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 19, 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 March 05, 2024

B. Accounts Payable Dated March 13, 2024, in the amount of $1,998,986.98

C. Final Plats

1. Case Nos. 24-05-FP (Final Plat) Amend two lots within the Gran Prado Subdivision No. 2
2. Case No. 24-03-FP (Final Plat) Amend two lots within the Journey's End No. 3

D. Resolutions

1. Resolution R17-2024

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

2. Resolution R18-2024

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

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, INC, FOR PALOMA RIDGE SUBDIVISION NO. 5 FOR UNCOMPLETED WORK FOR LANDSCAPE PURSUANT TO THE TERMS OF THIS RESOLUTION.

3. Resolution R19-2024

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, INC, FOR PALOMA RIDGE SUBDIVISION NO. 5 FOR UNCOMPLETED WORK FOR FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

4. Resolution R20-2024

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, INC, FOR PALOMA RIDGE SUBDIVISION NO. 5 FOR UNCOMPLETED WORK FOR STREETLIGHTS PURSUANT TO THE TERMS OF THIS RESOLUTION.

5. Resolution R21-2024

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO TO APPOINT A NEW MEMBER TO THE PLANNING AND ZONING COMMISSION.

6. Resolution R22-2024

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO:

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- AMENDING THE "ENVISION KUNA" COMPREHNSIVE PLAN FUTURE LAND USE MAP BY AMENDING THE FUTURE LAND USE DESIGNATION OF CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S1532336300, OWNED BY FREDERICK D LONG, WITHIN UNICORPORATED AREA OF ADA COUNTY, IDAHO; AND
- ESTABLISHING THE FUTURE LAND USE DESIGNATION OF SAID REAL PROPERTY; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

7. Resolution R23-2024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, PROVIDING FOR FINDINGS; PROVIDING FOR THE ESTABLISHMENT OF AN AD HOC FUTURE LAND USE MAP ADVISORY COMMITTEE; PROVIDING CHARGE TO THE COMMITTEE; PROVIDING FOR ITS ORGANIZATION; PROVIDING FOR COMMITTEE STAFFING AND; DIRECTING THE CITY CLERK; AND PROVIDING AN EFFECTIVE DATE.

5. Public Comment

6. External Reports

A. Ada County Sheriff Presentation. Sheriff Matt Clifford.

B. Meridian Road Corridor Extension Study. J-U-B Engineers.

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 Nos. 23-08-AN (Annexation) & 23-05-LS (Lot Split) Lot 3 Block 3 Avalon Orchard Tracts Amended – Applicant requests to annex 4.89 acres into Kuna City Limits with an R-4 (Medium Density Residential) zone and to split the property into three (3) parcels, located at the terminus of E Rock Falls Lane (APN: R0615250430); Section 30, Township 2 North, Range 1 East. Doug Hanson, Planning and Zoning Director ACTION ITEM

Open Public Hearing
Receive evidence
Consideration to close evidence presentation and proceed to deliberation

B. Case Nos. 23-05-ZC (Rezone) and 23-06-S (Preliminary Plat) for Falcon Crest EAST Subdivision. Applicant requests Rezone and Preliminary Plat approval near the NEC of Kuna and Cloverdale Roads in Section 22, Township 2 North, Range 1 East. *Due to noticing error in the Newspaper, Staff request this item be tabled to April 2, 2024.*

8. Business Items:

A. Idaho Military Caregivers Proclamation. Mayor Stear.

B. Consideration to approve Ordinance 2024-04 Amending KCC Title 1 Chapter 11 Section 1 Designating Official Newspaper. Nathan Stanley, City Clerk ACTION ITEM

C. Case No. 23-04-LLA (Lot Line Adjustment) Cottonwood Crossing – The Applicant request to lot line adjust two parcels approximately 82.20 acres with A (Agriculture) and C-2 (Area Commercial) zones at the NWC of Ten Mile and Columbia Roads (APNs: R4313530211, R4313530231). Doug Hanson, Planning and Zoning Director ACTION ITEM

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, 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

(Timestamp 00:00:01)

COUNCIL MEMBERS PRESENT:
Mayor Joe Stear -Present
Council President Greg McPherson -Present
Council Member John Laraway - Present
Council Member Matt Biggs -Present
Council Member Chris Bruce -Present

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

Mayor Stear Alright, we'll go ahead and call this meeting to order. Nathan, would you 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.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Here.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Here.

City Clerk Nathan Stanley Mayor Stear.

Mayor Stear Here.

2. Invocation

3. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:17)

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

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.

[Meeting Continues To Item 7 Public Hearings]

4. Consent Agenda: ACTION ITEMS

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

(Timestamp 00:02:24)

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

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 FORTY-ONE THOUSAND FOUR HUNDRED AND FIFTY-FIVE DOLLARS AND ZERO CENTS ($17,967.00); AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

Council Member Laraway We didn't…

Mayor Stear Okay.

Council President Bruce I moved it down.

Mayor Stear Anybody have any questions on the consent agenda?

Council President Bruce I make a motion that we approve the consent agenda as published.

Council Member Laraway Aye, second.

Mayor Stear Motion is made and seconded, any further discussion? Alright, 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 00:02:29)
Motion To: Approve the Consent Agenda
Motion By: Council President Bruce
Seconded By: Council Member Laraway
Further Discussion: None
Members Voting Aye: Council Members, Bruce, Biggs, McPherson, Laraway
Members Voting Nay: None
Members Absent: None
Approved Via: Voice Vote
4-0-0

Mayor Stear So we're going to jump right up to item 7A. This is the Ordinance amendment for the changes for the City Council ordinance, Doug, would you report on that, please?

[Meeting Continues to Item 7 Public Hearings]

5. Public Comment

(Timestamp 00:19:52)

Mayor Stear Oh, I'm sorry. Did I miss that? Public comments. Is there anybody who wishes to address the Council? Would you just state your name and address.

Cindy Giesen Hi, I'm Cindy. My address is 1363 S Ash Ave. Kuna, Idaho. I actually signed up on that to talk on the Title 5-6, but when I found that's canceled, it gave me opportunity to say this. I want to thank you and Kuna City for recognizing the Human Traffic Awareness Month. I appreciate the resolution and all that stuff. And I've enjoyed seeing your motivations to make Kuna kinder, you know, the bingo. I think I've marked up a few of those. Hey, does this count for one? And yeah, and just I thank you all and thank you for putting up with me. I know I'm a little

pushy, but you know, I have a passion for the City and for the people and one last thing was I noticed the prayer hasn't been, You know, done for a really long time, and I wish you guys would reconsider, you know, bringing that back into our city and into this Building, you know.

Mayor Stear And we are we are discussing, yes.

Cindy Giesen You're working on that? Yeah. If you need me to end up some prayer warriors or experts, I'll be happy to help.

Mayor Stear Awesome.

Cindy Giesen So, I'll also be happy to help you with any website troubleshooting and updates because I know them all. So, thank you. I just appreciate you guys. You work hard. Thank you.

Mayor Stear Well, thank you for that. And the Kuna Kindness thing that is, that is actually a really lot of fun. I really enjoy getting to do that really good benefit from that. So thanks for noticing that. Anybody else? Alright. Well, thank you very much and did Council have anything you wanted to mention?

[Meeting Continues To Item 12 Adjournment]

6. External Reports

(Timestamp 00:04:53)

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

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

Mayor Stear External reports, City audited financials and communication letter Bailey and Company.

Cassie Zotero Alright. Thank you. My name is Cassie Zotero. I'm with Bailey and Company, and we performed the financial audit for Kuna Urban Renewal Agency and the City of Kuna. So, the letter there that you have in front of you on the screen is your communication letter. It just kind of highlights some of the areas throughout the audit, nothing… there's a lot of boilerplate language in there. There's nothing of significance that I need to point out there so we can go directly to the audit report in the financial statements. So the audit report is on page 3.

So your audit has multiple opinion units to it and there are actually two sets of financial statements within your financial statements. There's government wide financial statements and fund financial statements. And within those, there are opinion units and the two opinion units in your government wide financial statements are the governmental activities and the business type activities. Those both received a qualified opinion as well as the water, sewer, and irrigation funds within the Fund financial statements. And that's just because of the same issue that we've had for several years. You need to have an actuarial evaluation done to determine if you have another post-employment benefit liability, and because that number tends to be a material

number that we've seen in other entities. We can't get away with just saying it's not material and We're going to ignore it. So until we know what that number is, that would create a qualified opinion in the in those opinion units in your financial statements, the remaining opinion units have unmodified opinions which mean they're, which means they're clean opinions.

And then if you want to flip over to a couple more pages into that report, there's one more opinion that we need to address in this report and it's on page five in the supplementary information section. *Yep, keep going down just a little bit more. Yep, right there.* Okay, so you're we're required to have a single audit in these financial statements. And so there's an opinion later on that will address there. But in this part, there has to be an opinion expressed on the schedule of expenditures of federal awards. And that's where it lists the money that you spent of federal funding, and this is also where your opinion is expressed on some combining financial statements that are in the back of the financial statements. So those are your non-major funds and those all have an unmodified opinion. So those… So that's good on that.

And then if we want to keep going in the financial statements, I'm going to have you go clear to page 13. So, I'm just going to hit some highlights here. So on page 13 and this is going to be your statement of revenues, expenditures, and changes in fund balance for your governmental funds. So that's the general fund, grant fund, latecomers fee fund, park impact fee, and non-major funds and down towards the bottom of that page in that far right column, the total governmental funds, you'll see that for those funds this doesn't include your enterprise funds, which is your water, sewer, trash, irrigation that had a decrease of… in fund balance of $16,374. And then we also have a prior period adjustment that I'm going to address later when I get into the notes to the financial statements.

And then we're going to go to page 18. So this is your… the results of your enterprise funds the for the basically your profit and loss for your enterprise funds and if you go most of the way down in the far right column, there's a change in that position. So that increase, that $21,184,973. And I'm going to contrast that to the cash flow statement. So if you go to page 20. For just your enterprise funds, you're going to see on page 20 that your cash increased $4,576,932.00 that's that last line, you can see there on the right. And that difference between that 21 million and then the 21 million and this has to do with accruals. And also there was a bunch of donated infrastructure based off of how that works with the developers and also when you have transfers from other funds from the governmental funds into the enterprise funds and its movement of capital assets, those are treated as contributions and enterprise funds. And so that made-up between the difference between the 21 million and the 4 million here, 9 million of it is that so the… *well, sorry. Go down further, a little bit further*. The 9,000,000 actually cash spent on capital assets. 11.8 million, that's your… consider your donated infrastructure. 7 million of that came from developers and the remaining came from the other funds within the City.

And then I'm going to have you go to page 29. Okay, on that page on that note right there where you're at. So this year you were able to obtain some… a letter of credit with the Federal Home Loan Bank of Des Moines to have your cash at ICCU, collateralized. And so I just wanted to point that out that that has been taken care of.

And then we're going to go to page 38. So, that prior period adjustment that I talked about, that's note 12, correction of an error. So, in the prior two years, you received grant funds from the Coronavirus State and Local Fiscal Recovery Grant. And that one has some particular nuances to it that aren't normal with grants, and so that was discovered after last year's financial statements were done. So, we needed to take those grant funds out of the prior year and put them in the current year. And so that was that 4.39 million there. And then there was one other correction where the Police Impact Fee fund intended on reimbursing the general fund, and so there were some expenses that occurred in the prior year that now need to show as an amount due to the general fund and that was that 243,000 showing there. So, that explains what happened to the fund balance and in those funds because of those changes.

And then that last note, you have a change in some estimates. So there was some building permits that were and some mechanical permit revenue that would. It was determined that that would have to be returned and then it was under so that that ended up understating the actual return. Let me read the note. It was determined those estimates understated the actual return of that revenue by 174,000. So an adjustment when it's a change in estimate is accounted for in the current year. It's not a prior period adjustment. It's not considered an error.

And then on the next page you have a Note 14 a contingent liability. So, there's a pickleball court that was constructed and the city wants to determine that the surface of the court will hold up under extreme weather conditions. So, there is an amount that's being withheld from the contractor until that can be determined, but it's more than likely that the city will end up paying that. So, it's reported as a contingent liability in your financial statements, until that can be determined.

And then I'm going to have you flip to page 48. They just get longer and longer every year. Okay, and if… I believe that Jared is going to have an actual evaluation done in your city treasurer for that other post-employment benefit liability and your financial statements are going to get even longer with that. Alright, so this was the part of the single audit. So this is your schedule of expenditures of federal awards. So you spent 4.9 million in federal funds. The majority of that was that coronavirus state and local fiscal recovery funds. And it went towards mainly infrastructure in your sewer fund.

And then we're going to go to the reports. Actually, I'm going to go to the very last page is where I'm going to go next, page 56. So page 56 is the summary first of the opinions that I discussed already in the first report that we talked about, *keep going, keep going down 56, page 56*. So there's two other reports back here, and the page that I'm going to have them stop on is a summary of those reports. Okay, so this is called a schedule of findings and question costs and it has you summarize the those reports, the opinions and those reports and whether there were any findings and as you can see, there were none that first report is a report about the audit, the second section, internal control of financial reporting. That has to do with telling you that your audit was conducted under government auditing standards, that report expresses no opinion and then the internal control over major programs that has to do with the single audit and there were no findings on in that, as well. And then we also issued an unmodified or clean opinion on the single audit for that major program and if you scroll down a little bit, you'll see that the major

program was that coronavirus state, local fiscal recovery funds. And the question they asked if you're a low-risk oddity and it says ‘no,’ that just is because in order to qualify as a low-risk auditee, you can't have any qualified opinions in your financial statements and you have to have two years of single audits in a row before you can qualify as a low-risk auditee. And all that means is that as the auditor, when I test your federal funds, I have to test 40% of the dollars instead of 20% for a low risk auditee and that is it on those financial statements and really within those financial statements, your urban renewal agency was actually in those financial statements in a couple of those columns, but that's where we're going to go next and I'm going to have you skip that letter.

So the independent auditors report is on Page 3. So the opinion is on the neck of the page above that one. Okay, so it's a clean opinion on the financial statements as it was represented in the city's financial statements. What you're going to see here is there's just a little more information on the fund financial statement side of it where the city's financial statements just mainly shows you the government wide side of it. So if we go into page 7 of the financial statements. You'll see the balance sheet for the funds that are in your urban renewal agency and there was a fund added this year for your East district. So those are represented there. So you can see what each of those funds has and there's no liabilities. There's some deferred revenue for property taxes. Those are property taxes mainly for… so you'd levy taxes in ’23 and you're going to collect those in fiscal year ‘24, but accounting standards require that you book that levy as a deferred inflow. So that's what that unavailable property tax revenue is because you're not going to get it until your next fiscal year. That's why it's considered unavailable. And then if you go into page 9, that's the revenue and expenses for those two funds and you had an increase of the 312,000, the grants and contributions amount, that was money that was actually came from the city to pay for the East District formation cost and that is has a corresponding capital outlay. So that's why there's no change in fund balance on that one has zero change in fund balance.

And then that last report that's at the back of the financial statement, same thing, conducted under government auditing standards, no opinion expressed, we just internal controls and compliance and if there were findings they would show up in that report and there were none. So if, unless there's questions, that's all I have.

Mayor Stear All right, very good. Questions?

Council President Bruce No, sir.

Mayor Stear Thank you. We appreciate that very much. I know you were here several days, worked hard on that. So, thank you very much.

Council Member McPherson Thank you

Mayor Stear And also thank Jared and his team for supporting with that audit. Creates a lot of work, but we do a good job. We appreciate it.

Mayor Stear Alright, and we did the public hearing already, that is actually all we have on the agenda tonight.

Council Member Biggs You have a public comment.

[Meeting Continues To Item 5 Public Comment]

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 00:00:59)

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

Mayor Stear I wonder if it would be wise to...I don't know how many people we have here for the public hearing for item 7A. But we might want to just move that ahead in the agenda. I think that'd be good. And then we don't won't make people sit around waiting to find out what's up with that. So, if we could have a motion for that and then the consent agenda is next.

Council President Bruce I make a motion that we move agenda item 7A to 4 and then number down accordingly for the rest.

Council Member Laraway Second.

Mayor Stear Motion is made and seconded. All those in favor say ‘aye.’

All Council Members Aye.

Mayor Stear I'm sorry. Nathan, would you poll the Council, please?

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. And did you do the consent agenda, there?

(Timestamp 00:01:34)
Motion To: Move Agenda Item 7A to 4
Motion By: Council President Bruce
Seconded By: Council Member Laraway
Further Discussion: None
Members Voting Aye: Council Members, Bruce, Biggs, McPherson, Laraway
Members Voting Nay: None
Members Absent: None
Approved Via: Voice Vote
4-0-0

[Meeting Continues To Item 4 Consent Agenda]

Planning and Zoning Director Doug Hanson Good evening, Mayor and Council. For the record, Doug Hanson, Kuna Planning and Zoning, 751 W 4th St. Kuna, ID 83634. The Kuna Melba News is listed in Kuna City Code 111 (1) as the official newspaper of the City of Kuna. The Kuna Melba News now has changed the Meridian Kuna Press, a subsidiary of the Idaho Press. The publication for this evening ran in the Idaho Press on both February 7th and February 14th, 2024. By doing so, staff believes that the public hearing for this evening was properly noticed. However, due to the ambiguity in both State statute and City code, staff believes that it would be prudent to not hear the ordinance amendment this evening in order to ensure adequate notice and remove any ambiguity or concern. So therefore, staff will bring the ordinance amendment forward for a public hearing to be held on April 2nd, 2024. Notice will be provided both in the Idaho Press on March 14th, 2024 and the Meridian Kuna Press on March 15th, 2024, and I'll stand by for any questions.

Mayor Stear Okay, any questions for…

Council Member Laraway No, sir.

Mayor Stear Doug?

Mayor Stear We need a motion to make that happen? I don't think we do.

Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning Zoning. We won't need a motion because it's going to be re-noticed.

Mayor Stear Okay. Alright, thank you. Alright, backtracking now.

[Meeting Continues To Item 6 External Reports]

8. Business Items:

9. Ordinances:

10. Executive Session:

11. Mayor/Council Announcements:

12. Adjournment:

(Timestamp 00:22:11)

Mayor Stear Alright. Well, with that, 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 03.19.2024

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

March 5th, 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

CARL BAKER Print Name	Print Name	Print Name
1657 N IRON BELLO PL Print Address	Print Address	Print Address
EAGLE ID 83616 City State, Zip	City State, Zip	City State, Zip
TITLE 5 + TITLE 6 COMBINATION Topic	Topic	Topic
Cindy Giesea Print Name	Print Name	Print Name
1363 S Ash Print Address	Print Address	Print Address
Kuna ID City State, Zip	City State, Zip	City State, Zip
Title 5 & 6 (Apposed) Topic	Topic	Topic
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
Topic	Topic	Topic

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
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	02292024ACH		ACHD IMPACT FEE, FEBRUARY 2024	02/29/2024	164,171.00	164,171.00	30-2081 ACHD IMPACT FEE	0	3/24	03/08/2024	
Total 02292024ACHDI:						164,171.00	164,171.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						164,171.00	164,171.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	122038		SHERIFF-POLICE SERVICES FOR FEB '24	02/01/2024	316,476.00	316,476.00	01-6000 LAW ENFORCEMENT SERVICES	0	3/24	03/08/2024	
Total 122038:						316,476.00	316,476.00					
6	ADA COUNTY SHERIFF'S OFFICE	122080		SHERIFF-POLICE SERVICES FOR MAR '24	03/01/2024	316,476.00	.00	01-6000 LAW ENFORCEMENT SERVICES	0	3/24		
Total 122080:						316,476.00	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						632,952.00	316,476.00					
AGRI-LINES IRRIGATION, INC.												
1066	AGRI-LINES IRRIGATION, INC.	INV109026	17582	FIELDNET SUBSCRIPTION, PROGRAM TO MONITOR PIVOTS FOR THE FARM, T. FLEMING, FEB '24	02/20/2024	900.00	900.00	21-6090 FARM EXPENDITURES	0	3/24	03/01/2024	
Total INV109026:						900.00	900.00					
Total AGRI-LINES IRRIGATION, INC.:						900.00	900.00					

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ALPHA HOME PEST CONTROL, LLC												
1804	ALPHA HOME PEST CONTROL, LLC	95130		QUARTERLY PEST CONTROL FOR 270 S ORCHARD AVE, FEB '24	02/28/2024	95.00	.00	01-6140 MAINT. & REPAIR BUILDING	1004	3/24		
Total 95130:						95.00	.00					
Total ALPHA HOME PEST CONTROL, LLC:						95.00	.00					
AMERICAN WATER WORKS ASSOC.												
1016	AMERICAN WATER WORKS ASSOC.	7002189609	17677	MEMBERSHIP RENEWAL FOR CLINT DEYOUNG, 05/01/24-04/30/25 - WATER	01/22/2024	68.80	.00	20-6075 DUES & MEMBERSHIPS	0	3/24		
1016	AMERICAN WATER WORKS ASSOC.	7002189609	17677	MEMBERSHIP RENEWAL FOR CLINT DEYOUNG, 05/01/24-04/30/25 - P.I.	01/22/2024	17.20	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	3/24		
Total 7002189609:						86.00	.00					
Total AMERICAN WATER WORKS ASSOC.:						86.00	.00					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	2401473		MONTHLY BACTERIA SAMPLES - FEB '24 - WATER	02/29/2024	562.40	.00	20-6152 M & R - LABORATORY COSTS	0	3/24		
Total 2401473:						562.40	.00					
1	ANALYTICAL LABORATORIES	2401474		MONTHLY BACTERIA SAMPLES - FEB '24 - SEWER	02/29/2024	1,015.55	.00	21-6152 M & R - LABORATORY COSTS	0	3/24		
Total 2401474:						1,015.55	.00					
Total ANALYTICAL LABORATORIES:						1,577.95	.00					
ASSOCIATION OF IDAHO CITIES												
8	ASSOCIATION OF IDAHO CITIES	200011539	17686	2024 AIC SPRING DISTRICT MEETING 04/24/24 - JOE STEAR AND ZULEMA MONTENEGRO.								

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				MAR '24	03/05/2024	100.00	100.00	01-6155 MEETINGS/COMMITTEES	0	3/24	03/08/2024	
Total 200011539:						100.00	100.00					
8	ASSOCIATION OF IDAHO CITIES	200011541	17687	2024 AIC ANNUAL CONFERENCE REGISTRATION AND 2024 AWARDS BANQUET GALA TICKETS FOR MAYOR JOE STEAR AND ZULEMA MONTENEGRO, MAR '24	03/05/2024	740.00	740.00	01-6155 MEETINGS/COMMITTEES	0	3/24	03/08/2024	
Total 200011541:						740.00	740.00					
8	ASSOCIATION OF IDAHO CITIES	200011542	17688	2024 AIC AWARDS BANQUET GALA TICKETS FOR GUESTS OF MAYOR JOE STEAR AND ZULEMA MONTENEGRO, MAR '24	03/05/2024	90.00	90.00	01-6155 MEETINGS/COMMITTEES	0	3/24	03/08/2024	
Total 200011542:						90.00	90.00					
Total ASSOCIATION OF IDAHO CITIES:						930.00	930.00					
BAILEY & COMPANY, CHARTERED												
125	BAILEY & COMPANY, CHARTERED	107445		PROFESSIONAL SERVICES FOR AUDIT, KUNA URBAN RENEWAL	02/26/2024	5,355.00	5,355.00	52-6202 PROFESSIONAL SERVICES	0	3/24	03/01/2024	
125	BAILEY & COMPANY, CHARTERED	107445		PROFESSIONAL SERVICES FOR AUDIT, KUNA URBAN RENEWAL	02/26/2024	595.00	595.00	53-6202 PROFESSIONAL SERVICES	0	3/24	03/01/2024	
Total 107445:						5,950.00	5,950.00					
125	BAILEY & COMPANY, CHARTERED	107446		PROFESSIONAL SERVICES FOR AUDIT - ADMIN	02/26/2024	7,980.00	7,980.00	01-6202 PR0FESSI0NAL SERVICES	0	3/24	03/01/2024	
125	BAILEY & COMPANY, CHARTERED	107446		PROFESSIONAL SERVICES FOR AUDIT - WATER	02/26/2024	5,460.00	5,460.00	20-6202 PROFESSIONAL SERVICES	0	3/24	03/01/2024	

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125	BAILEY & COMPANY, CHARTERED	107446		PROFESSIONAL SERVICES FOR AUDIT - SEWER	02/26/2024	5,460.00	5,460.00	21-6202 PR0FESSI0NAL SERVICES	0	3/24	03/01/2024	
125	BAILEY & COMPANY, CHARTERED	107446		PROFESSIONAL SERVICES FOR AUDIT - P.I.	02/26/2024	2,100.00	2,100.00	25-6202 PROFESSIONAL SERVICES	0	3/24	03/01/2024	
Total 107446:						21,000.00	21,000.00					
Total BAILEY & COMPANY, CHARTERED:						26,950.00	26,950.00					
BIG SKY RENTALS LLC												
1846	BIG SKY RENTALS LLC	13078	17434	RETURN SCISSOR LIFT, B. VILLANUEVA, JAN. '24	01/29/2024	95.00	95.00	01-6212 RENT-EQUIPMENT	1004	3/24	03/01/2024	
Total 13078:						95.00	95.00					
1846	BIG SKY RENTALS LLC	13079	17434	RETURN FORK LIFT, B. VILLANUEVA, JAN. '24	01/29/2024	150.00	150.00	01-6212 RENT-EQUIPMENT	1004	3/24	03/01/2024	
Total 13079:						150.00	150.00					
Total BIG SKY RENTALS LLC:						245.00	245.00					
BOISE-KUNA IRRIGATION DISTRICT												
12	BOISE-KUNA IRRIGATION DISTRICT	03062024BKID		SECOND ASSESSMENT - 2024 IRRIGATION FOR KUNA TOWNSITE, SECTION 23TR: 02N-01W - ACCOUNT CHARGE	03/06/2024	156,134.96	.00	25-6116 IRRIGATION / WATER COSTS	0	3/24		
Total 03062024BKID:						156,134.96	.00					
Total BOISE-KUNA IRRIGATION DISTRICT:						156,134.96	.00					
BSN SPORTS, LLC												
1739	BSN SPORTS, LLC	924926342	17637	BENCHES FOR ZAMZOWS DUGOUTS, M. WEBB, FEB. '24	02/28/2024	5,519.96	.00	50-6045 CONTINGENCY	1335	3/24		

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Total 924926342:						5,519.96	.00					
Total BSN SPORTS, LLC:						5,519.96	.00					
CASELLE INC												
1239	CASELLE INC	131445		CONTRACT SUPPORT AND MAINTENANCE FOR 03/01-03/31/24 - ADMIN	03/01/2024	700.72	.00	01-6052 CONTRACT SERVICES	0	3/24		
1239	CASELLE INC	131445		CONTRACT SUPPORT AND MAINTENANCE FOR 03/01-03/31/24 - WATER	03/01/2024	479.44	.00	20-6052 CONTRACT SERVICES	0	3/24		
1239	CASELLE INC	131445		CONTRACT SUPPORT AND MAINTENANCE FOR 03/01-03/31/24 - SEWER	03/01/2024	479.44	.00	21-6052 C0NTRACT SERVICES	0	3/24		
1239	CASELLE INC	131445		CONTRACT SUPPORT AND MAINTENANCE FOR 03/01-03/31/24 - P.I.	03/01/2024	184.40	.00	25-6052 C0NTRACT SERVICES	0	3/24		
Total 131445:						1,844.00	.00					
Total CASELLE INC:						1,844.00	.00					
CENTURYLINK												
62	CENTURYLINK	208922932280		INTERNET SERVICES FOR PARKS, 02/25-03/24/2024	02/25/2024	100.58	.00	01-6255 TELEPH0NE	1004	3/24		
Total 2089229322801B02252024:						100.58	.00					
62	CENTURYLINK	333719348022		DEDICATED LANDLINE TO SCADA, 02/25/2024-03/24/2024 - WATER	02/25/2024	29.43	.00	20-6255 TELEPH0NE EXPENSE	0	3/24		
62	CENTURYLINK	333719348022		DEDICATED LANDLINE TO SCADA, 02/25/2024-03/24/2024 - SEWER	02/25/2024	29.43	.00	21-6255 TELEPH0NE EXPENSE	0	3/24		
62	CENTURYLINK	333719348022		DEDICATED LANDLINE TO SCADA, 02/25/2024-03/24/2024 - P.I.	02/25/2024	11.21	.00	25-6255 TELEPH0NE EXPENSE	0	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 33371934802252024:						70.07	.00					
Total CENTURYLINK:						170.65	.00					
CHRISTENSEN INC												
2186	CHRISTENSEN INC	0543516-IN	17658	600 GALLONS OF DIESEL FOR WELL #10 GENERATOR, J.MORFIN, FEB.'24	03/01/2024	2,220.26	2,220.26	20-6150 M & R - SYSTEM	0	3/24	03/08/2024	
Total 0543516-IN:						2,220.26	2,220.26					
Total CHRISTENSEN INC:						2,220.26	2,220.26					
CORE & MAIN LP												
63	CORE & MAIN LP	U455496	17656	REGISTERS AND GASKETS, J.OSBORN, FEB. '24	02/29/2024	10,033.80	.00	20-6020 CAPITAL IMPR0VEMENTS	0	3/24		
Total U455496:						10,033.80	.00					
Total CORE & MAIN LP:						10,033.80	.00					
CREATIVE WRAPS												
1970	CREATIVE WRAPS	3698	17664	STICKERS FOR ALL CITY EQUIPMENT, J. DURHAM, MARCH '24 - ADMIN	03/01/2024	55.00	55.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/24	03/08/2024	
1970	CREATIVE WRAPS	3698	17664	STICKERS FOR ALL CITY EQUIPMENT, J. DURHAM, MARCH '24 - WATER	03/01/2024	22.00	22.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/24	03/08/2024	
1970	CREATIVE WRAPS	3698	17664	STICKERS FOR ALL CITY EQUIPMENT, J. DURHAM, MARCH '24 - SEWER	03/01/2024	22.00	22.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/24	03/08/2024	
1970	CREATIVE WRAPS	3698	17664	STICKERS FOR ALL CITY EQUIPMENT, J. DURHAM, MARCH '24 - P.I.	03/01/2024	11.00	11.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	3/24	03/08/2024	
Total 3698:						110.00	110.00					

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1970	CREATIVE WRAPS	3711	17726	STICKERS FOR GIS DEPARTMENT, J. DURHAM, MARCH 24- WATER	03/08/2024	8.40	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/24		
1970	CREATIVE WRAPS	3711	17726	STICKERS FOR GIS DEPARTMENT, J. DURHAM, MARCH 24- SEWER	03/08/2024	8.40	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/24		
1970	CREATIVE WRAPS	3711	17726	STICKERS FOR GIS DEPARTMENT, J. DURHAM, MARCH 24- P.I	03/08/2024	3.20	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	3/24		
Total 3711:						20.00	.00					
Total CREATIVE WRAPS:						130.00	110.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	9283	17731	REPAIRS FOR TRAIN #2 AT PLANT, T. FLEMING, MAR '24	03/08/2024	100,183.00	.00	21-6020 CAPITAL IMPR0VEMENTS	0	3/24		
Total 9283:						100,183.00	.00					
Total CUSTOM ELECTRIC, INC.:						100,183.00	.00					
D & B SUPPLY												
75	D & B SUPPLY	1720	17733	MOUSE TRAPS FOR PARKS SHOP, M. WEBB, MARCH '24	03/11/2024	25.44	.00	01-6165 OFFICE SUPPLIES	1004	3/24		
Total 1720:						25.44	.00					
75	D & B SUPPLY	252	17681	1 PAIR OF COMPOSITE TOE WORK SHOES AND 1 PAIR OF STEEL TOE WORK BOOTS FOR J. LISH, MAR '24 - WATER	03/05/2024	240.00	.00	20-6285 UNIF0RMS EXPENSE	0	3/24		
75	D & B SUPPLY	252	17681	1 PAIR OF COMPOSITE TOE WORK SHOES AND 1 PAIR OF STEEL TOE WORK BOOTS FOR J. LISH, MAR '24 - P.I.	03/05/2024	60.00	.00	25-6285 UNIF0RMS EXPENSE	0	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 252:						300.00	.00					
75	D & B SUPPLY	2887	17660	WELDING ROD, C. REGLI, MARCH '24	03/01/2024	19.99	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	3/24		
Total 2887:						19.99	.00					
75	D & B SUPPLY	310	17682	3 CANS OF PAINT FOR ZAMZOWS DUGOUTS, B. BAUER, MAR '24	03/05/2024	19.47	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	3/24		
Total 310:						19.47	.00					
75	D & B SUPPLY	3142	17696	NUTS AND BOLTS FOR ZAMZOWS BACK STOP, B. BAUER, MARCH '24	03/06/2024	33.79	.00	50-6045 CONTINGENCY	1335	3/24		
Total 3142:						33.79	.00					
75	D & B SUPPLY	3489	17728	PLANT BULBS FOR SENIOR CENTER, A. GOODWIN, MAR '24	03/08/2024	35.94	.00	01-6140 MAINT. & REPAIR BUILDING	1001	3/24		
Total 3489:						35.94	.00					
75	D & B SUPPLY	3936	17692	SPRAY PUMP, VALVES AND CLIPS FOR THE FARM, R. HENZE, MAR '24	03/06/2024	187.13	.00	21-6090 FARM EXPENDITURES	0	3/24		
Total 3936:						187.13	.00					
75	D & B SUPPLY	4074	17701	FLOWER POTS FOR AROUND CITY OF KUNA, A. GOODWIN, MAR '24	03/07/2024	19.98	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	3/24		
Total 4074:						19.98	.00					

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75	D & B SUPPLY	4130	17704	SPRAY PAINT FOR PARKS SHED, B. VILLANUEVA, MARCH '24	03/07/2024	12.98	.00	50-6045 CONTINGENCY	1335	3/24		
Total 4130:						12.98	.00					
75	D & B SUPPLY	4228	17729	MARKER PENS FOR BACKSTOPS, S. CAHILL, MARCH '24	03/08/2024	22.95	.00	01-6165 OFFICE SUPPLIES	1004	3/24		
Total 4228:						22.95	.00					
75	D & B SUPPLY	4408	17683	COMPOSITE TOE WORK BOOTS FOR C.STRAKER, MAR.'24	03/05/2024	126.79	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	3/24		
Total 4408:						126.79	.00					
Total D & B SUPPLY:						804.46	.00					
DATATEL LLC												
1566	DATATEL LLC	IN-8001081297		03/01-03/31/24 INTERNET SERVICES - PARKS	03/02/2024	189.46	.00	01-6290 UTILITIES	1004	3/24		
Total IN-800108129761:						189.46	.00					
Total DATATEL LLC:						189.46	.00					
DIGLINE												
25	DIGLINE	0073730-IN		DIG FEES, FEB '24 - WATER	02/29/2024	275.18	.00	20-6065 DIG LINE EXPENSE	0	3/24		
25	DIGLINE	0073730-IN		DIG FEES, FEB '24 - SEWER	02/29/2024	275.18	.00	21-6065 DIG LINE EXPENSE	0	3/24		
25	DIGLINE	0073730-IN		DIG FEES, FEB '24 - P.I.	02/29/2024	104.84	.00	25-6065 DIG LINE EXPENSE	0	3/24		

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Total 0073730-IN:						655.20	.00					
Total DIGLINE:						655.20	.00					
DMH ENTERPRISES LLC												
1745	DMH ENTERPRISES LLC	02292024DMH		PLUMBING PERMITS, FEBRUARY 2024	02/29/2024	9,430.96	9,430.96	01-6052 CONTRACT SERVICES	1005	3/24	03/08/2024	
Total 02292024DMH:						9,430.96	9,430.96					
Total DMH ENTERPRISES LLC:						9,430.96	9,430.96					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-30253247	17672	1 TOTE CHLORINE FOR WELLS, D. CROSSLEY, MAR '24	03/06/2024	1,416.90	.00	20-6151 M & R - PROCESS CHEMICALS	0	3/24		
Total IN-30253247:						1,416.90	.00					
Total DUBOIS CHEMICALS INC:						1,416.90	.00					
DYNA PARTS LLC												
2115	DYNA PARTS LLC	293629	17654	BATTERY FOR SEWER LITTLE GREEN GENERATOR, J. BOSTON, FEB '24	02/28/2024	176.18	.00	21-6175 SMALL TOOLS	0	3/24		
2115	DYNA PARTS LLC	293629		ONE EACH CORE DEPOSIT, FEB. 24	02/28/2024	21.60	.00	21-6097 DEPOSITS ON ACCOUNT	0	3/24		
2115	DYNA PARTS LLC	293629		CREDIT/RETURN CORE DEPOSIT ON INVOICE 293629, FEB.B'24	02/28/2024	-21.60	.00	20-6097 DEPOSITS ON ACCOUNT	0	3/24		
Total 293629:						176.18	.00					
2115	DYNA PARTS LLC	293888	17678	HOSE AND CLAMP FOR PARKS COMPACTOR, C. REGLI, MARCH '24	03/04/2024	27.77	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	3/24		

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Total 293888:						27.77	.00					
2115	DYNA PARTS LLC	294070	17702	OIL FOR GENERATOR AT THE FARM, R. HENZE, MAR '24	03/07/2024	43.47	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24		
Total 294070:						43.47	.00					
2115	DYNA PARTS LLC	294080	17705	CLEANING SUPPLIES FOR UTILITY LOCATOR CAR, D. WESTERMAN, MARCH '24-WATER	03/07/2024	22.57	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/24		
2115	DYNA PARTS LLC	294080	17705	CLEANING SUPPLIES FOR UTILITY LOCATOR CAR, D. WESTERMAN, MARCH '24-SEWER	03/07/2024	22.57	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/24		
2115	DYNA PARTS LLC	294080	17705	CLEANING SUPPLIES FOR UTILITY LOCATOR CAR, D. WESTERMAN, MARCH '24- P.I	03/07/2024	8.59	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	3/24		
Total 294080:						53.73	.00					
2115	DYNA PARTS LLC	294083	17706	TOGGLE SWITCH FOR PARKS FOUR WHEELER SAFETY LIGHTS, J. DURHAM, MAR '24	03/07/2024	17.98	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	3/24		
Total 294083:						17.98	.00					
2115	DYNA PARTS LLC	294237	17738	OIL FILTER FOR PARKS GATOR, J. DURHAM, MARCH 24	03/11/2024	5.33	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	3/24		
Total 294237:						5.33	.00					
2115	DYNA PARTS LLC	294239	17740	DEF FOR TRUCKS, J. BOSTON, MAR '24	03/11/2024	35.97	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/24		

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Total 294239:						35.97	.00					
2115	DYNA PARTS LLC	294292	17744	TOOL FOR OIL CHANGES ON PARKS TACOMA, J. DURHAM, MAR '24	03/12/2024	25.00	.00	01-6175 SMALL TOOLS	1004	3/24		
Total 294292:						25.00	.00					
Total DYNA PARTS LLC:						385.43	.00					
ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	02292024ECI		ELECTRICAL PERMITS, FEBRUARY 2024	02/29/2024	13,500.67	13,500.67	01-6052 CONTRACT SERVICES	1005	3/24	03/08/2024	
Total 02292024ECI:						13,500.67	13,500.67					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						13,500.67	13,500.67					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0881654		CEU TRAINING FOR C. DEYOUNG AND J. COX, FEB '24 - WATER	02/23/2024	120.00	120.00	20-6265 TRAINING & SCH00LING EXPENSE	0	3/24	03/08/2024	
219	FERGUSON ENTERPRISES INC	0881654		CEU TRAINING FOR T. FLEMING, FEB '24 - SEWER	02/23/2024	75.00	75.00	21-6265 TRAINING & SCH00LING EXPENSE	0	3/24	03/08/2024	
219	FERGUSON ENTERPRISES INC	0881654		CEU TRAINING FOR C. DEYOUNG AND J. COX, FEB '24 - P.I.	02/23/2024	30.00	30.00	25-6265 TRAINING & SCH00LING EXPENSE	0	3/24	03/08/2024	
Total 0881654:						225.00	225.00					
219	FERGUSON ENTERPRISES INC	0882364	17667	NUT, BOLT & GASKET KIT FOR FARM, R. HENZE, MARCH '24	03/01/2024	32.95	.00	21-6090 FARM EXPENDITURES	0	3/24		
Total 0882364:						32.95	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total FERGUSON ENTERPRISES INC:						257.95	225.00					
FIRE EXTINGUISHER CO., INC												
110	FIRE EXTINGUISHER CO., INC	75382		ANNUAL FIRE EXTINGUISHER TESTING AND SERVICE, TREATMENT PLANT, FEB.'24 - WATER	02/27/2024	307.02	.00	20-6140 MAINT. & REPAIR BUILDING	0	3/24		
110	FIRE EXTINGUISHER CO., INC	75382		ANNUAL FIRE EXTINGUISHER TESTING AND SERVICE, TREATMENT PLANT, FEB.'24 - SEWER	02/27/2024	307.02	.00	21-6140 MAINT & REPAIR BUILDING	0	3/24		
110	FIRE EXTINGUISHER CO., INC	75382		ANNUAL FIRE EXTINGUISHER TESTING AND SERVICE, TREATMENT PLANT, FEB.'24 - P.I.	02/27/2024	116.96	.00	25-6140 MAINT & REPAIR BUILDING	0	3/24		
Total 75382:						731.00	.00					
110	FIRE EXTINGUISHER CO., INC	75383		ANNUAL FIRE EXTINGUISHER TESTING AND SERVICE, CITY HALL, FEB.'24 - ADMIN	02/27/2024	59.28	.00	01-6140 MAINT. & REPAIR BUILDING	0	3/24		
110	FIRE EXTINGUISHER CO., INC	75383		ANNUAL FIRE EXTINGUISHER TESTING AND SERVICE, CITY HALL, FEB.'24 - WATER	02/27/2024	40.56	.00	20-6140 MAINT. & REPAIR BUILDING	0	3/24		
110	FIRE EXTINGUISHER CO., INC	75383		ANNUAL FIRE EXTINGUISHER TESTING AND SERVICE, CITY HALL, FEB.'24 - SEWER	02/27/2024	40.56	.00	21-6140 MAINT & REPAIR BUILDING	0	3/24		
110	FIRE EXTINGUISHER CO., INC	75383		ANNUAL FIRE EXTINGUISHER TESTING AND SERVICE, CITY HALL, FEB.'24 - P.I.	02/27/2024	15.60	.00	25-6140 MAINT & REPAIR BUILDING	0	3/24		
Total 75383:						156.00	.00					
110	FIRE EXTINGUISHER CO., INC	75384		ANNUAL FIRE EXTINGUISHER TESTING, NEW FIRE EXTINGUISHERS AND SERVICE, PARKS SHOP, FEB.'24	02/27/2024	989.00	.00	01-6140 MAINT. & REPAIR BUILDING	1004	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 75384:						989.00	.00					
110	FIRE EXTINGUISHER CO., INC	75385		ANNUAL FIRE EXTINGUISHER TESTING AND SERVICE, 270 ORCHARD AVE, FEB.'24	02/27/2024	64.00	.00	01-6140 MAINT. & REPAIR BUILDING	1004	3/24		
Total 75385:						64.00	.00					
110	FIRE EXTINGUISHER CO., INC	75388		2 NEW FIRE EXTINGUISHERS FOR NEW WATER BUILDING AT TREATMENT PLANT, FEB '24 - WATER	02/28/2024	94.08	.00	20-6140 MAINT. & REPAIR BUILDING	0	3/24		
110	FIRE EXTINGUISHER CO., INC	75388		2 NEW FIRE EXTINGUISHERS FOR NEW WATER BUILDING AT TREATMENT PLANT, FEB '24 - SEWER	02/28/2024	94.08	.00	21-6140 MAINT & REPAIR BUILDING	0	3/24		
110	FIRE EXTINGUISHER CO., INC	75388		2 NEW FIRE EXTINGUISHERS FOR NEW WATER BUILDING AT TREATMENT PLANT, FEB '24 - P.I.	02/28/2024	35.84	.00	25-6140 MAINT & REPAIR BUILDING	0	3/24		
Total 75388:						224.00	.00					
Total FIRE EXTINGUISHER CO., INC:						2,164.00	.00					
FREUND PROPERTIES LLC												
2014	FREUND PROPERTIES LLC	8297		CONTRACT SERVICE/IT SUPPORT, MAR '24 - ADMIN	03/01/2024	3,098.71	3,098.71	01-6142 MAINT. & REPAIR - EQUIPMENT	0	3/24	03/08/2024	
2014	FREUND PROPERTIES LLC	8297		CONTRACT SERVICE/IT SUPPORT, MAR '24 - WATER	03/01/2024	2,120.17	2,120.17	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	3/24	03/08/2024	
2014	FREUND PROPERTIES LLC	8297		CONTRACT SERVICE/IT SUPPORT, MAR '24 - SEWER	03/01/2024	2,120.17	2,120.17	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24	03/08/2024	
2014	FREUND PROPERTIES LLC	8297		CONTRACT SERVICE/IT SUPPORT, MAR '24 - P.I.	03/01/2024	815.45	815.45	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24	03/08/2024	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 8297:						8,154.50	8,154.50					
2014	FREUND PROPERTIES LLC	8413		SERVICE AT CITY HALL DUE TO POWER OUTAGE, FEB '24 - ADMIN	03/01/2024	91.20	91.20	01-6142 MAINT. & REPAIR - EQUIPMENT	0	3/24	03/08/2024	
2014	FREUND PROPERTIES LLC	8413		SERVICE AT CITY HALL DUE TO POWER OUTAGE, FEB '24 - WATER	03/01/2024	62.40	62.40	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	3/24	03/08/2024	
2014	FREUND PROPERTIES LLC	8413		SERVICE AT CITY HALL DUE TO POWER OUTAGE, FEB '24 - SEWER	03/01/2024	62.40	62.40	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24	03/08/2024	
2014	FREUND PROPERTIES LLC	8413		SERVICE AT CITY HALL DUE TO POWER OUTAGE, FEB '24 - P.I.	03/01/2024	24.00	24.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24	03/08/2024	
2014	FREUND PROPERTIES LLC	8413		SETUP NEW GIS MACHINE AND NEW USER, S. FEIST, FEB '24 - WATER	03/01/2024	119.70	119.70	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	3/24	03/08/2024	
2014	FREUND PROPERTIES LLC	8413		SETUP NEW GIS MACHINE AND NEW USER, S. FEIST, FEB '24 - SEWER	03/01/2024	119.70	119.70	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24	03/08/2024	
2014	FREUND PROPERTIES LLC	8413		SETUP NEW GIS MACHINE AND NEW USER, S. FEIST, FEB '24 - P.I.	03/01/2024	45.60	45.60	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24	03/08/2024	
2014	FREUND PROPERTIES LLC	8413		SETUP NEW USER, T. IRISH, FEB '24 - P & Z	03/01/2024	256.50	256.50	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	3/24	03/08/2024	
2014	FREUND PROPERTIES LLC	8413		SETUP NEW USER, T. IRISH, FEB '24 - WATER	03/01/2024	12.83	12.83	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	3/24	03/08/2024	
2014	FREUND PROPERTIES LLC	8413		SETUP NEW USER, T. IRISH, FEB '24 - SEWER	03/01/2024	12.83	12.83	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24	03/08/2024	
2014	FREUND PROPERTIES LLC	8413		SETUP NEW USER, T. IRISH, FEB '24 - P.I.	03/01/2024	2.84	2.84	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24	03/08/2024	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2014	FREUND PROPERTIES LLC	8413		ARCGIS LOGIN ISSUE, M. BORZICK, FEB '24 - WATER	03/01/2024	138.60	138.60	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	3/24	03/08/2024	
2014	FREUND PROPERTIES LLC	8413		ARCGIS LOGIN ISSUE, M. BORZICK, FEB '24 - SEWER	03/01/2024	138.60	138.60	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24	03/08/2024	
2014	FREUND PROPERTIES LLC	8413		ARCGIS LOGIN ISSUE, M. BORZICK, FEB '24 - P.I.	03/01/2024	52.80	52.80	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24	03/08/2024	
2014	FREUND PROPERTIES LLC	8413		20' CAT6 PATCH CABLE FOR H.R. PRINTER INSTALL, J. EDINGER, FEB '24 - ADMIN	03/01/2024	7.89	7.89	01-6141 IT SMALL EQUIPMENT	0	3/24	03/08/2024	
2014	FREUND PROPERTIES LLC	8413		20' CAT6 PATCH CABLE FOR H.R. PRINTER INSTALL, J. EDINGER, FEB '24 - WATER	03/01/2024	.20	.20	20-6141 IT SMALL EQUIPMENT	0	3/24	03/08/2024	
2014	FREUND PROPERTIES LLC	8413		20' CAT6 PATCH CABLE FOR H.R. PRINTER INSTALL, J. EDINGER, FEB '24 - SEWER	03/01/2024	.20	.20	21-6141 IT SMALL EQUIPMENT	0	3/24	03/08/2024	
2014	FREUND PROPERTIES LLC	8413		20' CAT6 PATCH CABLE FOR H.R. PRINTER INSTALL, J. EDINGER, FEB '24 - P.I.	03/01/2024	.10	.10	25-6141 IT SMALL EQUIPMENT	0	3/24	03/08/2024	
Total 8413:						1,148.39	1,148.39					
Total FREUND PROPERTIES LLC:						9,302.89	9,302.89					
HDR ENGINEERING INC												
1646	HDR ENGINEERING INC	1200598282		PROFESSIONAL SERVICES FROM 12/31/2023-01/27/2024 FOR DEER FLAT/TEN MILE WATERLINE PLACEMENT	02/20/2024	3,217.50	.00	20-6020 CAPITAL IMPR0VEMENTS	0	3/24		
Total 1200598282:						3,217.50	.00					
Total HDR ENGINEERING INC:						3,217.50	.00					
HOLLADAY ENGINEERING CO												

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
1990	HOLLADAY ENGINEERING CO	49881		PROFESSIONAL SERVICES THROUGH 02/29/24, PEREGRINE PROJECT, KU22-0309	03/07/2024	9,541.87	.00	20-6202 PROFESSIONAL SERVICES	0	3/24		
Total 49881:						9,541.87	.00					
1990	HOLLADAY ENGINEERING CO	49884		PROFESSIONAL SERVICES THROUGH 02/29/2024, LAGOON #8, KU23-0379	03/07/2024	9,180.00	.00	21-6020 CAPITAL IMPR0VEMENTS	0	3/24		
Total 49884:						9,180.00	.00					
Total HOLLADAY ENGINEERING CO:						18,721.87	.00					
HORIZON DISTRIBUTORS INC												
2131	HORIZON DISTRIBUTORS INC	3L225744	17707	NEW BLADES FOR MOWER AT LAGOONS, J. DURHAM, MAR '24	03/08/2024	92.97	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24		
Total 3L225744:						92.97	.00					
Total HORIZON DISTRIBUTORS INC:						92.97	.00					
ICRMP												
35	ICRMP	030124		RISK INSURANCE, 2ND INSTALLMENT, POLICY PERIOD 10/01/2023-09/30/2024 - ADMIN	03/01/2024	4,114.87	.00	01-6130 LIABILITY & PR0PERTY INSURANCE	0	3/24		
35	ICRMP	030124		RISK INSURANCE, 2ND INSTALLMENT, POLICY PERIOD 10/01/2023-09/30/2024 - SR CENTER	03/01/2024	566.19	.00	01-6130 LIABILITY & PR0PERTY INSURANCE	1001	3/24		
35	ICRMP	030124		RISK INSURANCE, 2ND INSTALLMENT, POLICY PERIOD 10/01/2023-09/30/2024 - PARKS	03/01/2024	4,114.87	.00	01-6130 LIABILITY & PR0PERTY INSURANCE	1004	3/24		
35	ICRMP	030124		RISK INSURANCE, 2ND INSTALLMENT, POLICY PERIOD 10/01/2023-09/30/2024 - BLDG	03/01/2024	566.19	.00	01-6130 LIABILITY & PR0PERTY INSURANCE	1005	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
35	ICRMP	030124		RISK INSURANCE, 2ND INSTALLMENT, POLICY PERIOD 10/01/2023-09/30/2024 - WATER	03/01/2024	11,727.33	.00	20-6130 LIABILITY & PR0PERTY INSURANCE	0	3/24		
35	ICRMP	030124		RISK INSURANCE, 2ND INSTALLMENT, POLICY PERIOD 10/01/2023-09/30/2024 - SEWER	03/01/2024	48,697.42	.00	21-6130 LIABILITY & PR0PERTY INSURANCE	0	3/24		
35	ICRMP	030124		RISK INSURANCE, 2ND INSTALLMENT, POLICY PERIOD 10/01/2023-09/30/2024 - P.I.	03/01/2024	5,705.63	.00	25-6130 LIABILITY & PR0PERTY INSURANCE	0	3/24		
Total 030124:						75,492.50	.00					
Total ICRMP:						75,492.50	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	02162024IP		ELECTRIC SERVICE 01/16-02/14/24 - ADMIN	02/16/2024	1,235.69	1,235.69	01-6290 UTILITIES	0	3/24	03/01/2024	
38	IDAHO POWER CO	02162024IP		ELECTRIC SERVICE 01/16-02/14/24 - SENIOR CENTER	02/16/2024	335.79	335.79	01-6290 UTILITIES	1001	3/24	03/01/2024	
38	IDAHO POWER CO	02162024IP		ELECTRIC SERVICE 01/16-02/14/24 - PARKS	02/16/2024	1,687.82	1,687.82	01-6290 UTILITIES	1004	3/24	03/01/2024	
38	IDAHO POWER CO	02162024IP		ELECTRIC SERVICE 01/16-02/14/24 - WATER	02/16/2024	7,440.63	7,440.63	20-6290 UTILITIES EXPENSE	0	3/24	03/01/2024	
38	IDAHO POWER CO	02162024IP		ELECTRIC SERVICE 01/16-02/14/24 - SEWER	02/16/2024	8,184.13	8,184.13	21-6290 UTILITIES EXPENSE	0	3/24	03/01/2024	
38	IDAHO POWER CO	02162024IP		ELECTRIC SERVICE 01/16-02/14/24 - FARM/LAGOONS	02/16/2024	1,870.45	1,870.45	21-6090 FARM EXPENDITURES	0	3/24	03/01/2024	
38	IDAHO POWER CO	02162024IP		ELECTRIC SERVICE 01/16-02/14/24 - IRRIGATION - P.I.	02/16/2024	6,778.21	6,778.21	25-6290 UTILITIES EXPENSE	0	3/24	03/01/2024	
Total 02162024IP:						27,532.72	27,532.72					
38	IDAHO POWER CO	02262024IP		ELECTRIC SERVICE 01/01/24-01/31/24 - SEWER	02/26/2024	18,565.87	18,565.87	21-6290 UTILITIES EXPENSE	0	3/24	03/08/2024	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 02262024IP:						18,565.87	18,565.87					
Total IDAHO POWER CO:						46,098.59	46,098.59					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	43083	17629	AD #485398, LEGAL NOTICE, ORDINANCE NO 2024-02, N. STANLEY, FEB. '24	03/01/2024	429.96	.00	01-6125 LEGAL PUBLICATI0NS	0	3/24		
Total 43083:						429.96	.00					
1802	IDAHO PRESS TRIBUNE, LLC	43084		AD #485438, LEGAL NOTICE, ORDINANCE NO2024-03, N. STANLEY, FEB '24	03/01/2024	1,045.44	.00	01-6125 LEGAL PUBLICATI0NS	0	3/24		
Total 43084:						1,045.44	.00					
1802	IDAHO PRESS TRIBUNE, LLC	43085	17593	AD #486025, LEGAL NOTICE CASE NO 23-04-AN (ANNEXATION) AND 23-04-S (PRE-PLAT) AERMOTOR SUBDIVISION P & Z, T. BEHUNIN, FEB '24	03/01/2024	45.52	45.52	01-6125 LEGAL PUBLICATI0NS	1003	3/24	03/08/2024	
Total 43085:						45.52	45.52					
1802	IDAHO PRESS TRIBUNE, LLC	43086	17652	AD #487097, LEGAL NOTICE, CASE NO 23-08-AN, LOT 3, BLOCK 3 OF AVALON ORCHARD TRACTS AMENDED, T. IRISH, FEB. '24	03/01/2024	39.60	.00	01-6125 LEGAL PUBLICATI0NS	1003	3/24		
Total 43086:						39.60	.00					
1802	IDAHO PRESS TRIBUNE, LLC	43132	17641	AD#488147, LEGAL NOTICE CASE NO 23-05-ZC (REZONE) AND 23-06-S (PRE-PLAT) FALCON CREST EAST SUBDIVISION, PUBLISHED ON INCORRECT DATE, WILL BE AMENDED WITH A 4/2/24 DATE								

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
				AT NO CHARGE, T. BEHUNIN, FEB '24	03/05/2024	46.26	46.26	01-6125 LEGAL PUBLICATI0NS	1003	3/24	03/08/2024	
Total 43132:						46.26	46.26					
Total IDAHO PRESS TRIBUNE, LLC:						1,606.78	91.78					
IDAHO TOOL & EQUIPMENT, INC.												
1667	IDAHO TOOL & EQUIPMENT, INC.	2403-066668	17723	BAND SAW BLADES AND TOOLS FOR ZAMZOWS PARK, B. VILLANUEVA, MARCH '24	03/08/2024	144.96	.00	01-6175 SMALL TOOLS	1004	3/24		
Total 2403-066668:						144.96	.00					
Total IDAHO TOOL & EQUIPMENT, INC.:						144.96	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196022		NATURAL GAS CONSUMPTION AT SENIOR CENTER, 01/27/24-02/26/24	02/27/2024	403.62	403.62	01-6290 UTILITIES	1001	3/24	03/08/2024	
Total 48213519602272024:						403.62	403.62					
37	INTERMOUNTAIN GAS CO	482195000030		NATURAL GAS CONSUMPTION AT NWWTP, 02/03-03/04/24 - WATER	03/05/2024	936.27	.00	20-6290 UTILITIES EXPENSE	0	3/24		
37	INTERMOUNTAIN GAS CO	482195000030		NATURAL GAS CONSUMPTION AT NWWTP, 02/03-03/04/24 - SEWER	03/05/2024	936.27	.00	21-6290 UTILITIES EXPENSE	0	3/24		
37	INTERMOUNTAIN GAS CO	482195000030		NATURAL GAS CONSUMPTION AT NWWTP, 02/03-03/04/24 - P.I.	03/05/2024	356.68	.00	25-6290 UTILITIES EXPENSE	0	3/24		
Total 48219500003052024:						2,229.22	.00					
37	INTERMOUNTAIN GAS CO	482327707022		NATURAL GAS CONSUMPTION AT PARKS DEPARTMENT, 01/27/24-02/26/24	02/27/2024	58.11	58.11	01-6290 UTILITIES	1004	3/24	03/08/2024	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 48232770702272024:						58.11	58.11					
37	INTERMOUNTAIN GAS CO	482634665022		NATURAL GAS CONSUMPTION AT CITY HALL, 01/27/24-02/26/24 - ADMIN	02/27/2024	110.39	110.39	01-6290 UTILITIES	0	3/24	03/08/2024	
37	INTERMOUNTAIN GAS CO	482634665022		NATURAL GAS CONSUMPTION AT CITY HALL, 01/27/24-02/26/24 - WATER	02/27/2024	75.53	75.53	20-6290 UTILITIES EXPENSE	0	3/24	03/08/2024	
37	INTERMOUNTAIN GAS CO	482634665022		NATURAL GAS CONSUMPTION AT CITY HALL, 01/27/24-02/26/24 - SEWER	02/27/2024	75.53	75.53	21-6290 UTILITIES EXPENSE	0	3/24	03/08/2024	
37	INTERMOUNTAIN GAS CO	482634665022		NATURAL GAS CONSUMPTION AT CITY HALL, 01/27/24-02/26/24 - P.I.	02/27/2024	29.06	29.06	25-6290 UTILITIES EXPENSE	0	3/24	03/08/2024	
Total 48263466502272024:						290.51	290.51					
37	INTERMOUNTAIN GAS CO	482746266022		NATURAL GAS CONSUMPTION AT KUNA POLICE STATION, 02/22/24-02/26/24	02/27/2024	15.37	15.37	01-6290 UTILITIES	0	3/24	03/08/2024	
Total 48274626602272024:						15.37	15.37					
Total INTERMOUNTAIN GAS CO:						2,996.83	767.61					
IRMINGER CONSTRUCTION												
188	IRMINGER CONSTRUCTION	02232024IC		KUNA WELL #12 PUMPING FACILITIES, 02/01/2024-02/29/2024, D. CROSSLEY, FEB '24	02/23/2024	109,630.71	.00	20-6020 CAPITAL IMPR0VEMENTS	0	3/24		
Total 02232024IC:						109,630.71	.00					
188	IRMINGER CONSTRUCTION	4521	17715	CATWALK MODIFICATION, T. FLEMING, MARCH '24	03/07/2024	12,750.00	.00	21-6150 M & R - SYSTEM	0	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 4521:						12,750.00	.00					
Total IRMINGER CONSTRUCTION:						122,380.71	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	02232024-022		SANITATION RECEIPT TRANSFER, 02/23-02/29/2024	03/01/2024	17,091.75	17,091.75	26-7000 SOLID WASTE SERVICE FEES	0	3/24	03/01/2024	
230	J & M SANITATION, INC.	02232024-022		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 02/23-02/29/2024	03/01/2024	-1,688.66	-1,688.66	01-4170 FRANCHISE FEES	0	3/24	03/01/2024	
Total 02232024-02292024:						15,403.09	15,403.09					
230	J & M SANITATION, INC.	02292024JM		ACCT #560, SLUDGE REMOVAL FOR FEB '24	03/01/2024	8,690.56	8,690.56	21-6153 M & R - SLUDGE DISPOSAL	0	3/24	03/08/2024	
230	J & M SANITATION, INC.	02292024JM		ACCT #560, 3999 S SWAN FALLS, MONTHLY BOX RENT, FEB '24	03/01/2024	2.83	2.83	21-6212 RENT-EQUIPMENT	0	3/24	03/08/2024	
230	J & M SANITATION, INC.	02292024JM		ACCT #560, 270 S ORCHARD PARK, DAILY BOX RENT, FEB '24	03/01/2024	99.76	99.76	01-6212 RENT-EQUIPMENT	1004	3/24	03/08/2024	
230	J & M SANITATION, INC.	02292024JM		ACCT #560, 371 W SHORTLINE, DAILY BOX RENT, FEB '24	03/01/2024	99.76	99.76	01-6212 RENT-EQUIPMENT	1004	3/24	03/08/2024	
Total 02292024JM:						8,892.91	8,892.91					
230	J & M SANITATION, INC.	03012024-030		SANITATION RECEIPT TRANSFER, 03/01-03/07/2024	03/08/2024	52,105.21	52,105.21	26-7000 SOLID WASTE SERVICE FEES	0	3/24	03/08/2024	
230	J & M SANITATION, INC.	03012024-030		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 03/01-03/07/2024	03/08/2024	-5,147.99	-5,147.99	01-4170 FRANCHISE FEES	0	3/24	03/08/2024	
Total 03012024-03072024:						46,957.22	46,957.22					

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 J & M SANITATION, INC.:						71,253.22	71,253.22					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	4560710		MONTHLY ACH PMT PROCESS - FEB '24 - ADMIN	03/01/2024	40.60	.00	01-6505 BANK FEES	0	3/24		
1328	JACK HENRY & ASSOCIATES, INC.	4560710		MONTHLY ACH PMT PROCESS - FEB '24 - WATER	03/01/2024	27.78	.00	20-6505 BANK FEES	0	3/24		
1328	JACK HENRY & ASSOCIATES, INC.	4560710		MONTHLY ACH PMT PROCESS - FEB '24 - SEWER	03/01/2024	27.78	.00	21-6505 BANK FEES	0	3/24		
1328	JACK HENRY & ASSOCIATES, INC.	4560710		MONTHLY ACH PMT PROCESS - FEB '24 - P.I.	03/01/2024	10.67	.00	25-6505 BANK FEES	0	3/24		
Total 4560710:						106.83	.00					
Total JACK HENRY & ASSOCIATES, INC.:						106.83	.00					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0170148		PROFESSIONAL SERVICES FROM 12/03/2023-02/03/2024, HELEN ZAMZOW PARK DESIGN BUILD ASSIST, FEB '24	02/28/2024	3,550.40	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	3/24		
Total 0170148:						3,550.40	.00					
1236	J-U-B ENGINEERS, INC.	0170149		PROFESSIONAL SERVICES FROM NTP-02/17/24, KUNA PICKLEBALL COURT DRAWINGS, FINAL INVOICE	02/28/2024	6,800.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	3/24		
Total 0170149:						6,800.00	.00					
Total J-U-B ENGINEERS, INC.:						10,350.40	.00					
KENDALL FORD OF MERIDIAN LLC												
1616	KENDALL FORD OF MERIDIAN LLC	2365461	17737	LIGHT ASSEMBLY, PARKS TRUCK #48, J.DURHAM, MAR.'24	03/12/2024	272.05	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 2365461:						272.05	.00					
1616	KENDALL FORD OF MERIDIAN LLC	R1CS1931853		TRANSMISSION LEAK REPAIR ON WATER TRANSIT VAN/TRUCK #26, J. DURHAM, FEB '24 - WATER	02/09/2024	160.00	160.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/24	03/08/2024	
1616	KENDALL FORD OF MERIDIAN LLC	R1CS1931853		TRANSMISSION LEAK REPAIR ON 2019 FORD TRANSIT VAN/TRUCK #26, J. DURHAM, FEB '24 - P.I.	02/09/2024	40.00	40.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	3/24	03/08/2024	
Total R1CS1931853:						200.00	200.00					
Total KENDALL FORD OF MERIDIAN LLC:						472.05	200.00					
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	312024		FIBER OPTIC LEASE FOR FEBRUARY '24 - ADMIN	03/01/2024	114.00	.00	01-6255 TELEPH0NE	0	3/24		
199	KUNA JT. SCHOOL DISTRICT NO. 3	312024		FIBER OPTIC LEASE FOR FEBRUARY '24 - WATER	03/01/2024	78.00	.00	20-6255 TELEPH0NE EXPENSE	0	3/24		
199	KUNA JT. SCHOOL DISTRICT NO. 3	312024		FIBER OPTIC LEASE FOR FEBRUARY '24 - SEWER	03/01/2024	78.00	.00	21-6255 TELEPH0NE EXPENSE	0	3/24		
199	KUNA JT. SCHOOL DISTRICT NO. 3	312024		FIBER OPTIC LEASE FOR FEBRUARY '24 - P.I.	03/01/2024	30.00	.00	25-6255 TELEPH0NE EXPENSE	0	3/24		
Total 312024:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A140645	17516	SHEET ROCK AND SCREWS FOR P&Z WINDOW, J.ADAMS, FEB.'24	02/07/2024	45.46	45.46	01-6140 MAINT. & REPAIR BUILDING	0	3/24	03/08/2024	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total A140645:						45.46	45.46					
499	KUNA LUMBER	A140825	17587	BUNGEE CORD AND HINGE FOR FINE SCREEN, M. NADEAU, FEB '24	02/20/2024	24.55	24.55	21-6150 M & R - SYSTEM	0	3/24	03/08/2024	
Total A140825:						24.55	24.55					
499	KUNA LUMBER	A140911	17622	SELF TAPPING SCREWS, J.COX, FEB.'24	02/23/2024	7.01	7.01	20-6175 SMALL TOOLS	0	3/24	03/08/2024	
Total A140911:						7.01	7.01					
499	KUNA LUMBER	A141034	17659	PARTS TO REPAIR CONDENSATION PIPE AT POLICE STATION, R. WARWICK, FEB. '24	02/29/2024	9.33	9.33	01-6140 MAINT. & REPAIR BUILDING	0	3/24	03/08/2024	
Total A141034:						9.33	9.33					
499	KUNA LUMBER	A141127	17691	HARDWARE FOR BACKSTOP AT ZAMZOWS PARK, S. CAHILL, MAR '24	03/06/2024	18.44	.00	50-6045 CONTINGENCY	1335	3/24		
Total A141127:						18.44	.00					
499	KUNA LUMBER	A141166	17712	ROLL OF PAPER TO COVER FLOOR WHILE PAINTING, S. CAHILL, MARCH '24	03/08/2024	26.56	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	3/24		
Total A141166:						26.56	.00					
499	KUNA LUMBER	A141207	17734	BOLTS FOR ZAMZOWS DUGOUTS, C. REGLI, MAR '24	03/11/2024	30.42	.00	50-6045 CONTINGENCY	1335	3/24		
Total A141207:						30.42	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
499	KUNA LUMBER	B55619	17483	NUTS AND BOLTS FOR SHOP AIR COMPRESSOR, J. LORENZ, FEB. '24	02/05/2024	7.64	7.64	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	3/24	03/08/2024	
Total B55619:						7.64	7.64					
499	KUNA LUMBER	B55767	17553	PAINT, PRIMER AND PAINT SUPPLIES FOR CITY HALL, J. ADAMS, FEB. '24	02/13/2024	51.24	51.24	01-6140 MAINT. & REPAIR BUILDING	0	3/24	03/08/2024	
Total B55767:						51.24	51.24					
499	KUNA LUMBER	B55902	17588	SAW, J. PEREZ, FEB '24	02/20/2024	13.49	13.49	01-6175 SMALL TOOLS	1004	3/24	03/08/2024	
Total B55902:						13.49	13.49					
499	KUNA LUMBER	B55943	17602	PENETRANT, J.OSBORN, FEB.'24	02/22/2024	6.92	6.92	20-6150 M & R - SYSTEM	0	3/24	03/08/2024	
Total B55943:						6.92	6.92					
499	KUNA LUMBER	B56120	17666	CAULK FOR PARKS SHOP, J. ADAMS, MARCH '24	03/01/2024	8.09	.00	01-6140 MAINT. & REPAIR BUILDING	1004	3/24		
Total B56120:						8.09	.00					
499	KUNA LUMBER	B56131	17669	NUTS & BOLTS FOR THE FARM, U. RAMIREZ, MARCH '24	03/01/2024	33.41	.00	21-6090 FARM EXPENDITURES	0	3/24		
Total B56131:						33.41	.00					
499	KUNA LUMBER	B56181	17684	ROOF TAR FOR CITY HALL ROOF, J. ADAMS, MAR '24	03/05/2024	8.98	.00	01-6140 MAINT. & REPAIR BUILDING	0	3/24		
Total B56181:						8.98	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
499	KUNA LUMBER	B56182	17685	PAINT FOR ZAMZOWS DUGOUTS, S. CAHILL, MAR '24	03/05/2024	21.03	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	3/24		
Total B56182:						21.03	.00					
499	KUNA LUMBER	B56191	17689	LUMBER, BOLTS AND DRILL FOR ZAMZOWS PARK BACKSTOP, J. PEREZ, MARCH '24	03/06/2024	1,673.30	.00	50-6045 CONTINGENCY	1335	3/24		
Total B56191:						1,673.30	.00					
499	KUNA LUMBER	B56203	17693	HARDWARE FOR BACKSTOPS AT ZAMZOWS PARK, S. CAHILL, MAR '24	03/06/2024	57.52	.00	50-6045 CONTINGENCY	1335	3/24		
Total B56203:						57.52	.00					
499	KUNA LUMBER	B56293	17732	TEXTURE FOR JANITOR CLOSET AT CITY HALL, R. HENZE, MARCH '24	03/11/2024	43.18	.00	01-6140 MAINT. & REPAIR BUILDING	0	3/24		
Total B56293:						43.18	.00					
499	KUNA LUMBER	F7778	17540	STEEL FOR POLICE STATION A/C UNIT COVER, C. REGLI, FEB. 24	02/12/2024	167.60	167.60	01-6140 MAINT. & REPAIR BUILDING	0	3/24	03/08/2024	
Total F7778:						167.60	167.60					
Total KUNA LUMBER:						2,254.17	333.24					
KUNA MACHINE LLC												
1775	KUNA MACHINE LLC	2560A	17628	SQUARE STOCK METAL FOR FARM, J. BOSTON, FEB. '24	02/26/2024	6.80	.00	21-6090 FARM EXPENDITURES	0	3/24		
Total 2560A:						6.80	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total KUNA MACHINE LLC:						6.80	.00					
KUNA RURAL FIRE DISTRICT (IMPACT)												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	02292024KRF		KRFD IMPACT FEES, FEBRUARY 2024	02/29/2024	89,600.00	89,600.00	30-2082 KRFD IMPACT FEE	0	3/24	03/08/2024	
Total 02292024KRFDI:						89,600.00	89,600.00					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						89,600.00	89,600.00					
LOCAHAN LLC												
1619	LOCAHAN LLC	AR1271554		CONTRACT LEASE CHARGE, MODEL #IMC4500LT, SERIAL# 312R790389 & 312R790356, CITY HALL, MAR '24	03/08/2024	433.94	.00	01-6212 RENT-EQUIPMENT	0	3/24		
1619	LOCAHAN LLC	AR1271554		CONTRACT OVERAGE CHARGES, MODEL #IMC4500LT, SERIAL# 312R790389 & 312R790356, 02/01-02/29/24, CITY HALL - ADMIN	03/08/2024	41.89	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	3/24		
1619	LOCAHAN LLC	AR1271554		CONTRACT OVERAGE CHARGES, MODEL #IMC4500LT, SERIAL# 312R790389 & 312R790356, 02/01-02/29/24, CITY HALL - P & Z	03/08/2024	14.96	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	3/24		
1619	LOCAHAN LLC	AR1271554		CONTRACT OVERAGE CHARGES, MODEL #IMC4500LT, SERIAL# 312R790389 & 312R790356, 02/01-02/29/24, CITY HALL- WATER	03/08/2024	38.90	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	3/24		
1619	LOCAHAN LLC	AR1271554		CONTRACT OVERAGE CHARGES, MODEL #IMC4500LT, SERIAL# 312R790389 & 312R790356, 02/01-02/29/24, CITY HALL- SEWER	03/08/2024	38.90	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24		
1619	LOCAHAN LLC	AR1271554		CONTRACT OVERAGE CHARGES, MODEL #IMC4500LT, SERIAL# 312R790389 & 312R790356, 02/01-02/29/24, CITY HALL - P.I.	03/08/2024	14.97	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total AR1271554:						583.56	.00					
1619	LOCAHAN LLC	AR1271555		CONTRACT OVERAGE CHARGES, MODEL #M406DN, SERIAL #JPBDC08926, 02/01-02/29/24, B. JACKSON- ADMIN	03/08/2024	.38	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	3/24		
1619	LOCAHAN LLC	AR1271555		CONTRACT OVERAGE CHARGES, MODEL #M406DN, SERIAL #JPBDC08926, 02/01-02/29/24, B. JACKSON - WATER	03/08/2024	.26	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	3/24		
1619	LOCAHAN LLC	AR1271555		CONTRACT OVERAGE CHARGES, MODEL #M406DN, SERIAL #JPBDC08926,02/01-02/29/24, B. JACKSON - SEWER	03/08/2024	.26	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24		
1619	LOCAHAN LLC	AR1271555		CONTRACT OVERAGE CHARGES, MODEL #M406DN, SERIAL #JPBDC08926, 02/01-02/29/24, B. JACKSON- P.I.	03/08/2024	.11	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24		
Total AR1271555:						1.01	.00					
1619	LOCAHAN LLC	AR1271556		CONTRACT LEASE CHARGE, MODEL #MPC307SPF, SERIAL #C509P900318, CLERKS OFFICE, MAR '24	03/08/2024	47.49	.00	01-6212 RENT-EQUIPMENT	0	3/24		
1619	LOCAHAN LLC	AR1271556		CONTRACT OVERAGE CHARGES, MODEL #MPC307SPF, SERIAL #C509P900318, 02/01-02/29/24, CLERKS OFFICE- ADMIN	03/08/2024	46.63	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	3/24		
1619	LOCAHAN LLC	AR1271556		CONTRACT OVERAGE CHARGES, MODEL #MPC307SPF, SERIAL #C509P900318, 02/01-02/29/24, CLERKS OFFICE - WATER	03/08/2024	.98	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	3/24		
1619	LOCAHAN LLC	AR1271556		CONTRACT OVERAGE CHARGES, MODEL #MPC307SPF, SERIAL #C509P900318, 02/01-02/29/24, CLERKS OFFICE - SEWER	03/08/2024	.98	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1619	LOCAHAN LLC	AR1271556		CONTRACT OVERAGE CHARGES, MODEL #MPC307SPF, SERIAL #C509P900318, 02/01-02/29/24, CLERKS OFFICE - P.I.	03/08/2024	.49	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24		
Total AR1271556:						96.57	.00					
1619	LOCAHAN LLC	AR1271557		CONTRACT LEASE CHARGE, MODEL #MX2651, SERIAL #03012172, TREATMENT PLANT, MAR '24	03/08/2024	95.55	.00	20-6212 RENT - EQUIPMENT	0	3/24		
1619	LOCAHAN LLC	AR1271557		CONTRACT OVERAGE CHARGES, MODEL #MX2651, SERIAL #03012172, 02/01-02/29/24, TREATMENT PLANT - WATER	03/08/2024	64.19	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	3/24		
1619	LOCAHAN LLC	AR1271557		CONTRACT OVERAGE CHARGES, MODEL #MX2651, SERIAL #03012172, 02/01-02/29/24, TREATMENT PLANT - SEWER	03/08/2024	64.19	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24		
1619	LOCAHAN LLC	AR1271557		CONTRACT OVERAGE CHARGES, MODEL #MX2651, SERIAL #03012172, 02/01-02/29/24, TREATMENT PLANT - P.I.	03/08/2024	24.46	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24		
Total AR1271557:						248.39	.00					
Total LOCAHAN LLC:						929.53	.00					
MATHESON TRI-GAS INC												
1871	MATHESON TRI-GAS INC	0029307425		HYDRAULIC GAS CYLINDER RENTAL, FEB '24	02/29/2024	90.02	.00	21-6150 M & R - SYSTEM	0	3/24		
Total 0029307425:						90.02	.00					
Total MATHESON TRI-GAS INC:						90.02	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
MISCELLANEOUS #2												
1849	MISCELLANEOUS #2	20222024HH		HAYDEN HOMES, CASH BOND RELEASE FOR ASHTON ESTATES SUB #05 UNCOMPLETE WORK INCLUDING LANDSCAPING, R80-2023	02/22/2024	127,663.00	127,663.00	30-2080 DEVELOPER DEPOSITS	0	3/24	03/01/2024	
Total 20222024HH:						127,663.00	127,663.00					
Total MISCELLANEOUS #2:						127,663.00	127,663.00					
MISCELLANEOUS #3												
2270	MISCELLANEOUS #3	03012024MD		MATT DAVILA, REIMBURSEMENT OF INSOLES FOR NEW WORK BOOTS, MAR '24 - WATER	03/01/2024	43.99	43.99	20-6285 UNIF0RMS EXPENSE	0	3/24	03/08/2024	
2270	MISCELLANEOUS #3	03012024MD		MATT DAVILA, REIMBURSEMENT OF INSOLES FOR NEW WORK BOOTS, MAR '24 - P.I.	03/01/2024	11.00	11.00	25-6285 UNIF0RMS EXPENSE	0	3/24	03/08/2024	
Total 03012024MD:						54.99	54.99					
Total MISCELLANEOUS #3:						54.99	54.99					
MSA SAFETY INCORPORATED												
2264	MSA SAFETY INCORPORATED	963795024		1 SENSOR FOR TREATMENT PLANT, M. NADEAU, FEB '24	02/16/2024	474.64	.00	21-6150 M & R - SYSTEM	0	3/24		
Total 963795024:						474.64	.00					
Total MSA SAFETY INCORPORATED:						474.64	.00					
NEW YORK IRRIGATION DISTRICT												
83	NEW YORK IRRIGATION DISTRICT	03062024NYID		2ND ASSESSMENT, 2024 IRRIGATION FOR KUNA MUNICIPAL POOLED LAND, SECTION: 27 TR: 02N-01W, SUTTERS MILL, GREYHAWK, HAWKS NEST, TOMORROW, SUNBIRD, KELLEHER -								

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
				ACCOUNT CHARGE	03/06/2024	38,297.49	.00	25-6116 IRRIGATION / WATER COSTS	0	3/24		
Total 03062024NYID:						38,297.49	.00					
Total NEW YORK IRRIGATION DISTRICT:						38,297.49	.00					
ONE BEAT CPR LEARNING CENTER LLC												
2279	ONE BEAT CPR LEARNING CENTER LLC	INV296710	17604	AED UNITS FOR KPD, N. STANLEY, FEB '24	02/26/2024	9,960.00	9,960.00	03-6354 GRANT EXPENDITURES	0	3/24	03/08/2024	
Total INV296710:						9,960.00	9,960.00					
Total ONE BEAT CPR LEARNING CENTER LLC:						9,960.00	9,960.00					
O'REILLY AUTO ENTERPRISES LLC												
2121	O'REILLY AUTO ENTERPRISES LLC	5841-339438	17743	OIL CHANGE PARTS FOR PARKS TACOMA, MAR '24	03/12/2024	67.49	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	3/24		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-339438	17743	DEF FOR J. DURHAM TRUCK, MAR '24- ADMIN	03/12/2024	7.00	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/24		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-339438	17743	DEF FOR J. DURHAM TRUCK, MAR '24- WATER	03/12/2024	2.80	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/24		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-339438	17743	DEF FOR J. DURHAM TRUCK, MAR '24- SEWER	03/12/2024	2.80	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/24		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-339438	17743	DEF FOR J. DURHAM TRUCK, MAR '24- P.I	03/12/2024	1.39	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	3/24		
Total 5841-339438:						81.48	.00					
Total O'REILLY AUTO ENTERPRISES LLC:						81.48	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
PACIFIC STEEL												
584	PACIFIC STEEL	1626859	17710	STEEL TO BUILD FENCES FOR ZAMZOWS PARK, C. REGLI, MARCH 24	03/11/2024	1,460.09	.00	50-6045 CONTINGENCY	1335	3/24		
Total 1626859:						1,460.09	.00					
Total PACIFIC STEEL:						1,460.09	.00					
PRIDE ELECTRICAL CONTRACTORS INC												
2137	PRIDE ELECTRICAL CONTRACTORS INC	1808	17653	INSTALLATION AND WIRING FOR GATES & LIGHT POLES AT PARKS SHOP, J. ADAMS, FEB '24	02/28/2024	7,305.00	7,305.00	40-6020 CAPITAL IMPROVEMENTS	1324	3/24	03/08/2024	
Total 1808:						7,305.00	7,305.00					
Total PRIDE ELECTRICAL CONTRACTORS INC:						7,305.00	7,305.00					
QUADIENT FINANCE USA INC												
1770	QUADIENT FINANCE USA INC	022924QF		POSTAGE METER REFILL, FEB. 24- ADMIN	02/29/2024	140.00	.00	01-6190 P0STAGE & BILLING	0	3/24		
1770	QUADIENT FINANCE USA INC	022924QF		POSTAGE METER REFILL, FEB. 24- P&Z	02/29/2024	50.00	.00	01-6190 P0STAGE & BILLING	1003	3/24		
1770	QUADIENT FINANCE USA INC	022924QF		POSTAGE METER REFILL, FEB. 24- WATER	02/29/2024	130.00	.00	20-6190 P0STAGE & BILLING	0	3/24		
1770	QUADIENT FINANCE USA INC	022924QF		POSTAGE METER REFILL, FEB. 24- SEWER	02/29/2024	130.00	.00	21-6190 P0STAGE & BILLING	0	3/24		
1770	QUADIENT FINANCE USA INC	022924QF		POSTAGE METER REFILL, FEB. 24- P.I	02/29/2024	50.00	.00	25-6190 P0STAGE & BILLING	0	3/24		
Total 022924QF:						500.00	.00					
Total QUADIENT FINANCE USA INC:						500.00	.00					
RICOH USA, INC. (MAINTENANCE)												

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
1422	RICOH USA, INC. (MAINTENANCE)	5069023601		COPIER CHARGES, MODEL #IMC2000, SERIAL #C86262100, PARKS OFFICE, MARCH '24	03/01/2024	52.25	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	3/24		
Total 5069023601:						52.25	.00					
Total RICOH USA, INC. (MAINTENANCE):						52.25	.00					
RIDGEWOOD ENTERPRISES, INC												
1728	RIDGEWOOD ENTERPRISES, INC	2118494	17636	SMALL ENGINE PARTS FOR PUBLIC WORKS, J. DURHAM, FEB. 24- WATER	02/27/2024	70.49	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	3/24		
1728	RIDGEWOOD ENTERPRISES, INC	2118494	17636	SMALL ENGINE PARTS FOR PUBLIC WORKS, J. DURHAM, FEB. 24- SEWER	02/27/2024	70.49	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24		
1728	RIDGEWOOD ENTERPRISES, INC	2118494	17636	SMALL ENGINE PARTS FOR PUBLIC WORKS, J. DURHAM, FEB. 24- P.I	02/27/2024	26.85	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24		
Total 2118494:						167.83	.00					
1728	RIDGEWOOD ENTERPRISES, INC	2118504	17644	FILTERS FOR PUBLIC WORKS WEED EATERS, J. DURHAM, FEB '24- WATER	02/27/2024	7.14	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	3/24		
1728	RIDGEWOOD ENTERPRISES, INC	2118504	17644	FILTERS FOR PUBLIC WORKS WEED EATERS, J. DURHAM, FEB '24- SEWER	02/27/2024	7.14	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24		
1728	RIDGEWOOD ENTERPRISES, INC	2118504	17644	FILTERS FOR PUBLIC WORKS WEED EATERS, J. DURHAM, FEB '24- P.I	02/27/2024	2.71	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24		
Total 2118504:						16.99	.00					
Total RIDGEWOOD ENTERPRISES, INC:						184.82	.00					
SAFEBUILT LLC												
2173	SAFEBUILT LLC	274079		PERMIT #40034.META, MISCELLANEOUS PERMIT, FEB. 24	02/29/2024	250.00	.00	01-6052 CONTRACT SERVICES	1005	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2173	SAFEBUILT LLC	274079		COMMERCIAL PERMITS, 34734, 37744, 38496, 39677, 39761, & 40120, FEB. 24	02/29/2024	1,225.00	.00	01-6052 CONTRACT SERVICES	1005	3/24		
Total 274079:						1,475.00	.00					
2173	SAFEBUILT LLC	274939		META COMMERCIAL INSPECTIONS, 02/02-02/29/24	02/29/2024	1,615.00	.00	01-6052 CONTRACT SERVICES	1005	3/24		
2173	SAFEBUILT LLC	274939		RESIDENITAL/COMMERCIAL BUILDING, MECHANICAL & ENERGY CODE INSPECTIONS 02/02-02/29/24	02/29/2024	11,300.50	.00	01-6052 CONTRACT SERVICES	1005	3/24		
Total 274939:						12,915.50	.00					
Total SAFEBUILT LLC:						14,390.50	.00					
SIMPLOT TURF & HORTICULTURE												
491	SIMPLOT TURF & HORTICULTURE	216070059	17674	HERBICIDE FOR THE FARM R. HENZE, MARCH, 24	03/05/2024	12,560.00	.00	21-6090 FARM EXPENDITURES	0	3/24		
Total 216070059:						12,560.00	.00					
Total SIMPLOT TURF & HORTICULTURE:						12,560.00	.00					
SOUTHWEST OFFICE SUPPLY INC												
2213	SOUTHWEST OFFICE SUPPLY INC	OE-54719-1		2 CASES PAPER FOR CITY HALL, MARCH '24- ADMIN	03/07/2024	40.27	.00	01-6165 OFFICE SUPPLIES	0	3/24		
2213	SOUTHWEST OFFICE SUPPLY INC	OE-54719-1		2 CASES PAPER FOR CITY HALL, MARCH '24- WATER	03/07/2024	27.55	.00	20-6165 0FFICE SUPPLIES	0	3/24		
2213	SOUTHWEST OFFICE SUPPLY INC	OE-54719-1		2 CASES PAPER FOR CITY HALL, MARCH '24- SEWER	03/07/2024	27.55	.00	21-6165 OFFICE SUPPLIES	0	3/24		
2213	SOUTHWEST OFFICE SUPPLY INC	OE-54719-1		2 CASES PAPER FOR CITY HALL, MARCH '24- P.I	03/07/2024	10.61	.00	25-6165 OFFICE SUPPLIES	0	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total OE-54719-1:						105.98	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-161337-1	17662	1 BOX OF TOILET PAPER, 2 BOXES OF PAPER TOWELS FOR SENIOR CENTER, J. MILLER, MAR '24	03/04/2024	261.84	.00	01-6025 JANITORIAL	1001	3/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-161337-1	17662	MAILING LABELS FOR CLERKS OFFICE, J. MILLER, MAR '24-ADMIN	03/04/2024	30.59	.00	01-6165 OFFICE SUPPLIES	0	3/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-161337-1	17662	MAILING LABELS FOR CLERKS OFFICE, J. MILLER, MAR '24-WATER	03/04/2024	1.36	.00	20-6165 0FFICE SUPPLIES	0	3/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-161337-1	17662	MAILING LABELS FOR CLERKS OFFICE, J. MILLER, MAR '24-SEWER	03/04/2024	1.36	.00	21-6165 OFFICE SUPPLIES	0	3/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-161337-1	17662	MAILING LABELS FOR CLERKS OFFICE, J. MILLER, MAR '24- P.I	03/04/2024	.68	.00	25-6165 OFFICE SUPPLIES	0	3/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-161337-1	17662	KLEENEX, & STENO PADS FOR CITY HALL, J. MILLER, MAR '24-ADMIN	03/04/2024	13.60	.00	01-6165 OFFICE SUPPLIES	0	3/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-161337-1	17662	KLEENEX, & STENO PADS FOR CITY HALL, J. MILLER, MAR '24-WATER	03/04/2024	9.30	.00	20-6165 0FFICE SUPPLIES	0	3/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-161337-1	17662	KLEENEX, & STENO PADS FOR CITY HALL, J. MILLER, MAR '24-SEWER	03/04/2024	9.30	.00	21-6165 OFFICE SUPPLIES	0	3/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-161337-1	17662	KLEENEX, & STENO PADS FOR CITY HALL, J. MILLER, MAR '24-P.I	03/04/2024	3.58	.00	25-6165 OFFICE SUPPLIES	0	3/24		
Total WO-161337-1:						331.61	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-161337-2	17662	LARGE TRASH BAGS FOR CITY HALL , J. MILLER, MAR '24-ADMIN	03/05/2024	26.61	.00	01-6025 JANITORIAL	0	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2213	SOUTHWEST OFFICE SUPPLY INC	WO-161337-2	17662	LARGE TRASH BAGS FOR CITY HALL , J. MILLER, MAR '24-WATER	03/05/2024	18.21	.00	20-6025 JANITORIAL	0	3/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-161337-2	17662	LARGE TRASH BAGS FOR CITY HALL , J. MILLER, MAR '24-SEWER	03/05/2024	18.21	.00	21-6025 JANITORIAL	0	3/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-161337-2	17662	LARGE TRASH BAGS FOR CITY HALL , J. MILLER, MAR '24- P.I	03/05/2024	6.99	.00	25-6025 JANITORIAL	0	3/24		
Total WO-161337-2:						70.02	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-162137-1	17718	PENS AND SUCKERS FOR CITY HALL, J. MILLER, MAR '24-ADMIN	03/11/2024	27.95	.00	01-6165 OFFICE SUPPLIES	0	3/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-162137-1	17718	PENS AND SUCKERS FOR CITY HALL, J. MILLER, MAR '24-WATER	03/11/2024	19.12	.00	20-6165 0FFICE SUPPLIES	0	3/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-162137-1	17718	PENS AND SUCKERS FOR CITY HALL, J. MILLER, MAR '24-SEWER	03/11/2024	19.12	.00	21-6165 OFFICE SUPPLIES	0	3/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-162137-1	17718	PENS AND SUCKERS FOR CITY HALL, J. MILLER, MAR '24- P.I	03/11/2024	7.36	.00	25-6165 OFFICE SUPPLIES	0	3/24		
Total WO-162137-1:						73.55	.00					
Total SOUTHWEST OFFICE SUPPLY INC:						581.16	.00					
SUNROC CORPORATION												
1826	SUNROC CORPORATION	41318517		PIT RUN FOR ZAMZOWS PARK, FEB. 24	02/26/2024	8,724.79	.00	50-6045 CONTINGENCY	1335	3/24		
Total 41318517:						8,724.79	.00					
1826	SUNROC CORPORATION	41318906		PIT RUN FOR ZAMZOWS PARK, FEB. 24	02/27/2024	8,490.24	.00	50-6045 CONTINGENCY	1335	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 41318906:						8,490.24	.00					
1826	SUNROC CORPORATION	41320075		PIT RUN FOR ZAMZOWS PARK, MARCH '24	03/01/2024	1,087.74	.00	50-6045 CONTINGENCY	1335	3/24		
Total 41320075:						1,087.74	.00					
Total SUNROC CORPORATION:						18,302.77	.00					
TAYLOR CORPORATION												
1435	TAYLOR CORPORATION	241007233	17668	250 NEW BUSINESS CARDS FOR J. HALL, MARCH '24	03/06/2024	29.92	.00	01-6165 OFFICE SUPPLIES	4000	3/24		
Total 241007233:						29.92	.00					
Total TAYLOR CORPORATION:						29.92	.00					
TECHNOLOGY SOLUTIONS LLC												
1823	TECHNOLOGY SOLUTIONS LLC	4831		FINAL INSTALLMENT FOR GATE ACCESS CONTROL INSTALLATION AT THE PARKS MAINTENCE SHOP, FEB. 24	02/29/2024	3,207.19	3,207.19	40-6020 CAPITAL IMPROVEMENTS	1324	3/24	03/01/2024	
Total 4831:						3,207.19	3,207.19					
Total TECHNOLOGY SOLUTIONS LLC:						3,207.19	3,207.19					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:10099451	17711	7 EACH FIVE GALLON WATER BOTTLES FOR TREATMENT PLANT, C. PATON, MARCH 24-WATER	03/08/2024	22.64	.00	20-6165 0FFICE SUPPLIES	0	3/24		
992	TREASURE VALLEY COFFEE	2160:10099451	17711	7 EACH FIVE GALLON WATER BOTTLES FOR TREATMENT PLANT, C. PATON, MARCH 24-SEWER	03/08/2024	22.64	.00	21-6165 OFFICE SUPPLIES	0	3/24		
992	TREASURE VALLEY COFFEE	2160:10099451		7 EACH FIVE GALLON WATER BOTTLES FOR TREATMENT PLANT, C. PATON, MARCH 24-								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				P.I	03/08/2024	8.62	.00	25-6165 OFFICE SUPPLIES	0	3/24		
Total 2160:10099451:						53.90	.00					
992	TREASURE VALLEY COFFEE	2160:10247431		COFFEE FOR PARKS SHOP, MARCH '24	03/06/2024	110.48	.00	01-6165 OFFICE SUPPLIES	1004	3/24		
992	TREASURE VALLEY COFFEE	2160:10247431		ONE EACH COFFEE MACHINE RENTAL FOR PARKS SHOP, MARCH 24	03/06/2024	150.00	.00	01-6212 RENT-EQUIPMENT	1004	3/24		
Total 2160:10247431:						260.48	.00					
992	TREASURE VALLEY COFFEE	2160:10300274	17721	5 EACH FIVE GALLON WATER BOTTLES FOR PARKS SHOP, M.WEBB, JAN.'24	03/08/2024	38.50	.00	01-6165 OFFICE SUPPLIES	1004	3/24		
Total 2160:10300274:						38.50	.00					
992	TREASURE VALLEY COFFEE	2160:10300306	17720	7 EACH 5 GALLON WATER BOTTLES FOR CITY HALL, J. MILLER, FEB '24- ADMIN	03/08/2024	20.48	.00	01-6165 OFFICE SUPPLIES	0	3/24		
992	TREASURE VALLEY COFFEE	2160:10300306	17720	7 EACH 5 GALLON WATER BOTTLES FOR CITY HALL, J. MILLER, FEB '24- WATER	03/08/2024	14.01	.00	20-6165 0FFICE SUPPLIES	0	3/24		
992	TREASURE VALLEY COFFEE	2160:10300306	17720	7 EACH 5 GALLON WATER BOTTLES FOR CITY HALL, J. MILLER, FEB '24- SEWER	03/08/2024	14.01	.00	21-6165 OFFICE SUPPLIES	0	3/24		
992	TREASURE VALLEY COFFEE	2160:10300306	17720	7 EACH 5 GALLON WATER BOTTLES FOR CITY HALL, J. MILLER, FEB '24- P.I	03/08/2024	5.40	.00	25-6165 OFFICE SUPPLIES	0	3/24		
Total 2160:10300306:						53.90	.00					
Total TREASURE VALLEY COFFEE:						406.78	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	017740420787	17529	FRANZ WITTE, 2 SPRUCE WEEPING TREES FOR THE PARKS SHOP, J. PEREZ, FEB. 24	02/09/2024	438.84	.00	40-6020 CAPITAL IMPROVEMENTS	1323	3/24		
Total 01774042078710480426:						438.84	.00					
1444	U.S. BANK (VISA)	017740451015		FRANZ WITTE, TAX CREDIT FROM INVOICE 01774042078701480426, PURCHASE OF 2 WEEPING SPRUCE TREES,	02/13/2024	-107.64	.00	40-6020 CAPITAL IMPROVEMENTS	1323	3/24		
Total 01774045101501014575:						-107.64	.00					
1444	U.S. BANK (VISA)	019740338726	17462	SUNCOAST LEARNING, LEAD AND COPPER CLASS REGISTRATION FOR D.CROSSLEY, FEB.'24	02/02/2024	300.00	.00	20-6265 TRAINING & SCH00LING EXPENSE	0	3/24		
Total 01974033872690381033:						300.00	.00					
1444	U.S. BANK (VISA)	019740466124	17535	TOPCON SOLUTIONS, ROATING SLOPE LASER FOR CONSTRUCION PROJECTS, C. REGLI, FEB. 24	02/15/2024	1,145.00	.00	01-6175 SMALL TOOLS	1004	3/24		
Total 01974046612479778313:						1,145.00	.00					
1444	U.S. BANK (VISA)	019740466124	17535	TOPCON SOLUTIONS, ROATING SLOPE LASER FOR CONSTRUCION PROJECTS, C. REGLI, FEB. 24	02/15/2024	1,145.00	.00	01-6175 SMALL TOOLS	1004	3/24		
Total 01974046612479786647:						1,145.00	.00					
1444	U.S. BANK (VISA)	042940460015	17573	E-BAY, CARBURETOR FOR PARKS COMPACTOR, S. CAHILL, FEB. '24	02/15/2024	42.40	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 04294046001545519081:						42.40	.00					
1444	U.S. BANK (VISA)	095840473007	17576	WATER ENVIRONMENT FEDERATION, M. NADEAU MEMBERSHIP, D. CROSSLEY, FEB. 24	02/16/2024	122.00	.00	21-6075 DUES & MEMBERSHIPS	0	3/24		
Total 09584047300752510894:						122.00	.00					
1444	U.S. BANK (VISA)	113440370000	17493	TRAINER KART AMERICAS, PROJECT MANAGING CLASS FOR M. WEBB, FEB. '24	02/06/2024	899.00	.00	01-6265 TRAINING & SCH00LING	1004	3/24		
Total 11344037000039958877:						899.00	.00					
1444	U.S. BANK (VISA)	133940440014	17543	SMOKY MOUNTAIN, LUNCH MEETING WITH P. STEVENS AND N. STAUFFER, FEB '24- WATER	02/12/2024	17.80	.00	20-5950 TEAM BUILDING, ONBOARDING	0	3/24		
1444	U.S. BANK (VISA)	133940440014	17543	SMOKY MOUNTAIN, LUNCH MEETING WITH P. STEVENS AND N. STAUFFER, FEB '24- SEWER	02/12/2024	17.80	.00	21-5950 TEAM BUILDING, ONBOARDING	0	3/24		
1444	U.S. BANK (VISA)	133940440014		SMOKY MOUNTAIN, LUNCH MEETING WITH P. STEVENS AND N. STAUFFER, FEB '24- P.I	02/12/2024	6.78	.00	25-5950 TEAM BUILDING, ONBOARDING	0	3/24		
Total 13394044001431682523:						42.38	.00					
1444	U.S. BANK (VISA)	263840263600	17418	WALMART, NOTEBOOKS FOR PARKS OFFICE, A. BILLINGS, JAN. '24	01/25/2024	34.62	.00	01-6165 OFFICE SUPPLIES	1004	3/24		
Total 26384026360055963270:						34.62	.00					
1444	U.S. BANK (VISA)	310640260837	17397	AMAZON, KIND BARS & WHITE CARDSTOCK FOR KINDNESS CHALLENGE BINGO CARDS FOR MAYOR'S KUNA KINDNESS WEEK, Z. MONTENEGRO, JAN								

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
				'24	01/26/2024	81.73	.00	01-6135 PUBLIC ENTERTAINMENT	0	3/24		
Total 31064026083725023932:						81.73	.00					
1444	U.S. BANK (VISA)	310640420837	17509	AMAZON.COM, SQWINCHER STICKS FOR PLANT, C.PATON, FEB.'24- WATER	02/11/2024	20.13	.00	20-6165 0FFICE SUPPLIES	0	3/24		
1444	U.S. BANK (VISA)	310640420837	17509	AMAZON.COM, SQWINCHER STICKS FOR PLANT, C.PATON, FEB.'24- SEWER	02/11/2024	20.13	.00	21-6165 OFFICE SUPPLIES	0	3/24		
1444	U.S. BANK (VISA)	310640420837		AMAZON.COM, SQWINCHER STICKS FOR PLANT, C.PATON, FEB.'24- P.I	02/11/2024	7.68	.00	25-6165 OFFICE SUPPLIES	0	3/24		
Total 31064042083737442732:						47.94	.00					
1444	U.S. BANK (VISA)	316840278370	17407	ALBERTSONS, DRINKS, CHIPS & NAPKINS FOR T.V PARTNERSHIP LUNCHEON, Z. MONTENEGRO, JAN '24	01/26/2024	51.93	.00	01-6155 MEETINGS/COMMITTEES	0	3/24		
Total 31684027837001348198:						51.93	.00					
1444	U.S. BANK (VISA)	316840538370	17596	ALBERTSONS, ITEMS FOR PARKS TEAM BUILDING LUNCH, A. BILLINGS, FEB. 24	02/21/2024	33.36	.00	01-5950 TEAM BUILDING, ONBOARDING	0	3/24		
Total 31684053837001354110:						33.36	.00					
1444	U.S. BANK (VISA)	330940394005	17512	IDAHO.GOV, STUDY BOOKS FOR CLASS FOR A. GOODWIN AND C. STRAKER, A. BILLING FEB. '24	02/07/2024	44.29	.00	01-6265 TRAINING & SCH00LING	1004	3/24		
Total 33094039400548009301:						44.29	.00					
1444	U.S. BANK (VISA)	330940410915	17474	ITD, LICENSE PLATES FOR SEWER 2024 HONDA UTV, FEB								

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
				'24	02/09/2024	9.06	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/24		
Total 33094041091566018286:						9.06	.00					
1444	U.S. BANK (VISA)	330940444005	17552	IDAHO.GOV, CLASS J. PEREZ WASTE WATER CERT RENEWAL, A. BILLINGS, FEB. 24	02/12/2024	30.00	.00	01-6265 TRAINING & SCH00LING	1004	3/24		
Total 33094044400543022047:						30.00	.00					
1444	U.S. BANK (VISA)	330940520915		ITD, ADDITIONAL INVENTORY PLATES FOR UTV/ATV'S, FEB. 24	02/20/2024	9.06	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/24		
Total 33094052091567007136:						9.06	.00					
1444	U.S. BANK (VISA)	330940520915		ITD, ADDITIONAL INVENTORY PLATES FOR UTV/ATV'S, FEB. 24	02/20/2024	9.06	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/24		
Total 33094052091567017853:						9.06	.00					
1444	U.S. BANK (VISA)	374740310000	17679	PREP BLAST/CWI, J. BOSTON, WWT CLASS I, D. CROSSLEY, MARCH 24	01/30/2024	25.00	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	3/24		
Total 37474031000016357440:						25.00	.00					
1444	U.S. BANK (VISA)	382940530840	17555	LAND'S END BUSINESS, SWEATERS FOR P & Z DEPT, D. HANSON, FEB '24- ADMIN	02/22/2024	483.18	.00	01-6285 UNIF0RMS	1003	3/24		
1444	U.S. BANK (VISA)	382940530840	17555	LAND'S END BUSINESS, SWEATERS FOR P & Z DEPT, D. HANSON, FEB '24- WATER	02/22/2024	21.47	.00	20-6285 UNIF0RMS EXPENSE	0	3/24		
1444	U.S. BANK (VISA)	382940530840	17555	LAND'S END BUSINESS, SWEATERS FOR P & Z DEPT, D.								

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
				HANSON, FEB '24- SEWER	02/22/2024	21.47	.00	21-6285 UNIF0RMS EXPENSE	0	3/24		
1444	U.S. BANK (VISA)	382940530840	17555	LAND'S END BUSINESS, SWEATERS FOR P & Z DEPT, D. HANSON, FEB '24- P.I	02/22/2024	10.75	.00	25-6285 UNIF0RMS EXPENSE	0	3/24		
Total 3829405308407492457:						536.87	.00					
1444	U.S. BANK (VISA)	430040382065	17511	WWWGABPCOM, NEW UTILITY PAYMENT DROP BOX AT CITY HALL, A. PETERSON, FEB. '24- ADMIN	02/07/2024	150.65	.00	01-6140 MAINT. & REPAIR BUILDING	0	3/24		
1444	U.S. BANK (VISA)	430040382065	17511	WWWGABPCOM, NEW UTILITY PAYMENT DROP BOX AT CITY HALL, A. PETERSON, FEB. '24- WATER	02/07/2024	103.07	.00	20-6140 MAINT. & REPAIR BUILDING	0	3/24		
1444	U.S. BANK (VISA)	430040382065	17511	WWWGABPCOM, NEW UTILITY PAYMENT DROP BOX AT CITY HALL, A. PETERSON, FEB. '24- SEWER	02/07/2024	103.07	.00	21-6140 MAINT & REPAIR BUILDING	0	3/24		
1444	U.S. BANK (VISA)	430040382065	17511	WWWGABPCOM, NEW UTILITY PAYMENT DROP BOX AT CITY HALL, A. PETERSON, FEB. '24- P.I	02/07/2024	39.65	.00	25-6140 MAINT & REPAIR BUILDING	0	3/24		
Total 43004038206592400643:						396.44	.00					
1444	U.S. BANK (VISA)	430040538980	17598	COSTCO, FOOD AND DRINKS FOR PARKS TEAM BUILDING, M. WEBB, FEB. 24	02/21/2024	167.60	.00	01-5950 TEAM BUILDING, ONBOARDING	0	3/24		
Total 43004053898000109160:						167.60	.00					
1444	U.S. BANK (VISA)	430140370101	17487	HOME DEPOT, SILICONE FOR SPLASH PAD, R. WARWICK, FEB. '24	02/05/2024	72.98	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	3/24		
Total 43014037010187138125:						72.98	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	430140530101	17592	HOME DEPOT, BOLTS FOR UB PAYMENT BOX INSTALL, S.HOWELL, FEB.'24-ADMIN	02/21/2024	2.62	.00	01-6140 MAINT. & REPAIR BUILDING	0	3/24		
1444	U.S. BANK (VISA)	430140530101	17592	HOME DEPOT, BOLTS FOR UB PAYMENT BOX INSTALL, S.HOWELL, FEB.'24- WATER	02/21/2024	1.79	.00	20-6140 MAINT. & REPAIR BUILDING	0	3/24		
1444	U.S. BANK (VISA)	430140530101	17592	HOME DEPOT, BOLTS FOR UB PAYMENT BOX INSTALL, S.HOWELL, FEB.'24- SEWER	02/21/2024	1.79	.00	21-6140 MAINT & REPAIR BUILDING	0	3/24		
1444	U.S. BANK (VISA)	430140530101	17592	HOME DEPOT, BOLTS FOR UB PAYMENT BOX INSTALL, S.HOWELL, FEB.'24- P.I	02/21/2024	.70	.00	25-6140 MAINT & REPAIR BUILDING	0	3/24		
1444	U.S. BANK (VISA)	430140530101	17592	HOME DEPOT, EXTENSION CORD, PUMP AND CLAMPS FOR ICE MAKER INSTALL AT PARKS SHOP, S.HOWELL, FEB.'24	02/21/2024	118.33	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	3/24		
Total 4301405301017357948:						125.23	.00					
1444	U.S. BANK (VISA)	450040555004	17618	FAMILY DOLLAR, TOTE FOR ICE, M.WEBB, FEB.'24	02/23/2024	16.96	.00	01-6165 OFFICE SUPPLIES	1004	3/24		
Total 45004055500492363054:						16.96	.00					
1444	U.S. BANK (VISA)	554240301303	17436	IEDC DUES, M.TREASURE RENEWAL FEES, JAN.'24	01/29/2024	113.75	.00	01-6075 DUES & MEMBERSHIPS	4000	3/24		
Total 55424030130302894702:						113.75	.00					
1444	U.S. BANK (VISA)	921540267156		ADOBE, RECURRING MONTHLY DUES FOR TREATMENT PLANT, JAN.24- WATER	01/26/2024	20.15	.00	20-6075 DUES & MEMBERSHIPS	0	3/24		
1444	U.S. BANK (VISA)	921540267156		ADOBE, RECURRING MONTHLY DUES FOR TREATMENT PLANT, JAN.24- SEWER	01/26/2024	20.15	.00	21-6075 DUES & MEMBERSHIPS	0	3/24		
1444	U.S. BANK (VISA)	921540267156		ADOBE, RECURRING MONTHLY DUES FOR TREATMENT PLANT,								

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
				JAN.24- P.I	01/26/2024	7.68	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	3/24		
Total 92154026715686487821:						47.98	.00					
1444	U.S. BANK (VISA)	921540337439		AGASERVICECO, TRAVEL INSURANCE FOR G. SMITH CASELLE CONFERENCE, FEB. 24- ADMIN	02/02/2024	3.38	.00	01-6270 TRAVEL	0	3/24		
1444	U.S. BANK (VISA)	921540337439		AGASERVICECO, TRAVEL INSURANCE FOR G. SMITH CASELLE CONFERENCE, FEB. 24- WATER	02/02/2024	4.45	.00	20-6270 TRAVEL EXPENSES	0	3/24		
1444	U.S. BANK (VISA)	921540337439		AGASERVICECO, TRAVEL INSURANCE FOR G. SMITH CASELLE CONFERENCE, FEB. 24- SEWER	02/02/2024	4.45	.00	21-6270 TRAVEL EXPENSES	0	3/24		
1444	U.S. BANK (VISA)	921540337439		AGASERVICECO, TRAVEL INSURANCE FOR G. SMITH CASELLE CONFERENCE, FEB. 24- P.I	02/02/2024	1.22	.00	25-6270 TRAVEL EXPENSES	0	3/24		
Total 92154033743973859727:						13.50	.00					
1444	U.S. BANK (VISA)	921540337459	17477	ADOBE, RECURRING ADOBE SUITE FOR Z. MONTENEGRO, FEB '24	02/02/2024	239.88	.00	01-6075 DUES & MEMBERSHIPS	0	3/24		
Total 92154033745983870693:						239.88	.00					
1444	U.S. BANK (VISA)	921540377436	17481	1000 BULBS.COM, LIGHT BULBS FOR STREET LIGHTS, S. HOWELL, FEB. '24	02/06/2024	1,129.79	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1002	3/24		
Total 92154037743613700022:						1,129.79	.00					
1444	U.S. BANK (VISA)	921540457430	17556	THRIFTBOOKS, BOOKS FOR EMPLOYEE TRAINING, C. PATON, FEB '24- WATER	02/14/2024	6.12	.00	20-6265 TRAINING & SCH00LING EXPENSE	0	3/24		

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1444	U.S. BANK (VISA)	921540457430	17556	THRIFTBOOKS, BOOKS FOR EMPLOYEE TRAINING, C. PATON, FEB '24- SEWER	02/14/2024	6.12	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	3/24		
1444	U.S. BANK (VISA)	921540457430	17556	THRIFTBOOKS, BOOKS FOR EMPLOYEE TRAINING, C. PATON, FEB '24- P.I	02/14/2024	2.32	.00	25-6265 TRAINING & SCH00LING EXPENSE	0	3/24		
Total 92154045743000668360:						14.56	.00					
1444	U.S. BANK (VISA)	921540467131	17574	PSI SERVICES/IBOL, U. RAMIREZ EXAM REGISTRATION, FEB.'24	02/15/2024	104.00	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	3/24		
Total 92154046713181323043:						104.00	.00					
1444	U.S. BANK (VISA)	921640261022	17403	AMAZON, WATER PROOF WIRE CONNECTORS FOR GREEN BELT LIGHTS, J. LORENTZ, JAN. '24	01/26/2024	69.95	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	3/24		
Total 92164026102288614770:						69.95	.00					
1444	U.S. BANK (VISA)	921640261026	17421	LOWES, LASER LEVEL & TRIPOD, J. ADAMS, JAN '24	01/26/2024	588.98	.00	01-6175 SMALL TOOLS	1004	3/24		
Total 92164026102637734790:						588.98	.00					
1444	U.S. BANK (VISA)	921640291051	17436	IDAHO ECONOMIC DEVELOPMENT, IEDA DUES 2024, M.TREASURE, JAN.'24	01/29/2024	250.00	.00	01-6075 DUES & MEMBERSHIPS	4000	3/24		
Total 92164029105159625574:						250.00	.00					
1444	U.S. BANK (VISA)	921640291051	17436	IDAHO ECONOMIC DEVELOPMENT, IEDA CONFERENCE, M.TREASURE, JAN.'24	01/29/2024	250.00	.00	01-6265 TRAINING & SCH00LING	4000	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 92164029105159625582:						250.00	.00					
1444	U.S. BANK (VISA)	921640311067	17451	AMAZON, DISPOSABLE SHOE COVERS FOR P&Z, J. HALL, JAN '24	01/31/2024	17.98	.00	01-6165 OFFICE SUPPLIES	1003	3/24		
Total 92164031106709701549:						17.98	.00					
1444	U.S. BANK (VISA)	921640321072	17454	HOME DEPOT, FRP SHEETROCK, JOINTS FOR SPLASH PAD BUILDING, J. ADAMS, JAN '24	01/31/2024	751.93	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	3/24		
Total 92164032107259588624:						751.93	.00					
1444	U.S. BANK (VISA)	921640331081	17469	LATTE DA, COFFEE FOR CLERKS TEAM BUILDING, N. STANLEY, FEB '24- ADMIN	02/02/2024	23.57	.00	01-5950 TEAM BUILDING, ONBOARDING	0	3/24		
1444	U.S. BANK (VISA)	921640331081	17469	LATTE DA, COFFEE FOR CLERKS TEAM BUILDING, N. STANLEY, FEB '24- WATER	02/02/2024	.50	.00	20-5950 TEAM BUILDING, ONBOARDING	0	3/24		
1444	U.S. BANK (VISA)	921640331081	17469	LATTE DA, COFFEE FOR CLERKS TEAM BUILDING, N. STANLEY, FEB '24- SEWER	02/02/2024	.50	.00	21-5950 TEAM BUILDING, ONBOARDING	0	3/24		
1444	U.S. BANK (VISA)	921640331081	17469	LATTE DA, COFFEE FOR CLERKS TEAM BUILDING, N. STANLEY, FEB '24 -P.I	02/02/2024	.24	.00	25-5950 TEAM BUILDING, ONBOARDING	0	3/24		
Total 92164033108185135075:						24.81	.00					
1444	U.S. BANK (VISA)	921640351098	17458	AMAZON, LIGHT BULBS, AND ELECTRICAL TAPE FOR PARKS SHOP J. LORENTZ, FEB. '24	02/04/2024	143.60	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	3/24		
1444	U.S. BANK (VISA)	921640351098	17458	AMAZON, TWO LIGHT BULB TESTERS, PICK TOOLS FOR FLEET, J. LORENTZ, FEB. '24- ADMIN	02/04/2024	51.98	.00	01-6175 SMALL TOOLS	0	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	921640351098	17458	AMAZON, TWO LIGHT BULB TESTERS, PICK TOOLS FOR FLEET, J. LORENTZ, FEB. '24- WATER	02/04/2024	20.79	.00	20-6175 SMALL TOOLS	0	3/24		
1444	U.S. BANK (VISA)	921640351098	17458	AMAZON, TWO LIGHT BULB TESTERS, PICK TOOLS FOR FLEET, J. LORENTZ, FEB. '24- SEWER	02/04/2024	20.79	.00	21-6175 SMALL TOOLS	0	3/24		
1444	U.S. BANK (VISA)	921640351098	17458	AMAZON, TWO LIGHT BULB TESTERS, PICK TOOLS FOR FLEET, J. LORENTZ, FEB. '24- P.I	02/04/2024	10.40	.00	25-6175 SMALL TOOLS	0	3/24		
Total 92164035109813896094:						247.56	.00					
1444	U.S. BANK (VISA)	921640361004	17447	AMAZON, WIRELESS KEYBOARD FOR D CROSSLEY, D. CROSSLEY, JAN. '24- WATER	02/05/2024	12.18	.00	20-6165 0FFICE SUPPLIES	0	3/24		
1444	U.S. BANK (VISA)	921640361004	17447	AMAZON, WIRELESS KEYBOARD FOR D CROSSLEY, D. CROSSLEY, JAN. '24- SEWER	02/05/2024	12.18	.00	21-6165 OFFICE SUPPLIES	0	3/24		
1444	U.S. BANK (VISA)	921640361004	17447	AMAZON, WIRELESS KEYBOARD FOR D CROSSLEY, D. CROSSLEY, JAN. '24- P.I	02/05/2024	4.63	.00	25-6165 OFFICE SUPPLIES	0	3/24		
1444	U.S. BANK (VISA)	921640361004	17447	AMAZON, CLEAR BLUE ENVIRONMENTAL FOR PLANT, AND 10 PIECE MAGNETIC STIR BAR FOR LAB, D. CROSSLEY, JAN. '24- SEWER	02/05/2024	544.46	.00	21-6150 M & R - SYSTEM	0	3/24		
Total 92164036100411614434:						573.45	.00					
1444	U.S. BANK (VISA)	921640361005	17466	AMAZON.COM, LAUNDRY SOAP FOR THE PLANT, D.CROSSLEY, FEB.'24- WATER	02/05/2024	14.64	.00	20-6025 JANITORIAL	0	3/24		
1444	U.S. BANK (VISA)	921640361005	17466	AMAZON.COM, LAUNDRY SOAP FOR THE PLANT, D.CROSSLEY, FEB.'24- SEWER	02/05/2024	14.64	.00	21-6025 JANITORIAL	0	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	921640361005	17466	AMAZON.COM, LAUNDRY SOAP FOR THE PLANT, D.CROSSLEY, FEB.'24- P.I	02/05/2024	5.58	.00	25-6025 JANITORIAL	0	3/24		
1444	U.S. BANK (VISA)	921640361005	17466	AMAZON.COM, PORTABLE DVD PLAYER FOR THE PLANT D.CROSSLEY, FEB.'24- WATER	02/05/2024	20.58	.00	21-6165 OFFICE SUPPLIES	0	3/24		
1444	U.S. BANK (VISA)	921640361005		AMAZON.COM, PORTABLE DVD PLAYER FOR THE PLANT D.CROSSLEY, FEB.'24- SEWER	02/05/2024	20.58	.00	21-6165 OFFICE SUPPLIES	0	3/24		
1444	U.S. BANK (VISA)	921640361005		AMAZON.COM, PORTABLE DVD PLAYER FOR THE PLANT D.CROSSLEY, FEB.'24- P.I	02/05/2024	7.85	.00	25-6165 OFFICE SUPPLIES	0	3/24		
Total 92164036100550619996:						83.87	.00					
1444	U.S. BANK (VISA)	921640371013	17489	AMAZON, OFFICE CHAIR FOR A. WELKER, FEB. 24- ADMIN	02/06/2024	287.09	.00	01-6165 OFFICE SUPPLIES	1005	3/24		
1444	U.S. BANK (VISA)	921640371013	17489	AMAZON, OFFICE CHAIR FOR A. WELKER, FEB. 24- WATER	02/06/2024	12.76	.00	20-6165 0FFICE SUPPLIES	0	3/24		
1444	U.S. BANK (VISA)	921640371013	17489	AMAZON, OFFICE CHAIR FOR A. WELKER, FEB. 24- SEWER	02/06/2024	12.76	.00	21-6165 OFFICE SUPPLIES	0	3/24		
1444	U.S. BANK (VISA)	921640371013	17489	AMAZON, OFFICE CHAIR FOR A. WELKER, FEB. 24- P.I	02/06/2024	6.38	.00	25-6165 OFFICE SUPPLIES	0	3/24		
Total 92164037101369384177:						318.99	.00					
1444	U.S. BANK (VISA)	921640391025	17482	AMAZON, TV MOUNT FOR NEW HISTORY CENTER, L. TORRES, FEB '24	02/08/2024	24.98	.00	01-6165 OFFICE SUPPLIES	0	3/24		
Total 92164039102513174843:						24.98	.00					
1444	U.S. BANK (VISA)	921640391025	17491	AMAZON, WHITE MARKERS FOR WATER DEPT. FOR MARKING HYDRANTS, D. CROSSELY, FEB. '24	02/08/2024	41.34	.00	20-6150 M & R - SYSTEM	0	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 92164039102570178984:						41.34	.00					
1444	U.S. BANK (VISA)	921640421022	17513	AMAZON, TRASH BAG LINERS FOR PARKS, A. BILLINGS, FEB. '24	02/11/2024	35.99	.00	01-6025 JANITORIAL	1004	3/24		
1444	U.S. BANK (VISA)	921640421022	17513	AMAZON, DOCKING STATION AND DESK CALENDAR FOR PARKS, A. BILLINGS, FEB. '24	02/11/2024	31.65	.00	01-6165 OFFICE SUPPLIES	1004	3/24		
Total 92164042102221693634:						67.64	.00					
1444	U.S. BANK (VISA)	921640431027	17480	AMAZON, HEAVY DUTY DUST PANS FOR PLANT D. CROSSLEY, FEB. '24- WATER	02/12/2024	26.87	.00	20-6025 JANITORIAL	0	3/24		
1444	U.S. BANK (VISA)	921640431027	17480	AMAZON, HEAVY DUTY DUST PANS FOR PLANT D. CROSSLEY, FEB. '24- SEWER	02/12/2024	26.87	.00	21-6025 JANITORIAL	0	3/24		
1444	U.S. BANK (VISA)	921640431027	17480	AMAZON, HEAVY DUTY DUST PANS FOR PLANT D. CROSSLEY, FEB. '24- P.I	02/12/2024	10.24	.00	25-6025 JANITORIAL	0	3/24		
1444	U.S. BANK (VISA)	921640431027	17480	AMAZON, PLASTIC CLIP BOARDS FOR PLANT, D. CROSSLEY, FEB. '24- WATER	02/12/2024	9.19	.00	20-6165 0FFICE SUPPLIES	0	3/24		
1444	U.S. BANK (VISA)	921640431027	17480	AMAZON, PLASTIC CLIP BOARDS FOR PLANT, D. CROSSLEY, FEB. '24- SEWER	02/12/2024	9.19	.00	21-6165 OFFICE SUPPLIES	0	3/24		
1444	U.S. BANK (VISA)	921640431027	17480	AMAZON, PLASTIC CLIP BOARDS FOR PLANT, D. CROSSLEY, FEB. '24- P.I	02/12/2024	3.50	.00	25-6165 OFFICE SUPPLIES	0	3/24		
Total 92164043102785806746:						85.86	.00					
1444	U.S. BANK (VISA)	921640431028	17489	AMAZON, OFFICE DESK AND ORGANIZERS FOR A. WELKER, FEB. 24- ADMIN	02/12/2024	355.82	.00	01-6165 OFFICE SUPPLIES	1005	3/24		
1444	U.S. BANK (VISA)	921640431028	17489	AMAZON, OFFICE DESK AND ORGANIZERS FOR A. WELKER,								

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
				FEB. 24- WATER	02/12/2024	15.81	.00	20-6165 0FFICE SUPPLIES	0	3/24		
1444	U.S. BANK (VISA)	921640431028	17489	AMAZON, OFFICE DESK AND ORGANIZERS FOR A. WELKER, FEB. 24- SEWER	02/12/2024	15.81	.00	21-6165 OFFICE SUPPLIES	0	3/24		
1444	U.S. BANK (VISA)	921640431028	17489	AMAZON, OFFICE DESK AND ORGANIZERS FOR A. WELKER, FEB. 24- P.I	02/12/2024	7.91	.00	25-6165 OFFICE SUPPLIES	0	3/24		
Total 92164043102815417092:						395.35	.00					
1444	U.S. BANK (VISA)	921640431032	17551	AMAZON, TOOLS FOR S. HOWELL, LED DRIVER FOR STREET LIGHT REPAIR, J. LORENTZ, FEB '24	02/12/2024	59.10	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1002	3/24		
Total 92164043103209974904:						59.10	.00					
1444	U.S. BANK (VISA)	921640441037	17551	AMAZON, FUSES FOR STREET LIGHT REPAIR, J. LORENTZ, FEB '24	02/13/2024	128.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1002	3/24		
Total 92164044103710816395:						128.00	.00					
1444	U.S. BANK (VISA)	921640451043	17458	AMAZON, TWO LIGHT BULB TESTERS AND PICK & HOOK TOOLS FOR FLEET, J. LORENTZ, FEB. '24- ADMIN	02/14/2024	55.58	.00	01-6175 SMALL TOOLS	0	3/24		
1444	U.S. BANK (VISA)	921640451043		AMAZON, TWO LIGHT BULB TESTERS AND PICK & HOOK TOOLS FOR FLEET, J. LORENTZ, FEB. '24- WATER	02/14/2024	22.23	.00	20-6175 SMALL TOOLS	0	3/24		
1444	U.S. BANK (VISA)	921640451043		AMAZON, TWO LIGHT BULB TESTERS AND PICK & HOOK TOOLS FOR FLEET, J. LORENTZ, FEB. '24- SEWER	02/14/2024	22.23	.00	21-6175 SMALL TOOLS	0	3/24		
1444	U.S. BANK (VISA)	921640451043		AMAZON, TWO LIGHT BULB TESTERS AND PICK & HOOK TOOLS FOR FLEET, J. LORENTZ, FEB. '24- P.I	02/14/2024	11.11	.00	25-6175 SMALL TOOLS	0	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	921640451043		AMAZON, LED LIGHT BULBS FOR PARKS SHOP, J. LORENTZ, FEB. 24	02/14/2024	119.16	.00	01-6140 MAINT. & REPAIR BUILDING	1004	3/24		
Total 92164045104334943549:						230.31	.00					
1444	U.S. BANK (VISA)	921640481069	17551	AMAZON, MAGENTIC TOOL SET, TEST LEADS, PROBE CLIPS AND KNEELING PADS FOR FLEET, J. LORENTZ, FEB '24- AMIN	02/17/2024	64.95	.00	01-6175 SMALL TOOLS	0	3/24		
1444	U.S. BANK (VISA)	921640481069	17551	AMAZON, MAGENTIC TOOL SET, TEST LEADS, PROBE CLIPS AND KNEELING PADS FOR FLEET, J. LORENTZ, FEB '24- WATER	02/17/2024	25.98	.00	20-6175 SMALL TOOLS	0	3/24		
1444	U.S. BANK (VISA)	921640481069	17551	AMAZON, MAGENTIC TOOL SET, TEST LEADS, PROBE CLIPS AND KNEELING PADS FOR FLEET, J. LORENTZ, FEB '24- SEWER	02/17/2024	25.98	.00	21-6175 SMALL TOOLS	0	3/24		
1444	U.S. BANK (VISA)	921640481069	17551	AMAZON, MAGENTIC TOOL SET, TEST LEADS, PROBE CLIPS AND KNEELING PADS FOR FLEET, J. LORENTZ, FEB '24- P.I	02/17/2024	12.99	.00	25-6175 SMALL TOOLS	0	3/24		
Total 92164048106913431173:						129.90	.00					
1444	U.S. BANK (VISA)	921640511092		AMAZON, CREDIT/RETURN, LIGHT BULBS AND ELECTRICAL TAPE FOR PARKS SHOP, FEB. 24	02/20/2024	-135.22	.00	01-6140 MAINT. & REPAIR BUILDING	1004	3/24		
1444	U.S. BANK (VISA)	921640511092		AMAZON, CREDIT/RETURN, LIGHT METER AND PICK & HOOK SET FOR FLEET, FEB. 24 - ADMIN	02/20/2024	-51.98	.00	01-6175 SMALL TOOLS	0	3/24		
1444	U.S. BANK (VISA)	921640511092		AMAZON, CREDIT/RETURN, LIGHT METER AND PICK & HOOK SET FOR FLEET, FEB. 24 - WATER	02/20/2024	-20.79	.00	20-6175 SMALL TOOLS	0	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	921640511092		AMAZON, CREDIT/RETURN, LIGHT METER AND PICK & HOOK SET FOR FLEET, FEB. 24 - SEWER	02/20/2024	-20.79	.00	21-6175 SMALL TOOLS	0	3/24		
1444	U.S. BANK (VISA)	921640511092		AMAZON, CREDIT/RETURN, LIGHT METER AND PICK & HOOK SET FOR FLEET, FEB. 24 - P.I	02/20/2024	-10.40	.00	25-6175 SMALL TOOLS	0	3/24		
Total 92164051109221403859:						-239.18	.00					
1444	U.S. BANK (VISA)	921640511092	17568	AMAZON, PERMANENT MARKERS FOR PARKS SHOP J. LORENTZ, FEB. 24	02/20/2024	34.49	.00	01-6165 OFFICE SUPPLIES	1004	3/24		
Total 92164051109281232672:						34.49	.00					
1444	U.S. BANK (VISA)	921640521097	17585	NNA SERVICES, NOTARY APPLICATION FOR C.PATON, FEB.'24	02/21/2024	145.32	.00	20-6075 DUES & MEMBERSHIPS	0	3/24		
1444	U.S. BANK (VISA)	921640521097	17585	NNA SERVICES, NOTARY APPLICATION FOR C.PATON, FEB.'24	02/21/2024	145.32	.00	21-6075 DUES & MEMBERSHIPS	0	3/24		
1444	U.S. BANK (VISA)	921640521097	17585	NNA SERVICES, NOTARY APPLICATION FOR C.PATON, FEB.'24	02/21/2024	55.36	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	3/24		
Total 92164052109716448215:						346.00	.00					
1444	U.S. BANK (VISA)	921640541016	17605	AMAZON, SILICONE FOR ROOF REPAIR AT CITY HALL, M. WEBB, FEB '24- ADMIN	02/23/2024	38.88	.00	01-6140 MAINT. & REPAIR BUILDING	0	3/24		
1444	U.S. BANK (VISA)	921640541016	17605	AMAZON, SILICONE FOR ROOF REPAIR AT CITY HALL, M. WEBB, FEB '24- WATER	02/23/2024	26.60	.00	20-6140 MAINT. & REPAIR BUILDING	0	3/24		
1444	U.S. BANK (VISA)	921640541016	17605	AMAZON, SILICONE FOR ROOF REPAIR AT CITY HALL, M. WEBB, FEB '24- SEWER	02/23/2024	26.60	.00	21-6140 MAINT & REPAIR BUILDING	0	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	921640541016	17605	AMAZON, SILICONE FOR ROOF REPAIR AT CITY HALL, M. WEBB, FEB '24- P.I	02/23/2024	10.24	.00	25-6140 MAINT & REPAIR BUILDING	0	3/24		
Total 92164054101612179430:						102.32	.00					
1444	U.S. BANK (VISA)	921640541016	17611	AMAZON, BUNGEE CORDS FOR FLEET, J. LORENTZ, FEB. 24- ADMIN	02/23/2024	13.00	.00	01-6175 SMALL TOOLS	0	3/24		
1444	U.S. BANK (VISA)	921640541016	17611	AMAZON, BUNGEE CORDS FOR FLEET, J. LORENTZ, FEB. 24- WATER	02/23/2024	5.20	.00	20-6175 SMALL TOOLS	0	3/24		
1444	U.S. BANK (VISA)	921640541016	17611	AMAZON, BUNGEE CORDS FOR FLEET, J. LORENTZ, FEB. 24- SEWER	02/23/2024	5.20	.00	21-6175 SMALL TOOLS	0	3/24		
1444	U.S. BANK (VISA)	921640541016	17611	AMAZON, BUNGEE CORDS FOR FLEET, J. LORENTZ, FEB. 24- P.I	02/23/2024	2.60	.00	25-6175 SMALL TOOLS	0	3/24		
Total 92164054101670708807:						26.00	.00					
1444	U.S. BANK (VISA)	921640541017	17611	AMAZON, STREET LIGHT REPAIR EQUIPMENT, J. LORENTZ, FEB. 24	02/23/2024	295.50	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1002	3/24		
Total 92164054101763652292:						295.50	.00					
1444	U.S. BANK (VISA)	921640541017	17611	AMAZON, STREET LIGHT REPAIR EQUIPMENT, J. LORENTZ, FEB. 24	02/23/2024	211.08	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1002	3/24		
Total 92164054101774565079:						211.08	.00					
1444	U.S. BANK (VISA)	921640541019	17611	AMAZON, STREET LIGHT REPAIR EQUIPMENT, J. LORENTZ, FEB. 24	02/23/2024	187.50	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1002	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 92164054101997490923:						187.50	.00					
1444	U.S. BANK (VISA)	921640551021	17568	AMAZON, FLAG POLE REPAIR FOR SENIOR CENTER, J. LORENTZ, FEB. 24	02/24/2024	58.47	.00	01-6140 MAINT. & REPAIR BUILDING	1001	3/24		
1444	U.S. BANK (VISA)	921640551021	17568	AMAZON, LIGHTS BULBS FOR GREEN BELT LIGHTS, J. LORENTZ, FEB. 24	02/24/2024	111.98	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	3/24		
1444	U.S. BANK (VISA)	921640551021	17568	AMAZON, STEEL FILES AND ELECTRICAL CONNECTORS FOR FLEET, J. LORENTZ, FEB. 24- ADMIN	02/24/2024	53.10	.00	01-6175 SMALL TOOLS	0	3/24		
1444	U.S. BANK (VISA)	921640551021	17568	AMAZON, STEEL FILES AND ELECTRICAL CONNECTORS FOR FLEET, J. LORENTZ, FEB. 24- WATER	02/24/2024	21.24	.00	20-6175 SMALL TOOLS	0	3/24		
1444	U.S. BANK (VISA)	921640551021	17568	AMAZON, STEEL FILES AND ELECTRICAL CONNECTORS FOR FLEET, J. LORENTZ, FEB. 24- SEWER	02/24/2024	21.24	.00	21-6175 SMALL TOOLS	0	3/24		
1444	U.S. BANK (VISA)	921640551021	17568	AMAZON, STEEL FILES AND ELECTRICAL CONNECTORS FOR FLEET, J. LORENTZ, FEB. 24-- P.I	02/24/2024	10.61	.00	25-6175 SMALL TOOLS	0	3/24		
Total 92164055102154338359:						276.64	.00					
1444	U.S. BANK (VISA)	933840310000		INDEED, JANUARY 2024 SPONSORED JOBS FOR PARKS, INVOICE 88773801, JAN, 24	01/31/2024	500.02	.00	01-5950 TEAM BUILDING, ONBOARDING	0	3/24		
Total 93384031000002893024:						500.02	.00					
1444	U.S. BANK (VISA)	933840320001		INDEED, JANUARY 2024 SPONSORED JOB FOR PARKS, INVOICE 88773801, JAN. 24	02/01/2024	38.17	.00	01-5950 TEAM BUILDING, ONBOARDING	0	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 93384032000119571025:						38.17	.00					
1444	U.S. BANK (VISA)	939840382074	17490	METRO INSTITUTE, PESTICIDE APPLICATORS TEST, A. GOODWIN, FEB '24	02/06/2024	55.00	.00	01-6265 TRAINING & SCH00LING	1004	3/24		
Total 93984038207419800616:						55.00	.00					
1444	U.S. BANK (VISA)	990040362950	17478	BEST BUY, 4 UPS POWER BACKUPS FOR M. BORZICK, FEB '24- WATER	02/05/2024	106.72	.00	20-6165 0FFICE SUPPLIES	0	3/24		
1444	U.S. BANK (VISA)	990040362950	17478	BEST BUY, 4 UPS POWER BACKUPS FOR M. BORZICK, FEB '24- SEWER	02/05/2024	106.72	.00	21-6165 OFFICE SUPPLIES	0	3/24		
1444	U.S. BANK (VISA)	990040362950	17478	BEST BUY, 4 UPS POWER BACKUPS FOR M. BORZICK, FEB '24- P.I	02/05/2024	40.66	.00	25-6165 OFFICE SUPPLIES	0	3/24		
Total 99004036295019088108:						254.10	.00					
Total U.S. BANK (VISA):						13,810.21	.00					
ULINE INC												
2065	ULINE INC	175270675		2 EACH SWIVEL SHOP STOOLS AND SPILL CONTAINMENT WORKSHOP DRUM FOR TREATMENT PLANT, MARCH 24	03/06/2024	424.41	.00	21-6150 M & R - SYSTEM	0	3/24		
Total 175270675:						424.41	.00					
Total ULINE INC:						424.41	.00					
UNITED SITE SERVICES OF NEVADA INC												
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4222193		2 EACH STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 02/01-02/29/24- SHORTLINE	02/29/2024	222.00	.00	01-6212 RENT-EQUIPMENT	1004	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total INV-4222193:						222.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4223151		ADA WHEELCHAIR AND STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 02/01-02/29/24- ECON VILLAGE/W 4TH ST	02/29/2024	222.00	.00	01-6212 RENT-EQUIPMENT	1004	3/24		
Total INV-4223151:						222.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4223914		ADA WHEELCHAIR ACCESSIBLE AND STANDARD PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 02/01-02/29/24- GREENBELT	02/29/2024	222.00	.00	01-6212 RENT-EQUIPMENT	1004	3/24		
Total INV-4223914:						222.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4230294		ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 03/01-03/27/24- BUTLER PARK	03/01/2024	111.00	.00	01-6212 RENT-EQUIPMENT	1004	3/24		
Total INV-4230294:						111.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4231956		ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 02/04-03/02/24- WINCHESTER PARK/SUTTERS MILL,	03/02/2024	111.00	.00	01-6212 RENT-EQUIPMENT	1004	3/24		
Total INV-4231956:						111.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4232282		ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 02/04-03/02/24- SADIE CREEK	03/02/2024	111.00	.00	01-6212 RENT-EQUIPMENT	1004	3/24		
Total INV-4232282:						111.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4313185		STANDARD PORTABLE RESTROOM RENTAL, BI-WEEKLY SERVICE, 03/07-04/03/24	03/07/2024	61.00	.00	20-6212 RENT - EQUIPMENT	0	3/24		
Total INV-4313185:						61.00	.00					
Total UNITED SITE SERVICES OF NEVADA INC:						1,060.00	.00					
UTILITY REFUND #16												
2231	UTILITY REFUND #16	100170.01		MESSMER PROPERTIES, 228 S ALLIE AVE UTILITY REFUND - WATER	03/11/2024	55.45	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	100170.01		MESSMER PROPERTIES, 228 S ALLIE AVE UTILITY REFUND - SEWER	03/11/2024	-8.30	.00	21-4600 SEWER USER FEES	0	3/24		
2231	UTILITY REFUND #16	100170.01		MESSMER PROPERTIES, 228 S ALLIE AVE UTILITY REFUND - TRASH	03/11/2024	-14.76	.00	26-4975 SOLID WASTE USER FEES	0	3/24		
Total 100170.01:						32.39	.00					
2231	UTILITY REFUND #16	142024.00		MERLIN POINTE LLC, 943 E ODYSSEY ST UTILITY REFUND - WATER	02/02/2024	64.38	.00	20-4500 METERED WATER SALES	0	3/24		
Total 142024.00:						64.38	.00					
2231	UTILITY REFUND #16	142027.00		HATHAWAY HOMES, 879 E ODYSSEY ST UTILITY REFUND - WATER	02/13/2024	174.03	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	142027.00		HATHAWAY HOMES, 879 E ODYSSEY ST UTILITY REFUND - SEWER	02/13/2024	41.65	.00	21-4600 SEWER USER FEES	0	3/24		
Total 142027.00:						215.68	.00					
2231	UTILITY REFUND #16	171189.00		CBH, 118 N COLTSFOOT AVE UTILITY REFUND - WATER	02/08/2024	93.49	.00	20-4500 METERED WATER SALES	0	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2231	UTILITY REFUND #16	171189.00		CBH, 118 N COLTSFOOT AVE UTILITY REFUND - SEWER	02/08/2024	31.67	.00	21-4600 SEWER USER FEES	0	3/24		
Total 171189.00:						125.16	.00					
2231	UTILITY REFUND #16	173245.03		COLETTE ANN JONES, 442 S ROCKER AVE UTILITY REFUND - WATER	03/11/2024	27.07	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	173245.03		COLETTE ANN JONES, 442 S ROCKER AVE UTILITY REFUND - SEWER	03/11/2024	49.07	.00	21-4600 SEWER USER FEES	0	3/24		
2231	UTILITY REFUND #16	173245.03		COLETTE ANN JONES, 442 S ROCKER AVE UTILITY REFUND - TRASH	03/11/2024	34.50	.00	26-4975 SOLID WASTE USER FEES	0	3/24		
Total 173245.03:						110.64	.00					
2231	UTILITY REFUND #16	173500.03		TAMMY MENDOZA, 922 S RED SAND AVE UTILITY REFUND - WATER	03/12/2024	20.29	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	173500.03		TAMMY MENDOZA, 922 S RED SAND AVE UTILITY REFUND - SEWER	03/12/2024	33.80	.00	21-4600 SEWER USER FEES	0	3/24		
2231	UTILITY REFUND #16	173500.03		TAMMY MENDOZA, 922 S RED SAND AVE UTILITY REFUND - TRASH	03/12/2024	22.81	.00	26-4975 SOLID WASTE USER FEES	0	3/24		
Total 173500.03:						76.90	.00					
2231	UTILITY REFUND #16	181240.02		JLC INVESTMENTS INC, 1379 W BALBOA ST UTILITY REFUND - WATER	03/11/2024	2.74	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	181240.02		JLC INVESTMENTS INC, 1379 W BALBOA ST UTILITY REFUND - SEWER	03/11/2024	3.09	.00	21-4600 SEWER USER FEES	0	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2231	UTILITY REFUND #16	181240.02		JLC INVESTMENTS INC, 1379 W BALBOA ST UTILITY REFUND - TRASH	03/11/2024	2.12	.00	26-4975 SOLID WASTE USER FEES	0	3/24		
Total 181240.02:						7.95	.00					
2231	UTILITY REFUND #16	181590.03		LOYAL MORROW, 1482 W CASTRO DR UTILITY REFUND - WATER	03/05/2024	3.14	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	181590.03		LOYAL MORROW, 1482 W CASTRO DR UTILITY REFUND - SEWER	03/05/2024	5.61	.00	21-4600 SEWER USER FEES	0	3/24		
2231	UTILITY REFUND #16	181590.03		LOYAL MORROW, 1482 W CASTRO DR UTILITY REFUND - TRASH	03/05/2024	3.73	.00	26-4975 SOLID WASTE USER FEES	0	3/24		
Total 181590.03:						12.48	.00					
2231	UTILITY REFUND #16	201330.05		ELEVATE HOMES LLC, 602 E SIENNA CREEK ST UTILITY REFUND - WATER	02/28/2024	69.95	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	201330.05		ELEVATE HOMES LLC, 602 E SIENNA CREEK ST UTILITY REFUND - SEWER	02/28/2024	55.74	.00	21-4600 SEWER USER FEES	0	3/24		
2231	UTILITY REFUND #16	201330.05		ELEVATE HOMES LLC, 602 E SIENNA CREEK ST UTILITY REFUND - TRASH	02/28/2024	42.01	.00	26-4975 SOLID WASTE USER FEES	0	3/24		
Total 201330.05:						167.70	.00					
2231	UTILITY REFUND #16	242008.00		STERLING HOMES INC, 215 S ANTELOPE FLAT AVE UTILITY REFUND - WATER	02/13/2024	80.19	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	242008.00		STERLING HOMES INC, 215 S ANTELOPE FLAT AVE UTILITY REFUND - SEWER	02/13/2024	5.39	.00	21-4600 SEWER USER FEES	0	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 242008.00:						85.58	.00					
2231	UTILITY REFUND #16	242045.00		TH CONSTRUCTION LLC, 2120 E THEA DR UTILITY REFUND - WATER	02/06/2024	78.98	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	242045.00		TH CONSTRUCTION LLC, 2120 E THEA DR UTILITY REFUND - SEWER	02/06/2024	4.79	.00	21-4600 SEWER USER FEES	0	3/24		
Total 242045.00:						83.77	.00					
2231	UTILITY REFUND #16	242094.00		TH CONSTRUCTION LLC, 231 S FUSION AVE UTILITY REFUND - WATER	02/02/2024	78.09	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	242094.00		TH CONSTRUCTION LLC, 231 S FUSION AVE UTILITY REFUND - SEWER	02/02/2024	5.33	.00	21-4600 SEWER USER FEES	0	3/24		
Total 242094.00:						83.42	.00					
2231	UTILITY REFUND #16	242543.00		TH CONSTRUCTION LLC, 137 S ZIKLAG AVE UTILITY REFUND - WATER	02/21/2024	46.82	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	242543.00		TH CONSTRUCTION LLC, 137 S ZIKLAG AVE UTILITY REFUND - SEWER	02/21/2024	49.27	.00	21-4600 SEWER USER FEES	0	3/24		
Total 242543.00:						96.09	.00					
2231	UTILITY REFUND #16	277011.02		DAVID J BEACHLER, 2629 N HONEYSUCKLE WAY UTILITY REFUND - WATER	03/05/2024	14.16	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	277011.02		DAVID J BEACHLER, 2629 N HONEYSUCKLE WAY UTILITY REFUND - SEWER	03/05/2024	28.47	.00	21-4600 SEWER USER FEES	0	3/24		
2231	UTILITY REFUND #16	277011.02		DAVID J BEACHLER, 2629 N HONEYSUCKLE WAY UTILITY REFUND - TRASH	03/05/2024	15.12	.00	26-4975 SOLID WASTE USER FEES	0	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 277011.02:						57.75	.00					
2231	UTILITY REFUND #16	277752.00		CBH, 590 W SCREECH OWL DR UTILITY REFUND - WATER	02/09/2024	102.51	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	277752.00		CBH, 590 W SCREECH OWL DR UTILITY REFUND - SEWER	02/09/2024	37.65	.00	21-4600 SEWER USER FEES	0	3/24		
Total 277752.00:						140.16	.00					
2231	UTILITY REFUND #16	281156.00		HARDING HOMES, 1518 W MORGANITE ST UTILITY REFUND - WATER	02/09/2024	185.80	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	281156.00		HARDING HOMES, 1518 W MORGANITE ST UTILITY REFUND - SEWER	02/09/2024	-5.01	.00	21-4600 SEWER USER FEES	0	3/24		
Total 281156.00:						180.79	.00					
2231	UTILITY REFUND #16	281545.00		INTEGRITY HOMES & DESIGN, 1400 W TIGER EYE ST UTILITY REFUND - WATER	02/14/2024	45.90	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	281545.00		INTEGRITY HOMES & DESIGN, 1400 W TIGER EYE ST UTILITY REFUND - SEWER	02/14/2024	60.65	.00	21-4600 SEWER USER FEES	0	3/24		
Total 281545.00:						106.55	.00					
2231	UTILITY REFUND #16	281550.00		HARDING HOMES, 2332 N OPAL FALLS WAY UTILITY REFUND - WATER	02/15/2024	295.95	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	281550.00		HARDING HOMES, 2332 N OPAL FALLS WAY UTILITY REFUND - SEWER	02/15/2024	73.38	.00	21-4600 SEWER USER FEES	0	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 281550.00:						369.33	.00					
2231	UTILITY REFUND #16	282071.00		CBH, 2877 N SUNSET FARM AVE UTILITY REFUND - WATER	02/06/2024	100.48	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	282071.00		CBH, 2877 N SUNSET FARM AVE UTILITY REFUND - SEWER	02/06/2024	40.22	.00	21-4600 SEWER USER FEES	0	3/24		
Total 282071.00:						140.70	.00					
2231	UTILITY REFUND #16	282072.00		CBH, 2861 N SUNSET FARM AVE UTILITY REFUND - WATER	02/21/2024	40.87	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	282072.00		CBH, 2861 N SUNSET FARM AVE UTILITY REFUND - SEWER	02/21/2024	57.22	.00	21-4600 SEWER USER FEES	0	3/24		
Total 282072.00:						98.09	.00					
2231	UTILITY REFUND #16	291005.02		DONOVAN EHRHARDT, 3369 W DEVOTION DR UTILITY REFUND - WATER	03/11/2024	2.84	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	291005.02		DONOVAN EHRHARDT, 3369 W DEVOTION DR UTILITY REFUND - SEWER	03/11/2024	5.13	.00	21-4600 SEWER USER FEES	0	3/24		
2231	UTILITY REFUND #16	291005.02		DONOVAN EHRHARDT, 3369 W DEVOTION DR UTILITY REFUND - TRASH	03/11/2024	3.61	.00	26-4975 SOLID WASTE USER FEES	0	3/24		
Total 291005.02:						11.58	.00					
2231	UTILITY REFUND #16	292049.01		DANIJEL TRAVAR, 2628 W MALCOLM WAY UTILITY REFUND - WATER	03/05/2024	49.54	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	292049.01		DANIJEL TRAVAR, 2628 W MALCOLM WAY UTILITY REFUND - SEWER	03/05/2024	92.56	.00	21-4600 SEWER USER FEES	0	3/24		
2231	UTILITY REFUND #16	292049.01		DANIJEL TRAVAR, 2628 W MALCOLM WAY UTILITY								

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
				REFUND - TRASH	03/05/2024	64.17	.00	26-4975 SOLID WASTE USER FEES	0	3/24		
Total 292049.01:						206.27	.00					
2231	UTILITY REFUND #16	292111.01		JOSEPH PANNUNZIO, 2446 W MALCOLM CT UTILITY REFUND - WATER	03/05/2024	28.19	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	292111.01		JOSEPH PANNUNZIO, 2446 W MALCOLM CT UTILITY REFUND - SEWER	03/05/2024	46.56	.00	21-4600 SEWER USER FEES	0	3/24		
2231	UTILITY REFUND #16	292111.01		JOSEPH PANNUNZIO, 2446 W MALCOLM CT UTILITY REFUND - TRASH	03/05/2024	30.49	.00	26-4975 SOLID WASTE USER FEES	0	3/24		
Total 292111.01:						105.24	.00					
2231	UTILITY REFUND #16	292179.00		CBH, 2103 W MINERVA CT UTILITY REFUND - WATER	02/02/2024	102.21	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	292179.00		CBH, 2103 W MINERVA CT UTILITY REFUND - SEWER	02/02/2024	36.71	.00	21-4600 SEWER USER FEES	0	3/24		
Total 292179.00:						138.92	.00					
2231	UTILITY REFUND #16	293040.01		MWAMBANO MWIBEY, 6570 S DONAWAY AVE UTILITY REFUND - WATER	03/11/2024	54.78	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	293040.01		MWAMBANO MWIBEY, 6570 S DONAWAY AVE UTILITY REFUND - SEWER	03/11/2024	99.88	.00	21-4600 SEWER USER FEES	0	3/24		
2231	UTILITY REFUND #16	293040.01		MWAMBANO MWIBEY, 6570 S DONAWAY AVE UTILITY REFUND - TRASH	03/11/2024	63.05	.00	26-4975 SOLID WASTE USER FEES	0	3/24		
Total 293040.01:						217.71	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2231	UTILITY REFUND #16	293046.01		DIANNA FAYE MAHR, 3354 W REMEMBRANCE DR UTILITY REFUND - WATER	02/28/2024	41.55	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	293046.01		DIANNA FAYE MAHR, 3354 W REMEMBRANCE DR UTILITY REFUND - SEWER	02/28/2024	50.71	.00	21-4600 SEWER USER FEES	0	3/24		
2231	UTILITY REFUND #16	293046.01		DIANNA FAYE MAHR, 3354 W REMEMBRANCE DR UTILITY REFUND - TRASH	02/28/2024	34.76	.00	26-4975 SOLID WASTE USER FEES	0	3/24		
Total 293046.01:						127.02	.00					
2231	UTILITY REFUND #16	293273.00		CBH, 6539 S DEDICATION WAY UTILITY REFUND - WATER	02/08/2024	100.72	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	293273.00		CBH, 6539 S DEDICATION WAY UTILITY REFUND - SEWER	02/08/2024	39.57	.00	21-4600 SEWER USER FEES	0	3/24		
Total 293273.00:						140.29	.00					
2231	UTILITY REFUND #16	302609.00		EAGLEWOOD HOMES, 1069 E VIEDMA ST UTILITY REFUND - WATER	02/15/2024	49.60	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	302609.00		EAGLEWOOD HOMES, 1069 E VIEDMA ST UTILITY REFUND - SEWER	02/15/2024	62.81	.00	21-4600 SEWER USER FEES	0	3/24		
Total 302609.00:						112.41	.00					
2231	UTILITY REFUND #16	302622.00		SCHROEDER ENTERPRISES INC, 9074 S FUEGO AVE UTILITY REFUND - WATER	02/16/2024	13.23	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	302622.00		SCHROEDER ENTERPRISES INC, 9074 S FUEGO AVE UTILITY REFUND - SEWER	02/16/2024	33.87	.00	21-4600 SEWER USER FEES	0	3/24		
Total 302622.00:						47.10	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2231	UTILITY REFUND #16	304618.00		CBH, 2901 N MISTY VALLEY AVE UTILITY REFUND - WATER	02/21/2024	36.44	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	304618.00		CBH, 2901 N MISTY VALLEY AVE UTILITY REFUND - SEWER	02/21/2024	51.18	.00	21-4600 SEWER USER FEES	0	3/24		
Total 304618.00:						87.62	.00					
2231	UTILITY REFUND #16	304620.00		CBH, 2867 N MISTY VALLEY AVE UTILITY REFUND - WATER	02/09/2024	79.93	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	304620.00		CBH, 2867 N MISTY VALLEY AVE UTILITY REFUND - SEWER	02/09/2024	7.18	.00	21-4600 SEWER USER FEES	0	3/24		
Total 304620.00:						87.11	.00					
2231	UTILITY REFUND #16	310115.03		KEVIN WESLEY LUCKE, 9274 S COPELAND WAY UTILITY REFUND - WATER	03/11/2024	2.07	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	310115.03		KEVIN WESLEY LUCKE, 9274 S COPELAND WAY UTILITY REFUND - SEWER	03/11/2024	3.79	.00	21-4600 SEWER USER FEES	0	3/24		
2231	UTILITY REFUND #16	310115.03		KEVIN WESLEY LUCKE, 9274 S COPELAND WAY UTILITY REFUND - TRASH	03/11/2024	2.86	.00	26-4975 SOLID WASTE USER FEES	0	3/24		
Total 310115.03:						8.72	.00					
2231	UTILITY REFUND #16	340146.00		CBH, 1355 W BUFFALO RIVER DR UTILITY REFUND - WATER	02/08/2024	100.55	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	340146.00		CBH, 1355 W BUFFALO RIVER DR UTILITY REFUND - SEWER	02/08/2024	40.15	.00	21-4600 SEWER USER FEES	0	3/24		
Total 340146.00:						140.70	.00					
2231	UTILITY REFUND #16	340149.00		CBH, 1313 W BUFFALO RIVER DR UTILITY REFUND - WATER	02/06/2024	100.55	.00	20-4500 METERED WATER SALES	0	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2231	UTILITY REFUND #16	340149.00		CBH, 1313 W BUFFALO RIVER DR UTILITY REFUND - SEWER	02/06/2024	40.15	.00	21-4600 SEWER USER FEES	0	3/24		
Total 340149.00:						140.70	.00					
2231	UTILITY REFUND #16	340150.00		CBH, 1295 W BUFFALO RIVER DR UTILITY REFUND - WATER	02/02/2024	94.43	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	340150.00		CBH, 1295 W BUFFALO RIVER DR UTILITY REFUND - SEWER	02/02/2024	31.12	.00	21-4600 SEWER USER FEES	0	3/24		
Total 340150.00:						125.55	.00					
2231	UTILITY REFUND #16	341032.01		SAMUEL MARVIN, 3254 W ZAREA DR UTILITY REFUND OF OVERPAYMENT - WATER	02/27/2024	50.06	50.06	20-4500 METERED WATER SALES	0	3/24	03/01/2024	
2231	UTILITY REFUND #16	341032.01		SAMUEL MARVIN, 3254 W ZAREA DR UTILITY REFUND OF OVERPAYMENT - SEWER	02/27/2024	82.70	82.70	21-4600 SEWER USER FEES	0	3/24	03/01/2024	
2231	UTILITY REFUND #16	341032.01		SAMUEL MARVIN, 3254 W ZAREA DR UTILITY REFUND OF OVERPAYMENT - TRASH	02/27/2024	55.66	55.66	26-4975 SOLID WASTE USER FEES	0	3/24	03/01/2024	
Total 341032.01:						188.42	188.42					
2231	UTILITY REFUND #16	341109.00		CBH, 5616 S MEMORY AVE UTILITY REFUND - WATER	02/13/2024	61.54	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	341109.00		CBH, 5616 S MEMORY AVE UTILITY REFUND - SEWER	02/13/2024	80.26	.00	21-4600 SEWER USER FEES	0	3/24		
Total 341109.00:						141.80	.00					
2231	UTILITY REFUND #16	360118.00		SHALC GC INC, 11723 S GLORY LN UTILITY REFUND - WATER	02/02/2024	57.46	.00	20-4500 METERED WATER SALES	0	3/24		
Total 360118.00:						57.46	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2231	UTILITY REFUND #16	360149.00		SHEA HOMES, 11963 W ARTILLERY LN UTILITY REFUND - WATER	02/21/2024	23.17	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	360149.00		SHEA HOMES, 11963 W ARTILLERY LN UTILITY REFUND - SEWER	02/21/2024	48.04	.00	21-4600 SEWER USER FEES	0	3/24		
Total 360149.00:						71.21	.00					
2231	UTILITY REFUND #16	361582.00		TH CONSTRUCTION LLC, 11191 S SAYLIS WAY UTILITY REFUND - WATER	02/06/2024	80.56	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	361582.00		TH CONSTRUCTION LLC, 11191 S SAYLIS WAY UTILITY REFUND - SEWER	02/06/2024	46.46	.00	21-4600 SEWER USER FEES	0	3/24		
Total 361582.00:						127.02	.00					
2231	UTILITY REFUND #16	361601.00		TH CONSTRUCTION LLC, 11933 W ZAMALEK CT UTILITY REFUND - WATER	02/21/2024	21.79	.00	20-4500 METERED WATER SALES	0	3/24		
2231	UTILITY REFUND #16	361601.00		TH CONSTRUCTION LLC, 11933 W ZAMALEK CT UTILITY REFUND - SEWER	02/21/2024	45.18	.00	21-4600 SEWER USER FEES	0	3/24		
Total 361601.00:						66.97	.00					
Total UTILITY REFUND #16:						4,605.33	188.42					
UTILITY TRAILER SALES OF IDAHO, INC.												
1641	UTILITY TRAILER SALES OF IDAHO, INC.	99802PB	17717	EMERGENCY LIGHTS FOR FLEET EQUIPMENT INVENTORY, J. DURHAM, MARCH 24- ADMIN	03/08/2024	89.10	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	3/24		
1641	UTILITY TRAILER SALES OF IDAHO, INC.	99802PB	17717	EMERGENCY LIGHTS FOR FLEET EQUIPMENT INVENTORY, J. DURHAM, MARCH 24- WATER	03/08/2024	35.64	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1641	UTILITY TRAILER SALES OF IDAHO, INC.	99802PB	17717	EMERGENCY LIGHTS FOR FLEET EQUIPMENT INVENTORY, J. DURHAM, MARCH 24- SEWER	03/08/2024	35.64	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24		
1641	UTILITY TRAILER SALES OF IDAHO, INC.	99802PB	17717	EMERGENCY LIGHTS FOR FLEET EQUIPMENT INVENTORY, J. DURHAM, MARCH 24- P.I	03/08/2024	17.82	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/24		
Total 99802PB:						178.20	.00					
Total UTILITY TRAILER SALES OF IDAHO, INC.:						178.20	.00					
VALLEY REGIONAL TRANSIT												
1669	VALLEY REGIONAL TRANSIT	0000033098		ANNUAL VALLEY REGIONAL TRANSIT LOCAL AGREEMENT, MARCH 24	03/08/2024	17,967.00	.00	01-6075 DUES & MEMBERSHIPS	0	3/24		
Total 0000033098:						17,967.00	.00					
Total VALLEY REGIONAL TRANSIT:						17,967.00	.00					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	93209		STATEMENT PRINTING AND POSTAGE, FEB. 24- ADMIN	02/29/2024	2,354.78	2,354.78	01-6190 P0STAGE & BILLING	0	3/24	03/08/2024	
857	VALLI INFORMATION SYSTEMS, INC	93209		STATEMENT PRINTING AND POSTAGE, FEB. 24-- WATER	02/29/2024	1,611.17	1,611.17	20-6190 P0STAGE & BILLING	0	3/24	03/08/2024	
857	VALLI INFORMATION SYSTEMS, INC	93209		STATEMENT PRINTING AND POSTAGE, FEB. 24- SEWER	02/29/2024	1,611.17	1,611.17	21-6190 P0STAGE & BILLING	0	3/24	03/08/2024	
857	VALLI INFORMATION SYSTEMS, INC	93209		STATEMENT PRINTING AND POSTAGE, FEB. 24- P.I	02/29/2024	619.67	619.67	25-6190 P0STAGE & BILLING	0	3/24	03/08/2024	
Total 93209:						6,196.79	6,196.79					
857	VALLI INFORMATION SYSTEMS, INC	93210		LOCKBOX TRANSACTIONS, FEB. 24- ADMIN	02/29/2024	52.39	52.39	01-6505 BANK FEES	0	3/24	03/08/2024	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
857	VALLI INFORMATION SYSTEMS, INC	93210		LOCKBOX TRANSACTIONS, FEB. 24- WATER	02/29/2024	35.84	35.84	20-6505 BANK FEES	0	3/24	03/08/2024	
857	VALLI INFORMATION SYSTEMS, INC	93210		LOCKBOX TRANSACTIONS, FEB. 24- SEWER	02/29/2024	35.84	35.84	21-6505 BANK FEES	0	3/24	03/08/2024	
857	VALLI INFORMATION SYSTEMS, INC	93210		LOCKBOX TRANSACTIONS, FEB. 24- P.I	02/29/2024	13.79	13.79	25-6505 BANK FEES	0	3/24	03/08/2024	
Total 93210:						137.86	137.86					
Total VALLI INFORMATION SYSTEMS, INC:						6,334.65	6,334.65					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9957838975		TABLET SERVIICE, 01/29-02/28/24- PARKS	02/29/2024	167.38	167.38	01-6255 TELEPH0NE	1004	3/24	03/08/2024	
1575	VERIZON WIRELESS	9957838975		TABLET SERVIICE, 01/29-02/28/24- WATER	02/29/2024	462.79	462.79	20-6255 TELEPH0NE EXPENSE	0	3/24	03/08/2024	
1575	VERIZON WIRELESS	9957838975		TABLET SERVIICE, 01/29-02/28/24- SEWER	02/29/2024	563.22	563.22	21-6255 TELEPH0NE EXPENSE	0	3/24	03/08/2024	
1575	VERIZON WIRELESS	9957838975		TABLET SERVIICE, 01/29-02/28/24- P.I	02/29/2024	229.30	229.30	25-6255 TELEPH0NE EXPENSE	0	3/24	03/08/2024	
Total 9957838975:						1,422.69	1,422.69					
1575	VERIZON WIRELESS	9958030073		TABLET SERVICE FOR 02/02-03/03/24- ADMIN	03/01/2024	13.90	13.90	01-6255 TELEPH0NE	0	3/24	03/08/2024	
1575	VERIZON WIRELESS	9958030073		TABLET SERVICE FOR 02/02-03/03/24- PARKS	03/01/2024	43.10	43.10	01-6255 TELEPH0NE	1004	3/24	03/08/2024	
1575	VERIZON WIRELESS	9958030073		TABLET SERVICE FOR 02/02-03/03/24- BUILDING INSPECTOR	03/01/2024	86.19	86.19	01-6255 TELEPH0NE	1005	3/24	03/08/2024	
1575	VERIZON WIRELESS	9958030073		TABLET SERVICE FOR 02/02-03/03/24- WATER	03/01/2024	135.40	135.40	20-6255 TELEPH0NE EXPENSE	0	3/24	03/08/2024	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1575	VERIZON WIRELESS	9958030073		TABLET SERVICE FOR 02/02-03/03/24- SEWER	03/01/2024	235.50	235.50	21-6255 TELEPH0NE EXPENSE	0	3/24	03/08/2024	
1575	VERIZON WIRELESS	9958030073		TABLET SERVICE FOR 02/02-03/03/24- ECONOMIC DEVELOPMENT	03/01/2024	27.80	27.80	01-6255 TELEPH0NE	4000	3/24	03/08/2024	
1575	VERIZON WIRELESS	9958030073		TABLET SERVICE FOR 02/02-03/03/24- P.I	03/01/2024	41.99	41.99	25-6255 TELEPH0NE EXPENSE	0	3/24	03/08/2024	
Total 9958030073:						583.88	583.88					
1575	VERIZON WIRELESS	9958030074		CELL PHONE SERVICE 02/01-03/01/24- ADMIN	03/01/2024	67.95	67.95	01-6255 TELEPH0NE	0	3/24	03/08/2024	
1575	VERIZON WIRELESS	9958030074		CELL PHONE SERVICE 02/01-03/01/24-P&Z	03/01/2024	9.99	9.99	01-6255 TELEPH0NE	1003	3/24	03/08/2024	
1575	VERIZON WIRELESS	9958030074		CELL PHONE SERVICE 02/01-03/01/24- PARKS	03/01/2024	383.73	383.73	01-6255 TELEPH0NE	1004	3/24	03/08/2024	
1575	VERIZON WIRELESS	9958030074		CELL PHONE SERVICE 02/01-03/01/24- WATER	03/01/2024	317.94	317.94	20-6255 TELEPH0NE EXPENSE	0	3/24	03/08/2024	
1575	VERIZON WIRELESS	9958030074		CELL PHONE SERVICE 02/01-03/01/24- SEWER	03/01/2024	333.93	333.93	21-6255 TELEPH0NE EXPENSE	0	3/24	03/08/2024	
1575	VERIZON WIRELESS	9958030074		CELL PHONE SERVICE 02/01-03/01/24- P.I	03/01/2024	85.63	85.63	25-6255 TELEPH0NE EXPENSE	0	3/24	03/08/2024	
1575	VERIZON WIRELESS	9958030074		CELL PHONE SERVICE 02/01-03/01/24- ECONOMIC DEVELOPMENT	03/01/2024	79.94	79.94	01-6255 TELEPH0NE	4000	3/24	03/08/2024	
Total 9958030074:						1,279.11	1,279.11					
1575	VERIZON WIRELESS	9958030075		CELL SERVICE FOR 02/02-03/01/24- ADMIN	03/01/2024	94.57	94.57	01-6255 TELEPH0NE	0	3/24	03/08/2024	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1575	VERIZON WIRELESS	9958030075		CELL SERVICE FOR 02/02-03/01/24- P&Z	03/01/2024	37.17	37.17	01-6255 TELEPH0NE	1003	3/24	03/08/2024	
1575	VERIZON WIRELESS	9958030075		CELL SERVICE FOR 02/02-03/01/24- PARKS	03/01/2024	313.84	313.84	01-6255 TELEPH0NE	1004	3/24	03/08/2024	
1575	VERIZON WIRELESS	9958030075		CELL SERVICE FOR 02/02-03/01/24- BUILDING INSPECTOR	03/01/2024	41.30	41.30	01-6255 TELEPH0NE	1005	3/24	03/08/2024	
1575	VERIZON WIRELESS	9958030075		CELL SERVICE FOR 02/02-03/01/24- WATER	03/01/2024	238.81	238.81	20-6255 TELEPH0NE EXPENSE	0	3/24	03/08/2024	
1575	VERIZON WIRELESS	9958030075		CELL SERVICE FOR 02/02-03/01/24- SEWER	03/01/2024	280.11	280.11	21-6255 TELEPH0NE EXPENSE	0	3/24	03/08/2024	
1575	VERIZON WIRELESS	9958030075		CELL SERVICE FOR 02/02-03/01/24- P.I	03/01/2024	67.88	67.88	25-6255 TELEPH0NE EXPENSE	0	3/24	03/08/2024	
Total 9958030075:						1,073.68	1,073.68					
Total VERIZON WIRELESS:						4,359.36	4,359.36					
VIKING INDUSTRIAL LLC												
1428	VIKING INDUSTRIAL LLC	10311-B		LABOR AND MATERIALS FOR NEW FURNANCE AT PARKS SHOP, FEB. 24	02/19/2024	14,541.86	14,541.86	40-6020 CAPITAL IMPROVEMENTS	1323	3/24	03/08/2024	
Total 10311-B:						14,541.86	14,541.86					
1428	VIKING INDUSTRIAL LLC	10336-A		NEW FURANCE FOR PARKS SHOP, FEB. 24	02/22/2024	13,700.00	13,700.00	40-6020 CAPITAL IMPROVEMENTS	1323	3/24	03/08/2024	
Total 10336-A:						13,700.00	13,700.00					
Total VIKING INDUSTRIAL LLC:						28,241.86	28,241.86					
W.W. GRAINGER												

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
162	W.W. GRAINGER	9040887151		36 FT EXTENSION LADDER, T. FLEMING, FEB '24	03/04/2024	563.23	.00	21-6175 SMALL TOOLS	0	3/24		
Total 9040887151:						563.23	.00					
Total W.W. GRAINGER:						563.23	.00					
WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0687913		RECORDS DESTRUCTION, 02/01-02/29/24- ADMIN	03/01/2024	12.54	.00	01-6052 CONTRACT SERVICES	0	3/24		
1633	WESTERN RECORDS DESTRUCTION, INC.	0687913		RECORDS DESTRUCTION, 02/01-02/29/24- WATER	03/01/2024	8.58	.00	20-6052 CONTRACT SERVICES	0	3/24		
1633	WESTERN RECORDS DESTRUCTION, INC.	0687913		RECORDS DESTRUCTION, 02/01-02/29/24- SEWER	03/01/2024	8.58	.00	21-6052 C0NTRACT SERVICES	0	3/24		
1633	WESTERN RECORDS DESTRUCTION, INC.	0687913		RECORDS DESTRUCTION, 02/01-02/29/24- P.I	03/01/2024	3.30	.00	25-6052 C0NTRACT SERVICES	0	3/24		
Total 0687913:						33.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						33.00	.00					
WESTERN STATES EQUIPMENT CO.												
98	WESTERN STATES EQUIPMENT CO.	IN002704642		C9 300 KW GENERATOR INSTALLATION FOR WELL 10, FEB. 24	02/28/2024	88,615.00	88,615.00	20-6166 PP&E PURCHASES OPERATIONS	0	3/24	03/08/2024	
Total IN002704642:						88,615.00	88,615.00					
98	WESTERN STATES EQUIPMENT CO.	IN002706165		GENERATOR INSPECTIONS, TEN MILE LIFT STATION, FEB. 24	02/29/2024	427.52	.00	21-6150 M & R - SYSTEM	0	3/24		
Total IN002706165:						427.52	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
98	WESTERN STATES EQUIPMENT CO.	IN002706168		GENERATOR INSPECTIONS, PATAGONIA LIFT STATION, FEB. 24	02/29/2024	391.69	.00	21-6150 M & R - SYSTEM	0	3/24		
Total IN002706168:						391.69	.00					
98	WESTERN STATES EQUIPMENT CO.	IN002706171		GENERATOR INSPECTIONS, ORCHARD LIFT STAION, FEB. 24	02/29/2024	1,474.13	.00	21-6150 M & R - SYSTEM	0	3/24		
Total IN002706171:						1,474.13	.00					
98	WESTERN STATES EQUIPMENT CO.	IN002706172		GENERATOR INSPECTIONS, DISCOVERY LIFT STATION, FEB. 24	02/29/2024	389.70	.00	21-6150 M & R - SYSTEM	0	3/24		
Total IN002706172:						389.70	.00					
98	WESTERN STATES EQUIPMENT CO.	IN002706175		GENERATOR INSPECTIONS, DANSKIN LIFT STATION, FEB. 24	02/29/2024	394.60	.00	21-6150 M & R - SYSTEM	0	3/24		
Total IN002706175:						394.60	.00					
98	WESTERN STATES EQUIPMENT CO.	IN002706176		GENERATOR INSPECTIONS, FUEL SAMPLES AT BUTLER WELL, FEB. 24	02/29/2024	946.37	.00	20-6150 M & R - SYSTEM	0	3/24		
Total IN002706176:						946.37	.00					
98	WESTERN STATES EQUIPMENT CO.	IN002716498		FUEL SAMPLE AT PALOMA RIDGE LIFT STATION AFTER GENERATOR REPAIR, MARCH 24	03/11/2024	287.40	.00	21-6150 M & R - SYSTEM	0	3/24		
Total IN002716498:						287.40	.00					
98	WESTERN STATES EQUIPMENT CO.	IN002716499		GENERATOR REPAIR PALOMA RIDGE LIFT STATION, MARCH 24	03/11/2024	805.53	.00	21-6150 M & R - SYSTEM	0	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total IN002716499:						805.53	.00					
Total WESTERN STATES EQUIPMENT CO.:						93,731.94	88,615.00					
WEX FLEET UNIVERSAL												
2160	WEX FLEET UNIVERSAL	95441085		FUEL, FEB. 24- ADMIN	02/29/2024	44.00	44.00	01-6300 FUEL	0	3/24	03/08/2024	
2160	WEX FLEET UNIVERSAL	95441085		FUEL, FEB. 24- P&Z	02/29/2024	1.88	1.88	01-6300 FUEL	1003	3/24	03/08/2024	
2160	WEX FLEET UNIVERSAL	95441085		FUEL, FEB. 24- PARKS	02/29/2024	271.63	271.63	01-6300 FUEL	1004	3/24	03/08/2024	
2160	WEX FLEET UNIVERSAL	95441085		FUEL, FEB. 24- BUILDING INSPECTOR	02/29/2024	130.68	130.68	01-6300 FUEL	1005	3/24	03/08/2024	
2160	WEX FLEET UNIVERSAL	95441085		FUEL, FEB. 24- WATER	02/29/2024	144.00	144.00	20-6300 FUEL	0	3/24	03/08/2024	
2160	WEX FLEET UNIVERSAL	95441085		FUEL, FEB. 24- SEWER	02/29/2024	227.13	227.13	21-6300 FUEL	0	3/24	03/08/2024	
2160	WEX FLEET UNIVERSAL	95441085		NON FUEL- CAR WASH UILITY LOCATE, FEB. 24- WATER	02/29/2024	11.34	11.34	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/24	03/08/2024	
2160	WEX FLEET UNIVERSAL	95441085		NON FUEL- CAR WASH UILITY LOCATE, FEB. 24- SEWER	02/29/2024	11.34	11.34	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/24	03/08/2024	
2160	WEX FLEET UNIVERSAL	95441085		NON FUEL- CAR WASH UILITY LOCATE, FEB. 24- P.I	02/29/2024	4.32	4.32	25-6305 VEHICLE MAINTENANCE & REPAIR	0	3/24	03/08/2024	
2160	WEX FLEET UNIVERSAL	95441085		FUEL, FEB. 24- P.I	02/29/2024	42.37	42.37	25-6300 FUEL	0	3/24	03/08/2024	
Total 95441085:						888.69	888.69					
Total WEX FLEET UNIVERSAL:						888.69	888.69					
ZAMZOWS												
66	ZAMZOWS	394178015	17626	FERTILIZER FOR ZAMZOWS PARK, J. PEREZ, FEB '24	02/26/2024	2,399.20	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	3/24		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 394178015:						2,399.20	.00					
66	ZAMZOWS	394178491	17697	146 GALLONS PROPANE FOR THE FARM, R.HENZE, MARCH.'24	03/06/2024	510.59	.00	21-6090 FARM EXPENDITURES	0	3/24		
Total 394178491:						510.59	.00					
Total ZAMZOWS:						2,909.79	.00					
Grand Totals:						1,998,986.98	1,029,624.3					

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Treasurer: _____

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

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

CASE NO. 24-05-FP

GRAN PRADO NO. 2, FINAL PLAT AMENDMENT

Planner: Troy Behunin, TBehuninn@kunaid.gov, 208-922.5274

ALL APPLICATION MATERIALS: 24-05-FP GRAN PRADO NO. 2 SUBDIVISION

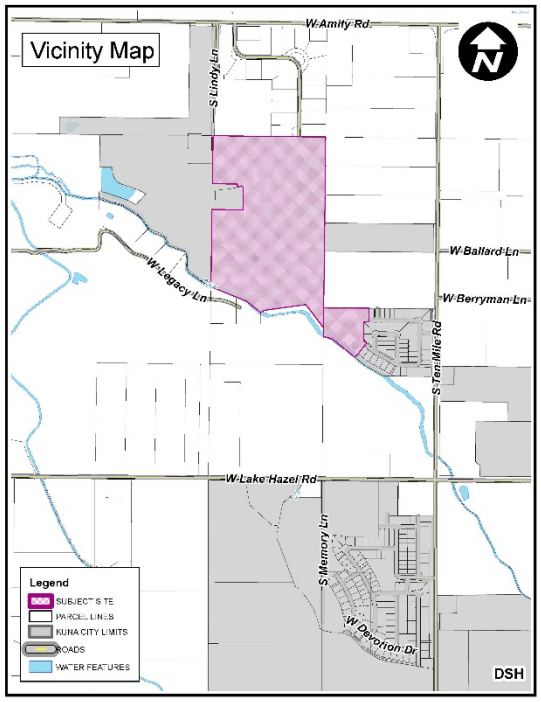
If you require assistance accessing the application materials through the link provided above, or would like to review the application materials in person at City Hall please contact the assigned planner.

BEFORE THE CITY COUNCIL
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF COREY BARTON HOMES INC. *For the Gran Prado Subdivision No. 2 Amended Final Plat.*	)	**Case No. 24-05-FP (FINAL PLAT)** **STAFF MEMO FOR THE GRAN PRADO SUBDIVISION NO. 2 FINAL PLAT AMENDMENT APPLICATION.**

TABLE OF CONTENTS

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



I
GENERAL PROJECT FACTS

1.1 Applicant requests Approval in order to Amend two lots within the Gran Prado Subdivision No. 2 recorded final plat. The total project is approximately 1.003 acres inside an R-4 zoning designation and will remain a total of 68 lots (54 Single-Family Residential buildable lots and 14 common Lots). The project is located near the northwest corner of Ten Mile and Lake Hazel Roads (APN: R3239680200 & R3239680080); In Section 34, Township 3 North, Range 1 West.

II
STAFF ANALYSIS

2.1 The applicant requests amending the Final Plat approval to adjust property lines between two adjacent platted lots, known as Lot 30, Block 1, and Lot 24, Block 1, of Case No. 20-15-FP, in order to maintain a proper distance from the Flood Plain Line.

Staff has determined the proposed Final Plat Amendment for these lots in Gran Prado Subdivision No. 2 appears to be in substantial conformance with the Council-approved Preliminary Plat (March 6, 2018; 20-15-FP).

III
APPLICABLE STANDARDS

3.1 Kuna City Code Title 6, Subdivision Regulations

3.2 Kuna Comprehensive Plan and Future Land Use Map.

3.3 Idaho Code Title 50, Chapter 13, Plats.

IV
CONDITIONS OF APPROVAL

4.1 Developer/Owner/Applicant/Contractors shall abide by the City of Kuna's quiet hours. No construction of any kind shall occur after 11:00 PM one day and 7:00 AM the next day per Kuna City Code 10-6-3; this includes the warming up of and/or operation of equipment. Dust shall be abated and a water truck shall be on site at all times. Noises and other nuisances and/or distractions outside of this timeframe are subject to lawful penalties.

4.2 Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements (Kuna City Code 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

4.3 Water Rights associated with property shall be transferred to the City of Kuna at time of connection (development) by deed and "Change of Ownership" form from IDWR (Idaho Department of Water Resources) as necessary.

4.4 All required landscaping shall be permanently maintained in healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within three (3) days or as the planting season permits, as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.

4.5 Applicant shall correct any technical items and make any requested changes to bring the Final Plat into conformance, as recommended by Kuna Public Works Staff.

4.6 Verification that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties shall be made within the final inspection process. Final inspection shall verify that slopes are not steeper than 3:1 on lot interiors and not steeper than 4:1 on the exterior or lots.

4.7 Runoff from public Right-of-Way is regulated by the Ada County Highway District; satisfaction of this requirement shall be verified before final project acceptance.

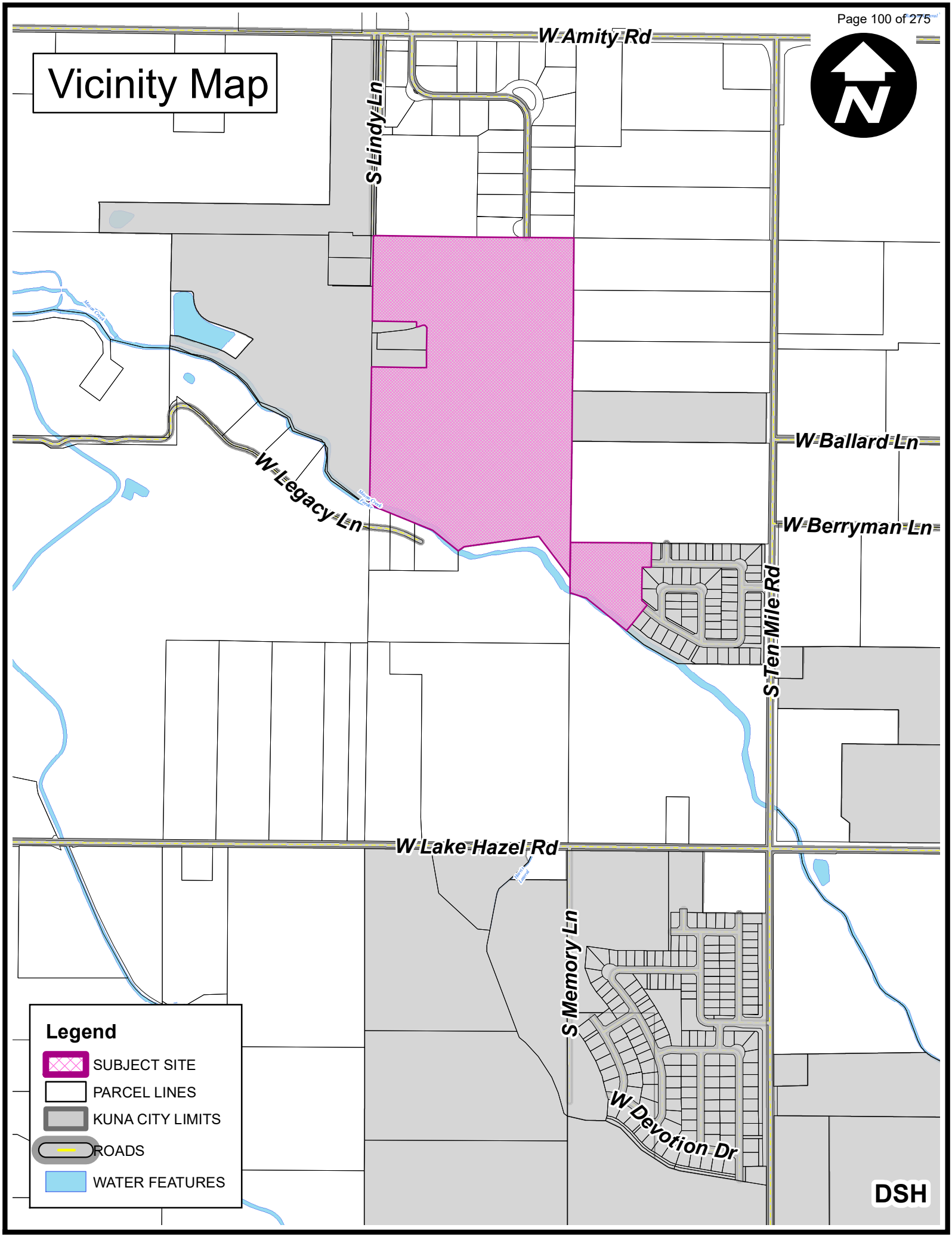
4.8 Upon project completion, the Final Plat shall be compared with the record construction drawings; all lot line adjustments, easements and/or similar items must be recorded on the Final Plat such that an accurate and truthful document results.

4.9 Upon City Council's approval, no revisions shall be made to the Amended Final Plat. If revisions are desired, the Applicant shall bring a copy of the changes to Planning and Zoning staff to determine if a new approval is required via the Public Hearing process.

4.10 Applicant shall secure all signatures on the Amended Final Plat Memorandum prior to requesting the City Engineer's signature on the Final Plat Mylar.

4.11 Correct and verified as-built (record drawings) drawings shall be required before occupancy or Amended Final Plat approval by City Engineer is granted.

DATED this 2nd day of April 2024.


Vicinity Map
W Amity Rd
S Lindy Ln
W Ballard Ln
W Legacy Ln
W Berryman Ln
S Ten Mile Rd
W Lake Hazel Rd
S Memory Ln
W Devotion Dr
Legend
SUBJECT SITE
PARCEL LINES
KUNA CITY LIMITS
ROADS
WATER FEATURES
DSH

PLAT OF
GRAN PRADO SUBDIVISION No. 2

A PORTION OF LOT 15, BLOCK 1 OF THE AMENDED PLAT OF BITTERCREEK MEADOWS SUBDIVISION AND A PORTION OF THE EAST 1/2 OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.
2022

0 50 100 200 300
Scale: 1"=100'

SHEET INDEX

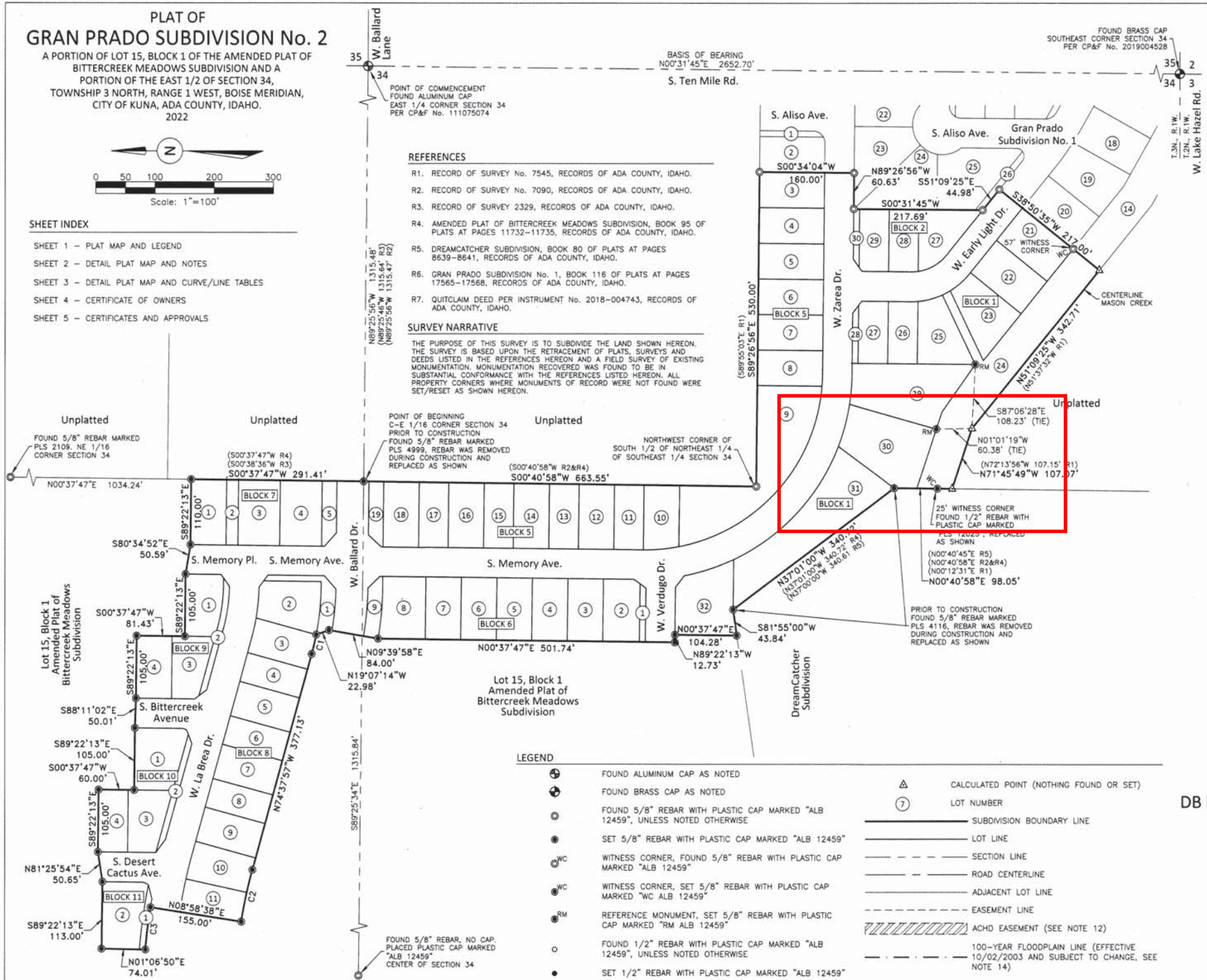
SHEET 1 – PLAT MAP AND LEGEND
SHEET 2 – DETAIL PLAT MAP AND NOTES
SHEET 3 – DETAIL PLAT MAP AND CURVE/LINE TABLES
SHEET 4 – CERTIFICATE OF OWNERS
SHEET 5 – CERTIFICATES AND APPROVALS

REFERENCES

R1. RECORD OF SURVEY No. 7545, RECORDS OF ADA COUNTY, IDAHO.
R2. RECORD OF SURVEY No. 7090, RECORDS OF ADA COUNTY, IDAHO.
R3. RECORD OF SURVEY 2329, RECORDS OF ADA COUNTY, IDAHO.
R4. AMENDED PLAT OF BITTERCREEK MEADOWS SUBDIVISION, BOOK 95 OF PLATS AT PAGES 11732–11735, RECORDS OF ADA COUNTY, IDAHO.
R5. DREAMCATCHER SUBDIVISION, BOOK 80 OF PLATS AT PAGES 8639–8641, RECORDS OF ADA COUNTY, IDAHO.
R6. GRAN PRADO SUBDIVISION No. 1, BOOK 116 OF PLATS AT PAGES 17565–17568, RECORDS OF ADA COUNTY, IDAHO.
R7. QUITCLAIM DEED PER INSTRUMENT No. 2018–004743, RECORDS OF ADA COUNTY, IDAHO.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS 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. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.



LEGEND

- FOUND ALUMINUM CAP AS NOTED
- FOUND BRASS 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"
- WITNESS CORNER, FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- WITNESS CORNER, SET 5/8" REBAR WITH PLASTIC CAP MARKED "WC ALB 12459"
- REFERENCE MONUMENT, SET 5/8" REBAR WITH PLASTIC CAP MARKED "RM ALB 12459"
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459", UNLESS NOTED OTHERWISE
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET BRASS PLUG (WITH MAGNETIC INSERT) MARKED "ALB PLS 12459"
- CALCULATED POINT (NOTHING FOUND OR SET)
- (7) LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ROAD CENTERLINE
- ADJACENT LOT LINE
- EASEMENT LINE
- ACHD EASEMENT (SEE NOTE 12)
- 100-YEAR FLOODPLAIN LINE (EFFECTIVE 10/02/2003 AND SUBJECT TO CHANGE, SEE NOTE 14)

PROFESSIONAL LAND SURVEYOR REGISTERED 12459 STATE OF IDAHO AARON L. BALLARD
1·26·2022

DEVELOPER
DB DEVELOPMENT, LLC
BOISE, ID

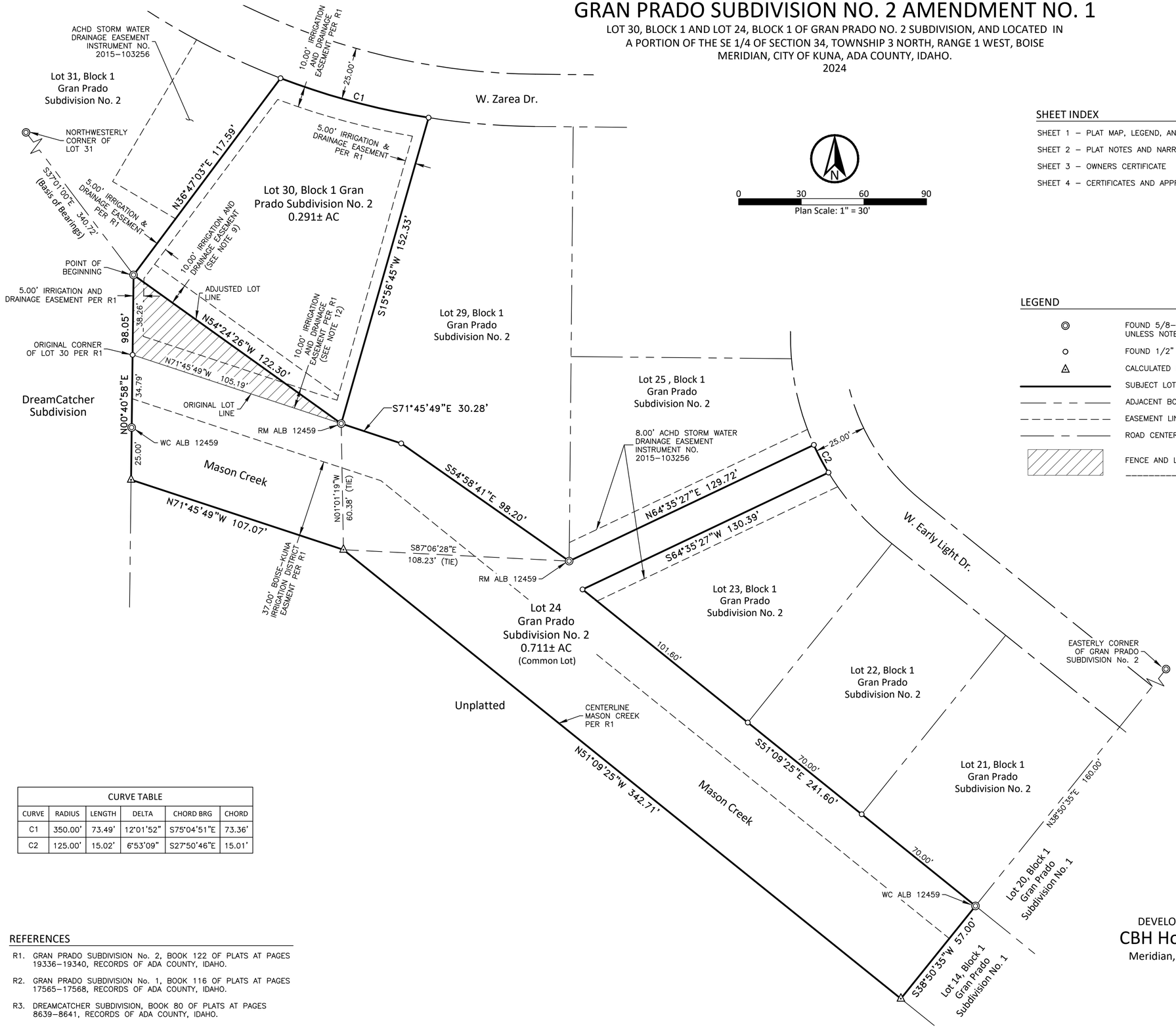
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

JOB NO. 18-111 | SHEET 1 OF 5

GRAN PRADO SUBDIVISION NO. 2 AMENDMENT NO. 1

LOT 30, BLOCK 1 AND LOT 24, BLOCK 1 OF GRAN PRADO NO. 2 SUBDIVISION, AND LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.
2024

Book _____ Page _____



0 30 60 90
Plan Scale: 1" = 30'

SHEET INDEX

SHEET 1 – PLAT MAP, LEGEND, AND REFERENCES
SHEET 2 – PLAT NOTES AND NARRATIVE
SHEET 3 – OWNERS CERTIFICATE
SHEET 4 – CERTIFICATES AND APPROVALS

LEGEND

- FOUND 5/8–INCH REBAR WITH PLASTIC CAP MARKED "ALB 12459", UNLESS NOTED OTHERWISE
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- CALCULATED POINT
- SUBJECT LOT LINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE AS NOTED
- ROAD CENTERLINE
- FENCE AND LANDSCAPE EASEMENT PER INST. No. _____

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	350.00'	73.49'	12°01'52"	S75°04'51"E	73.36'
C2	125.00'	15.02'	6°53'09"	S27°50'46"E	15.01'

REFERENCES

R1. GRAN PRADO SUBDIVISION No. 2, BOOK 122 OF PLATS AT PAGES 19336–19340, RECORDS OF ADA COUNTY, IDAHO.

R2. GRAN PRADO SUBDIVISION No. 1, BOOK 116 OF PLATS AT PAGES 17565–17568, RECORDS OF ADA COUNTY, IDAHO.

R3. DREAMCATCHER SUBDIVISION, BOOK 80 OF PLATS AT PAGES 8639–8641, RECORDS OF ADA COUNTY, IDAHO.

PROFESSIONAL LAND SURVEYOR LICENSED 19630 02-16-24 STATE OF IDAHO RON WRIGHT

DEVELOPER
CBH Homes
Meridian, Idaho

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

JOB NO. 23-189 | SHEET 1 OF 4

GRAN PRADO SUBDIVISION NO. 2 AMENDMENT NO. 1

Book_____ Page_____

NOTES

1. UNLESS OTHERWISE SHOWN HEREON, THIS PART PLAT AMENDMENT IS SUBJECT TO THE PLAT OF GRAN PRADO SUBDIVISION No. 2.
2. 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.
3. ANY RE-SUBDIVISION OF THIS PART PLAT AMENDMENT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF RE-SUBDIVISION.
4. IRRIGATION WATER HAS BEEN PROVIDED FROM KUNA MUNICIPAL IRRIGATION SYSTEM IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE KUNA MUNICIPAL IRRIGATION SYSTEM. PER KUNA CITY ORDINANCE 2021-29 (INSTRUMENT No. 2021-145478, RECORDS OF ADA COUNTY) THIS SUBDIVISION IS ANNEXED INTO THE KUNA MUNICIPAL IRRIGATION SYSTEM AND POOLING THE APPURTENANT WATER RIGHTS THEREOF.
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. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF KUNA.
7. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE ON FILE AT THE ADA COUNTY RECORDER'S OFFICE AS INSTRUMENT No. 2019-060886, AND MAY BE AMENDED FROM TIME TO TIME. THE HOMEOWNER'S 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 HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO LIEN FOR NON-PAYMENT.
8. ALL FRONT LOT LINES AND ALL LOT LINES COMMON TO THE PUBLIC RIGHTS-OF-WAY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, CITY OF KUNA STREET LIGHTS, KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION AND LOT DRAINAGE.
9. UNLESS OTHERWISE DIMENSIONED, ALL LOT LINES COMMON TO THE SUBDIVISION BOUNDARY AND ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE EASEMENT FOR KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION AND LOT DRAINAGE.
10. UNLESS OTHERWISE DIMENSIONED, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION AND LOT DRAINAGE.
11. LOT 24, BLOCK 1 IS A COMMON LOT AND SHALL BE OWNED AND MAINTAINED BY THE GRAN PRADO SUBDIVISION HOMEOWNER'S ASSOCIATION, INC., OR ASSIGNS. THIS COMMON LOT IS SUBJECT TO BLANKET EASEMENT FOR PUBLIC UTILITIES AND KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION.
12. AT THE TIME OF THIS PLAT AMENDMENT, PRESSURE IRRIGATION LINES HAVE ALREADY BEEN INSTALLED AND MAY EXIST WITHIN THIS EASEMENT.

SURVEY NARRATIVE

THIS 1ST PLAT AMENDMENT DEPICTS THE ADJUSTMENT OF THE LOT LINE COMMON TO LOT 30 AND LOT 24 OF BLOCK 1, OF THE PLAT OF GRAN PRADO SUBDIVISION No. 2. THE PURPOSE OF THIS AMENDMENT IS TO ADJUST SAID LOT LINE SO THAT LOT 30 IS OUT OF A FLOODPLAIN. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS AND SURVEYS 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. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR
LICENSED
19630
02-16-24
STATE OF IDAHO
RON WRIGHT

DEVELOPER
CBH Homes
Meridian, Idaho

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

GRAN PRADO SUBDIVISION NO. 2 AMENDMENT NO. 1

Book_____ Page_____

CERTIFICATE OF OWNER

KNOW ALL PEOPLE BY THESE PRESENTS THAT: THE UNDERSIGNED IS THE OWNER OF LOT'S 24 AND 30 OF BLOCK 1 OF GRAN PRADO SUBDIVISION NO. 2 RECORDED AS INSTRUMENT NO. 2022–011191 ON MONTH 02, 2022 AT PLAT BOOK 122, PAGES 19336 THROUGH 19340, ADA COUNTY RECORDER'S OFFICE (THE "PLAT"), WHICH IS WITHIN THE BOUNDARIES OF THE CITY OF KUNA, STATE OF IDAHO; AND THAT IT PETITIONED THE CITY COUNCIL OF THE CITY OF KUNA TO AMEND THE LOT LINE AND EASEMENTS AS DEPICTED ON THE PLAT AT SHEET 2.

A PARCEL OF LAND BEING LOTS 30 AND 24, BLOCK 1 OF GRAN PRADO SUBDIVISION NO. 2 (BOOK 122 OF PLATS AT PAGE 19336, RECORDS OF ADA COUNTY) AND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 WEST, B.M., CITY OF KUNA, ADA COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8–INCH REBAR MARKING THE MOST SOUTHERLY CORNER OF LOT 31, BLOCK 1, OF SAID GRAN PRADO SUBDIVISION NO. 2, WHICH BEARS S37°01'00"E A DISTANCE OF 340.72 FEET FROM A 5/8–INCH REBAR MARKING THE NORTHWESTERLY CORNER OF SAID LOT 31,
THENCE FOLLOWING THE SOUTHEASTERLY BOUNDARY OF SAID LOT 31, N36°47'03"E A DISTANCE OF 117.59 FEET TO THE SOUTHERLY RIGHT–OF–WAY OF W. ZAREA DR.;
THENCE LEAVING SAID SOUTHEASTERLY BOUNDARY AND FOLLOWING SAID SOUTHERLY RIGHT–OF–WAY, 73.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 350.00 FEET, A DELTA ANGLE OF 12°01'52", A CHORD BEARING OF S75°04'51"E, AND A CHORD DISTANCE OF 73.36 FEET TO THE NORTHWESTERLY CORNER OF LOT 29, BLOCK 1 OF SAID GRAN PRADO SUBDIVISION NO. 2;
THENCE LEAVING SAID SOUTHERLY RIGHT–OF–WAY AND FOLLOWING THE WESTERLY BOUNDARY OF SAID LOT 29, S15°56'45"W A DISTANCE OF 152.33 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 29;
THENCE LEAVING SAID WESTERLY BOUNDARY AND FOLLOWING THE SOUTHERLY BOUNDARY OF SAID LOT 29 THE FOLLOWING TWO (2) COURSES:
1. S71°45'49"E A DISTANCE OF 30.28 FEET;
2. S54°58'41"E A DISTANCE OF 98.20 FEET TO THE SOUTHWEST CORNER OF LOT 25, BLOCK 1 OF SAID GRAN PRADO SUBDIVISION NO. 2;

THENCE LEAVING SAID SOUTHERLY BOUNDARY AND FOLLOWING THE SOUTHERLY BOUNDARY OF SAID LOT 25, N64°35'27"E A DISTANCE OF 129.72 FEET TO THE SOUTHWESTERLY RIGHT–OF–WAY OF W. EARLY LIGHT DR.;
THENCE FOLLOWING SAID SOUTHWESTERLY RIGHT–OF–WAY, 15.02 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, A DELTA ANGLE OF 6°53'09", A CHORD BEARING OF S27°50'46"E, AND A CHORD DISTANCE OF 15.01 FEET TO THE MOST NORTHERLY CORNER OF LOT 23, BLOCK 1 OF SAID GRAN PRADO SUBDIVISION NO. 2;
THENCE LEAVING SAID SOUTHWESTERLY RIGHT–OF–WAY AND FOLLOWING THE NORTHWESTERLY BOUNDARY OF SAID LOT 23, S64°35'27"W A DISTANCE OF 130.39 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 23;
THENCE LEAVING SAID NORTHWESTERLY BOUNDARY AND FOLLOWING THE SOUTHWESTERLY BOUNDARY OF SAID LOT 23, S51°09'25"E A DISTANCE OF 101.60 FEET TO THE MOST WESTERLY CORNER OF LOT 22, BLOCK 1 OF SAID GRAN PRADO SUBDIVISION NO. 2;
THENCE LEAVING SAID SOUTHWESTERLY BOUNDARY AND FOLLOWING THE SOUTHWESTERLY BOUNDARY OF SAID LOT 22, S51°09'25"E A DISTANCE OF 70.00 FEET TO THE MOST WESTERLY CORNER OF LOT 21, BLOCK 1 OF SAID GRAN PRADO SUBDIVISION NO. 2;
THENCE LEAVING SAID SOUTHWESTERLY BOUNDARY AND FOLLOWING THE SOUTHWESTERLY BOUNDARY OF SAID LOT 21, S51°09'25"E A DISTANCE OF 70.00 FEET TO THE MOST NORTHERLY CORNER OF LOT 14, BLOCK 1 OF GRAND PRADO SUBDIVISION NO. 1 (BOOK 116 OF PLATS AT PAGE 17565, RECORDS OF ADA COUNTY);
THENCE LEAVING SAID SOUTHWESTERLY BOUNDARY AND FOLLOWING THE NORTHWESTERLY BOUNDARY OF SAID LOT 14, S38°50'35"W A DISTANCE OF 57.00 FEET TO THE CENTERLINE OF MASON CREEK PER SAID GRAN PRADO SUBDIVISION NO. 2;
THENCE LEAVING SAID NORTHWESTERLY BOUNDARY AND FOLLOWING THE CENTERLINE OF SAID MASON CREEK THE FOLLOWING TWO (2) COURSES:
1. N51°09'25"W A DISTANCE OF 342.71 FEET;
2. N71°45'49"W A DISTANCE OF 107.07 FEET TO THE EASTERLY BOUNDARY OF DREAMCATCHER SUBDIVISION (BOOK 80 OF PLATS AT PAGE 8639, RECORDS OF ADA COUNTY);

THENCE LEAVING SAID SOUTHWESTERLY BOUNDARY AND FOLLOWING SAID EASTERLY BOUNDARY, N00°40'58"E A DISTANCE OF 98.05 FEET TO POINT OF BEGINNING.

SAID PARCEL CONTAINS A TOTAL OF 1.00 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 ERECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT.

_____
COREY D BARTON
PRESIDENT OF COREY BARTON HOMES, INC.

ACKNOWLEDGMENT

STATE OF IDAHO)
)SS
COUNTY OF)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____, 2024, BY COREY D. BARTON, AS PRESIDENT OF COREY BARTON HOMES INC.

_____
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES_____

PROFESSIONAL LAND SURVEYOR
LICENSED
19630
02-16-24
STATE OF IDAHO
RON WRIGHT

DEVELOPER
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JOB NO. 23-189 | SHEET 3 OF 4

GRAN PRADO SUBDIVISION NO. 2 AMENDMENT NO. 1

Book _____ Page _____

APPROVAL OF CITY COUNCIL

THE FOREGOING GRAN PRADO SUBDIVISION NO. 2, AMENDMENT NO. 1 WAS APPROVED BY ORDER OF PART PLAT AMENDMENT LOT'S 24 AND 30 OF BLOCK 1 OF GRAN PRADO SUBDIVISION NO. 1 BY THE CITY COUNCIL THIS _____ DAY OF _____ , BY THE CITY COUNCIL OF THE CITY OF KUNA.

_____
CITY CLERK, KUNA, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND 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.

_____
ADA COUNTY SURVEYOR

PLS# _____

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.

_____
HEALTH OFFICER

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: _____

_____
SIGNED BY DEPUTY:

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DAY OF _____, 202_____.

_____
PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CITY ENGINEER

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

_____
CITY ENGINEER

P.E. No. _____

DATE:_____

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } SS
ADA COUNTY }

INSTRUMENT NUMBER _____.

I HEREBY CERTIFY THAT THIS SURVEY FILED AT THE REQUEST OF _____ AT _____ ~~MINUTE~~S PAST _____ O'CLOCK _____.M., ON THIS _____DAY OF _____ , 20_____, A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK _____ PAGE _____ THRU _____.

_____ _____
DEPUTY EX-OFFICIO RECORDER

FEE:_____

CERTIFICATE OF SURVEYOR

I, RON WRIGHT, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PART PLAT AMENDMENT OF GRAN PRADO SUBDIVISION No. 2 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.

_____
RON WRIGHT PLS# 19630

DATE: _____

PROFESSIONAL LAND SURVEYOR
LICENSED
19630
02-16-24
STATE OF IDAHO
RON WRIGHT

DEVELOPER
CBH Homes
Meridian, Idaho

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

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

PAUL A. STEVENS, P.E.
CITY ENGINEER
(208) 287-1727

20 February 2024

PROFESSIONAL ENGINEER REGISTERED 8722 STATE OF IDAHO PAUL A. STEVENS
20 FEB 2024

To: Valerie Greear, P.E.
Department of Environmental Quality
Southwest Idaho Regional Office
1445 North Orchard
Boise, ID 83706

Cc: KM Engineering
Planning & Zoning (City of Kuna)
Gran Prado No. 2 file

RE: **CITY OF KUNA QLPE and Will Serve Approval for Gran Prado Subdivision No. 2 Amendment No. 1**

PLAN REVIEW

Paul A. Stevens, P.E. is the Kuna City Engineer and qualified licensed professional engineer representing the City of Kuna. The sewer and water facilities presented in the construction drawings of Gran Prado 2 are not affected by Amendment No. 1.

Amendment No. 1 moves the southerly lot line of Lot 30, Block 1, north. The area removed from Lot 30, Block 1 has been added to Lot 24, Block 1. Lot 24, Block 1 is green space and provides access to Mason Creek.

WATER SYSTEM CAPACITY & TREATMENT PLANT CAPACITY

There are no changes to the water or wastewater systems associated with this lot line adjustment. Both utilities were extended to this lot in 2022.

SEWER/WATER APPROVAL

In summary, the following apply:

1. The City hereby issues Gran Prado Subdivision No. 2 Amendment No. 1 a "Will Serve" letter with sanitary sewer and water restrictions removed for one (1) residential lot listed below.

   Block 1 - Lot 30

2. The plat for Gran Prado Subdivision No. 2 Amendment No. 1 includes one (1) common lot for which sanitary sewer and water restrictions are not released:

   Block 1 – Lot 24

Respectfully,

Paul A. Stevens, P.E.
Kuna City Engineer

CENTRAL DISTRICT HEALTH

Serving Ada, Boise, Elmore, and Valley Counties
https://cdh.idaho.gov

File Number: 6056

February 21, 2024

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

RE: Gran Prado Subdivision No 2 Amendment 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 February 21, 2024.

Sanitary Restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to this 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.

Sincerely,

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

cc: Corey Barton Homes, Inc
KM Engineering, LLP
City of Kuna

LB:dc

CASE NO. 24-03-FP

JOURNEY'S END NO. 3, FINAL PLAT AMENDMENT

Planner: Troy Behunin, TBehuninn@kunaid.gov, 208-922.5274

ALL APPLICATION MATERIALS: 24-03-FP JOURNEY'S END NO. 3 SUBDIVISION

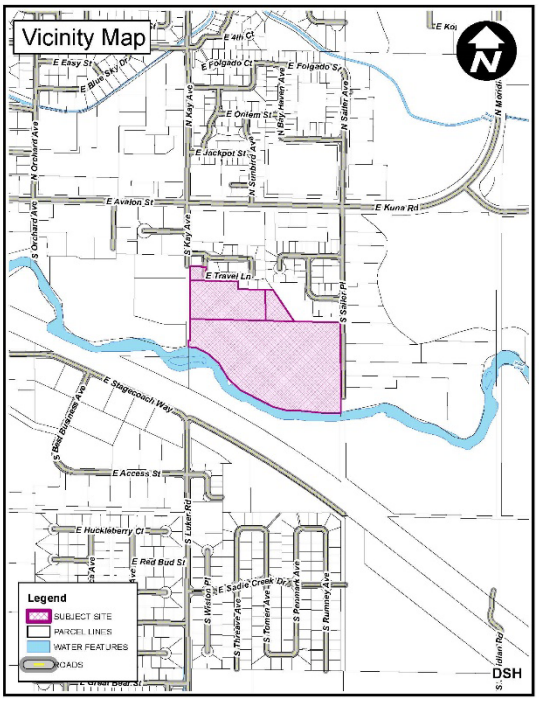
If you require assistance accessing the application materials through the link provided above or, would like to review the application materials in person at City Hall please contact the assigned planner.

BEFORE THE CITY COUNCIL
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 24-03-FP (FINAL PLAT)**
Merlin Point, LLC	)	**STAFF MEMO FOR THE JOURNEY'S END SUBDIVISION NO. 3 FINAL PLAT AMENDMENT APPLICATION.**
For the Journey's End Subdivision No. 3 Amended Final Plat.	)	

TABLE OF CONTENTS

1. General Project Facts
2. Staff Analysis
3. Applicable Standards
4. Conditions of Approval



I
GENERAL PROJECT FACTS

1.1 Applicant requests Approval in order to Amend two lots within the Journey's End No. 3 recorded final plat. The total project is approximately 0.297 acres inside an R-6 zoning designation and will remain a total of 55 lots (45 Single-Family Residential buildable lots and 10 common Lots). The project is located near the southeast corner of Kuna Road and Kay Avenue (APN: R4743770720 and R4743770740); In Section 25, Township 2 North, Range 1 West.

II
STAFF ANALYSIS

2.1 The applicant requests amending the Final Plat approval to adjust property lines between two adjacent platted lots, known as Lot 5, Block 2, and Lot 6 Block 2, in order to correct a house built

within the side yard setback on Lot 6, Block 2, within the Journey's End No. 3 Final Plat (*20-12-FP*).

Staff has determined the proposed Final Plat amendment for Journey's End Subdivision No. 3 appears to be in substantial conformance with the Council-approved Preliminary Plat (January 19, 2016; *15-02-S*).

III
APPLICABLE STANDARDS

3.1 Kuna City Code Title 6, Subdivision Regulations

3.2 Kuna Comprehensive Plan and Future Land Use Map.

3.3 Idaho Code Title 50, Chapter 13, Plats.

IV
CONDITIONS OF APPROVAL

4.1 Developer/Owner/Applicant/Contractors shall abide by the City of Kuna's quiet hours. No construction of any kind shall occur after 11:00 PM one day and 7:00 AM the next day per Kuna City Code 10-6-3; this includes the warming up of and/or operation of equipment. Dust shall be abated and a water truck shall be on site at all times. Noises and other nuisances and/or distractions outside of this timeframe are subject to lawful penalties.

4.2 Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements (Kuna City Code 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

4.3 Water Rights associated with property shall be transferred to the City of Kuna at time of connection (development) by deed and "Change of Ownership" form from IDWR (Idaho Department of Water Resources) as necessary.

4.4 All required landscaping shall be permanently maintained in healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within three (3) days or as the planting season permits, as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.

4.5 Applicant shall correct any technical items and make any requested changes to bring the Final Plat into conformance, as recommended by Kuna Public Works Staff.

4.6 Verification that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties shall be made within the final inspection process. Final inspection shall verify that slopes are not steeper than 3:1 on lot interiors and not steeper than 4:1 on the exterior or lots.

4.7 Runoff from public Right-of-Way is regulated by the Ada County Highway District; satisfaction of this requirement shall be verified before final project acceptance.

4.8 Upon project completion, the Final Plat shall be compared with the record construction drawings; all lot line adjustments, easements and/or similar items must be recorded on the Final Plat such that an accurate and truthful document results.

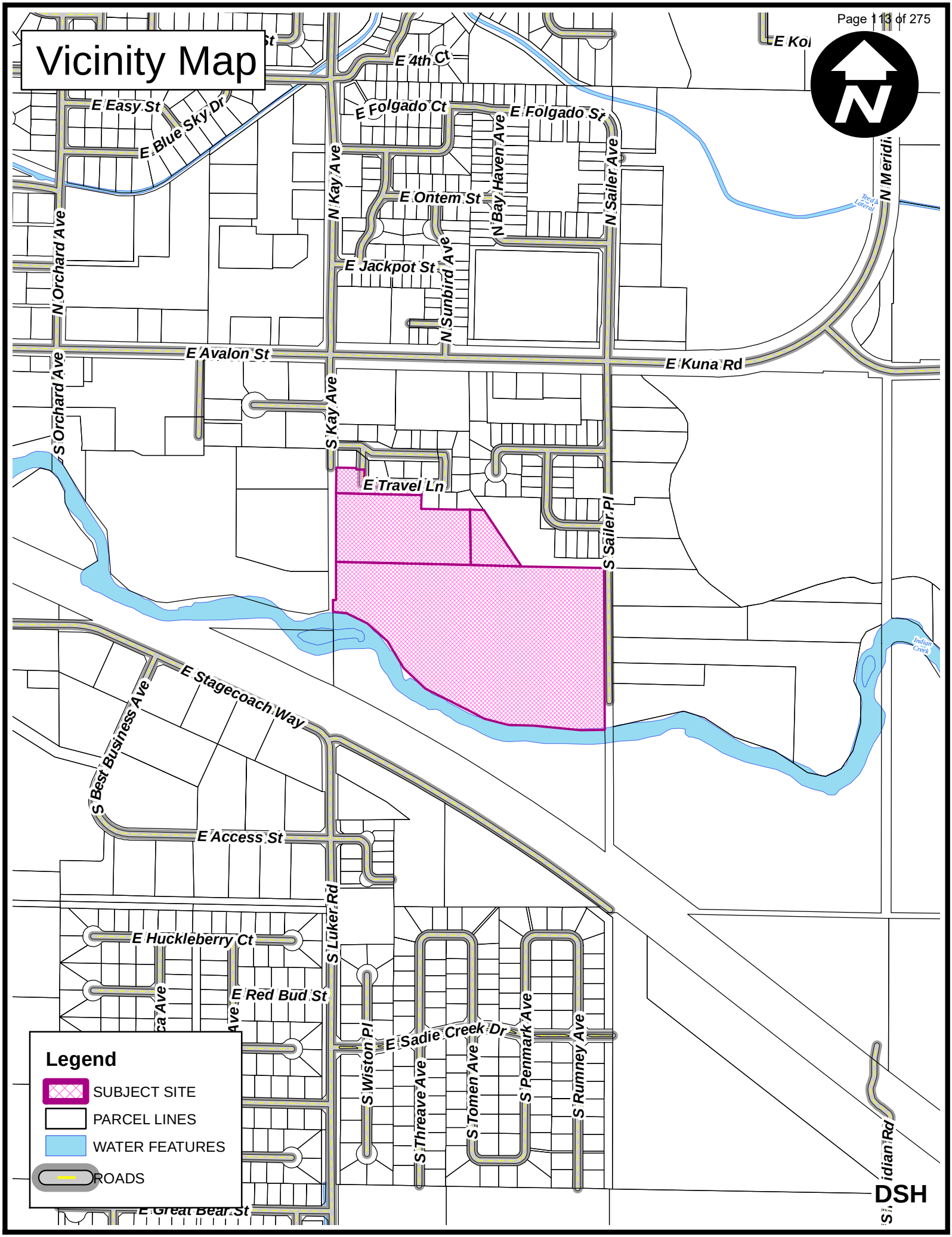
4.9 Upon City Council's approval, no revisions shall be made to the Amended Final Plat. If revisions are desired, the Applicant shall bring a copy of the changes to Planning and Zoning staff to determine if a new approval is required via the Public Hearing process.

4.10 Applicant shall secure all signatures on the Amended Final Plat Memorandum prior to requesting the City Engineer's signature on the Final Plat Mylar.

4.11 Correct and verified as-built (record drawings) drawings shall be required before occupancy or Amended Final Plat approval by City Engineer is granted.

DATED this 2nd day of April 2024.

Vicinity Map



PLAT SHOWING

JOURNEY'S END SUBDIVISION NO. 3

A RE-SUBDIVSION OF A PORTION OF LOTS 4, 5, 6, 7, 8 AND 1 OF AVALON ORCHARD TRACTS

LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 25, T.2N., R.1W., B.M. KUNA, ADA COUNTY, IDAHO

2021

CP&F 2019-015476

1/4 S.24 S.25

BASIS OF BEARING S88°39'09"E 2667.49'

E. AVALON ST.

R.1W. R.1E. S.24 S.19 S.25 S.30

CP&F 2021-146192

S. KAY AVE.

S. ROAMING LANE (PRIVATE)

E. TRAVEL LANE (PRIVATE)

E. ODYSSEY ST.

E. PURSUIT DR.

E. PILGRIMAGE DR.

S. ADVENTURE WAY

JOURNEY'S END SUBDIVISION NO. 1

JOURNEY'S END SUBDIVISION NO. 2

AVALON ORCHARD TRACTS ROS 11256

REAL POINT OF BEGINNING

S88°41'31"E 95.46'

S1°18'29"W 7.28'

S88°41'31"E 41.00'

S1°18'29"W 40.17'

S88°41'31"E 246.00'

S1°18'29"W 41.00'

S88°41'31"E 12.00'

NOT FOUND

N88°41'31"W 243.50'

S1°18'29"W 82.50'

S88°41'31"E 301.00'

S88°41'31"E 255.50'

S88°41'31"E 412.00'

N88°41'31"W 394.27'

S88°41'31"E 394.74'

S88°41'31"E 252.83'

N0°23'58"W 402.79'

S0°23'58"E 2649.83'

N89°36'02"E 85.61'

S89°36'02"W 115.28'

N60°57'44"W 116.07'

N86°26'57"W 69.33'

N78°01'03"W 75.29'

N67°10'24"W 159.18'

N65°48'10"W 163.92'

S63°01'23"E 9.68'

N30°50'12"W 156.45'

S25°13'34"W 94.98'

S30°50'12"E 156.45'

N63°01'39"W 83.20'

S26°59'45"W 160.01'

N46°45'41"W 59.18'

S0°20'07"E 233.90'

S34°09'22"E 316.52'

N34°09'22"W 80.73'

S88°55'59"W 143.72'

C1/4 CP&F 2017-024416

PLS 4116

W.C.

BLOCK 1 BLOCK 2 BLOCK 3 BLOCK 4

PUD SETBACKS FOR LOTS 32-39, 41-48 AND 50-53, BLOCK 1	
FRONT (ALLEY SIDE)	3.0'
REAR (NON-ALLEY SIDE)	8.0'*
ADJACENT TO E. ODYSSEY ST.	8.0'
SIDE	0'

SCALE: 1" = 50'

LEGEND

- FOUND 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT PLS 7729
- FOUND 5/8" IRON PIN PLS 7729 UNLESS OTHERWISE NOTED
- FOUND ALUMINUM CAP MONUMENT
- SET 5/8" IRON PIN WITH CAP PLS 7729
- SET 1/2" IRON PIN WITH CAP PLS 7729
- W.C. SET 1/2" x 24" IRON PIN 1.0' WITNESS CORNER WITH PLASTIC CAP, PLS 7729
- CALCULATED POINT
- SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT PLS 7729
- SUBDIVISION BOUNDARY LINE
- EASEMENT LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- FEMA FLOOD PLAIN BOUNDARY LINE
- 53.22' EASEMENT LINE DIMENSION
- (7) LOT NO.
- INGRESS-EGRESS, PUBLIC UTILITIES AND PRESSURE IRRIGATION EASEMENT SEE NOTE 7
- ACHD TEMPORARY EASEMENT INST. NO. 2021-042476
- ACHD MASTER STORM DRAIN EASEMENT-SEE NOTE 11

SEE SHEET 2 FOR CURVE AND LINE DATA TABLE.
SEE SHEET 2 FOR NOTES.

PROFESSIONAL LAND SURVEYOR LICENSED 7729 STATE OF IDAHO GREGORY G. CARTER 10/27/21

BOOK PAGE

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

JOB NO. 20-129
SHEET 1 OF 4

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BK 121 PG 19118

JOURNEY'S END SUBDIVISION NO. 3

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	N89°36'02"E
L2	34.18	S55°50'38"W
L3	34.18	S55°50'38"W
L4	34.18	S55°50'38"W
L5	15.92	S63°01'23"E
L6	25.60	S63°01'23"E
L7	232.16	S0°23'58"E
L8	77.59	N0°23'58"W
L9	30.65	N45°23'58"W
L10	30.65	S44°36'02"W
L11	33.37	S24°38'58"E

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L12	68.71	S48°14'41"E
L13	22.08	S41°45'19"W
L14	10.94	S88°41'48"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	17.50	27.49	24.75	S43°41'31"E	90°00'00"
C2	100.00	61.90	60.91	N73°34'34"E	35°27'51"
C3	125.00	77.37	76.14	N73°34'34"E	35°27'51"
C4	125.00	42.80	42.59	N65°39'08"E	19°37'00"
C5	125.00	34.57	34.46	N83°23'04"E	15°50'51"
C6	75.00	46.42	45.69	N73°34'34"E	35°27'51"
C7	100.00	48.40	47.93	S74°49'37"E	27°43'47"
C8	125.00	60.50	59.91	S74°49'37"E	27°43'47"
C9	75.00	35.83	35.49	S74°38'56"E	27°22'24"
C10	75.00	28.73	28.56	S77°21'38"E	21°56'59"
C11	75.00	7.10	7.10	S63°40'26"E	5°25'25"
C12	100.00	51.38	50.81	N75°40'51"W	29°26'14"
C13	75.00	38.53	38.11	N75°40'51"W	29°26'14"
C14	75.00	15.09	15.07	N66°43'39"W	11°31'50"
C15	75.00	23.44	23.34	N81°26'46"W	17°54'24"
C16	125.00	64.22	63.52	N75°40'51"W	29°26'14"
C17	125.00	30.27	30.20	N67°53'59"W	13°52'29"
C18	125.00	33.95	33.85	N82°37'06"W	15°33'45"
C19	200.00	224.54	212.93	S30°51'36"E	64°19'35"
C20	200.00	132.71	130.29	S17°42'24"E	38°01'12"
C21	200.00	91.83	91.02	S49°52'12"E	26°18'23"
C22	225.00	102.84	101.95	S11°47'26"E	26°11'15"
C23	225.00	22.06	22.05	S1°30'22"E	5°37'07"
C24	225.00	45.30	45.23	S10°05'01"E	11°32'12"
C25	225.00	35.47	35.43	S20°22'05"E	9°01'56"
C26	225.00	64.82	64.59	S54°46'13"E	16°30'20"
C27	225.00	29.29	29.27	S50°14'49"E	7°27'31"
C28	225.00	35.53	35.49	S58°29'59"E	9°02'48"
C29	175.00	196.47	186.32	S30°51'36"E	64°19'35"
C30	175.00	33.49	33.44	S4°10'46"E	10°57'54"
C31	175.00	64.90	64.52	S20°17'07"E	21°14'50"
C32	175.00	98.09	96.81	S46°57'58"E	32°06'51"
C33	125.00	7.32	7.32	S62°38'26"E	3°21'24"
C34	125.00	53.17	52.77	S76°30'19"E	24°22'23"

1. EXCEPT FOR LOT 7, BLOCK 2 AND LOTS 1 AND 7, BLOCK 3, ALL LOTS IN BLOCKS 2, 3, AND 4 SHALL BE SUBJECT TO A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT ALONG ALL LOTS COMMON TO A PUBLIC RIGHT-OF-WAY LINE AND ALL REAR LOT LINES UNLESS OTHERWISE SHOWN. EXCEPT FOR LOT 7, BLOCK 2 AND LOTS 1 AND 7, BLOCK 3, ALL LOTS IN BLOCKS 2, 3, AND 4 SHALL BE SUBJECT TO A (5) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT ALONG ALL INTERIOR LOT LINES UNLESS OTHERWISE SHOWN.
2. ALL LOTS IN BLOCK 1 SHALL BE SUBJECT TO PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENTS AS SHOWN.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION AND MAY REQUIRE AMENDMENT OF THE DEVELOPMENT AGREEMENT.
4. IRRIGATION WATER WILL BE PROVIDED BY THE 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 SUBJECT TO THE ANNEXING OF JOURNEY'S END SUBDIVISION NO. 3 INTO THE KUNA MUNICIPAL IRRIGATION SYSTEM AND POOLING THE APPURTENANT WATER RIGHTS THEREOF, RECORDED AS INSTRUMENT NO. 2021-102676, RECORDS OF ADA COUNTY, IDAHO.
5. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
5. DIRECT LOT OR PARCEL ACCESS TO S. KAY AVENUE IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY ADA COUNTY HIGHWAY DISTRICT OR THE CITY OF KUNA.
6. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 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 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 ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
7. LOTS 26, 30, 31, 40 AND 49, BLOCK 1; LOT 7, BLOCK 2; LOTS 1 AND 7, BLOCK 3 ARE DESIGNATED AS COMMON AREA LOTS AND SHALL BE OWNED AND MAINTAINED BY THE JOURNEY'S END OWNER'S ASSOCIATION, INC. THE OWNERS' ASSOCIATION (OA), ITS OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO A FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH OA COMMON LOTS THAT RECEIVE MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE OA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT. A PORTION OF LOT 30 AND ALL OF LOTS 26, 31, 40 AND 49, BLOCK 1 SHALL BE SUBJECT TO A BLANKET INGRESS AND EGRESS EASEMENT, A BLANKET LOT DRAINAGE, PUBLIC UTILITIES AND PRESSURE IRRIGATION EASEMENT. LOT 7, BLOCK 2 AND LOTS 1 AND 7, BLOCK 3 SHALL ALSO BE SUBJECT TO A BLANKET PUBLIC UTILITIES, LOT DRAINAGE AND PRESSURE IRRIGATION EASEMENT. RIGHTS AND RESPONSIBILITIES OF THE COMMON AREA LOTS AND THE EASEMENTS THEREOF SHALL BE AS DESCRIBED IN THE CC&R'S TO BE RECORDED IN CONJUNCTION WITH THIS PLAT.
8. 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.
9. A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD ZONE AE PER FIRM MAP NUMBER 16001C0400 J, REVISED OCTOBER 2, 2003 AND BY LOMR NO. 17-10-1636P DATED JUNE 6, 2018. 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.
10. ACHD TEMPORARY LICENSE AGREEMENT INST. NO. 2021-048687.
11. A PORTION OF LOTS 1, 5, 6, 7 AND 8, BLOCK 2 AND A PORTION OF LOTS 6 AND 7, BLOCK 3 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
12. ALL LOTS WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR JOURNEY'S END SUBDIVISION INSTRUMENT NO. 2017-041820 AND AS MAY BE AMENDED FROM TIME TO TIME.
13. ACHD RELEASE OF TEMPORARY EASEMENT INST. NO. 2021-129540.

SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HERON. THE PROPERTY IS A RE-SUBDIVSION OF A PORTION OF LOTS 4, 5, 6, 7, 8 AND 1 OF AVALON ORCHARD TRACTS AND IS ADJACENT TO JOURNEY'S END SUBDIVISION NO. 2. THE SUBJECT PROPERTY IS ALSO A PORTION OF THE PROPERTY SHOWN ON ROS 1109 AND ADJACENT TO THE PROPERTY SHOWN ON ROS 11256. MONUMENTATION FOUND PER THESE PLATS AND RECORD OF SURVEY ARE IN SUBSTANTIAL AGREEMENT WITH THE MONUMENTATION SHOWN ON THESE PLATS AND SURVEY AND WERE HELD AS CONTROLLING CORNERS FOR THIS PLAT.

PROFESSIONAL LAND SURVEYOR LICENSED
7729
10/27/21
STATE OF IDAHO
GREGORY G. CARTER

BOOK PAGE

JOB NO. 20-129
SHEET 2 OF 4

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

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JOURNEY'S END SUBDIVISION NO. 3

CERTIFICATE OF OWNERS

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

A re-subdivision of a portion of Lots 4, 5, 6, 7, 8 and 1 of Avalon Orchard Tracts as filed in Book 4 of Plats at Page 189, records of Ada County, Idaho, located in the NW 1/4 of the NE 1/4 of Section 25, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho, more particularly described as follows:

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

thence along the North-South centerline of said Section 25 South 00°23'58" East, 541.92 feet;

thence leaving said North-South centerline North 89°36'02" East, 20.00 feet to a point on the East Right-of-way line of S. Kay Avenue, said point also being the SW corner of Journey's End Subdivision No. 2 as filed in Book 112 of Plats at Pages 16380 through 16382, records of Ada County, Idaho and the **REAL POINT OF BEGINNING**;

thence along the exterior boundary line of said Journey's End Subdivision No. 2 for the following 10 courses and distances:

thence South 88°41'31" East, 95.46 feet;
thence South 01°18'29" West, 7.28 feet;
thence South 88°41'31" East, 41.00 feet;
thence South 01°18'29" West, 40.17 feet;
thence 27.49 feet along the arc of curve to the left, said curve having a radius of 17.50 feet, a central angle of 90°00'00" and a long chord which bears South 43°41'31" East, 24.75 feet;
thence South 88°41'31" East, 246.00 feet;
thence South 01°18'29" West, 41.00 feet;
thence South 88°41'31" East, 12.00 feet;
thence South 01°18'29" West, 82.50 feet;
thence South 88°41'31" East, 301.00 feet to the SE corner of Lot 18, Block 1 of said Journey's End Subdivision No. 2;
thence leaving said South boundary line South 34°09'22" East, 316.52 feet;
thence South 88°55'59" West, 143.72 feet;
thence South 00°20'07" East, 233.90 feet;
thence South 63°01'23" East, 9.68 feet;
thence South 26°59'45" West, 160.01 feet;
thence North 63°01'39" West, 83.20 feet;
thence North 46°48'41" West, 59.18 feet;
thence North 30°50'12" West, 156.45 feet;
thence North 25°13'34" West, 94.98 feet;
thence North 65°48'10" West, 163.92 feet;
thence North 67°10'24" West, 159.18 feet;
thence North 78°01'03" West, 75.29 feet;
thence North 86°26'57" West, 69.33 feet to a point on the East Right-of-way line of S. Kay Avenue;
thence along said East Right-of-way line North 00°23'58" West, 402.79 feet to the **REAL POINT OF BEGINNING**.

Containing 8.18 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 private streets and easements [illegible] as shown on this plat are not dedicated to the public. However, the right to use said private streets and easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from an existing City of Kuna main line located adjacent to the subject subdivision, and the City of Kuna has agreed in writing to serve all the lots in this subdivision.

Black Creek Limited Partnership

Thomas T Nicholson
Thomas T. Nicholson
General Partner

CERTIFICATE OF SURVEYOR

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

Gregory G. Carter — P.L.S. No. 7729

PROFESSIONAL LAND SURVEYOR LICENSED 7729 2/18/21 STATE OF IDAHO GREGORY G. CARTER

ACKNOWLEDGMENT

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

On this 22 day of February 20 21, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas T. Nicholson, known or identified to me to be a general partner of Black Creek Limited Partnership, who acquired title as Blacks Creek Limited Partnership, the limited partnership that executed the instrument or the person who executed the instrument on behalf of said limited partnership , and acknowledged to me that said limited partnership executed the same.

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

2/17/2027
My commission expires

STEVE ARNOLD NOTARY PUBLIC Commission # 40017 My Commission Expires Feb 17, 2027 STATE OF IDAHO

Notary Public for Idaho
Residing in Boise, Idaho

BOOK PAGE

JOB NO. 20–129
SHEET 3 OF 4

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

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JOURNEY'S END SUBDIVISION NO. 3

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 ADA COUNTY

Central District Health — Date: 3.10.2021

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 5 day of April, 2021.

ADA COUNTY HIGHWAY DISTRICT SEAL

President ACHD
signed by Bruce S. Wong, Director for President

APPROVAL OF CITY ENGINEER

I, the undersigned, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this day 25 AUGUST 2021, 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 7th day of July, 2020, this plat was duly accepted and approved.

CITY OF KUNA CORPORATE SEAL STATE OF IDAHO

City Clerk, Kuna, Idaho

PROFESSIONAL LAND SURVEYOR LICENSED 7729 2/18/21 STATE OF IDAHO GREGORY G. CARTER

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.

ADA COUNTY SURVEYING DIVISION SURVEYOR

County Surveyor
PLS 5359
11-3-2021

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.

11-3-2021
Date

ADA COUNTY TREASURER

County Treasurer
signed by Craig Stewart Deputy 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 Idaho Survey Group at 37 Minutes past 10 O'clock A M. on this 4th day of NOV, 2021, in Book 121 of plats at Pages 19117 - 19120.

Instrument No. 2021-159170

Deputy
Fee $21.00

Phil McGrane
Ex-Officio Recorder

BOOK PAGE

JOB NO. 20-129
SHEET 4 OF 4

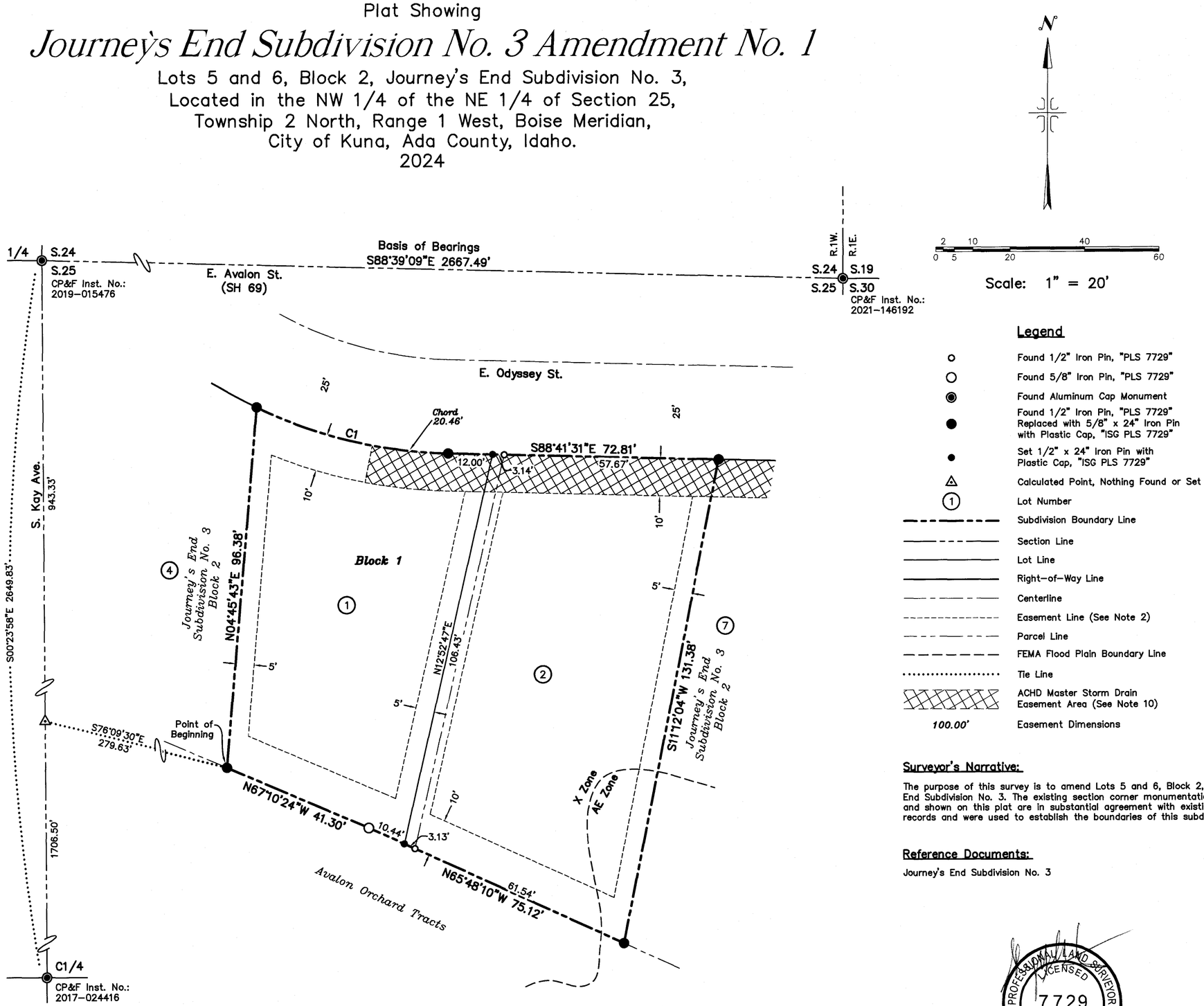
IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

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Plat Showing

Journey's End Subdivision No. 3 Amendment No. 1

Lots 5 and 6, Block 2, Journey's End Subdivision No. 3,
Located in the NW 1/4 of the NE 1/4 of Section 25,
Township 2 North, Range 1 West, Boise Meridian,
City of Kuna, Ada County, Idaho.
2024



Notes

1. This development recognizes Idaho Code, Title 22, Chapter 45 Right to Farm Act, Section 22-4503, 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 nuisance the time it began or was constructed. The provisions of this section shall not apply when nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."

2. An existing ten (10) foot wide permanent public utilities, property drainage and pressure irrigation easement is along all lot lines common to a public right-of-way. An existing ten (10) foot wide permanent lot drainage easement is hereby designated along all rear lot lines. The existing five (5) foot wide permanent lot drainage easement is adjacent to the lot line common to Lots 5 and 6, Block 2 of Journey's End Subdivision No 3 is hereby vacated and a five (5) foot wide permanent lot drainage easement is hereby dedicated along the lot line common to Lots 1 and 2, Block 1 as shown. The above easements are as shown on this plat.

3. Any re-subdivision of this plat shall comply with the applicable regulations in effect at the time of the re-subdivision.

4. Irrigation water has be provided by the 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 subject to the annexing of Journey's End Subdivision No. 3 into the Kuna Municipal Irrigation System and pooling the appurtenant water rights thereof, recorded as Instrument No. 2021-102676, Records of Ada County, Idaho.

5. 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.

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 or drainage entity or district.

9. A portion of this subdivision is located within the FEMA determined special flood hazard zone AE per firm map number 16001C0400J, revised October 2, 2003 and by LOMR No. 17-10-1636P dated June 6, 2018. 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.

10. A portion of Lots 1, and 2, Block 1 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.

12. All lots will be subject to the terms and conditions of the declaration of covenants, conditions, restrictions and easements for Journey's End Subdivision Instrument No. 2017-041820 and as may be amended from time to time.

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	53.17'	125.00'	24°22'23"	S76°30'19"E	52.77'

Legend

○	Found 1/2" Iron Pin, "PLS 7729"
○	Found 5/8" Iron Pin, "PLS 7729"
◉	Found Aluminum Cap Monument
●	Found 1/2" Iron Pin, "PLS 7729" Replaced with 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 7729"
•	Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 7729"
△	Calculated Point, Nothing Found or Set
(1)	Lot Number
	Subdivision Boundary Line
	Section Line
	Lot Line
	Right-of-Way Line
	Centerline
	Easement Line (See Note 2)
	Parcel Line
	FEMA Flood Plain Boundary Line
	Tie Line
	ACHD Master Storm Drain Easement Area (See Note 10)
100.00'	Easement Dimensions

Surveyor's Narrative:

The purpose of this survey is to amend Lots 5 and 6, Block 2, Journey's End Subdivision No. 3. The existing section corner monumentation found and shown on this plat are in substantial agreement with existing corner records and were used to establish the boundaries of this subdivision.

Reference Documents:

Journey's End Subdivision No. 3

PROFESSIONAL LAND SURVEYOR LICENSED 7729 2/5/24 STATE OF IDAHO GREGORY G. CARTER

Book Page

Job No. 20-129
Sheet 1 of 3

IDAHO SURVEY GROUP, LLC
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Journey's End Subdivision No. 3 Amendment No. 1

Certificate Of Owners

Know all men by these presents: that Merline Pointe, LLC, an Idaho limited liability company is the Owner of the Property described as follows:

Lots 5 and 6, Block 2, Journey's End Subdivision No. 3, as filed in Book 121 of Plats at Pages 19117 through 19120, records of Ada County, Idaho, located in the NW1/4 of the NE1/4 of Section 25, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, more particularly described as follows:

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

thence along the North–South centerline of said Section 25 South 00°23'58" East, 943.33 feet;

thence leaving said North–South centerline South 76°09'30" East, 279.63 feet to the SW corner of Lot 5, Block 2, of said Journey's End Subdivision No. 3 and the REAL POINT OF BEGINNING;

thence along the West boundary of said Lot 5 North 04°45'43" East, 96.38 feet to the Southerly right–of–way line of E. Odyssey Street;

thence along the said Southerly right–of–way line 53.17 feet along the arc of curve to the left having a radius of 125.00 feet, a central angle of 24°22'23" and a long chord which bears South 76°30'19" East, 52.77 feet;

thence along the said Southerly right–of–way line South 88°41'31" East, 72.81 feet to the NE corner of Lot 6, Block 2, of said Journey's End Subdivision No. 3;

thence along the East boundary line of said Lot 6 South 11°12'04" West, 131.38 feet to the exterior boundary line of said Journey's End Subdivision No. 3;

thence along said exterior boundary line North 65°48'10" West, 75.12 feet;

thence along said exterior boundary line North 67°10'24" West, 41.30 feet to the REAL POINT OF BEGINNING. Containing 12939 square feet, 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 private streets and easements as shown on this plat are not dedicated to the public. However, the right to use said private streets and 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.

In witness whereof, I have hereunto set my hand:

Merlin Pointe, LLC, an Idaho limited liability company
By: Black Creek Limited Partnership
Its: Member

_____
By: Thomas T. Nicholson Its: General Partner

Certificate of Surveyor

I, Gregory G. Carter, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" is 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.

PROFESSIONAL LAND SURVEYOR LICENSED 7729 2/5/24 STATE OF IDAHO GREGORY G. CARTER

Gregory G. Carter P.L.S. No. 7729

Acknowledgment

State of _____

County of _____

This record was acknowledged before me on this_____day of_____, 20____, by Thomas T. Nicholson, as general partner of Black Creek Limited Partnership, Member of Merlin Pointe, LLC.

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: _____
Signature of Notary Public

Book Page

Job No. 20–129
Sheet 2 of 3

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

P:\Journeys End No 3 Platting 20–129\dwg\Plat\Journeys End No 3 amended.dwg 2/5/2024 12:36:08 PM

Journey's End Subdivision No. 3 Amendment No. 1

HEALTH CERTIFICATE

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

_____
District Health Department 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, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this day _____, hereby approve this plat..

_____
City Engineer

APPROVAL OF CITY COUNCIL

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

_____
City Clerk, Kuna, Idaho

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, 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

PROFESSIONAL LAND SURVEYOR LICENSED 7729 2/5/24 STATE OF IDAHO GREGORY G. CARTER

Book Page

Job No. 20-129
Sheet 3 of 3

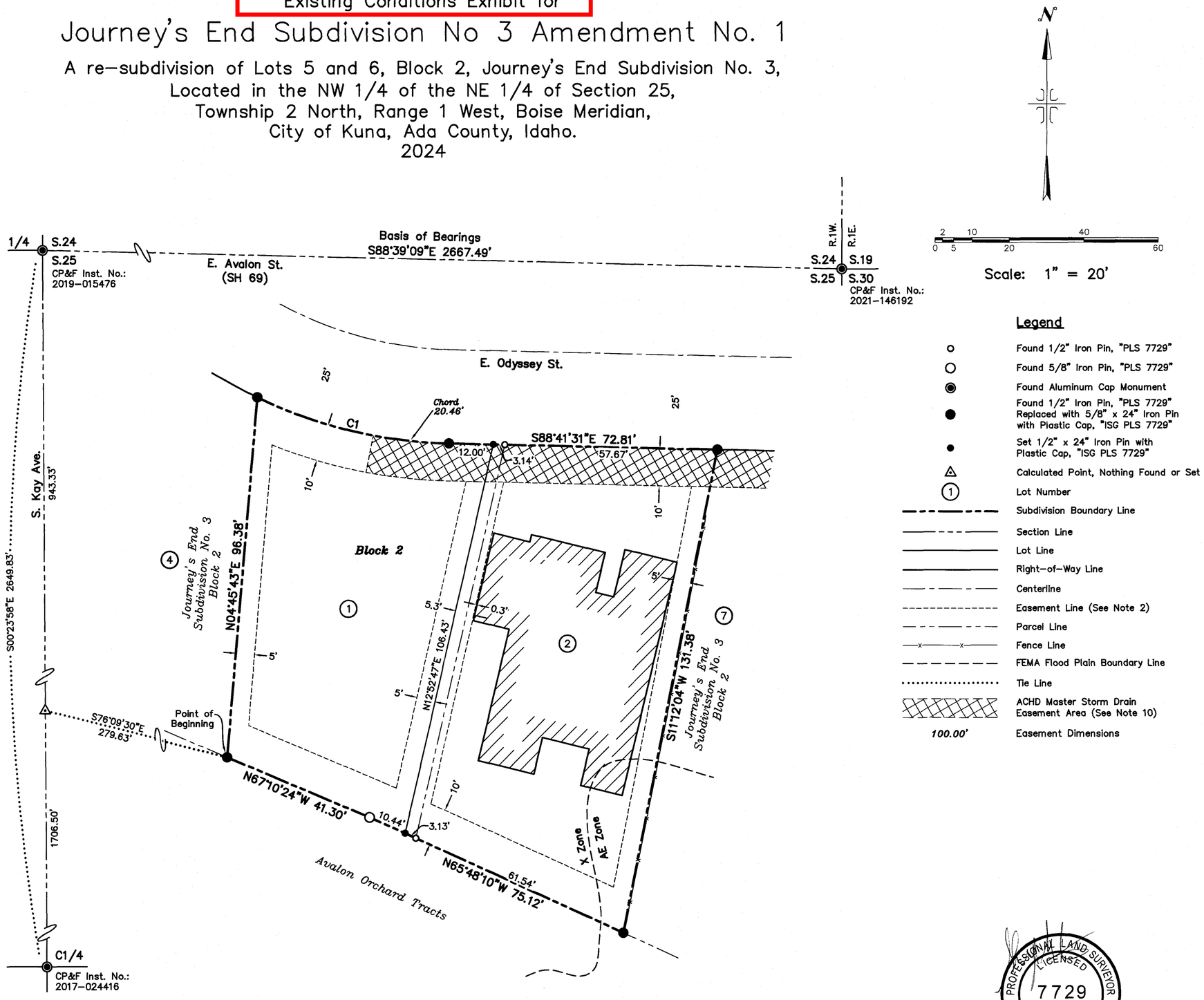
IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

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Existing Conditions Exhibit for

Journey's End Subdivision No 3 Amendment No. 1

A re-subdivision of Lots 5 and 6, Block 2, Journey's End Subdivision No. 3,
Located in the NW 1/4 of the NE 1/4 of Section 25,
Township 2 North, Range 1 West, Boise Meridian,
City of Kuna, Ada County, Idaho.
2024



Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	53.17'	125.00'	24°22'23"	S76°30'19"E	52.77'

PROFESSIONAL LAND SURVEYOR LICENSED 7729 2/5/24 STATE OF IDAHO GREGORY G. CARTER

Book Page

Job No. 20-129
Sheet 1 of 3

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

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RESOLUTION NO. R17-2024
CITY OF KUNA, IDAHO

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

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

PASSED BY THE COUNCIL of Kuna, Idaho this 19th day of March, 2024.

APPROVED BY THE MAYOR of Kuna, Idaho this 19th day of March, 2024.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

AGREEMENT FOR TEMPORARY WATER EASEMENT

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

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

See Exhibit "A"

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

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

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

A Temporary easement as described in Exhibit "B"

1. The GRANTOR by these presents does grant, bargain and convey unto the GRANTEE and its successors and assigns, a Temporary easement over and across the following described property to construct or reconstruct, maintain, inspect, operate, protect, repair, replace, alter or move pipelines and appurtenant structures on said Temporary easement.

2. The GRANTOR herein agrees not to build, create or construct, or permit to be built, created or constructed, any obstruction, building or other structures over or that would interfere with said pipelines, or GRANTEE's rights hereunder.

3. The GRANTEE (through its proper officers, agents or employees) shall have all rights of ingress and egress to and from said real estate (including the right from time to time, except as hereinafter provided, to cut, trim and remove trees, brush, overhanging branches and other obstructions) necessary for the GRANTEE's use, operation and maintenance of the easement hereby granted and all rights and privileges incident thereto.

    a. The GRANTEE agrees to restore, to their pre-entry condition, areas within the easement that are damaged during maintenance/repair of water facilities.
    b. The GRANTEE agrees to replace and/or repair any fences removed or damaged during water facility maintenance/repair.

4. The GRANTEE hereby agrees to hold and save the GRANTOR harmless from any and all claims of third parties arising from GRANTEE's use of the rights herein granted.

5. The easement described above shall continue for a period of perpetuity, or until such time as public right of way is dedicated over said easement, at which time easement shall automatically be vacated in favor of said right of way.

6. With respect to connection and usage of improvements:

   a. The GRANTOR agrees that where GRANTOR connects to said GRANTEE's facilities, that said connections will be made in accordance with GRANTEE standards and shall be inspected and approved by the GRANTEE's Engineer and/or Inspectors prior to completing the construction.
   b. The GRANTOR agrees to pay for at the time of connection, at his sole expense, the cost of any such connections made to the GRANTEE's facilities and to pay appropriate standard service availability fees and service fees for said connections required by the GRANTEE for permitting and usage of the GRANTEE's facilities.
   c. The GRANTOR agrees to hold and save the GRANTEE harmless from any and all damages, claims or losses arising out of the GRANTOR's connection to and use of the GRANTEE's improvements constructed in said Temporary easement.

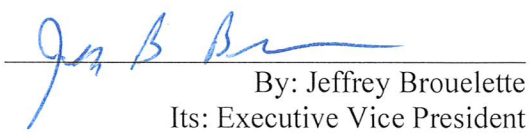
7. The GRANTEE shall restore the surface to the same condition as it was prior to completion of laying, constructing, repairing, replacing, substituting, and/or removing pipelines in said Temporary easement. The GRANTEE will not be responsible for repairing, replacing, or restoring any Temporary structures, trees or bushes placed within the area described in this easement.

In witness whereof the parties have set their hands and seals this ____ day of _____, 20__.

Grantors

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

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



By: Jeffrey Brouelette
Its: Executive Vice President

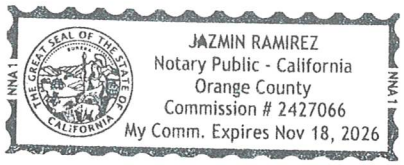
State of California)
) SS
County of Orange)

On this 28 day of February, 2024, before me, the undersigned, a notary public in and for said State, personally appeared Jeffrey Brouelette, known or identified to me to be the Executive Vice President of Arroyo Capital II, LLC, a Delaware Limited Liability Company, a Member of Arroyo Cap II-2 LLC, a Delaware Limited Liability Company, who subscribed said Limited Liability Company's name to the within and foregoing instrument, and acknowledged to me that such executed the same in said liability company's name.

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

Jazmin

Notary Public for California
My Commission Expires: 11-18-26



Grantees

_____

_____

State of Idaho)
) SS
County of Ada)

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

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

_____
Notary Public for Idaho
My Commission Expires: _____

EXHIBIT A

Legal Description
City of Kuna Water Easements
Paloma Ridge Subdivision No. 5

Easements being located in the N ½ of the NW ¼ of Section 12, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, and more particularly described as follows:

EASEMENT A
Commencing at an Aluminum Cap Monument marking the Northwest corner of said Section 12, from which an Aluminum Cap monument marking the North 1/4 corner of said Section 12 bears South 89°32'42" East a distance of 2640.54 feet;

Thence along the northerly boundary of the NW ¼ of said Section 12 South 89°32'42" East a distance of 840.00 feet to a 5/8 inch diameter iron pin monument on the centerline of S. Standard Avenue;

Thence leaving said boundary South 26°02'41" East a distance of 807.59 feet to the **POINT OF BEGINNING**;

Thence North 70°41'44" East a distance of 10.00 feet to a point;

Thence South 20°16'42" East a distance of 9.92 feet to a point;

Thence South 69°43'18" West a distance of 10.00 feet to a point;

Thence North 20°16'42" West a distance of 10.09 feet to the **POINT OF BEGINNING.**

Said Easement A contains 100 square feet (0.002 acres) and is subject to any other easements existing or in use.

EASEMENT B
Commencing at an Aluminum Cap Monument marking the Northwest corner of said Section 12, from which an Aluminum Cap monument marking the North 1/4 corner of said Section 12 bears South 89°32'42" East a distance of 2640.54 feet;

Thence along the northerly boundary of the NW ¼ of said Section 12 South 89°32'42" East a distance of 840.00 feet to a 5/8 inch diameter iron pin monument on the centerline of S. Standard Avenue;

Thence leaving said boundary South 45°29'28" East a distance of 865.89 feet to the **POINT OF BEGINNING**;

Thence North 64°39'58" East a distance of 10.00 feet to a point;

Thence South 25°20'02" East a distance of 10.00 feet to a point;

Thence South 64°39'58" West a distance of 10.00 feet to a point;

Thence North 25°20'02" West a distance of 10.00 feet to the **POINT OF BEGINNING.**

Said Easement B contains 100 square feet (0.002 acres) and is subject to any other easements existing or in use.

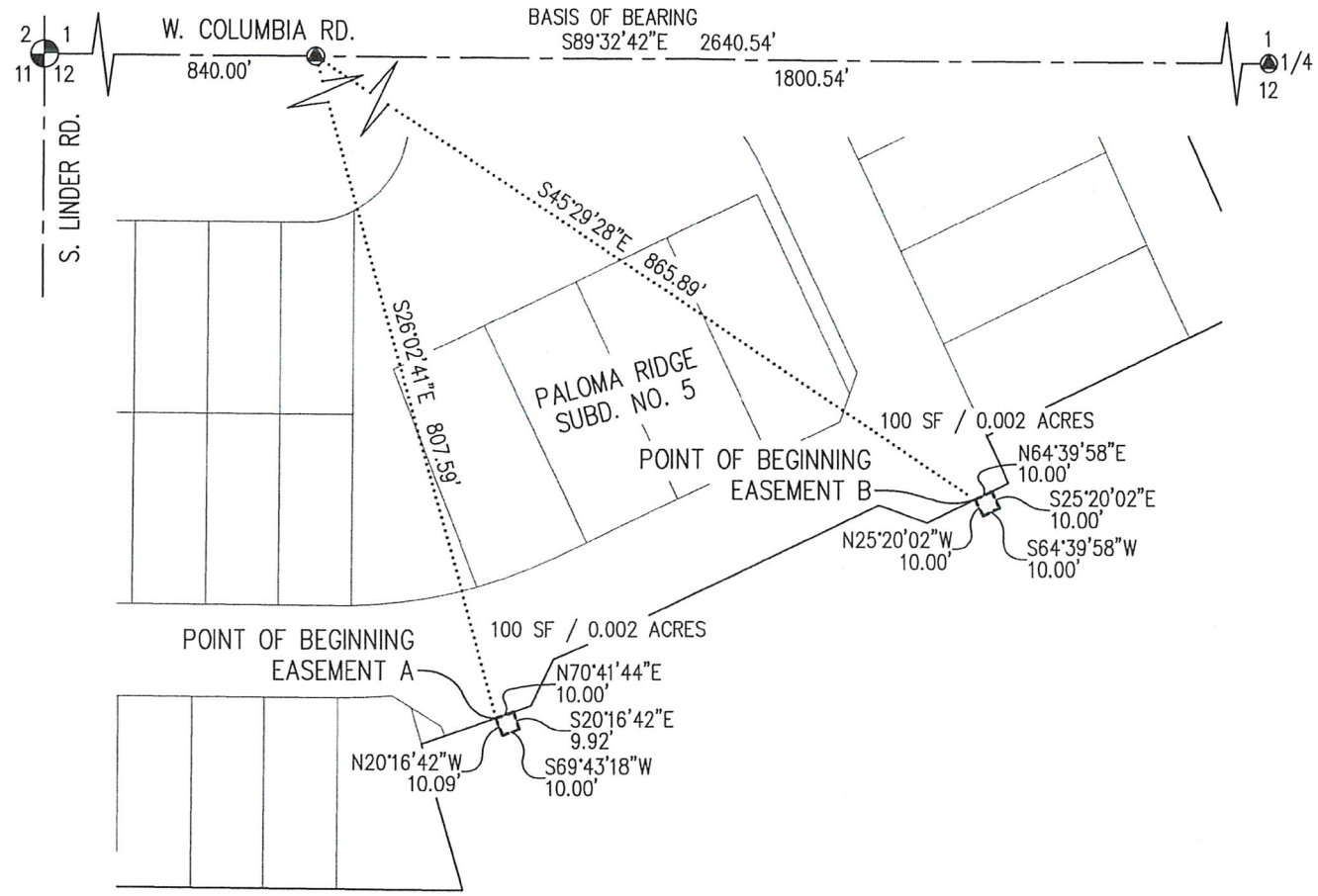
Clinton W. Hansen, PLS
Land Solutions, PC
August 8, 2022

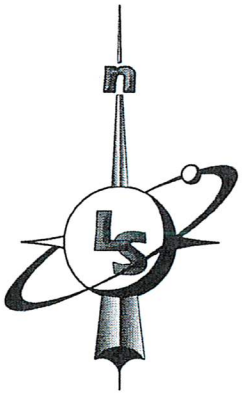


EXHIBIT B

CITY OF KUNA WATER EASEMENTS
PALOMA RIDGE SUBDIVISION NO. 5

LOCATED IN THE N 1/2 OF THE NW 1/4 OF SECTION 12, T. 2 N., R. 1 W., B.M.,
CITY OF KUNA, ADA COUNTY, IDAHO





0' 50' 100' 200'

PROFESSIONAL LAND SURVEYOR
REGISTERED
11118
08/08/22
STATE OF IDAHO
CLINTON W. HANSEN

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

JOB NO. 20-17

RESOLUTION NO. R18-2024
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, INC, FOR PALOMA RIDGE SUBDIVISION NO. 5 FOR UNCOMPLETED WORK FOR LANDSCAPE PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS Paloma Ridge Subdivision No. 5 exists as part of an approved preliminary plat; and

WHEREAS construction plans for Paloma Ridge Subdivision No. 5 were approved by the Kuna City Engineer on 09 May 2023; and

WHEREAS construction was commenced but not completed for certain items, per the approved plans; and

WHEREAS the landscape has not been completed for Paloma Ridge Subdivision No. 5 according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS the landscape completion has been estimated at one hundred seventy-one thousand three hundred ninety-nine dollars and eighty-one cents ($171,399.81) adding 25% for a total of two hundred fourteen thousand two hundred forty-nine dollars and seventy-six cents ($214,249.76); and

WHEREAS developer desires to record the final plat for Paloma Ridge Subdivision No. 5 prior to completion of construction; and

WHEREAS Kuna City Code 6-2-4 and 6-4-3 allows for and sets the conditions for recording a final plat prior to the completion of construction:

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept a cash bond and/or an irrevocable standby Letter of Credit in lieu of construction for **Paloma Ridge Subdivision No. 5** under the following terms and conditions:

1. All bid amounts submitted for unfinished construction are valid for the life of the Letter of Credit;
2. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;
3. The amount of the check and face amount of the Letter of Credit is at least two hundred fourteen thousand two hundred forty-nine dollars and seventy-six cents ($214,249.76);
4. No more than fifty percent of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the Letter of Credit, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 19th day of March 2024.

APPROVED BY THE MAYOR of Kuna, Idaho this 19th day of March 2024.

_____

Joe L. Stear, Mayor

ATTEST:

_____

Nathan Stanley, City Clerk

CITY OF KUNA IMPROVEMENT AGREEMENT
LETTER OF CREDIT

THIS AGREEMENT is made by and between TOLL BROTHERS, INC (hereinafter "Developer"); whose address is 3103 W. SHERYL DRIVE, SUITE 100, MERIDAN, ID 83642, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for phase one of the development known as Paloma Ridge Subdivision No.5, ("Development") located in the City of Kuna; and

WHEREAS, City will not sign the final plat unless Developer promises to install and warrant certain Improvements as herein provided and security is provided for that promise as set forth herein.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the following:

    a. Approved Landscape Plan for Paloma Ridge Subdivision No.5 and the associated Bid for landscaping by Clearwater Landscape, and;

    The bids for said Improvements are attached hereto as **Exhibit A**. The required Improvements are shown on the plans, drawings and specifications previously reviewed and approved by City in connection with the above described Development, and in accordance with the standards and specifications established by the City and adopted by the City Council.

2. Letter of Credit. Developer has executed and delivered to City an irrevocable standby Letter of Credit issued to the City, in the aggregate amount of two hundred fourteen thousand two hundred forty-nine dollars and seventy-six cents ($214,249.76), for the City to retain, which includes:

    a. The initial City Engineer or Public Works Director's estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus twenty-five (25) percent, for an amount of one hundred twenty-five (125) percent;

    b. To that total, the following additional sums may be added upon the following considerations:

        i. Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for the City's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the City Engineer or Public Works Director.

3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.

4. If construction of all financially pledged improvements are not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall be issued by the City until final completion of all improvements has occurred and the City has inspected and approved them. However, if the remaining improvements are not completed within the one hundred twenty-day period, through no fault of the Developer, the City Engineer or Public Works Director may grant a one-time, one hundred twenty-day (120) time extension. The determination of what may be considered a "no fault circumstance" shall be determined by the City Engineer or Public Works Director.

5. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 6, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.

6. Preliminary Release. At the time herein provided, but no later than at the time of final inspection and acceptance of all Improvements by City, City will authorize release and return the Letter of Credit. The release provided for in this paragraph shall occur when City certifies that Improvements are complete, which shall be when Improvements have been installed as required and fully inspected and approved by City, and after as-built drawings have been supplied as required.

7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Letter of Credit as herein provided, and any withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from Cash Deposit shall not affect any rights and remedies of City against Developer for breach of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from

Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

8. Upon satisfaction of this Agreement, Developer shall provide the City with its financial institution information including account wire transfer information.

9. Binding Effect and Assignment. This Agreement shall be binding upon, and inure to the benefit of, the heirs, officers, agents, legal representatives, successors and assigns of the parties hereto. No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld.

10. Notices. Any notice required or desired to be given hereunder as shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.

11. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

12. Governing Law. This Agreement and the performances hereunder shall be governed by the laws of the State of Idaho.

13. Counterparts. The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each counterpart shall be deemed an original.

14. Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.

15. Captions. The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.

16. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.

17. Default. In the event either party hereto defaults in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

18. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.

19. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.

20. Amendment. Any amendment or modifications of this Agreement shall be made in writing, signed by the parties, and attached hereto.

21. Extension. The Bond Agreement and security for completion of Improvements described in Paragraph 1 may be extended by written modification of this Agreement only.

22. Change of Address. It is the obligation of Developer to provide an updated address should it change during the pendency of this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this ____ day of _____, 2024.

_____
TOLL BROTHERS, INC.

By Ryan Hammons
Division President

On this 4 day of March, 2024, before me Kyle Prewett, personally appeared RYAN HAMMONS known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as the Division President and on behalf of the TOLL BROTHERS, INC.

S
E
A
L

KYLE PREWETT
Notary Public - State of Idaho
Commission Number 20223246
My Commission Expires Jul 7, 2028

_____
Notary Public for Idaho
My commission expires on 7/7/2028

_____
City of Kuna, Idaho

(seal)

By Joe Stear

Mayor

Attest:

_____

Chris Engels, *City Clerk*

STATE OF IDAHO)
: SS
County of Ada))

RESOLUTION NO. R19-2024
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, INC, FOR PALOMA RIDGE SUBDIVISION NO. 5 FOR UNCOMPLETED WORK FOR FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS Paloma Ridge Subdivision No. 5 exists as part of an approved preliminary plat; and

WHEREAS construction plans for Paloma Ridge Subdivision No. 5 were approved by the Kuna City Engineer on 09 May 2023; and

WHEREAS construction was commenced but not completed for certain items, per the approved plans; and

WHEREAS the fencing has not been completed for Paloma Ridge Subdivision No. 5 according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS the fencing completion has been estimated at seventy-three thousand thirty-two dollars and seventy-five cents ($73,032.75) adding 25% for a total of ninety-one thousand two hundred ninety dollars and ninety-four cents ($91,290.94); an

WHEREAS developer desires to record the final plat for Paloma Ridge Subdivision No. 5 prior to completion of construction; and

WHEREAS Kuna City Code 6-2-4 and 6-4-3 allows for and sets the conditions for recording a final plat prior to the completion of construction:

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept a cash bond and/or an irrevocable standby Letter of Credit in lieu of construction for **Paloma Ridge Subdivision No. 5** under the following terms and conditions:

1. All bid amounts submitted for unfinished construction are valid for the life of the Letter of Credit;
2. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;
3. The amount of the check and face amount of the Letter of Credit is at least ninety-one thousand two hundred ninety dollars and ninety-four cents ($91,290.94).
4. No more than fifty percent of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the Letter of Credit, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 19th day of March 2024.

APPROVED BY THE MAYOR of Kuna, Idaho this 19th day of March 2024.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

CITY OF KUNA IMPROVEMENT AGREEMENT
LETTER OF CREDIT

THIS AGREEMENT is made by and between TOLL BROTHERS, INC (hereinafter "Developer"); whose address is 3103 W. SHERYL DRIVE, SUITE 100, MERIDAN, ID 83642, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for phase one of the development known as Paloma Ridge Subdivision No. 5, ("Development") located in the City of Kuna; and

WHEREAS, City will not sign the final plat unless Developer promises to install and warrant certain Improvements as herein provided and security is provided for that promise as set forth herein.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the following:

    a. Approved Fence Plan for Paloma Ridge Subdivision No. 5 and the associated Bid for fencing by Butte Fence, Inc., and;

    The bids for said Improvements are attached hereto as **Exhibit A**. The required Improvements are shown on the plans, drawings and specifications previously reviewed and approved by City in connection with the above described Development, and in accordance with the standards and specifications established by the City and adopted by the City Council.

2. Letter of Credit. Developer has executed and delivered to City an irrevocable standby Letter of Credit issued to the City, in the aggregate amount of ninety-one thousand two hundred ninety dollars and ninety-four cents ($91,290.94), for the City to retain, which includes:

    a. The initial City Engineer or Public Works Director's estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus twenty-five (25) percent, for an amount of one hundred twenty-five (125) percent;

    b. To that total, the following additional sums may be added upon the following considerations:

        i. Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for the City's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the City Engineer or Public Works Director.

3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.

4. If construction of all financially pledged improvements are not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall be issued by the City until final completion of all improvements has occurred and the City has inspected and approved them. However, if the remaining improvements are not completed within the one hundred twenty-day period, through no fault of the Developer, the City Engineer or Public Works Director may grant a one-time, one hundred twenty-day (120) time extension. The determination of what may be considered a "no fault circumstance" shall be determined by the City Engineer or Public Works Director.

5. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 6, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.

6. Preliminary Release. At the time herein provided, but no later than at the time of final inspection and acceptance of all Improvements by City, City will authorize release and return the Letter of Credit. The release provided for in this paragraph shall occur when City certifies that Improvements are complete, which shall be when Improvements have been installed as required and fully inspected and approved by City, and after as-built drawings have been supplied as required.

7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Letter of Credit as herein provided, and any withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from Cash Deposit shall not affect any rights and remedies of City against Developer for breach of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from

Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

8. Upon satisfaction of this Agreement, Developer shall provide the City with its financial institution information including account wire transfer information.

9. Binding Effect and Assignment. This Agreement shall be binding upon, and inure to the benefit of, the heirs, officers, agents, legal representatives, successors and assigns of the parties hereto. No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld.

10. Notices. Any notice required or desired to be given hereunder as shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.

11. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

12. Governing Law. This Agreement and the performances hereunder shall be governed by the laws of the State of Idaho.

13. Counterparts. The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each counterpart shall be deemed an original.

14. Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.

15. Captions. The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.

16. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.

17. Default. In the event either party hereto defaults in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

18. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.

19. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.

20. Amendment. Any amendment or modifications of this Agreement shall be made in writing, signed by the parties, and attached hereto.

21. Extension. The Bond Agreement and security for completion of Improvements described in Paragraph 1 may be extended by written modification of this Agreement only.

22. Change of Address. It is the obligation of Developer to provide an updated address should it change during the pendency of this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this __ day of ___ _____, 2024.

TOLL BROTHERS, INC.

By Ryan Hammons
Division President

On this 4 day of March, 2024, before me Kyle Prewett, personally appeared RYAN HAMMONS known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as the Division President and on behalf of the TOLL BROTHERS, INC.

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KYLE PREWETT
Notary Public - State of Idaho
Commission Number 20223246
My Commission Expires Jul 7, 2028

Notary Public for Idaho
My commission expires on 7/7/2028

City of Kuna, Idaho

(seal)

By Joe Stear

Mayor

Attest:

_____

Chris Engels, *City Clerk*

STATE OF IDAHO)
: SS
County of Ada))

RESOLUTION NO. R20-2024
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, INC, FOR PALOMA RIDGE SUBDIVISION NO. 5 FOR UNCOMPLETED WORK FOR STREETLIGHTS PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS Paloma Ridge Subdivision No. 5 exists as part of an approved preliminary plat; and

WHEREAS construction plans for Paloma Ridge Subdivision No.5 were approved by the Kuna City Engineer on 09 May 2023; and

WHEREAS construction was commenced but not completed for certain items, per the approved plans; and

WHEREAS the streetlight has not been completed for Paloma Ridge Subdivision No. 5 according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS the street light completion has been estimated at twenty-six thousand nine hundred eighteen dollars and zero cents ($26,918.00) adding 25% for a total of thirty-three thousand six hundred forty-seven dollars and fifty cents ($33,647.50); an

WHEREAS developer desires to record the final plat for Paloma Ridge West Subdivision No. 1 prior to completion of construction; and

WHEREAS Kuna City Code 6-2-4 and 6-4-3 allows for and sets the conditions for recording a final plat prior to the completion of construction:

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept a cash bond and/or an irrevocable standby Letter of Credit in lieu of construction for **Paloma Ridge Subdivision No. 5** under the following terms and conditions:

1. All bid amounts submitted for unfinished construction are valid for the life of the Letter of Credit;
2. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;
3. The amount of the check and face amount of the Letter of Credit is at least thirty-three thousand six hundred forty-seven dollars and fifty cents ($33,647.50).
4. No more than fifty percent of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the Letter of Credit, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 19th day of March 2024.

APPROVED BY THE MAYOR of Kuna, Idaho this 19th day of March 2024.

_____

Joe L. Stear, Mayor

ATTEST:

_____

Nathan Stanley, City Clerk

CITY OF KUNA IMPROVEMENT AGREEMENT
LETTER OF CREDIT

THIS AGREEMENT is made by and between TOLL BROTHERS, INC (hereinafter "Developer"); whose address is 3103 W. SHERYL DRIVE, SUITE 100, MERIDAN, ID 83642, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for phase one of the development known as Paloma Ridge Subdivision No.5, ("Development") located in the City of Kuna; and

WHEREAS, City will not sign the final plat unless Developer promises to install and warrant certain Improvements as herein provided and security is provided for that promise as set forth herein.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the following:

    a. Approved Street Light Plan for Paloma Ridge Subdivision No.5 and the associated Bid for street lighting by Alloway Electric Co., Inc., and;

    The bids for said Improvements are attached hereto as **Exhibit A**. The required Improvements are shown on the plans, drawings and specifications previously reviewed and approved by City in connection with the above described Development, and in accordance with the standards and specifications established by the City and adopted by the City Council.

2. Letter of Credit. Developer has executed and delivered to City an irrevocable standby Letter of Credit issued to the City, in the aggregate amount of thirty-three thousand six hundred forty-seven dollars and fifty cents ($33,647.50), for the City to retain, which includes:

    a. The initial City Engineer or Public Works Director's estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus twenty-five (25) percent, for an amount of one hundred twenty-five (125) percent;

    b. To that total, the following additional sums may be added upon the following considerations:

        i. Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for the City's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the City Engineer or Public Works Director.

3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.

4. If construction of all financially pledged improvements are not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall be issued by the City until final completion of all improvements has occurred and the City has inspected and approved them. However, if the remaining improvements are not completed within the one hundred twenty-day period, through no fault of the Developer, the City Engineer or Public Works Director may grant a one-time, one hundred twenty-day (120) time extension. The determination of what may be considered a "no fault circumstance" shall be determined by the City Engineer or Public Works Director.

5. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 6, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.

6. Preliminary Release. At the time herein provided, but no later than at the time of final inspection and acceptance of all Improvements by City, City will authorize release and return the Letter of Credit. The release provided for in this paragraph shall occur when City certifies that Improvements are complete, which shall be when Improvements have been installed as required and fully inspected and approved by City, and after as-built drawings have been supplied as required.

7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Letter of Credit as herein provided, and any withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from Cash Deposit shall not affect any rights and remedies of City against Developer for breach of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from

Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

8. Upon satisfaction of this Agreement, Developer shall provide the City with its financial institution information including account wire transfer information.

9. Binding Effect and Assignment. This Agreement shall be binding upon, and inure to the benefit of, the heirs, officers, agents, legal representatives, successors and assigns of the parties hereto. No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld.

10. Notices. Any notice required or desired to be given hereunder as shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.

11. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

12. Governing Law. This Agreement and the performances hereunder shall be governed by the laws of the State of Idaho.

13. Counterparts. The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each counterpart shall be deemed an original.

14. Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.

15. Captions. The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.

16. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.

17. Default. In the event either party hereto defaults in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

18. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.

19. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.

20. Amendment. Any amendment or modifications of this Agreement shall be made in writing, signed by the parties, and attached hereto.

21. Extension. The Bond Agreement and security for completion of Improvements described in Paragraph 1 may be extended by written modification of this Agreement only.

22. Change of Address. It is the obligation of Developer to provide an updated address should it change during the pendency of this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this ____ day of _____, 2024.

_____
TOLL BROTHERS, INC.

By Ryan Hammons
Division President

On this 4 day of March, 2024, before me Kyle Prewett, personally appeared RYAN HAMMONS known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as the Division President and on behalf of the TOLL BROTHERS, INC.

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KYLE PREWETT
Notary Public - State of Idaho
Commission Number 20223246
My Commission Expires Jul 7, 2028

_____
Notary Public for Idaho
My commission expires on 7/7/2028

_____
City of Kuna, Idaho

(seal)

By Joe Stear

Mayor

Attest:

_____

Chris Engels, *City Clerk*

STATE OF IDAHO)
: SS
County of Ada))

RESOLUTION NO. R21-2024
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO TO APPOINT A NEW MEMBER TO THE PLANNING AND ZONING COMMISSION.

WHEREAS, the Planning and Zoning Commission membership has a term limit of three (3) years;

WHEREAS, one (1) seat in the Planning and Zoning Commission is vacant;

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the following person is to be appointed to the Planning and Zoning Commission:

Robert Rossadillo

The Commission now consists of the following persons with their term expiration dates provided:

1. Jim Main – April 2025
2. Bryan Clark – May 2026
3. Ginny Greger – April 2025
4. Dana Hennis – January 2027
5. Robert Rossadillo – March 2027

PASSED BY THE COUNCIL of Kuna, Idaho this 19th day of March, 2024.

APPROVED BY THE MAYOR of Kuna, Idaho this 19th day of March, 2024.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

Application to be considered for City-Appointed or Volunteer Positions

Applications will be accepted when vacancies occur.

SECTION 1: Position applying for:

- ☐ Art and History Commission
- ■ Future Land Use Map Advisory Committee (2ND CHOICE)
- ☐ Impact Fee Advisory Committee
- ■ Planning and Zoning Commission (1ST CHOICE)
- ☐ Urban Renewal Agency

Name: ROBERT "BOBBY" ROSSADILLO

Home Address: 919 WEST SAGWON DRIVE KUNA, ID 83634

Telephone: (520) 305-0233

E-mail Address: ROBERT.ROSSADILLO@KUNAHEALTHCARE.COM

Occupation: BUSINESS OWNER

Are you currently serving on the above selected Commission/Board/Committee and wish to be reappointed?

☐ Yes ☒ No *(If yes; please skip to Section 3.)*

SECTION 2:

Are you a resident of the City of Kuna? ☒ Yes ☐ No

If not, do you live in Kuna's area of impact? ☐ Yes ☐ No

Why do you want to become involved?

TO BECOME MORE INVOLVED IN THE CITY'S DECISION MAKING PROCESS TO HELP PROVIDE POSITIVE IMPACT.

Are you currently engaged in any local service clubs or other organizations? ☒ Yes ☐ No

If so, please list: KUNA CHAMBER OF COMMERCE, KUNA FOOD BANK, KUNA BOYS AND GIRLS CLUB, BUSINESS ALLIANCE OF KUNA, AND KUNA STAMPEDE

What areas of city government are of most interest to you? PLANNING AND ZONING, CITY COUNCIL

Have you participated in any level of volunteer government services in the past? ☒ Yes ☐ No

If so, please list: BRIEFLY WITH THE KUNA RODEO PLANNING COMMITTEE

SECTION 3:

Do you understand the time commitment required to attend meetings and review/research data to make recommendations? ☒ Yes ☐ No

Signature [signature] Date: 1/22/24

First time applicants must include a resume and letter of interest. Individuals wishing to be reappointed should include a letter indicating their reason for wanting to continue their service. **Please return completed application and supporting documentation to:** City Clerk's Office, City of Kuna, 751 W 4th Street, Kuna, ID 83634

Robert "Bobby" Rossadillo
919 West Sagwon Drive
Kuna, ID 83634
robertrossadillo@kunahealthcare.com
(520)305-0233

January 29, 2024
City of Kuna Employees, Members of Planning and Zoning Commission, City Council Members
751 West 4th Street
Kuna, ID, 83634

Dear City of Kuna Employees and Members of the Commission, and Council,

I am writing to express my sincere interest in the position of Planning and Zoning Commission member within the City of Kuna. Having been an active and engaged member of our community, I am eager to contribute my skills and commitment to the responsible and sustainable growth of our city.

In my role as President and Board Member with the Kuna Chamber of Commerce, I have gained valuable insights into the unique needs and dynamics of Kuna. My involvement with with the local businesses, and most recently, running for mayor, has deepened my understanding of the importance of thoughtful planning and zoning decisions in shaping the future of our community.

I am particularly drawn to the Planning and Zoning Commission because of its pivotal role in guiding the development and land-use decisions that impact our city. I am confident that my community engagement, critical thinking skills, and attention to detail will contribute to the commission's mission of fostering responsible growth and enhancing the quality of life in Kuna.

While the Planning and Zoning Commission is my first choice, I am also enthusiastic about the opportunity to serve on the Future Land Use Map Advisory Committee should I not be chosen for the open Planning and Zoning Commission seat. I believe that participating in this committee would provide me with additional insights into the long-term vision for our city, complementing my desire to contribute effectively to the planning and development processes.

I am committed to working collaboratively with fellow commissioners, city officials, and community members to ensure that our decisions align with the values and aspirations of Kuna residents. My passion for community service, coupled with my understanding of the local landscape, makes me well-positioned to make meaningful contributions to the Planning and Zoning Commission.

I look forward to the opportunity to discuss how my skills and experiences align with the goals of the commission and how I can actively contribute to the continued success and growth of the City of Kuna. Thank you for considering my application.

Sincerely,



Robert "Bobby" Rossadillo

Robert J. Rossadillo

919 W. Sagwon Drive Kuna, ID 83634
RobertRossadillo@kunahealthcare.com (520)305-0233

Objective

I am enthusiastically pursuing a volunteer role within the City of Kuna, either as a member of the Planning and Zoning Commission or on the Future Land Use Map Advisory Committee. Drawing from my experience and understanding of the City's needs, I humbly believe I can offer valuable insights to help guide decisions that will shape Kuna's future.

Education

- Master's of Business Administration - Boise State University - 2023
- Bachelor's of Applied Management - Grand Canyon University - 2018
- Associate's in Radiologic Technology - Pima Medical Institute - 2004

Experience

- **Owner and Business Manager** - Kuna Healthcare and MedSpa - 2018 to Current
  - Spearheaded the establishment and management of a healthcare facility, showcasing strategic business initiatives resulting in substantial community impact.
  - Oversaw day-to-day operations, emphasizing effective resource allocation and scheduling to ensure streamlined operations.
  - Developed and nurtured relationships with diverse stakeholders, demonstrating the ability to optimize operations through collaboration.
  - Successfully implemented cost-effective measures and capital equipment purchases, balancing profitability with a commitment to maintaining high-quality patient care and spa services.
  - Led initiatives to achieve and maintain compliance with healthcare regulations and standards, showcasing attention to detail and commitment to regulatory adherence.

- **Territory Manager** - Biosense Webster Inc. - Full Time - January 2018 to September 2021
  - Led a regional team in driving sales revenue and market share, while optimizing value for healthcare solutions, demonstrating leadership and strategic planning skills.
  - Focused on engaging with key decision-makers in the hospital setting, showcasing experience in working with regulatory frameworks.
  - Collaborated with internal partners to enhance customer efficiency and facilitated programs to drive positive clinic outcomes.
  - Negotiated contracts to increase market share and protect current business, showcasing strong negotiation and business development skills.
  - Mentored clinical teams on commercial practices, emphasizing individual career development and team success.

- **Clinical Account Executive** - Biosense Webster Inc. - Full Time - January 2017 to December 2017
    - Managed clinical teams to maximize effectiveness in procedural hospital settings, demonstrating organizational and leadership skills.
    - Generated substantial growth during the role, showcasing a results-driven approach.
    - Collaborated independently with key stakeholders to drive growth and achieve goals in targeted accounts.
    - Conducted meetings with physicians for clinical and commercial discussions, highlighting effective communication skills.

- **Clinical Account Specialist** - Biosense Webster Inc. - Full Time - May 2011 to January 2017
    - Managed individual accounts across different territories, showcasing strong organizational skills.
    - Conducted training for new clinical hires, emphasizing a commitment to education and skill development.
    - Coordinated training efforts to ensure the effectiveness of new clinical specialists, showcasing leadership and training coordination skills.
    - Collaborated with the Territory Manager to increase sales, demonstrating teamwork and a customer-centric approach.

Volunteer Experience

- Kuna Chamber of Commerce - President - 2022 to Current
- Kuna Chamber of Commerce - Board Member - 2021 to Current
- Boys and Girls Club Planning Committee - January 2024 to Current
- Kuna Food Bank Volunteer
- Kuna Stampede Rodeo Volunteer
- Business Alliance of Kuna

RESOLUTION NO. R22-2024
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO:

- **MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND**
- **AMENDING THE "ENVISION KUNA" COMPREHNSIVE PLAN FUTURE LAND USE MAP BY AMENDING THE FUTURE LAND USE DESIGNATION OF CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S1532336300, OWNED BY FREDERICK D LONG, WITHIN UNICORPORATED AREA OF ADA COUNTY, IDAHO; AND**
- **ESTABLISHING THE FUTURE LAND USE DESIGNATION OF SAID REAL PROPERTY; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE BE IT RESOLVED by the Mayor and City Council of the City of Kuna, Ada County, state of Idaho (the "City"):

Section No. 1. Findings:

1.1 The City is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code; and

1.2 The City has and is exercising all the powers required and authorized by the Local Land Use Planning Act (Chapter 65 of Title 67, Idaho Code), which includes comprehensive planning designed to prepare, implement, and review and update a comprehensive plan in compliance with Idaho Code Sections 67-6508 and 67-6509; and

1.3 On January 9, 2024, pursuant to Idaho Code § 67-6509(a), the Kuna Planning and Zoning Commission recommended to the City Council approval of the City's "ENVISION KUNA" Comprehensive Plan Future Land Use Map Land Use Map Amendment, amending the future land use designation of Ada County Assessor's Parcel No. S1532336300 from Agriculture to Industrial; and

1.4 On February 20, 2024, the City Council voted to approve an amendment to the City's "ENVISION KUNA" Comprehensive Plan Future Land Use Map, amending the future land use designation of Ada County Assessor's Parcel No. S1532336300 from Agriculture to Industrial; and

1.5 Idaho Code Section 67-6509 (c) provides that comprehensive plans in order to become effective must be adopted by a resolution of the City Council which resolution must also include a copy of the adopted or amended plan and which shall be kept on file with the City Clerk; and

1.6 It being the City Council's intent and purpose in approving this Resolution to establish the Amended and Reformed Comprehensive Plan Future Land Use Map, as the effective future land use map of the City upon the effective date of this Resolution.

Section 2: Action:

2.1 The City Council hereby approves and enacts the amended "ENVISION KUNA" Comprehensive Plan Future Land Use Map for the City of Kuna, Idaho, attached hereto as **Exhibit "A**", which amends and reforms and is henceforth the City of Kuna's Comprehensive Plan Future Land Use Map.

Section 3: Directing the City Clerk

3.1 The City Clerk is directed to file this Resolution forthwith in the official records of the City.

Section 4. Effective Date

4.1 This Resolution shall be in full force and effect as of the 19th day of March, 2024.

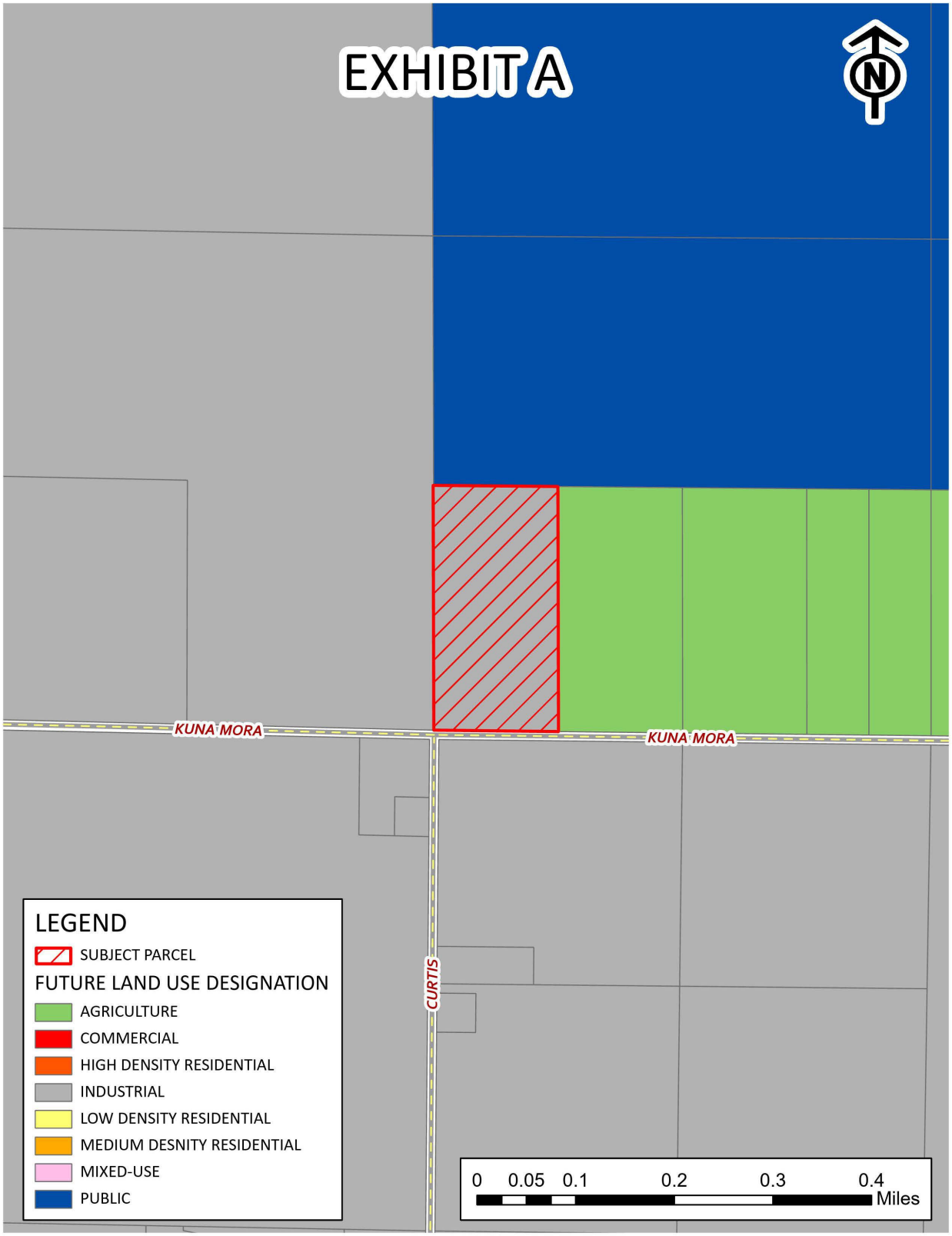
ADOPTED by the Council for the City of Kuna, Idaho this 19th day of March, 2024.

CITY OF KUNA
Ada County, Idaho

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk


EXHIBIT A
N
KUNA MORA
KUNA MORA
CURTIS
LEGEND
SUBJECT PARCEL
FUTURE LAND USE DESIGNATION
AGRICULTURE
COMMERCIAL
HIGH DENSITY RESIDENTIAL
INDUSTRIAL
LOW DENSITY RESIDENTIAL
MEDIUM DESNITY RESIDENTIAL
MIXED-USE
PUBLIC
0 0.05 0.1 0.2 0.3 0.4
Miles

RESOLUTION NO. R23-2024
CITY OF KUNA
ADA COUNTY, STATE OF IDAHO

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, PROVIDING FOR FINDINGS; PROVIDING FOR THE ESTABLISHMENT OF AN AD HOC FUTURE LAND USE MAP ADVISORY COMMITTEE; PROVIDING CHARGE TO THE COMMITTEE; PROVIDING FOR ITS ORGANIZATION; PROVIDING FOR COMMITTEE STAFFING AND; DIRECTING THE CITY CLERK; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED by the City council of the City of Kuna, Ada County, state of Idaho:

Section 1. Findings: The City Council, finds that:

1.1 The City of Kuna ("Kuna") is a municipal corporation of the State of Idaho existing and operating pursuant to provisions set forth in Title 50, Idaho Code; and

1.2 The Council voted to establish the Future Land Use Map Advisory Committee proposal during a public meeting at the November 8, 2023 City Council meeting;

1.3 Given foregoing findings and intentions of this City Council, it is determined that an Ad Hoc Committee should be formed and charged with completing the tasks as hereinafter set forth.

Section 2. Formation of Ad Hoc Committee:

An ad hoc committee of this City Council is hereby formed as follows:

2.1 **Name:** The Ad Hoc Committee shall be known and designated as the "Ad-Hoc Future Land Use Map Advisory Committee" ("Committee").

2.2 **Membership:** There shall be nine (9) members of the Ad Hoc Committee appointed by the City Council.

2.2.1 **Alternates and Replacements:** The City Council may appoint members to the Ad Hoc Committee who are alternates and/or may appoint new members to the Ad-Hoc Committee when vacancies of their appointed members occur.

2.2.2 The following individuals are hereby appointed to serve as members of the Ad Hoc Committee:

- John Laraway, City Council Member
- Bryan Clark, Planning & Zoning Commissioner.
- Robbie Reno, Kuna School District; Alternate, Danielle Horras

- Martin Taylor, Development Professional
- Jonathan Doyle, City of Kuna Resident
- Beverly Wolf, City of Kuna Resident
- Cristin Sandu, City of Kuna Resident
- Tonya Adams, Ada County Resident
- Larry Menges: Ada County Resident

2.3 Charge: The Ad Hoc Committee is charged with the following responsibilities:

2.3.1 First, review the following:

- Evaluate the current Comprehensive Plan Future Land Use Map of Kuna.

2.3.2 Obtain the following information:

- Receive educational presentations from partner agencies; and
- Project the Kuna's 20 year growth; and
- Explore changes to Kuna's Comprehensive Plan Future Land Use Map; and
- Any other information reasonably necessary for the Committee to make its recommendations to this City as provided herein.

2.3.3 Recommend to the City a new future land use map proposal to inform an update to Kuna's Comprehensive Plan.

2.4 Ad-Hoc Committee Organization

2.4.1 Upon the appointment of members of the Ad Hoc Committee, the members shall provide the Planning & Zoning Director with all requested contact information including designation of primary method for transmitting all notices to such member from the District's Secretary.

2.4.2 The Planning & Zoning Director shall arrange and call the first meeting of the Ad Hoc Committee.

2.4.3 At the first meeting of the Ad -Hoc Committee, the Committee members shall select from among their number a Chairman and a Vice Chairman. The Chairman shall be responsible, in consultation with Committee members, for the agenda. The Chairman shall likewise conduct the meetings of the Committee. Such duties of the Chairman shall be performed by the Vice Chairman in the absence of the Chairman or as delegated by the Chairman.

2.4.4 The Planning & Zoning Director or their designee shall serve as the Secretary of the Ad Hoc Committee and shall take the minutes of all meetings of the Committee and distribute the agenda to and shall report any vacancies on the Ad Hoc Committee to the City Council who appointed the member who created the vacancy.

2.4.5 At its organizational meeting, the Ad Hoc Committee shall establish a regular meeting schedule.

2.4.6 The agenda of each meeting shall include the approval of the minutes of the last meeting and the Secretary shall provide a copy of the approved minutes to the City Council.

2.4.7 Fifty percent (50%) of the membership of the Ad Hoc Committee shall constitute a quorum. Once a quorum is established for a meeting, the subsequent absence of a member present for creating the quorum shall not dismiss the quorum.

2.4.8 A majority vote of those present at any meeting is sufficient to carry motions.

2.5 **Charge:** The Ad hoc Committee shall, after its appointment, complete all tasks assigned by this City Council in accordance with the following:

2.5.1 Hold an initial organizational meeting for selection of officers and establishment of a regular meeting schedule within one (1) month of appointment.

2.5.3 Complete the review and obtain the information as referenced in section 2.3.1 and 2.3.2 of this Resolution by March 12, 2024.

2.5.4 Complete and submit to the Planning & Zoning Director the Ad Hoc Committee's recommendations as referenced in section 2.3.3.

Section 3. Directing the City Clerk:

3.1 The City Clerk is directed to file this Resolution forthwith in the official records of this City of Kuna and provide a copy thereof to the City Council and the members who are appointed to the Ad Hoc Committee herein established.

Section 4. Effective Date:

4.1 This Resolution shall become effective upon its passage and approval.

PASSED BY the City council of the City of Kuna, Ada County, state of Idaho this 19th day of March, 2024

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk


SHERIFF
ADA COUNTY
MATT CLIFFORD

ABOUT THE ACSO

The Ada County Sheriff’s Office is the largest local law enforcement agency in Idaho, with more than 800 employees, including more than 400 commissioned deputies.

The Ada County Sheriff’s Office is committed to giving every citizen the best possible service. Our main goal is to ensure Ada County is a safe place to live, work and play.



OUR BUREAUS



POLICE SERVICES



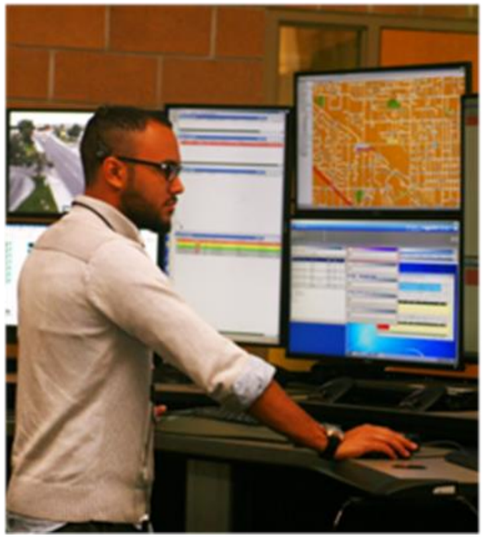
JAIL SERVICES



COURT SERVICES



ADMINISTRATIVE

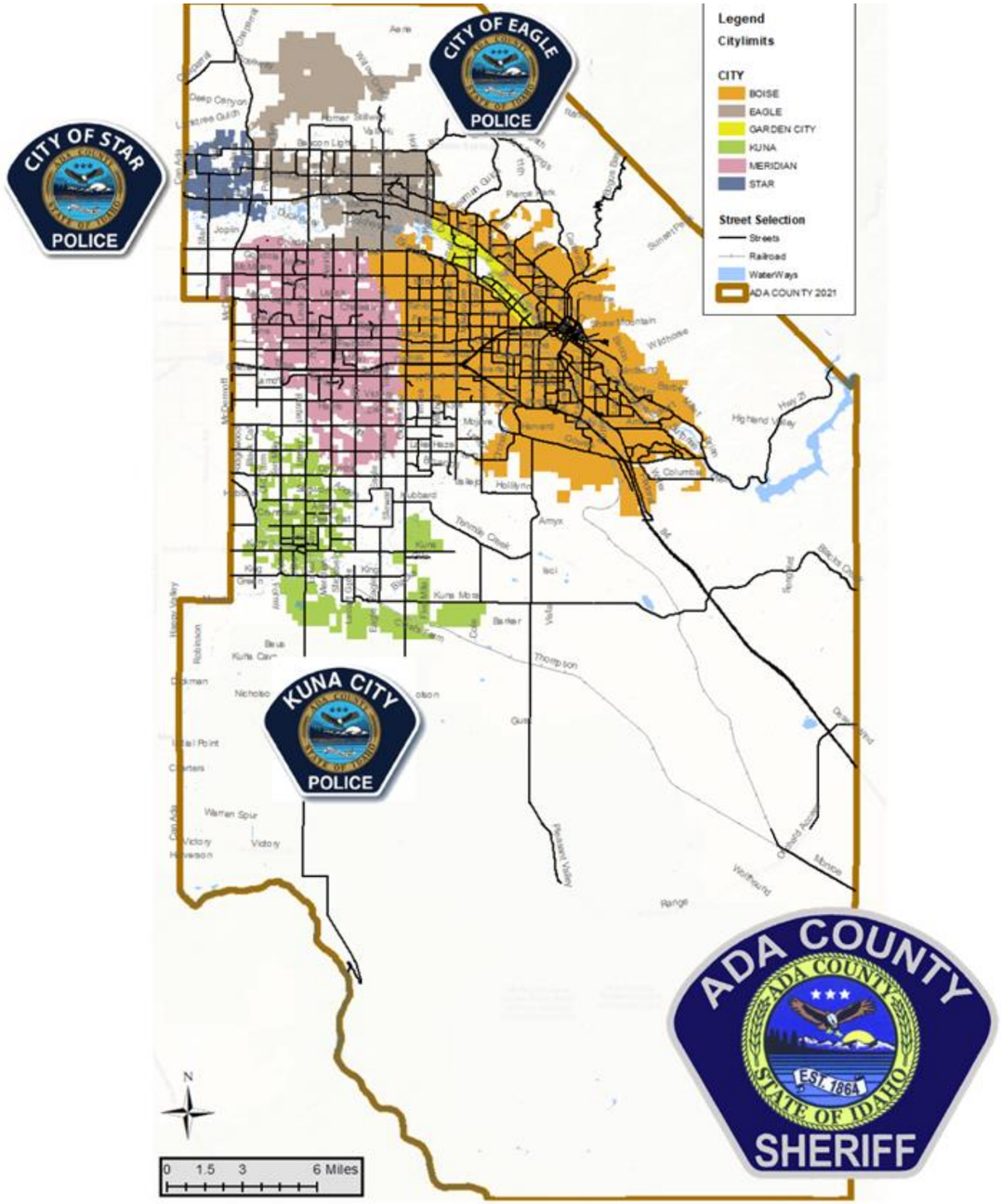


COMMUNICATIONS

SERVICE AREA

Deputies patrol unincorporated Ada County and the cities of Eagle, Kuna and Star.

Patrol deputies are responsible for protecting approximately 1,164 square miles of land and more than 2,124 miles of roads in the county.



POLICE SERVICES



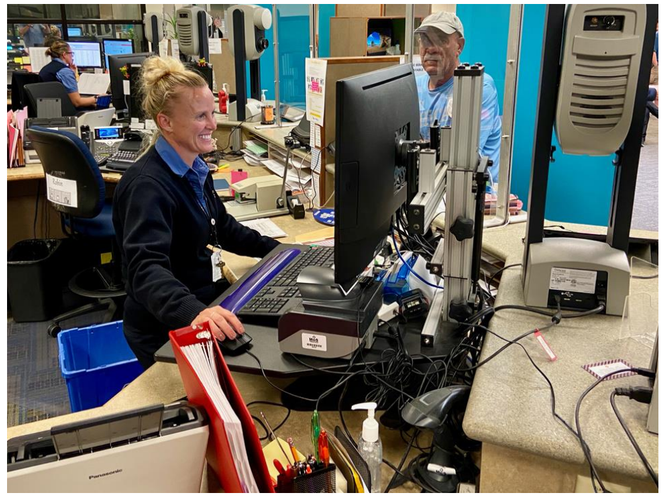




- Patrol
- K-9
- SWAT
- Narcotics
- ACTION
- Detectives
- Crime Lab
- School Resource Officers







ADMINISTRATIVE SERVICES

- Records
- Property & Evidence
- Driver’s License
- Concealed Weapons
- Victim Services
- Data Analytics & Intelligence
- Community Engagement & Info
- Fleet Services
- Finance
- Human Resources







COMMUNITY ENGAGEMENT

- Safety Fairs
- National Night Out
- K-9 Demonstrations
- Supporting Contract City Events
- Crime Prevention on Social Media
- Outreach with Diverse Populations



ADA COUNTY SHERIFF'S YOUTH FOUNDATION

- Provides financial support for at-risk youth to participate in pro-social activities.
- Funded by the sale of the "Youth" license plate.
- $25 from initial registration fee and $15 from renewal.

the bridge

BOYS & GIRLS CLUBS OF ADA COUNTY

the YMCA

FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

VICTIM SERVICES

Denim Day

No Shave November

Bake Sale

Dunk Tank

Proceeds from ACSO events directly support the Ada County community by supplying victims with Visa cards and gift cards for gas, groceries, and other necessities.

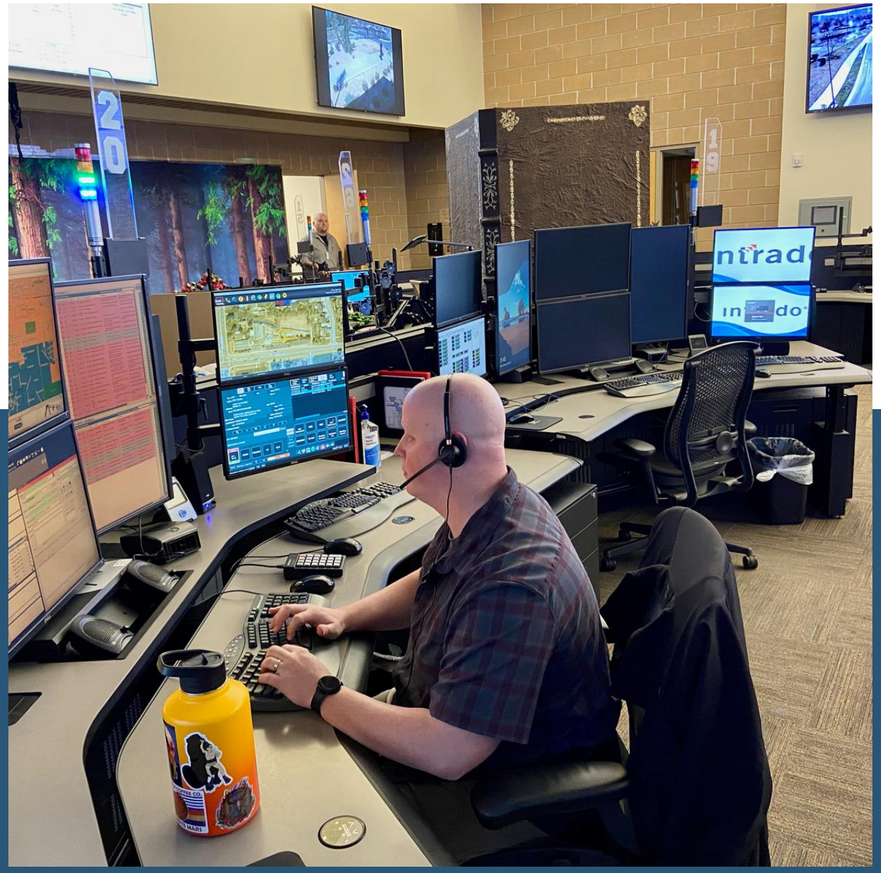




EMERGENCY COMMUNICATIONS

The Ada County Emergency Dispatch Center coordinates all police, fire, and Emergency Medical Service (EMS) movement within the County.





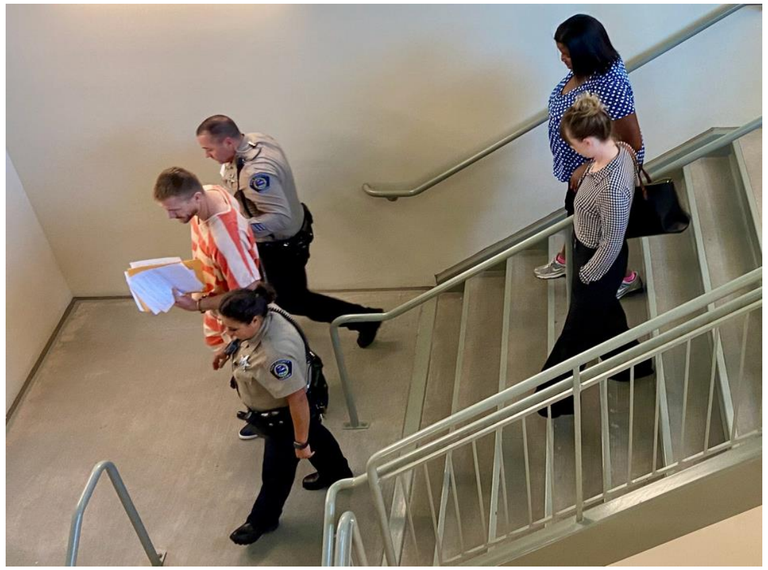
Total calls 2023 = 504,317

911 calls = 150,170

Average calls per day = 1,381







COURT SERVICES

Current enrollment total = 2,098

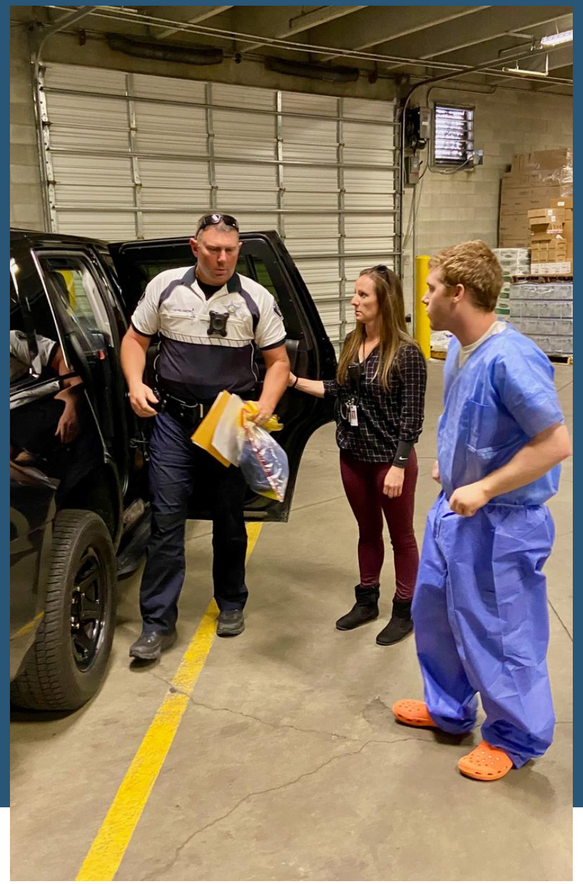
ACMP = 1,353
Pretrial = 515
All Alt. Sent. = 230

Alternative Sentencing
Pretrial
Misdemeanor Probation
Civil Division
Transports
Court Security
Training Division

JAIL SERVICES

Booking
Classifications
Health Services
Kitchen
Laundry
Sewing
Special Response Team







Felonies/holds = 90%

Average daily population 2023 = 1005

Average LOS = 56.3 days

FOOD SERVICES - SERVSAFE CERTIFICATION



ACSO Food Services Supervisor, Michelle Madler and Ricky Gallegos



Started in October

- 15 Graduates
- Test Available in English & Spanish







Employees' Association

Funded by employee dues and donations.

Two main events benefit local families:

- Back to School - Shop with a Sheriff
- Christmas - Adopt a Family



QUESTIONS



MERIDIAN ROAD EXTENSION CORRIDOR STUDY

MARCH 2024

KUNA IDAHO

EXECUTIVE SUMMARY

Background

The community's long-held interest in a Meridian Road extension that crosses over the Union Pacific Railroad (UPRR) tracks and Indian Creek, prompted the initiation of this Meridian Road Extension Corridor Study (FY2022-2028 Regional Transportation Improvement Program, Key No. KUN01). Past studies have evaluated multiple UPRR crossing locations. This study focuses on alignment alternatives for the extension of Meridian Road from Kuna Road to King Road. Through a two-year public outreach process (agency and property owner consultations, Steering Committee input, project website and public open house), the Meridian Road extension to King Road rose to the top as the priority location, with a potential long-term future extension one mile south to Kuna-Mora Road. While this report presents a King Road terminus, a prospective extension to Kuna-Mora Road would provide a future alternative route to I-84 to the east.

The Meridian Road Extension Corridor best meets the goals of the Idaho Transportation Department (ITD) 2040 Corridor Vision and 2050 Update, Ada County Highway District (ACHD) Master Street Map and Capital Improvement Plan, ITD SH-69 Corridor Study, Kuna Crossing Feasibility and Implementation Plan (2014), and Community Planning Association of Southwest Idaho (COMPASS) *Communities in Motion 2050* Long Range Plan (FY2027–2050 Long-Term Funded Regional Transportation Projects, pg. 4). This location also supports a higher likelihood of construction with two large transportation agencies (ITD and ACHD) as possible project proponents.

Existing and Future Conditions

Table i – Existing and Future Conditions

Existing Conditions (Before Project)	Future Conditions (After Project)
Safety • Emergency Services response delays, at times blocking at-grade crossings depending on train length (*Images A&B*) • Unsignalized intersection at Kuna Road and & Meridian Road/SH 69 with 17 reported crashes between January 2019- August 2023, including 1 Fatality and 2 Type A[1] crashes. • Stop-controlled on north and south legs of intersection at King Road	• Reduced emergency services response times with the railroad overpass and new available route • Signalized intersection at Kuna Road to improve safety, move traffic more efficiently, and reduce number of crashes and/or crash severity • New roundabout or signalized intersection at King Road to facilitate traffic flow and accommodate future traffic volumes
Development & Growth • Right-of-way (ROW) currently ranges from 25'-50' from section line • City growing at a rapid pace (average 6%+ annually) • No municipal utilities (potable water, sewer, pressurized irrigation) present with lack of existing north-south roadway/utility corridor • No broadband	• The study facilitates preservation of 160'-310' ROW to protect the corridor as rapid growth occurs • ROW acquisition with the project would accommodate the future 2050 traffic forecast • An available corridor to extend municipal utilities (potable water, sewer, pressurized irrigation) and broadband.

[1] Type A crash indicates serious injury, unconsciousness, and/or emergency services transport

DRAFT

Existing Conditions (Before Project)	Future Conditions (After Project)
Traffic • Traffic queues at Swan Falls at-grade crossing can impact traffic function on Avalon Street / Linder Road	• Ultimate buildout configuration of Meridian Road/SH-69 and Kuna Road improves functionality and safety utilizing the 2050 traffic volumes forecasts. • Ultimate buildout of the Meridian Road extension requires improvements to the Meridian Road and King Road intersection. Configuration of Meridian Road and King Road will accommodate functionality using the 2050 traffic volumes as well as agricultural and livestock equipment.
Connectivity/Mobility • Meridian Road/SH-69 terminates at Orchard Street/Avalon Street • Only a short segment of south Meridian Road exists from the south side of the UPRR tracks to King Road • Lack of alternative route (long-term/future)	• Connectivity with a new route for emergency responders, existing and future residents, freight movement, agricultural activities, and businesses • Supports possible future alternative route to I-84 to the east



Images A & B outline emergency services waiting on the train at an at-grade crossing.



Alignment Alternatives

Alignment alternatives were developed by the project team and presented for public input and consideration of existing conditions, future conditions, environmental resources, ROW impacts, bridge length, and driver expectancy. Both alternatives include the following components:

- Reconfiguration of Meridian Road/SH-69 and Kuna Road from a stop controlled, T-Intersection (or "curve") to a new signalized, four-leg intersection
- Both a two-lane roundabout and a signalized intersection were considered as alternatives for the Meridian Road and King Road intersection
- Four-lane, 186'-188' bridge over Indian Creek
- Four-lane, 230'-255' railroad bridge over the UPRR tracks
- Five-lane roadway extension with two through lanes in each direction, a two-way, left turn lane or flush median depending on access control requirements from the roadway jurisdiction, and a 10' multi-use pathway on the west side of the proposed alignments. The multi-use path would be maintained across both proposed bridges and would include physical separation from traffic by landscape area or bridge rail.

As shown in **Figure 3.1** and **Figure 3.2** and **Table 3.1**, Alternative 1 has the highest driver expectancy, as it has the straightest alignment with minor curvature. It also requires approximately 12 percent less ROW acquisition

than Alternative 2. However, the lack of curvature in Alternative 1's alignment results in a more skewed crossing over the UPRR tracks. Alternative 1's skewed crossing over UPRR tracks results in an 11 percent longer bridge than Alternative 2. The preliminary planning-level cost estimates range from approximately $60 million to $68 million for design, ROW acquisition, and construction.

Implementation / Recommendations

Key recommendations to progress the project forward include the following:

- Continue to work with ACHD and ITD on jurisdictional determination.
- Utilize the Strategic Funding Plan (Appendix E), and regularly update.
- Provide ongoing project status updates to the public, project partners and funding agencies.
- Determine a preferred Alternative during Concept/Charter phase of design.
- Continue to engage with project partners, appointed and elected officials, and funding agency personnel.
- Further evaluate feasibility of potentially completing the project in up to three phases:
  - **Phase 1:** Realignment and signalization of the Meridian Road/SH-69 and Kuna Road/Avalon Street intersection.
  - **Phase 2:** Meridian Road/SH-69 signalization updates and extension from Kuna Road/Avalon Street to King Road, including the two bridges (both bridges are required to be constructed in the same phase to avoid a dead-end extension).
  - **Phase 3:** Intersection Improvements at S Meridian Road and King Road.

DRAFT

MERIDIAN ROAD EXTENSION CORRIDOR STUDY



AGENDA

J-U-B ENGINEERS, INC.

ADDISON COFFELT, PLANNER
MATT SIPPLE, P.E.

Project Background

Alternatives Development

Implementation & Recommendations

Next Steps

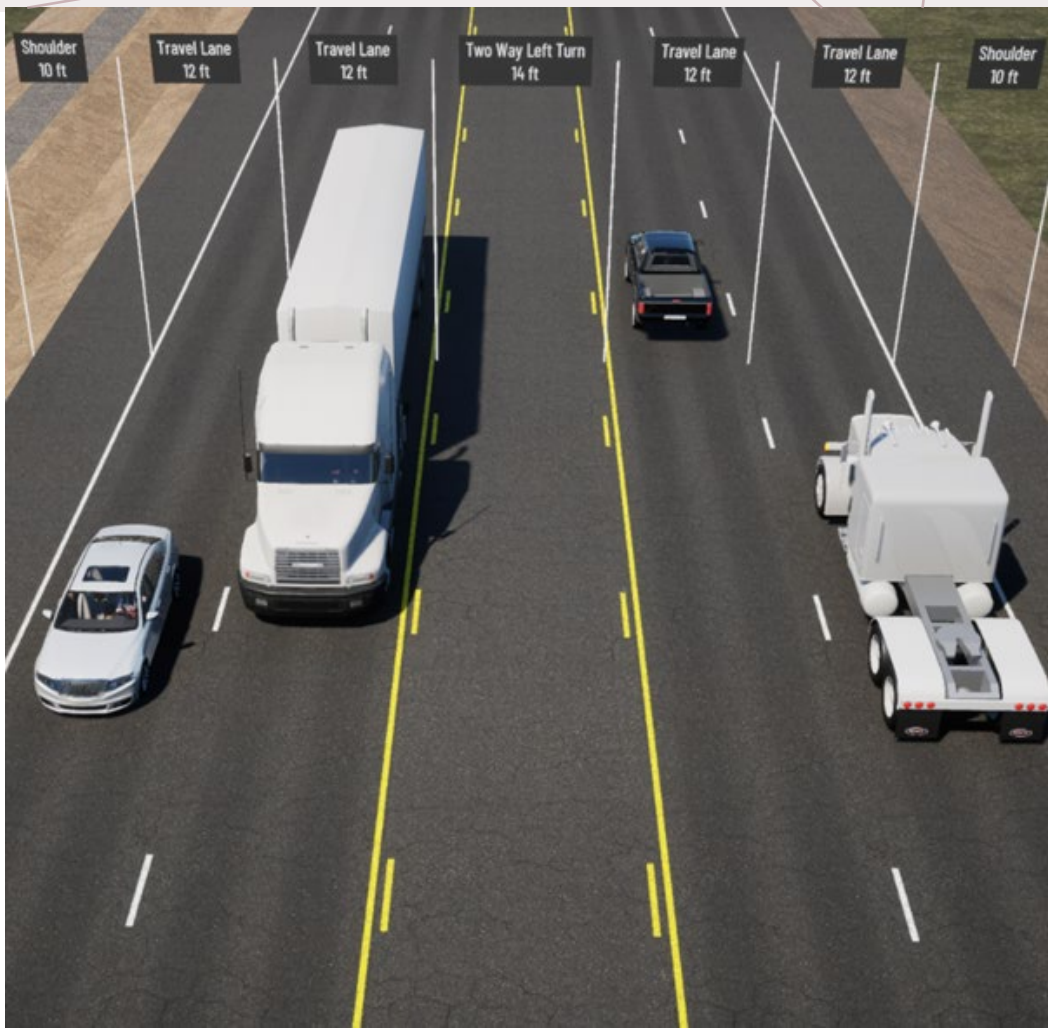


PROJECT BACKGROUND

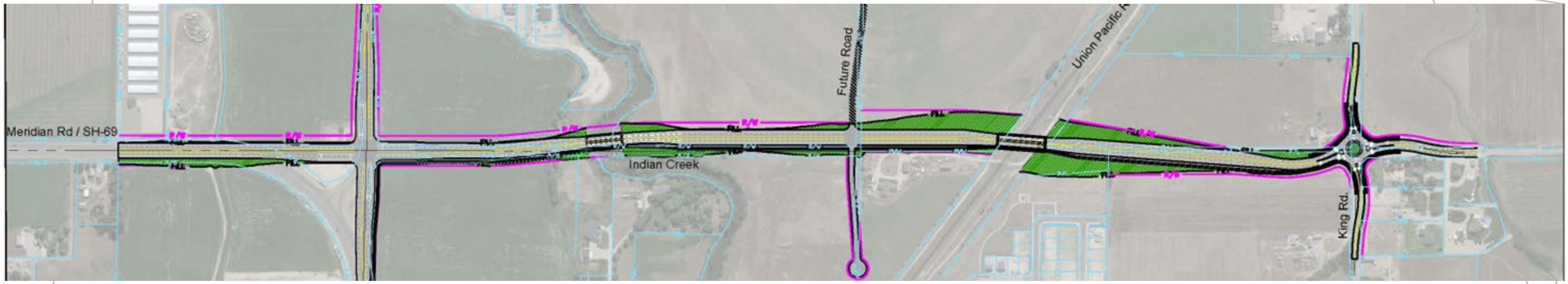
- Project Purpose/Need
- Plan Development and Process
- Public Involvement

CONCEPT ALTERNATIVES

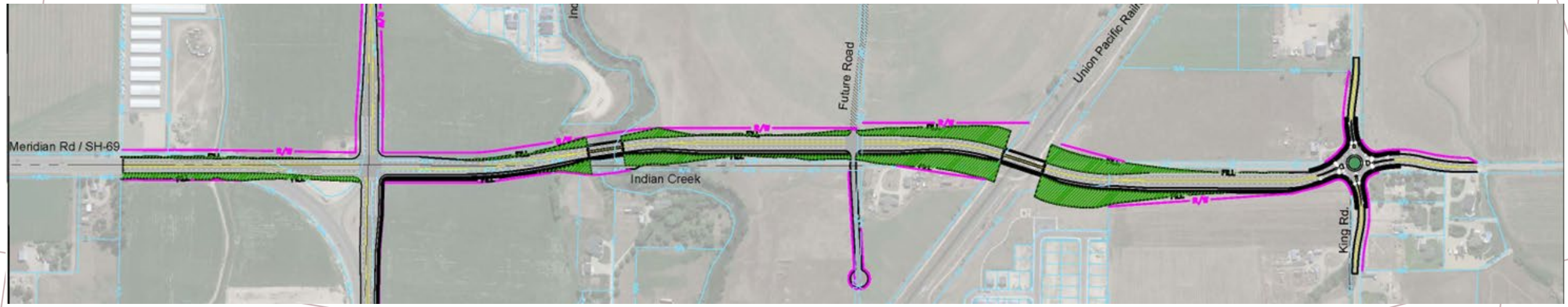
- Alignment
- Intersections



Alternative 1



Alternative 2







Intersection Alternatives for Meridian Road and King Road

- Signalized Intersection
- Roundabout

IMPLEMENTATION & RECOMMENDATIONS

Jurisdictional Determination

ITD or ACHD

Funding

Project Partners and Coordination

Phasing

NEXT STEPS

1. Public Comment
2. Planning and Zoning Commission
3. City Council

CASE NO. 23-05-AN (ANNEXATION) & 23-05-LS (LOT SPLIT)

LOT 3 BLOCK 3 AVALON ORCHARD TRACTS AMENDED

Planner: Doug Hanson, dhanson@kunaid.gov, 208-287-1771

ALL APPLICATION MATERIALS: 23-08-AN & 23-05-LS LOT 3 BLK 3 AVALON ORCH. TRACTS AMND

If you require assistance accessing the application materials through the link provided above, or would like to review the application materials in person at City Hall please contact the assigned planner.

BEFORE THE CITY COUNCIL OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 23-08-AN & 23-05-LS**
	)	
Sid Anderson	)	
	)	
For Lot 3, Block 3 of Avalon Orchard Tracts Amended.	)	**STAFF MEMO FOR ANNEXATION & LOT SPLIT APPLICATION.**

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1. Project Summary

2. Applicants Request

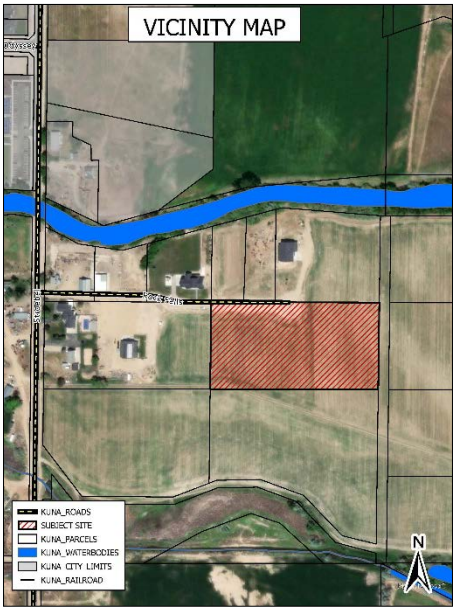
3. Process & Noticing

4. General Project Facts

5. Staff Analysis

6. Proposed Findings of Fact

7. Commission's Proposed Recommendation



I
PROJECT SUMMARY

1.1 Subject Site & General Project Details

Description	Details
Acreage	4.89
Existing Land Use	RR (Rural Residential)
Future Land Use Designation	Medium Density Residential
Proposed Land Use	R-4 (Medium Density Residential)
Lots (No. & Type)	N/A
Number of Residential Units	N/A
Number of Phases	N/A
Gross Density (Dwelling Units per Acre)	N/A

2.2 Surrounding Land Uses

Direction	Current Zone	Future Land Use Map Designation	Development	Jurisdiction
North	R-2 (Low Density Residential)	Medium Density Residential	Single family home, outbuildings, agriculture fields	Kuna
	R-4 (Medium Density Residential)	Mixed Use	Single family home, undeveloped land	Kuna
South	RR (Rural Residential)	Medium Density Residential	Agriculture fields	Ada County
East	RR (Rural Residential)	Medium Density Residential	Agriculture fields	Ada County
West	RR (Rural Residential)	Medium Density Residential	Single family home with outbuildings, agriculture field	Ada County

II
APPLICANTS REQUEST

2.1 Applicant requests to annex 4.89 acres into Kuna City Limits with an R-4 (Medium Density Residential) zone and to split the property into three (3) parcels, located at the terminus of E Rock Falls Lane (APN: R0615250430); Section 30, Township 2 North, Range 1 East.

III
PROCESS AND NOTICING

3.1 In accordance with Kuna City Code (KCC) 1-14-3, Annexations are designated as Public Hearings, with the Commission as a recommending body and Council as the decision-making body. Lot Splits are designated as Public Meetings with the Council as the decision-making body. This land use application was given proper public notice and followed the requirements set forth in Idaho Code §67-65 Local Planning Act.

A. Neighborhood Meeting: October 30, 2023 (4 Attendees)
B. Agency Transmittal: November 29, 2023
C. Legal Notice: March 5, 2024
D. 300 FT Property Owners Notice: February 28, 2024
E. Site Posted: March 6, 2024

IV
GENERAL PROJECT FACTS

4.1 Site History & Features

A. The subject site is zoned RR (Rural Residential) within unincorporated Ada County and has historically served as an agriculture field.

B. The Comprehensive Plan Future Land Use Map (FLUM) serves as a guide and is not the actual zone; the subject site is designated as Medium Density Residential.

C. The subject site has an estimated slope of 0 – 2%, and according to the USDA Soil Survey for Ada County, bedrock depth is estimated to be greater than 60 inches.

D. Staff is not aware of any environmental, health or safety issues beyond the subject site being within the Nitrate Priority Area. The Idaho Department of Environmental Quality (DEQ) provides recommendations for surface and groundwater protection practices and requirements for development of the site.

V
STAFF ANALYSIS

5.1 Idaho Transportation Department (ITD)

A. ITD has no comments at this time; however, requested staff reach out if a development application is received in the future.

5.2 Ada County Highway District (ACHD)

A. Upon review, ACHD has determined that there are no improvements required as part of this application.

5.3 Dimensional Standards & Site Layout

A. The Applicant proposes one (1) parcel to be Annexed with an R-4 (Medium Density Residential) zone and intends to split the site into three (3) total parcels.

B. The three (3) parcels will be approximately 1.01, 0.99 and 2.93 acres.

C. All parcels shall comply with Kuna City Code (KCC) 5-3-3.

5.4 Open Space & Pathways Master Plan

A. There are no trails or pathways indicated on the subject site nor is any open space required with this type of application.

5.5 Landscaping: N/A

5.6 Fencing: N/A

5.7 Department of Environmental Quality (DEQ)

A. DEQ has provided general guidelines for future development of the subject site.

5.8 Ada County Development Services

A. ACDS provides support of this annexation request due to its compliance with the city's Comprehensive Plan Future Land Use Map, as adopted by the county, and the Comprehensive Plan goals regarding development within the Area of City Impact.

5.9 Central District Health Department (CDHD)

A. CDHD has provided support for the proposed project and noted certain requirements if city sewer service are/are not available.

B. As city services are not available and future development of the site will be dependent upon private septic systems, CDHD notes fees, test holes & engineering reports are required, as well as groundwater monitoring for each lot February – October.

5.10 Boise Project Board of Control (BPBC)

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

B. The subject site possesses a valid water right.

C. Future development of the subject site shall not obstruct any ditches which may serve neighboring properties per Idaho Code §42.

5.11 Public Works

A. Public Works staff can support approval of this application.

B. This proposed project makes no changes to existing infrastructure as the future lots will be served by on site well and septic.

5.12 Comprehensive Plan

A. Goal Area 1: Kuna will be economically diverse and vibrant.

1. Goal Area 1.A.: Ensure land use in Kuna will support economic development.
- Objective 1.A.4.: Administer land use standards and permitting processes in an equitable, cost-effective, and timely manner.
  - Policy 1.A.4.b.: Encourage pre-application meetings with developers and builders to clarify expectations and increase understanding of relevant plans, policies, codes, and development requirements.
  - Policy 1.A.4.c.: Continue to circulate land use applications…to internal city departments.

Analysis: *As land use designations have a direct impact on the type of development & growth that occurs throughout the city, ensuring uses align with the identity of the area is crucial. Staff strives to provide effective guidance through the application process by directing Applicants to standards applicable to their application type, as well as including other affected departments and agencies in the initial project discussions via Pre-application Meetings and Agency Transmittals.*

B. Goal Area 3: Kuna's land uses will support a desirable, distinctive, and well-designed community.

1. Goal 3.D: Encourage development of housing options and strong neighborhoods.
2. Goal 3.G.: Respect and protect private property rights.

Analysis: *This Annexation application requests an R-4 (Medium Density Residential Zone) which is compliant with the sites Medium Density Residential designation on the Future Land Use Map (FLUM); based on nearby zoning, the requested zone would be appropriate. By providing guidance on local and state development requirements and appropriate application processes, property owners are provided the necessary information to pursue the desired use of their property.*

5.13 Conclusion: Upon review, staff finds the Annexation and Zoning request and Lot Split request to be compliant with KCC 5, the Comprehensive Plan, and Idaho Code §50-222 and §67-65.

VI
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 23-08-AN & 23-05-LS, including the Comprehensive Plan, Kuna City Code, Staff's Memorandum, the exhibits, and testimony during the public hearing, the Council hereby *Approves/Conditionally Approves/Denies* the application.

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

6.1 Does the Annexation and Zoning application contain the necessary requirements listed in Title 5 of Kuna City Code and Idaho Code §50-222?

A. The Applicant has submitted a complete application and following staff review of technical compliance, the request is compliant with KCC Title 5, as well as Idaho Code §50-222 as it is a Category A Annexation.

6.2 Does this proposal comply with the Comprehensive Plan Future Land Use Map (FLUM), and is the site selection appropriate for the proposed project?

A. The FLUM is intended to serve as a guide for future development and designates the subject site as Medium Density Residential; based on the Applicants request for an R-4 (Medium Density Residential) zone, the request is compliant with the city's FLUM.

B. Based on the surrounding R-2 (Low Density Residential) and R-4 (Medium Density Residential) zones, the requested R-4 zone is appropriate for the subject site.

6.3 Was the Neighborhood Meeting conducted in and were the public noticing requirements met in accordance with city Ordinances and Idaho Code?

A. The Applicant held a Neighborhood Meeting October 30, 2023; there were four (4) attendees.

B. Notices were mailed to all known and affected property owners within 300 FT on February 28, 2024.

C. A legal notice was published in the newspaper on March 5, 2024.

D. The Applicant posted a sign on the subject site March 6, 2024, and a Proof of Property Posting form was provided to staff March 8, 2024.

6.4 Does the availability of existing and proposed public services and infrastructure accommodate the proposed development?

A. The subject site is outside of the 300 FT distance in which to gain city services, as such, there will be no changes to existing infrastructure and any future development will be served by private septic and well.

B. After ACHD, it was determined no roadway improvements were required and the existing roadway can serve the future lots.

6.5 Does the proposed Annexation have a contiguous touch to Kuna City Limits and does it constitute orderly development?

A. The subject site has a contiguous touch to Kuna City Limits on the North, and constitutes orderly development based on the city's FLUM, other surrounding development and/or zoning.

6.6 The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.

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

VII
COOUNCIL'S PROPOSED ORDER OF DECISION

Based on the facts outlined in staff's memo, documentation contained in the case file, and the public testimony as presented at the hearing, the Council hereby *Approves/Conditionally Approves/Denies* of Case No. 23-08-AN & 23-05-LS, subject to the following Conditions:

7.1 Staff Recommended Conditions: None

7.2 Site Layout & Dimensional Standards: None

7.3 Pathways & Trails Master Plan: None

7.4 Open Space & Pathways Master Plan: None

7.5 Landscaping: N/A

7.6 Fencing: N/A

7.7 Ada County Highway District: None

7.8 Boise Project Board of Control

A. Future development of the subject site shall not obstruct any ditches which may serve neighboring properties per Idaho Code §42.

7.9 Public Works

A. 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.

7.10 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. Upon approval of the application by Council, and subject to the Conditions and City Ordinances, the Developer/Owner/Applicant shall have one (1) year to complete the following:

1. Cause the property to be surveyed and provide a copy of the Record of Survey to the Planning and Zoning Department for review, prior to recordation with Ada County.

2. Record the Record of Survey with Ada County.

3. Execute and record the necessary deeds to accomplish the split as approved.

4. Obtain new tax parcel numbers from the Ada County Assessor's Office.

5. Provide copies of the recorded Record of Survey, recorded deeds, and the new tax parcel numbers to the Planning and Zoning Department.

C. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.

D. Compliance with Idaho Code, 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.

E. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to

the Kuna Municipal Pressure Irrigation System of the City (KMIS).

F. 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

G. 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.

H. Developer/Owner/Applicant shall follow staff, City Engineers and other agency recommended requirements as applicable.

I. Developer/Owner/Applicant shall comply with all local, state, and federal laws.

DATED this 19th day of March 2024.

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 23-08-AN**
	)	
Sid Anderson	)	
	)	**FINDINGS OF FACT, CONCLUSIONS OF LAW,**
For Lot 3, Block 3 of Avalon Orchard Tracts Amended.	)	**& ORDER OF RECOMMENDATION FOR ANNEXATION APPLICATION.**

THIS MATTER came before the Commission for public hearing on January 23, 2024, for receipt and consideration by the Commission of these Findings of Fact, Conclusions of Law, and Order of Recommended Decision for the above referenced application. The Commission does now hereby make and sets forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and Recommended Order of Decision.

I
EXHIBIT LIST

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

1.1 Exhibits:

DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1 STAFF REPORT.pdf			X
2.1 P&Z APPLICATION COVERSHEET.pdf			X
2.2 ANNEXATION & ZONING APPLICATION.pdf			X
2.4 VICINITY MAP.pdf			X
2.5 NARRATIVE.pdf			X
2.6 WARRANTY DEED.pdf			X
2.7 AFFIDAVIT OF LEGAL INTEREST.pdf			X
2.8 ANNEXATION AREA LEGAL DESCRIPTION.pdf			X
2.10 NEIGHBORHOOD MEETING CERTIFICATION.pdf			X
2.11 COMMITMENT TO PROPERTY POSTING.pdf			X
2.12 AGENCY TRANSMITTAL.pdf			X
2.13 IDAHO TRANSPORTATION DEPARTMENT.pdf			X
2.14 ADA COUNTY DEVELOPMENT SERVICES.pdf			X
2.15 BOISE PROJECT BOARD OF CONTROL.pdf			X
2.16 DEPARTMENT OF ENVIRONMENTAL QUALITY.pdf			X
2.17 CENTRAL DISTRICT HEALTH DEPARTMENT.pdf			X
2.22 ADA COUNTY HIGHWAY DISTRICT.pdf			X
2.23 PUBLIC WORKS.pdf			X
2.18 WEBSITE NOTICE COMMISSION.pdf			X
2.19 300 FT PROPERTY OWNERS NOTICE COMMISSION.pdf			X
2.20 IDAHO PRESS PUBLICATION PROOF COMMISSION.pdf			X
2.21 PROOF OF PROPERTY POSTING.pdf			X

1.2 Hearings: The Commission heard this on January 23, 2024. The FCO's have been requested to go before the Commission February 13, 2024.

1.3 Witness Testimony: Those who testified at the Commission's January 23, 2024, hearing are as follows, to-wit:

A. City Staff:
Jessica Hall, Associate Planner

B. Appearing for the Applicant:
Sid Anderson, 2500 E Rock Falls Lane, Kuna, ID, 83634 – Testified

C. Appearing in Favor:
None

D. Appearing Neutral:
None

E. Appearing in Opposition:
None

II
DECISION

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

III
FINDINGS OF FACT

3.1 Findings Regarding Notice

A. Notice Required: In accordance with Kuna City Code (KCC), Annexations are designated as public hearings, with the Commission as a recommending body and Council as the decision-making body. This land use application was given proper public notice and followed the requirements set forth in KCC 1-14-3, Idaho Code §67-65 Local Planning Act.

1. The Applicant held a Neighborhood Meeting October 30, 2023; there were four (4) attendees.
2. Notice was published on the city website December 20, 2023.
3. Notices containing a description and location of the project were mailed to all known and affected property owners within 300 FT on December 28, 2023.
4. Notice was published in the Idaho Press January 3, 2024.
5. The Applicant posted a sign on site January 11, 2024, and a Proof of Property Posting was provided to staff January 12, 2024.

3.2 Findings Regarding Annexation

A. The subject site is zoned RR (Rural Residential) within unincorporated Ada County and has historically served as an agriculture field.

B. The Comprehensive Plan Future Land Use Map (FLUM) serves as a guide and is not the actual zone; the subject site is designated as Medium Density Residential.

C. The subject site has an estimated slope of 0 – 2%, and according to the USDA Soil Survey for Ada County, bedrock depth is estimated to be greater than 60 inches.

D. Staff is not aware of any environmental, health or safety issues beyond the subject site being within the Nitrate Priority Area. The Idaho Department of Environmental Quality (DEQ) provides recommendations for surface and groundwater protection practices and requirements for development of the site.

E. Does the Annexation and Zoning application contain the necessary requirements listed in Title 5 of Kuna City Code and Idaho Code §50-222?

1. The Applicant has submitted a complete application and following staff review of technical compliance, the request is compliant with KCC Title 5, as well as Idaho Code §50-222 as it is a Category A Annexation. **(+)**

F. Does this proposal comply with the Comprehensive Plan Future Land Use Map (FLUM), and is the site selection appropriate for the proposed project?

1. The FLUM is intended to serve as a guide for future development and designates the subject site as Medium Density Residential; based on the Applicants request for an R-4 (Medium Density Residential) zone, the request is compliant with the city's FLUM. **(+)**
2. Based on the surrounding R-2 (Low Density Residential) and R-4 (Medium Density Residential) zones, the requested R-4 zone is appropriate for the subject site. **(+)**

G. 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 October 30, 2023; there were four (4) attendees.
2. Staff published public notice on the city website December 20, 2023, as well as notice being published in the Idaho Press on January 3, 2024.
3. Notices were mailed to all known and affected property owners within 300 FT on December 28, 2023.
4. The Applicant posted a sign on the subject site January 11, 2024, and a Proof of Property Posting form was provided to staff January 12, 2024.

H. Does the availability of existing and proposed public services and infrastructure accommodate the proposed development?

1. The subject site is outside of the 300 FT distance in which to gain city services, as such, there will be no changes to existing infrastructure and any future development will be served by private septic and well. **(+)**
2. After ACHD, it was determined no roadway improvements were required and the existing roadway can serve the future lots. **(+)**

I. Does the proposed Annexation have a contiguous touch to Kuna City Limits, and does it constitute orderly development?

1. The subject site has a contiguous touch to Kuna City Limits on the North, and constitutes orderly development based on the city's FLUM, other surrounding development and/or zoning. **(+)**

J. 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 that twenty-eight (28) days after the final decision concerning the matter at issue, the City shall prepare a written taking analysis concerning the action if requested.

IV
CONDITIONS

4.1 Staff Recommended Conditions: None

4.2 Site Layout & Dimensional Standards: None

4.3 Pathways & Trails Master Plan: None

4.4 Open Space & Pathways Master Plan: None

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. Future development of the subject site shall not obstruct any ditches which may serve neighboring properties per Idaho Code §42.

4.9 Public Works

A. 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.

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 COMMISSION

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

5.2 The power of the City of Kuna lies in the Commission to hear this matter as provided in Idaho Code §50-222, and Kuna City Code 1-14-3.

VI
CONCLUSIONS OF LAW
RE: APPLICATION FOR ANNEXATION

6.1 The City of Kuna has authority to annex lands into its boundaries pursuant to Idaho Code §50-222.

6.2 Idaho Code §50-222(1) provides that:

> [C]ities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable the orderly development of private

lands which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocate the costs of public services in management of development on the urban fringe.

6.3 Kuna City Code 1-14-3 states that Annexations are designated as public hearings with the Commission as a recommending body and Council as the decision-making body.

6.4 The proposed Annexation is a Category A Annexation as described in Idaho Code §50-222(3)(a), as the private landowners of the parcel at issue have consented to the proposed Annexation.

VII
ORDER OF RECOMMENDED APPROVAL OF ANNEXATION APPLICATION

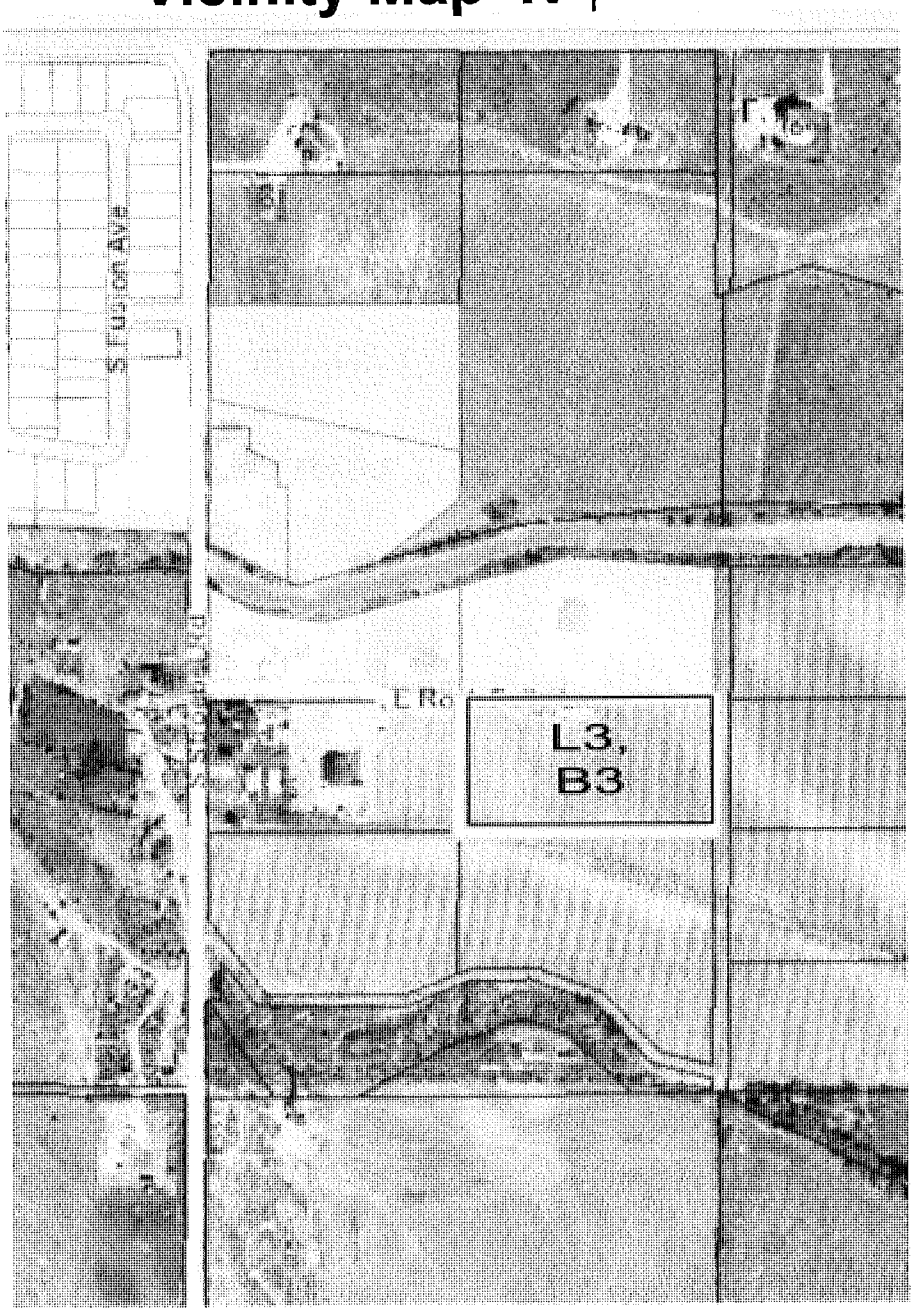
The Commission, having reviewed the above-entitled record, having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon these Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY ORDER AND THIS DOES ORDER:

7.1 The Annexation of Lot 3, Block 3 Avalon Orchard Tracts Amended (Case No. 23-08-AN) is recommended Approval.

BY ACTION OF THE COMMISSION of the City of Kuna at its regular meeting held on the 13th day of February 2024.

Dana Hennis, Vice Chairman

Vicinity Map N



ANNEXATION DESCRIPTION
FOR THE
CITY OF KUNA, IDAHO

A parcel located in the SW 1/4 of the NE 1/4 of Section 30, Township 2 North, Range 1 East, Boise Meridian, and being all of Lot 3 of Block 3 of the amended plat of *AVALON ORCHARD TRACTS* as shown in Book 6 of plats at Page 254 in the office of the Recorder, Ada County, Idaho, more particularly described as follows:

Commencing at an aluminum cap monument marking the northwesterly corner of said NE 1/4, from which an aluminum cap monument marking the southwesterly corner of said SW 1/4 of the NE 1/4 bears S 0°38'54" W a distance of 2666.60 feet;

Thence S 0°38'54" W along the westerly boundary of said NE 1/4 a distance of 1999.99 feet to a point on the extension of the southerly boundary of Lot 4 of Block 3 of said amended plat of *AVALON ORCHARD TRACTS*;

Thence leaving said westerly boundary S 89°53'41" E a distance of 25.00 feet to a 1/2 inch diameter iron pin marking the southwesterly corner of said Lot 4;

Thence continuing S 89°53'41" E along the southerly boundary of said Lot 4 a distance of 636.43 feet to a point marking the southeasterly corner of said Lot 4, said point being the southwesterly corner of said Lot 3 and the POINT OF BEGINNING;

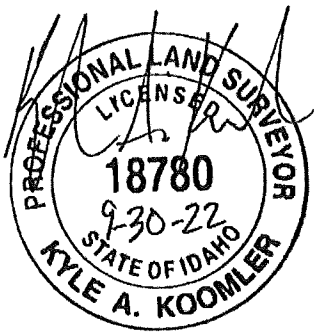
Thence continuing S 89°53'41" E along the southerly boundary of said Lot 3 a distance of 641.43 feet to a point marking the southeasterly corner of said Lot 3;

Thence N 0°44'30" E along the easterly boundary of said Lot 3 a distance of 332.04 feet to a point marking the northeasterly corner of said Lot 3;

Thence N 89°50'14" W along the northerly boundary of said Lot 3 a distance of 641.70 feet to a 1/2 inch diameter iron pin marking the northwesterly corner of said Lot 3;

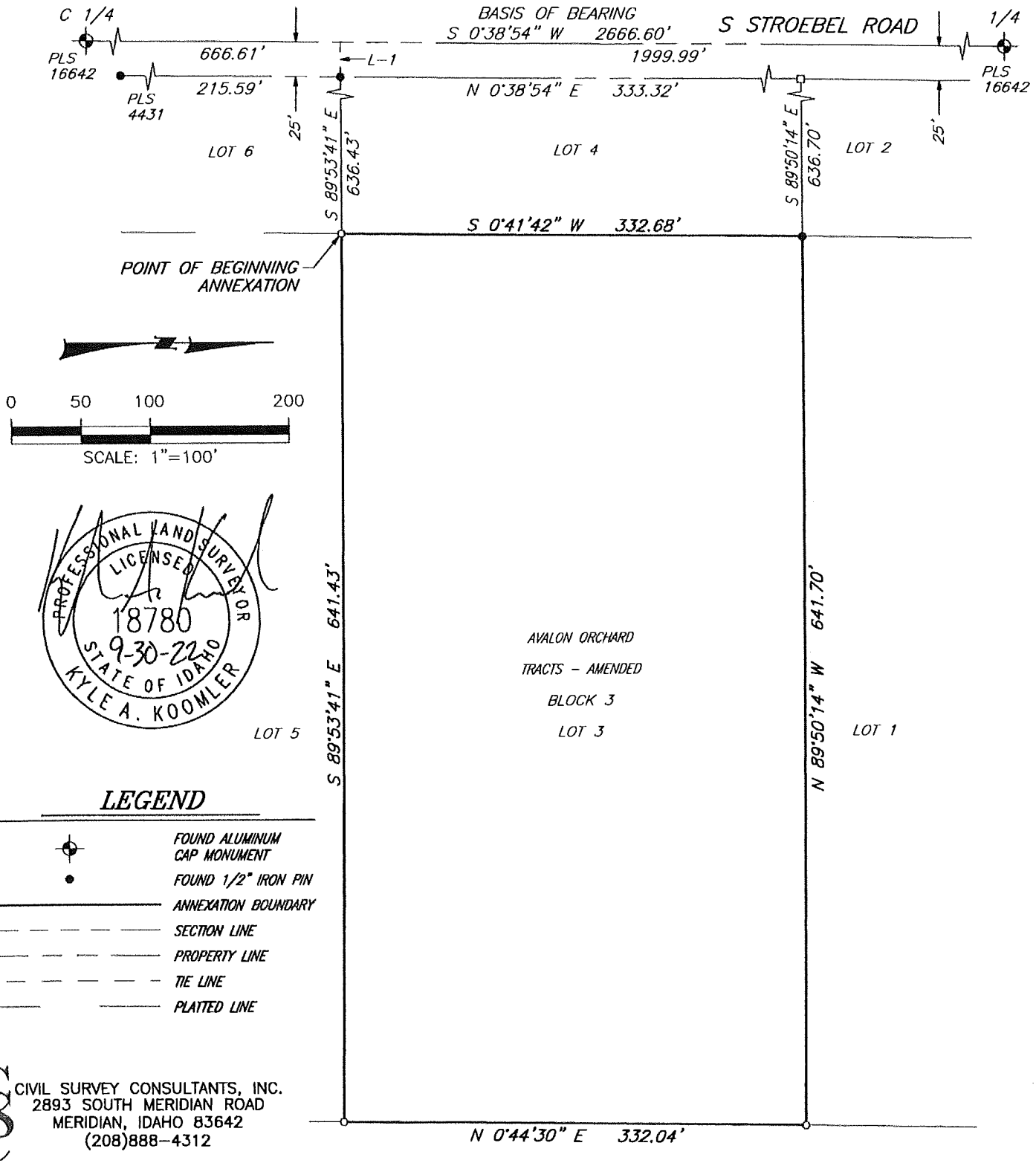
Thence S 0°41'42" W along the westerly boundary of said Lot 3 a distance of 332.68 feet to the POINT OF BEGINNING.

This parcel contains 4.895 acres.



Prepared by: Kyle A. Koomler, PLS
Civil Survey Consultants, Incorporated
September 30, 2022

SKETCH TO ACCOMPANY ANNEXATION DESCRIPTION FOR THE CITY OF KUNA LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO



LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND 1/2" IRON PIN
- ANNEXATION BOUNDARY
- SECTION LINE
- PROPERTY LINE
- TIE LINE
- PLATTED LINE

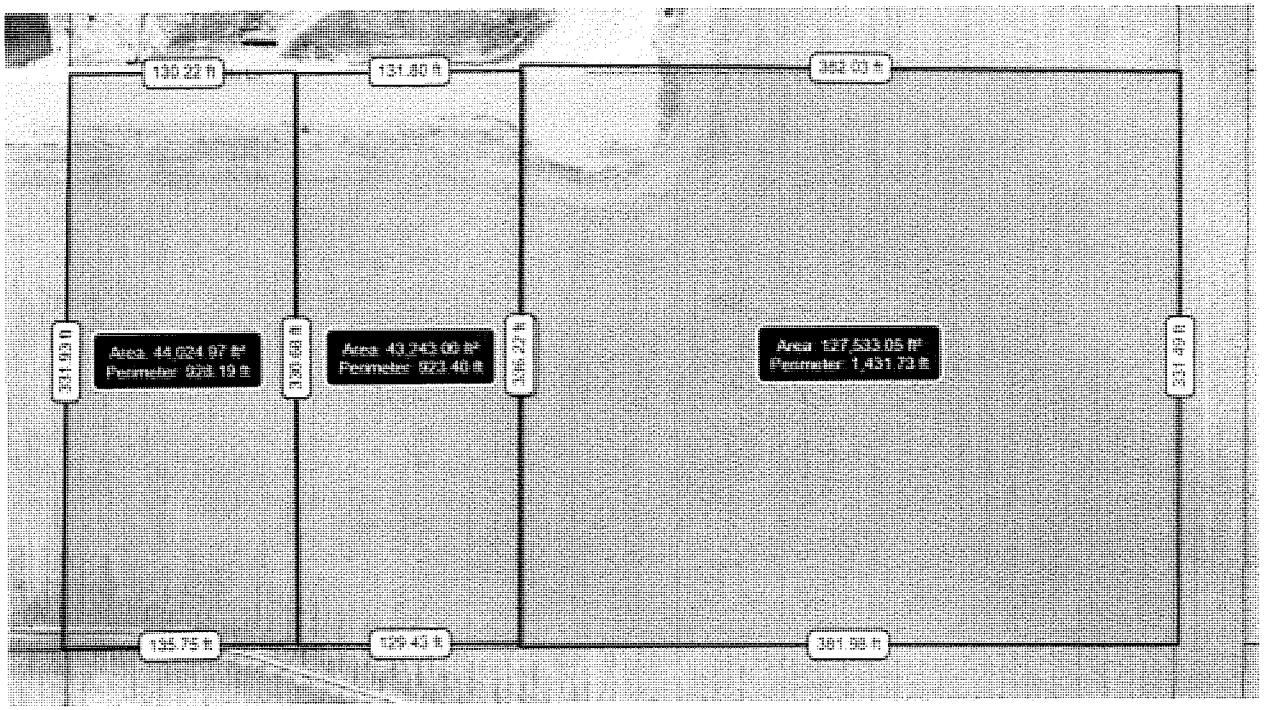
CIVIL SURVEY CONSULTANTS, INC.
2893 SOUTH MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208)888-4312

LINE DATA		
LINE	BEARING	DISTANCE
L-1	S 89°53'41" E	25.00'

TAXING DISTRICT OF KUNA (CITY)

ORDINANCE #: _____

Proposed Lot Splits ↑ N



From: Jessica Reid
To: ACHD; ACHD - Mindy Wallace; Ada County; Ada County (mleatherman@adaweb.net); Ada County Engineer; Adam Ingram; Boise Kuna Irrigation District; Boise Project Board of Control; CableOne T.V.; CDHD (lbadigian@cdhd.idaho.gov); Chief Fratusco; COMPASS - Olivia; Danielle - KSD Planner; Dennis Chan (USPS); DEQ; gashley@boiseproject.org; gis@compassidaho.org; Idaho Power (PDickerson@idahopower.com); Intermountain Gas; ITD; ITD Planning Manager; J&M Sanitation; Kaci Bader (kbader@achdidaho.org); Leon Letson (Ada County); Marc Boyer (marc.c.boyer@usps.gov); Meridian Fire (Chief Bongiorno); Nampa - Meridian Irrigation District; New York Irrigation District; Power - Easements (easements@idahopower.com); Power - Easements (kfunke@idahopower.com); Scott Arellano (scott@fccnw.com); Stacy Yarrington (Ada County); TJ Lawrence (Interim KRFD Chief); USPS; Brady Barroso
Subject: 23-08-AN & 23-05-LS Agency Transmittal
Date: Wednesday, November 29, 2023 1:15:00 PM
Attachments: image001.png

Agency Transmittal – November 29, 2023

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

CASE NUMBER:	23-08-AN & 23-05-LS LOT 3 BLK 3 AVALON ORCH. TRACTS AMND
PROJECT DESCRIPTION	Applicant requests to Annex approximately 4.89 acres into Kuna City Limits with a R-4 (Medium Density Residential) zone, then split said original parcel (APN: R0615250430) into three (3); Section 30, Township 2 North, Range 1 East.
APPLICANT	Boyd Anderson
REPRESENTATIVE	Sid Anderson asiderson@gmail.com
SCHEDULED HEARING DATE	Tuesday, **January 23, 2024,** at 6:00 P.M.
STAFF CONTACT	Jessica Reid 208.387.7731 jreid@kunaid.gov

- We have provided information to assist you with your consideration and response; we would appreciate any information as to how this action may affect the service(s) your agency provides.
- If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.
- The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions.

Jessica Hall
Associate Planner
751 W 4th Street • Kuna, ID 83634
jreid@kunaid.gov • Ph: (208) 387-7731
KUNA
Planning & Zoning

From: Saran Becker
To: Jessica Reid
Subject: RE: 23-08-AN & 23-05-LS Agency Transmittal
Date: Monday, December 4, 2023 8:53:51 AM
Attachments: image002.png
image003.png

Good morning Jessica,

Thank you for including ITD in the review of the proposed annexation of approx. 4.89 acres into Kuna City limits with a R-4 zone, then split the original parcel (R0615250430) into three. After review, ITD does not object to the proposed application as presented at this time. Please keep us in the loop though when the parcels develop in the future.

Thank you,

Saran J Becker
District 3 - Development Services Coordinator

8150 W Chinden Blvd, Garden City, ID 83714
Phone: (208) 334-8377
Email: saran.becker@itd.idaho.gov

Your Safety • Your Mobility
Your Economic Opportunity

From: Jessica Reid <jhall@kunaid.gov>
Sent: Wednesday, November 29, 2023 1:16 PM
To: ACHD <planningreview@achdidaho.org>; ACHD - Mindy Wallace <mwallace@achdidaho.org>; Ada County <bmoore@adacounty.id.gov>; Ada County (mleatherman@adaweb.net) <mleatherman@adaweb.net>; Ada County Engineer <agilman@adaweb.net>; Adam Ingram <adam.ingram@cableone.biz>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <TRitthaler@boiseproject.org>; CableOne T.V. <cheryl.goettsche@cableone.biz>; CDHD (lbadigian@cdhd.idaho.gov) <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS - Olivia <ovielstichmckinnon@compassidaho.org>; Danielle - KSD Planner <drhorras@kunaschools.org>; Dennis Chan (USPS) <dennis.chan@usps.gov>; DEQ <BRO.Admin@deq.idaho.gov>; gashley@boiseproject.org; gis@compassidaho.org; Idaho Power (PDickerson@idahopower.com) <PDickerson@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Vincent Trimboli <Vincent.Trimboli@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Kaci Bader (kbader@achdidaho.org) <kbader@achdidaho.org>; Leon Letson (Ada County) <lletson@adacounty.id.gov>; Marc Boyer (marc.c.boyer@usps.gov) <marc.c.boyer@usps.gov>; Meridian Fire (Chief Bongiorno) <jbongiorno@meridiancity.org>; Nampa - Meridian Irrigation District <nmid@nmid.org>; New York Irrigation District <terri@nyid.org>; Power - Easements (easements@idahopower.com)

<easements@idahopower.com>; Power - Easements (kfunke@idahopower.com) <kfunke@idahopower.com>; Scott Arellano (scott@fccnw.com) <scott@fccnw.com>; Stacy Yarrington (Ada County) <syarrington@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; USPS <camille.r.burt@usps.gov>; Brady Barroso <bbarroso@kunaid.gov>
Subject: 23-08-AN & 23-05-LS Agency Transmittal

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Agency Transmittal – November 29, 2023

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

CASE NUMBER:	23-08-AN & 23-05-LS LOT 3 BLK 3 AVALON ORCH. TRACTS AMND
PROJECT DESCRIPTION	Applicant requests to Annex approximately 4.89 acres into Kuna City Limits with a R-4 (Medium Density Residential) zone, then split said original parcel (APN: R0615250430) into three (3); Section 30, Township 2 North, Range 1 East.
APPLICANT	Boyd Anderson
REPRESENTATIVE	Sid Anderson asiderson@gmail.com
SCHEDULED HEARING DATE	Tuesday, **January 23, 2024,** at 6:00 P.M.
STAFF CONTACT	Jessica Reid 208.387.7731 jreid@kunaid.gov

- We have provided information to assist you with your consideration and response; we would appreciate any information as to how this action may affect the service(s) your agency provides.
- If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.
- The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions.

Jessica Hall
Associate Planner
751 W 4th Street • Kuna, ID 83634
jreid@kunaid.gov • Ph: (208) 387-7731
KUNA
Planning & Zoning

ADA COUNTY DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300
https://adacounty.id.gov/developmentservices
PHONE (208) 287-7900
FAX (208) 287-7909

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

December 8, 2023

Jessica Reid
Kuna City Planning Department
PO Box 13
Kuna, ID 83634

RE: 23-08-AN / Parcel R0615250430 / Annexation and Rezone

Jessica,

The City of Kuna has requested feedback regarding the proposed annexation with rezone from RR (Rural Residential) to R-4 (Medium Density Residential), located generally east of Stroebel Road and south of the New York Canal, more specifically on Parcel R0615250430.

Ada County supports the annexation due to its compliance with the Kuna Comprehensive Plan, as adopted by the County, which designates the site as *Medium Density Residential*. The proposed R-4, (Medium density Residential) zone is compatible with this designation as it allows for a residential density of up to 4 units per acre. The site is contiguous to the City of Kuna along the north boundary. Therefore, the application complies with the following Comprehensive Plan goals regarding development within Areas of City Impact and encourages residential development to occur at urban densities within Areas of City Impact where public facilities are available.

Goal 2.2 Direct urban development to incorporated cities, ACIs, and Planned Communities where investments in urban services have already been made or are planned and programmed in a CIP or work program.

Goal 2.2a: Support the land-use and development policies expressed in adopted comprehensive plans for the Areas of City Impact.

Please feel free to contact me with any questions.

Sincerely,

Stacey Yarrington

Stacey Yarrington
Community & Regional Planner
Ada County Development Services

DONALD BARKSDALE
CHAIRMAN OF THE BOARD

FRED BUTLER
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

RECEIVED
DEC 06 2023
CITY OF KUNA

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

01 December 2023

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

RE: Arthur Anderson
L3 B3 Avalon Orchard Tracts — 23-08-AN, 23-05-LS
East of S Stroebel Rd. Kuna
Boise-Kuna Irrigation District — BK-1218
Ellis Lateral 107+90B
Sec. 30, T2N, R1E, 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 by the landowner, developer and contractors.

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

December 15, 2023

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

Subject: 23-08-AN & 23-05-LS / LOT 3 BLOCK 3 AVALON ORCHARD TRACTS AMENDED

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 Conservations 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

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:
- ☐ ACZ
- ☐ Boise
- ☐ Eagle
- ☐ Garden City
- ☐ Meridian
- ☑ Kuna
- ☐ Star

Rezone/OTD # 23-08-AH / 23-05-LS

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat _____

Development Name/Section Avalon Orchard Tracts Amended 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
- ☐ bedrock from original grade
- ☐ waste flow characteristics
- ☐ 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
- ☐ interim sewage
- ☐ individual sewage
- ☐ community sewage system
- ☒ central water
- ☐ individual water
- ☐ community water well

If sewer is available

☒ 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- ☒ central sewage
- ☐ sewage dry lines
- ☐ community sewage system
- ☒ central water
- ☐ community water

If sewer is available

☐ 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. Groundwater monitoring for each lot required Feb-Oct

☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.

If city sewer not available

☐ 13. We will require plans be submitted for a plan review for any:
- ☐ food establishment
- ☐ beverage establishment
- ☐ swimming pools or spas
- ☐ grocery store
- ☐ child care center

☐ 14. _____

_____

_____

_____ Reviewed By: Tom Bond Date: 12/15/23

Alexis Pickering, President
Miranda Gold, Vice-President
Jim Hansen, Commissioner
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner

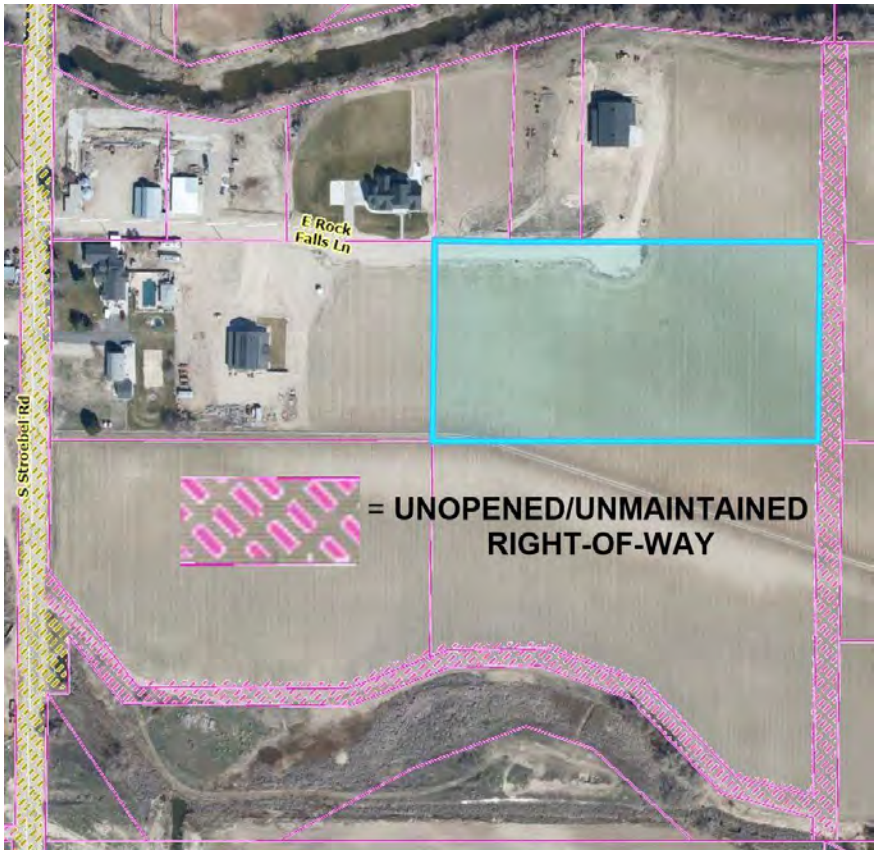
January 12, 2024

To: Sid Anderson, via email
2500 E. Rock Falls Lane
Kuna, ID

Subject: KUNA23-0014/ 23-08-AN/ 23-05-LS
S. Stroebel Road
Annexation/Rezone and Lot Split

The applicant is requesting annexation of 5-acres into the City of Kuna with a rezone to R-4 (Medium Density Residential). The applicant is also requesting a lot split to allow for 3 buildable residential lots.

The Ada County Highway District (ACHD) has reviewed the submitted application referenced above and has determined that there are no improvements required to the unopened/unmaintained right-of-way abutting the site and south of the site due to the fact that ACHD does not require frontage improvements or off-site improvements with this type of development application. It should be noted that frontage improvements to the unopened/unmaintained right-of-way abutting the site's east property line and/or off-site improvements to the unopened/unmaintained right-of-way south of the site may be required with future development application(s), depdning on the proposed. development. Additionally, the use of the unopend/unmaintained right-of-way is prohibited.



Staff is supportive of access being provided from Rock Falls Lane for the three created parcels, as proposed.

The applicant shall be required to:

1. Provide access to the three created lots via the existing private road, Rock Lane, as proposed.
2. Pay a traffic impact fee. If applicable, a traffic impact fee may be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency. This is a separate review process and it is the applicant's responsibility to submit plans directly to ACHD.
3. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.
4. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).

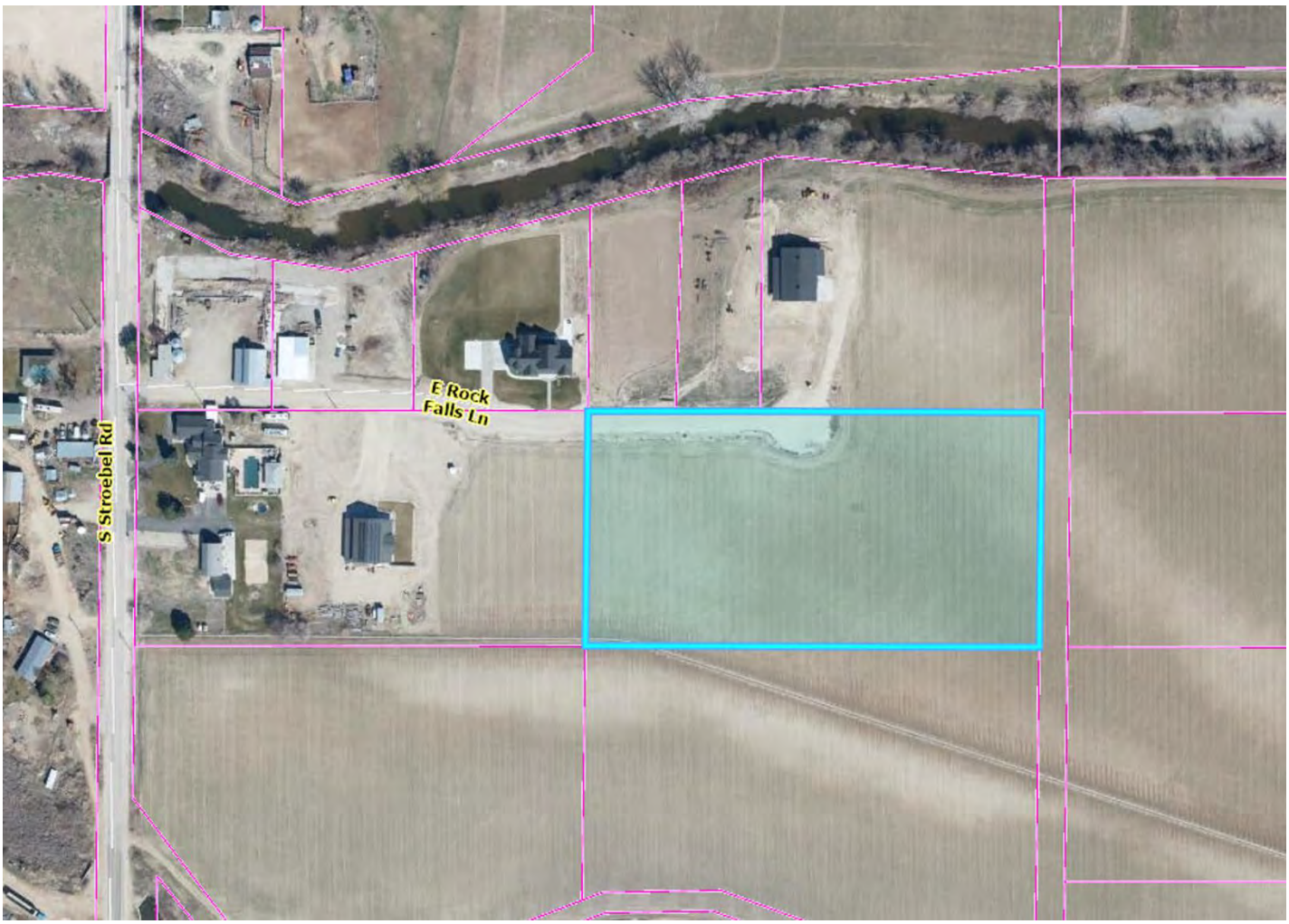
If you have any questions, please feel free to contact me at (208) 387-6218.

Sincerely,

Dawn Battles
Senior Planner
Development Services

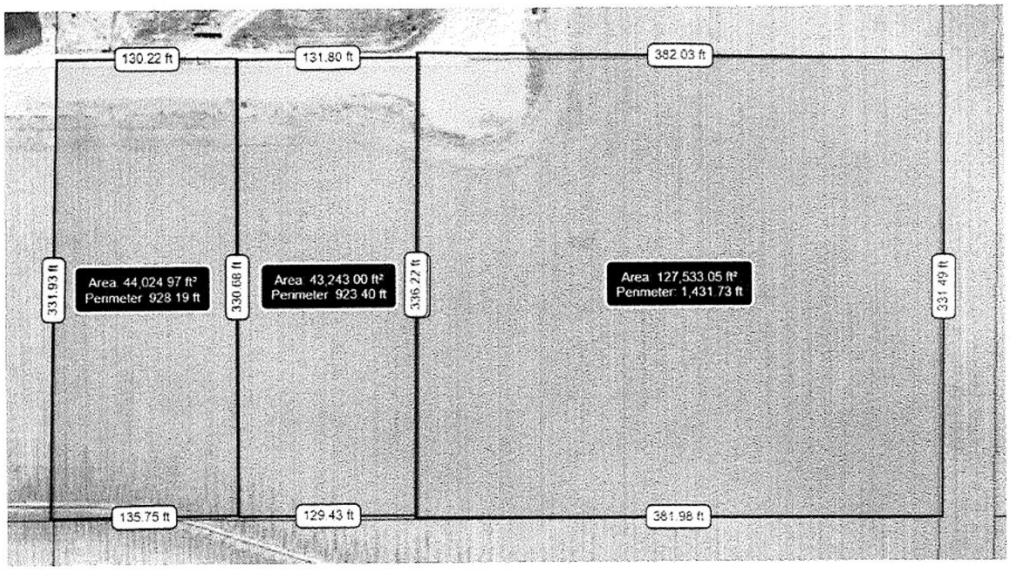
cc: City of Kuna (Jessica Reid), via email

VICINITY MAP



SITE PLAN

Proposed Lot Splits ↑ N



Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

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

Catherine Feistner, P.E.
Assistant Kuna City Engineer

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

MEMORANDUM

To:	**Doug Hanson**	**- Planning and Zoning Director**
From:	**Brady Barroso**	**- Staff Engineer I**
	Catherine Feistner	**- Assistant City Engineer**
Date:	**16 January 2024**	
RE:	**Public Works Comments**	
	Lot 3, Block 3 Avalon Orchard Tracts, 23-08-AN (Annexation), 23-05-LS (Lot Split)	

Lot 3, Block 3 of Avalon Orchard Tracts, 23-08-AN, 23-05-LS, annexation and lot split request dated 29 November 2023 has been reviewed. The applicant wishes to annex with a City of Kuna (City) R-2 (low density residential) zone. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received by PWoffice@kunaid.gov.

Public Works staff can support approval of this application. Onsite septic and well systems will service the properties.

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

1) Inspection & Fees

a) The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
b) The Kuna Rural Fire District's fees can be found on their website. *Payment is due and payable prior to the preconstruction meeting.*

2) General

a) The applicant requests to annex approximately 5 acres.
b) Equivalent dwelling units (EDU's) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 10
c) Areas for outside activities are incorporated into the project. Connection to the City of Kuna Pathways Master Plan presents a long-term goal that should be considered.
d) A construction drawing approval letter from the local irrigation district will be required if this project affects irrigation supply/delivery in any way.

e) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
f) All positional information shall be from the most recent state plane coordinate system.
g) Provide engineering certification on all final engineering drawings.
h) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
i) Fire suppression shall be available and approved by KRFD.
j) No building permits will be issued and no construction can begin without adequate fire protection.
k) Fiber conduit shall be designed and constructed on all mile and mid-mile roads or as otherwise noted.

3) Right-of-Way

a) Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
b) Approaches onto classified streets must comply with ACHD approach policies.
c) All street construction must meet or exceed City of Kuna and ACHD development standards.
d) All City mainlines crossing proposed lots or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
e) The KRFD Deputy Fire Marshal, or representative, must approve fire/public safety access to the subdivision.
f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4) Sanitary Sewer Connection

a) The applicant's property is not connected to City services. The applicant plans to construct individual septic systems. The applicant must receive approval from Central District Health for all septic systems.
b) City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.

5) Potable Water Connection

a) The applicant's property is not connected to City services. The applicant plans to construct individual wells. The applicant must receive approval from Idaho Department of Water Resources for all wells.
b) City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels.

6) Pressurized Irrigation

a) The applicant's property is not connected to City services. It is unclear how the applicant plans to irrigate.
b) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.

7) Grading and Storm Drainage

a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.

b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.

c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.

d) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

e) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.

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* a*s-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

CITY OF KUNA

State of Idaho

Proclamation

In Support of Kuna's Military Caregivers

WHEREAS, *the series of wars and conflicts in which our nation has been engaged over time, since World War II, has resulted in 5.5 million military and veteran caregivers who are parents, spouses, siblings and friends, caring for those wounded, ill or injured who have served our nation, as documented by the 2014 RAND study commissioned by the Elizabeth Dole Foundation; and*

WHEREAS, *the daily tasks of these military and veteran caregivers can include bathing, feeding, dressing and caring for the injuries of wounded warriors, administering medications, providing emotional support, caring for the family and the home, and working outside the home to earn essential income; and*

WHEREAS, *the nation provides multi-faceted support to our wounded, ill and injured veterans and service members through public, private and philanthropic resources, but their caregivers receive little support or acknowledgement; and*

WHEREAS, *most military and veteran caregivers consider the challenging work they do as simply carrying out their civic and patriotic duty, without realizing they are, in fact, caregivers, and do not identify themselves as such; and*

WHEREAS, *an alarming number of military and veteran caregivers, according to research, are suffering numerous debilitating mental, physical and emotional effects as a result of their caregiving duties; and*

WHEREAS, *the City of Kuna desires to recognize and support those who are serving in these vital roles in our own community.*

NOW, THEREFORE, *I, Joe L. Stear, Mayor of the City of Kuna, Idaho, do hereby proclaim 2024 as:*

Year of the Military Caregiver in Idaho

In collaboration with Idaho's DAR and Hidden Heros.

IN WITNESS WHEREOF,
I set my hand on this the 19th day of March
in the year of two thousand and twenty-four.

_____

Joe L. Stear
Mayor of Kuna, Idaho

ORDINANCE NO. 2024-04
CITY OF KUNA

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

- **AMENDING ORDINANCE NO. 711 AND TITLE 1, CHAPTER 11, SECTION 1 OF THE KUNA CITY CODE PERTAINING TO A DESIGNATION OF THE OFFICIAL NEWSPAPER OF THE CITY OF KUNA, IDAHO, PROVIDING FOR PUBLICATION OF ORDINANCES AND NOTICES AND OTHER PUBLICATIONS; AND,**

- **DIRECTING THE CITY CLERK; AND,**

- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the City Council of the City of Kuna, County of Ada, State of Idaho:

Section 1: Findings

1.1 The city councils of Idaho's cities are required by Idaho Code § 50-213 to designate, by ordinance an official newspaper of each city.

1.2 A newspaper must meet the requirements of Idaho Code § 60-106 for printing legal notices to be considered as the official newspaper.

1.3 The newspaper chosen as the official newspaper shall be the newspaper with the largest paid circulation of all the newspapers published within the city.

1.4 The only newspaper fitting all of these criteria is the *Idaho Press.*

1.5 The *Kuna Melba News* is no longer in business.

1.6 The purpose of publishing notice in a newspaper is to inform the community of items of civic importance and interest.

Section 2: Ordinance No. 711, and Kuna City Code Section 1-11-1, designating the *Kuna Melba News* as the official newspaper of the City of Kuna is hereby amended, to read as follows:

1-11-1: OFFICIAL NEWSPAPERS DESIGNATED: The Idaho Press is hereby designated as the official newspaper of the city, and ordinances, notices, and other publications that are required by Idaho law to be given by publication in the official newspaper shall be published in the Idaho Press. All ordinances, notices and publications which may be published in either the official newspaper or a newspaper of general circulation may be published in either the Idaho Press or the Meridian Kuna Press, which is a subsidiary of the Idaho Press, and also a paper of general circulation within the City.

Section 3: Directing the City Clerk

3.1 The City Clerk is directed to file this Ordinance in the official records of the City and to provide the same to the City's codifier for inclusion and publication in the Kuna City Code as Title 1, Chapter 11, Section 1.

Section 4: Effective Date

4.1 This Ordinance shall be in full force and effect after its adoption and publication as required by law.

ADOPTED this 19th day of March , 2024

CITY OF KUNA

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

ORDINANCE NO. 2024-24~~ORDINANCE NO. 7112024-24~~

CITY OF KUNA

~~CITY OF KUNA,~~
~~IDAHO~~

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO;~~, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO,~~

- **AMENDING ORDINANCE NO. ~~309~~711 AND TITLE 1, CHAPTER 11, SECTION 1 OF THE KUNA CITY CODE PERTAINING TO A DESIGNATION OF THE OFFICIAL NEWSPAPER OF THE CITY OF KUNA, IDAHO, PROVIDI~~J~~NG FOR PUBLICATION OF ORDINANCES AND NOTICES AND OTHER PUBLICATIONS; AND,**
- **DIRECTING THE CITY CLERK; AND,~~, AND~~**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the City Council of the City of Kuna, County of Ada, State of Idaho:

Section 1: Findings

1.1 ~~WHEREAS, t~~The city councils of Idaho's cities are required by Idaho Code § 50-213 to designate, by ordinance an official newspaper of each city.~~; and~~

1.2 A ~~WHEREAS, a~~ newspaper must meet the requirements of Idaho Code § 60-106 for printing legal notices to be considered as the official newspaper.~~; and~~

1.3 T~~WHEREAS, t~~he newspaper chosen as the official newspaper shall be the newspaper with the largest paid circulation of all the newspapers published within the city~~; and~~.

1.4 T~~WHEREAS, t~~he only newspaper fitting all of these criteria is the ~~*Kuna Melba News*~~*Idaho Press*~~; and~~.

~~WH~~1.5 T~~EREAS, t~~he ~~circulation of the~~ *Kuna Melba News* is ~~only about one tenth, or ten percertt (10%), of the circulation of the *Idaho Statesman* within the City of Kuna~~ no longer in business~~; and~~.

1.6 T~~WHEREAS, t~~he purpose of publishing notice in a newspaper is to inform the community of items of civic importance and interest.~~; and~~

~~**WHEREAS, the cost of publishing in more than one newspaper is burdensome on a**~~

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~~small city like the City of Kuna; and~~

~~WHEREAS, the City Council would like to reach as many residents of the City as possible with a limited budget;~~

~~NOW, THEREFORE, BE IT ORDAINED by the mayor and the council of the city of kuna, county of ada, state of idaho:~~

Section ~~1~~2: Ordinance No. ~~309~~711, and Kuna City Code Section 1-11-1, designating ~~both the *Idaho Statesman* and~~ the *Kuna Melba News* as the ~~two~~ official newspaper~~s~~ of the City of Kuna is hereby amended, to read as follows:

1-11-1: OFFICIAL NEWSPAPERS DESIGNATED:
~~ORDINANCE NO. 711~~2024-04

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The ~~Kuna Melba News~~Idaho Press is hereby designated as the official newspaper~~s~~ of the city, and ~~such~~ ordinances, notices, and other publications ~~as~~that are required by Idaho law to be given by publication in the official newspaper shall be published in the ~~Kuna Melba News~~Idaho Press. All ordinances, notices and publications which may be published in either the official newspaper or a newspaper of general circulation may be published in either the ~~Kuna Melba News~~Idaho Press or the ~~Idaho Statesman~~Meridian Kuna Press~~.~~, which is a subsidiary of the Idaho Press, and also a paper of general circulation within the City.

Section 3: Directing the City Clerk

3.1 The City Clerk is directed to file this Ordinance in the official records of the City and to provide the same to the City's codifier for inclusion and publication in the Kuna City Code as Title 1, Chapter 11, Section 1.

Section ~~4~~2: Effective Date

4.1 ~~:~~ This Ordinance shall be in full force and effect after its adoption and publication as required by law.

ADOPTED this ~~31st~~ 19th day of ~~May~~March , ~~2005~~2024

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

~~CITY OF KUNA~~
~~Ada County, Idaho~~

~~ATTEST:~~ ~~No word version, this is a picture from the PDF conversion~~

Lynda Burgess, City Clerk

CITY OF KUNA CORPORATE SEAL STATE OF IDAHO

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~~ORDINANCE NO. 7112024-24 Designation of Official Newspaper~~

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CASE NO. 23-04-LLA
(LOT LINE ADJUSTMENT)

COTTONWOOD CROSSING

Planner: Doug Hanson, dhanson@kunaid.gov, 208-287-1771

ALL APPLICATION MATERIALS: 23-04-LLA

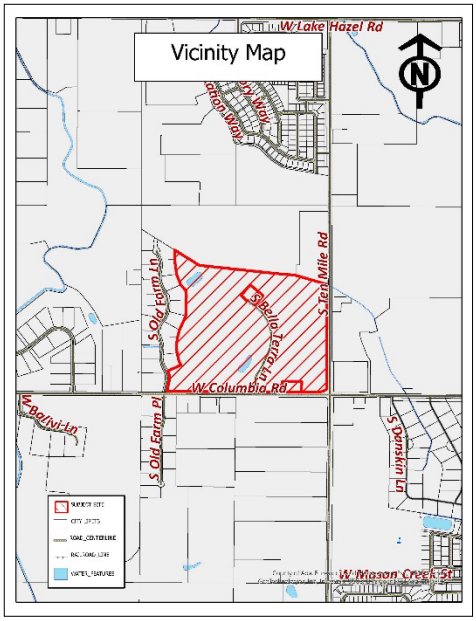
If you require assistance accessing the application materials through the link provided above, or would like to review the application materials in person at City Hall please contact the assigned planner.

BEFORE THE CITY COUNCIL
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 23-04-LLA**
	)	
CITY OF KUNA	)	
	)	
For a Lot Line Adjustment of 751 W 4th Street.	)	**STAFF MEMO FOR LOT LINE**
	)	**ADJUSTMENT APPLICATION.**

TABLE OF CONTENTS

1. Project Summary
2. Applicants Request
3. Process and Noticing
4. General Project Facts
5. Staff Analysis
6. Council's Proposed Order of Decision



I
PROJECT SUMMARY

1.1 Subject Site & General Project Details

Description	Details
Acreage	82.20
Existing Land Use	RR (Rural Residential)
Future Land Use Designation	Mixed Use
Proposed Land Use	A (Agriculture), C-2 (Area Commercial)
Lots (No. & Type)	2 (1 Agriculture, 1 Commercial)
Number of Residential Units	None
Number of Phases	N/A
Gross Density (Dwelling Units per Acre)	N/A

1.2 Surrounding Land Uses

Direction	Current Zone	Jurisdiction	Future Land Use Map Designation	Development
North	RR (Rural Residential)	Ada County	Mixed Use	Single-family Residence, Fields
South	A (Agriculture)	Kuna	Mixed Use, Low Density Residential	Homestead Subdivision; Wildfire Subdivision
	RR (Rural Residential)	Ada County		
East	C-1 (Neighborhood Commercial)	Kuna	Commercial, Mixed Use	Single-family residence, Agriculture fields and facilities
	RR (Rural Residential)	Ada County		
West	RR (Rural Residential)	Ada County	Low Density Residential	Iron Horse Subdivision: Single-family residences
	R-2 (Low Density Residential)	Kuna		

II
APPLICANTS REQUEST

2.1 The Applicant requests to lot line adjust two parcels approximately 82.20 acres with A (Agriculture) and C-2 (Area Commercial) zones at the NWC of Ten Mile and Columbia Roads (APNs: R4313530211, R4313530231).

III
PROCESS AND NOTICING

3.1 A Lot Line Adjustment (LLA) is designated in Kuna City Code (KCC) 1-14-3, as a public meeting, with the City Council as the decision-making body. As a public meeting, this application does not require public notice as set forth in Idaho Code §65; Idaho Local Land Use Planning Act. The guidelines for decision making by the City Council as outlined in Kuna City Code (KCC) 1-14-3 have been adhered to.

IV
GENERAL PROJECT FACTS

4.1 Site Features

A. The annexation and zoning of the subject property was approved by the City Council on February 20,2024.

B. The Comprehensive Plan Future Land Use Map (FLUM) serves as a guide and is not the actual zone; the subject sites are designated as Mixed Use.

C. The subject site has an estimated slope of 0 – 4%, and according to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 inches to greater than 60 inches.

D. Staff is not aware of any environmental, health or safety issues beyond the subject site being within the Nitrate Priority Area. The Idaho Department of Environmental Quality (DEQ) provides recommendations for surface and groundwater protection practices and requirements for development of the site.

V
STAFF ANALYSIS

5.1 General

A. The applicant proposes to lot line adjust two parcels to conform to the Annexation and Development Agreement approved by Council on February 20, 2024.

5.2 Transportation and Connectivity

A. The Idaho Transportation Department (ITD) has commented they have no concerns at this time. ITD will review the potential impacts to State Highway 69 at time of Preliminary Plat submittal at a future date.

B. ACHD has provided findings for consideration that may be identified when it reviews a future development application.

C. A future trail is identified on the subject parcel on the Pathways and Trails Master Plan. The Developer/Owner/Applicant will be required to install a trail when the property develops in the future.

5.3 Site Layout and Dimensional Standards

A. The lot line adjustment will result in two parcels. The A (Agriculture) zoned parcel totaling approximately 53.02 acres and the C-2 (Are Commercial) zoned parcel totaling approximately 27.52 acres.

B. If the lot 1ine adjustment is approved the parcel will conform to the dimensional standards established in KCC 5-3-3.

5.4 Open Space: N/A

5.5 Fencing: N/A

5.6 Boise Project Board of Control (BPBC)

The United States' Kuna Canal lies within the boundary of the subject site. BPBC is contracted to operate and maintain this lateral and asserts a federal easement of 35 feet northeasterly and 35 feet southeasterly of the lateral's centerline.

5.7 Department of Environmental Quality (DEQ)

A. DEQ has provided general guidelines for development of the subject sites.

5.8 Public Works

Per Exhibit 2.28 Public Works can support the approval of this annexation contingent that future development applications shall not be submitted until adequate sewer infrastructure and sewer capacity are available.

5.9 Conclusion:

Upon review, staff finds the requested Lot Line Adjustment to be in compliance with KCC 5-16-2.

VI
COUNCIL'S PROPOSED ORDER OF DECISION

Note: These motions are for the Approval, Conditional Approval or Denial of the Lot Line Adjustment application. However, if the Council wishes to Approve or Deny specific parts of these requests as detailed in the report, those changes must be specified.

Based upon the record contained in Case No. 23-04-LLA, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and testimony the Council hereby (***Approves/Conditionally Approves/Denies)*** the Lot Line Adjustment, subject to the following Conditions:

6.1 Staff Recommended Conditions:

None

6.2 General

A. Developer/Owner/Applicant shall convey proper easements on the Record of Survey for all utilities in sufficient widths approved by the City Engineer and the Planning and Zoning Department. All easement line work shall be shown on the Record of Survey.

B. Upon approval of the application by Council, and subject to the Conditions and City Ordinances, the Developer/Owner/Applicant shall have one (1) year to complete the following:

1. Cause the property to be surveyed and provide a copy of the Record of Survey to the Planning and Zoning Department for review, prior to recordation with Ada County.

2. Record the Record of Survey with Ada County.

3. Execute and record the necessary deeds to accomplish the adjustment as approved.

4. Obtain new tax parcel numbers from the Ada County Assessor's Office.

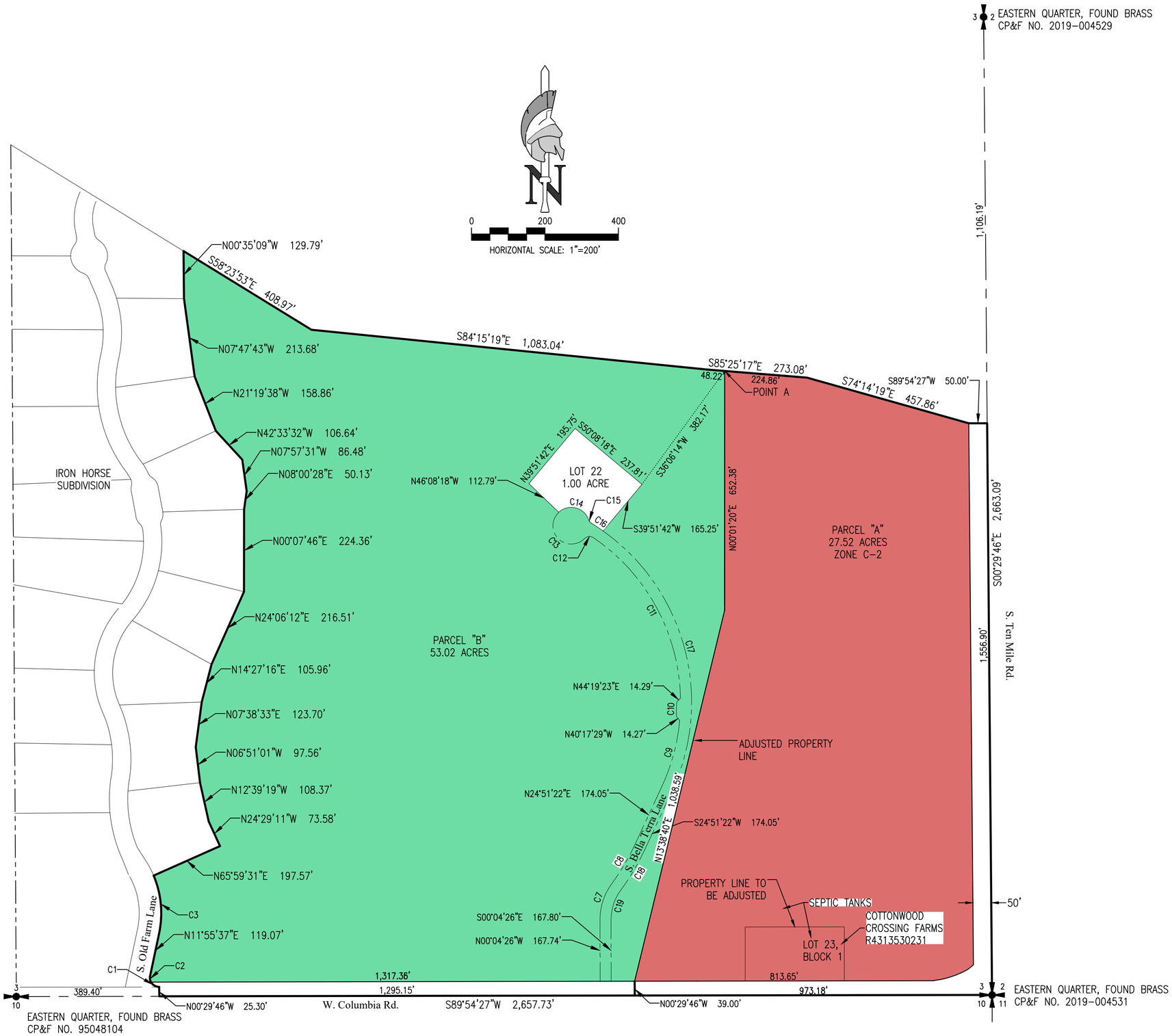
5. Provide copies of the recorded Record of Survey, recorded deeds, and the new tax parcel numbers to the Planning and Zoning Department.

C. Developer/Owner/Applicant shall follow staff, City Engineer's and other agency recommended requirements as applicable.

D. Developer/Owner/Applicant shall adhere to all agency and staff requirements and recommendations.

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

DATED this 19th day of March 2024.



Curve Table

Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C1	63°07'15"	25.00'	27.54'	N58°31'21"W	26.17'
C2	38°53'20"	25.00'	16.97'	N7°31'03"W	16.64'
C3	34°48'32"	263.44'	160.05'	N5°28'44"W	157.60'
C4	19°31'34"	80.50'	27.43'	S52°42'43"W	27.30'
C5	17°14'54"	256.00'	77.07'	S71°05'57"W	76.78'
C6	2°15'14"	381.00'	14.99'	S80°51'01"W	14.99'
C7	36°23'54"	165.00'	104.82'	N18°07'31"E	103.07'
C8	11°28'12"	630.00'	126.12'	N30°35'22"E	125.91'
C9	19°36'32"	541.93'	185.47'	N15°03'06"E	184.57'
C10	5°23'09"	425.52'	40.00'	N2°00'57"E	39.99'
C11	54°30'09"	541.93'	515.51'	N28°28'01"W	496.29'
C12	79°26'26"	20.00'	27.73'	S84°33'41"W	25.56'
C13	182°14'06"	50.00'	159.03'	N44°02'29"W	99.98'
C14	113°20'33"	50.00'	98.91'	N76°15'09"W	83.55'
C15	38°49'04"	20.00'	13.55'	N38°59'25"W	13.29'
C16	3°45'13"	571.93'	37.47'	N56°31'21"W	37.46'
C17	79°29'04"	571.93'	793.42'	S14°54'12"E	731.31'
C18	11°28'14"	660.00'	132.13'	S30°35'29"W	131.91'
C19	36°24'07"	135.00'	85.77'	S18°07'32"W	84.33'

CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
208.343.3381 | www.centengr.com

Lot Line Adjustment Sketch: Cottonwood Crossing

Lots 21 & 23 Block 1 of Ironhorse Subdivision, situate in the southeast quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho.

DATE: August 10, 2023
DRAWN BY: Z.M. NICHOLS
JOB NUMBER: GJ10-A

INDEX NO. 214-03-2-0-0-91-10652

Doug Hanson

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Friday, September 1, 2023 9:06 AM
To: Doug Hanson
Subject: RE: City of Kuna Request for Comment - 23-07-AN, 23-03-DA & 23-04-LLA Cottonwood Crossing

Good Morning, Doug.

After careful review of the transmittal submitted to ITD on August 30, 2023 regarding 23-07-AN, 23-03-DA & 23-04-LLA Cottonwood Crossing, the Department has no comments or concerns to make at this time. However, when the owners submit the preliminary plat application, ITD would like to review due to the proximity and potential impact to SH-69.

Thank you,

Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Wednesday, August 30, 2023 4:38 PM
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 (Ada County) <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>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <gis@compassidaho.org>; Danielle Horras <drhorras@kunaschools.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>; D3 Development Services <D3Development.Services@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Joe Bongiorno (Meridian Fire) <jbongiorno@meridiancity.org>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson (Ada County) <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Marci Horner (West Ada School District) <Horner.Marci@westada.org>; Megan Leatherman <mleatherman@adaweb.net>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Niki Benyakhlef <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 (Ada County) <syarrington@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>
Subject: City of Kuna Request for Comment - 23-07-AN, 23-03-DA & 23-04-LLA Cottonwood Crossing

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

August 30, 2023

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

FILE NUMBER:	23-07-AN, 23-03-DA, 23-04-LLA COTTONWOOD CROSSING
PROJECT DESCRIPTION	The applicant requests Annexation, Development Agreement and Lot Line Adjustment approval for approximately 82.20 acres with Agriculture and C-2 (Area Commercial) zones. (APNs: R4313530210, R4313530230)
SITE LOCATION	The site is located at the NWC of Ten Mile and Columbia Roads, Kuna, ID 83634.
APPLICANT	*City of Kuna* 751 W 4th Street Kuna, ID 83634 208.287.1771 dhanson@kunaid.gov
SCHEDULED MEETING DATE	Tuesday, **October 10, 2023.** 6:00 P.M.
STAFF CONTACT	Doug Hanson dhanson@kunaid.gov Phone**:** 208.287.1771

- The above referenced Case may have potential impacts on which your agency may wish to comment.
- *Please provide comments within 15 days; if more time is needed, please inform our offices.* We would appreciate any information as to how this action would affect the service(s) your agency provides.
- If your agency requires additional information in order for you to complete your review, please notify our office and we will do our best to provide it.
- If you have received this notification in error or if a different individual should be receiving this transmittal, please notify our office who future packets should be sent to, including their email address.

If your agency needs additional time for review, please notify our office ASAP.

Best,

DOUG HANSON
PLANNING AND ZONING DIRECTOR
CITY OF KUNA
751 W 4th St
KUNA, ID 83634
208.287.1771

DONALD BARKSDALE
CHAIRMAN OF THE BOARD

FRED BUTLER
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

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SEP 05 2023
CITY OF KUNA

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

01 September 2023

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

RE: Cottonwood Crossing, David Crawford — **23-07-AN, 23-03-DA, 23-04-LLA**
Columbia and Ten Mile Rds.
New York Irrigation District — NY- 389-003-19, 389-003-21
Kuna Canal 337+10
Sec. 03, T2N, R1W, BM.

Doug Hanson:

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. All easements must remain a flat drivable surface. No exceptions will be given.

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

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.

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 by the landowner, developer and contractors.

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

Whereas this property lies within the New York Irrigation District it is important that representatives of this development contact the NYID 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 New York 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	Watermaster, Div; 2 BPBC
	Terri Hasson	Secretary – Treasurer, NYID
	File	

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

Brad Little, Governor
Jess Byrne, Director

September 12, 2023

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

Subject: 23-07-AN, 23-03-DA, 23-04-LLA COTTONWOOD CROSSING

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 Conservations 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

Alexis Pickering, President
Jim D. Hansen, Vice-President
David McKinney, Commissioner
Kent Goldthorpe, Commissioner
Miranda Gold, Commissioner

September 18, 2023

To: Centurion Engineers, Inc.
David Crawford and Joe Canning
2323 S. Vista Avenue, Suite 206
Boise, Idaho 83704

Subject: KUNA23-0008/ 23-07-AN, 23-03-DA, 23-04-LLA
W. Columbia Road, NWC of Ten Mile Road and Columbia Road
Cottonwood Crossing - Annexation, Rezone, Lot Line Adjustment & Development Agreement with the City of Kuna

The applicant is requesting approval of an annexation and rezoning of 82.2 acres into the City of Kuna from an R2, Rural Residential Ada County zoning to an agricultural and C-2, Commercial zoning designations, and a lot line adjustment for the future development, of the University of Idaho Kuna campus. The existing single family home on site proposed to remain on site.

A. Findings of Fact

This application is for annexation, rezone, and lot line adjustment agreement only. Listed below are some findings for consideration that the District may identify when it reviews a future development application. The District may add additional findings for consideration when it reviews a specific redevelopment application.

1. Ten Mile Road

a. Existing Conditions: Ten Mile Road is improved with 2-travel lanes, 38-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 75 to 97-feet of right-of-way for Ten Mile Road (45-feet from centerline).

b. Policy:

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

Street Section and Right-of-Way Width Policy: District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction,

a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter, and additional pavement widening may be required (See Section 7205.5.5).

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Ten Mile Road is designated in the MSM as a Transitional/Commercial Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 100-feet of right-of-way.

c. **Applicant's Proposal:** The applicant is proposing to dedicate additional right-of-way to total 50-feet from the centerline of Ten Mile Road abutting the site.

d. **Staff Comments/Recommendations:** With a future development application, the applicant should be required to widen the pavement on Ten Mile Road abutting the site to 17-feet from the centerline of the roadway and with a 3-foot wide gravel shoulder. The applicant should

also be required to construct a 5-foot wide detached concrete sidewalk located a minimum of 43-feet from the centerline of Ten Mile Road abutting the site.

Consistent with the MSM, as part of a future development application, the applicant should be required to dedicate additional right-of-way to total 100-feet from the centerline of Ten Mile Road abutting the site.

2. Columbia Road

a. Existing Conditions: Columbia Road is improved with 2-travel lanes, 28-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 72 to 78-feet of right-of-way for Columbia Road (36 to 39-feet from centerline).

b. Policy:

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

Street Section and Right-of Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter, and additional pavement widening may be required (See Section 7205.5.5).

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Columbia Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 40-feet of right-of-way.

c. **Applicant's Proposal:** The applicant is proposing to dedicate additional right-of-way to total 39-feet from the centerline of Columbia Road abutting the site.

d. **Staff Comments/Recommendations:** With the future development application, the applicant should be required to widen the pavement on Columbia Road abutting the site to 17-feet from the centerline of the roadway and with a 3-foot wide gravel shoulder. The applicant should also be required to construct a 5-foot wide detached concrete sidewalk located a minimum of 32-feet from the centerline of Columbia Road abutting the site.

Consistent with the MSM, as part of a future development application, the application should be required to dedicate additional right-of-way to total 39-feet from the centerline of Columbia Road abutting the site.

3. Ten Mile Road/Columbia Road Roundabout (MSM)

a. **Existing Conditions:** There is no roundabout at the intersection of Ten Mile Road and Columbia Road abutting the site.

b. **Policy:**

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, roundabout requirement, and specific roadway features required through development. A new roundabout was identified on the MSM. A multi-lane roundabout is planned at the Ten Mile Road and Columbia Road intersection.

c. **Staff Comments/Recommendations:** The intersection of Ten Mile Road and Columbia Road is shown as a multi-lane roundabout on the MSM. To accommodate the future construction of the multi-lane roundabout, as part of a future development application the

applicant should be required to dedicate additional right-of-way consistent with the template as shown below.



4. Driveways

4.1 Ten Mile Road

a. Existing Conditions: There are two existing unimproved driveways from the site onto Ten Mile Road located as listed:

- The 18-foot wide driveway is located 1263-feet north of Columbia Road (measured center line to center line).
- The 2-foot wide driveway is located 416-feet north of Columbia Road. (Measured center line to center line).

b. Policy:

Access Points Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

Access Policy: District policy 7205.4.7 states that direct access to principal arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1b under District policy 7205.4.7, unless a waiver for the access point has been approved by the District Commission. Driveways, when approved on a principal arterial shall operate as a right-in/right-out only, and the District will require the construction of a raised median to restrict the left turning movements.

Driveway Location Policy: District policy 7205.4.7 requires driveways located on principal arterial roadways to be located a minimum of 355-feet from the nearest intersection for a right-in/right-out only driveway. Full-access driveways are not allowed on principal arterial roadways.

Successive Driveways: District policy 7205.4.7 Table 1b, requires driveways located on principal arterial roadways with a speed limit of 50 MPH to align or offset a minimum of 425-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

Temporary Access Policy: District Policy 7202.4.2 identifies a temporary access as that which “is permitted for use until appropriate alternative access becomes available”. Temporary access may be granted through a development agreement or similar method, and the developer shall be responsible for providing a financial guarantee for the future closure of the driveway.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

c. **Staff Comments/Recommendations:** As part of any future development application, the applicant should be required to comply with all policies and guidelines listed above.

4.2 Columbia Road

a. Existing Conditions: There are three access points, one private road and two unimproved driveways from the site onto Columbia Road the locations are listed below:

- Bella Terra Lane, 22-foot width access is located 1,045-feet west of Ten Mile Road (measured center line to center line).
- 12-foot wide driveway is located 670-feet west of Ten Mile Road. (Measured center line to center line).
- 15-foot wide driveway is located 527feet west of Ten Mile Road. (Measured center line to center line).

b. Policy:

Access Points Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 50 MPH to align or offset a minimum of 425-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

c. **Staff Comments/Recommendations:** As part of any future development application, the applicant should be required to comply with all policies and guidelines listed above.

5. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

6. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

7. Other Access

Ten Mile Road and Columbia Road are classified as minor arterial roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways.

B. Site Specific Conditions of Approval

This application is for an annexation, rezone, and lot line adjustment only. Site specific conditions of approval will be established as part of the future development application.

1. A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
2. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
3. Comply with the Standard Conditions of Approval as noted below.

C. Traffic Information

Trip Generation

Below is a list of land uses and estimated trip generation rates for uses that may be included within the site. The applicant is requesting C-C (Community Commercial) as the proposed zoning designation and has provided a concept plan showing a development with commercial uses. There are an estimated 10 existing vehicle trips per day with 1 vehicle trip per hour in the PM peak hour. Trip generation rates are based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

Use (1,000 sf)	Average Daily Trips (ADT)	PM Peak Hour
University/College (students)	1.56	0.15
University/College (Employees)	8.89	0.79
Library	72.05	8.16
Coffee/Donut Shop w/o Drive Thru (1,000 sf)	----------	32.29
Convenience Store (1,000 sf)	762.28	49.11
Walk-in Bank (1,000 sf)	----------	12.13
Copy, Print, & Express Ship Store (1,000 sf)	----------	7.42

Condition of Area Roadways: ***Traffic Count is based on vehicles per hour (VPH)***

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Ten Mile Road	1476-feet	Minor Arterial	403	Better Than "E"
Columbia Road	2200-feet	Minor Arterial	361	Better Than "E"

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

Average Daily Traffic Count (ADT): ***Average daily traffic counts are based on ACHD's most current traffic counts.***

- The average daily traffic count for Ten Mile Road south of Lake Hazel Road was 7,748 on August 26, 2021.
- The average daily traffic count for Columbia Road west of Ten Mile Road was 5,594 on February 2, 2022.

D. Attachments

1. Vicinity Map

2. Site Plan
3. Standard Conditions of Approval
4. Appeal Guidelines

If you have any questions, please feel free to contact me at (208) 387-6171.

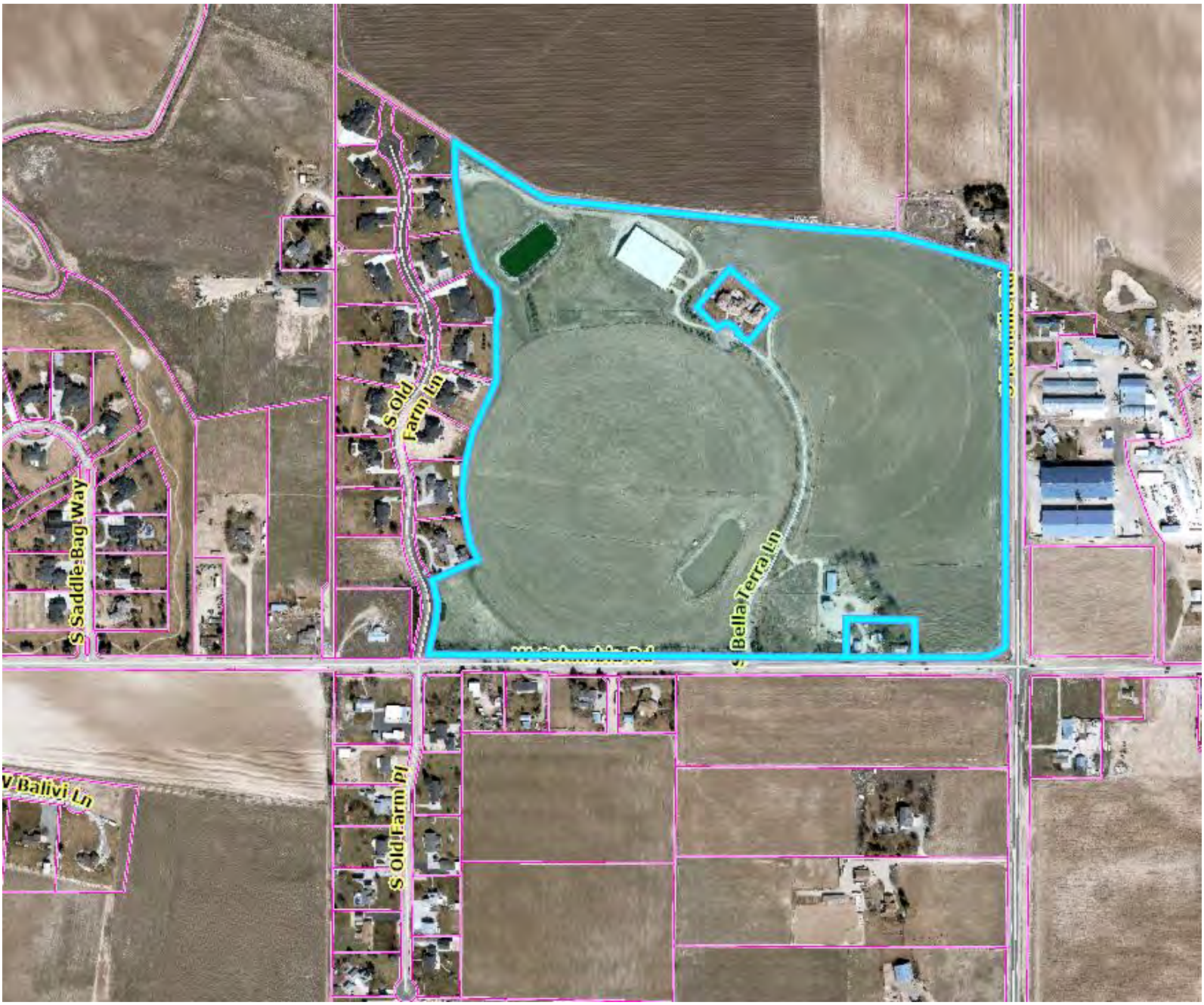
Sincerely,



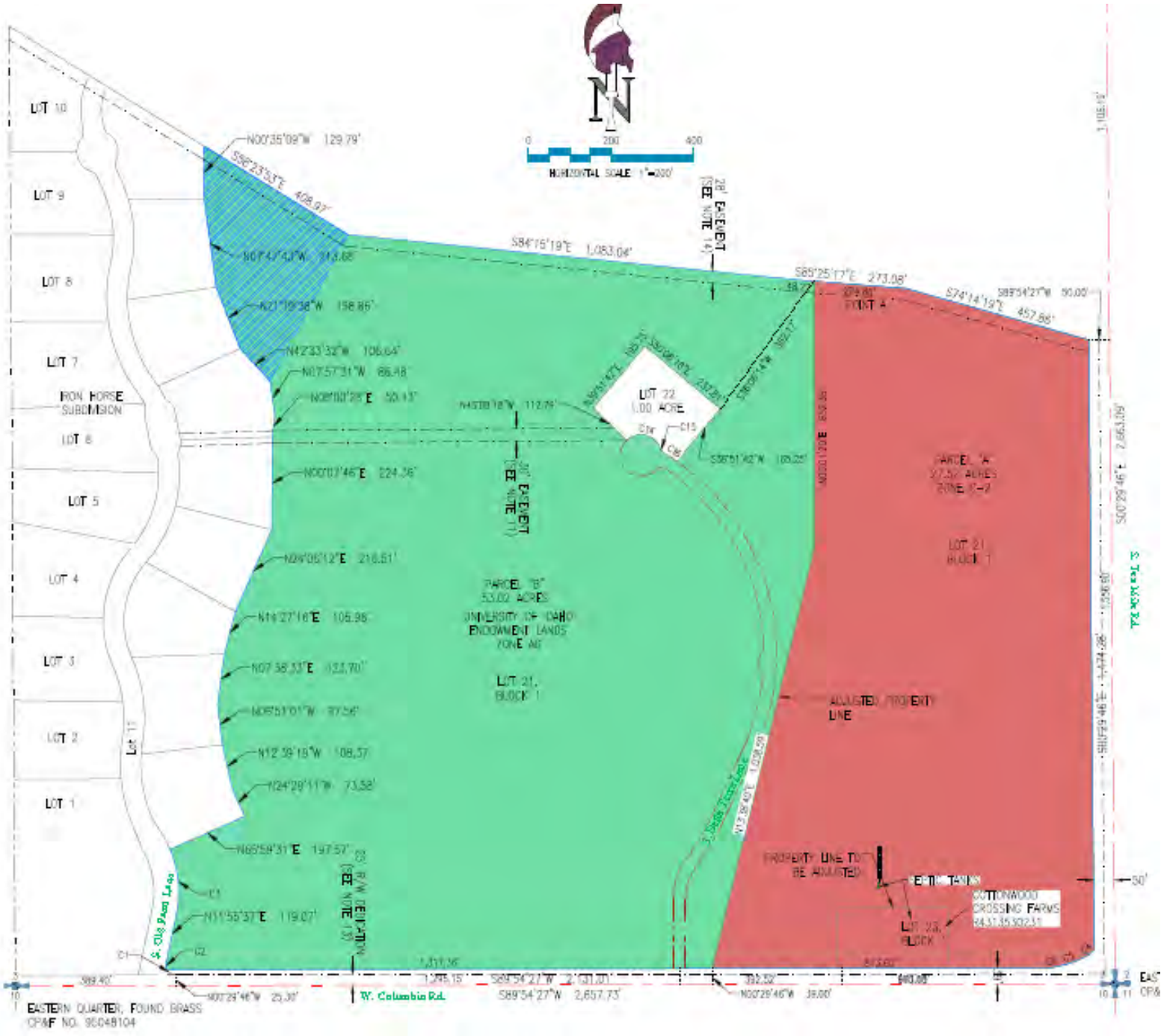
Renata Ball-Hamilton
Planner
Development Services

cc: City of Kuna (Troy Behunin), Via Email

VICINITY MAP



SITE PLAN


LOT 10
LOT 9
LOT 8
LOT 7
IRON HORSE SUBDIVISION
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
N00°35'09"W 129.79'
S56°23'53"E 408.97'
N07°43'43"W 313.68'
N21°19'38"W 158.86'
N42°33'32"W 106.04'
N07°57'31"W 66.48'
N08°02'28"E 50.13'
N00°07'46"E 224.36'
N24°05'12"E 216.51'
N14°27'16"E 105.96'
N07°58'33"E 133.70'
N08°51'01"W 97.56'
N12°39'19"W 108.57'
N24°29'11"W 73.58'
N65°59'31"E 197.57'
N11°55'37"E 119.07'
S84°15'19"E 1,083.04'
S85°25'17"E 273.08'
S74°14'19"E 457.66'
S89°54'27"W 50.00'
POINT A
LOT 22
1.00 ACRE
S36°51'42"W 189.22'
N45°38'18"W 112.79'
PARCEL "A"
27.5± ACRES
ZONE R-2
LOT 21
BLOCK 1
PARCEL "B"
53.00 ACRES
UNIVERSITY OF IDAHO
ENDOWMENT LANDS
ZONE AG
LOT 21,
BLOCK 1
ADJUSTED PROPERTY LINE
PROPERTY LINE TO BE ADJUSTED
EXIST. TANK
COTTONWOOD CROSSING FARMS
LOT 23,
BLOCK
S. Old Pony Lane
W. Columbia Rd.
S89°54'27"W 2,657.73'
N00°29'46"W 25.30'
EASTERN QUARTER, FOUND BRASS CP&F NO. 95048104
HORIZONTAL SCALE 1"=400'
0
200
400

Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.

    a. Filing Fee: The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.

    b. Initiation: An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.

    c. Time to Reply: The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.

    d. Notice of Hearing: Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.

    e. Action by Commission: Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend, or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:
- ☐ ACZ
- ☐ Boise
- ☐ Eagle
- ☐ Garden City
- ☐ Meridian
- ☒ Kuna
- ☐ Star

Rezone/OTD # 23-07-AN 23-03-DA

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 23-01-LLA

Development Name/Section Cottonwood Crossing 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
- ☐ bedrock from original grade
- ☐ waste flow characteristics
- ☐ 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
- ☐ interim sewage
- ☐ individual sewage
- ☐ community sewage system
- ☒ central water
- ☐ 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
- ☐ sewage dry lines
- ☐ community sewage system
- ☒ 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
- ☐ beverage establishment
- ☐ swimming pools or spas
- ☐ grocery store
- ☐ child care center

☐ 14. _____

_____

_____

_____ Reviewed By: _____ Date: 9/21/23

Communities in Motion (CIM) Development Review Checklist

Development Name:	Cottonwood Crossing
CIM Vision Category:	Future Neighborhood
Consistent with CIM Vision?	NO
New Households:	0
New Jobs:	±800





Safety

How safe and comfortable is the nearest major road (minor arterial or above) for bicyclists and pedestrians? Analysis is limited to existing roadway conditions.

Ten Mile Road

Pedestrian level of stress	✗
Bicycle level of stress	✗



Economic Vitality

To what extent does the project enable people, government, and businesses to prosper?

Economic Activity Center Access	✗
Impact on Existing Surrounding Farmland	✗
Net Fiscal Impact	✓



Convenience

What services are available within 0.5 miles (green) or 1 mile (yellow) of the project?

Nearest bus stop	✗
Nearest public school	✓
Nearest public park	✗



Quality of Life

Checked boxes indicate that additional information is attached.

Active Transportation	✓
Automobile Transportation	✓
Public Transportation	✓
Roadway Projects	✓

✓ **Improves performance** ✓ **Does not improve or reduce performance** ✗ **Reduces performance**

Comments:
This proposal greatly exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. When developing the site plan, consider suggestions from the Complete Network Appendix below.

Who we are: *The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization for Ada and Canyon Counties. This review evaluates whether land developments are consistent with Communities in Motion, the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document. Past checklists are available online. See the Development Review User Guide* for more information on the red, yellow, and green checklist thresholds.

Sent: 9/22/23

https://compassidaho.org/
info@compassidaho.org

COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

Complete Network Appendix

Checkmarks (✓) below indicate suggested changes to a site plan, based on the COMPASS Complete Network Policy (No. 2022-01). Both the Complete Network Policy and site-specific suggestions are intended to better align land use with identified transportation uses in the corridor. Please see the Complete Network map for primary and secondary uses for roadways (minor arterial and above) in Ada and Canyon Counties.

Corridor Name:	Ten Mile Road
Primary Use:	Freight
Secondary Use:	N/A

Land Uses to Support Bicycle and Pedestrian Transportation

✓ Provide sidewalks and pathways between horizontal mixed use areas to promote walking and biking between areas.

Bicycle and Pedestrian Infrastructure

✓ Provide sidewalks, crosswalks, and micropaths to connect destinations

✓ Provide sufficient and covered bike parking near destinations

Land Use to Support Public Transportation

✓ Orient buildings toward potential transit corridors, with parking on the back side rather than the street side

Access Management

✓ Provide adequate driveways and drive-through queues to ensure that when a vehicle leaves a roadway it does not affect traffic on the roadway or access to businesses

More information is available in the *COMPASS Access Management Toolkit* and the *COMPASS Access Management Business Guide*.

Parking Management

✓ Arrange parking near destinations to limit the amount of circling for nearby parking spaces and create multiple smaller parking lots rather than large parking lots

✓ Improve walking and cycling infrastructure to make them feasible alternatives to driving and parking

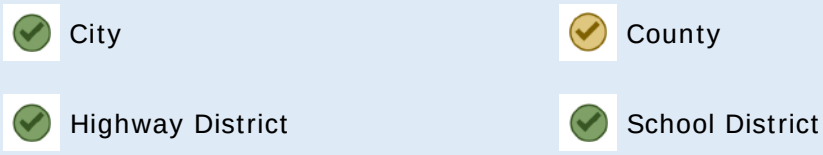
- ✓ Add landscape islands and designated walking paths to enable safe and comfortable paths to businesses

Fiscal Impact Analysis

Below are the expected revenues and costs to local governments from this project. The purpose of this analysis is to help the public, stakeholders, and the decision-makers better manage growth.

Capital and operating expenditures are determined based on service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

Net Fiscal Impact by Agency



Breakeven point across all agencies: 1 year

Additional Information:

- Fiscal impact analysis does not include University of Idaho endowment area.

Disclaimer*: This tool only looks out 20 years and does not include replacement costs for infrastructure, public utilities, or unfunded transportation needs in the project area. More information about the COMPASS Fiscal Impact Tool is available at: https://compassidaho.org/fiscal-impact-tool/*

Long-Term Funded and Unfunded Capital Projects

CIM Priority Corridor:	Ten Mile Road (Deer Flat Road to Victory Road)

Widening Ten Mile Road from Deer Flat Road to Victory Road to 5 lanes is an unfunded priority in *Communities in Motion 2050.*

More information on transportation needs and projects based on forecasted future growth is available at: https://cim2050.compassidaho.org/projects-and-priorities/project-priorities/

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

Brady Barroso
Engineering Technician I

MEMORANDUM

To: **Doug Hanson** **- Planning and Zoning Director**

From: **Brady Barroso** **- Engineering Technician I**

Date: **2 October 2023**

RE: **Public Works Comments**
Cottonwood Crossing, 23-07-AN (Annexation), 23-03-DA (Development Agreement), 23-04-LLA (Lot Line Adjustment)

The Cottonwood Crossing Subdivision, 23-07-AN, 23-03-DA, 23-04-LLA, annexation, development agreement and lot line adjustment request dated 30 August 2023 has been reviewed. The applicant wishes to annex with a City of Kuna (City) A (agriculture) and C-2 (area commercial) zones. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works can support the approval of this annexation contingent that future development applications shall not be submitted until adequate sewer infrastructure and sewer capacity are available.

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

1) Inspection & Fees

a) An inspection fee will apply to inspect the final construction of water, sewer, and irrigation facilities associated with this development.
b) The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
c) All applicable utility inspection and utility flow modeling fees shall be paid by the developer in accordance with City of Kuna Resolution R57-2021. *Payment is due and payable prior to the pre-construction meeting.*
d) The Kuna Rural Fire District's current hydrant flow testing and plat base fee are $300.00 and $75.00 respectively for a total of $375.00. *Payment is due and payable prior to the pre-construction meeting.*

2) General

a) The applicant requests approximately 82 acres to be annexed into the City of Kuna with an intent of A and C-2 zoning designations upon annexation.
b) Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. Commercial EDUs will be determined at the time a building permit is issued.
c) At least two access points are required in Phase I per Kuna Rural Fire District (KRFD) or no more than thirty (30) certificates of occupancy will be issued.
d) Areas for outside activities are incorporated into the project. Connection to the City of Kuna pathways presents a long-term goal that should be considered.
e) A plan approval letter will be required if this project affects any local irrigation districts.
f) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
g) All positional information shall be from the most recent state plane coordinate system.
h) Provide engineering certification on all final engineering drawings.
i) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
j) Fire suppression shall be available and approved by KRFD.
k) No building permits will be issued and no construction can begin without adequate fire protection.
l) Fiber conduit shall be designed and constructed on all mile and mid-mile roads or as otherwise noted.

3) Right-of-Way

a) Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
b) Approaches onto classified streets must comply with ACHD approach policies.
c) All street construction must meet or exceed City of Kuna and ACHD development standards.
d) All City mainlines crossing proposed lots or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
e) The KRFD Deputy Fire Marshal, or the representative, must approve fire access to the subdivision.
f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4) Sanitary Sewer Connection

a) The future development of this project will be contingent that there is adequate sewer capacity and sewer infrastructure is available.
b) The applicant's property is not connected to City services.
c) City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
d) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality (DEQ) requirements. Documentation shall be provided to the City of Kuna.
e) Sewer must provide connectivity for surrounding developments.

f) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
g) All sewer infrastructure must meet or exceed City of Kuna requirements.
h) Sewer flow models will be required to verify and accommodate pipe sizes. The associated costs shall be paid by the developer.
i) Sewer connection fees apply to each lot containing a home or other facility.
j) This application shall conform to the sewer masterplan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5) Potable Water Connection

a) The applicant's property is not connected to City services. The closest connection points are in W Columbia Rd and S Ten Mile Rd.
b) Water flow models will be required to verify and accommodate adequate water supply and fire suppression. The associated costs shall be paid by the developer.
c) City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels. It is expected the applicant will connect to City water services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.
d) All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
e) All water infrastructure must meet or exceed City of Kuna requirements.
f) Water connection fees apply to each lot containing a home or other facility.
g) Fire hydrants are required in a layout acceptable to the KRFD.

6) Pressurized Irrigation

a) The applicant's property is not connected to City services. The closest connection point is located in S Ten Mile Rd.
b) The applicant shall design and construct 12" pressurized irrigation mainline along W Columbia Rd and a pressurized irrigation pump and pond.
c) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
d) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.
e) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
f) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply. All associated costs shall be paid by the developer.
g) Surface water rights shall be transferred to the City prior to the completion of the final plat.

7) Grading and Storm Drainage

a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots

adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.

d) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

e) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.

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* a*s-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

ADA COUNTY DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300 PHONE (208) 287-7900
https://adacounty.id.gov/developmentservices FAX (208) 287-7909

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

October 6, 2023

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

RE: 23-07-AN / 23-04-LLA / NWC Ten Mile and Columbia Roads / Cottonwood Crossing Annexation

Doug,

The City of Kuna has requested feedback regarding the proposed annexation and rezone from RR (Rural Residential) to A (Agriculture) and C-2 (Area Commerical). The site consists of 82.2-acres located on the Northwest corner of Ten Mile Road and Columbia Road (Parcels R4313530210 & R4313530230).

Ada County supports the annexation due to its compliance with the Kuna Comprehensive Plan, as adopted by the County, which designates the site as *Mixed-Use*. As the proposed rezone of 53.02-acres to A (Agricultural), which has been designated as an endowment to the University of Idaho (U of I), and 27.52-acres to C-2 (Area Commercial), will allow for future development around the endowment property. Therefore, the application is consistent with the City's Future Land Use Map.

The site is contiguous to City of Kuna limits and is supported by the following Ada County Goal.

Goal 2.2a: Support the land-use and development policies expressed in adopted comprehensive plans for the Areas of City Impact.

.

Please feel free to contact me with any questions.

Sincerely,

Stacey Yarrington

Stacey Yarrington
Community & Regional Planner
Ada County Development Services