensation	31,022	17,622	13,400
	<u>2,860,316</u>	<u>2,427,769</u>	<u>432,547</u>
Maintenance and Operations			
Ada County Sheriff	3,414,749	3,383,381	31,368
Animal Control	143,587	143,587	0
Bank Fees	54,750	48,191	6,559
Cleaning Offices	20,300	16,707	3,593
Code Enforcement	600	0	600
Contract Services	355,500	348,973	6,527
Donations Expenditure	30,000	15,265	14,735
Dues and Memberships	83,385	71,879	11,506
Elections	750	0	750
Legal Publications	32,250	17,846	14,404
Liability Insurance	41,358	41,358	0
Maintenance and Repair	322,300	276,049	46,251
Meetings	20,930	10,179	10,751
Miscellaneous	106,250	136,028	(29,778)
Supplies	84,400	53,417	30,983
Postage and Billing	31,500	29,863	1,637
Professional Services	181,000	207,881	(26,881)
Rent - City Hall	3,500	1,782	1,718
Rent - Equipment	41,500	37,267	4,233
Telephone	28,300	24,595	3,705
Training	26,100	23,152	2,948
Travel and Membership Dues	11,100	2,940	8,160
Uniforms	6,450	4,211	2,239
Utilities	175,400	127,637	47,763
Vehicle Expenditure	48,200	67,414	(19,214)
	<u>5,264,159</u>	<u>5,089,602</u>	<u>174,557</u>
Capital Outlay	<u>15,000,322</u>	<u>165,475</u>	<u>14,834,847</u>
Debt Service			
Principal	0	3,382	(3,382)
Interest	0	524	(524)
	<u>0</u>	<u>3,906</u>	<u>(3,906)</u>
Total Expenditures	<u>\$ 23,124,797</u>	<u>\$ 7,686,752</u>	<u>\$ 15,438,045</u>

INTERNAL CONTROL AND COMPLIANCE REPORTS



Certified Public Accountants

812-B 12th Ave. South
P.O. Box 876
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**Independent Auditor's Report on Internal Control Over Financial Reporting and on
Compliance and Other Matters Based on an Audit of Financial Statements
Performed in Accordance With *Government Auditing Standards***

To the Honorable Mayor
and City Council
City of Kuna, Idaho

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of City of Kuna, Idaho (the City), as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated February 26, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bailey & Co.

Nampa, Idaho
February 26, 2024



Certified Public Accountants

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**Independent Auditor's Report on Compliance for Each Major Program
and on Internal Control Over Compliance Required by the Uniform Guidance**

To the Honorable Mayor
and City Council
City of Kuna, Idaho

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited City of Kuna, Idaho's (the City) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended September 30, 2023. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, City of Kuna, Idaho, complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2023.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Bailey & Co.

Nampa, Idaho
February 26, 2024

City of Kuna, Idaho
 Schedule of Findings and Questioned Costs
 For the Year Ended September 30, 2023

Section I - Summary of Auditor's Results

Financial Statements

Type of auditor's report issued: Unmodified - General, Grant, Late Comer's Fee, Park Impact Fee, Trash, and Nonmajor Funds; Qualified - Governmental and Business-type Activities, Water, Sewer, and Irrigation Funds

Internal control over financial reporting:

Significant deficiency(ies) disclosed?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> None reported
Material weakness(es) disclosed?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> No
Noncompliance material to financial statements noted?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> No

Federal Awards

Internal control over major programs:

Significant deficiency(ies) disclosed?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> None reported
Material weakness(es) disclosed?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> No

Type of auditor's report issued on compliance for major programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with section 2 CFR 200.516(a)	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> No
---	------------------------------	--

Identification of major programs:

<u>Name of Federal Program</u>	<u>CFDA Numbers</u>
Coronavirus State and Local Fiscal Recovery Funds	21.027
Dollar threshold used to distinguish between Type A and Type B programs:	\$750,000
Auditee qualified as low risk auditee?	<input type="checkbox"/> yes <input checked="" type="checkbox"/> No

Section II - Financial Statement Findings

None reported

Section III - Federal Awards Findings and Questioned Costs

None reported



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February 21, 2024

To the Board of Commissioners
Kuna Urban Renewal Agency

We have audited the financial statements of the governmental activities and the fund information of Kuna Urban Renewal Agency for the year ended September 30, 2023. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated November 29, 2023. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Kuna Urban Renewal Agency are described in the notes to the financial statements. No new accounting policies were adopted that had any effect on the Agency and the application of existing policies was not changed during 2023. We noted no transactions entered into by the Agency during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting both the governmental activities and the fund financial statements was:

Management's estimate of the property tax receivable and related deferral is based on management's knowledge of the receivable and related deferral. We evaluated the key factors and assumptions used to develop the property tax receivable and related deferral in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated February 21, 2024.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Agency's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Agency's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the budgetary comparison schedule, which is required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Restriction on Use

This information is intended solely for the information and use of the Board of Commissioners and management of Kuna Urban Renewal Agency, and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Bailey & Co.

**KUNA URBAN
RENEWAL AGENCY**

Audited Financial Statements and
Required Supplementary Information

For the Year Ended September 30, 2023

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Independent Auditor's Report

To the Board of Commissioners
Kuna Urban Renewal Agency

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and the fund information of Kuna Urban Renewal Agency (the Agency), a component unit of City of Kuna, Idaho, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the fund information of Kuna Urban Renewal Agency as of September 30, 2023, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion,

forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the budgetary comparison information as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The Agency has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated February 21, 2024, on our consideration of the Agency's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

Bailey & Co.

Nampa, Idaho
February 21, 2024

Kuna Urban Renewal Agency
Statement of Net Position
September 30, 2023

	Governmental Activities
Assets	
Current Assets:	
Cash and Cash Equivalents	\$ 456,418
Property Tax Receivable, Net	481,064
Total Current Assets	937,482
Noncurrent Assets:	
Capital Assets:	
Intangibles, Net	213,437
Total Assets	1,150,919
Deferred Outflows	0
Liabilities	0
Deferred Inflows	
Property Tax Revenue	477,753
Net Position	
Net Investment in Capital Assets	213,437
Restricted	459,729
Total Net Position	\$ 673,166

The accompanying notes are an integral
part of the financial statements

Kuna Urban Renewal Agency
Statement of Activities
For the Year Ended September 30, 2023

	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position - Governmental Activities
		Charges for Services and Sales	Operating Grants and Contributions	Capital Grants and Contributions	
Governmental Activities					
General Government	\$ 23,629	\$ 0	\$ 0	\$ 21,416	\$ (2,213)
Total Governmental Activities	<u>\$ 23,629</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 21,416</u>	<u>\$ (2,213)</u>
General Revenues:					
					327,518
					5
					<u>327,523</u>
					325,310
					<u>347,856</u>
					<u>\$ 673,166</u>

The accompanying notes are an integral
part of the financial statements

Kuna Urban Renewal Agency
Balance Sheet -
Governmental Funds
September 30, 2023

	West District	East District	Total
Assets			
Cash and Cash Equivalents	\$ 456,418	\$ 0	\$ 456,418
Property Tax Receivable, Net	471,704	9,360	481,064
Total Assets	<u>928,122</u>	<u>9,360</u>	<u>937,482</u>
Deferred Outflows			
	<u>0</u>	<u>0</u>	<u>0</u>
Total Assets and Deferred Outflows	<u>\$ 928,122</u>	<u>\$ 9,360</u>	<u>\$ 937,482</u>
Liabilities			
Accounts Payable	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>
Deferred Inflows			
Unavailable Property Tax Revenue	<u>471,366</u>	<u>9,360</u>	<u>480,726</u>
Fund Balances			
Restricted	<u>456,756</u>	<u>0</u>	<u>456,756</u>
Total Liabilities, Deferred Inflows, and Fund Balances	<u>\$ 928,122</u>	<u>\$ 9,360</u>	<u>\$ 937,482</u>

The accompanying notes are an integral
part of the financial statements

Kuna Urban Renewal Agency
 Reconciliation of the Balance Sheet of the Governmental
 Funds to the Statement of Net Position
 September 30, 2023

Total Fund Balances - Governmental Funds	\$	456,756
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Amounts reported for governmental activities in the statement of net position are different because of the following:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in governmental funds. The cost of assets consist of:

Construction in Progress	\$	0	
Intangibles, Net of \$21,702 Accumulated Depreciation		213,437	
			213,437

Some of the property taxes receivable are not available to pay for current period expenditures and are, therefore, considered unavailable in the funds. However, in the government-wide statements, only the portion of the receivable that is for future periods is reported as deferred inflows.

Total Net Position - Governmental Activities	\$	673,166
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The accompanying notes are an integral
part of the financial statements

Kuna Urban Renewal Agency
Statement of Revenues, Expenditures, and
Changes in Fund Balances -
Governmental Funds
For the Year Ended September 30, 2023

	West District	East District	Total
Revenues			
Property Taxes	\$ 325,699	\$ 0	\$ 325,699
Interest Earnings	5	0	5
Grants and Contributions	0	21,416	21,416
Total Revenues	<u>325,704</u>	<u>21,416</u>	<u>347,120</u>
Expenditures			
Current:			
General Government:			
Administrative	625	0	625
Legal and Professional	12,457	0	12,457
Capital Outlay	0	21,416	21,416
Total Expenditures	<u>13,082</u>	<u>21,416</u>	<u>34,498</u>
Net Change in Fund Balances	312,622	0	312,622
Fund Balances - Beginning	144,134	0	144,134
Fund Balances - Ending	<u>\$ 456,756</u>	<u>\$ 0</u>	<u>\$ 456,756</u>

The accompanying notes are an integral
part of the financial statements

Kuna Urban Renewal Agency
 Reconciliation of the Statement of Revenues, Expenditures,
 and Changes in Fund Balances of the Governmental Funds
 to the Statement of Activities
 For the Year Ended September 30, 2023

Total Net Change in Fund Balances - Governmental Funds	\$	312,622
--	----	---------

Amounts reported for governmental activities in the statement of activities are different because of the following:

Capital outlays are reported in governmental funds as expenditures. However, in the statement of activities, the cost of those assets is allocated over their useful lives as depreciation expense. In the current period these amounts are:

Capital Outlay	\$	21,416	
Depreciation Expense		<u>(10,547)</u>	
			10,869

Some of the property tax revenues are not available to pay for current period expenditures and are, therefore, considered unavailable in the funds. However, in the government-wide statements, only the portion of the revenue that is for future periods is reported as deferred inflows. This accounts for the change in these unavailable revenues.

1,819

Change in Net Position of Governmental Activities	\$	<u><u>325,310</u></u>
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The accompanying notes are an integral
part of the financial statements

Kuna Urban Renewal Agency
Notes to Financial Statements
For the Year Ended September 30, 2023

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

Kuna Urban Renewal Agency (the Agency) is a separate and distinct legal entity of City of Kuna, Idaho (the City) created by and existing under the Idaho Urban Renewal Law of 1965, as amended. The Commissioners for the Agency were appointed by the City Council. The Agency funds infrastructure that supports redevelopment, development of bare undeveloped land, and brownfield development (industrial).

For financial reporting purposes, in conformity with governmental accounting standards, the Agency is included as a discretely presented component unit in the City's financial statements. The Agency provides urban renewal services to the City and its citizens. These statements present only the funds of the Agency and are not intended to present the financial position and results of operations of the City in conformity with generally accepted accounting principles.

The financial statements of the Agency have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. During the current year, the Agency was required to adopt GASBS No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements* and GASBS No. 96, *Subscription-Based Information Technology Arrangements*. Neither standard had any effect on the Agency. The more significant of the Agency's accounting policies are described below.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements (the statement of net position and the statement of activities) report financial information about the Agency as a whole, except for fiduciary activities. Eliminations have been made to minimize the double counting of internal activities. The Agency's activities only consist of governmental activities, which are generally financed through taxes, intergovernmental revenues, and other non-exchange transactions.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the Agency's governmental activities.

- Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function.
- Indirect expenses of the general government related to the administration and support of the Agency's programs, such as personnel and accounting (but not interest on long-term debt), are allocated to programs based on their percentage of total expenses.
- Program revenues include (a) charges paid by the recipients of goods or services offered by a program or function and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program or function. Revenues that are not classified as program revenues, including property taxes, are presented as general revenues.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are intended to finance. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Kuna Urban Renewal Agency
Notes to Financial Statements
For the Year Ended September 30, 2023

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

The fund financial statements provide information about the Agency's funds, which consists of only governmental funds. The Agency reports the following major governmental funds:

- *West District fund.* This fund accounts for general and administrative activities of the Agency and the urban renewal activities that occur in the western boundaries of the Agency.
- *East District fund.* This fund accounts for urban renewal activities that occur in the eastern boundaries of the Agency.

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period.

For this purpose, the Agency considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payments are made.

Property Taxes

The Agency has no direct taxing power. When the Agency was reinstated in 2020, this established the base year for property values. The property taxes the Agency receives in years after the base year are calculated on the increase in property values subsequent to the base year. This is known as tax increment revenue. Property taxes are due in two installments on December 20 and June 20 and are considered delinquent on January 1 and July 1.

The Agency receives tax revenue from Ada County. The County is responsible for property valuation and collection of tax levies. The taxes that have not been remitted to the Agency as at September 30, 2023, are considered by the Agency as a receivable. Taxes not collected within 60 days after September 30, 2023, are not considered available for use by the Agency and are recorded as deferred inflows in the fund financial statements. The tax charges for the current year are intended to finance operations in the next year, so the current tax charges are also a deferred inflow in the government-wide financial statements.

Risk Management

As a component unit of City of Kuna, Idaho, the Agency is exposed to various risks of loss related to theft of, damage to, or destruction of assets. The City and the Agency participate in a public entity risk pool, Idaho Counties Risk Management Pool (ICRMP), for property and liability insurance. The City's and the Agency's exposure to loss from their participation in ICRMP is limited to the extent of their deductible only.

Capital Assets

Capital assets are reported at actual or estimated historical cost based on appraisals or deflated current replacement cost. Contributed assets are reported at estimated fair value at the time received. Intra-entity assets contributed are reported at their carrying value.

Capitalization thresholds (the dollar value above which asset acquisitions are added to the capital asset accounts), depreciation methods, and estimated useful lives of capital assets reported in the government-wide statements are shown below:

Kuna Urban Renewal Agency
Notes to Financial Statements
For the Year Ended September 30, 2023

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

	Capitalization Policy	Depreciation Method	Estimated Useful Life
Nondepreciable Assets	\$5,000	N/A	N/A
Buildings and Improvements	\$5,000	Straight-Line	5 - 75 Years
Equipment and Vehicles	\$5,000	Straight-Line	5 - 20 Years
Intangibles	\$5,000	Straight-Line	3 - 20 Years

Depreciation is used to allocate the actual or estimated historical cost of all capital assets over their estimated useful lives.

Cash Equivalents and Investments

All amounts included in cash and investment accounts are considered cash equivalents. The Agency's cash and investments are pooled, so each fund has equity in the pooled amount.

Idaho Code authorizes the Agency to invest any available funds in obligations issued or guaranteed by the United States Treasury, the State of Idaho, local Idaho municipalities and taxing districts, the Farm Credit System, or Idaho public corporations, as well as time deposit accounts and repurchase agreements. Investments are stated at fair value as determined by the fair value hierarchy, except non-participating contracts, money market investments, and participating interest-earning contracts with a remaining maturity of one year or less. These are carried at amortized cost.

Fund Balance Reporting in Governmental Funds

Different measurement focuses and bases of accounting are used in the government-wide statement of net position and in the governmental fund balance sheet.

The Agency uses the restricted fund balance categories in the governmental fund balance sheet. Restricted fund balances are defined as balances constrained to a specific purpose by enabling legislation, external parties, or constitutional provisions.

The remaining fund balance classifications (nonspendable, committed, assigned, and unassigned) were not applicable for the current fiscal year. However, if there had been committed funds, these amounts would have been decided by the Board of Commissioners, the Agency's highest level of decision making authority, through a resolution. The Board of Commissioners would also have the authority to assign funds or authorize another official to do so.

When both restricted and unrestricted resources are available for use, it is the Agency's intent to use restricted amounts first, followed by committed, assigned, then unassigned amounts. The majority of the Agency's resources come from property taxes that are restricted for urban renewal projects and related operations, as defined by Idaho Statute.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the

Kuna Urban Renewal Agency
Notes to Financial Statements
For the Year Ended September 30, 2023

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

2. CASH AND INVESTMENTS

Deposits

The majority of the Agency's bank balances are held within the City of Kuna, Idaho's pooled accounts. As of September 30, 2023, the carrying amount of the Agency's share of the deposits was \$171,620 and the Agency's share of the respective bank balances totaled \$177,247. \$169,679 of the Agency's share of the bank balances were insured or collateralized.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned. As of September 30, 2023, \$7,568 of the Agency's share of deposits were not covered by the NCUA, FDIC, or by collateral held by the Agency's agent or pledging financial institution's trust department or agent in the name of the Agency, and thus were exposed to custodial credit risk.

The Agency does not have a formal policy limiting its exposure to custodial credit risk. However, the Agency uses the following procedures to mitigate the bank default risk of loss associated with the Agency's demand deposits which exceed the FDIC/NCUA insurance coverage limit of \$250,000 per financial institution:

- Partner with large federally chartered banks with solid histories and strong credit worthiness ratings;
- Subscribe to and monitor online rating agency reports regularly as provided by the "Big Three" rating agencies (Standard & Poor's, Moody's, Fitch Group);
- Monitor online FDIC/NCUA information regarding financial institutions which have been on watch lists and/or which have failed recent stress tests;
- Monitor bank-specific online rating agency reports (Bauer Financial, Inc.; IDC Financial Publishing, Inc.; Veribanc) for bank rating information. The aforementioned entities offer very specific in-depth information for a fee, and also offer free high-level data.

Custodial Credit Risk – Investments

Custodial credit risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations. It is the Agency's policy to prioritize safety of the funds, then probable income to be derived from an investment, and then liquidity of an investment. Investments must meet the following criteria:

- Non-state and non-municipal short-term investments shall have a minimum rating of Prime-1 (P-1) or equivalent.
- Non-state and non-municipal long-term investments shall have a minimum rating of "A" or higher or equivalent by two nationally recognized statistical rating organizations of the Securities and Exchange Commission (SEC).
- State and municipal entity short-term investments shall have a minimum rating of P-1, MIG 1, or VMIG 1, or equivalent.
- State and municipal entity long-term investments shall have a minimum rating of "A."

Kuna Urban Renewal Agency
Notes to Financial Statements
For the Year Ended September 30, 2023

2. CASH AND INVESTMENTS (continued)

- Investments in State of Idaho run funds, e.g. the Local Government Investment Pool (LGIP), or the State of Idaho requires no credit rating.
- Investments in the U.S. government or federal agency securities or securities guaranteed by either the U.S. government or a federal agency (excluding government sponsored enterprises) require no credit rating.

Interest Rate Risk

The Agency does not have a formal policy limiting investment maturities that would help manage its exposure to fair value losses from increasing interest rates.

Investments

The Agency (via funds pooled with the City of Kuna, Idaho) holds funds with Ameriprise Financial, all of which are measured at amortized cost due to the nature and maturities of these investments. The Agency also holds funds with the Idaho State Treasurer. Funds held at the Idaho State Treasurer are in the Local Government Investment Pool (the pool). The pool is not rated and is not registered with the Securities and Exchange Commission or any other regulatory body. The pool is valued using the Net Asset Value (NAV) per share method. Investments using the NAV per share method do not have readily obtainable fair values and are, instead, valued based on the Agency's pro-rata share of the pool's net position. The Agency values these investments based on information provided by the State of Idaho Treasurer's Office. The State Treasurer does not provide any legally binding guarantee to support the value of the shares to participants. Participants have overnight availability to their funds up to \$10 million. Withdrawals of more than \$10 million require three business days' notification.

As of September 30, 2023, the Agency's investments had the following maturities:

Investment	Rating	Maturity in Years	
		Less than 1	1 - 5
US Treasury Bonds	AAA	\$ 144,903	\$ 0
Money Market Mutual Funds	Aaa-mf	927	0
External Investment Pool	Not Rated	138,968	0
		<u>\$ 284,798</u>	<u>\$ 0</u>

At year-end, cash and cash equivalents were reported in the basic financial statements in the following categories:

	Governmental Activities
Cash and Cash Equivalents	\$ 171,620
Investments Categorized as Cash Equivalents	284,798
	<u>\$ 456,418</u>

Kuna Urban Renewal Agency
Notes to Financial Statements
For the Year Ended September 30, 2023

3. RELATED PARTY TRANSACTIONS

The Agency is a component unit of City of Kuna, Idaho. The capital assets constructed from the Agency's activities are contributed to the City. In the current year, there were no capital assets constructed or contributed to the City. However, the City paid for, and contributed to the Agency, additional formation costs, which have been treated as an intangible capital asset in the Agency's government-wide statements. Those costs totaled \$21,416 in the current year. There were no balances due to or from the City as of September 30, 2023.

4. CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2023, was as follows:

<u>Governmental Activities:</u>	<u>10/1/2022</u>	<u>Restate- ment</u>	<u>Additions</u>	<u>Disposals</u>	<u>09/30/2023</u>
Capital Assets Not Being Depreciated:					
Construction in Progress	\$ 86,283	\$ (86,283)	\$ 0	\$ 0	\$ 0
Total Nondepreciable Assets	<u>86,283</u>	<u>(86,283)</u>	<u>0</u>	<u>0</u>	<u>0</u>
Capital Assets Being Depreciated:					
Intangibles	<u>127,440</u>	<u>86,283</u>	<u>21,416</u>	<u>0</u>	<u>235,139</u>
Total Depreciable Assets	<u>127,440</u>	<u>86,283</u>	<u>21,416</u>	<u>0</u>	<u>235,139</u>
Less: Accumulated Depreciation					
Intangibles	<u>11,155</u>	<u>0</u>	<u>10,547</u>	<u>0</u>	<u>21,702</u>
Total Accumulated Depreciation	<u>11,155</u>	<u>0</u>	<u>10,547</u>	<u>0</u>	<u>21,702</u>
Net Depreciable Assets	<u>116,285</u>	<u>86,283</u>	<u>10,869</u>	<u>0</u>	<u>213,437</u>
Capital Assets - Net	<u>\$ 202,568</u>	<u>\$ 0</u>	<u>\$ 10,869</u>	<u>\$ 0</u>	<u>\$ 213,437</u>

Depreciation expense for governmental activities was charged to the functions of the Agency as follows:

General Government	<u>\$ 10,547</u>
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REQUIRED SUPPLEMENTARY INFORMATION

Kuna Urban Renewal Agency
 Budgetary (GAAP Basis) Comparison Schedule
 West District
 For the Year Ended September 30, 2023

	Budgeted Amounts		Actual	Variance
	Original	Final		
Revenues				
Property Taxes	\$ 158,495	\$ 158,495	\$ 325,699	\$ 167,204
Interest Earnings	0	0	5	5
Total Revenues	<u>158,495</u>	<u>158,495</u>	<u>325,704</u>	<u>167,209</u>
Expenditures				
Current:				
General Government:				
Administrative	5,500	5,500	625	4,875
Legal and Professional	12,000	12,000	12,457	(457)
Capital Outlay	50,000	50,000	0	50,000
Contingency	213,127	213,127	0	213,127
Total Expenditures	<u>280,627</u>	<u>280,627</u>	<u>13,082</u>	<u>267,545</u>
Net Change in Fund Balances	(122,132)	(122,132)	312,622	434,754
Fund Balances - Beginning	122,132	122,132	144,134	22,002
Fund Balances - Ending	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 456,756</u>	<u>\$ 456,756</u>

Kuna Urban Renewal Agency
 Budgetary (GAAP Basis) Comparison Schedule
 East District
 For the Year Ended September 30, 2023

	Budgeted Amounts		Actual	Variance
	Original	Final		
Revenues				
Property Taxes	\$ 0	\$ 0	\$ 0	\$ 0
Grants and Contributions	0	0	21,416	21,416
Total Revenues	<u>0</u>	<u>0</u>	<u>21,416</u>	<u>21,416</u>
Expenditures				
Capital Outlay	0	0	21,416	(21,416)
Total Expenditures	<u>0</u>	<u>0</u>	<u>21,416</u>	<u>(21,416)</u>
Net Change in Fund Balances	0	0	0	0
Fund Balances - Beginning	0	0	0	0
Fund Balances - Ending	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>

Kuna, Idaho Urban Renewal Agency
Notes to Required Supplementary Information
For the Year Ended September 30, 2023

1. BUDGETS AND BUDGETARY ACCOUNTING

- A. The Agency is required by Idaho State Code to adopt an annual appropriated budget and must be provided to the City of Kuna, Idaho by September 1 of each year.
- B. Prior to September 1, the budget is legally enacted through passage at a board meeting.
- C. The budget is adopted on a basis consistent with generally accepted accounting principles (GAAP).
- D. Formal budgetary integration is employed as a management control device during the year.

2. EXPENDITURES IN EXCESS OF APPROPRIATIONS

The Agency expended more than appropriated by \$21,416 in the East District fund for the year ended September 30, 2023.

INTERNAL CONTROL AND COMPLIANCE REPORT



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**Independent Auditor's Report on Internal Control Over Financial Reporting
and on Compliance and Other Matters Based on an Audit of Financial
Statements Performed in Accordance With *Government Auditing Standards***

To the Board of Commissioners
Kuna Urban Renewal Agency

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the fund information of Kuna Urban Renewal Agency (the Agency), as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated February 21, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Kuna Urban Renewal Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bailey & Co.

Nampa, Idaho
February 21, 2024