



**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, October 15, 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. Pledge of Allegiance: Mayor Stear**

**3. Consent Agenda: ACTION ITEMS**

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

- A. Regular City Council Meeting Minutes Dated October 01, 2024**
- B. Accounts Payable Dated October 09, 2024, in the amount of \$1,487,453.63**
- C. Final Plats**
  - 1. Case No. 24-14-FP (Final Plat) Falcon Crest No. 8**
  - 2. Case No. 21-13-FP (Final Plat) Valor Golf Village No. 3**

**D. Resolutions**

**1. Resolution R63-2024**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA; MAKING CERTAIN FINDINGS, ESTABLISHING THE “CITY OF KUNA INVESTMENT PROCESS POLICY” BY PROVIDING:**

- POLICY TITLE; AND**
- DEFINITIONS; AND**
- POLICY APPLICATION; AND**

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- CITY COUNCIL CERTIFICATION TO THE CITY TREASURER OF THE CITY'S CAPITAL AND SURPLUS OR RESERVES AND UNALLOCATED OR UNDIVIDED EARNINGS NOT NEEDED FOR ANTICIPATED EXPENDITURES FOR THE CERTIFIED PERIOD OF TIME; AND
  - CITY TREASURER INVESTMENT CONSIDERATIONS; AND
  - ESTABLISHED INVESTMENT PRIORITIES AND PROHIBITIONS; AND
  - PROVIDING FOR THE ACCOUNTING OF INVESTMENT EARNINGS; AND
  - REPEALING RESOLUTION NO. R21-2022
  - DIRECTING THE CITY CLERK; AND
  - PROVIDING AN EFFECTIVE DATE.
2. Resolution R64-2024

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY KUNA LUTHERAN CHURCH FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

3. Resolution R65-2024

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE INTERAGENCY AGREEMENT FOR AVALON STREET AND KAY STREET INTERSECTION TRAFFIC SIGNALIZATION AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

#### 4. Public Comment

#### 5. External Reports

A. Domestic Violence Awareness Month Proclamation. Mayor Stear

#### 6. Public Hearings:

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

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

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

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

- A. Case No. 24-01-DA MOD (Development Agreement Modification, 08-15-DA) Napa Vineyards: The applicant requests a development agreement modification for the Napa Vineyards Subdivision. The site is located at the 1235 W Columbia Road, and 750 W

Road, Meridian, Idaho 83642 (APNs: S1312212400, R7135690180, S1312417410).  
 Doug Hanson, Planning and Zoning Director **ACTION ITEM**

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

## **7. Business Items:**

- A. Consideration to approve Case No. 24-13-TE (Time Extension) Fossil Creek Final Plat No. 2 Troy Behunin, Senior Planner **ACTION ITEM**

## **8. Ordinances:**

- A. Consideration to approve Ordinance 2024-37 **ACTION ITEM**

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

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

*Consideration to waive three readings*

*Consideration to approve Ordinance*

- B. Consideration to approve Ordinance 2024-38 **ACTION ITEM**

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

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

- AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*  
*Consideration to approve Ordinance*

C. Consideration to approve Ordinance 2024-39 ACTION ITEM

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

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

*Consideration to waive three readings*  
*Consideration to approve Ordinance*

**9. Executive Session:**

**10. Mayor/Council Announcements:**

**11. 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, October 01, 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 00:00:07)*

#### **COUNCIL MEMBERS PRESENT:**

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

#### **CITY STAFF PRESENT:**

Marc Bybee, City Attorney  
 Jared Empey, City Treasurer  
 Mike Fratusco, Kuna Police Chief  
 Adam Wenger, Public Works Director  
 Doug Hanson, P & Z Director  
 Bobby Withrow, Parks Director  
 Morgan Treasure, Economic Development Director  
 Nancy Stauffer, Human Resource Director  
 Nathan Stanley, City Clerk

**Mayor Stear** All right, 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.

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

**Council Member Laraway** Yes.

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

**Council President Bruce** Here.

**City Clerk Nathan Stanley** Mayor Stear.

**Mayor Stear** Here.

**2. Pledge of Allegiance: Mayor Stear**

*(Timestamp 00:00:22)*

**Mayor Stear** 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.

**Mayor Stear** Thank you.

**3. Consent Agenda: ACTION ITEMS**

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

*(Timestamp 00:00:44)*

- A.** Regular City Council Meeting Minutes Dated September 17, 2024
- B.** Accounts Payable Dated September 25, 2024, in the amount of \$500,344.22
- C.** Decision and Reasoned Statement
  - 1.** Case No. 24-03-AN (Annexation) Star Acres Properties, LLC
- D.** Resolutions
  - 1.** Resolution R60-2024

**A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT WITH THE ADA COUNTY PROSECUTING ATTORNEY TO PROVIDE PROSECUTORIAL SERVICES FOR CITY MISDEMEANORS FOR THE FISCAL YEAR 2024-2025.**

- 2.** Resolution R61-2024

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

**3. Resolution R62-2024**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE “*SITE LEASE AGREEMENT*” WITH ETHOS CONNECTED LLC, PURSUANT TO THE TERMS OF THE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

**Mayor Stear** First item is the consent agenda. Questions or comments or motions?

**Council President Bruce** Do you have any questions about it?

**Council Member McPherson** Not at all.

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

**Council Member McPherson** Second.

**Mayor Stear** Motions made and seconded for approval. Is there any further discussion on that motion? 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** Yes.

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

**Council Member Laraway** Yes.

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

**Council President Bruce** Yes.

**Mayor Stear** And that motion carries.

(Timestamp 00:00:54)

**Motion To:** Approve The Consent Agenda, As Published

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Roll Call Vote

**4-0-0**

### **E. Public Comment**

(Timestamp 00:01:13)

**Mayor Stear** Next, we have public comment. I have one person signed in. Is there anybody who wishes to address the Council that didn't get a chance to sign in? Okay, Michael Law, you may have the floor, sir.

**Michael Law** My name is Michael Law, I'm local here in Kuna 892 N Cranesbill Ave. So, kind of going back to a couple of weeks ago, do we believe in the Declaration of Independence that says that government is there to provide for protection for life, liberty, and property? And do we believe in the Bill of Rights guaranteed to us by the Constitution? If so, which I assume that that is what you believe, and when it comes to the actions of government officials, do we believe in accountability for actions, or not? I would assume that answer would be the same. But because of actions that were taken by the Kuna Police Department in violation of a fellow citizens right and no accountability provided by the Ada County Sheriff. Not to mention the non-apologetic apology by the tyrant Sheriff Matt Clifford. I demand that the termination of the contract with Ada County Sheriff's Department and not trust my or my fellow citizens rights to be safeguarded by them here or those that are assigned here in Kuna. If we are unwilling to terminate the contract, I demand, at the very least that the individuals involved in the assault on Mr. Heikkola be removed from serving under the Kuna Police Department as I cannot and we should not and we cannot trust those that were involved and it is important for us as citizens, it's important for you, to be able to trust those that we that we hire to safeguard our rights. And at this point, I cannot say that I that I do, or that I would. And so my hope is that you will terminate the contract, come up with your own Police Department, whatever has got to be done, or at the very least, as I said, change those officers that that were involved in that, thank you.

**Mayor Stear** 'Kay, Thank you.

**Council President Bruce** Thank you, Mr. Law.

**Mayor Stear** Again, was there anybody else who wished to address the Council? All right.

## F. External Reports

## G. 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 00:04:05)

- A.** Consideration to approve the following Ordinances regarding Development Impact Fees.  
Nathan Stanley, City Clerk **ACTION ITEM**

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

*Consideration to waive three readings (Motion needed for each Ordinance)*

*Consideration to approve Ordinances (Motion needed for each Ordinance)*

*Consideration to approve Summary Publications (Motion needed for each Ordinance)*

**Mayor Stear** Public Hearings, next. Consideration to approve the following ordinances regarding development impact fees, Nathan Stanley.

**City Clerk Nathan Stanley** Good evening, Mayor and Council, before us is four ordinances, related development impact fees. Originally the City's Park impact Fee ordinance did not include the park impact fee schedule. This format was followed with the Fire District Impact Fee Ordinance and The City's Police Department impact fee ordinance. Idaho Code Section 67-8204 (17) provides that the Impact Fee Ordinance shall include a scheduled development impact fees for various land uses per unit of development. In order to comply with this requirement, the following ordinance amendments have been prepared to include those fee schedules. I stand for any questions.

**Mayor Stear** Okay, questions for Nathan? All right, this is a public hearing and I didn't have anybody sign in. Is there anybody who wishes to testify in this matter that Didn't get a chance to sign in? Okay, seeing none, questions from Council? I think it's kind of straightforward, just a legislative change that created that all those have to be published in a certain manner, and so we're...

**City Clerk Nathan Stanley** And just a...

**Mayor Stear** Coming into compliance.

**City Clerk Nathan Stanley** And just to side note, there'll need to be a motion for each ordinance.

**Mayor Stear** Yeah.

**Council President Bruce** Do you have any? Do you have any questions, Mr. Laraway?  
Councilman Biggs?

**Council Member Biggs** Pretty straightforward.

**Council President Bruce** I make a motion that we approve Ordinance 2024-31.

**City Clerk Nathan Stanley** Council President, you'll need to close the hearing.

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

**Council Member McPherson** Second.

**Council President Bruce** Thank you.

**Mayor Stear** The motion is made and seconded. Is there any further discussion? All those in favor say 'aye.'

**All Council Members** Aye.

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

*(Timestamp 00:06:09)*

**Motion To:** Close The Public Hearing And Move To Deliberation

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

**A.1. (ORDINANCE NO. 2024-31) AN ORDINANCE, AMENDING SECTION 3 OF CHAPTER 2 OF TITLE 12 OF THE KUNA CITY CODE BY MAKING TECHNICAL CHANGES TO THE FIRE DISTRICT FEE SCHEDULE. ACTION ITEM**

**Council President Bruce** I make a motion we approve, ordinance number 2024-31, as published.

**Council Member McPherson** Second.

**City Clerk Nathan Stanley** I'm sorry, did you waive the readings? Or did you want the three readings?

**Mayor Stear** Yeah, we need to waive the three readings and then...

*(Timestamp 00:06:26)*

**Motion To:** Approve Ordinance 2024-31

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

**Members Voting Aye:** None

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** None

**0-0-0**

**TABLED DUE TO PROCEDURE**

**Council President Bruce** So you would waive them individually or waive them as once, and then?

**City Clerk Nathan Stanley** You need to waive each one individually and then the motion for approval.

**Council Member Biggs** Should we all just take one?

**Council President Bruce** I make a motion that we waive 3 readings of Ordinance 2024-31.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded to waive the three readings of Ordinance 2024-31. Any further discussion? All those in favor say ‘aye.’

**All Council Members** Aye.

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

*(Timestamp 00:07:01)*

**Motion To:** Waive 3 Readings Of Ordinance 2024-31

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

**Council President Bruce** Now, I'll make a motion that we approve 2024-31.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded for approval of ordinance 2024-31. Any further discussion on that motion?

**Mayor Stear** Nathan, would you poll the Council?

**City Attorney Marc Bybee** Sorry, Mayor, did we do a single reading? We should still read the caption on it, maybe I missed it.

**Mayor Stear** Oh, I'm sorry, all right.

**City Attorney Marc Bybee** Yeah, I think it's a little disjointed because it's normally not in a public hearing and you usually start by reading.

*(Timestamp 00:06:26)*

**Motion To:** Approve Ordinance 2024-31

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

**Members Voting Aye:** None

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** None

**0-0-0**

**TABLED DUE TO PROCEDURE**

**Mayor Stear** All right, Item Ordinance, 2024-31. An ordinance amending Section 3 of Chapter 2 of Title 12 of the Kuna City Code by making technical changes to the fire district fee schedule. There was reading one; and we waived the three readings, now we're on to approval. We had a motion for approval...

**Council President Bruce** And a second.

**Mayor Stear** and the second. Nathan, would you poll the Council on Ordinance 2024-31?

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

**Council Member McPherson** Yes.

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

**Council Member Biggs** Yes.

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

**Council Member Laraway** Yes.

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

**Council President Bruce** Yes.

**Mayor Stear** And that motion carries.

(Timestamp 00:07:18)

**Motion To:** Approve Ordinance 2024-31

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Roll Call Vote

**4-0-0**

*Meeting Proceeds Here To Item A.2*

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*Meeting Continues Here From Item A.2*

(Timestamp 00:10:16)

**Mayor Stear** Yeah, now if you want to go back to ordinance 2024-31 for the summary.

**Council President Bruce** I make a motion that we approve the summary publication of Ordinance 2024-31.

**Council Member McPherson** Second.

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

**All Council Members** Aye.

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

(Timestamp 00:10:15)

**Motion To:** Approve Summary Publication Of Ordinance 2024-31

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

*Meeting Proceeds Here To Item A.3*

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**A.2. (ORDINANCE NO. 2024-32) AN ORDINANCE, AMENDING SECTION 3 OF CHAPTER 3 OF TITLE 12 OF THE KUNA CITY CODE BY MAKING**

TECHNICAL CHANGES TO THE KUNA POLICE DEPARTMENT IMPACT  
FEE SCHEDULE. ACTION ITEM

(Timestamp 00:08:27)

**Mayor Stear** Now, ordinance #2024-32. An ordinance amending Section 3 of Chapter 3 of Title 12 of the Kuna City Code by making a fee schedule or by making technical changes to the Kuna Police Department impact fee schedule. And there we have reading one.

**Council President Bruce** I make a motion that we waive 3 readings of Ordinance 2024-32.

**Council Member McPherson** Second.

**Mayor Stear** Motion made and seconded. Is there any further discussion? All those in favor say 'aye.'

**All Council Members** Aye.

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

(Timestamp 00:08:47)

**Motion To:** Waive 3 Readings Of Ordinance 2024-32

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

**Council President Bruce** I make a motion we approve Ordinance 2024-32, as published.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded for approval any further discussion on that motion? Nathan, would you poll the Council?

**City Clerk Nathan Stanley** Sorry, I didn't catch this on the last one we needed also make a motion for summary publication.

**Council Member McPherson** You're very demanding tonight, sir.

**City Clerk Nathan Stanley** I know, I apologize.

*[Laughter]*

**Mayor Stear** Okay, Well, we'll come back to that one. Let's go ahead and finish with this one.

**Council President Bruce** Okay.

**Mayor Stear** Nathan, would you pull the Council on approval?

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

**Council Member McPherson** Yes.

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

**Council Member Biggs** Yes.

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

**Council Member Laraway** Yes.

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

**Council President Bruce** Yes.

**Mayor Stear** That motion carries.

*(Timestamp 00:09:00)*

**Motion To:** Approve Ordinance 2024-32, As Published

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Roll Call Vote

**4-0-0**

**Council President Bruce** I make a motion that we approve the summary publication of Ordinance 2024-32.

**Council President McPherson** Second.

**Mayor Stear** Motion is made and seconded for summary on 2024-32, any further discussion on that motion? All those in favor say 'aye.'

**All Council Members** Aye.

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

(Timestamp 00:09:48)

**Motion To:** Approve Summary Publication Of Ordinance 2024-32

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

**Meeting Proceeds Back Here To Item A.1**

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**A.3. (ORDINANCE NO. 2024-33) AN ORDINANCE, AMENDING SECTION 4 OF CHAPTER 1 OF TITLE 12 OF THE KUNA CITY CODE BY MAKING TECHNICAL CHANGES TO THE KUNA PARK IMPACT FEE SCHEDULE. ACTION ITEM**

(Timestamp 00:10:36)

**Mayor Stear** Let's see ordinance 2024-33. An ordinance amending Section 4 of Chapter 1 of Title 12 of the Kuna City Code by making technical changes to the Kuna Park Impact Fee schedule.

**Council President Bruce** Make a motion that we waive 3 readings of Ordinance 2024-33.

**Council Member McPherson** Second.

**Mayor Stear** Motion made and seconded any further discussion on that motion? All those in favor say 'aye.'

**All Council Members** Aye.

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

(Timestamp 00:10:53)

**Motion To:** Waive 3 Readings Of Ordinance 2024-33

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

**Council President Bruce** I make a motion that we approve Ordinance 2024-33.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded for approval of 2024-33. Any further discussion on that motion? 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** Yes.

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

**Council Member Laraway** Yes.

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

**Council President Bruce** Yes.

*(Timestamp 00:11:08)*

**Motion To:** Approve Ordinance 2024-33

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Roll Call Vote

**4-0-0**

**Council President Bruce** I make a motion to approve the summary publication of Ordinance 2024-33.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded for summary publication of 2024-33. Any further discussion? All those in favor say 'aye.'

**All Council Members** Aye.

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

(Timestamp 00:11:29)

**Motion To:** Approve Summary Publication Of Ordinance 2024-33

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

**A.4.** (ORDINANCE NO. 2024-34)AN ORDINANCE, AMENDING TITLE 2 BY THE ADDITION OF A NEW CHAPTER 7 ADDING DEVELOPMENT IMPACT FEE ADVISORY COMMITTEES ESTABLISHED BY INTERGOVERNMENTAL AGREEMENT; AND AMENDING SECTION 2, CHAPTER 2 TITLE, 12 KUNA CITY CODE MAKING A RELATED TECHNICAL CORRECTION OF THE JOINT ADVISORY COMMITTEE DEFENITION; AND AMENDING SECTION 5 OF CHAPTER 2 OF TITLE 12 KUNA CITY CODE PROVIDING THAT THE DISTRICT ADMINISTRATOR RATHER THAN THE CITY DETERMINES APPLICATIONS FOR DEVELOPMENT IMPACT FEE EXEMPTIONS; AND DIRECTING THE CITY CLERK; AND PROVIDING AN EFFECTIVE DATE AND PUBLICATION. **ACTION ITEM**

(Timestamp 00:11:47)

**Mayor Stear** Ordinance 2024-34. An ordinance amending Title 2 by the addition of a new Chapter 7. Adding development impact fee advisory committees establish by intergovernmental agreement and amending Section 2, Chapter 2, Title 12 Kuna City Code, making a related technical correction of the Joint Advisory Committee definition and amending Section 5 of Chapter 2 of Title 12, Kuna City Code. Providing that the District Administrator rather than the city determines applications for development, impact fee exemptions and directing the City Clerk and providing an effective date and publication.

**Council President Bruce** I make a motion that we waive 3 readings of Ordinance 2024-34.

**Council Member McPherson** Second.

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

**All Council Members** Aye.

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

*(Timestamp 00:12:37)*

**Motion To:** Waive 3 Readings Of Ordinance 2024-34

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

**Council President Bruce** I make a motion that we approve Ordinance 2024-34.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded for approval of ordinance 2024-34. Any further discussion on that motion?

**Mayor Stear** 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** Yes.

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

**Council Member Laraway** Yes.

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

**Council President Bruce** Yes.

**Mayor Stear** That motion carries.

*(Timestamp 00:12:54)*

**Motion To:** Approve Ordinance 2024-34

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Roll Call Vote

**4-0-0**

**Council President Bruce** I make a motion that we approve the summary publication of Ordinance 2024-34.

**Council Member McPherson** Second.

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

**All Council Members** Aye.

**Mayor Stear** Any opposed? And that motion carries. You got really good at that at the end there, Chris.

**Council President Bruce** Only took six times.

*(Timestamp 00:13:17)*

**Motion To:** Approve Summary Publication Of Ordinance 2024-34

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

## **8. Business Items:**

*(Timestamp 00:13:43)*

- A. Consideration to approve Resolution R59-2024. Nathan Stanley, City Clerk **ACTION ITEM**

A RESOLUTION OF THE CITY COUNCIL OF CITY OF KUNA:

- Making Certain Findings; and
- Approving and Authorizing the Mayor and City Clerk to execute on behalf of the City Council that certain Agreement with the “*City of Kuna and Kuna Rural Fire District First Amended and Reformed Intergovernmental and Joint Powers Agreement for the Collection and Expenditure of Development Impact Fees for Fire District Systems Improvements*”; and
- Directing the City Clerk; and
- Setting an Effective Date.

**Mayor Stear** All right, business items. Consideration to approve resolution R59-2024, Nathan.

**City Clerk Nathan Stanley** Mayor, Council, Nathan Stanley, City Clerk, 751 W 4th St. This resolution goes along with Ordinance 2024-34 for the City of Kuna and Kuna Rural Fire District, first amended and reformed intergovernmental and Joint Powers Agreement for the collection and expenditure of development Impact fees for the fire district system improvements.

**Council President Bruce** Again, this is just updating the technical language?

**Council Member McPherson** Correct.

**City Attorney Marc Bybee** It's to make sure as well that the Intergovernmental Agreement is updated to match the ordinance change that just happened, otherwise, if we stayed under the existing intergovernmental agreement, it would be inconsistent with the ordinance change.

**Council President Bruce** I make a motion that we approve resolution R59-2024.

**Council Member McPherson** Second.

**Mayor Stear** Motions made and seconded to approve resolution R59-2024. Is there any further discussion on that motion? All those in favor say 'aye.'

**All Council Members** Aye.

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

*(Timestamp 00:14:35)*

**Motion To:** Approve Resolution R59-2024

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

- B.** Consideration to approve Resolution R58-2024 – Authorizing Mayor to Sign Agreements Accepting Ownership and Maintenance Obligations for Infrastructure Improvements (East Kuna Water and Wastewater Systems) Morgan Treasure, Economic Development Director. **ACTION ITEM**

<https://kunacity.id.gov/DocumentCenter/View/9210/R58-2024-Authorize-Mayor-to-Sign-Agreements-for-East-Kuna-WWIP-Acceptance-with-exhibitsPDF>

*(Timestamp 00:14:56)*

**Mayor Stear** Consideration to approve resolution R58-2024 authorizing mayor to sign agreements and accepting ownership and maintenance obligations for infrastructure improvements. Kuna... East Kuna water and wastewater systems, Morgan.

**Economic Development Director Morgan Treasure** Thank you, Mayor, and council. I am going to put up a presentation for this one because we have a lot to cover tonight. As you all know, part of the META project involved the construction of an entirely new water and wastewater treatment system out there to serve the East Kuna industrial area. The biggest part of that agreement was that the system that they designed and constructed would be expandable for other users, allowing the city to bring on additional industrial development out in that East Kuna area, getting us the development we need to help shift ourselves out that 90% residential tax base. Going to flip through a little timeline here just to get everyone acquainted with how long we've been doing this. The annexation was approved in October of 2021. In December, that is when we signed the project agreement, the infrastructure agreement, and the Water and Wastewater Service Agreement, that set up this action that we're here to do tonight, actually. In February of 2022 is when we announced that META was the user and that the Kuna Data Center was what was going to be constructed. We broke ground in June of 2022. December of 2022 is when the pivot happened.

META announced a change across their entire data center fleet where all new data center projects were going to be cooled with an electrical cooling system rather than the evaporative water system. This necessitated the design change, and that's, as we've talked about this project, that massive decrease in water use. This is that time period that we're talking about is when that pivot occurred. In October of '23, we actually came back to those agreements and reduced the demand that we were obligated to serve. On August 5th, the DEQ issued their authorization to serve, out of the water and wastewater treatment plant. That's kind of our regulatory permitting piece with DEQ. And on August 21st, META delivered the notice of substance substantial completion, which was the trigger to start the process that we're going through tonight. So again, here's just a timeline of that. If you have any technical questions, Adam's going to be up here in a second. You can bother him with those. Don't ask me. I'm not an engineer. The biggest thing we want to make sure we're covering tonight, and it's in the resolution we're authorizing the mayor to sign is that we're covering that infrastructure agreement. So the key points are the city will own, operate, and maintain the system per that agreement, we had to conduct a rate study. That was the study you guys approved just last month. We have to deliver water to Brisbie pursuant the agreement with those reduced demands and Brisbie is going to convey the water rights we need to satisfy our delivery to them. I am going to turn it over to Adam here to actually talk you through the system. We have a... due to the scale of it, it's a lot easier to look at on overhead video.

**Public Works Director Adam Wenger** *No soundtrack here, so unfortunately.* Sorry. Thank you, Morgan. Thank you. Mayor, Council. No soundtrack to this video, so it'll just be me talking about what we're viewing.

**Mayor Stear** And then if you would just state your name and address for the record

**Public Works Director Adam Wenger** Adam Wenger, Public Works, City of Kuna. This address or my address?

**Mayor Stear** That's fine.

**Public Works Director Adam Wenger** 6950 S Ten Mile...

**Public Works Director Adam Wenger** Okay, we are starting at the northern reach of this area with the Cole Rd. blow off pond. This was necessitated due to the decreased demand of water usage. This is the end of our system as is currently built so we can flush out water if needed to keep fresh water in the line. On the left is Idaho Powers Mainframe or whatever power things are and then as we approach this with the first data hall on our left for the META campus proper. Through this area, we only have pipeline that reaches up to that North Cole blow off for water. And as we approach Kuna Mora Rd. this is where we will branch off to the West and then to the East for the rest of our infrastructure as is currently built. Here are those pieces. Another Flushing Pond series of Flushing ponds, in fact. Influent lift stations both for sanitary and industrial when needed...Lift stations.

*[Brief Silence As Video Plays]*

The first well in our drinking water system KE-03. Well house there, backup generation.

*[Brief Silence As Video Plays]*

KE-02 Industrial makeup water for the land application. These basins that we're seeing in the 5:00 position are those other flushing ponds, that I briefly mentioned.

*[Brief Silence As Video Plays]*

This access road connects all of our Southern China more assets together, so we do not have to get on a Kuna Mora Rd. to go from site to site and the north side is KE-01. The other primary portable water source for the system.

*[Brief Silence As Video Plays]*

The footprint with this parcel has expandability for two more tanks if and when needed. Also Flushing Pond same purpose. Bring water out of the tank if needed to bring fresh water to the system. Square building and fronting the operations building, which houses office space, conference rooms, labs, and the booster pumps themselves.

*[Brief Silence As Video Plays]*

And now head South Down to the lagoon system. This is where the sewer conveyance will ultimately end up... Or ultimately 'does' end up. Not 'Will'... 'does' currently.

**Council President Bruce** That's good.

**Public Works Director Adam Wenger** Yeah, that'd be an oversight, wouldn't it?

*[Brief Silence As Video Plays]*

So in the lagoon system, as is, we have a land application area, 30 acres expandable to over 60. 5 ponds, 3 faculty of two storage with expansion options for two additional lagoons when those become necessary as well.

*[Brief Silence As Video Plays]*

That's all our video. Okay, so capacities of our system. Original Design build out for 2,000,000 gallons a day have usage 6,000,000 gallons in in capacity in the tanks. Per the agreement, We will give Brisbie up to 350,000 gallons a day. Their expected usage is far below that based on the pivot, but that is we're obligated give them. With the well capacity that we have online currently, that leaves the residual 1.6 million gallons per day for use, for the city's use, future customers operational needs, so forth. Peak flow, This is primarily for fire flow, Have to have 2500 gallons per minute to meet that requirement. We're at 3000 with the ability to reach 9000 with an additional capacity of 500. 500 doesn't necessarily mean that no one can come in without expansion. The way the Fire department works, I'm not going to speak for them, but it's not a hard and fast 2500 for each group, so it's not like we have to immediately build something else in order to bring in new customers online. That current thresholds of instantaneous flow is sufficient for more users. And the wastewater system instantaneous flow of 270 gallons per minute is on the sanitary sewer side. Obligated for 150 for Brisbie, once again, not likely to reach that, which leaves us 120 for additional users. And then with the industrial side, 564,000 gallons. *Am I Getting that wrong? Oh, I did. I skipped ahead.* I'm sorry. Also 550 sixty 4000 for washed down water, which 550 goes to Brisbie, leaving us a little bit on the table for that. However, the industrial wastewater conveyance system is designed for up to 5400 gallons, of which none is being touched, so that is purely for the use of city to expand their needs. The request comes down to the dedication of all these fabulous easements, warranty deeds, dedication, deeds. All things that legal counsel for the city has reviewed with Brisbie legal and approved to now give mayor the packet for your acceptance. And that's as much technical as we prepared if you would like more, we can answer that now.

**Mayor Stear** Okay, questions for Adam?

**Council President Bruce** I do if you don't mind.

**Mayor Stear** Yes.

**Council President Bruce** Did they? Did they meet? I know that we had... You had mentioned before with the turnover that you wanted to look at it and make sure they met certain, I guess, the... they met all the needs before the turnover, right? Because we had, what, 7 days or what was it 15 days from when they said, "hey, we're going to turn it over" to...

**Public Works Director Adam Wenger** That is correct. So in the agreement, once I was received notice of substantial completion, I had five business days to inspect deliver punch lists, which they then had five days to respond to, which then I had five more days to reevaluate their responses and actions, all those steps were done to the satisfaction of the city.

**Council President Bruce** Okay, thank you.

**Mayor Stear** Okay, anything further?

**Council Member McPherson** I didn't see the red carpet rolled out in any of those, what gives?

**Public Works Director Adam Wenger** The red carpet was not ready because we weren't sure when everything was going to be ready, we're working on it.

**Council Member McPherson** Okay, alright.

**Public Works Director Adam Wenger** We'll make sure you get the invite.

**Council President Bruce** wasn't on the punch list.

**Public Works Director Adam Wenger** That's true. That was my fault. I'm sorry.

**Council Member Biggs** I'd like to just ask where we stand now for FTE. Then in the future to support this.

**Public Works Director Adam Wenger** Sure, so part of the agreement for the city was to provide staff both in the water and the wastewater side to operate this plant. We have adequate staff on hand to meet the demands as projected by the system. Given that initial buildout is vastly different than what we have now, and we don't know what rate we're going to need, I can confidently say that we have enough staff to meet this demand. And if there is less demand based on the system's actual operability. We have work in town that will keep those staff busy. So we didn't waste staff by doing that further. If additional staff are needed, we can revisit the rate fee and leverage that at that time.

**Council Member Laraway** I do have a question.

**Mayor Stear** Yeah.

**Council Member Laraway** Being naïve...

**Mayor Stear** Your mic...

**Council Member Laraway** Being naïve about this, my question is being that this is an industrial waste, do we have to have hired people that are certified under different categories? Or they are just interchangeable with their residential?

**Public Works Director Adam Wenger** So since this wastewater we mixed with municipal water, municipal water has held to the highest regulatory thresholds. Since our staff has already approved and certified for that. It's a non-issue. Further, there are options with splitting those wastewater streams to use alternative methods of disposal. For instance, if you can separate sanitary from industrial, there could be other users for our industrial water because they don't have to meet the municipal treatment regulations that we'd have to meet. That could be another opportunity for us to remove water from the system if another big water user comes on.

**Council Member Laraway** Thank you.

**Mayor Stear** Further questions?

**Council President Bruce** No, I just want to say thank you. I know that when you came on, there was a lot of work to be done. So I appreciate you handling it.

**Public Works Director Adam Wenger** And Morgan.

**Council President Bruce** And Morgan.

**Public Works Director Adam Wenger** And the rest of the team this is not my lift. This is well, they, they've been here though and the whole supporting.

**Council President Bruce** Yeah, they, they've been here. You came here and they said, hey, here you go. So...

**Mayor Stear** What we did when Adam got here was grabbed him by the collar and the belt loop and threw him in the pond to make sure he could swim.

**Council President Bruce** Opened up the fire hydrant.

**Mayor Stear** And he's done well.

**Council Member Laraway** I'm glad you didn't duck.

**Public Works Director Adam Wenger** Thank you, Mayor, Council.

**Mayor Stear** Thank you.

**Council Member Laraway** Thank you.

**Council Member McPherson** All right, guys, should we let them have it or not?

**Council Member Biggs** Or they let us have it, right?

**Council Member McPherson** Oh yeah, that's right. But he has to accept it, so...

**Mayor Stear** Well, the one thing we can say is very few cities can say that they have two wastewater systems that taxpayers didn't have to fund for.

**Council Member McPherson** True.

**Mayor Stear** The one that was started with the LID that's being paid for as development occurs. This one was built by this company, which is gifting it to the city, which allows us to expand our industrial zone. So it's... We're very fortunate in that fact that we're able to make these things happen and I for one, am very appreciative of the fact that we can expand our Commercial tax base to take some of that burden off of our folks that live here in town, so...

**Council Member McPherson** Yeah.

**Mayor Stear** Good deal.

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

**Council Member McPherson** No, I'm good.

**Council President Bruce** I make a motion that we approve resolution R58-2024.

**Council President McPherson** Second.

**Mayor Stear** Motion is made and seconded for approval of resolution R58-2024. Is there any further discussion on that motion? Those in favor say 'aye.'

**All Council Members Aye.**

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

*(Timestamp 00:31:42)*

**Motion To:** Approve Resolution R58-2024

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

**Council President Bruce** And thank you, Morgan and team and everyone, yeah.

**Council Member McPherson** Thank you.

**Council Member Biggs** Thank you, Morgan.

**Council President Bruce** I know it was a lot.

C. Consideration to approve Contingency request from Park Impact Fee fund to finish Fits Roy Park. Bobby Withrow, Parks Director ACTION ITEM

*(Timestamp 00:32:15)*

**Mayor Stear** Consideration to approve contingency request from Park Impact Fee Fund to finish Fitzroy Park, Bobby Withrow.

**Parks and Recreation Director Bobby Withrow** Mayor and Council, I'm coming before you. Sorry. I'm yelling at you currently. To ask for contingency funds from the park Impact Fee Fund to finish the Fitzroy Park. Oh, sorry for the record, Bobby Withrow. 751 W 4th St. This is not an additional request for funds, but simply in the same budget that's delayed to the next fiscal year. We had some hiccups within the last couple of months. Playground installation, restroom plans had to be sent back, Etcetera. So everybody knows I'm not trying to make this a habit but I do want to get this project finish. In the future, when these problems happen during budget time, I'll take the appropriate actions and add it to the budget so these requests are minimized. Uh, thank you and I stand for questions.

**Mayor Stear** Okay, questions for Bobby?

**Council President Bruce** And we're speaking with Jared. These funds were already allocated. We just passed the date. So because of the contractor delay, we're just reallocating they were already there, so... Any questions? I'll make a motion that we approve the consideration to approve contingency request for park impact Fee Fund to finish Fitzroy Park.

**Council Member McPherson** Second.

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

**All Council Members** Aye.

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

*(Timestamp 00:33:48)*

**Motion To:** Approve Contingency Funds Request To Finish Fitzroy Park

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

## **9. Ordinances:**

*(Timestamp 00:34:13)*

### **A. Consideration to approve Ordinance 2024-35 ACTION ITEM**

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

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR’S PARCEL NO. R0615250430 OWNED BY BOYD W. ANDERSON WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve Ordinance*

**Mayor Stear** Item 9A. Consideration to approve Ordinance 2024-35. A municipal annexation and zoning ordinance of the City Council, the City of Kuna making certain findings and declaration of authority and annexing certain real properties, to wit, Ada County Assessor’s parcel number R06152504301, owned by Boyd Anderson. Within the unincorporated area of Ada County, Idaho, and contiguous to the corporate limits of the City of Kuna into the City of Kuna,

Idaho and establishing the zoning classifications of several properties and directing the City Engineer and the City Clerk and providing an effective date.

**Council President Bruce** I make a motion that we waive 3 readings of Ordinance 2024-35.

**Council Member McPherson** Second.

**Mayor Stear** Motions made and seconded to waive the 3 readings of Ordinance 2024-35, is there any further discussion on that motion? All those in favor say ‘aye.’

**All Council Members** Aye.

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

*(Timestamp 00:35:05)*

**Motion To:** Waive 3 Readings of Ordinance 2024-35

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

**Council President Bruce** I make a motion that we approve Ordinance 2024-35.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded for approval of Ordinance 2024-35. Is there any further discussion on that motion? 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** Yes.

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

**Council Member Laraway** Yes.

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

**Council President Bruce** Yes

**Mayor Stear** And that motion carries.

(Timestamp 00:35:26)

**Motion To:** Approve Ordinance 2024-35

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Roll Call Vote

**4-0-0**

**Council President Bruce** I make a motion that we approve the summary publication.

**City Clerk Nathan Stanley** There's no.... Council president, there's no public summary publication for land use.

**Council President Bruce** No? Gotcha. I just want to see if you were paying attention.

*[Laughter]*

(Timestamp 00:35:55)

**Motion To:** Approve Summary Publication

**Motion By:** Council Member Bruce

**Seconded By:** None

**Further Discussion:** None

**Members Voting Aye:** None

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** None

**0-0-0**

**MOTION WITHDRAWN**

**B. Consideration to approve Ordinance 2024-36 ACTION ITEM**

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

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S2008233000 OWNED BY STAR ACRES PROPERTIES, LLC WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve Ordinance  
(Timestamp 00:36:12)*

**Mayor Stear** Consideration to approve ordinance 2024-36. A municipal annexation and zoning ordinance of the City Council. The city of Kuna making certain findings and declaration of authority and annexing certain real properties. To wit, Ada county assessor's parcel number. S2008233000, owned by Store Acres Properties, LLC within the unincorporated area of Ada County, Idaho, and contiguous to the corporate limits of the City of Kuna into the City of Kuna, Idaho and establishing the zoning classifications of several properties and directing the City Engineer and the City Clerk and providing an effective date.

**Council President Bruce** I make a motion that we waive 3 readings of Ordinance 2024-36.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded to waive the three readings of ordinance 2024-36. Any further discussion on that motion? All those in favor say 'aye.'

**All Council Members** Aye.

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

*(Timestamp 00:37:01)*

**Motion To:** Waive 3 Readings Of Ordinance 2024-36

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

**Council President Bruce** I make a motion that we approve Ordinance 2024-36.

**Council Member McPherson** Second.

**Mayor Stear** Motion seconded for approval of ordinance 2024-36. Any further discussion on that motion? 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** Yes.

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

**Council Member Laraway** Yes.

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

**Council President Bruce** Yes

**Mayor Stear** And that motion carries.

*(Timestamp 00:37:22)*

**Motion To:** Approve Ordinance 2024-36

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Roll Call Vote

**4-0-0**

## **10. Executive Session:**

*(Timestamp 00:37:46)*

- A. Enter into executive session under 74-206(f) To communicate with legal counsel for the public agency to discuss the legal ramification of the legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

**Mayor Stear** And that takes us to the last item, which is executive session. We need a motion...

**Council President Bruce** And who all do we need?

**Mayor Stear** Who do we want on this? We would need Marc Bybee, our attorney. Anyone else we need Marc?

**City Attorney Marc Bybee** Adam.

**Mayor Stear** Probably Adam, yeah. Mark and Adam.

**Council Member Laraway** On the hot seat again, Adam.

**Council President Bruce** I make a motion that we adjourn to executive session under 74-206 (F) with Attorney Mark Bybee and Public Works Director Adam Wenger.

**Council Member McPherson** Second.

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

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

**Council Member Laraway** Yes.

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

**Council President Bruce** Yes.

**Mayor Stear** And that motion carries.

*(Timestamp 00:38:12)*

**Motion To:** Enter Executive Session Under Idaho Code §74-206 (F)

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Roll Call Vote

**4-0-0**

*Pursuant to IC 74-205(2) Minutes for the Executive Session may be found attached to these Minutes.*

**11. Mayor/Council Announcements:**

**12. Adjournment:**

6:59 PM

**Motion To:** Adjourn

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

*Adjourned at 7:00PM*

---

Joe L. Stear, Mayor

ATTEST:

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Nathan Stanley, City Clerk

*Minutes prepared by Garrett Michaelson, Deputy City Clerk  
Date Approved: CCM 10.15.2024*



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

October 1st, 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

Handwritten sign-up for Michael Law, 892 N. Crossbill Ave, Kuna, ID 83634, Topic: KPD

Print Name
Print Address
City State, Zip
Topic

Print Name
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# CITY OF KUNA

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## SIGN-UP SHEET City Council Public Hearing October 1, 2024

**Case Name: Development Impact Fees**

**Case Numbers: Ordinance 2024-31; Ordinance 2024-32; Ordinance 2024-33; Ordinance 2024-34**

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

IN FAVOR		NEUTRAL		IN OPPOSITION	
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____ Print Name		_____ Print Name		_____ Print Name	
_____ Print Address		_____ Print Address		_____ Print Address	
_____ City	_____ State, Zip	_____ City	_____ State, Zip	_____ City	_____ State, Zip
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____ Print Name		_____ Print Name		_____ Print Name	
_____ Print Address		_____ Print Address		_____ Print Address	
_____ City	_____ State, Zip	_____ City	_____ State, Zip	_____ City	_____ State, Zip
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____ Print Name		_____ Print Name		_____ Print Name	
_____ Print Address		_____ Print Address		_____ Print Address	
_____ City	_____ State, Zip	_____ City	_____ State, Zip	_____ City	_____ State, Zip
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____ Print Name		_____ Print Name		_____ Print Name	
_____ Print Address		_____ Print Address		_____ Print Address	
_____ City	_____ State, Zip	_____ City	_____ State, Zip	_____ City	_____ State, Zip
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____ Print Name		_____ Print Name		_____ Print Name	
_____ Print Address		_____ Print Address		_____ Print Address	
_____ City	_____ State, Zip	_____ City	_____ State, Zip	_____ City	_____ State, Zip



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

EXECUTIVE SESSION  
MINUTES  
Tuesday, October 1, 2024

1.) Executive Session

**Authority:** Idaho Code § 74-206 (f) To communicate with legal counsel for the public agency to discuss the legal ramification of the legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

Start Time: 6:38

End Time: 6:59

Persons Present:

Title:

<u>Joe Stear</u>	<u>Mayor</u>
<u>John LARAWAY</u>	<u>Council member</u>
<u>Greg McPherson</u>	<u>Council Member</u>
<u>CHRIS BRUCE</u>	<u>Council Pres</u>
<u>Matthew Biggs</u>	<u>Council Member</u>
<u>Adam Wenger</u>	<u>Public Works Director</u>
<u>Marc Bybee</u>	<u>City Attorney</u>

6:59 Chris Bruce Motion to adjourn  
Greg McPherson 2nd

**Information Received; No Action Taken.**

Pursuant to Idaho Code §74-205 (2) Minutes pertaining to an executive session shall include a reference to the specific statutory subsection authorizing the executive session and shall also provide sufficient detail to identify the purpose and topic of the executive session but shall not contain information sufficient to compromise the purpose of going into executive session.

Meeting Adjourned  
7:00

City of Kuna

Payment Approval Report - City Council Approval  
 Report dates: 9/27/2024-10/10/2024

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Report Criteria:

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

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>ACTION GARAGE DOOR, INC</b>												
630	ACTION GARAGE DOOR, INC	80047788	18781	<u>REPLACE GARAGE DOOR AT CHEM STORAGE BUILDING, M. WEBB, AUG '24</u>	09/11/2024	4,620.00	4,620.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/24	09/27/2024	
Total 80047788:						4,620.00	4,620.00					
Total ACTION GARAGE DOOR, INC:						4,620.00	4,620.00					
<b>ADA COUNTY EMERGENCY MGMT.</b>												
839	ADA COUNTY EMERGENCY MGMT.	60125.00		<u>1ST QUARTER MEMBERSHIP CONTRIBUTION DUES FOR FY 2025, OCT '24</u>	10/01/2024	3,088.50	3,088.50	01-6075 DUES & MEMBERSHIPS	0	10/24	10/04/2024	
Total 60125.00:						3,088.50	3,088.50					
Total ADA COUNTY EMERGENCY MGMT.:						3,088.50	3,088.50					
<b>ADA COUNTY HIGHWAY DISTRICT (IMPACT)</b>												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	09302024ACH		<u>ACHD IMPACT FEES, SEPTEMBER 2024</u>	09/30/2024	262,570.00	262,570.00	30-2081 ACHD IMPACT FEE	0	10/24	10/04/2024	
Total 09302024ACHDI:						262,570.00	262,570.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						262,570.00	262,570.00					
<b>ADA COUNTY HIGHWAY DISTRICT (RENT)</b>												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	18741		<u>SHOP RENT FOR OCTOBER '24 - ADMIN</u>	10/01/2024	148.50	148.50	01-6211 RENT- BUILDINGS & LAND	1004	10/24	10/04/2024	
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	18741		<u>SHOP RENT FOR OCTOBER '24 - WATER</u>	10/01/2024	126.00	126.00	20-6211 RENT- BUILDINGS & LAND	0	10/24	10/04/2024	
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	18741		<u>SHOP RENT FOR OCTOBER '24 - SEWER</u>	10/01/2024	121.50	121.50	21-6211 RENT - BUILDINGS & LAND	0	10/24	10/04/2024	

City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	18741		<u>SHOP RENT FOR OCTOBER '24 - P.I.</u>	10/01/2024	54.00	54.00	<u>25-6211 RENT - BUILDINGS &amp; LAND</u>	0	10/24	10/04/2024	
Total 18741:						54.00	54.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						54.00	54.00					
<b>ADA COUNTY SHERIFF'S OFFICE</b>												
6	ADA COUNTY SHERIFF'S OFFICE	122373		<u>SHERIFF-POLICE SERVICES FOR OCT '24</u>	10/03/2024	359,112.40	.00	<u>01-6000 LAW ENFORCEMENT SERVICES</u>	0	10/24		
Total 122373:						359,112.40	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						359,112.40	.00					
<b>ALPHA HOME PEST CONTROL, LLC</b>												
1804	ALPHA HOME PEST CONTROL, LLC	99205		<u>QUARTERLY PEST CONTROL, TREATMENT PLANT, SEPT '24 - WATER, FY '24</u>	09/19/2024	67.20	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	10/24		
1804	ALPHA HOME PEST CONTROL, LLC	99205		<u>QUARTERLY PEST CONTROL, TREATMENT PLANT, SEPT '24 - SEWER, FY '24</u>	09/19/2024	67.20	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	10/24		
1804	ALPHA HOME PEST CONTROL, LLC	99205		<u>QUARTERLY PEST CONTROL, TREATMENT PLANT, SEPT '24 - P.I., FY '24</u>	09/19/2024	25.60	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	10/24		
Total 99205:						160.00	.00					
1804	ALPHA HOME PEST CONTROL, LLC	99267		<u>QUARTERLY PEST CONTROL, KPD, SEPT '24</u>	09/23/2024	150.00	150.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	0	9/24	09/27/2024	
Total 99267:						150.00	150.00					
Total ALPHA HOME PEST CONTROL, LLC:						310.00	150.00					

**AMBROSE TECHNICAL SALES**

City of Kuna

Payment Approval Report - City Council Approval  
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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1584	AMBROSE TECHNICAL SALES	108297	19043	<u>4 MOTORS FOR ACTUATORS, M. NADEAU, SEPT '24, FY '24</u>	09/27/2024	4,277.00	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/24		
Total 108297:						4,277.00	.00					
Total AMBROSE TECHNICAL SALES:						4,277.00	.00					
<b>ANALYTICAL LABORATORIES</b>												
1	ANALYTICAL LABORATORIES	2407109		<u>MONTHLY BACTERIA SAMPLES - SEPTEMBER '24 - WATER, FY '24</u>	09/30/2024	641.25	.00	<u>20-6152 M &amp; R - LABORATORY COSTS</u>	0	10/24		
Total 2407109:						641.25	.00					
1	ANALYTICAL LABORATORIES	2407110		<u>MONTHLY BACTERIA SAMPLES - SEPTEMBER '24 - SEWER, FY '24</u>	09/30/2024	3,124.55	.00	<u>21-6152 M &amp; R - LABORATORY COSTS</u>	0	10/24		
Total 2407110:						3,124.55	.00					
Total ANALYTICAL LABORATORIES:						3,765.80	.00					
<b>ASSOCIATION OF IDAHO CITIES</b>												
8	ASSOCIATION OF IDAHO CITIES	12465		<u>FY 2025 AIC MEMBERSHIP DUES</u>	07/01/2024	11,995.60	.00	<u>01-6075 DUES &amp; MEMBERSHIPS</u>	0	10/24		
Total 12465:						11,995.60	.00					
Total ASSOCIATION OF IDAHO CITIES:						11,995.60	.00					
<b>BOISE FLOOR COVERING &amp; DESIGN INC</b>												
2113	BOISE FLOOR COVERING & DESIGN INC	CG411885		<u>NEW CARPET TILE AND INSTALLATION AT PARKS SHOP, M. WEBB, SEPT '24, FY '24</u>	09/30/2024	1,278.00	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	10/24		
Total CG411885:						1,278.00	.00					

City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total BOISE FLOOR COVERING & DESIGN INC:						1,278.00	.00					
<b>BOISE METRO CHAMBER OF COMMERCE</b>												
71	BOISE METRO CHAMBER OF COMMERCE	5829804		<u>BVEP DUES ECONOMIC DEVELOPMENT, 10/01/2024-09/30/2025</u>	10/03/2024	10,000.00	10,000.00	<u>01-6075 DUES &amp; MEMBERSHIPS</u>	4000	10/24	10/04/2024	
Total 5829804:						10,000.00	10,000.00					
Total BOISE METRO CHAMBER OF COMMERCE:						10,000.00	10,000.00					
<b>CAMPBELL TRACTOR &amp; IMPLEMENT COMPANY</b>												
135	CAMPBELL TRACTOR & IMPLEMENT COMPANY	W09640	17663	<u>RENTAL OF TRACTOR FOR 8 MONTHS, \$3,000 PER MONTH, M. WEBB, SEPT '24, FY '24</u>	09/23/2024	3,000.00	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	10/24		
Total W09640:						3,000.00	.00					
Total CAMPBELL TRACTOR & IMPLEMENT COMPANY:						3,000.00	.00					
<b>CASELLE INC</b>												
1239	CASELLE INC	136074		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 10/01-10/31/24 - ADMIN</u>	10/01/2024	816.24	.00	<u>01-6052 CONTRACT SERVICES</u>	0	10/24		
1239	CASELLE INC	136074		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 10/01-10/31/24 - WATER</u>	10/01/2024	558.48	.00	<u>20-6052 CONTRACT SERVICES</u>	0	10/24		
1239	CASELLE INC	136074		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 10/01-10/31/24 - SEWER</u>	10/01/2024	558.48	.00	<u>21-6052 CONTRACT SERVICES</u>	0	10/24		
1239	CASELLE INC	136074		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 10/01-10/31/24 - P.I.</u>	10/01/2024	214.80	.00	<u>25-6052 CONTRACT SERVICES</u>	0	10/24		
Total 136074:						2,148.00	.00					
Total CASELLE INC:						2,148.00	.00					

City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>CENTURYLINK</b>												
62	CENTURYLINK	333719348092		<u>DEDICATED LANDLINE TO SCADA, 09/25/2024-10/24/2024 - WATER</u>	09/25/2024	31.29	31.29	<u>20-6255 TELEPHONE EXPENSE</u>	0	10/24	10/04/2024	
62	CENTURYLINK	333719348092		<u>DEDICATED LANDLINE TO SCADA, 09/25/2024-10/24/2024 - SEWER</u>	09/25/2024	31.29	31.29	<u>21-6255 TELEPHONE EXPENSE</u>	0	10/24	10/04/2024	
62	CENTURYLINK	333719348092		<u>DEDICATED LANDLINE TO SCADA, 09/25/2024-10/24/2024 - P.I.</u>	09/25/2024	11.91	11.91	<u>25-6255 TELEPHONE EXPENSE</u>	0	10/24	10/04/2024	
Total 33371934809252024:						74.49	74.49					
62	CENTURYLINK	333719768092		<u>INTERNET SERVICES FOR PARKS, 09/25/2024-10/24/2024</u>	09/25/2024	105.89	105.89	<u>01-6255 TELEPHONE</u>	1004	10/24	10/04/2024	
Total 33371976809252024:						105.89	105.89					
Total CENTURYLINK:						180.38	180.38					
<b>CIVIL SURVEY CONSULTANTS INC</b>												
23	CIVIL SURVEY CONSULTANTS INC	23043-08		<u>PROFESSIONAL SERVICES FOR PERIOD 09/01-09/30/24 DESIGN SERVICES ON HUBBARD ROAD UTILITY PROJECT</u>	10/01/2024	570.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	10/24		
Total 23043-08:						570.00	.00					
Total CIVIL SURVEY CONSULTANTS INC:						570.00	.00					
<b>COASTLINE EQUIPMENT COMPANY</b>												
1788	COASTLINE EQUIPMENT COMPANY	1173816		<u>RENTAL JOHN DEERE 544 G-TIER WHEEL LOADER FOR MOVING LANDSCAPE PRODUCT AT PARKS SHOP, B. WITHROW, OCT '24</u>	10/02/2024	5,191.73	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	10/24		

City of Kuna

Payment Approval Report - City Council Approval  
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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 1173816:						5,191.73	.00					
Total COASTLINE EQUIPMENT COMPANY:						5,191.73	.00					
<b>COMMERCIAL TIRE INC</b>												
2204	COMMERCIAL TIRE INC	45-24091	19070	<u>FULL SET OF NEW TIRES FOR PARKS TRUCK 46. J. DURHAM, SEPT '24, FY '24</u>	09/26/2024	764.50	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	1004	10/24		
Total 45-24091:						764.50	.00					
Total COMMERCIAL TIRE INC:						764.50	.00					
<b>COMPASS</b>												
4	COMPASS	0195		<u>FY 2025 ANNUAL MEMBERSHIP DUES, FIRST QUARTER, 10/01-12/31/2024</u>	10/01/2024	3,471.00	.00	<u>01-6075 DUES &amp; MEMBERSHIPS</u>	0	10/24		
Total 0195:						3,471.00	.00					
Total COMPASS:						3,471.00	.00					
<b>CRIME STOPPERS OF SOUTHWEST IDAHO INC</b>												
2187	CRIME STOPPERS OF SOUTHWEST IDAHO INC	2240		<u>FY2025 SERVICE CONTRACT</u>	10/03/2024	3,465.00	.00	<u>01-6075 DUES &amp; MEMBERSHIPS</u>	0	10/24		
Total 2240:						3,465.00	.00					
Total CRIME STOPPERS OF SOUTHWEST IDAHO INC:						3,465.00	.00					
<b>CUSTOM ELECTRIC, INC.</b>												
147	CUSTOM ELECTRIC, INC.	9395	19086	<u>SPARE ABB SOFT START FOR TEN MILE LIFT STATION, T. FLEMING, SEPT '24, FY '24</u>	09/26/2024	3,527.86	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/24		
Total 9395:						3,527.86	.00					

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 9/27/2024-10/10/2024

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
147	CUSTOM ELECTRIC, INC.	9396	19087	<u>LOOK AT FLOW &amp; LEVEL CONTROLS OF BASINS AT TREATMENT PLANT. D. CROSSLEY, SEPT '24, FY '24</u>	09/26/2024	280.00	.00	21-6150 M & R - SYSTEM	0	10/24		
Total 9396:						280.00	.00					
147	CUSTOM ELECTRIC, INC.	9398	19150	<u>PROGRAMMING AND TESTING OF BLOWERS AT THE NWWTP, T. FLEMING, OCT '24</u>	10/03/2024	1,120.00	.00	21-6150 M & R - SYSTEM	0	10/24		
Total 9398:						1,120.00	.00					
Total CUSTOM ELECTRIC, INC.:						4,927.86	.00					
<b>D &amp; B SUPPLY</b>												
75	D & B SUPPLY	1009	19144	<u>DEWALT COMPRESSOR WITH BATTERY, T. FLEMING, OCT '24</u>	10/03/2024	139.99	.00	21-6175 SMALL TOOLS	0	10/24		
75	D & B SUPPLY	1009	19144	<u>COVERALLS FOR W. HANCOCK, T. FLEMING, OCT '24</u>	10/03/2024	139.99	.00	21-6285 UNIFORMS EXPENSE	0	10/24		
Total 1009:						279.98	.00					
75	D & B SUPPLY	1119	19155	<u>JACKET AND INSULTED BIBS FOR C. PORCHERON, OCT '24</u>	10/04/2024	314.98	.00	01-6285 UNIFORMS	1004	10/24		
Total 1119:						314.98	.00					
75	D & B SUPPLY	1256	19113	<u>WORK BOOTS FOR C. REGLI, SEPT '24, FY '24</u>	09/30/2024	197.99	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	10/24		
Total 1256:						197.99	.00					
75	D & B SUPPLY	1555	19139	<u>HOODED SWEATSHIRT FOR C. STRAKER, OCT '24</u>	10/02/2024	69.99	.00	01-6285 UNIFORMS	1004	10/24		

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Total 1555:						69.99	.00					
75	D & B SUPPLY	1765	19174	<u>PP &amp; E GEAR: JACKET, BIBS, COVERALLS AND IRRIGATION HIP BOOTS FOR L. VEGA, T. FLEMING, OCT '24</u>	10/08/2024	395.96	.00	<u>21-6285 UNIFORMS EXPENSE</u>	0	10/24		
Total 1765:						395.96	.00					
75	D & B SUPPLY	2115	19098	<u>SHEET SCREWS, C. PORCHERON, SEPT '24, FY '24</u>	09/27/2024	22.48	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	10/24		
Total 2115:						22.48	.00					
75	D & B SUPPLY	2810	19112	<u>BUSHINGS, TOOL BUCKETS AND BUCKET TOOL ORGANIZERS, S. CAHILL, SEPT '24, FY '24</u>	09/30/2024	46.96	.00	<u>01-6175 SMALL TOOLS</u>	1004	10/24		
Total 2810:						46.96	.00					
75	D & B SUPPLY	4539	19058	<u>W-D 40 AND GOO GONE, J. PEREZ, SEPT '24, FY '24</u>	09/23/2024	24.47	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	10/24		
Total 4539:						24.47	.00					
75	D & B SUPPLY	5401	19105	<u>HITCH, W.HANCOCK, SEPT '24, FY '24</u>	09/27/2024	299.99	.00	<u>21-6175 SMALL TOOLS</u>	0	10/24		
Total 5401:						299.99	.00					
75	D & B SUPPLY	7694	19175	<u>BOOTS FOR LINDSEY VEGA, T. FLEMING, OCT '24</u>	10/08/2024	169.99	.00	<u>21-6285 UNIFORMS EXPENSE</u>	0	10/24		
Total 7694:						169.99	.00					

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75	D & B SUPPLY	7995		<u>EXCHANGE OF JACKET FOR DIFFERENT SIZE FOR ADD'L \$15.00. ORIGINALLY PURCHASED ON PO #19155, FOR C. PORCHERON, OCT '24</u>	10/07/2024	15.00	.00	<u>01-6285 UNIFORMS</u>	1004	10/24		
Total 7995:						15.00	.00					
75	D & B SUPPLY	8749	19050	<u>CONTRACTOR BAGS &amp; ELECTRICAL TAPE, J. PEREZ, SEPT '24, FY '24</u>	09/20/2024	42.93	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	10/24		
Total 8749:						42.93	.00					
75	D & B SUPPLY	939	19141	<u>GALVANIZED POLE FOR SIGN AT CRIMSON POINT, J. PEREZ, OCT '24</u>	10/03/2024	12.99	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	10/24		
Total 939:						12.99	.00					
75	D & B SUPPLY	9805	19091	<u>ASSORTMENT OF TOOLS, J. PEREZ, SEPT '24, FY '24</u>	09/26/2024	2,813.61	.00	<u>01-6175 SMALL TOOLS</u>	1004	10/24		
Total 9805:						2,813.61	.00					
75	D & B SUPPLY	9820	19093	<u>GLOVES, HITCH, HITCH PIN AND BALL FOR 4 WHEELER, J. PEREZ, SEPT '24, FY '24</u>	09/26/2024	88.02	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	10/24		
Total 9820:						88.02	.00					
Total D & B SUPPLY:						4,795.34	.00					
<b>DIGLINE</b>												
25	DIGLINE	0074900-IN		<u>DIG FEES, SEPT '24 - WATER, FY '24</u>	09/30/2024	467.65	.00	<u>20-6065 DIG LINE EXPENSE</u>	0	10/24		
25	DIGLINE	0074900-IN		<u>DIG FEES, SEPT '24 - SEWER, FY '24</u>	09/30/2024	467.65	.00	<u>21-6065 DIG LINE EXPENSE</u>	0	10/24		

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25	DIGLINE	0074900-IN		<u>DIG FEES, SEPT '24 - P.I., FY '24</u>	09/30/2024	178.15	.00	25-6065 <u>DIG LINE EXPENSE</u>	0	10/24		
Total 0074900-IN:						1,113.45	.00					
Total DIGLINE:						1,113.45	.00					
<b>DMH ENTERPRISES LLC</b>												
1745	DMH ENTERPRISES LLC	09302024DMH		<u>PLUMBING PERMITS, SEPTEMBER 2024</u>	09/30/2024	16,061.21	16,061.21	01-6052 <u>CONTRACT SERVICES</u>	1005	10/24	10/04/2024	
Total 09302024DMH:						16,061.21	16,061.21					
Total DMH ENTERPRISES LLC:						16,061.21	16,061.21					
<b>DUBOIS CHEMICALS INC</b>												
512	DUBOIS CHEMICALS INC	IN-30342128	19115	<u>1 TOTE CHLORINE, J. MORFIN, SEPT '24, FY '24</u>	10/02/2024	1,343.03	.00	20-6151 <u>M &amp; R - PROCESS CHEMICALS</u>	0	10/24		
Total IN-30342128:						1,343.03	.00					
Total DUBOIS CHEMICALS INC:						1,343.03	.00					
<b>DYNA PARTS LLC</b>												
2115	DYNA PARTS LLC	305185	19084	<u>LIGHT BULBS FOR FLEET SHOP, J. DURHAM, SEPT. FY'24-ADMIN</u>	09/25/2024	2.60	.00	01-6305 <u>VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/24		
2115	DYNA PARTS LLC	305185	19084	<u>LIGHT BULBS FOR FLEET SHOP, J. DURHAM, SEPT. FY'24-WATER</u>	09/25/2024	1.04	.00	20-6305 <u>VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/24		
2115	DYNA PARTS LLC	305185	19084	<u>LIGHT BULBS FOR FLEET SHOP, J. DURHAM, SEPT. FY'24-SEWER</u>	09/25/2024	1.04	.00	21-6305 <u>VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/24		
2115	DYNA PARTS LLC	305185	19084	<u>LIGHT BULBS FOR FLEET SHOP, J. DURHAM, SEPT. FY'24-P.I</u>	09/25/2024	.51	.00	25-6305 <u>VEHICLE MAINTENANCE &amp; REPAIR</u>	0	10/24		

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Total 305185:						5.19	.00					
2115	DYNA PARTS LLC	305437		<u>BATTERY FOR PARKS MOWER, J. DURHAM, OCT. 24</u>	10/01/2024	75.38	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/24		
2115	DYNA PARTS LLC	305437		<u>CORE DEPOSIT ON INVOICE 305437, OCT. 24</u>	10/01/2024	10.80	.00	01-6097 DEPOSITS ON ACCOUNT	1004	10/24		
2115	DYNA PARTS LLC	305437		<u>CREDIT OF CORE DEPOSIT, OCT. 24</u>	10/01/2024	-10.80	.00	01-6097 DEPOSITS ON ACCOUNT	1004	10/24		
Total 305437:						75.38	.00					
2115	DYNA PARTS LLC	305452	19120	<u>BATTERIES FOR PARKS LAWN MOWER, S. HOWELL, OCT '24</u>	10/01/2024	58.83	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/24		
2115	DYNA PARTS LLC	305452	19120	<u>ONE EACH CORE DEPOSIT ON INVOICE 305452, OCT. 24</u>	10/01/2024	10.80	.00	01-6097 DEPOSITS ON ACCOUNT	1004	10/24		
2115	DYNA PARTS LLC	305452	19120	<u>CORE DEPOSIT CREDIT, OCT. 24</u>	10/01/2024	-10.80	.00	01-6097 DEPOSITS ON ACCOUNT	1004	10/24		
Total 305452:						58.83	.00					
2115	DYNA PARTS LLC	305465	19122	<u>AIRLINE HOSE FOR SEWER TRUCK, U. RAMIREZ, OCT. 24</u>	10/01/2024	70.10	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/24		
Total 305465:						70.10	.00					
2115	DYNA PARTS LLC	305491	19131	<u>AIR HOSE FOR FLEET SHOP, J. DURHAM, OCT. 24- ADMIN</u>	10/01/2024	21.15	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/24		
2115	DYNA PARTS LLC	305491	19131	<u>AIR HOSE FOR FLEET SHOP, J. DURHAM, OCT. 24- WATER</u>	10/01/2024	8.46	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/24		
2115	DYNA PARTS LLC	305491	19131	<u>AIR HOSE FOR FLEET SHOP, J. DURHAM, OCT. 24- SEWER</u>	10/01/2024	8.46	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/24		

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								REPAIRS	0	10/24		
2115	DYNA PARTS LLC	305491	19131	AIR HOSE FOR FLEET SHOP, J. DURHAM, OCT. 24- P.I	10/01/2024	4.22	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	10/24		
Total 305491:						42.29	.00					
2115	DYNA PARTS LLC	305660	19157	DEF FOR WATER TRUCK, J.COX, OCT.'24- WATER	10/04/2024	23.98	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/24		
2115	DYNA PARTS LLC	305660	19157	DEF FOR WATER TRUCK, J.COX, OCT.'24- P.I	10/04/2024	6.00	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	10/24		
Total 305660:						29.98	.00					
2115	DYNA PARTS LLC	305734	19162	WIPER BLADES FOR CITY HALL ESCAPE, J. DURHAM, OCT. 24- ADMIN	10/07/2024	8.85	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/24		
2115	DYNA PARTS LLC	305734	19162	WIPER BLADES FOR CITY HALL ESCAPE, J. DURHAM, OCT. 24- WATER	10/07/2024	6.06	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/24		
2115	DYNA PARTS LLC	305734	19162	WIPER BLADES FOR CITY HALL ESCAPE, J. DURHAM, OCT. 24- SEWER	10/07/2024	6.06	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/24		
2115	DYNA PARTS LLC	305734	19162	WIPER BLADES FOR CITY HALL ESCAPE, J. DURHAM, OCT. 24- P.I	10/07/2024	2.33	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	10/24		
Total 305734:						23.30	.00					
2115	DYNA PARTS LLC	305759	19166	WIRE CONNECTORS FOR FLEET SHOP, J. DURHAM, OCT '24- ADMIN	10/07/2024	3.63	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/24		
2115	DYNA PARTS LLC	305759	19166	WIRE CONNECTORS FOR FLEET SHOP, J. DURHAM, OCT '24- WATER	10/07/2024	1.45	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/24		

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2115	DYNA PARTS LLC	305759	19166	<u>WIRE CONNECTORS FOR FLEET SHOP. J. DURHAM. OCT '24- SEWER</u>	10/07/2024	1.45	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/24		
2115	DYNA PARTS LLC	305759	19166	<u>WIRE CONNECTORS FOR FLEET SHOP. J. DURHAM. OCT '24- P.I</u>	10/07/2024	.73	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	10/24		
Total 305759:						7.26	.00					
Total DYNA PARTS LLC:						312.33	.00					
<b>ELECTRICAL CONTROLS &amp; INSTRUMENTATION</b>												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	09302024ECI		<u>ELECTRICAL PERMITS, SEPTEMBER 2024</u>	09/30/2024	34,868.99	34,868.99	<u>01-6052 CONTRACT SERVICES</u>	1005	10/24	10/04/2024	
Total 09302024ECI:						34,868.99	34,868.99					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						34,868.99	34,868.99					
<b>EMD MILLIPORE CORPORATION</b>												
1421	EMD MILLIPORE CORPORATION	11357332	18394	<u>SERVICE CALL FOR REPAIR OF RESISTIVITY CELL. M. NADEAU, SEPT '24</u>	07/25/2024	1,868.92	1,868.92	<u>21-6150 M &amp; R - SYSTEM</u>	0	9/24	09/27/2024	
Total 11357332:						1,868.92	1,868.92					
Total EMD MILLIPORE CORPORATION:						1,868.92	1,868.92					
<b>EVENT RENT</b>												
1263	EVENT RENT	73515		<u>RENTAL OF STAGE FOR PERFORMERS AT ART ATTACK. M. WEBB, SEPT '24, FY '24</u>	09/23/2024	2,107.51	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	10/24		
Total 73515:						2,107.51	.00					
Total EVENT RENT:						2,107.51	.00					

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<b>FAIRBANK EQUIPMENT INC</b>												
2269	FAIRBANK EQUIPMENT INC	S2514052.001	19053	<u>60 GALLON APPLICATOR TANK, B. REED, SEPT '24, FY '24</u>	09/30/2024	136.18	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	10/24		
Total S2514052.001:						136.18	.00					
Total FAIRBANK EQUIPMENT INC:						136.18	.00					
<b>FATBEAM LLC</b>												
1831	FATBEAM LLC	48351		<u>MONTHLY RECURRING CHARGE FOR INTERNET SERVICE, OCT '24 - ADMIN</u>	10/01/2024	95.00	.00	<u>01-6052 CONTRACT SERVICES</u>	0	10/24		
1831	FATBEAM LLC	48351		<u>MONTHLY RECURRING CHARGE FOR INTERNET SERVICE, OCT '24 - WATER</u>	10/01/2024	65.00	.00	<u>20-6052 CONTRACT SERVICES</u>	0	10/24		
1831	FATBEAM LLC	48351		<u>MONTHLY RECURRING CHARGE FOR INTERNET SERVICE, OCT '24 - SEWER</u>	10/01/2024	65.00	.00	<u>21-6052 CONTRACT SERVICES</u>	0	10/24		
1831	FATBEAM LLC	48351		<u>MONTHLY RECURRING CHARGE FOR INTERNET SERVICE, OCT '24 - P.I.</u>	10/01/2024	25.00	.00	<u>25-6052 CONTRACT SERVICES</u>	0	10/24		
Total 48351:						250.00	.00					
Total FATBEAM LLC:						250.00	.00					
<b>FERGUSON ENTERPRISES INC</b>												
219	FERGUSON ENTERPRISES INC	0901559-1		<u>2 - 6 INCH REPAIR KITS, M. DAVILA, SEPT '24 - WATER, FY '24</u>	09/27/2024	555.46	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	10/24		
219	FERGUSON ENTERPRISES INC	0901559-1		<u>2 - 6 INCH REPAIR KITS, M. DAVILA, SEPT '24 - P.I., FY '24</u>	09/27/2024	138.86	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	10/24		
Total 0901559-1:						694.32	.00					

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219	FERGUSON ENTERPRISES INC	0903432	19088	<u>TEST BALL &amp; STEEL CUT BLADES, T. FLEMING, SEPT '24, FY '24</u>	09/26/2024	608.23	.00	<u>21-6175 SMALL TOOLS</u>	0	10/24		
Total 0903432:						608.23	.00					
219	FERGUSON ENTERPRISES INC	0903705	19077	<u>HDPE PIPES, SADDLES AND P.I. CONNECTIONS, D. CROSSLEY, OCT '24</u>	10/08/2024	1,864.32	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	10/24		
Total 0903705:						1,864.32	.00					
219	FERGUSON ENTERPRISES INC	0903728	19104	<u>12 IINCH GASKETS AND CLAMP PACKS, T. GIRAUD, SEPT '24, FY '24</u>	09/27/2024	300.24	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/24		
Total 0903728:						300.24	.00					
219	FERGUSON ENTERPRISES INC	0904377	19143	<u>TEST BALLS AND HOSE FOR META, T. FLEMING, OCT '24</u>	10/03/2024	395.86	.00	<u>28-6150 M &amp; R - SYSTEM</u>	0	10/24		
Total 0904377:						395.86	.00					
Total FERGUSON ENTERPRISES INC:						3,862.97	.00					
<b>FREUND PROPERTIES LLC</b>												
2014	FREUND PROPERTIES LLC	9512		<u>CONTRACT SERVICES/IT SUPPORT, OCT '24 - ADMIN</u>	10/01/2024	4,104.23	4,104.23	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	10/24	10/04/2024	
2014	FREUND PROPERTIES LLC	9512		<u>CONTRACT SERVICES/IT SUPPORT, OCT '24 - WATER</u>	10/01/2024	2,808.16	2,808.16	<u>20-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	10/24	10/04/2024	
2014	FREUND PROPERTIES LLC	9512		<u>CONTRACT SERVICES/IT SUPPORT, OCT '24 - SEWER</u>	10/01/2024	2,808.16	2,808.16	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	10/24	10/04/2024	
2014	FREUND PROPERTIES LLC	9512		<u>CONTRACT SERVICES/IT SUPPORT, OCT '24 - P.I.</u>	10/01/2024	1,080.06	1,080.06	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	10/24	10/04/2024	

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Total 9512:						10,800.61	10,800.61					
2014	FREUND PROPERTIES LLC	9614		<u>30 NEW PHONES, YEALINK T54W BUSINESS PHONE FOR ALL DEPTS, SEPT '24 - ADMIN, FY '24</u>	09/30/2024	944.36	944.36	<u>01-6141 IT SMALL EQUIPMENT</u>	0	10/24	10/04/2024	
2014	FREUND PROPERTIES LLC	9614		<u>30 NEW PHONES, YEALINK T54W BUSINESS PHONE FOR ALL DEPTS, SEPT '24 - P &amp; Z, FY '24</u>	09/30/2024	337.27	337.27	<u>01-6141 IT SMALL EQUIPMENT</u>	0	10/24	10/04/2024	
2014	FREUND PROPERTIES LLC	9614		<u>30 NEW PHONES, YEALINK T54W BUSINESS PHONE FOR ALL DEPTS, SEPT '24 - WATER, FY '24</u>	09/30/2024	876.90	876.90	<u>20-6141 IT SMALL EQUIPMENT</u>	0	10/24	10/04/2024	
2014	FREUND PROPERTIES LLC	9614		<u>30 NEW PHONES, YEALINK T54W BUSINESS PHONE FOR ALL DEPTS, SEPT '24 - SEWER, FY '24</u>	09/30/2024	876.90	876.90	<u>21-6141 IT SMALL EQUIPMENT</u>	0	10/24	10/04/2024	
2014	FREUND PROPERTIES LLC	9614		<u>30 NEW PHONES, YEALINK T54W BUSINESS PHONE FOR ALL DEPTS, SEPT '24 - P.I., FY '24</u>	09/30/2024	337.28	337.28	<u>25-6141 IT SMALL EQUIPMENT</u>	0	10/24	10/04/2024	
2014	FREUND PROPERTIES LLC	9614		<u>LOCAL PORTING FEES, SETUP &amp; INSTALL OF NEW PHONES FOR ALL DEPTS, SEPT '24 - ADMIN, FY '24</u>	09/30/2024	682.50	682.50	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	10/24	10/04/2024	
2014	FREUND PROPERTIES LLC	9614		<u>LOCAL PORTING FEES, SETUP &amp; INSTALL OF NEW PHONES FOR ALL DEPTS, SEPT '24 - P &amp; Z, FY '24</u>	09/30/2024	243.75	243.75	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1003	10/24	10/04/2024	
2014	FREUND PROPERTIES LLC	9614		<u>LOCAL PORTING FEES, SETUP &amp; INSTALL OF NEW PHONES FOR ALL DEPTS, SEPT '24 - WATER, FY '24</u>	09/30/2024	633.75	633.75	<u>20-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	10/24	10/04/2024	
2014	FREUND PROPERTIES LLC	9614		<u>LOCAL PORTING FEES, SETUP &amp; INSTALL OF NEW PHONES FOR ALL DEPTS, SEPT '24 - SEWER, FY '24</u>	09/30/2024	633.75	633.75	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	10/24	10/04/2024	

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2014	FREUND PROPERTIES LLC	9614		<u>LOCAL PORTING FEES, SETUP &amp; INSTALL OF NEW PHONES FOR ALL DEPTS. SEPT '24 - P.I., FY '24</u>	09/30/2024	243.75	243.75	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	10/24	10/04/2024	
Total 9614:						5,810.21	5,810.21					
2014	FREUND PROPERTIES LLC	QUOTE1017		<u>NEW POWEREGE R550 SERVER - ADMIN</u>	10/09/2024	6,439.31	6,439.31	<u>40-6166 PP&amp;E PURCHASES OPERATIONS</u>	0	10/24	10/09/2024	
2014	FREUND PROPERTIES LLC	QUOTE1017		<u>NEW POWEREGE R550 SERVER - WATER</u>	10/09/2024	8,113.53	8,113.53	<u>20-6166 PP&amp;E PURCHASES OPERATIONS</u>	0	10/24	10/09/2024	
2014	FREUND PROPERTIES LLC	QUOTE1017		<u>NEW POWEREGE R550 SERVER - SEWER</u>	10/09/2024	8,113.53	8,113.53	<u>21-6166 PP&amp;E PURCHASES - OPERATIONS</u>	0	10/24	10/09/2024	
2014	FREUND PROPERTIES LLC	QUOTE1017		<u>NEW POWEREGE R550 SERVER - P.I.</u>	10/09/2024	3,090.86	3,090.86	<u>25-6166 PP&amp;E PURCHASES - OPERATIONS</u>	0	10/24	10/09/2024	
Total QUOTE1017:						25,757.23	25,757.23					
Total FREUND PROPERTIES LLC:						42,368.05	42,368.05					
<b>HACH COMPANY</b>												
157	HACH COMPANY	14200437	19071	<u>STANDARD SOLUTION AND QC STANDARDS, M.NADEAU, SEPT '24, FY '24</u>	09/25/2024	307.09	.00	<u>21-6152 M &amp; R - LABORATORY COSTS</u>	0	10/24		
Total 14200437:						307.09	.00					
Total HACH COMPANY:						307.09	.00					
<b>HD SUPPLY INC</b>												
265	HD SUPPLY INC	INV00484962	19002	<u>FACE SHIELDS, RESPIRATORS FOR SEWER DEPARTMENT, D.CROSSLEY, SEPT.'24 FY '24</u>	09/16/2024	313.90	.00	<u>21-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	10/24		

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 INV00484962:						313.90	.00					
265	HD SUPPLY INC	INV00489204		<u>2 PACKS OF PLANT PRO PRE-WEIGHED FILTERS, D. CROSSLEY, SEPT FY '24</u>	09/19/2024	351.78	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/24		
Total INV00489204:						351.78	.00					
265	HD SUPPLY INC	INV00490435	18901	<u>10 BOXES DISPOSABLE GLOVES, M. NADEAU, SEPT FY'24</u>	09/20/2024	130.38	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/24		
Total INV00490435:						130.38	.00					
265	HD SUPPLY INC	INV00490519	18901	<u>19 BOXES DISPOSABLE GLOVES, M. NADEAU, SEPT FY'24</u>	09/20/2024	243.70	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/24		
Total INV00490519:						243.70	.00					
Total HD SUPPLY INC:						1,039.76	.00					
<b>HDR ENGINEERING INC</b>												
1646	HDR ENGINEERING INC	1200659001		<u>PROFESSIONAL SERVICES FROM BEGINNING OF PROJECT THROUGH 09/30/2024 FOR LAGOON 7 SEEPAGE TESTING, FY '24</u>	09/30/2024	3,100.00	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	10/24		
Total 1200659001:						3,100.00	.00					
Total HDR ENGINEERING INC:						3,100.00	.00					
<b>HOPPER ELECTRIC SERVICE, INC.</b>												
291	HOPPER ELECTRIC SERVICE, INC.	7069	19118	<u>TEN MILE LIFT STATION MOTOR REBUILD, T. FLEMING, SEPT '24, FY '24</u>	09/30/2024	5,014.18	.00	<u>21-6166 PP&amp;E PURCHASES - OPERATIONS</u>	0	10/24		

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 7069:						5,014.18	.00					
Total HOPPER ELECTRIC SERVICE, INC.:						5,014.18	.00					
<b>ICRMP</b>												
35	ICRMP	02101-2025-1		RISK INSURANCE, 1ST INSTALLMENT, POLICY PERIOD 10/01/24-03/31/25 - ADMIN	09/01/2024	4,068.50	4,068.50	01-6130 LIABILITY & PROPERTY INSURANCE	0	10/24	10/04/2024	
35	ICRMP	02101-2025-1		RISK INSURANCE, 1ST INSTALLMENT, POLICY PERIOD 10/01/24-03/31/25 - SR CENTER	09/01/2024	736.00	736.00	01-6130 LIABILITY & PROPERTY INSURANCE	1001	10/24	10/04/2024	
35	ICRMP	02101-2025-1		RISK INSURANCE, 1ST INSTALLMENT, POLICY PERIOD 10/01/24-03/31/25 - PARKS	09/01/2024	4,068.50	4,068.50	01-6130 LIABILITY & PROPERTY INSURANCE	1004	10/24	10/04/2024	
35	ICRMP	02101-2025-1		RISK INSURANCE, 1ST INSTALLMENT, POLICY PERIOD 10/01/24-03/31/25 - BLDG	09/01/2024	736.00	736.00	01-6130 LIABILITY & PROPERTY INSURANCE	1005	10/24	10/04/2024	
35	ICRMP	02101-2025-1		RISK INSURANCE, 1ST INSTALLMENT, POLICY PERIOD 10/01/24-03/31/25 - WATER	09/01/2024	12,037.00	12,037.00	20-6130 LIABILITY & PROPERTY INSURANCE	0	10/24	10/04/2024	
35	ICRMP	02101-2025-1		RISK INSURANCE, 1ST INSTALLMENT, POLICY PERIOD 10/01/24-03/31/25 - SEWER	09/01/2024	49,983.00	49,983.00	21-6130 LIABILITY & PROPERTY INSURANCE	0	10/24	10/04/2024	
35	ICRMP	02101-2025-1		RISK INSURANCE, 1ST INSTALLMENT, POLICY PERIOD 10/01/24-03/31/25 - P.I.	09/01/2024	5,856.00	5,856.00	25-6130 LIABILITY & PROPERTY INSURANCE	0	10/24	10/04/2024	
35	ICRMP	02101-2025-1		RISK INSURANCE, 1ST INSTALLMENT, POLICY PERIOD 10/01/24-03/31/25 - META	09/01/2024	6,885.00	6,885.00	27-6130 LIABILITY & PROPERTY INSURANCE	0	10/24	10/04/2024	
35	ICRMP	02101-2025-1		RISK INSURANCE, 1ST INSTALLMENT, POLICY PERIOD 10/01/24-03/31/25 - META	09/01/2024	13,770.50	13,770.50	28-6130 LIABILITY & PROPERTY INSURANCE	0	10/24	10/04/2024	
Total 02101-2025-1:						98,140.50	98,140.50					
Total ICRMP:						98,140.50	98,140.50					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>IDAHO HUMANE SOCIETY</b>												
833	IDAHO HUMANE SOCIETY	10012024IHSK		<u>ANIMAL CONTROL CONTRACT SERVICES FOR OCTOBER '24</u>	10/01/2024	13,656.42	.00	<u>01-6005 ANIMAL CONTROL SERVICES</u>	0	10/24		
Total 10012024IHSKUNA:						13,656.42	.00					
Total IDAHO HUMANE SOCIETY:						13,656.42	.00					
<b>IDAHO POWER CO</b>												
38	IDAHO POWER CO	09182024IP		<u>ELECTRIC SERVICE 08/15/24-09/17/24 - ADMIN</u>	09/18/2024	1,441.76	1,441.76	<u>01-6290 UTILITIES</u>	0	9/24	09/27/2024	
38	IDAHO POWER CO	09182024IP		<u>ELECTRIC SERVICE 08/15/24-09/17/24 - SENIOR CENTER</u>	09/18/2024	501.25	501.25	<u>01-6290 UTILITIES</u>	1001	9/24	09/27/2024	
38	IDAHO POWER CO	09182024IP		<u>ELECTRIC SERVICE 08/15/24-09/17/24 - STREET LIGHTS</u>	09/18/2024	2,005.55	2,005.55	<u>01-6290 UTILITIES</u>	1002	9/24	09/27/2024	
38	IDAHO POWER CO	09182024IP		<u>ELECTRIC SERVICE 08/15/24-09/17/24 - PARKS</u>	09/18/2024	42.82	42.82	<u>01-6290 UTILITIES</u>	1004	9/24	09/27/2024	
38	IDAHO POWER CO	09182024IP		<u>ELECTRIC SERVICE 08/15/24-09/17/24 - WATER</u>	09/18/2024	51.09	51.09	<u>20-6290 UTILITIES EXPENSE</u>	0	9/24	09/27/2024	
38	IDAHO POWER CO	09182024IP		<u>ELECTRIC SERVICE 08/15/24-09/17/24 - SEWER</u>	09/18/2024	51.09	51.09	<u>21-6290 UTILITIES EXPENSE</u>	0	9/24	09/27/2024	
38	IDAHO POWER CO	09182024IP		<u>ELECTRIC SERVICE 08/15/24-09/17/24 - P.I.</u>	09/18/2024	15.39	15.39	<u>25-6290 UTILITIES EXPENSE</u>	0	9/24	09/27/2024	
Total 09182024IP:						4,108.95	4,108.95					
38	IDAHO POWER CO	09232024IP		<u>ELECTRIC SERVICE 08/01/24-09/19/24 - PARKS, FY '24</u>	09/23/2024	1,926.70	1,926.70	<u>01-6290 UTILITIES</u>	1004	10/24	10/04/2024	
38	IDAHO POWER CO	09232024IP		<u>ELECTRIC SERVICE 08/01/24-09/19/24 - WATER, FY '24</u>	09/23/2024	14,589.97	14,589.97	<u>20-6290 UTILITIES EXPENSE</u>	0	10/24	10/04/2024	
38	IDAHO POWER CO	09232024IP		<u>ELECTRIC SERVICE 08/01/24-09/19/24 - SEWER, FY '24</u>	09/23/2024	28,630.49	28,630.49	<u>21-6290 UTILITIES EXPENSE</u>	0	10/24	10/04/2024	

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38	IDAHO POWER CO	09232024IP		<u>ELECTRIC SERVICE 08/01/24-09/19/24 - FARM/LAGOONS, FY '24</u>	09/23/2024	16,031.80	16,031.80	<u>21-6090 FARM EXPENDITURES</u>	0	10/24	10/04/2024	
38	IDAHO POWER CO	09232024IP		<u>ELECTRIC SERVICE 08/01/24-09/19/24 - P.I., FY '24</u>	09/23/2024	34,952.09	34,952.09	<u>25-6290 UTILITIES EXPENSE</u>	0	10/24	10/04/2024	
Total 09232024IP:						96,131.05	96,131.05					
Total IDAHO POWER CO:						100,240.00	100,240.00					
<b>IDAHO PRESS TRIBUNE, LLC</b>												
1802	IDAHO PRESS TRIBUNE, LLC	48617	18954	<u>AD #559116, LEGAL NOTICE, ORDINANCE NO 2024-28 ALLIANCE SERVING KUNA INC MUNICIPAL REZONE, N. STANLEY, SEPT '24</u>	09/20/2024	456.56	456.56	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	9/24	09/27/2024	
Total 48617:						456.56	456.56					
1802	IDAHO PRESS TRIBUNE, LLC	48618	18954	<u>AD #559127, LEGAL NOTICE, ORDINANCE NO 2024-29 RICHARD E. MORINO MUNICIPAL ANNEXATION AND ZONING, N. STANLEY, SEPT '24</u>	09/20/2024	475.18	475.18	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	9/24	09/27/2024	
Total 48618:						475.18	475.18					
1802	IDAHO PRESS TRIBUNE, LLC	48619	18954	<u>AD #559134, LEGAL NOTICE, ORDINANCE NO 2024-30 FALCON CREST LLC &amp; FALCON CREST CLUB PARTNERS LLC MUNICIPAL REZONE, N. STANLEY, SEPT '24</u>	09/20/2024	792.00	792.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	9/24	09/27/2024	
Total 48619:						792.00	792.00					
1802	IDAHO PRESS TRIBUNE, LLC	48858	19064	<u>AD #562388, LEGAL NOTICE, CASE NOS 24-01-DA MOD (08-15-DA) PUBLIC HEARING OF NAPA VINEYARDS MODIFICATION, T. IRISH, SEPT '24, FY '24</u>	09/27/2024	43.30	43.30	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	10/24	10/04/2024	

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Total 48858:						43.30	43.30					
Total IDAHO PRESS TRIBUNE, LLC:						1,767.04	1,767.04					
<b>IDAHO TOOL &amp; EQUIPMENT, INC.</b>												
1667	IDAHO TOOL & EQUIPMENT, INC.	2409-078721	19110	<u>WRENCHES, SOCKETS, SAWZALL BLADES AND SMALL TOOLS. J. MORFIN, SEPT '24 - WATER, FY '24</u>	09/30/2024	1,679.94	.00	<u>20-6175 SMALL TOOLS</u>	0	10/24		
1667	IDAHO TOOL & EQUIPMENT, INC.	2409-078721	19110	<u>WRENCHES, SOCKETS, SAWZALL BLADES AND SMALL TOOLS. J. MORFIN, SEPT '24 - P.L., FY '24</u>	09/30/2024	419.98	.00	<u>25-6175 SMALL TOOLS</u>	0	10/24		
Total 2409-078721:						2,099.92	.00					
Total IDAHO TOOL & EQUIPMENT, INC.:						2,099.92	.00					
<b>IDEXX DISTRIBUTION, INC.</b>												
1620	IDEXX DISTRIBUTION, INC.	3160628855	19059	<u>ONE BOX OF QUANTI-TRAYS, M. NADEAU, SEPT '24, FY '24</u>	09/23/2024	362.59	.00	<u>21-6152 M &amp; R - LABORATORY COSTS</u>	0	10/24		
Total 3160628855:						362.59	.00					
Total IDEXX DISTRIBUTION, INC.:						362.59	.00					
<b>INTEGRITY PUMP SOLUTIONS INC</b>												
2032	INTEGRITY PUMP SOLUTIONS INC	Y24M9-867	19045	<u>.5 HP SUMP PUMP &amp; FLOAT SWITCH FOR GRIT ROOM. M. NADEAU, SEPT '24, FY '24</u>	09/27/2024	1,921.00	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/24		
Total Y24M9-867:						1,921.00	.00					
Total INTEGRITY PUMP SOLUTIONS INC:						1,921.00	.00					
<b>INTERMOUNTAIN GAS CO</b>												

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37	INTERMOUNTAIN GAS CO	482128729093		<u>NATURAL GAS CONSUMPTION AT WELL #12, 08/27/24-09/27/24, FY '24</u>	09/30/2024	21.05	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	10/24		
Total 48212872909302024:						21.05	.00					
37	INTERMOUNTAIN GAS CO	482135196093		<u>NATURAL GAS CONSUMPTION AT SENIOR CENTER, 08/27/24- 09/27/24, FY '24</u>	09/30/2024	68.83	.00	<u>01-6290 UTILITIES</u>	1001	10/24		
Total 48213519609302024:						68.83	.00					
37	INTERMOUNTAIN GAS CO	482327707093		<u>NATURAL GAS CONSUMPTION AT PARKS DEPARTMENT, 08/27/24-09/27/24, FY '24</u>	09/30/2024	8.24	.00	<u>01-6290 UTILITIES</u>	1004	10/24		
Total 48232770709302024:						8.24	.00					
37	INTERMOUNTAIN GAS CO	482634665093		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 08/27/24-09/27/24 - ADMIN, FY '24</u>	09/30/2024	9.47	.00	<u>01-6290 UTILITIES</u>	0	10/24		
37	INTERMOUNTAIN GAS CO	482634665093		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 08/27/24-09/27/24 - WATER, FY '24</u>	09/30/2024	6.48	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	10/24		
37	INTERMOUNTAIN GAS CO	482634665093		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 08/27/24-09/27/24 - SEWER, FY '24</u>	09/30/2024	6.48	.00	<u>21-6290 UTILITIES EXPENSE</u>	0	10/24		
37	INTERMOUNTAIN GAS CO	482634665093		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 08/27/24-09/27/24 - P.I., FY '24</u>	09/30/2024	2.48	.00	<u>25-6290 UTILITIES EXPENSE</u>	0	10/24		
Total 48263466509302024:						24.91	.00					
37	INTERMOUNTAIN GAS CO	482746266093		<u>NATURAL GAS CONSUMPTION AT KUNA POLICE STATION, 08/27/24-09/27/24, FY '24</u>	09/30/2024	12.96	.00	<u>01-6290 UTILITIES</u>	0	10/24		

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Total 48274626609302024:						12.96	.00					
Total INTERMOUNTAIN GAS CO:						135.99	.00					
<b>J &amp; M SANITATION, INC.</b>												
230	J & M SANITATION, INC.	09202024-092		<u>SANITATION RECEIPT TRANSFER, 09/20-09/26/2024</u>	09/27/2024	18,354.53	18,354.53	26-7000 SOLID WASTE SERVICE FEES	0	9/24	09/27/2024	
230	J & M SANITATION, INC.	09202024-092		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 09/20-09/26/2024</u>	09/27/2024	-1,813.43	-1,813.43	01-4170 FRANCHISE FEES	0	9/24	09/27/2024	
Total 09202024-09262024:						16,541.10	16,541.10					
230	J & M SANITATION, INC.	09272024-100		<u>SANITATION RECEIPT TRANSFER, 09/27-10/03/2024</u>	10/04/2024	46,223.74	46,223.74	26-7000 SOLID WASTE SERVICE FEES	0	10/24	10/04/2024	
230	J & M SANITATION, INC.	09272024-100		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 09/27-10/03/2024</u>	10/04/2024	-4,566.91	-4,566.91	01-4170 FRANCHISE FEES	0	10/24	10/04/2024	
Total 09272024-10032024:						41,656.83	41,656.83					
230	J & M SANITATION, INC.	09302024JM		<u>ACCT #560, SLUDGE REMOVAL FOR SEPTEMBER '24, FY '24</u>	09/30/2024	4,356.48	4,356.48	21-6153 M & R - SLUDGE DISPOSAL	0	10/24	10/04/2024	
230	J & M SANITATION, INC.	09302024JM		<u>ACCT #560, 6950 S TEN MILE RD DAILY BOX RENT AND 30 YARD EMPTY AS WELL AS MONTHLY BOX RENT, SEPTEMBER '24, FY '24</u>	09/30/2024	62.37	62.37	21-6212 RENT-EQUIPMENT	0	10/24	10/04/2024	
Total 09302024JM:						4,418.85	4,418.85					
Total J & M SANITATION, INC.:						62,616.78	62,616.78					

JONATHAN STRICKLAND

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1976	JONATHAN STRICKLAND	1786		JANITORIAL SERVICES FOR OCTOBER '24, CITY HALL- ADMIN	10/01/2024	276.64	.00	01-6025 JANITORIAL	0	10/24		
1976	JONATHAN STRICKLAND	1786		JANITORIAL SERVICES FOR OCTOBER '24, CITY HALL- WATER	10/01/2024	189.28	.00	20-6025 JANITORIAL	0	10/24		
1976	JONATHAN STRICKLAND	1786		JANITORIAL SERVICES FOR OCTOBER '24, CITY HALL- SEWER	10/01/2024	189.28	.00	21-6025 JANITORIAL	0	10/24		
1976	JONATHAN STRICKLAND	1786		JANITORIAL SERVICES FOR OCTOBER '24, CITY HALL- P.I	10/01/2024	72.80	.00	25-6025 JANITORIAL	0	10/24		
Total 1786:						728.00	.00					
1976	JONATHAN STRICKLAND	1787		JANITORIAL SERVICES FOR OCTOBER 24, SENIOR CENTER	10/01/2024	446.00	.00	01-6025 JANITORIAL	1001	10/24		
Total 1787:						446.00	.00					
1976	JONATHAN STRICKLAND	1788		JANITORIAL SERVICES FOR OCTOBER '24, TREATMENT PLANT- WATER	10/01/2024	184.80	.00	20-6025 JANITORIAL	0	10/24		
1976	JONATHAN STRICKLAND	1788		JANITORIAL SERVICES FOR OCTOBER '24, TREATMENT PLANT- SEWER	10/01/2024	184.80	.00	21-6025 JANITORIAL	0	10/24		
1976	JONATHAN STRICKLAND	1788		JANITORIAL SERVICES FOR OCTOBER '24, TREATMENT PLANT- P.I	10/01/2024	70.40	.00	25-6025 JANITORIAL	0	10/24		
Total 1788:						440.00	.00					
1976	JONATHAN STRICKLAND	1789		JANITORIAL SERVICES FOR OCTOBER '24, PARKS SHOP	10/01/2024	180.00	.00	01-6025 JANITORIAL	1004	10/24		
Total 1789:						180.00	.00					

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Total JONATHAN STRICKLAND:						1,794.00	.00					
<b>J-U-B ENGINEERS, INC.</b>												
1236	J-U-B ENGINEERS, INC.	0176836		<u>PROFESSIONAL SERVICES FROM 08/03/24-08/30/24 - 4TH STREET IMPROVEMENTS CONCEPTS SUMMARY, FY '24</u>	09/12/2024	21,800.00	21,800.00	01-6202 PROFESSIONAL SERVICES	1003	10/24	10/04/2024	
Total 0176836:						21,800.00	21,800.00					
1236	J-U-B ENGINEERS, INC.	0177314		<u>PROFESSIONAL SERVICES FROM 08/30/24-09/25/24 - 4TH STREET IMPROVEMENTS CONCEPTS SUMMARY</u>	09/25/2024	13,100.00	13,100.00	01-6202 PROFESSIONAL SERVICES	1003	9/24	09/27/2024	
Total 0177314:						13,100.00	13,100.00					
1236	J-U-B ENGINEERS, INC.	0177424		<u>PROFESSIONAL SERVICES FROM 07/01/24-08/31/24, HELEN ZAMZOWS PARK DESIGN REBUILD ASSIST, FY '24</u>	09/27/2024	2,938.60	.00	50-6045 CONTINGENCY	1335	10/24		
Total 0177424:						2,938.60	.00					
Total J-U-B ENGINEERS, INC.:						37,838.60	34,900.00					
<b>KENDALL FORD OF MERIDIAN LLC</b>												
1616	KENDALL FORD OF MERIDIAN LLC	2372482	19108	<u>ELECTRICAL CONNECTOR FOR PARKS TRUCK 44, J. DURHAM, SEPT '24, FY '24</u>	09/30/2024	141.37	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	10/24		
Total 2372482:						141.37	.00					
1616	KENDALL FORD OF MERIDIAN LLC	RN30020	19146	<u>2024 FORD F350 TRUCK, #1FDRF3HT1RDA04095, FOR PARKS CONSTRUCTION CREW, J. DURHAM, OCT '24</u>	10/03/2024	82,359.00	82,359.00	50-6166 CAPITAL EQUIPMENT PURCHASES	0	10/24	10/04/2024	
Total RN30020:						82,359.00	82,359.00					

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Total KENDALL FORD OF MERIDIAN LLC:						82,500.37	82,359.00					
<b>KESLING ASPHALT LLC</b>												
1940	KESLING ASPHALT LLC	1483	18980	PRESSURE WASH, RE-SEAL AND RE-STRIPE PARKING LOT AT CITY HALL, M. WEBB, SEPT '24 - ADMIN	08/26/2024	3,164.26	3,164.26	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	9/24	09/27/2024	
1940	KESLING ASPHALT LLC	1483	18980	PRESSURE WASH, RE-SEAL AND RE-STRIPE PARKING LOT AT CITY HALL, M. WEBB, SEPT '24 - WATER	08/26/2024	2,165.02	2,165.02	20-6150 M & R - SYSTEM	0	9/24	09/27/2024	
1940	KESLING ASPHALT LLC	1483	18980	PRESSURE WASH, RE-SEAL AND RE-STRIPE PARKING LOT AT CITY HALL, M. WEBB, SEPT '24 - SEWER	08/26/2024	2,165.02	2,165.02	21-6150 M & R - SYSTEM	0	9/24	09/27/2024	
1940	KESLING ASPHALT LLC	1483	18980	PRESSURE WASH, RE-SEAL AND RE-STRIPE PARKING LOT AT CITY HALL, M. WEBB, SEPT '24 - P.I.	08/26/2024	832.70	832.70	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	9/24	09/27/2024	
Total 1483:						8,327.00	8,327.00					
Total KESLING ASPHALT LLC:						8,327.00	8,327.00					
<b>KUNA JT. SCHOOL DISTRICT NO. 3</b>												
199	KUNA JT. SCHOOL DISTRICT NO. 3	1022024		FIBER OPTIC LEASE FOR SEPTEMBER '24 - ADMIN, FY '24	10/02/2024	114.00	114.00	01-6255 TELEPHONE	0	10/24	10/04/2024	
199	KUNA JT. SCHOOL DISTRICT NO. 3	1022024		FIBER OPTIC LEASE FOR SEPTEMBER '24 - WATER, FY '24	10/02/2024	78.00	78.00	20-6255 TELEPHONE EXPENSE	0	10/24	10/04/2024	
199	KUNA JT. SCHOOL DISTRICT NO. 3	1022024		FIBER OPTIC LEASE FOR SEPTEMBER '24 - SEWER, FY '24	10/02/2024	78.00	78.00	21-6255 TELEPHONE EXPENSE	0	10/24	10/04/2024	
199	KUNA JT. SCHOOL DISTRICT NO. 3	1022024		FIBER OPTIC LEASE FOR SEPTEMBER '24 - P.I., FY '24	10/02/2024	30.00	30.00	25-6255 TELEPHONE EXPENSE	0	10/24	10/04/2024	
Total 1022024:						300.00	300.00					

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199	KUNA JT. SCHOOL DISTRICT NO. 3	1032024		<u>DRUG FREE IDAHO, OPIOID EDUCATION MULTI MEDIA CAMPAIGN, OCT '24</u>	10/03/2024	17,525.00	17,525.00	<u>03-6354 GRANT EXPENDITURES</u>	0	10/24	10/04/2024	
Total 1032024:						17,525.00	17,525.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						17,825.00	17,825.00					
<b>KUNA LUMBER</b>												
499	KUNA LUMBER	A145207	19005	<u>ELECTRICAL BOX COVER FOR SEWER PLANT FAN INSTALL, S. HOWELL, SEPT '24</u>	09/16/2024	2.14	2.14	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	9/24	09/27/2024	
Total A145207:						2.14	2.14					
499	KUNA LUMBER	A145227	19008	<u>2 JUNCTION BOXES FOR PATAGONIA, C. REGLI, SEPT '24, FY '24</u>	09/17/2024	39.58	39.58	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1312	10/24	10/04/2024	
Total A145227:						39.58	39.58					
499	KUNA LUMBER	A145235	19010	<u>FITTINGS FOR IRRIGAITON AT PATAGONIA, S. CAHILL, SEPT '24, FY '24</u>	09/17/2024	10.32	10.32	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1312	10/24	10/04/2024	
Total A145235:						10.32	10.32					
499	KUNA LUMBER	A145258	19016	<u>SHEET ROCK SUPPLIES FOR PARKS SHOP, J. ADAMS, SEPT '24</u>	09/18/2024	618.19	618.19	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	9/24	09/27/2024	
Total A145258:						618.19	618.19					
499	KUNA LUMBER	A145261	19018	<u>OUTLET COVER FOR FAN AT SEWER PLANT, J. LORENTZ, SEPT '24</u>	09/18/2024	4.04	4.04	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	9/24	09/27/2024	
Total A145261:						4.04	4.04					

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499	KUNA LUMBER	A145282	19033	<u>LUMBER &amp; SCREWS FOR PARKS OFFICE PROJECT, C. PORCHERON, SEPT '24</u>	09/19/2024	105.64	105.64	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	9/24	09/27/2024	
Total A145282:						105.64	105.64					
499	KUNA LUMBER	A145339	19056	<u>2 INCH PVC COUPLINGS, D. ABBOTT, SEPT '24</u>	09/23/2024	44.98	44.98	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	9/24	09/27/2024	
Total A145339:						44.98	44.98					
499	KUNA LUMBER	A145349	19060	<u>GRAFFITI REMOVER AND SPRAY PAINT, J. PEREZ, SEPT '24</u>	09/23/2024	58.61	58.61	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	9/24	09/27/2024	
Total A145349:						58.61	58.61					
499	KUNA LUMBER	A145396	19089	<u>AIR CHUCK &amp; ROPE, T. FLEMING, SEPT '24, FY '24</u>	09/26/2024	17.57	17.57	<u>21-6175 SMALL TOOLS</u>	0	10/24	10/04/2024	
Total A145396:						17.57	17.57					
499	KUNA LUMBER	A145414	19103	<u>SPRAY PAINT FOR STREET LIGHT REPAIR, S. HOWELL, SEPT '24, FY '24</u>	09/27/2024	20.22	20.22	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1002	10/24	10/04/2024	
Total A145414:						20.22	20.22					
499	KUNA LUMBER	A145455	19116	<u>2 TUBS MUD FOR PARKS SHOP, J. ADAMS, SEPT '24, FY '24</u>	09/30/2024	49.98	49.98	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	10/24	10/04/2024	
Total A145455:						49.98	49.98					
499	KUNA LUMBER	A145477	19130	<u>STRAPS FOR FLEET SHOP SUPPLIES, J. DURHAM, OCT '24 -ADMIN</u>	10/01/2024	1.27	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/24		

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499	KUNA LUMBER	A145477	19130	<u>STRAPS FOR FLEET SHOP SUPPLIES, J. DURHAM, OCT '24 - WATER</u>	10/01/2024	.51	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/24		
499	KUNA LUMBER	A145477	19130	<u>STRAPS FOR FLEET SHOP SUPPLIES, J. DURHAM, OCT '24 - SEWER</u>	10/01/2024	.51	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/24		
499	KUNA LUMBER	A145477	19130	<u>STRAPS FOR FLEET SHOP SUPPLIES, J. DURHAM, OCT '24 - P.I.</u>	10/01/2024	.25	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	10/24		
Total A145477:						2.54	.00					
499	KUNA LUMBER	A145611	19167	<u>PLUMBING PARTS FOR TEN MILE LIFT STATION, J. BOSTON, OCT '24</u>	10/07/2024	60.35	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/24		
Total A145611:						60.35	.00					
499	KUNA LUMBER	B60913	18917	<u>GAS FOR TORCHES &amp; BOXES OF RED PAINT FOR HYDRANTS, J. COX, SEPT '24 - WATER, FY '24</u>	09/05/2024	151.01	151.01	<u>20-6150 M &amp; R - SYSTEM</u>	0	10/24	10/04/2024	
499	KUNA LUMBER	B60913	18917	<u>GAS FOR TORCHES &amp; BOXES OF RED PAINT FOR HYDRANTS, J. COX, SEPT '24 - P.I., FY '24</u>	09/05/2024	37.75	37.75	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	10/24	10/04/2024	
Total B60913:						188.76	188.76					
499	KUNA LUMBER	B60944	18931	<u>PAINT TO COVER UP GRAFFITI ON GREENBELT BRIDGE, B. REED, SEPT '24, FY '24</u>	09/06/2024	61.17	61.17	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	10/24	10/04/2024	
Total B60944:						61.17	61.17					
499	KUNA LUMBER	B61108	18991	<u>KEYS FOR PARKS SHEDS, A. GOODWIN, SEPT '24, FY '24</u>	09/13/2024	6.63	6.63	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	10/24	10/04/2024	

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Total B61108:						6.63	6.63					
499	KUNA LUMBER	B61262	19038	<u>2 EA 2 X 4'S. C. DEYOUNG, SEPT '24 - WATER, FY '24</u>	09/19/2024	7.98	7.98	20-6150 M & R - SYSTEM	0	10/24	10/04/2024	
499	KUNA LUMBER	B61262	19038	<u>2 EA 2 X 4'S. C. DEYOUNG, SEPT '24 - P.I., FY '24</u>	09/19/2024	2.00	2.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	10/24	10/04/2024	
Total B61262:						9.98	9.98					
499	KUNA LUMBER	B61272	19039	<u>FITTING FOR MAIN WATER LINE AT PATAGONIA, B. VILLANUEVA, SEPT '24, FY '24</u>	09/20/2024	2.42	2.42	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/24	10/04/2024	
Total B61272:						2.42	2.42					
499	KUNA LUMBER	B61322	19052	<u>WORK GLOVES FOR M. PRICE AND SHRINK WRAP, S. CAHILL, SEPT '24</u>	09/23/2024	24.28	24.28	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/24	09/27/2024	
Total B61322:						24.28	24.28					
499	KUNA LUMBER	B61379	19082	<u>KEYS AND KEY RINGS FOR NEW EMPLOYEES, FLY STRIPS AND MICE CONTROL, OTHER SMALL TOOLS, J.BOSTON, SEPT '24</u>	09/25/2024	148.00	148.00	21-6175 SMALL TOOLS	0	9/24	09/27/2024	
Total B61379:						148.00	148.00					
499	KUNA LUMBER	B61403	19090	<u>WASHERS &amp; NUTS, M. NADEAU, SEPT '24, FY '24</u>	09/26/2024	5.02	5.02	21-6150 M & R - SYSTEM	0	10/24	10/04/2024	
Total B61403:						5.02	5.02					
499	KUNA LUMBER	B61415	19097	<u>5 GALLONS BLACK PAINT TO COVER GRAFITTI, B. REED, SEPT '24, FY '24</u>	09/27/2024	238.46	238.46	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/24	10/04/2024	

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Total B61415:						238.46	238.46					
499	KUNA LUMBER	B61493	19119	<u>PAIN T &amp; ROLLERS FOR PARK SHOP MAINTENANCE, C. PORCHERON, OCT '24</u>	10/01/2024	51.27	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	10/24		
Total B61493:						51.27	.00					
499	KUNA LUMBER	B61622	19163	<u>STAPLES, C. PORCHERON, OCT '24</u>	10/07/2024	55.22	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	10/24		
Total B61622:						55.22	.00					
499	KUNA LUMBER	F8053	18962	<u>BATTERIES, S. HOWELL, SEPT '24, FY '24</u>	09/24/2024	147.46	147.46	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	10/24	10/04/2024	
Total F8053:						147.46	147.46					
Total KUNA LUMBER:						1,972.83	1,803.45					
<b>KUNA RURAL FIRE DISTRICT (IMPACT)</b>												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	09302024KRF		<u>KRFD IMPACT FEES, SEPTEMBER 2024</u>	09/30/2024	116,480.00	116,480.00	<u>30-2082 KRFD IMPACT FEE</u>	0	10/24	10/04/2024	
Total 09302024KRFDI:						116,480.00	116,480.00					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						116,480.00	116,480.00					
<b>KWIK SILVER EMBROIDERY</b>												
1769	KWIK SILVER EMBROIDERY	29319	19099	<u>4 EMBROIDERED SHIRTS AND 1 COAT FOR D. CROSSLEY, SEPT '24 - WATER, FY '24</u>	09/30/2024	63.31	.00	<u>20-6285 UNIFORMS EXPENSE</u>	0	10/24		
1769	KWIK SILVER EMBROIDERY	29319	19099	<u>4 EMBROIDERED SHIRTS AND 1 COAT FOR D. CROSSLEY, SEPT '24 - SEWER, FY '24</u>	09/30/2024	63.31	.00	<u>21-6285 UNIFORMS EXPENSE</u>	0	10/24		

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1769	KWIK SILVER EMBROIDERY	29319	19099	<u>4 EMBROIDERED SHIRTS AND 1 COAT FOR D. CROSSLEY, SEPT '24 - P.I., FY '24</u>	09/30/2024	24.12	.00	<u>25-6285 UNIFORMS EXPENSE</u>	0	10/24		
Total 29319:						150.74	.00					
Total KWIK SILVER EMBROIDERY:						150.74	.00					
<b>LAURA EVANS</b>												
2254	LAURA EVANS	09302024LE		<u>POPCORN DELUXE ARCH WITH 2 POPCORN BOXES &amp; SPOOKY DECOR FOR SPOOKY MOVIE NIGHT, A. GOODWIN, OCT '24</u>	09/30/2024	362.50	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	10/24		
Total 09302024LE:						362.50	.00					
Total LAURA EVANS:						362.50	.00					
<b>LAYNE OF IDAHO, INC.</b>												
1322	LAYNE OF IDAHO, INC.	19372	19117	<u>TEN MILE LIFT STATION REBUILD AND PARTS, T. FLEMING, SEPT '24, FY '24</u>	09/30/2024	5,998.08	.00	<u>21-6166 PP&amp;E PURCHASES - OPERATIONS</u>	0	10/24		
Total 19372:						5,998.08	.00					
1322	LAYNE OF IDAHO, INC.	19373	19117	<u>TEN MILE LIFT STATION REBUILD AND PARTS, T. FLEMING, SEPT '24, FY '24</u>	09/30/2024	29,824.13	.00	<u>21-6166 PP&amp;E PURCHASES - OPERATIONS</u>	0	10/24		
Total 19373:						29,824.13	.00					
Total LAYNE OF IDAHO, INC.:						35,822.21	.00					
<b>MASTER ROOTER SERVICES INC.</b>												
834	MASTER ROOTER SERVICES INC.	154480204	19171	<u>CLEARED OUT BLOCKAGE AT RV DUMP, S. HOWELL, OCT '24</u>	10/08/2024	380.00	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	10/24		

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Total 154480204:						380.00	.00					
Total MASTER ROOTER SERVICES INC.:						380.00	.00					
<b>MOSCA DESIGN INC</b>												
2322	MOSCA DESIGN INC	40842	19036	<u>CHRISTMAS LIGHTS, B. REED, OCT '24</u>	10/01/2024	3,629.75	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	10/24		
Total 40842:						3,629.75	.00					
Total MOSCA DESIGN INC:						3,629.75	.00					
<b>MOUNTAIN VIEW EQUIPMENT COMPANY</b>												
926	MOUNTAIN VIEW EQUIPMENT COMPANY	90136	19125	<u>WEED EATER HEAD REPLACEMENT, B.REED, OCT '24</u>	10/01/2024	37.79	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	10/24		
Total 90136:						37.79	.00					
Total MOUNTAIN VIEW EQUIPMENT COMPANY:						37.79	.00					
<b>PARKLAND USA</b>												
2020	PARKLAND USA	IN-281106-24		<u>UNLEADED FUEL FOR FUEL STATION, OCT '24</u>	10/02/2024	731.61	.00	<u>21-6300 FUEL</u>	0	10/24		
2020	PARKLAND USA	IN-281106-24		<u>DIESEL FUEL FOR FUEL STATION, OCT '24</u>	10/02/2024	517.45	.00	<u>21-6300 FUEL</u>	0	10/24		
Total IN-281106-24:						1,249.06	.00					
Total PARKLAND USA:						1,249.06	.00					
<b>PEAK ALARM COMPANY, INC</b>												
1021	PEAK ALARM COMPANY, INC	1422138		<u>ALARM MONITORING, (SNOWHAWK, CEDAR, DANSKIN, BEST BATH, EL CAJON, BUTLER, AND SEGO PRAIRIE WELLS), 10/01-10/31/24- WATER</u>	10/01/2024	221.41	221.41	<u>20-6150 M &amp; R - SYSTEM</u>	0	10/24	10/04/2024	

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1021	PEAK ALARM COMPANY, INC	1422138		<u>ALARM MONITORING, (SNOWHAWK, CEDAR, DANSKIN, BEST BATH, EL CAJON, BUTLER, AND SEGO PRAIRIE WELLS), 10/01-10/31/24- P.I</u>	10/01/2024	55.35	55.35	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	10/24	10/04/2024	
Total 1422138:						276.76	276.76					
Total PEAK ALARM COMPANY, INC:						276.76	276.76					
<b>PIPECO, INC</b>												
55	PIPECO, INC	S5683087.001	19107	<u>IRRIGATION PARTS FOR PATAGONIA, C. REGLI, SEPT 'FY24</u>	09/30/2024	393.91	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1312	10/24		
Total S5683087.001:						393.91	.00					
Total PIPECO, INC:						393.91	.00					
<b>PRECISION PUMPING SYSTEMS</b>												
952	PRECISION PUMPING SYSTEMS	3804	19054	<u>FLUSH TEST VALVE SWITCH &amp; TRAY VALVE FOR RISING SUN IRRIGATION PUMP STATION, D. CROSSLEY, MAR '24</u>	05/18/2024	421.00	421.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	9/24	09/27/2024	
Total 3804:						421.00	421.00					
Total PRECISION PUMPING SYSTEMS:						421.00	421.00					
<b>PRIEST ELECTRIC</b>												
1327	PRIEST ELECTRIC	SI-5788	19044	<u>7.5 HP WAG MOTOR FOR GRIP PUMP, M. NADEAU, SEPT FY'24</u>	09/27/2024	769.23	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/24		
Total SI-5788:						769.23	.00					
Total PRIEST ELECTRIC:						769.23	.00					
<b>QUADIENT FINANCE USA INC</b>												

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1770	QUADIENT FINANCE USA INC	093024QF		<u>POSTAGE METER REFILL, SEPT. 24- ADMIN</u>	09/30/2024	140.00	.00	<u>01-6190 POSTAGE &amp; BILLING</u>	0	10/24		
1770	QUADIENT FINANCE USA INC	093024QF		<u>POSTAGE METER REFILL, SEPT. 24- P&amp;Z</u>	09/30/2024	50.00	.00	<u>01-6190 POSTAGE &amp; BILLING</u>	1003	10/24		
1770	QUADIENT FINANCE USA INC	093024QF		<u>POSTAGE METER REFILL, SEPT. 24- WATER</u>	09/30/2024	130.00	.00	<u>20-6190 POSTAGE &amp; BILLING</u>	0	10/24		
1770	QUADIENT FINANCE USA INC	093024QF		<u>POSTAGE METER REFILL, SEPT. 24- SEWER</u>	09/30/2024	130.00	.00	<u>21-6190 POSTAGE &amp; BILLING</u>	0	10/24		
1770	QUADIENT FINANCE USA INC	093024QF		<u>POSTAGE METER REFILL, SEPT. 24- P.I</u>	09/30/2024	50.00	.00	<u>25-6190 POSTAGE &amp; BILLING</u>	0	10/24		
Total 093024QF:						500.00	.00					
Total QUADIENT FINANCE USA INC:						500.00	.00					
<b>REDEVELOPMENT ASSOCIATION OF IDAHO INC</b>												
2218	REDEVELOPMENT ASSOCIATION OF IDAHO INC	M1700225		<u>REDEVELOPMENT AGENCY MEMBERSHIP RENEWAL FOR 2024, M TREASURE, OCT 24</u>	10/01/2024	1,250.00	.00	<u>52-6287 GENERAL AND ADMIN</u>	0	10/24		
Total M1700225:						1,250.00	.00					
Total REDEVELOPMENT ASSOCIATION OF IDAHO INC:						1,250.00	.00					
<b>RICOH USA, INC. (MAINTENANCE)</b>												
1422	RICOH USA, INC. (MAINTENANCE)	5070215829		<u>COPIER CHARGES, MODEL #IMC2000, SERIAL #C86262110, PARKS OFFICE, 09/01-09/30/24- FY 24</u>	10/01/2024	21.27	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	10/24		
Total 5070215829:						21.27	.00					
Total RICOH USA, INC. (MAINTENANCE):						21.27	.00					
<b>SAFE BUILT LLC</b>												
2173	SAFE BUILT LLC	740763		<u>META COMMERCIAL BUILDING INSPECTIONS, 09/03-09/30/24- FY 24</u>	09/30/2024	4,557.12	.00	<u>01-6052 CONTRACT SERVICES</u>	1005	10/24		

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2173	SAFEBUILT LLC	740763		<u>RESIDENTIAL/COMMERCIAL BUILDING, MECHANICAL &amp; ENERGY CODE BUILDING INSPECTIONS, SEPT. 24- FY 24</u>	09/30/2024	12,162.88	.00	<u>01-6052 CONTRACT SERVICES</u>	1005	10/24		
Total 740763:						16,720.00	.00					
2173	SAFEBUILT LLC	770546		<u>COMMERCIAL PERMITS, 42978, 42997, &amp; 43369, SEPT. 24- FY 24</u>	09/30/2024	850.00	.00	<u>01-6052 CONTRACT SERVICES</u>	1005	10/24		
2173	SAFEBUILT LLC	770546		<u>META MISCELLANEOUS PERMIT 43272- FIRE PUMP HOUSE, SEPT. 24- FY 24</u>	09/30/2024	200.00	.00	<u>01-6052 CONTRACT SERVICES</u>	1005	10/24		
Total 770546:						1,050.00	.00					
Total SAFEBUILT LLC:						17,770.00	.00					
<b>SOUTHWEST OFFICE SUPPLY INC</b>												
2213	SOUTHWEST OFFICE SUPPLY INC	OE-61003-1	19080	<u>OFFICE PAPER FOR P &amp; Z, T. IRISH, SEPT 'FY 24</u>	09/26/2024	49.99	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	10/24		
Total OE-61003-1:						49.99	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-180989-2	19040	<u>AAA BATTERIES FOR CITY HALL, J. MILLER, SEPT 'FY 24- ADMIN</u>	09/30/2024	11.99	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	10/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-180989-2	19040	<u>AAA BATTERIES FOR CITY HALL, J. MILLER, SEPT 'FY 24- WATER</u>	09/30/2024	8.20	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	10/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-180989-2	19040	<u>AAA BATTERIES FOR CITY HALL, J. MILLER, SEPT 'FY 24- SEWER</u>	09/30/2024	8.20	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	10/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-180989-2	19040	<u>AAA BATTERIES FOR CITY HALL, J. MILLER, SEPT 'FY 24- P.I</u>	09/30/2024	3.16	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	10/24		

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Total WO-180989-2:						31.55	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-181554-1	19101	<u>TOILET PAPER FOR CITY HALL, J. MILLER, SEPT 'FY24- ADMIN</u>	09/30/2024	37.27	.00	01-6025 JANITORIAL	0	10/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-181554-1	19101	<u>TOILET PAPER FOR CITY HALL, J. MILLER, SEPT 'FY24- WATER</u>	09/30/2024	25.50	.00	20-6025 JANITORIAL	0	10/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-181554-1	19101	<u>TOILET PAPER FOR CITY HALL, J. MILLER, SEPT 'FY24- SEWER</u>	09/30/2024	25.50	.00	21-6025 JANITORIAL	0	10/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-181554-1	19101	<u>TOILET PAPER FOR CITY HALL, J. MILLER, SEPT 'FY24- P.I</u>	09/30/2024	9.81	.00	25-6025 JANITORIAL	0	10/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-181554-1	19101	<u>TISSUE, STENO PADS &amp; NOTEPADS FOR CITY HALL, J. MILLER, SEPT 'FY24- ADMIN</u>	09/30/2024	25.67	.00	01-6165 OFFICE SUPPLIES	0	10/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-181554-1	19101	<u>TISSUE, STENO PADS &amp; NOTEPADS FOR CITY HALL, J. MILLER, SEPT 'FY24- WATER</u>	09/30/2024	17.56	.00	20-6165 OFFICE SUPPLIES	0	10/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-181554-1	19101	<u>TISSUE, STENO PADS &amp; NOTEPADS FOR CITY HALL, J. MILLER, SEPT 'FY24- SEWER</u>	09/30/2024	17.56	.00	21-6165 OFFICE SUPPLIES	0	10/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-181554-1	19101	<u>TISSUE, STENO PADS &amp; NOTEPADS FOR CITY HALL, J. MILLER, SEPT 'FY24- P.I</u>	09/30/2024	6.76	.00	25-6165 OFFICE SUPPLIES	0	10/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-181554-1	19101	<u>TOILET PAPER AND PAPER TOWELS FOR SENIOR CENTER, J. MILLER, SEPT 'FY24</u>	09/30/2024	184.23	.00	01-6025 JANITORIAL	1001	10/24		
Total WO-181554-1:						349.86	.00					
Total SOUTHWEST OFFICE SUPPLY INC:						431.40	.00					
<b>SPECIALTY CONSTRUCTION SUPPLY</b>												
780	SPECIALTY CONSTRUCTION SUPPLY	0247092-IN		<u>TRAFFIC CONTROL FOR 10 MILE LIFT STATION REPAIR, SEPT. FY '24</u>	09/30/2024	800.32	800.32	21-6150 M & R - SYSTEM	0	10/24	10/04/2024	

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Total 0247092-IN:						800.32	800.32					
Total SPECIALTY CONSTRUCTION SUPPLY:						800.32	800.32					
<b>SPECIALTY PLASTICS &amp; FABRICATI, INC.</b>												
1477	SPECIALTY PLASTICS & FABRICATI, INC.	94528	19106	<u>2 PINTS OF 720 GLUE, M. NADEAU, SEPT. 'FY24</u>	09/30/2024	63.70	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/24		
Total 94528:						63.70	.00					
1477	SPECIALTY PLASTICS & FABRICATI, INC.	94597		<u>10 PVC MALE ADAPTERS FOR SEWER PLANT, M. NADEAU, OCT. 24</u>	10/02/2024	142.60	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/24		
Total 94597:						142.60	.00					
Total SPECIALTY PLASTICS & FABRICATI, INC.:						206.30	.00					
<b>STATE OF IDAHO-DEPT OF ENVIR QUALITY</b>												
128	STATE OF IDAHO-DEPT OF ENVIR QUALITY	24POT0017AN		<u>2024 ANNUAL ASSESSMENT FOR IPDES PERMIT, 10/01/2023-09/30/2024</u>	10/01/2024	12,489.72	.00	<u>21-6160 MISCELLANEOUS EXPENSES</u>	0	10/24		
Total 24POT0017AN:						12,489.72	.00					
Total STATE OF IDAHO-DEPT OF ENVIR QUALITY:						12,489.72	.00					
<b>TECHNOLOGY SOLUTIONS LLC</b>												
1823	TECHNOLOGY SOLUTIONS LLC	4980	18995	<u>ADD CAMERA TO BUTLER FOR PARKS SURVEILLANCE, B. WITHROW, SEPT FY'24</u>	09/27/2024	1,814.09	1,814.09	<u>20-6150 M &amp; R - SYSTEM</u>	0	10/24	10/04/2024	
Total 4980:						1,814.09	1,814.09					
1823	TECHNOLOGY SOLUTIONS LLC	4981		<u>CAMERAS AND DOOR LOCK FOR WELL #12, B. WITHROW, SEPT FY'24</u>	09/27/2024	14,145.34	14,145.34	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	10/24	10/04/2024	

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Total 4981:						14,145.34	14,145.34					
1823	TECHNOLOGY SOLUTIONS LLC	4983		<u>ANNUAL ALARM MONITORING FOR CITY HALL, 10/01/24-09/30/2024- ADMIN</u>	10/01/2024	131.48	131.48	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	0	10/24	10/04/2024	
1823	TECHNOLOGY SOLUTIONS LLC	4983		<u>ANNUAL ALARM MONITORING FOR CITY HALL, 10/01/24-09/30/2024- P&amp;Z</u>	10/01/2024	46.95	46.95	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1003	10/24	10/04/2024	
1823	TECHNOLOGY SOLUTIONS LLC	4983		<u>ANNUAL ALARM MONITORING FOR CITY HALL, 10/01/24-09/30/2024- WATER</u>	10/01/2024	122.09	122.09	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	10/24	10/04/2024	
1823	TECHNOLOGY SOLUTIONS LLC	4983		<u>ANNUAL ALARM MONITORING FOR CITY HALL, 10/01/24-09/30/2024- SEWER</u>	10/01/2024	122.09	122.09	<u>21-6140 MAINT. &amp; REPAIR BUILDING</u>	0	10/24	10/04/2024	
1823	TECHNOLOGY SOLUTIONS LLC	4983		<u>ANNUAL ALARM MONITORING FOR CITY HALL, 10/01/24-09/30/2024- P.I</u>	10/01/2024	46.95	46.95	<u>25-6140 MAINT. &amp; REPAIR BUILDING</u>	0	10/24	10/04/2024	
Total 4983:						469.56	469.56					
1823	TECHNOLOGY SOLUTIONS LLC	4985		<u>ANNUAL ACCESS CONTROL FOR PARKS RESTROOM, 10/01/2024-09/30/2025</u>	10/01/2024	525.00	525.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	10/24	10/04/2024	
Total 4985:						525.00	525.00					
1823	TECHNOLOGY SOLUTIONS LLC	4986		<u>NEW YORK ANNUAL CLOUD SUBSCRIPTION ACCES CONTROL 10/01/2024-09/30/2025 - WATER</u>	10/01/2024	252.00	252.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	10/24	10/04/2024	
1823	TECHNOLOGY SOLUTIONS LLC	4986		<u>NEW YORK ANNUAL CLOUD SUBSCRIPTION ACCES CONTROL 10/01/2024-09/30/2025- P.I</u>	10/01/2024	63.00	63.00	<u>25-6140 MAINT. &amp; REPAIR BUILDING</u>	0	10/24	10/04/2024	
Total 4986:						315.00	315.00					

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Total TECHNOLOGY SOLUTIONS LLC:						17,268.99	17,268.99					
<b>THE SHERWIN-WILLIAMS COMPANY</b>												
554	THE SHERWIN-WILLIAMS COMPANY	6224-5	19134	<u>PAIN T FOR PARKS SHOP. J ADAMS. OCT. 24</u>	10/02/2024	399.83	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	10/24		
Total 6224-5:						399.83	.00					
Total THE SHERWIN-WILLIAMS COMPANY:						399.83	.00					
<b>TMI GROUP INC</b>												
2171	TMI GROUP INC	90125		<u>15,000 MILE SERVICE AND NEW FRONT TIRE FOR KPD 2023 HARLEY. SEPT '24. FY '24</u>	09/18/2024	942.74	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/24		
Total 90125:						942.74	.00					
Total TMI GROUP INC:						942.74	.00					
<b>TURF EQUIPMENT &amp; IRRIGATION INC</b>												
1969	TURF EQUIPMENT & IRRIGATION INC	766322-00		<u>LAWN MOWER BLADE FOR PARKS LAWN MOWER. AUG. 24</u>	08/29/2024	215.03	215.03	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	9/24	09/27/2024	
Total 766322-00:						215.03	215.03					
1969	TURF EQUIPMENT & IRRIGATION INC	766744-00	19111	<u>TIRE AND RIM FOR FIELD PRO LAWN MOWER. S CAHILL. SEPT. FY '24</u>	09/30/2024	419.65	419.65	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	10/24	10/04/2024	
Total 766744-00:						419.65	419.65					
1969	TURF EQUIPMENT & IRRIGATION INC	766749-00	19124	<u>TIRE FOR PARKS MOWER. J. DURHAM. OCT 24</u>	10/01/2024	125.78	125.78	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	10/24	10/04/2024	
Total 766749-00:						125.78	125.78					

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Total TURF EQUIPMENT & IRRIGATION INC:						760.46	760.46					
<b>U.S. BANK (VISA)</b>												
1444	U.S. BANK (VISA)	113442430000	18865	<u>AMAZON, SUPPLIES FOR ART ATTACK FESTIVAL, L. TORRES, AUG '24- FY 24</u>	08/30/2024	64.33	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	10/24		
Total 11344243000092263132:						64.33	.00					
1444	U.S. BANK (VISA)	113442450000	18877	<u>AMAZON, SUPPLIES FOR KIDS ART TENT AT KUNA ART ATTACK, Z. MONTENEGRO, AUG '24- FY24</u>	09/01/2024	197.47	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	10/24		
Total 11344245000030470685:						197.47	.00					
1444	U.S. BANK (VISA)	113442490000	18890	<u>AMAZON.COM, CALENDARS, DESK PADS, NOTEBOOKS, D.CROSSLEY, AUG.'24, FY 24- WATER</u>	09/05/2024	30.58	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	10/24		
1444	U.S. BANK (VISA)	113442490000	18890	<u>AMAZON.COM, CALENDARS, DESK PADS, NOTEBOOKS, D.CROSSLEY, AUG.'24, FY 24- SEWER</u>	09/05/2024	30.58	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	10/24		
1444	U.S. BANK (VISA)	113442490000	18890	<u>AMAZON.COM, CALENDARS, DESK PADS, NOTEBOOKS, D.CROSSLEY, AUG.'24, FY 24- P.I</u>	09/05/2024	11.65	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	10/24		
Total 11344249000043332006:						72.81	.00					
1444	U.S. BANK (VISA)	113442590000	18971	<u>AMAZON, PITCHERS PLATE AND RAKE FOR ZAMZOWS, M. WEBB, SEPT. 24- FY 24</u>	09/15/2024	122.94	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	10/24		
Total 11344259000080398768:						122.94	.00					
1444	U.S. BANK (VISA)	113442590000		<u>ZOOM, RENEWAL FOR P&amp;Z 09/15/24-09/14/25, SEPT. FY24</u>	09/15/2024	149.90	.00	<u>01-6075 DUES &amp; MEMBERSHIPS</u>	1003	10/24		

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Total 11344259000095096381:						149.90	.00					
1444	U.S. BANK (VISA)	113442600000	18985	<u>AMAZON, SMALL DRY ERASE BOARD FOR A. WENGER, D. CROSSLEY, SEPT. 24.- WATER- FY 24</u>	09/16/2024	24.90	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	10/24		
1444	U.S. BANK (VISA)	113442600000	18985	<u>AMAZON, SMALL DRY ERASE BOARD FOR A. WENGER, D. CROSSLEY, SEPT. 24.-SEWER- FY 24</u>	09/16/2024	24.90	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	10/24		
1444	U.S. BANK (VISA)	113442600000	18985	<u>AMAZON, SMALL DRY ERASE BOARD FOR A. WENGER, D. CROSSLEY, SEPT. 24-P.I- FY 24</u>	09/16/2024	9.49	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	10/24		
Total 113442600000056778511:						59.29	.00					
1444	U.S. BANK (VISA)	113442600000	18968	<u>AMAZON, STICKY NOTES AND BINDERS, D. CROSSLEY, SEPT. 24, FY 24- WATER</u>	09/16/2024	17.11	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	10/24		
1444	U.S. BANK (VISA)	113442600000	18968	<u>AMAZON, STICKY NOTES AND BINDERS, D. CROSSLEY, SEPT. 24, FY 24- SEWER</u>	09/16/2024	17.11	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	10/24		
1444	U.S. BANK (VISA)	113442600000	18968	<u>AMAZON, STICKY NOTES AND BINDERS, D. CROSSLEY, SEPT. 24, FY 24- P.I</u>	09/16/2024	6.51	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	10/24		
Total 11344260000045023904:						40.73	.00					
1444	U.S. BANK (VISA)	263842620021	19012	<u>WALMART, TOILET PAPER, M. WEBB, SEPT '24- FY 24</u>	09/17/2024	34.91	.00	<u>01-6025 JANITORIAL</u>	1004	10/24		
1444	U.S. BANK (VISA)	263842620021	19012	<u>WALMART, CHALK FOR ART ATTACK, M. WEBB, SEPT '24- FY 24</u>	09/17/2024	46.74	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	10/24		
1444	U.S. BANK (VISA)	263842620021	19012	<u>WALMART, BOTTLED WATER FOR EMPLOYEE APPRECIATION DAY M. WEBB, SEPT '24- FY 24</u>	09/17/2024	21.44	.00	<u>01-5950 TEAM BUILDING, ONBOARDING</u>	1004	10/24		

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Total 26384262002157705075:						103.09	.00					
1444	U.S. BANK (VISA)	316842600910	18998	<u>CHEFSTORE, FOOD FOR THE EMPLOYEE BBQ, N.STAUFFER, SEPT.'24- FY24</u>	09/16/2024	346.60	.00	<u>01-5950 TEAM BUILDING, ONBOARDING</u>	0	10/24		
Total 31684260091095342354:						346.60	.00					
1444	U.S. BANK (VISA)	362942397161		<u>ADOBE, RECURRING MONTHLY DUES FOR TREATMENT PLANT, AUG. 24- FY 24- WATER</u>	08/26/2024	20.15	.00	<u>20-6075 DUES &amp; MEMBERSHIPS</u>	0	10/24		
1444	U.S. BANK (VISA)	362942397161		<u>ADOBE, RECURRING MONTHLY DUES FOR TREATMENT PLANT, AUG. 24- FY 24- SEWER</u>	08/26/2024	20.15	.00	<u>21-6075 DUES &amp; MEMBERSHIPS</u>	0	10/24		
1444	U.S. BANK (VISA)	362942397161		<u>ADOBE, RECURRING MONTHLY DUES FOR TREATMENT PLANT, AUG. 24- FY 24- P.I</u>	08/26/2024	7.68	.00	<u>25-6075 DUES &amp; MEMBERSHIPS EXPENSE</u>	0	10/24		
Total 36294239716139401732:						47.98	.00					
1444	U.S. BANK (VISA)	362942537164	18944	<u>PSI, WATER DISTRIBUTION CLASS II FOR J.LISH, SEPT.'24, FY 24- WATER</u>	09/09/2024	84.80	.00	<u>20-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	10/24		
1444	U.S. BANK (VISA)	362942537164	18944	<u>PSI, WATER DISTRIBUTION CLASS II FOR J.LISH, SEPT.'24, FY 24-P.I</u>	09/09/2024	21.20	.00	<u>25-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	10/24		
Total 36294253716451429197:						106.00	.00					
1444	U.S. BANK (VISA)	374642640015	19014	<u>TRACTOR SUPPLY, PARTS FOR PARKS MOWER, B.REED, SEPT.'24- FY 24</u>	09/18/2024	15.89	.00	<u>01-6142 MAINT. &amp; REPAIR- EQUIPMENT</u>	1004	10/24		
Total 37464264001523922055:						15.89	.00					
1444	U.S. BANK (VISA)	430142400102	18849	<u>HOME DEPOT, MIRROR &amp; ADA SINK COVERS FOR SENIOR CENTER, J. ADAMS, AUG '24</u>	08/26/2024	186.93	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1001	10/24		

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Total 43014240010204346852:						186.93	.00					
1444	U.S. BANK (VISA)	430142400102	18851	HOME DEPOT, SEALANT FOR SPLASH PAD, S. HOWELL, AUG '24- FY 24	08/26/2024	56.82	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/24		
Total 43014240010204347215:						56.82	.00					
1444	U.S. BANK (VISA)	554242431724	18874	BRANDEDBILLS.COM, HATS FOR NEW EMPLOYEES & TO HAVE ON HAND, M. WEBB, AUG '24- FY 24	08/29/2024	785.36	.00	01-6285 UNIFORMS	1004	10/24		
Total 55424243172438836333:						785.36	.00					
1444	U.S. BANK (VISA)	921642391085	18850	AMAZON, PLASTIC POLY HANGERS FOR TILE CEILINGS FOR BUILDING MAINT, M. WEBB, AUG '24- FY 24	08/26/2024	332.19	.00	01-6140 MAINT. & REPAIR BUILDING	1004	10/24		
Total 92164239108550245295:						332.19	.00					
1444	U.S. BANK (VISA)	921642391085		AMAZON, DESK FOR S. BARKER, A. WELKER AUG. 24- FY 24	08/26/2024	1,620.88	.00	01-6165 OFFICE SUPPLIES	1005	10/24		
Total 92164239108599073641:						1,620.88	.00					
1444	U.S. BANK (VISA)	921642421005	18847	AMAZON, FIRST AID RESTOCK, C. PATON, AUG '24- WATER, FY 24	08/29/2024	29.50	.00	20-6165 OFFICE SUPPLIES	0	10/24		
1444	U.S. BANK (VISA)	921642421005	18847	AMAZON, FIRST AID RESTOCK, C. PATON, AUG '24- SEWER, FY 24	08/29/2024	29.50	.00	21-6165 OFFICE SUPPLIES	0	10/24		
1444	U.S. BANK (VISA)	921642421005	18847	AMAZON, FIRST AID RESTOCK, C. PATON, AUG '24- P.I, FY 24	08/29/2024	11.23	.00	25-6165 OFFICE SUPPLIES	0	10/24		

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1444	U.S. BANK (VISA)	921642421005	18847	<u>AMAZON, HARD HATS, C. PATON, AUG '24- WATER, FY 24</u>	08/29/2024	24.05	.00	<u>20-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	10/24		
1444	U.S. BANK (VISA)	921642421005	18847	<u>AMAZON, HARD HATS, C. PATON, AUG '24- SEWER, FY 24</u>	08/29/2024	24.05	.00	<u>21-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	10/24		
1444	U.S. BANK (VISA)	921642421005	18847	<u>AMAZON, HARD HATS, C. PATON, AUG '24- P.I, FY 24</u>	08/29/2024	9.15	.00	<u>25-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	10/24		
Total 92164242100522327132:						127.48	.00					
1444	U.S. BANK (VISA)	921642431020	18867	<u>AMAZON, PAPER TOWELS FOR PARKS OFFICE, A. BILLINGS, AUG '24- FY 24</u>	08/30/2024	147.90	.00	<u>01-6025 JANITORIAL</u>	1004	10/24		
Total 9216424310205744500:						147.90	.00					
1444	U.S. BANK (VISA)	921642441022	18881	<u>AMAZON, 12 DAILY PLANNERS FOR SEWER DEPT., D. CROSSLEY, AUG '24, FY 24</u>	08/31/2024	220.56	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	10/24		
Total 92164244102217815502:						220.56	.00					
1444	U.S. BANK (VISA)	921642441023	18890	<u>AMAZON, 3 DESK CALENDARS FOR TREATMENT PLANT, D. CROSSLEY, AUG. 24, FY 24- WATER</u>	08/31/2024	12.34	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	10/24		
1444	U.S. BANK (VISA)	921642441023	18890	<u>AMAZON, 3 DESK CALENDARS FOR TREATMENT PLANT, D. CROSSLEY, AUG. 24, FY 24 - SEWER</u>	08/31/2024	12.34	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	10/24		
1444	U.S. BANK (VISA)	921642441023	18890	<u>AMAZON, 3 DESK CALENDARS FOR TREATMENT PLANT, D. CROSSLEY, AUG. 24, FY 24- P.I</u>	08/31/2024	4.69	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	10/24		
Total 92164244102348185122:						29.37	.00					

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1444	U.S. BANK (VISA)	921642471020	18881	AMAZON, MILK CRATES FOR WATER AND SEWER DEPT. D. CROSSLEY, AUG. 24, FY 24- WATER	09/03/2024	8.69	.00	20-6165 OFFICE SUPPLIES	0	10/24		
1444	U.S. BANK (VISA)	921642471020	18881	AMAZON, MILK CRATES FOR WATER AND SEWER DEPT. D. CROSSLEY, AUG. 24, FY 24- SEWER	09/03/2024	8.69	.00	21-6165 OFFICE SUPPLIES	0	10/24		
1444	U.S. BANK (VISA)	921642471020	18881	AMAZON, MILK CRATES FOR WATER AND SEWER DEPT. D. CROSSLEY, AUG. 24, FY 24- P.I	09/03/2024	3.30	.00	25-6165 OFFICE SUPPLIES	0	10/24		
Total 92164247102045719485:						20.68	.00					
1444	U.S. BANK (VISA)	921642491036	18892	AMAZON.COM, LYSOL FLOOR CLEANER FOR TREATMENT PLANT, AUG.'24, FY 24- WATER	09/05/2024	23.09	.00	20-6025 JANITORIAL	0	10/24		
1444	U.S. BANK (VISA)	921642491036	18892	AMAZON.COM, LYSOL FLOOR CLEANER FOR TREATMENT PLANT, AUG.'24, FY 24- SEWER	09/05/2024	23.09	.00	21-6025 JANITORIAL	0	10/24		
1444	U.S. BANK (VISA)	921642491036	18892	AMAZON.COM, LYSOL FLOOR CLEANER FOR TREATMENT PLANT, AUG.'24, FY 24- P.I	09/05/2024	8.79	.00	25-6025 JANITORIAL	0	10/24		
Total 92164249103669670473:						54.97	.00					
1444	U.S. BANK (VISA)	921642491041	18915	AMAZON, PAPER CUPS FOR WATER DISPENSERS AT CITY HALL, A. PETERSON, SEPT. 24- ADMIN- FY 24	09/05/2024	50.07	.00	01-6165 OFFICE SUPPLIES	0	10/24		
1444	U.S. BANK (VISA)	921642491041	18915	AMAZON, PAPER CUPS FOR WATER DISPENSERS AT CITY HALL, A. PETERSON, SEPT. 24- WATER- FY 24	09/05/2024	34.26	.00	20-6165 OFFICE SUPPLIES	0	10/24		
1444	U.S. BANK (VISA)	921642491041	18915	AMAZON, PAPER CUPS FOR WATER DISPENSERS AT CITY HALL, A. PETERSON, SEPT. 24- SEWER- FY24	09/05/2024	34.26	.00	21-6165 OFFICE SUPPLIES	0	10/24		

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1444	U.S. BANK (VISA)	921642491041		AMAZON, PAPER CUPS FOR WATER DISPENSERS AT CITY HALL, A. PETERSON, SEPT. 24- P.I- FY 24	09/05/2024	13.17	.00	25-6165 OFFICE SUPPLIES	0	10/24		
Total 92164249104143036034:						131.76	.00					
1444	U.S. BANK (VISA)	921642501048	18915	AMAZON, HAND SANITIZER AT CITY HALL, A. PETERSON, SEPT. 24- ADMIN- FY24	09/06/2024	6.06	.00	01-6165 OFFICE SUPPLIES	0	10/24		
1444	U.S. BANK (VISA)	921642501048	18915	AMAZON, HAND SANITIZER AT CITY HALL, A. PETERSON, SEPT. 24- WATER- FY24	09/06/2024	4.15	.00	20-6165 OFFICE SUPPLIES	0	10/24		
1444	U.S. BANK (VISA)	921642501048	18915	AMAZON, HAND SANITIZER AT CITY HALL, A. PETERSON, SEPT. 24- SEWER- FY24	09/06/2024	4.15	.00	21-6165 OFFICE SUPPLIES	0	10/24		
1444	U.S. BANK (VISA)	921642501048	18915	AMAZON, HAND SANITIZER AT CITY HALL, A. PETERSON, SEPT. 24- P.I- FY24	09/06/2024	1.59	.00	25-6165 OFFICE SUPPLIES	0	10/24		
Total 92164250104895978181:						15.95	.00					
1444	U.S. BANK (VISA)	921642501050	18926	AMAZON.COM, STAPLES FOR TREATMENT PLANT, C.PATON, SEPT.'24, FY 24- WATER	09/06/2024	6.16	.00	20-6165 OFFICE SUPPLIES	0	10/24		
1444	U.S. BANK (VISA)	921642501050	18926	AMAZON.COM, STAPLES FOR TREATMENT PLANT, C.PATON, SEPT.'24, FY 24- SEWER	09/06/2024	6.16	.00	21-6165 OFFICE SUPPLIES	0	10/24		
1444	U.S. BANK (VISA)	921642501050	18926	AMAZON.COM, STAPLES FOR TREATMENT PLANT, C.PATON, SEPT.'24- P.I	09/06/2024	2.34	.00	25-6165 OFFICE SUPPLIES	0	10/24		
Total 92164250105063487863:						14.66	.00					
1444	U.S. BANK (VISA)	921642511057	18926	AMAZON.COM, PENS, SQWINCHER STIKS AND HOT CHOCOLATE FOR TREATMENT PLANT, C.PATON, SEPT.'24, FY 24-WATER	09/07/2024	87.41	.00	20-6165 OFFICE SUPPLIES	0	10/24		

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1444	U.S. BANK (VISA)	921642511057	18926	AMAZON.COM, PENS, SQWINCHER STIKS AND HOT CHOCOLATE FOR TREATMENT PLANT, C.PATON, SEPT.'24, FY 24- P.I	09/07/2024	33.29	.00	25-6165 OFFICE SUPPLIES	0	10/24		
1444	U.S. BANK (VISA)	921642511057	18926	AMAZON.COM, PENS, SQWINCHER STIKS AND HOT CHOCOLATE FOR TREATMENT PLANT, C.PATON, SEPT.'24, FY 24- SEWER	09/07/2024	87.41	.00	21-6165 OFFICE SUPPLIES	0	10/24		
Total 92164251105755732609:						208.11	.00					
1444	U.S. BANK (VISA)	921642550000	18958	TIMBERCREEK RECYCLING, TREE WASTE DROP OFF, J. PEREZ, SEPT '24- FY 24	09/11/2024	30.20	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/24		
Total 92164255000021933172:						30.20	.00					
1444	U.S. BANK (VISA)	921642581011	18988	AMAZON, PLASTIC COMB BINDINGS FOR TREATMENT PLANT, D. CROSSLEY, SEPT. 24, FY 24- WATER	09/14/2024	5.13	.00	20-6165 OFFICE SUPPLIES	0	10/24		
1444	U.S. BANK (VISA)	921642581011	18988	AMAZON, PLASTIC COMB BINDINGS FOR TREATMENT PLANT, D. CROSSLEY, SEPT. 24, FY 24- SEWER	09/14/2024	5.13	.00	21-6165 OFFICE SUPPLIES	0	10/24		
1444	U.S. BANK (VISA)	921642581011	18988	AMAZON, PLASTIC COMB BINDINGS FOR TREATMENT PLANT, D. CROSSLEY, SEPT. 24, FY 24-P.I	09/14/2024	1.95	.00	25-6165 OFFICE SUPPLIES	0	10/24		
Total 92164258101136674712:						12.21	.00					
1444	U.S. BANK (VISA)	921642581015	18983	AMAZON, COFFEE FOR P&Z, T. IRISH, SEPT. 24- FY 24	09/14/2024	35.99	.00	01-6165 OFFICE SUPPLIES	1003	10/24		
Total 92164258101518213899:						35.99	.00					

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1444	U.S. BANK (VISA)	921642601031	18986	<u>AMAZON, LIGHT BULBS FOR TREATMENT PLANT LAB. J. LORENTZ, SEPT. 24- FY 24</u>	09/16/2024	146.99	.00	<u>21-6140_MAINT &amp; REPAIR BUILDING</u>	0	10/24		
Total 92164260103141353056:						146.99	.00					
1444	U.S. BANK (VISA)	921642611039	18967	<u>AMAZON, FILE BASKETS FOR BUILDING DEPT. A. WELKER, SEPT '24- FY 24</u>	09/17/2024	98.94	.00	<u>01-6165_OFFICE SUPPLIES</u>	1005	10/24		
Total 92164261103922131092:						98.94	.00					
1444	U.S. BANK (VISA)	921642611041	18988	<u>AMAZON, BINDERS FOR TREATMENT PLANT, D. CROSSLEY, SEPT. 24- WATER- FY 24</u>	09/17/2024	26.14	.00	<u>20-6165_OFFICE SUPPLIES</u>	0	10/24		
1444	U.S. BANK (VISA)	921642611041	18988	<u>AMAZON, BINDERS FOR TREATMENT PLANT, D. CROSSLEY, SEPT. 24- SEWER- FY 24</u>	09/17/2024	26.14	.00	<u>21-6165_OFFICE SUPPLIES</u>	0	10/24		
1444	U.S. BANK (VISA)	921642611041	18988	<u>AMAZON, BINDERS FOR TREATMENT PLANT, D. CROSSLEY, SEPT. 24- P.I- FY 24</u>	09/17/2024	9.96	.00	<u>25-6165_OFFICE SUPPLIES</u>	0	10/24		
Total 92164261104156051196:						62.24	.00					
1444	U.S. BANK (VISA)	921642611042	18946	<u>AMAZON, HYDRAULIC FILTERS FOR SEWER DEPT. D. CROSSELY, SEPT. 24- FY 24</u>	09/17/2024	46.57	.00	<u>21-6150_M &amp; R - SYSTEM</u>	0	10/24		
Total 92164261104243549921:						46.57	.00					
1444	U.S. BANK (VISA)	921642611042	18946	<u>AMAZON, HYDRAULIC FILTERS (X2) FOR SEWER DEPT. D. CROSSELY, SEPT. 24- FY 24</u>	09/17/2024	79.19	.00	<u>21-6150_M &amp; R - SYSTEM</u>	0	10/24		
Total 92164261104253742325:						79.19	.00					

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1444	U.S. BANK (VISA)	921642631052	19024	AMAZON, REPLACEMENT BATTERIES FOR ALARM AT CITY HALL, J. LORENTZ, SEPT. 24- ADMIN- FY 24	09/19/2024	10.24	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	10/24		
1444	U.S. BANK (VISA)	921642631052	19024	AMAZON, REPLACEMENT BATTERIES FOR ALARM AT CITY HALL, J. LORENTZ, SEPT. 24- WATER- FY 24	09/19/2024	7.00	.00	20-6150 M & R - SYSTEM	0	10/24		
1444	U.S. BANK (VISA)	921642631052	19024	AMAZON, REPLACEMENT BATTERIES FOR ALARM AT CITY HALL, J. LORENTZ, SEPT. 24- SEWER- FY 24	09/19/2024	7.00	.00	21-6150 M & R - SYSTEM	0	10/24		
1444	U.S. BANK (VISA)	921642631052	19024	AMAZON, REPLACEMENT BATTERIES FOR ALARM AT CITY HALL, J. LORENTZ, SEPT. 24-P.I- FY 24	09/19/2024	2.70	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	10/24		
Total 92164263105266652599:						26.94	.00					
1444	U.S. BANK (VISA)	921642631053	19021	AMAZON, DESK CALENDAR, A. BILLINGS, SEPT. 24- FY 24	09/19/2024	10.02	.00	01-6165 OFFICE SUPPLIES	1004	10/24		
1444	U.S. BANK (VISA)	921642631053	19021	AMAZON, FOAMING CLEANER, A. BILLINGS, SEPT. 24- FY 24	09/19/2024	43.68	.00	01-6025 JANITORIAL	1004	10/24		
Total 92164263105352498204:						53.70	.00					
1444	U.S. BANK (VISA)	921642631054	19017	AMAZON, BATTERIES FOR REMOTE GATE OPENER, D. CROSSLEY, SEPT. 24- WATER- FY 24	09/19/2024	9.51	.00	20-6165 OFFICE SUPPLIES	0	10/24		
1444	U.S. BANK (VISA)	921642631054	19017	AMAZON, BATTERIES FOR REMOTE GATE OPENER, D. CROSSLEY, SEPT. 24- SEWER- FY 24	09/19/2024	9.51	.00	21-6165 OFFICE SUPPLIES	0	10/24		
1444	U.S. BANK (VISA)	921642631054	19017	AMAZON, BATTERIES FOR REMOTE GATE OPENER, D. CROSSLEY, SEPT. 24-P.I- FY 24	09/19/2024	3.63	.00	25-6165 OFFICE SUPPLIES	0	10/24		

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Total 92164263105416569727:						22.65	.00					
1444	U.S. BANK (VISA)	921642631058	19000	<u>AMAZON, DUFFEL BAGS, HEAD LAMPS AND EAR MUFFS FOR SEWER DEPT. D. CROSSELY, SEPT. 24- FY 24</u>	09/19/2024	111.22	.00	21-6150 M & R - SYSTEM	0	10/24		
Total 92164263105832774737:						111.22	.00					
1444	U.S. BANK (VISA)	921642641060	19021	<u>AMAZON, LAMINATING POUCHES, SCISSORS, AND DESK CALENDAR, A. BILLINGS, SEPT 24- FY 24</u>	09/19/2024	39.98	.00	01-6165 OFFICE SUPPLIES	1004	10/24		
Total 92164264106078482836:						39.98	.00					
1444	U.S. BANK (VISA)	921642651074	18945	<u>AMAZON, LITHIUM ION BATTERIES FOR D. ABBOTT, A. BILLINGS, SEPT 24- FY 24</u>	09/21/2024	130.99	.00	01-6175 SMALL TOOLS	1004	10/24		
Total 92164265107470788308:						130.99	.00					
1444	U.S. BANK (VISA)	921642671090	19017	<u>AMAZON, SILVER WARE FOR THE PLANT, D. CROSSELY, SEPT. 24- WATER- FY 24</u>	09/23/2024	11.75	.00	20-6165 OFFICE SUPPLIES	0	10/24		
1444	U.S. BANK (VISA)	921642671090	19017	<u>AMAZON, SILVER WARE FOR THE PLANT, D. CROSSELY, SEPT. 24- SEWER- FY 24</u>	09/23/2024	11.75	.00	21-6165 OFFICE SUPPLIES	0	10/24		
1444	U.S. BANK (VISA)	921642671090	19017	<u>AMAZON, SILVER WARE FOR THE PLANT, D. CROSSELY, SEPT. 24- P.I- FY 24</u>	09/23/2024	4.48	.00	25-6165 OFFICE SUPPLIES	0	10/24		
Total 92164267109010518268:						27.98	.00					
1444	U.S. BANK (VISA)	921642671090	19022	<u>AMAZON, JUMP BOXES (X3) FOR SEWER VEHICLES, D. CROSSLEY, SEPT. 24- FY 24</u>	09/23/2024	1,061.37	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/24		



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				<u>FY'24- ADMIN</u>	09/25/2024	82.00	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/24		
2065	ULINE INC	183557109	19078	<u>WHITE T-SHIRT RAGS FOR FLEET SHOP, M.WEBB, SEPT. FY'24- WATER</u>	09/25/2024	32.80	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/24		
2065	ULINE INC	183557109	19078	<u>WHITE T-SHIRT RAGS FOR FLEET SHOP, M.WEBB, SEPT. FY'24- SEWER</u>	09/25/2024	32.80	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/24		
2065	ULINE INC	183557109		<u>WHITE T-SHIRT RAGS FOR FLEET SHOP, M.WEBB, SEPT. FY'24- P.I</u>	09/25/2024	16.40	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	10/24		
Total 183557109:						5,018.00	.00					
2065	ULINE INC	183557553	19078	<u>GLOVES AND HOT HANDS, M. WEBB, SEPT. FY'24</u>	09/25/2024	865.50	.00	<u>01-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	1004	10/24		
2065	ULINE INC	183557553	19078	<u>TOILET PAPER AND TRASH BAG LINERS, M.WEBB, SEPT. FY'24</u>	09/25/2024	1,260.00	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	10/24		
2065	ULINE INC	183557553		<u>DRY ERASE BOARD AND DRY ERASER BOARD CLEANER, M. WEBB, SEPT. FY'24</u>	09/25/2024	33.75	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	10/24		
2065	ULINE INC	183557553		<u>BOOK CASE FOR PARKS OFFICE, M. WEBB, SEPT. FY'24</u>	09/25/2024	375.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	10/24		
Total 183557553:						2,534.25	.00					
2065	ULINE INC	183651595	19102	<u>PAPER TOWELS, TOILET BOWL CLEANER, MULTI-PURPOSE CLEANER AND MOP HEAD FOR PARKS RESTROOM, J. LORENTZ, SEPT. 24</u>	09/27/2024	581.20	.00	<u>01-6025 JANITORIAL</u>	1004	10/24		
Total 183651595:						581.20	.00					



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				<u>09/01-09/30/24, ZAMZOWS PARK, FY 24</u>	09/30/2024	222.00	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	10/24		
				Total INV-4825315:		222.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4826779		<u>STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 09/01-09/30/24-STROEBEL PARK, FY 24</u>	09/30/2024	111.00	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	10/24		
				Total INV-4826779:		111.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4827723		<u>STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 09/01-09/30/24-SHORTLINE, FY 24</u>	09/30/2024	111.00	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	10/24		
				Total INV-4827723:		111.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4842516		<u>STANDARD PORTABLE RESTROOM RENTAL, BI-WEEKLY SERVICE, 09/09-10/06/24- CITY FARM, FY 24</u>	10/06/2024	61.00	.00	<u>21-6090 FARM EXPENDITURES</u>	0	10/24		
				Total INV-4842516:		61.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4842606		<u>ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 09/09-10/06/24- THE FARM PARK, FY 24</u>	10/06/2024	111.00	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	10/24		
				Total INV-4842606:		111.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4842673		<u>ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 09/09-10/06/24- SEGO PRAIRIE, FY24</u>	10/06/2024	111.00	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	10/24		
				Total INV-4842673:		111.00	.00					

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2124	UNITED SITE SERVICES OF NEVADA INC	INV-4842909		<u>ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 09/09-10/06/24- ARBOR RIDGE, FY 24</u>	10/06/2024	111.00	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	10/24		
Total INV-4842909:						111.00	.00					
Total UNITED SITE SERVICES OF NEVADA INC:						2,043.00	650.00					
<b>UNIVAR SOLUTIONS USA, INC.</b>												
1410	UNIVAR SOLUTIONS USA, INC.	52431265	18990	<u>43,340 LBS OF ALUM. M. NADEAU, SEPT. FY 24</u>	09/17/2024	11,129.71	.00	<u>21-6151 M &amp; R - PROCESS CHEMICALS</u>	0	10/24		
Total 52431265:						11,129.71	.00					
Total UNIVAR SOLUTIONS USA, INC.:						11,129.71	.00					
<b>UTILITY REFUND #17</b>												
2286	UTILITY REFUND #17	10950.02		<u>JD FERGUSON CO INC, 247 E 3RD ST UTILITY REFUND - WATER</u>	10/03/2024	218.64	.00	<u>20-4500 METERED WATER SALES</u>	0	10/24		
2286	UTILITY REFUND #17	10950.02		<u>JD FERGUSON CO INC, 247 E 3RD ST UTILITY REFUND - SEWER</u>	10/03/2024	56.47	.00	<u>21-4600 SEWER USER FEES</u>	0	10/24		
2286	UTILITY REFUND #17	10950.02		<u>JD FERGUSON CO INC, 247 E 3RD ST UTILITY REFUND - TRASH</u>	10/03/2024	118.73	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/24		
Total 10950.02:						393.84	.00					
2286	UTILITY REFUND #17	123005.00		<u>CBH, 1475 N GREEN EMERALD WAY UTILITY REFUND - WATER</u>	09/23/2024	75.74	.00	<u>20-4500 METERED WATER SALES</u>	0	10/24		
2286	UTILITY REFUND #17	123005.00		<u>CBH, 1475 N GREEN EMERALD WAY UTILITY REFUND - SEWER</u>	09/23/2024	49.77	.00	<u>21-4600 SEWER USER FEES</u>	0	10/24		
Total 123005.00:						125.51	.00					

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2286	UTILITY REFUND #17	150380.05		<u>KATIE BERG, 1383 N TUMBLER DR UTILITY REFUND - WATER</u>	09/26/2024	23.09	.00	<u>20-4500 METERED WATER SALES</u>	0	10/24		
2286	UTILITY REFUND #17	150380.05		<u>KATIE BERG, 1383 N TUMBLER DR UTILITY REFUND - SEWER</u>	09/26/2024	44.46	.00	<u>21-4600 SEWER USER FEES</u>	0	10/24		
2286	UTILITY REFUND #17	150380.05		<u>KATIE BERG, 1383 N TUMBLER DR UTILITY REFUND - TRASH</u>	09/26/2024	33.36	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/24		
Total 150380.05:						100.91	.00					
2286	UTILITY REFUND #17	151130.04		<u>MICHAEL RYCKMAN, 523 W TERN DR UTILITY REFUND - WATER</u>	09/26/2024	36.14	.00	<u>20-4500 METERED WATER SALES</u>	0	10/24		
2286	UTILITY REFUND #17	151130.04		<u>MICHAEL RYCKMAN, 523 W TERN DR UTILITY REFUND - SEWER</u>	09/26/2024	64.62	.00	<u>21-4600 SEWER USER FEES</u>	0	10/24		
2286	UTILITY REFUND #17	151130.04		<u>MICHAEL RYCKMAN, 523 W TERN DR UTILITY REFUND - TRASH</u>	09/26/2024	39.96	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/24		
Total 151130.04:						140.72	.00					
2286	UTILITY REFUND #17	173275.03		<u>HEATHER CAMPBELL, 565 S ROCKER AVE UTILITY REFUND - WATER</u>	10/03/2024	3.13	.00	<u>20-4500 METERED WATER SALES</u>	0	10/24		
2286	UTILITY REFUND #17	173275.03		<u>HEATHER CAMPBELL, 565 S ROCKER AVE UTILITY REFUND - SEWER</u>	10/03/2024	6.00	.00	<u>21-4600 SEWER USER FEES</u>	0	10/24		
2286	UTILITY REFUND #17	173275.03		<u>HEATHER CAMPBELL, 565 S ROCKER AVE UTILITY REFUND - TRASH</u>	10/03/2024	3.90	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/24		
Total 173275.03:						13.03	.00					
2286	UTILITY REFUND #17	173520.03		<u>TIMOTHY DUNCAN, 1905 W STONY DESERT ST UTILITY REFUND - WATER</u>	10/07/2024	32.92	.00	<u>20-4500 METERED WATER SALES</u>	0	10/24		



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				<u>REFUND - SEWER</u>	09/23/2024	37.81	.00	<u>21-4600 SEWER USER FEES</u>	0	10/24		
Total 242514.00:						70.76	.00					
2286	UTILITY REFUND #17	250615.01		<u>AVERY C NICKOLAS, 157 W TEHUTI CT UTILITY REFUND - WATER</u>	09/26/2024	5.92	.00	<u>20-4500 METERED WATER SALES</u>	0	10/24		
2286	UTILITY REFUND #17	250615.01		<u>AVERY C NICKOLAS, 157 W TEHUTI CT UTILITY REFUND - SEWER</u>	09/26/2024	16.18	.00	<u>21-4600 SEWER USER FEES</u>	0	10/24		
2286	UTILITY REFUND #17	250615.01		<u>AVERY C NICKOLAS, 157 W TEHUTI CT UTILITY REFUND - TRASH</u>	09/26/2024	9.40	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/24		
Total 250615.01:						31.50	.00					
2286	UTILITY REFUND #17	268346.01		<u>TRAVIS W WATERS, 1678 N THISTLE DR UTILITY REFUND - WATER</u>	10/04/2024	23.13	.00	<u>20-4500 METERED WATER SALES</u>	0	10/24		
2286	UTILITY REFUND #17	268346.01		<u>TRAVIS W WATERS, 1678 N THISTLE DR UTILITY REFUND - SEWER</u>	10/04/2024	42.28	.00	<u>21-4600 SEWER USER FEES</u>	0	10/24		
2286	UTILITY REFUND #17	268346.01		<u>TRAVIS W WATERS, 1678 N THISTLE DR UTILITY REFUND - TRASH</u>	10/04/2024	27.74	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/24		
Total 268346.01:						93.15	.00					
2286	UTILITY REFUND #17	274375.03		<u>WALNUT CREEK TOWNHOUSES LLC, 2525 N BLUEBLOSSOM DR UTILITY REFUND - WATER</u>	10/03/2024	41.03	.00	<u>20-4500 METERED WATER SALES</u>	0	10/24		
2286	UTILITY REFUND #17	274375.03		<u>WALNUT CREEK TOWNHOUSES LLC, 2525 N BLUEBLOSSOM DR UTILITY REFUND - SEWER</u>	10/03/2024	65.52	.00	<u>21-4600 SEWER USER FEES</u>	0	10/24		

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2286	UTILITY REFUND #17	274375.03		<u>WALNUT CREEK TOWNHOUSES LLC, 2525 N BLUEBLOSSOM DR UTILITY REFUND - TRASH</u>	10/03/2024	28.02	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/24		
Total 274375.03:						134.57	.00					
2286	UTILITY REFUND #17	277755.00		<u>CBH, 648 W SCREECH OWL DR UTILITY REFUND - WATER</u>	09/23/2024	34.99	.00	<u>20-4500 METERED WATER SALES</u>	0	10/24		
2286	UTILITY REFUND #17	277755.00		<u>CBH, 648 W SCREECH OWL DR UTILITY REFUND - SEWER</u>	09/23/2024	27.38	.00	<u>21-4600 SEWER USER FEES</u>	0	10/24		
Total 277755.00:						62.37	.00					
2286	UTILITY REFUND #17	277761.00		<u>CBH, 673 W SMOKY QUARTZ ST UTILITY REFUND - WATER</u>	09/23/2024	66.67	.00	<u>20-4500 METERED WATER SALES</u>	0	10/24		
2286	UTILITY REFUND #17	277761.00		<u>CBH, 673 W SMOKY QUARTZ ST UTILITY REFUND - SEWER</u>	09/23/2024	52.89	.00	<u>21-4600 SEWER USER FEES</u>	0	10/24		
Total 277761.00:						119.56	.00					
2286	UTILITY REFUND #17	277786.00		<u>CBH, 627 W SCREECH OWL DR UTILITY REFUND - WATER</u>	09/23/2024	77.84	.00	<u>20-4500 METERED WATER SALES</u>	0	10/24		
2286	UTILITY REFUND #17	277786.00		<u>CBH, 627 W SCREECH OWL DR UTILITY REFUND - SEWER</u>	09/23/2024	51.64	.00	<u>21-4600 SEWER USER FEES</u>	0	10/24		
Total 277786.00:						129.48	.00					
2286	UTILITY REFUND #17	277787.00		<u>CBH, 605 W SCREECH OWL DR UTILITY REFUND - WATER</u>	09/03/2024	92.80	.00	<u>20-4500 METERED WATER SALES</u>	0	10/24		
2286	UTILITY REFUND #17	277787.00		<u>CBH, 605 W SCREECH OWL DR UTILITY REFUND - SEWER</u>	09/03/2024	25.97	.00	<u>21-4600 SEWER USER FEES</u>	0	10/24		
Total 277787.00:						118.77	.00					

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2286	UTILITY REFUND #17	281517.01		<u>MERIDIAN INDEMNITY INC.</u> <u>1447 W FLUORITE ST UTILITY</u> <u>REFUND - WATER</u>	10/03/2024	24.70	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	10/24		
2286	UTILITY REFUND #17	281517.01		<u>MERIDIAN INDEMNITY INC.</u> <u>1447 W FLUORITE ST UTILITY</u> <u>REFUND - SEWER</u>	10/03/2024	34.81	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	10/24		
Total 281517.01:						59.51	.00					
2286	UTILITY REFUND #17	292205.00		<u>CBH. 2192 W ARYA ST UTILITY</u> <u>REFUND - WATER</u>	09/04/2024	89.75	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	10/24		
2286	UTILITY REFUND #17	292205.00		<u>CBH. 2192 W ARYA ST UTILITY</u> <u>REFUND - SEWER</u>	09/04/2024	34.81	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	10/24		
Total 292205.00:						124.56	.00					
2286	UTILITY REFUND #17	293291.00		<u>CBH. 6609 S MEMORY WAY</u> <u>UTILITY REFUND - WATER</u>	09/03/2024	93.71	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	10/24		
2286	UTILITY REFUND #17	293291.00		<u>CBH. 6609 S MEMORY WAY</u> <u>UTILITY REFUND - SEWER</u>	09/03/2024	44.22	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	10/24		
Total 293291.00:						137.93	.00					
2286	UTILITY REFUND #17	293309.00		<u>CBH. 6810 S DEDICATION WAY</u> <u>UTILITY REFUND - WATER</u>	09/09/2024	65.32	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	10/24		
2286	UTILITY REFUND #17	293309.00		<u>CBH. 6810 S DEDICATION WAY</u> <u>UTILITY REFUND - SEWER</u>	09/09/2024	3.58	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	10/24		
Total 293309.00:						68.90	.00					
2286	UTILITY REFUND #17	301018.02		<u>JOSEPH B WHEATLEY, 1241 E</u> <u>WHITBECK DR UTILITY</u> <u>REFUND - WATER</u>	10/03/2024	28.92	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	10/24		
2286	UTILITY REFUND #17	301018.02		<u>JOSEPH B WHEATLEY, 1241 E</u> <u>WHITBECK DR UTILITY</u> <u>REFUND - SEWER</u>	10/03/2024	49.01	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	10/24		

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2286	UTILITY REFUND #17	301018.02		<u>JOSEPH B WHEATLEY, 1241 E WHITBECK DR UTILITY REFUND - TRASH</u>	10/03/2024	33.58	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/24		
Total 301018.02:						111.51	.00					
2286	UTILITY REFUND #17	302649.01		<u>JEFFREY DONALD HOLT, 1080 E VIEDMA ST UTILITY REFUND - WATER</u>	09/26/2024	3.41	.00	<u>20-4500 METERED WATER SALES</u>	0	10/24		
2286	UTILITY REFUND #17	302649.01		<u>JEFFREY DONALD HOLT, 1080 E VIEDMA ST UTILITY REFUND - SEWER</u>	09/26/2024	7.60	.00	<u>21-4600 SEWER USER FEES</u>	0	10/24		
2286	UTILITY REFUND #17	302649.01		<u>JEFFREY DONALD HOLT, 1080 E VIEDMA ST UTILITY REFUND - TRASH</u>	09/26/2024	4.81	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/24		
Total 302649.01:						15.82	.00					
2286	UTILITY REFUND #17	303028.02		<u>MAT GIBBER, 974 E FIRESTONE DR UTILITY REFUND - WATER</u>	10/03/2024	54.26	.00	<u>20-4500 METERED WATER SALES</u>	0	10/24		
2286	UTILITY REFUND #17	303028.02		<u>MAT GIBBER, 974 E FIRESTONE DR UTILITY REFUND - SEWER</u>	10/03/2024	96.61	.00	<u>21-4600 SEWER USER FEES</u>	0	10/24		
2286	UTILITY REFUND #17	303028.02		<u>MAT GIBBER, 974 E FIRESTONE DR UTILITY REFUND - TRASH</u>	10/03/2024	62.00	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/24		
Total 303028.02:						212.87	.00					
2286	UTILITY REFUND #17	304610.00		<u>CBH, 2772 E BUCKAROO DR UTILITY REFUND - WATER</u>	09/17/2024	69.56	.00	<u>20-4500 METERED WATER SALES</u>	0	10/24		
2286	UTILITY REFUND #17	304610.00		<u>CBH, 2772 E BUCKAROO DR UTILITY REFUND - SEWER</u>	09/17/2024	.60	.00	<u>21-4600 SEWER USER FEES</u>	0	10/24		
Total 304610.00:						70.16	.00					
2286	UTILITY REFUND #17	304616.00		<u>CBH, 2639 E BUCKAROO DR UTILITY REFUND - WATER</u>	09/23/2024	51.65	.00	<u>20-4500 METERED WATER SALES</u>	0	10/24		

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2286	UTILITY REFUND #17	304616.00		<u>CBH, 2639 E BUCKAROO DR UTILITY REFUND - SEWER</u>	09/23/2024	58.73	.00	<u>21-4600 SEWER USER FEES</u>	0	10/24		
Total 304616.00:						110.38	.00					
2286	UTILITY REFUND #17	304647.00		<u>CBH, 2599 E WHISPER WIND DR UTILITY REFUND - WATER</u>	09/23/2024	63.37	.00	<u>20-4500 METERED WATER SALES</u>	0	10/24		
2286	UTILITY REFUND #17	304647.00		<u>CBH, 2599 E WHISPER WIND DR UTILITY REFUND - SEWER</u>	09/23/2024	66.11	.00	<u>21-4600 SEWER USER FEES</u>	0	10/24		
Total 304647.00:						129.48	.00					
2286	UTILITY REFUND #17	311020.00		<u>TOLL BROS INC, 1362 W CHILITNA ST UTILITY REFUND - WATER</u>	09/23/2024	101.41	.00	<u>20-4500 METERED WATER SALES</u>	0	10/24		
2286	UTILITY REFUND #17	311020.00		<u>TOLL BROS INC, 1362 W CHILITNA ST UTILITY REFUND - SEWER</u>	09/23/2024	-61.36	.00	<u>21-4600 SEWER USER FEES</u>	0	10/24		
Total 311020.00:						40.05	.00					
2286	UTILITY REFUND #17	32040.02		<u>SAUNDRA LEEANN DAVIS, 1132 WASHWOOD CT UTILITY REFUND - WATER</u>	10/07/2024	95.75	.00	<u>20-4500 METERED WATER SALES</u>	0	10/24		
Total 32040.02:						95.75	.00					
2286	UTILITY REFUND #17	330014.01		<u>ILYAA IVANCHENKO, 965 E BUCK DR UTILITY REFUND - WATER</u>	10/03/2024	27.62	.00	<u>20-4500 METERED WATER SALES</u>	0	10/24		
2286	UTILITY REFUND #17	330014.01		<u>ILYAA IVANCHENKO, 965 E BUCK DR UTILITY REFUND - SEWER</u>	10/03/2024	50.06	.00	<u>21-4600 SEWER USER FEES</u>	0	10/24		
2286	UTILITY REFUND #17	330014.01		<u>ILYAA IVANCHENKO, 965 E BUCK DR UTILITY REFUND - TRASH</u>	10/03/2024	31.64	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/24		



City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				<u>REFUND - SEWER</u>	09/13/2024	48.84	.00	<u>21-4600 SEWER USER FEES</u>	0	10/24		
Total 360164.00:						131.71	.00					
2286	UTILITY REFUND #17	361523.00		<u>TH CONSTRUCTION LLC, 11207 S YEOMAN PL UTILITY REFUND - WATER</u>	09/23/2024	23.38	.00	<u>20-4500 METERED WATER SALES</u>	0	10/24		
2286	UTILITY REFUND #17	361523.00		<u>TH CONSTRUCTION LLC, 11207 S YEOMAN PL UTILITY REFUND - SEWER</u>	09/23/2024	48.47	.00	<u>21-4600 SEWER USER FEES</u>	0	10/24		
Total 361523.00:						71.85	.00					
Total UTILITY REFUND #17:						3,678.13	.00					
<b>UTILITY TRAILER SALES OF IDAHO, INC.</b>												
1641	UTILITY TRAILER SALES OF IDAHO, INC.	105783PB	19154	<u>LIGHTS FOR FLEET SHOP SUPPLIES, J. DURHAM, OCT. 24 - ADMIN</u>	10/04/2024	246.78	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/24		
1641	UTILITY TRAILER SALES OF IDAHO, INC.	105783PB	19154	<u>LIGHTS FOR FLEET SHOP SUPPLIES, J. DURHAM, OCT. 24 - WATER</u>	10/04/2024	98.71	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/24		
1641	UTILITY TRAILER SALES OF IDAHO, INC.	105783PB	19154	<u>LIGHTS FOR FLEET SHOP SUPPLIES, J. DURHAM, OCT. 24 - SEWER</u>	10/04/2024	98.71	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/24		
1641	UTILITY TRAILER SALES OF IDAHO, INC.	105783PB	19154	<u>LIGHTS FOR FLEET SHOP SUPPLIES, J. DURHAM, OCT. 24 - P.I</u>	10/04/2024	49.36	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	10/24		
Total 105783PB:						493.56	.00					
Total UTILITY TRAILER SALES OF IDAHO, INC.:						493.56	.00					
<b>WESTERN STATES EQUIPMENT CO.</b>												
98	WESTERN STATES EQUIPMENT CO.	IN002945498		<u>GENERATOR REPAIRS AT TEN MILE LIFT STATION</u>	10/02/2024	629.05	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/24		

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 IN002945498:						629.05	.00					
Total WESTERN STATES EQUIPMENT CO.:						629.05	.00					
<b>WEX FLEET UNIVERSAL</b>												
2160	WEX FLEET UNIVERSAL	99961583		<u>FUEL, SEPT' FY 24- ADMIN</u>	09/30/2024	2.12	2.12	01-6300 FUEL	0	10/24	10/04/2024	
2160	WEX FLEET UNIVERSAL	99961583		<u>FUEL, SEPT' FY 24- P&amp;Z</u>	09/30/2024	.76	.76	01-6300 FUEL	1003	10/24	10/04/2024	
2160	WEX FLEET UNIVERSAL	99961583		<u>FUEL, SEPT' FY 24- PARKS</u>	09/30/2024	21.65	21.65	01-6300 FUEL	1004	10/24	10/04/2024	
2160	WEX FLEET UNIVERSAL	99961583		<u>FUEL, SEPT' FY 24- WATER</u>	09/30/2024	6.49	6.49	20-6300 FUEL	0	10/24	10/04/2024	
2160	WEX FLEET UNIVERSAL	99961583		<u>FUEL, SEPT' FY 24- SEWER</u>	09/30/2024	6.49	6.49	21-6300 FUEL	0	10/24	10/04/2024	
2160	WEX FLEET UNIVERSAL	99961583		<u>FUEL, SEPT' FY 24- P.I</u>	09/30/2024	3.01	3.01	25-6300 FUEL	0	10/24	10/04/2024	
2160	WEX FLEET UNIVERSAL	99961583		<u>NON FUEL CAR WASH, CITY HALL CAR SEPT 'FY24- ADMIN</u>	09/30/2024	3.04	3.04	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/24	10/04/2024	
2160	WEX FLEET UNIVERSAL	99961583		<u>NON FUEL CAR WASH, CITY HALL CAR SEPT 'FY24- WATER</u>	09/30/2024	2.08	2.08	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/24	10/04/2024	
2160	WEX FLEET UNIVERSAL	99961583		<u>NON FUEL CAR WASH, CITY HALL CAR SEPT 'FY24- SEWER</u>	09/30/2024	2.08	2.08	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/24	10/04/2024	
2160	WEX FLEET UNIVERSAL	99961583		<u>NON FUEL CAR WASH, CITY HALL CAR SEPT 'FY24- P.I</u>	09/30/2024	.80	.80	25-6305 VEHICLE MAINTENANCE & REPAIR	0	10/24	10/04/2024	
2160	WEX FLEET UNIVERSAL	99961583		<u>NON FUEL CAR WASH, PUBLIC WORKS SEPT 'FY24- WATER</u>	09/30/2024	5.04	5.04	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/24	10/04/2024	
2160	WEX FLEET UNIVERSAL	99961583		<u>NON FUEL CAR WASH, PUBLIC WORKS SEPT '24- SEWER</u>	09/30/2024	5.04	5.04	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/24	10/04/2024	
2160	WEX FLEET UNIVERSAL	99961583		<u>NON FUEL CAR WASH, PUBLIC WORKS SEPT 'FY24- P.I</u>	09/30/2024	1.92	1.92	25-6305 VEHICLE MAINTENANCE & REPAIR	0	10/24	10/04/2024	

City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2160	WEX FLEET UNIVERSAL	99961583		<u>NON FUEL CAR WASH, PARKS CAR SEPT FY24</u>	09/30/2024	12.00	12.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	1004	10/24	10/04/2024	
Total 99961583:						72.52	72.52					
Total WEX FLEET UNIVERSAL:						72.52	72.52					
Grand Totals:						1,487,453.63	920,934.87					

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

## CASE NO. 24-14-FP

# FALCON CREST NO. 8, FINAL PLAT

Planner: Troy Behunin, [TBehuninn@kunaid.gov](mailto:TBehuninn@kunaid.gov), 208-922.5274

**ALL APPLICATION MATERIALS: [24-14-FP,](#)  
[FALCON CREST NO. 8 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.



**CITY OF KUNA:  
CITY COUNCIL  
STAFF MEMO**

## City of Kuna Council Staff Memo

Entitlements Requested:	<b>Final Plat</b>	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
<b>Title:</b>	Falcon Crest Sub. No. 8	<b>Application Number:</b>		24-14-FP			
<b>Date:</b>	10/15/2024	<b>Staff Contact:</b>		Troy Behunin			
<b>Owner/Applicant:</b>	M3 ID Falcon Crest, LLC - Owner	<b>Applicant Contact:</b>		MTate@m3companiesllc.com			
<b>Representative:</b>	Matt Day – JUB Engineers, Inc.	<b>Representative Contact:</b>		mday@jub.com			

### Purpose

Applicant requests Final Plat approval for approx. 15.23 acres within an existing R-6 zone; and requests approval in order to subdivide the site into 64 single-family lots, 10 common lots and two (2) private Road lots. The site is located near the northeast corner of Cloverdale and Kuna Roads (APN, S1422336650).

This Final Plat request is a part of the overall Falcon Crest Master Planned Community.

### Statement of Fact

<b>Parcel Number(s):</b>	S1422336650
<b>Future Land Use Map Designation:</b>	Medium Density Residential
<b>Existing Land Use:</b>	Agriculture and Golf Course
<b>Current Zoning:</b>	R-6, Medium Density Residential – Kuna City
<b>Proposed Zoning:</b>	R-6, Medium Density Residential
<b>Development Area:</b>	15.23 Acres
<b>Adjacent Zoning Districts:</b>	<b>North:</b> R-6 (Medium Residential); <b>East:</b> R-6 & R-12 (Medium & High Residential); <b>South:</b> RR (Rural Residential-County); <b>West:</b> R-6 (Medium Residential),
<b>Adjacent Street(s) Existing &amp; Proposed:</b>	<b>North:</b> Maygrass Ln.; <b>East:</b> Nothing; <b>South:</b> Kuna Rd. (Existing); <b>West:</b> United Ln. (Existing)
<b>Internal Street(s) Existing &amp; Proposed:</b>	Private Streets (Proposed) W Anthos Ln., S Maygrsass Ln., S Prowess Apple Ln., S Tenacity Ln., S ocotillo Ln., W Defiance Ln., and W United Ln.
<b>Adjacent Bike/Pedestrian Facilities:</b>	Existing Pedestrian & Bike Paths exist throughout the Planned Unit Development
<b>Adjacent Parks:</b>	Golf Course
<b>Land Dedication Requirements:</b>	N/A

### Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Medium Density Residential, the existing zone is a City of Kuna Zone; R-6 (Medium Density Residential). The proposed zoning and land use for the subject site agrees with the Future Land Use Map (FLUM) of the City of Kuna.

### Recommended Conditions of Approval

1. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to provide public access to the site as this project will have internal private streets, as detailed in the Ada County Highway District staff report.
2. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
3. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 5-9-308.
4. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot.
5. Fencing within and around the site shall comply with KCC 5-5-5 (unless specifically approved otherwise and permitted).
6. All required landscaping shall be permanently maintained in a healthy condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
7. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
8. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in KCC 5-10.
9. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.
10. Develop/Owner/Applicant is hereby notified this project is subject to Design Review inspections and fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
11. 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 5-9-402-B-22.
12. Connection to City Services (Sewer and Water) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
13. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
14. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
15. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties

16. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over 12 inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
17. Upon City Council's approval, no revisions shall be made to the 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.
18. Correct and verified as-built (record drawings) drawings shall be required before occupancy or Final Plat approval by City Engineer is granted.
19. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
20. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

**CASE NO. 24-13-FP**

**VALOR GOLF VILLAGE NO. 3,  
FINAL PLAT**

Planner: Troy Behunin, [TBehuninn@kunaid.gov](mailto:TBehuninn@kunaid.gov), 208-922.5274

**ALL APPLICATION MATERIALS: [24-13-FP,](#)**  
**VALOR GOLF VILLAGE 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.



**CITY OF KUNA:  
CITY COUNCIL  
STAFF MEMO**

## City of Kuna Council Staff Memo

Entitlements Requested:	<b>Final Plat</b>	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
<b>Title:</b>	Valor Golf Village Sub. No. 3		<b>Application Number:</b>		24-13-FP		
<b>Date:</b>	10/15/2024		<b>Staff Contact:</b>		Troy Behunin		
<b>Owner/Applicant:</b>	M3 ID Falcon Crest, LLC - Owner		<b>Applicant Contact:</b>		MTate@m3companiesllc.com		
<b>Representative:</b>	Matt Day – JUB Engineers, Inc.		<b>Representative Contact:</b>		mday@jub.com		

### Purpose

Applicant requests Final Plat approval for approx. 4.95 acres within an existing R-6 zone; and requests approval in order to subdivide the site into 28 single-family lots, two (2) common lots and seven (7) shared driveway lots. The site is located near the northeast corner of Cloverdale and Kuna Roads (APN, S1422120800).

This Final Plat request is a part of the overall Falcon Crest Master Planned Community.

### Statement of Fact

<b>Parcel Number(s):</b>	S1422120800
<b>Future Land Use Map Designation:</b>	Medium Density Residential
<b>Existing Land Use:</b>	Agriculture and Golf Course
<b>Current Zoning:</b>	R-6, Medium Density Residential – Kuna City
<b>Proposed Zoning:</b>	R-6, Medium Density Residential
<b>Development Area:</b>	4.95 Acres
<b>Adjacent Zoning Districts:</b>	<b>North:</b> R-6 (Medium Residential); <b>East:</b> R-6 (Medium Residential); <b>South:</b> R-6 (Medium Residential); <b>West:</b> R-6 (Medium Residential),
<b>Adjacent Street(s) Existing &amp; Proposed:</b>	<b>North:</b> Nothing.; <b>East:</b> Nothing; <b>South:</b> Corballis Ln. (Existing); <b>West:</b> Nothing
<b>Internal Street(s) Existing &amp; Proposed:</b>	Private Streets (Proposed) W Tara Iti Ln., S Corballis Ln..
<b>Adjacent Bike/Pedestrian Facilities:</b>	Existing Pedestrian & Bike Paths exist throughout the Planned Unit Development
<b>Adjacent Parks:</b>	Golf Course
<b>Land Dedication Requirements:</b>	N/A

### Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Medium Density Residential, the existing zone is a City of Kuna Zone; R-6 (Medium Density Residential). The proposed zoning and land use for the subject site agrees with the Future Land Use Map (FLUM) of the City of Kuna.

### Recommended Conditions of Approval

1. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to provide public access to the site as this project will have internal private streets, as detailed in the Ada County Highway District staff report.
2. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
3. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 5-9-308.
4. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot.
5. Fencing within and around the site shall comply with KCC 5-5-5 (unless specifically approved otherwise and permitted).
6. All required landscaping shall be permanently maintained in a healthy condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
7. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
8. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in KCC 5-10.
9. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.
10. Develop/Owner/Applicant is hereby notified this project is subject to Design Review inspections and fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
11. 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 5-9-402-B-22.
12. Connection to City Services (Sewer and Water) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
13. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
14. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
15. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties
16. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over twelve 12 in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
17. Upon City Council's approval, no revisions shall be made to the 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.

18. Correct and verified as-built (record drawings) drawings shall be required before occupancy or Final Plat approval by City Engineer is granted.
19. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
20. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

**RESOLUTION NO. R63-2024  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA; MAKING CERTAIN FINDINGS, ESTABLISHING THE “CITY OF KUNA INVESTMENT PROCESS POLICY” BY PROVIDING:**

- **POLICY TITLE; AND**
- **DEFINITIONS; AND**
- **POLICY APPLICATION; AND**
- **CITY COUNCIL CERTIFICATION TO THE CITY TREASURER OF THE CITY’S CAPITAL AND SURPLUS OR RESERVES AND UNALLOCATED OR UNDIVIDED EARNINGS NOT NEEDED FOR ANTICIPATED EXPENDITURES FOR THE CERTIFIED PERIOD OF TIME; AND**
- **CITY TREASURER INVESTMENT CONSIDERATIONS; AND**
- **ESTABLISHED INVESTMENT PRIORITIES AND PROHIBITIONS; AND**
- **PROVIDING FOR THE ACCOUNTING OF INVESTMENT EARNINGS; AND**
- **REPEALING RESOLUTION NO. R21-2022**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the city of Kuna, Ada County, state of Idaho:

**SECTION 1: Findings:**

It is hereby found by the City Council that:

- 1.1** Idaho Code Section 57-127 governs the deposit of the City’s funds, the duties of the City Council to certify funds not needed for anticipated expenditures for a certified period of time; the duties and authority of the City and the City Treasurer for the investment of those funds so certified; and
- 1.2** Idaho Code Section 50-1013 provides for the authority and duty of the City Treasurer to invest the funds so certified by the City Council; and
- 1.3** The City Treasurer recommends and the City Council finds it is in the best interest of the City to establish an Investment Process and Policy in order to maximize certified funds investment with safety, return on investment and liquidity as needed and in compliance with the provisions of Idaho law that apply to each of the City’s funds.

- 1.4** Based upon these findings, it is in the best interest in the performance of the functions of the City's local self-government of its affairs to adopt the City of Kuna Investment Process Policy as stated herein.

**SECTION 2: Policy:**

- 2.1 Policy Title:** This policy shall be known and cited as the *City of Kuna Investment Process Policy*.

- 2.2 Definitions:** For all purposes of this Agreement, the following terms shall have the meaning herein provided unless the context of the word clearly provides otherwise.

**2.2.1 Certified Funds:** Means and refers to those funds which are the City's capital and surplus or reserves and unallocated or undivided earnings, funds, as are applicable, to each City public depository, which funds the City Council has certified are not needed for anticipated expenditures of the City for the period of time as so certified.

**2.2.2 Legal Investment:** Means and refers to those investments of Certified Funds as authorized by I.C. §§ 57-127 and 50-1013 which includes the following:

- Bonds, treasury bills, interest-bearing notes, or other obligations of the United States, or those for which the faith and credit of the United States are pledged for the payment of principal and interest.
- General obligation or revenue bonds of this state, or those for which the faith and credit of this state are pledged for the payment of principal and interest.
- General obligation or revenue bonds of any county, city, metropolitan water district, municipal utility district, school district, or other taxing district of this state.
- Notes, bonds, debentures, or other similar obligations issued by the farm credit system or institutions forming a part thereof under the farm credit act of 1971, 12 U.S.C. 2001-2259, and all acts of congress amendatory thereof or supplementary thereto; in bonds or debentures of the federal home loan bank board established under the federal home loan bank act, 12 U.S.C. 1421-1449; in bonds, debentures and other obligations of the federal national mortgage association established under the national housing act, 12 U.S.C. 1701-1750g, as amended, and in the bonds of any federal home loan bank established under said act and in other obligations issued or guaranteed by agencies or instrumentalities of the government of the state of Idaho or of the United States, including the United States small

business administration guaranteed portion of any loan approved by an Idaho banking corporation and by the state treasurer.

- Bonds, notes or other similar obligations issued by public corporations of the state of Idaho including, but not limited to, the Idaho state building authority, the Idaho housing and finance association and the Idaho water resource board.
- Repurchase agreements covered by any legal investment for the state of Idaho.
- Tax anticipation notes and registered warrants of the state of Idaho.
- Tax anticipation bonds or notes and income and revenue anticipation bonds or notes of taxing districts of the state of Idaho.
- Time deposit accounts and savings accounts in state depositories including, but not limited to, accounts on which interest or dividends are paid and upon which negotiable orders of withdrawal may be drawn, and similar transaction accounts.
- Time deposit accounts and savings accounts of state or federal savings and loan associations located within the geographical boundaries of the state in amounts not to exceed the insurance provided by the federal deposit insurance corporation including, but not limited to, accounts on which interest or dividends are paid and upon which negotiable orders of withdrawal may be drawn, and similar transaction accounts.
- Revenue bonds of institutions of higher education of the state of Idaho.
- Bonds, debentures, notes and commercial paper of any corporation organized, controlled and operating within the United States.
- Share, savings and deposit accounts of state and federal credit unions located within the geographical boundaries of the state in amounts not to exceed the insurance provided by the national credit union share insurance fund and/or any other authorized deposit guaranty corporation, including, but not limited to, accounts on which interest or dividends are paid and upon which negotiable orders of withdrawal may be drawn, and similar transaction accounts.
- Money market funds whose portfolios consist of any allowed investment as specified in this section. The securities held in money market portfolios must be dollar-denominated, meaning that all principal and interest payments on such a security are payable to security holders in United States dollars.

- 2.2.3 Treasurer:** Means and refers to the City Treasurer.
- 2.3 Policy Application:** This Policy applies to the process for the certification of Certified Funds and their Legal Investment by the Treasurer.
- 2.4 Certification for Investment Process:** The City Council shall, at least once every six (6) months, certify to the Treasurer Certified Funds for investment in accordance with this Policy.
- 2.4.1** A copy of the City Council certification shall be delivered to the Treasurer by the Mayor or the City Clerk using the completed Certification form [*Appendix I*] which form is herein approved for such action.
- 2.5 Legal Investment Policy:** The Treasurer, having been served with a completed Certification, is authorized, empowered and directed to invest the Certified Funds in Legal Investments for the certified period in accordance with the following:
- 2.5.1 Legal Investment Consideration:** The following are the priority guidelines of the Treasurer for Legal Investments made pursuant to this Policy:
- 2.5.1.1 First Priority:** Probable safety of the Certified Funds:
- A. Reference Rating Agencies:** The treasurer shall refer to and use current nationally recognized rating agency scales as the standard when evaluating investments in debt securities in order to limit the credit risk of those holdings.
- B. Credit Quality Criteria:** At the time of investment and acquisition, all Legal Investments must meet the following credit quality criteria:
- Non-state and non-municipal short-term investment holdings shall have a minimum rating of Prime-1 (P-1) or equivalent.
  - Non-state and non-municipal long-term investment holdings shall have a minimum rating of “A” or higher or the equivalent of “A” or higher, by two Nationally Recognized Statistical Rating Organizations (NRSROs) of the Securities and Exchange Commission (SEC).
  - State and municipal entities short-term investment holdings shall have a minimum rating of “P-1”, Municipal Investment Grade “(MIG) 1” or Variable Municipal Investment Grade “(VMIG) 1” or equivalent.

- State and municipal entities long-term investment holdings shall have a minimum rating of “A”.
- Investment holdings in bonds, debentures or notes of any corporation shall have a minimum rating of “A” at the time of purchase. Commercial paper shall carry a prime rating of “A-1”, “P-1” or equivalent.
- Investment holdings in State of Idaho run funds, for example, the Local Government Investment Pool (LGIP), or the State of Idaho requires no credit rating.
- Investment holdings in the U.S. government or Federal agency securities or securities guaranteed by either the U.S. government or a federal agency (excluding government sponsored enterprises) require no credit rating

**C. Non-Eligible Investments:** The City is prohibited from investment activity that:

- is speculative in nature according to principles of conservative investment management, whether or not the activity is specifically prohibited elsewhere in this policy; and
- the City is prohibited from investing in any security of an agency or company located or doing business exclusively or principally within City limits. Specific prohibitions include Kuna Rural Fire District Bonds, Kuna School Bonds, and Community Infrastructure District bonds issued by developments within City of Kuna limits.

**2.5.1.2 Second Priority:** Probable income to be derived from the investment.

**2.5.1.3 Third Priority:** Liquidity of the investment at the conclusion of the certified period.

**2.6 Interest Earned:** The interest earned on investments made pursuant to this Policy, unless otherwise required proprietary funds governed by Revenue Bond Act (I.C. § 50-1027 et seq.) or development impact fees governed by the Development Impact Fee Law (I.C. § 67-8210 (1)) or bond revenues governed by bonding law or otherwise provided by law, shall become part of the general fund of the City of Kuna.

**SECTION 3: Directing the City Clerk**

**3.1** The Clerk is hereby directed to retain this Resolution in the official records of the City; and

**SECTION 4: Effective Date**

**4.1** This resolution shall be in full force and effect after its passage, approval and shall continue until further action by the City Council amending and reforming or terminating this resolution.

**PASSED BY THE COUNCIL** of Kuna Idaho this \_\_\_\_ of \_\_\_\_\_ 2024.

**APPROVED BY THE MAYOR** of Kuna, Idaho this \_\_\_\_ day of \_\_\_\_\_ 2024.

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

**ATTEST:**

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

**City Council Certification to Treasurer of Certified Funds for Investment**

**CITY OF KUNA, CITY COUNCIL  
CERTIFICATION OF CAPITAL/SURPLUS/RESERVES/  
UNALLOCATED OR UNDIVIDED EARNINGS**

[I.C. § 57-127]

**From:** The City Council

**To:** City Treasurer

**Date:** \_\_\_\_\_

Pursuant to Idaho Code Section 57-127 and based upon the received and approved financial report of the City Treasurer, the City Council does herein determine the amount of the capital and surplus reserve and unallocated or undivided earnings funds of the City, which amount is not needed for anticipated expenditures of the City for the period certified herein; and the Treasurer is authorized and empowered to invest the same, for the certified period, as permitted by the *City of Kuna Investment Process Policy* and to report such investment of such amount to the City Council.

<b>Depository</b>	<b>Amount</b>	<b>Certified Period</b>

**Approved by the City Council** of the City of Kuna, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
Mayor: Joe Stear

Delivered to the City Treasurer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By:  
\_\_\_\_\_  
\_\_\_\_\_

**RESOLUTION NO. R64-2024  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY KUNA LUTHERAN CHURCH FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.**

**WHEREAS** Kuna Lutheran Church exists as part of an approved preliminary plat; and

**WHEREAS** construction plans for Kuna Lutheran Church were approved by the Kuna City Engineer on 4 April 2023; and

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

**WHEREAS** the landscaping has not been completed for Kuna Lutheran Church according to the approved construction plans and developer seeks to bond for the unfinished work; and

**WHEREAS** the landscaping completion has been estimated at one thousand seventy-five dollars and fifty cents (\$1075.50) adding 25% for a total of one thousand three hundred forty-four dollars and thirty-eight cents (\$1344.38); and

**WHEREAS** developer desires to record the final plat for Kuna Lutheran Church 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 **Kuna Lutheran Church** 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 twenty-six thousand three hundred ninety-one dollars and seventy-five cents (\$890,439.30);
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 \_\_\_\_ day of October 2024.

**APPROVED BY THE MAYOR** of Kuna, Idaho this \_\_\_\_ day of October 2024.

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

ATTEST:

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

## CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between Kuna Lutheran Church, (hereinafter “Developer”); whose address is 128 East Porter Street, Kuna, Idaho 83634, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter “City”); whose address is Post Office Box 13, Kuna, ID 83634.

WHEREAS, Developer desires to record its final plat for phase eleven of the development known as Kuna Lutheran Church, (“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 Kuna Lutheran Church and the associated Bid for landscaping by Green Acres Hydroseeding, 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. Cash Deposit. Developer has executed and delivered to City cash or cashier’s check to the City’s trust account in the aggregate amount of one thousand three hundred forty-four dollars and thirty-eight cents (\$1,344.38), for deposit with City in its accounts (the “Cash Deposit”), 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 of all funds comprising Cash Deposit. 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 Cash Deposit 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.

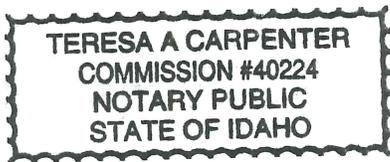
IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this 7 day of OCT., 2024.

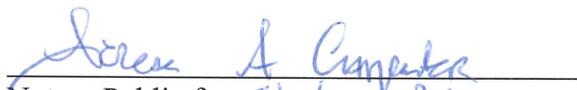
  
 KUNA LUTHERAN CHURCH

By Richard Girard  
 Treasurer

On this 7<sup>th</sup> day of October, 2024, before me Teresa Carpenter, personally appeared RICHARD GIRARD 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 Treasurer and on behalf of the KUNA LUTHERAN CHURCH.

S  
 E  
 A  
 L



  
 Notary Public for State of Idaho  
 My commission expires on 6/20/2027

\_\_\_\_\_  
City of Kuna, Idaho

(seal)

By Joe Stear  
Mayor

Attest:

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

STATE OF IDAHO                    )  
  : SS  
County of Ada )



# GreenAcres Hydroseeding

2145 West Secluded Court | Kuna, Idaho 83634  
2087240416 | david@greenacresid.com | greenacresid.com

**RECIPIENT:**

**Richard Girard**  
128 East Porter Street  
Kuna, Idaho 83634

## Quote #5

Sent on Oct 05, 2024

**Total \$1,075.50**

Product/Service	Description	Qty.	Unit Price	Total
Hydroseeding	Premium Blend including: Tenacity pre-emergent weed control, starter and slow release fertilizer.	7250	\$0.138	\$1,000.50
				Optional
Root Stimulant		1	\$75.00	\$75.00

This quote is valid for the next 30 days, after which values may be subject to change.

**Total**

**\$1,075.50**

**RESOLUTION NO R65-2024  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE INTERAGENCY AGREEMENT FOR AVALON STREET AND KAY STREET INTERSECTION TRAFFIC SIGNALIZATION AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.**

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

Section 1. The Mayor is hereby authorized to sign, attached hereto as **“EXHIBIT A”** The Interagency Agreement for Avalon Street and Kay Street with Ada County Highway District.

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

**Passed by the Council** of Kuna, Idaho this 15<sup>th</sup> Day of October, 2024.

**Approved by the Mayor** of Kuna, Idaho this 15<sup>th</sup> Day of October, 2024.

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

ATTEST:

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

## Exhibit A

INTERAGENCY AGREEMENT FOR:  
 AVALON STREET AND KAY STREET INTERSECTION  
 TRAFFIC SIGNALIZATION

THIS INTERAGENCY AGREEMENT FOR AVALON AND KAY STREET INTERSECTION TRAFFIC SIGNALIZATION (“Agreement”) is made and entered into this day of \_\_\_\_\_, 2024, by and between the ADA COUNTY HIGHWAY DISTRICT, a highway district organized under the laws of the State of Idaho (“DISTRICT” or “ACHD”), and the CITY OF KUNA, a municipal corporation organized under the laws of the State of Idaho (“KUNA”).

**RECITALS**

WHEREAS, ACHD is a single county-wide highway district, a public entity, organized and existing pursuant to Idaho Code Title 40, Chapter 14, as amended and supplemented, with the exclusive jurisdiction and authority to maintain, improve, regulate and operate public rights-of-way in Ada County;

WHEREAS, KUNA is a municipal corporation organized and operating pursuant to Idaho Code Title 50, as amended and supplemented with jurisdiction, authority and police power to regulate and control municipal activities within its boundaries;

WHEREAS, Idaho Code § 67-2332 provides that one or more public agencies may contract with any one or more other public agencies to perform any governmental service, activity or undertaking which each public agency entering into the contract is authorized by law to perform, provided that such contract is authorized by the governing body of each party and that such contract shall set forth fully the purposes, powers, rights, objectives and responsibilities of the contracting parties;

WHEREAS, DISTRICT and KUNA desire to increase pedestrian access and safety with the Avalon and Kay Intersection Light Signalization (“Project”);

WHEREAS, DISTRICT and KUNA desire to undertake a joint effort to share the costs for the Project;

WHEREAS, KUNA was awarded SIP Local Transportation Grant Program, attached herein as **Exhibit “A”**;

WHEREAS, DISTRICT supports KUNA’s traffic priority projects, including the Avalon and Kay Intersection Traffic Signalization Street in the amount of \$80,740.00 attached as **Exhibit “B”**;

WHEREAS, KUNA has provided notice to the DISTRICT that engineering for the Project is complete indicating an overall Project cost of \$972,500.00, KUNA has received LHTAC Children’s Pedestrian Grant Funds of \$230,000.00 and requests the DISTRICT provide the local match of \$80,740.00, attached as **Exhibit “C”**; and

NOW, THEREFORE, in consideration of the foregoing premises, mutual covenants and agreements herein contained, the parties hereto agree as follows:

**1. DISTRICT SHALL:**

- a. Provide matching funds of \$80,740.00 of the total costs of the Project;
- b. Upon completion of the Project take on all maintenance responsibilities.

**2. KUNA SHALL:**

- a. Provide a copy of the winning bid prior to the distribution of funds;
- b. Be the party responsible for installing the PROJECT pursuant to the terms of this Agreement; and
- c. Request a payment method via electronic funds transfer to the City of Kuna via ACH direct deposit.

**3. THE PARTIES HERETO FURTHER AGREE THAT:**

- a. In accordance with Idaho Code § 67-2332, the purposes, powers, rights and objectives of each of the parties are as set forth in the Recitals above. Each of the Recitals above is incorporated into the body of this Agreement.
- b. This Agreement may not be enlarged, modified, amended or altered except in writing signed by both of the parties hereto.
- c. All signatories to this Agreement represent and warrant that they have the power to execute this Agreement and to bind the agency they represent to the terms of this Agreement.
- d. Should either party to this Agreement be required to commence legal action against the other to enforce the terms and conditions of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs incurred in said action.
- e. Any action at law, suit in equity, arbitration or judicial proceeding for the enforcement of this Agreement shall be instituted only in the courts of the State of Idaho, County of Ada.
- f. This Agreement shall be binding upon and inure to the benefit of the personal representatives, heirs and assigns of the respective parties hereto.
- g. Nothing in this Agreement shall be construed to be an indebtedness or liability in violation of Article VIII, Section 3 of the Idaho Constitution.
- h. The validity, meaning and effect of this Agreement shall be determined in accordance with the laws of the State of Idaho.
- i. This Agreement and the exhibits hereto constitute the full and entire understanding and agreement between the parties with regard to the transaction contemplated herein, and no party shall be liable or bound to the other in any manner by any

representations, warranties, covenants or agreements except as specifically set forth herein.

- j. The promises, covenants, conditions and agreements herein contained shall be binding on each of the parties hereto and on all parties and all persons claiming under them or any of them; and the rights and obligations hereof shall inure to the benefit of each of the parties hereto and their respective successors and assigns.
- k. If any part of this Agreement is held to be illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall be given effect to the fullest extent reasonably possible.
- l. The failure of a party to insist on the strict performance of any provision of this Agreement or to exercise any right or remedy upon a breach hereof shall not constitute a waiver of any provision of this Agreement or limit such party's right to enforce any provision or exercise any right. No acknowledgments required hereunder, and no modification or waiver of any provision of this Agreement or consent to departure therefrom, shall be effective unless in writing and signed by DISTRICT and KUNA.
- m. The headings used in this Agreement are used for convenience only and are not to be considered in construing or interpreting this Agreement.
- n. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but both of which together shall constitute one and the same.
- o. The parties hereto agree that nothing herein contained shall be construed to create a joint venture, partnership or other similar relationship which might subject any party to liability for the debts and/or obligations of the others, except as otherwise expressly agreed in this Agreement.
- p. This Agreement is not intended to create, nor shall it in any way be interpreted or construed to create, any third-party beneficiary rights in any person not a party hereto.
- q. All parties have been represented by legal counsel, and no party shall be deemed to be the drafter of this Agreement for purposes of interpreting an ambiguity against the drafter.
- r. Time shall be of the essence for all events and obligations to be performed under this Agreement.

IN WITNESS HEREOF, the parties hereto have executed this Agreement on the day and year herein first written.

<p>ADA COUNTY HIGHWAY DISTRICT</p> <p>By:</p>	<p>CITY OF KUNA</p> <p>By:</p>
<p>Alexis Pickering President, Board of Commissioners</p>	<p>Joe Stear Mayor</p>
<p>ATTEST:</p> <p>By:</p>	<p>ATTEST:</p> <p>By:</p>
<p>Ryan Head Director</p>	<p>Nathan Stanley City Clerk</p>

STATE OF IDAHO )  
 ) ss.  
COUNTY OF ADA )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned, personally appeared Alexis Pickering, and Ryan Head President of the Board of Commissioners and Director respectively of the ADA COUNTY HIGHWAY DISTRICT, a body politic and corporate, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same for and on behalf of said body.

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

\_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_, Idaho  
My commission expires:

STATE OF IDAHO )  
 ) ss.  
COUNTY OF ADA )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, the undersigned, personally appeared JOE STEAR and NATHAN STANLEY, Mayor and City Clerk respectively of the CITY OF KUNA, a municipal corporation, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same for and on behalf of said corporation.

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

\_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_, Idaho  
My commission expires:

**EXHIBITS**

- Exhibit A – SIP Local Transportation Grant Program
- Exhibit B – DISTRICT letter to KUNA dated August 10, 2022
- Exhibit C – LHTAC Children’s Pedestrian Grant Funds

**Idaho Transportation Board | December 13, 2023**  
**Table A - SIP Local Transportation Grant Program (Projects Recommended)**

Category	Applicant	Project Name	Project Scope	LTGP Funds
<b>District 1</b>				
Large Urban	City of Coeur d'Alene	Government Way	Intersection Improvements	\$4,826,000.00
Large Urban	City of Post Falls	Spokane Street	Pavement Rehabilitation	\$1,170,000.00
Small Urban/Rural	Benewah County R&B	Benewah Creek Rd	Pavement Rehabilitation	\$1,500,000.00
Small Urban/Rural	Boundary County R&B	Sunrise Road	Intersection Improvements	\$2,000,000.00 *
Small Urban/Rural	City of Clark Fork	Stephen Street	Pavement Rehabilitation	\$600,000.00
Small Urban/Rural	City of Kootenai	Railroad Ave	Corridor Improvements	\$1,700,000.00
Small Urban/Rural	City of Plummer	Plummer Local Rd	Pavement Rehabilitation	\$610,000.20
Small Urban/Rural	City of Ponderay	McNearney Rd	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	City of St. Maries	Local Roads	Pavement Rehabilitation	\$73,000.00
Small Urban/Rural	Shoshone County R&B	Silver Valley Rd	Pavement Rehabilitation	\$990,000.00
<b>District 2</b>				
Large Urban	City of Lewiston	Snake River Ave	Corridor Improvements	\$3,715,247.00
Small Urban/Rural	City of Craigmont	Division Ave	Pavement Rehabilitation	\$733,000.00
Small Urban/Rural	Grangeville HD	Johnston Rd	Pavement Rehabilitation	\$1,966,022.00
Small Urban/Rural	Idaho County R&B	Lamb Street	Safety Improvements (Signs)	\$110,000.00
Small Urban/Rural	Nez Perce R&B	Webb Rd	Corridor Improvements	\$2,000,000.00
Small Urban/Rural	North HD	Central Ridge, Morhler, Livengood Rd	Culvert Replacement	\$780,000.00
Small Urban/Rural	North Latah HD	Mountain View Rd	Pavement Rehabilitation	\$247,000.00
<b>District 3</b>				
Large Urban	City of Eagle	Downtown Phase 2	Corridor Improvements	\$2,149,500.00 *
Large Urban	City of Meridian	South Linder Road	Corridor Improvements	\$4,305,388.70 *
Large Urban	City of Nampa	Ustick Rd West of SH-16	Corridor Improvements	\$10,000,000.00
Small Urban/Rural	City of Cambridge	Commercial Street	Pavement Rehabilitation	\$1,460,000.00
Small Urban/Rural	City of Kuna	Kay/Avalon	Intersection Improvements	\$1,121,660.00
Small Urban/Rural	City of Marsing	Bruneau Highway	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	City of McCall	Davis Ave	Pavement Rehabilitation	\$1,859,000.00
Small Urban/Rural	City of Middleton	Cemetery Rd & SH44	Intersection Improvements	\$1,972,300.00
Small Urban/Rural	City of Weiser	Commercial Street	Pavement Rehabilitation	\$1,987,000.00
Small Urban/Rural	Mountain Home HD	Old Hwy 30	Pavement Rehabilitation	\$2,000,000.00
<b>District 4</b>				
Large Urban	City of Twin Falls	Eastland Dr	Corridor Improvements	\$8,281,960.00
Small Urban/Rural	Shoshone HD	Burma Rd	Pavement Rehabilitation	\$1,854,000.00
Small Urban/Rural	Gooding HD	1800 E Rd	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	Hagerman HD	Hagerman Highway	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	Blaine County R&B	Buttercup Rd	Pavement Rehabilitation	\$2,000,000.00
<b>District 5</b>				
Large Urban	City of Pocatello	Hiline & Flandro Roads	Intersection Improvement	\$2,000,000.00 *
Small Urban/Rural	Caribou County R&B	Blackfoot River Rd	Pavement Rehabilitation	\$1,635,000.00
Small Urban/Rural	City of Georgetown	Multiple Streets	Pavement Rehabilitation	\$239,000.00
Small Urban/Rural	City of Grace	Center Street	Culvert Replacement	\$1,003,000.00
Small Urban/Rural	City of Lava Hot Springs	4th Street	Pavement Rehabilitation	\$514,000.00
Small Urban/Rural	City of Malad	Bannock Street	Pavement Rehabilitation	\$1,960,980.00
Small Urban/Rural	City of Shelley	Fir Street	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	City of Soda Springs	Main Street	Pavement Rehabilitation	\$1,500,000.00
<b>District 6</b>				
Large Urban	City of Idaho Falls	Pancheri Bridge	Pavement Rehabilitation	\$3,451,904.30
Large Urban	Bonneville County R&B	Iona Rd	Corridor Improvements	\$8,100,000.00
Large Urban	City of Iona	Denning, Scoresby & Free Ave	Road Safety Improvements	\$2,000,000.00
Small Urban/Rural	City of Victor	Agate Ave	Corridor Improvements	\$692,036.58
Small Urban/Rural	City of Rexburg	Pioneer Rd	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	City of Sugar City	Railroad Ave & 3rd South	Corridor Improvements	\$550,000.00
Small Urban/Rural	Fremont County R&B	South St. Anthony Exit	Pavement Rehabilitation	\$843,001.22 *
Small Urban/Rural	City of Teton	3rd E & 1st N	Pavement Rehabilitation	\$1,500,000.00

11 Large Urban Total = \$50,000,000.00  
37 Small Urban/Rural Total = \$50,000,000.00  
48 Total Recommended = \$100,000,000.00

\*Partially funded.

## Idaho Transportation Board | December 13, 2023

Table B - SIP Local Transportation Grant Program (Projects Not Recommended)

Category	Applicant	Project Name	Project Scope	LTGP Funds
<b>District 1</b>				
Large Urban	City of Hayden	Ramsey Rd & Honeysuckle Ave	Intersection Improvements	\$2,500,000.00
Large Urban	Post Falls HD	Huetter Road	Roadway Widening	\$7,453,000.00
Small Urban/Rural	Bonner County R&B	Whiskey Jack-Oden Connection	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	City of Bonners Ferry	Ash Street	Pavement Rehabilitation	\$1,850,000.00
Small Urban/Rural	City of Pinehurst	Division Street	Pavement Rehabilitation	\$1,970,000.00
Small Urban/Rural	City of Priest River	Downtown	Corridor Revitalization	\$1,769,000.00
Small Urban/Rural	City of Rathdrum	Greensferry Rd / Hayden Ave	Intersection Improvements	\$2,000,000.00
Small Urban/Rural	City of Sandpoint	5th & Pine	Signal & Rehabilitation	\$1,495,920.00
Small Urban/Rural	East Side HD	Canyon Rd	Pavement Rehabilitation	\$1,663,100.00
Small Urban/Rural	Lakes HD	Diagonal Rd	Roadway Widening	\$2,490,000.00
<b>District 2</b>				
Large Urban	City of Lewiston	Bryden Ave	Roadway Widening	\$10,000,000.00
Large Urban	City of Lewiston	9th Street	Corridor Improvements	\$3,333,045.00
Small Urban/Rural	City of Moscow	Multiple	Pavement Rehabilitation	\$1,961,127.00
Small Urban/Rural	Cottonwood HD	Graves Creek	Pavement Rehabilitation	\$800,000.00
Small Urban/Rural	Evergreen HD	Winchester Rd	Roadway Widening	\$1,150,000.00
Small Urban/Rural	Nez Perce HD	Lapwai Rd	Roadway Widening	\$2,000,000.00
Small Urban/Rural	North Latah	Eid Rd	Pavement Rehabilitation	\$732,000.00
Small Urban/Rural	South Latah HD	Cow Creek Rd	Widening & Safety Improvements	\$703,000.00
<b>District 3</b>				
Large Urban	Canyon County HD	Middleton & Linden Rd	Intersection Improvements	\$3,539,106.00
Large Urban	City of Boise	Emerald Street Overpass	Corridor Improvements	\$10,000,000.00
Large Urban	Nampa HD #1	CAN ADA RD	Corridor Improvements	\$10,000,000.00
Small Urban/Rural	Adams County R&B	Indian Valley Rd	Pavement Rehabilitation	\$1,350,000.00
Small Urban/Rural	Atlanta HD	Middle Fork Rd	Roadway Reconstruction	\$2,000,000.00
Small Urban/Rural	City of Cascade	Payette & Front St	Pavement Rehabilitation	\$1,999,942.00
Small Urban/Rural	City of Emmett	12th & Substation Rd	Intersection Improvements & Rehabilitation	\$1,859,000.00
Small Urban/Rural	City of Fuitland	Pennsylvania Ave	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	City of Greenleaf	Friends Rd	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	City of Mountain Home	E 8th N & American Legion	Intersection Improvements	\$1,950,000.00
Small Urban/Rural	City of New Plymouth	Southwest Ave	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	City of Payette	Main Street	Corridor Revitalization	\$2,000,000.00
Small Urban/Rural	Gem County R&B	Little Freeze Out	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	Glenns Ferry HD	Old Highway 30	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	Payette County R&B	Pearl Road	Pavement Rehabilitation	\$564,154.00
Small Urban/Rural	Valley County R&B	Elo Rd	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	Washington County R&B	Stagecoach Loop	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	Wieser Valley HD	Johnson RD	Pavement Rehabilitation	\$1,238,000.00
<b>District 4</b>				
Small Urban/Rural	Albion HD	Multiple	Chip Seal	\$1,349,000.00
Small Urban/Rural	Buhl HD	1400 E, 3700N to 4000 N Rd	Pavement Rehabilitation	\$1,063,000.00
Small Urban/Rural	City of Albion	North & West Street	Pavement Rehabilitation	\$632,000.00
Small Urban/Rural	City of Filer	3700 N	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	City of Hailey	Myrtle St	Corridor Improvements	\$1,788,746.77
Small Urban/Rural	City of Heyburn	J, 21st St & US30	Intersection Improvements	\$2,000,000.00
Small Urban/Rural	City of Kimberly	3400 E.	Intersection Improvements	\$1,998,543.94
Small Urban/Rural	Jerome HD	North Road Phase 4	Add left turn lanes	\$2,000,000.00
Small Urban/Rural	Murtaugh HD	2900 N	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	Oakley HD	400 W	Pavement Rehabilitation	\$1,672,000.00
Small Urban/Rural	Raft River HD	Interstate Feeders	Pavement Rehabilitation	\$1,667,000.00
Small Urban/Rural	Richfield HD	1420 North Road	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	Twin Fall HD	3800 East	Pavement Rehabilitation	\$1,998,000.00
Small Urban/Rural	Wendell HD	3200 S	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	West Point HD	3400 S	Pavement Rehabilitation	\$2,000,000.00

continued on next page

## Idaho Transportation Board | December 13, 2023

Table B - SIP Local Transportation Grant Program (Projects Not Recommended)

Category	Applicant	Project Name	Project Scope	LTGP Funds
District 5				
Large Urban	City of Chubbuck	Chubbuck Rd	Intersection Improvements	\$7,630,000.00
Small Urban/Rural	Bannock County R&B	Old Hwy 91	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	Bear Lake County R&B	East Shore Rd	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	Bingham County R&B	New Sweden Rd	Pavement Rehabilitation	\$1,316,000.00
Small Urban/Rural	Bingham County R&B	Woverine Rd	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	City of American Falls	Oregon Trail Truck Route	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	City of Bancroft	1st & 3rd W Street	Drainage Improvements	\$1,250,000.00
Small Urban/Rural	City of Blackfoot	Parkway Ave	Corridor Improvements	\$2,000,000.00
Small Urban/Rural	City of Bloomington	Bloomington Rd	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	City of Preston	400 East	Pavement Rehabilitation	\$600,000.00
Small Urban/Rural	Downey-Swan Lake HD	Downtana Rd	Pavement Rehabilitation	\$750,000.00
District 6				
Large Urban	City of Ammon	Ammon Rd	Corridor Improvements	\$1,982,936.67
Small Urban/Rural	City of Ashton	Railroad Ave	Pavement Rehabilitation	\$450,000.00
Small Urban/Rural	City of Driggs	Johnson Ave	Corridor Improvements	\$2,000,000.00
Small Urban/Rural	City of Lewisville	500 N	Pavement Rehabilitation	\$1,400,000.00
Small Urban/Rural	City of Ririe	US20B	Corridor Improvements	\$975,000.00
Small Urban/Rural	City of Roberts	2858 E	Pavement Rehabilitation	\$1,701,000.00
Small Urban/Rural	City of St. Anthony	W 7th South St	Pavement Rehabilitation	\$1,500,000.00
Small Urban/Rural	City of Teton	Truck Route	Corridor Improvements	\$1,649,000.00
Small Urban/Rural	Clark County R&B	Old Hwy 91	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	Custer County R&B	Custer Rd	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	Custer County R&B	Hot Springs Rd	Intersection Improvement	\$2,000,000.00
Small Urban/Rural	Fremont County R&B	Henrys Lake Drive	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	Jefferson County HD	Multiple Rd	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	Lost River HD	Trail Creek Rd	Pavement Rehabilitation	\$2,000,000.00
Small Urban/Rural	Madison County R&B	Landfill Rd	Pavement Rehabilitation	\$1,988,104.00
Small Urban/Rural	Madison County R&B	Salem Rd	Pavement Rehabilitation	\$739,740.50
Small Urban/Rural	Teton County HD	W400N Rd	Pavement Rehabilitation	\$2,000,000.00

9 Large Urban Total = \$56,438,087.67  
 70 Small Urban/Rural Total = \$118,032,378.21  
 79 Total Not Recommended = \$174,470,465.88

## Idaho Transportation Board | December 13, 2023

Table C - SIP Local Transportation Grant (Program Recommendation Summary)

Large Urban (Category 1) Summary								
	District 1	District 2	District 3	District 4	District 5	District 6	Total Award	Remain Funds
# of Grant Applicants	4	3	6	1	2	4	20	
# of Grant Awards	2	1	3	1	1	3	11	
Funds Awarded	\$5,996,000.00	\$3,715,247.00	\$16,454,888.70	\$8,281,960.00	\$2,000,000.00	\$13,551,904.30	\$50,000,000.00	\$0.00
% of \$50,000,000.00	11.99%	7.43%	32.91%	16.56%	4.00%	27.10%	100.00%	0.00%

Small Urban/Rural (Category 2) Summary								
	District 1	District 2	District 3	District 4	District 5	District 6	Total Award	Remain Funds
# of Grant Applicants	16	12	22	19	17	21	107	
# of Grant Awards	8	6	7	4	7	5	37	
Funds Awarded	\$9,473,130.20	\$5,836,022.00	\$12,399,960.00	\$7,854,000.00	\$8,851,980.00	\$5,584,907.80	\$50,000,000.00	\$0.00
% of \$50,000,000.00	18.95%	11.67%	24.80%	15.71%	17.70%	11.17%	100.00%	0.00%

Total Awards								
	District 1	District 2	District 3	District 4	District 5	District 6	Total Award	Remain Funds
Applications Submitted/ Recommended	20 10	15 7	28 10	20 5	19 8	25 8	127 48	
Category 1	\$5,996,000.00	\$3,715,247.00	\$16,454,888.70	\$8,281,960.00	\$2,000,000.00	\$13,551,904.30	\$50,000,000.00	\$0.00
Category 2	\$9,473,130.20	\$5,836,022.00	\$12,399,960.00	\$7,854,000.00	\$8,851,980.00	\$5,584,907.80	\$50,000,000.00	\$0.00
Total District Award	\$15,469,130.20	\$9,551,269.00	\$28,854,848.70	\$16,135,960.00	\$10,851,980.00	\$19,136,812.10	\$100,000,000.00	\$0.00
% of \$100,000,000.00	15.47%	9.55%	28.85%	16.14%	10.85%	19.14%	100.00%	0.00%

127 Total Applications

48 Grant Recipients Recommended



Mary May, President  
 Alexis Pickering, Vice-President  
 Jim D. Hansen, 2<sup>nd</sup> Vice President  
 Kent Goldthorpe, Commissioner  
 Dave McKinney, Commissioner

August 10, 2022

Mayor Joe Stear  
 The City of Kuna  
 751 W 4th Street  
 PO Box 13  
 Kuna, ID 83634

Re: City of Kuna's Traffic Priority Projects

Dear Mayor Stear:

I provide this letter to you on behalf of the Ada County Highway District (ACHD) in support for the City of Kuna's traffic priority projects:

- Avalon and Kay Intersection Traffic Signalization
- Avalon and Orchard HAWK Light Pedestrian Crossing
- Swan Falls Road RRFB Pedestrian Crossing

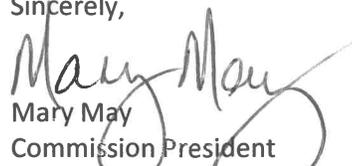
ACHD supports the inclusion of these projects into the Community Planning Association of Southwest Idaho (COMPASS) Regional Transportation Improvement Program (TIP), and the District acknowledges the City of Kuna's pursuit of FY2023 Local Highway Technical Assistance Council (LHTAC) Local Highway Safety Improvement Program (LHSIP) funding and for COMPASS Communities in Motion (CIM) Implementation Grants to fund these projects.

If awarded, ACHD is committed to the local match of 7.34% for each grant, for a total not to exceed \$111,935.00, and broken out into:

- \$80,740.00 - Avalon and Kay Intersection Traffic Signalization
- \$21,286.00 - Avalon and Orchard HAWK Light Pedestrian Crossing
- \$9,909.00 - Swan Falls Road RRFB Pedestrian Crossing

ACHD applauds the City of Kuna's effort to increase access and safety for all users and its commitment to these enhancements in the future. ACHD will work with the City of Kuna to establish the appropriate agreements to allow the City to complete its projects within the District's right-of-way. ACHD collaborates closely with its partner agencies to facilitate these types of projects and looks forward to working with Kuna in this endeavor.

Sincerely,

  
 Mary May  
 Commission President  
 Ada County Highway District

## FY23 Children Pedestrian Safety Program Project Awards



Rank	Local Sponsor	Project Type	Amount \$ Awarded	Total cost of Project
1	Valley County*	Sidewalk	\$ 59,745	\$ 250,000
2	City of Albion*	Pathway	\$ 59,745	\$ 260,000
3	City of Pocatello	RRFB, Bulb Outs, SW	\$ 250,000	\$ 250,000
4	Madison County	Crosswalk Signage and Pathway	\$ 170,000	\$ 170,000
5	City of Homedale	Bike and Ped Pathway	\$ 250,000	\$ 337,702
6	City of Richfield	Sidewalk	\$ 250,000	\$ 315,000
7	Bingham County	Pathway, Crosswalks	\$ 250,000	\$ 260,000
8	City of Grace	Sidewalk Repair, Ramps, Beacons	\$ 250,000	\$ 257,000
9	City of Roberts	Sidewalk Improvements	\$ 250,000	\$ 287,000
10	City of Hailey	Pathway	\$ 250,000	\$ 250,000
11	City of Firth	Sidewalk	\$ 250,000	\$ 250,000
12	City of Lewisville	Pathway, Ramps	\$ 250,000	\$ 250,000
13	City of St. Anthony	Sidewalk	\$ 155,000	\$ 155,000
14	City of Paris	Sidewalk	\$ 250,000	\$ 250,000
15	City of Spirit Lake	School Zone Signs	\$ 33,000	\$ 33,000
16	City of Dietrich	Sidewalk	\$ 250,000	\$ 250,000
17	City of Kellogg	Ped Improvement	\$ 250,000	\$ 310,000
18	City of Star	Pathway	\$ 250,000	\$ 429,045
19	City of Hayden	Sidewalk	\$ 250,000	\$ 535,000
20	City of Rupert	Sidewalks, HAWK	\$ 250,000	\$ 297,300
21	City of Kuna	Pedestrian Crossing	\$ 230,000	\$ 290,000
22	City of Wilder	Sidewalk	\$ 250,000	\$ 325,000
23	City of Bloomington	Sidewalk, Ramps	\$ 250,000	\$ 250,000
24	City of Kendrick	RRFB, Trail	\$ 250,000	\$ 250,000
25	City of Priest River	Sidewalk	\$ 250,000	\$ 250,000
26	City of Melba	Sidewalk, Ramps	\$ 250,000	\$ 250,000
27	City of Cambridge	Sidewalk, Crossings	\$ 250,000	\$ 280,000
28	City of Dayton	Pathway	\$ 250,000	\$ 259,962
29	City of Filer	Sidewalk	\$ 121,000	\$ 121,000
30	City of Payette	Sidewalk, Ramps	\$ 240,000	\$ 302,173
31	City of Middleton	Sidewalk	\$ 165,000	\$ 173,100
32	City of Hagerman	Crossing, Sidewalk	\$ 250,000	\$ 322,550
33	City of Idaho City	Pathway	\$ 250,000	\$ 250,000
34	City of Mackay	Pathway	\$ 89,000	\$ 89,000
35	City of Genessee	Sidewalks	\$ 187,000	\$ 208,000
36	Jerome Highway District	Pedestrian Crossing	\$ 250,000	\$ 344,875

\*Receiving the rest of a partial payment from FY22

# CITY OF KUNA

## State of Idaho *Proclamation*

### **Domestic Violence Awareness Proclamation**

***WHEREAS,** Domestic violence is defined as abusive behavior in a personal relationship that gives one member control and power over another through physical, emotional, sexual, economic or psychological actions or threats; and*

***WHEREAS,** An estimated one in four women and one in seven men will face domestic abuse in their lifetime, and in 2023 there were 5,767 calls for service related to domestic violence and sexual assault in Ada County; and*

***WHEREAS,** A range of services and programs exist throughout the Treasure Valley providing safety, healing and freedom from domestic abuse and sexual assault including forensic exams and medical care, secure shelters, court advocacy, counseling, childcare, as well as case management; and*

***WHEREAS,** The City of Kuna is an important partner with the Women's and Children's Alliance and Faces of Hope to provide a safety net of crisis services and create a community where individuals thrive in safe, healthy relationships.*

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

## **DOMESTIC VIOLENCE AWARENESS MONTH**

**IN WITNESS WHEREOF,  
I set my hand on this the 15<sup>th</sup> day of October  
in the year of two thousand and twenty-four.**

---

**Joe L. Stear  
Mayor of Kuna, Idaho**



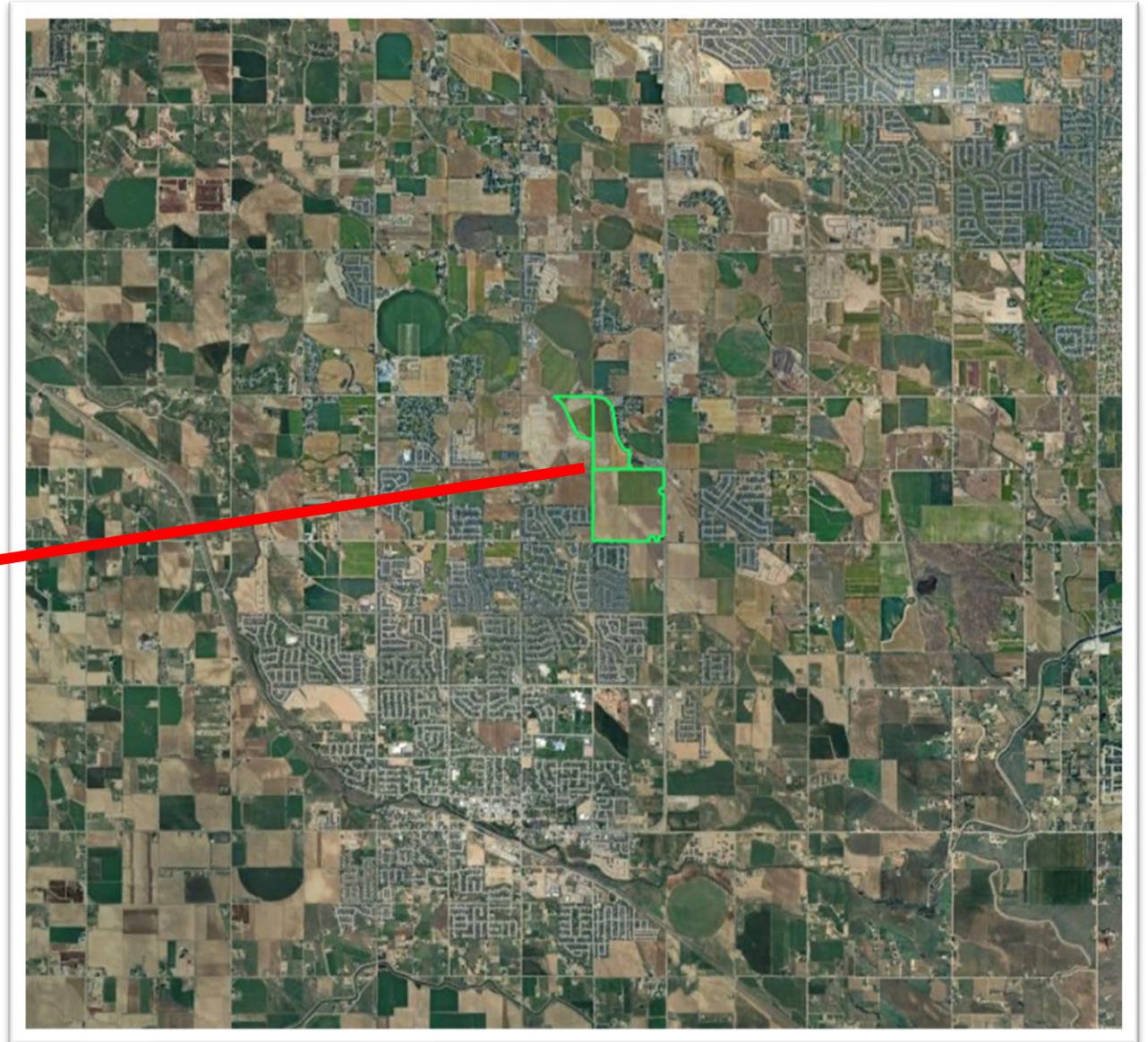
# Napa Vineyards

## Development Agreement Modification

City of Kuna  
City Council  
October 15, 2024

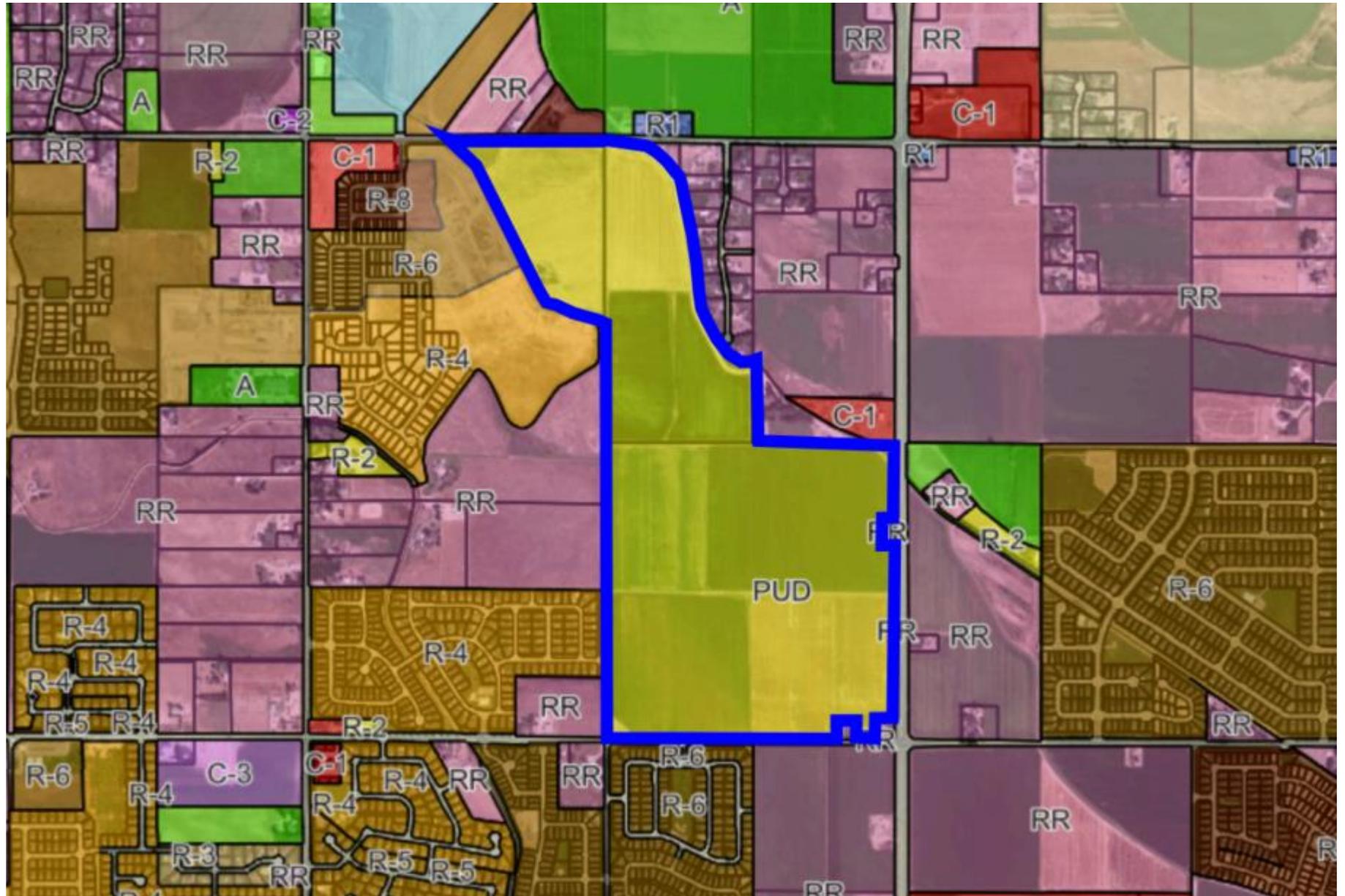


# Vicinity Map



# Zoning

- R6
- R20
- C1
- C3

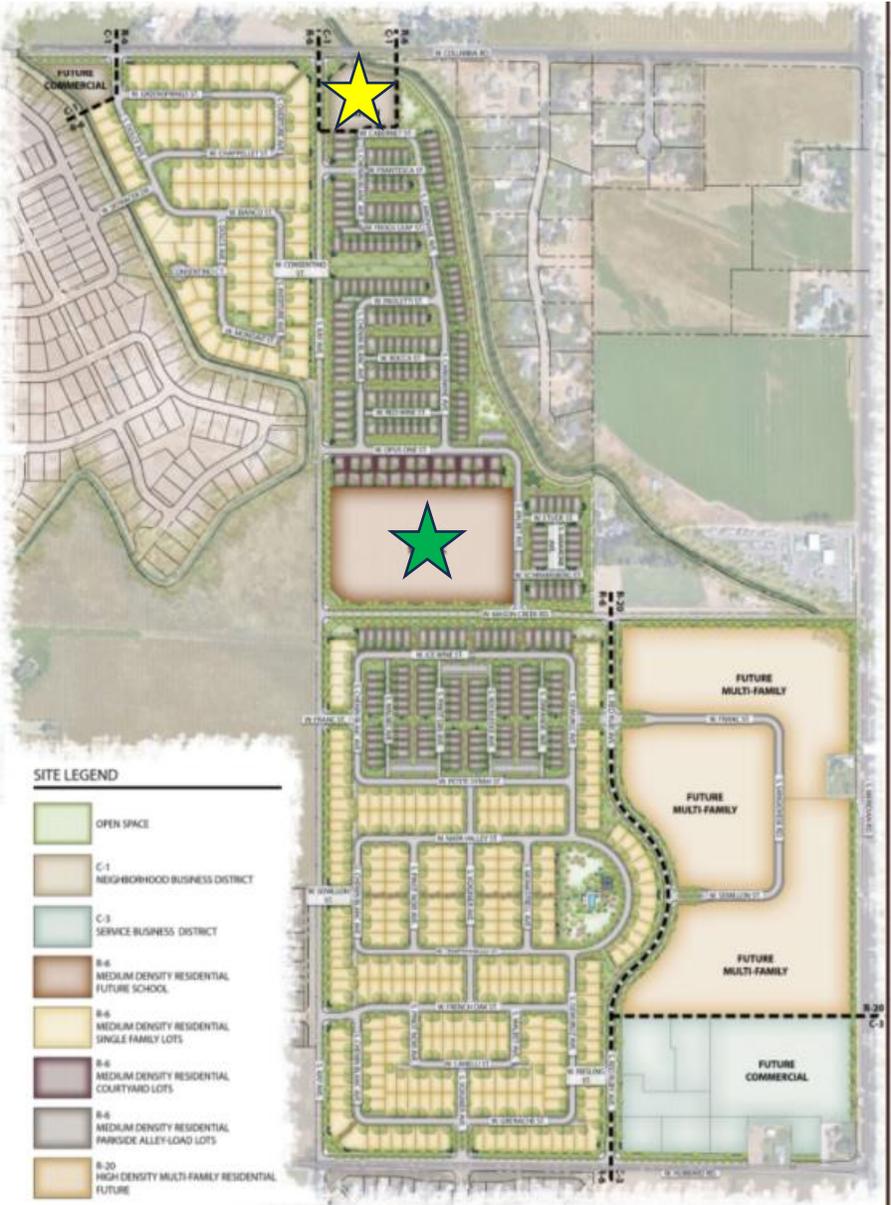


# Harmonious with Comprehensive Plan

Envision Kuna Goal	Project Compliance
1.A Ensure Land use in Kuna will support economic development.	Allowing the Project's mixed-use plan will provide new commercial business space adjacent to new residences, to provide convenient access for Kuna residents and help businesses attract nearby customers.
1.C Attract and encourage new and existing businesses	The Project provides over 16 acres of new commercial space for Kuna residents along S. Meridian Road, walkable for nearby residents.
2.A Maintain and expand an interconnected greenbelt, pathways and trail system.	Roads in the development will provide sidewalk connectivity for pedestrian and bicycle use, and new pathways will further the Kuna pathways plan
2.B Maintain and expand parks and public gathering spaces.	The Project provides for a new park and green gathering space for residents of the subdivision.
2.C Support the development of community recreation facilities.	With a new green space, recreational opportunities in the area will be enhanced by this Project.
2.F Provide public safety and emergency services (police, fire, ambulance)	The Project provides a 2+ acre site on Columbia Road to be donated to the Kuna Rural Fire District.
3.A Ensure community design directs growth and implement sustainable land use patterns.	This infill Project ensures sustainable and efficient City growth by reducing the costs providing services.
3.A.2 Encourage development in priority areas.	All infrastructure is located to and through the Project, and concentrates the development along Highway 69, just north of the current commercial corridor.
3.B.2.d Encourage landscaping and beautification efforts throughout the community particularly along major corridors and in mixed-use activity centers.	The Project enhances landscaping and beautification along Meridian, Hubbard and Columbia Roads.
3.C Encourage development of commercial areas with good connectivity and character.	This Project includes walkable commercial near residential in a key Kuna commercial corridor.
3.D Encourage development of housing options and strong neighborhoods.	The Project includes a connected subdivision of residences with a central community park for neighborhood cohesion, and walkable commercial areas built into the neighborhood.
4.A.1. Preserve Meridian Road and Columbia Road as Commuter Entryway Corridors.	Commercial and high-density residential are located along Meridian Road; the new Fire Station is proposed on Columbia, preserving these busy entryway corridors.
4.B Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.	The Project includes tree-lined sidewalks adjacent to new public streets and pathways throughout to provide connectivity to and through the residential portion to the commercial areas of the Project.
5.A.1 Help ensure Kuna's school facilities meet increasing population demands.	With the addition of a school site conveniently located within the center of the development at the intersection of 2 new collector roads, this Project provides a walkable elementary school site for children in the development and surrounding neighborhoods.

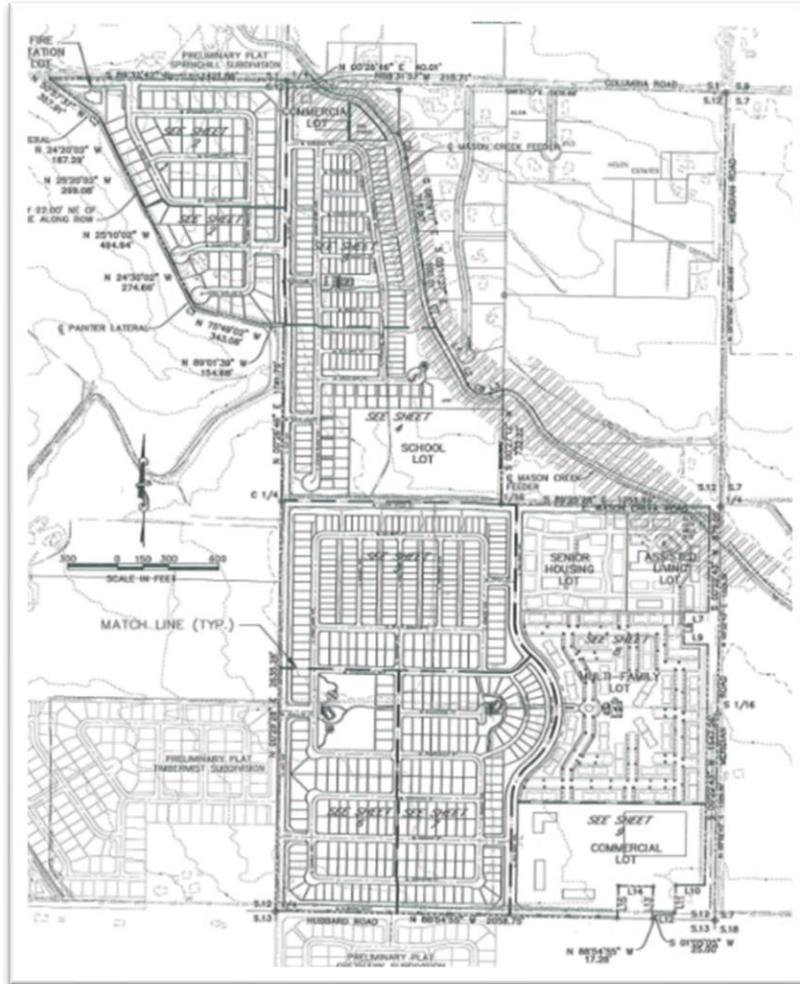


# Site Plan Rendering

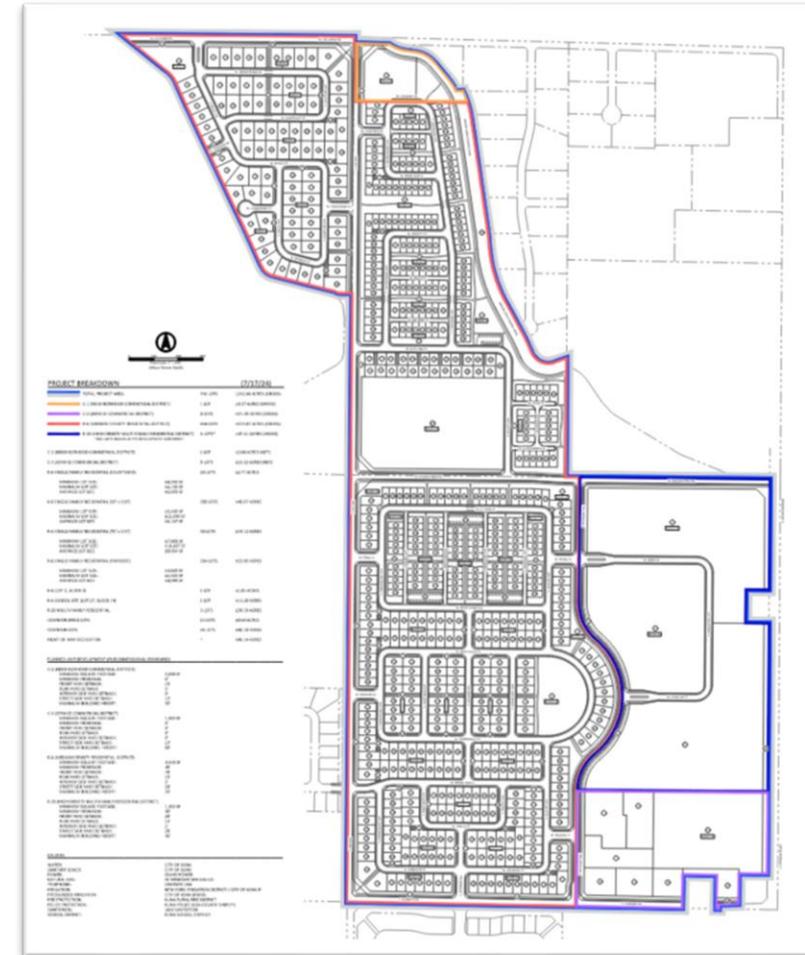


- ★ Future Fire Station
- ★ Future School
- Mason Creek Trunkline

# Site Plan Comparison



Previously Approved Site Plan



Modified Site Plan

# Request

We request approval of the Development Agreement Modification.

---

Thank you

**CASE NOS. 24-01-DA MOD (DEVELOPMENT  
AGREEMENT MODIFICATION, 08-15-DA)**

**NAPA VINEYARDS**

**Planner: Doug Hanson**  
**[dhanson@kunaid.gov](mailto:dhanson@kunaid.gov)**  
**208-287-1771**

**ALL APPLICATION MATERIALS: [24-01-DA MOD \(08-15-DA\) NAPA VINEYARDS](#)**

**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.**



CITY OF KUNA:  
COUNCIL  
STAFF MEMO

## City of Kuna Council Staff Memo

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Development Agreement	Other
<b>Title:</b>	Napa Vineyards		<b>Application Number:</b>		24-01-DA MOD (08-15-DA)		
<b>Date:</b>	10/15/2024		<b>Staff Contact:</b>		Doug Hanson		
<b>Owner(s)/Applicant:</b>	NE Kuna Farm LLC Open Door Rentals LLC		<b>Applicant Contact:</b>				
<b>Representative:</b>	Givens Pursley Elizabeth Koeckeritz		<b>Representative Contact:</b>		<a href="mailto:eak@givenspursley.com">eak@givenspursley.com</a>		

### Purpose

The applicant requests a development agreement modification for the Napa Vineyards Subdivision. The site is located at 1235 W Columbia Road, W Columbia Road, and 750 W Road, Meridian, Idaho 83642.

### Statement of Fact

<b>Parcel Number(s):</b>	S1312212400, R7135690180, S1312417410
<b>Future Land Use Map Designation:</b>	Mixed Use, Medium Density Residential
<b>Existing Land Use:</b>	Bare land
<b>Current Zoning:</b>	R-20, R-6, C-3, C-1
<b>Proposed Zoning:</b>	Same
<b>Development Area:</b>	240 acres
<b>Adjacent Zoning Districts:</b>	<b>North:</b> RR (Rural Residential), R-6 (Medium Residential), R-20 (High Density Residential), A (Agriculture); <b>East:</b> RR (Rural Residential); <b>South:</b> RR (Rural Residential), R-6 (Medium Density Residential); <b>West:</b> RR (Rural Residential), R-4 and R-6 (Medium Density Residential)
<b>Adjacent Street(s) Existing &amp; Proposed:</b>	<b>North:</b> W Columbia Road (Existing); <b>East:</b> SH 69/ S Meridian Road (Existing); <b>South:</b> W Hubbard Road (Existing); <b>West:</b> S Kay Avenue (Proposed)
<b>Internal Street(s) Existing &amp; Proposed:</b>	Proposed internal streets as shown in "Conceptual Site Plan"
<b>Adjacent Bike/Pedestrian Facilities:</b>	Mason Creek Pedestrian Pathway (Proposed)
<b>Adjacent Parks:</b>	Proposed Block 24, Lot 1
<b>Land Dedication Requirement:</b>	10.00% open space required, 18.69% open space proposed

### Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Mixed Use and Medium Density Residential. The property is zoned R-20, R-6, C-3, and C-1 which is compatible within the Mixed Use and Medium Density Residential Land Use Designations.

The Comprehensive Plan identifies the goal to provide support to Kuna's schools and pre-K education opportunities to meet population demands (Goal 5.A). The applicant's proposal to dedicate an 11.28-acre school site and K-12 public charter school aims to meet the requirements of this goal.

The proposed development will include several open space amenities including park space, pickleball courts, a pool, and pedestrian pathways (Goal 2.).

The applicant has proposed to dedicate a lot to be utilized for a future Kuna Rural Fire District (KRFD) Station, providing land for the future expansion of public safety and emergency services (Goal 2.F.).

Approximately one mile of the future Mason Creek trunkline will go through the subject site, the applicant's dedication of an easement for the trunkline will aid in ensuring sewer can serve the future population of the city (Goal 4.F.).

The Comprehensive Plan identifies the goal to ensure that land uses within Kuna will support economic development (Goal 1.A). The applicant's proposal of approx. 17 acres of commercial land meets requirements of this goal. The proposed C-3 (Service Commercial) zone is proposed along the SH 69/Meridian Road corridor which is identified within the comp plan as an entryway corridor. The proposed commercial land inventory within the corridor in addition to the Ridley's Family Sub, Ensign Commercial Sub Ashton Estates Commercial Sub, and the approved Paul Bunyan Commercial Sub currently under construction adds to a well-planned regional commercial center that provides employment and services (Goal 3.C.1).

### Staff Analysis

The applicant requests a development agreement modification for the Napa Vineyards Subdivision. The site is located at the 1235 W Columbia Road, W Columbia Road, and 750 W Road, Meridian, Idaho 83642.

The Napa Vineyards Annexation, Planned Unit Development and Development Agreement was approved by the City Council on April 22, 2009. The zoning, residential lot and unit counts, and dimensional standards are all reflected on the preliminary plans submitted as approved in the original development agreement application.

The modifications to the approved development agreement are due to the following changes deemed substantial enough to require modification by Planning & Zoning staff:

1. The relocation of the fire station lot
2. The relocation of the park/pool lot
3. The school site to be used for a public-school site, which includes the ability to dedicate the property to a public school district, public charter school or a combination of a public charter school and public park
4. Removal of senior housing age restriction from the R-20 zone
5. Dedication of the Mason Creek Trunkline easement through project infrastructure agreement

Should the development agreement modification be approved this evening, the applicant will submit a preliminary plat application for the Commission and Council's review in the future.

## Recommended Conditions of Approval

### Standard Conditions

1. 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:
  - a. The City Engineer shall approve the sewer connections.
  - b. 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.
  - c. 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."
  - d. 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.
  - e. The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
  - f. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s).
  - g. 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.
2. 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 5-9-4.
3. 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.
4. 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).
5. 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
6. 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.
7. Developer/Owner/Applicant shall follow staff, City Engineers and other agency recommended requirements as applicable.
8. Developer/Owner/Applicant shall comply with all local, state, and federal laws.



## Site Information

The property is approximately +/- 242 acres identified as parcel numbers S1312212400, R7135690180, and S1312417410 and spans from Columbia Road to Hubbard Road, west of Meridian Road and east of the future Kay Avenue (the “**Property**”). The site is currently zoned R-6, R-20, C-1 and C-3 and previously included a PUD (planned unit development) overlay within the City of Kuna (“**City**”).

## Background

The Property was annexed into the City in 2009. At that time, a mixed-use residential-commercial PUD was approved on the Property and the then-current owner entered into a development agreement approving R-6, R-20, C-1 and C-3 zoning. The DA was recorded as instrument number 109047091 in 2009.

Since that time, several of the City and ACHD’s standards and best practices have changed, resulting in the need for an updated development agreement.



## Compliance with Comprehensive Plan

The current concept plan maintains the prior development plan and is consistent with the provisions included in the original DA. A DA modification is requested to refresh the agreement with current code and agency requirements.

Consistent with the mixed-use, commercial and medium-density residential FLUM designations and Meridian Road’s designation as an Entryway Corridor in Kuna’s Comprehensive Plan, Napa Vineyards proposes commercial and multi-family uses along both its Meridian Road and Hubbard Road frontages. The northern and central areas of the project contain single-family residences and a school donation site, in accord with the medium density residential and mixed use FLUM designation over these portions of the Property. A Fire station donation site is located on Columbia Road, east of the future Kay Avenue.

The revised Napa Vineyards concept plan continues to align with the intent of Kuna’s Comprehensive Plan, *Envision Kuna*, by complementing surrounding development and providing residential and employment opportunities in this part of Kuna. In particular, this well-designed community will address *Goal 1*, a Diverse and Vibrant Kuna, and *Goal 3*, a Desirable, Distinctive and Well-designed Community, by creating a variety of housing options within a strong neighborhood and locating those housing options near commercial areas with good connectivity.

Envision Kuna Goal	Project Compliance
1.A Ensure Land use in Kuna will support economic development.	Allowing the Project’s mixed-use plan will provide new commercial business space adjacent to new residences, to provide convenient access for Kuna residents and help businesses attract nearby customers.
1.C Attract and encourage new and existing businesses.	The Project provides over 16 acres of new commercial space for Kuna residents along S. Meridian Road, walkable for nearby residents.
2.A Maintain and expand an interconnected greenbelt, pathways and trail system.	Roads in the development will provide sidewalk connectivity for pedestrian and bicycle use, and new pathways will further the Kuna pathways plan.
2.B Maintain and expand parks and public gathering spaces.	The Project provides for a new park and green gathering space for residents of the subdivision.
2.C Support the development of community recreation facilities.	With a new green space, recreational opportunities in the area will be enhanced by this Project.
2.F Provide public safety and emergency services (police, fire, ambulance)	The Project provides a 2+ acre site on Columbia Road to be donated to the Kuna Rural Fire District.
3.A Ensure community design directs growth and implement sustainable land use patterns.	This infill Project ensures sustainable and efficient City growth by reducing the costs providing services.
3.A.2 Encourage development in priority areas.	All infrastructure is located to and through the Project, and concentrates the development along Highway 69, just north of the current commercial corridor.
3.B.2.d Encourage landscaping and beautification efforts throughout the community particularly along major corridors and in mixed-use activity centers.	The Project enhances landscaping and beautification along Meridian, Hubbard and Columbia Roads.
3.C Encourage development of commercial areas with good connectivity and character.	This Project includes walkable commercial near residential in a key Kuna commercial corridor.

3.D Encourage development of housing options and strong neighborhoods.	The Project includes a connected subdivision of residences with a central community park for neighborhood cohesion, and walkable commercial areas built into the neighborhood.
4.A.1. Preserve Meridian Road and Columbia Road as Commuter Entryway Corridors.	Commercial and high-density residential are located along Meridian Road; the new Fire Station is proposed on Columbia, preserving these busy entryway corridors.
4.B Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.	The Project includes tree-lined sidewalks adjacent to new public streets and pathways throughout to provide connectivity to and through the residential portion to the commercial areas of the Project.
5.A.1 Help ensure Kuna’s school facilities meet increasing population demands.	With the addition of a school site conveniently located within the center of the development at the intersection of 2 new collector roads, this Project provides a walkable elementary school site for children in the development and surrounding neighborhoods.

## Development Agreement Modification

The original DA for the Napa Vineyards development was recorded when the property was annexed and zoned via the PUD process in 2009. Since that time, Kuna City Code and the policies of several reviewing agencies have been updated. Although the overall concept plan has experienced minimal changes since the originally contemplated development, the applicant proposes to modify the existing DA to reflect current code and policy requirements. Updating the agreement will be consistent with the intent of the original development and will allow for easier implementation as development occurs.

A copy of the original DA has been marked up to include proposed changes based on no longer applicable provisions or requirements. The applicant requests to work with the city as they review the original DA to determine applicable provisions, in which the below list of proposed changes can be updated with any omissions or additions:

Original DA Provision	DA Modification Proposal or Comment
3.1.7 (all provisions)	Update all of section 3.1.7 to current City of Kuna code requirements. Specific provisions related to services should be updated to current conditions based on City's serviceability/need.
3.1.8	Agree to this provision. Have updated concept plan to assure compliance.
3.1.8.1	Strike provision to be consistent with current proposal.
3.1.9	Remove references to assisted-living or age-restricted component as that is no longer proposed.
3.1.9.2, 3.1.9.3, 3.1.9.4	Update sections to comply with current code requirements.
3.1.10, 3.1.10.1	Omit reference to the number of phases within the development and reference to senior housing and assisted living elements. Agree to comply with current City of Kuna code requirements.
3.1.11, 3.1.11.1, 3.1.11.2	Providing open space exceeding current code requirements. Update amenities to reflect current proposal.
3.1.11.3, 3.1.11.4, 3.1.11.5, 3.1.11.6, 3.1.11.7, 3.1.11.8, 3.1.11.9	Update or remove section as Developer will conform with city or regulatory agency requirements.
3.1.11.10, 3.1.11.11	Omit provisions to reflect current proposal.
3.1.11.12	Request to coordinate with the Parks and Recreation Department and City Council on ownership and maintenance of the 10' pathway.
3.1.11.15	Update to reflect proposed amenities or amenities approved with subsequent preliminary plat application.
3.1.11.19, 3.1.11.20	Update based on coordination with the Parks and Recreation Department and City Council on maintenance of 10' pathway.
3.1.11.28	Omit condition to reflect current proposal.
3.1.13 (all provisions)	Omit conditions to reflect current proposal and adherence to current code requirements.
3.1.14 (all provisions)	Omit conditions to reflect current proposal and adherence to current code requirements.
3.1.16	Update provision to include charter schools.
3.1.16.1	Update to Lot 27, Block 14.
3.1.19	Update to coincide with current application and ACHD's review.

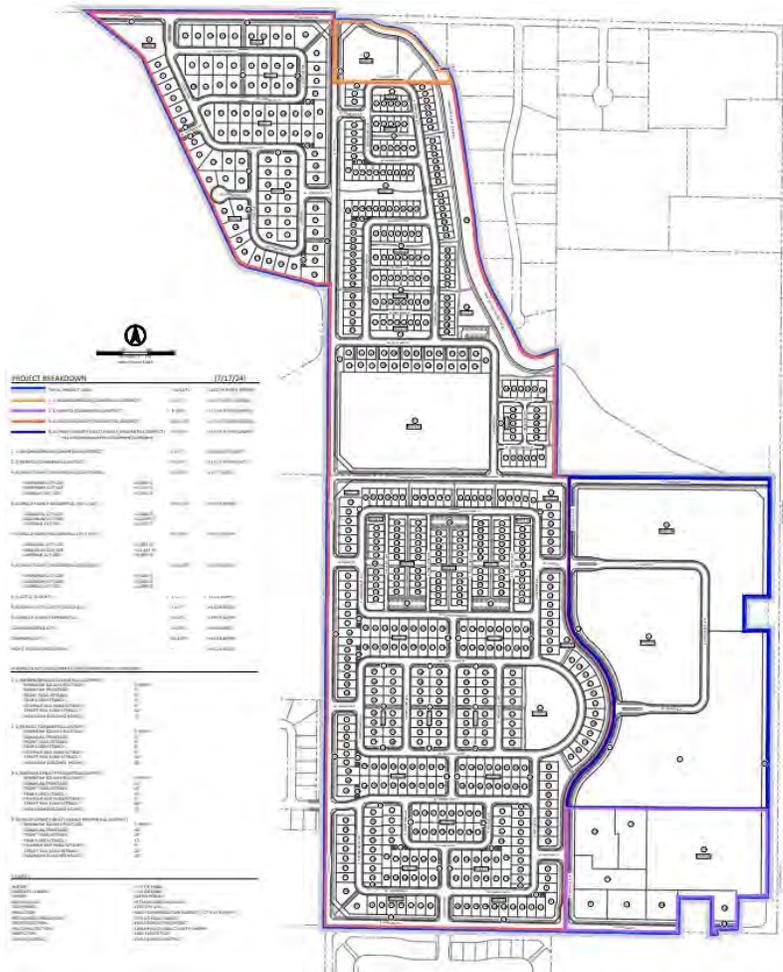
3.1.20 (all provisions)	Update to current code requirements, including any increased widths along right-of-ways.
3.1.28 (all provisions)	Update or omit section based on coordination with ACHD based on current application and conditions.
3.1.33	Agree to comply with condition but should be updated to reflect current proposal, engineering firm and dates.
3.6	Update provision to reflect number of phases approved with preliminary plat.

### Overall Concept Site Plan

Napa Vineyards includes a diverse mix of housing for a total of 653 single-family homes zoned R-6 and, in accord with the Original Approvals, no more than 842 multi-family dwelling units in the R-20 district. The multi-family area is zoned R-20, and remains located just north of the commercial area, between Meridian Road and the interior single-family homes. Napa Vineyards features enhanced walkability and pedestrian connectivity throughout and to surrounding subdivisions and services in the area. Amenities for residents include open space areas, a pool with changing rooms, sports courts, pathways, and a dog park adjacent to the Mason Creek Canal.

Napa Vineyards includes 19.33 acres of commercial development overall, with 1.84 acres zoned C-1 and 17.49 acres zoned C-3. The C-3 district is ideally situated to provide a buffer between the single-family homes to the west and to provide additional commercial opportunities along the busy Meridian Road/Highway 69 corridor. The C-1 district in the northwest corner of the development will provide an opportunity for a neighborhood serving use within a walkable distance of proposed homes within Napa Vineyards and adjacent residential development.

The Project also includes the donation of an 11.28-acre school lot and a 2.08-acre fire station lot. The Owner worked closely with both the Kuna School District and the Kuna Rural Fire District on the siting of these donation lots.



### **Public Service Lots**

Napa Vineyards features a 2.08-acre lot that will be donated to the Kuna Rural Fire District and an 11.28-acre lot that will be donated for a public school which could include a charter school. The Original Approvals included the Fire donation property on the far western edge of the development. Since that time, and in concert with Kuna Rural Fire, the lot has been moved to the southeast corner of Columbia Road and Kay Road. After discussions with the Kuna School District, the school site has been moved from an interior location on local roads to the intersection of Kay Avenue and Mason Creek Road, two new collector road extensions abutting and through the project.

### **Public Infrastructure**

The Mason Creek trunkline, which provides **critical** sewer infrastructure and connectivity in this area of Kuna, bisects the Project. All public infrastructure services and requirements are located within or adjacent to the project site.

### **Density**

The overall net density of the R-6 residential portion of the project is 4.05 dwelling units per acre not including the 11.28-acre school site. Including the school site, the net density for the R-6 residential portion of the project is 3.79 dwelling units per acre. Although a specific number of units is not currently proposed for the R-20 area, if 842 units, are proposed as permitted with the original DA, the net density would be approximately 21.27 dwelling units per acre.

### **Amenities, Open Space, and Walkability**

Napa Vineyards includes more than 45.23 acres of qualified open space, or 18.69% of the Project, exceeding the 10% required under the Kuna ordinance. The open space calculation includes the approximately 11.28-acre future school lot and the approximately 2.08-acre future fire station lot. Included in the open space are high-quality amenities for residents such as a swimming pool, changing rooms, sports courts, dog park, and pathways throughout the community.

The Original Approvals included 4 small swimming pools. We are proposing one larger centrally located swimming pool within the single-family residential community. We anticipate that an additional pool and amenities will be provided with the multi-family component of the development at a later date. This allows for economies of scale, and provides a lesser impact on Kuna's sewer and water systems.

The open spaces are distributed throughout the Project, with a dog park, pathways and open space areas in the northern portion of the development and a pool with changing rooms, sports courts and recreation areas located within the southern portion of the development. The commercial component also includes areas that will invite outdoor dining, shopping and events.

Pedestrian walkways are located throughout the development to allow for integration of uses, interconnectivity and pedestrian access to the commercial areas and all amenities. The pathways also provide an active amenity for residents to safely walk around the entire neighborhood.

Fencing will meet all current Kuna City Code standards. Likewise, to the extent any pathways and sidewalks deviate from the Original Approvals, they will meet current Kuna City Code and ACHD standards.<sup>1</sup>

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<sup>1</sup> For example, the Original Approvals include meandering sidewalks, which are now disfavored by ACHD.

### Access and Connectivity

The development will be accessed via two entrances on Columbia, including Kay Avenue (a collector road) and Dolce Avenue (a local street); two entrances on Hubbard, including Kay Avenue and Viognier Avenue (a local street); and Mason Creek Road (a new collector bisecting the property from east to west), will connects Meridian Road to Kay Avenue. The internal road network is designed to provide efficient movement, incorporating frontage and backage roads to alleviate traffic experienced on SH-69 and adjacent collector roadways.

A traffic impact study (TIS) has been accepted by ACHD and is currently under ITD review. Traffic improvements are significant and include the following:

- SH 69/Lake Hazel
  - Widen Lake Hazel to 2 through lanes in each direction
  - Widen SH 69 to 3 through lanes in each direction
  - Exclusive right turn lanes on the eastbound and westbound approaches
- SH 69/ Columbia
  - Widen Columbia Road to two through lanes in each direction
  - Install dual eastbound left turn lanes
  - Widen SH 69 to 3 through lanes in each direction
  - Construct an exclusive eastbound right turn lane
- SH 69/Hubbard
  - Widen SH 69 to three through lanes
  - Construct dual eastbound left-turn lanes
- SH 69/Deer Flat Road
  - Install an overlap signal head for the southbound right lane and adjust signal timing accordingly
  - Construct dual eastbound left-turn lanes
- SH 69/Kuna Road
  - Install a traffic signal or multi-lane roundabout
- Kay Avenue/Deer Flat Road
  - Install a traffic signal or a multi-lane roundabout
- Linder Road/Columbia Road
  - Install exclusive right turn lanes with overlap signals for the northbound and eastbound approaches
- Kay Avenue/Hubbard Road
  - Install a traffic signal or a single-lane roundabout
- Columbia Road (Linder to SH 69)
  - Widen to a 5-lane section
- Hubbard Road (Linder to SH 69)
  - Widen to a 5-lane section
- Kay Avenue/Columbia Road
  - Install a traffic signal or a single lane roundabout

### Services

The property is less than 2 miles from downtown Kuna, which puts it in close proximity to the area's schools, the Kuna Library, and various parks among other services and amenities. Kuna High School is located less than 1.5 away. Silver Trail Elementary and Fremont Middle School are both approximately 2

miles away. As mentioned, the developer proposes to donate an 11.28-acre site for a future school which will provide an easily accessible option for future residents within the community.

Various churches, pre-schools and daycares are also nearby, which will serve and be supported by future residents, and complement future commercial uses planned within Napa Vineyards.

Sewer and water infrastructure exists, and extension is planned to the Property, and development of Napa Vineyards will allow the critical extension of the Mason Creek sewer trunkline.

## **Conclusion**

We are excited to bring Napa Vineyards to the City of Kuna. This mixed-use community has been planned for over 16 years, and will complement surrounding uses, fulfill comprehensive plan goals, and provide needed housing and employment opportunities in this area of Kuna. The community design and mix of uses will allow residents to play, shop, eat and interact with neighbors without leaving their neighborhood. Further, Napa Vineyards complements the City's vision for growth and will be an asset to the community.

Should you have questions or require further information in order to process this application, please feel free to contact me.

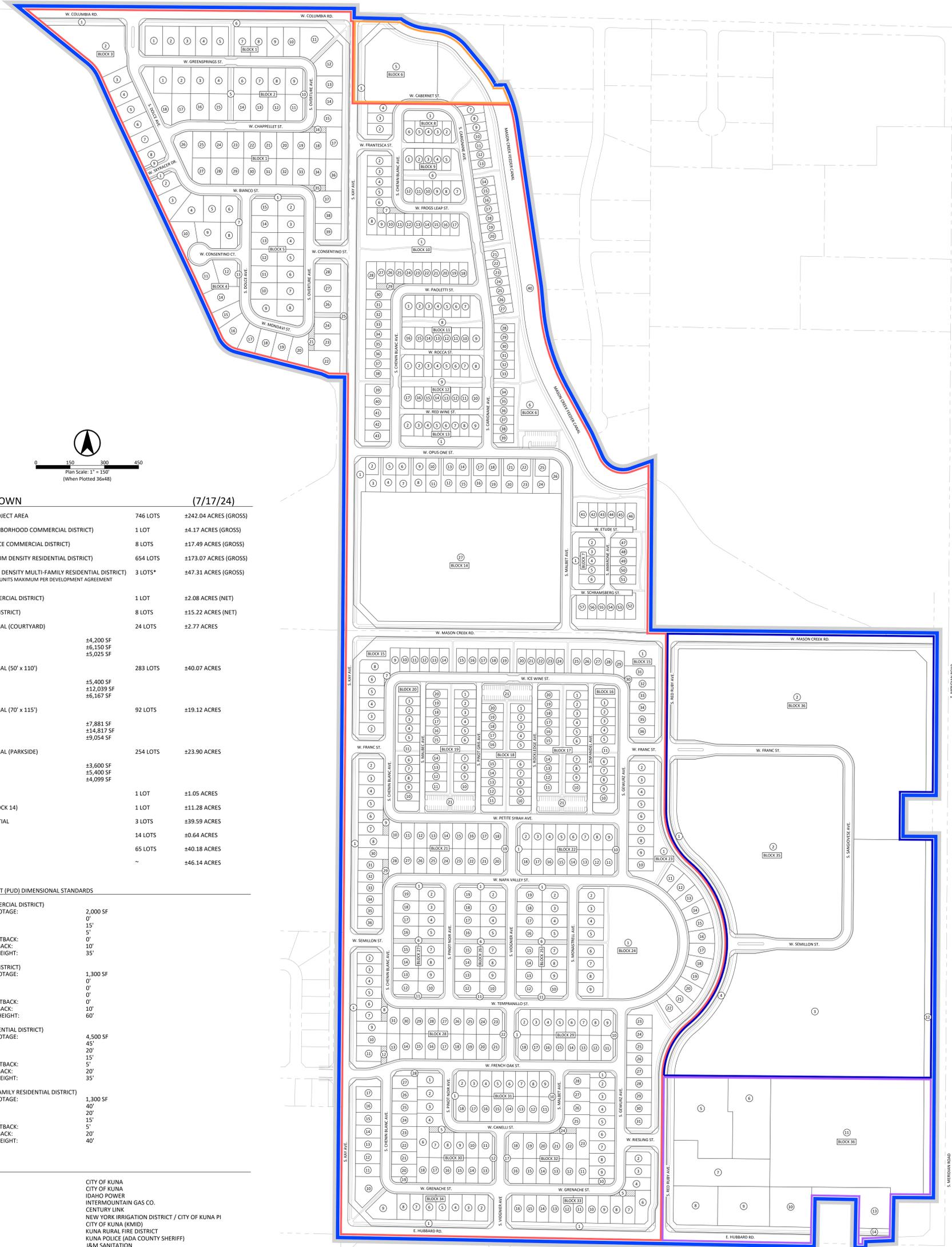
Sincerely,  
**KM Engineering, LLP.**



Stephanie Hopkins  
Land Planning Manager

cc: NE Kuna Farm LLC, Open Door Rentals LLC

# NAPA VINEYARDS KUNA, IDAHO CONCEPTUAL SITE PLAN



### PROJECT BREAKDOWN

(7/17/24)

<span style="color: blue;">█</span> TOTAL PROJECT AREA	746 LOTS	±242.04 ACRES (GROSS)
<span style="color: orange;">█</span> C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT)	1 LOT	±4.17 ACRES (GROSS)
<span style="color: purple;">█</span> C-3 (SERVICE COMMERCIAL DISTRICT)	8 LOTS	±17.49 ACRES (GROSS)
<span style="color: red;">█</span> R-6 (MEDIUM DENSITY RESIDENTIAL DISTRICT)	654 LOTS	±173.07 ACRES (GROSS)
<span style="color: blue;">█</span> R-20 (HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT)	3 LOTS*	±47.31 ACRES (GROSS)
*842 UNITS MAXIMUM PER DEVELOPMENT AGREEMENT		
C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT)	1 LOT	±2.08 ACRES (NET)
C-3 (SERVICE COMMERCIAL DISTRICT)	8 LOTS	±15.22 ACRES (NET)
R-6 SINGLE FAMILY RESIDENTIAL (COURTYARD)	24 LOTS	±2.77 ACRES
MINIMUM LOT SIZE:	±4,200 SF	
MAXIMUM LOT SIZE:	±6,150 SF	
AVERAGE LOT SIZE:	±5,025 SF	
R-6 SINGLE FAMILY RESIDENTIAL (50' x 110')	283 LOTS	±40.07 ACRES
MINIMUM LOT SIZE:	±5,400 SF	
MAXIMUM LOT SIZE:	±12,039 SF	
AVERAGE LOT SIZE:	±6,167 SF	
R-6 SINGLE FAMILY RESIDENTIAL (70' x 115')	92 LOTS	±19.12 ACRES
MINIMUM LOT SIZE:	±7,881 SF	
MAXIMUM LOT SIZE:	±14,817 SF	
AVERAGE LOT SIZE:	±9,054 SF	
R-6 SINGLE FAMILY RESIDENTIAL (PARKSIDE)	254 LOTS	±23.90 ACRES
MINIMUM LOT SIZE:	±3,600 SF	
MAXIMUM LOT SIZE:	±5,400 SF	
AVERAGE LOT SIZE:	±4,099 SF	
R-6 (LOT 2, BLOCK 3)	1 LOT	±1.05 ACRES
R-6 SCHOOL SITE (LOT 27, BLOCK 14)	1 LOT	±11.28 ACRES
R-20 MULTI-FAMILY RESIDENTIAL	3 LOTS	±39.59 ACRES
COMMON DRIVE LOTS	14 LOTS	±0.64 ACRES
COMMON LOTS	65 LOTS	±40.18 ACRES
RIGHT-OF-WAY DEDICATION	~	±46.14 ACRES

### PLANNED UNIT DEVELOPMENT (PUD) DIMENSIONAL STANDARDS

C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT)	2,000 SF
MINIMUM SQUARE FOOTAGE:	0'
MINIMUM FRONTAGE:	15'
FRONT YARD SETBACK:	5'
REAR YARD SETBACK:	0'
INTERIOR SIDE YARD SETBACK:	10'
STREET SIDE YARD SETBACK:	35'
MAXIMUM BUILDING HEIGHT:	
C-3 (SERVICE COMMERCIAL DISTRICT)	1,300 SF
MINIMUM SQUARE FOOTAGE:	0'
MINIMUM FRONTAGE:	0'
FRONT YARD SETBACK:	0'
REAR YARD SETBACK:	0'
INTERIOR SIDE YARD SETBACK:	10'
STREET SIDE YARD SETBACK:	60'
MAXIMUM BUILDING HEIGHT:	
R-6 (MEDIUM DENSITY RESIDENTIAL DISTRICT)	4,500 SF
MINIMUM SQUARE FOOTAGE:	45'
MINIMUM FRONTAGE:	20'
FRONT YARD SETBACK:	15'
REAR YARD SETBACK:	5'
INTERIOR SIDE YARD SETBACK:	20'
STREET SIDE YARD SETBACK:	35'
MAXIMUM BUILDING HEIGHT:	
R-20 (HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT)	1,300 SF
MINIMUM SQUARE FOOTAGE:	40'
MINIMUM FRONTAGE:	20'
FRONT YARD SETBACK:	15'
REAR YARD SETBACK:	5'
INTERIOR SIDE YARD SETBACK:	20'
STREET SIDE YARD SETBACK:	40'
MAXIMUM BUILDING HEIGHT:	

### UTILITIES

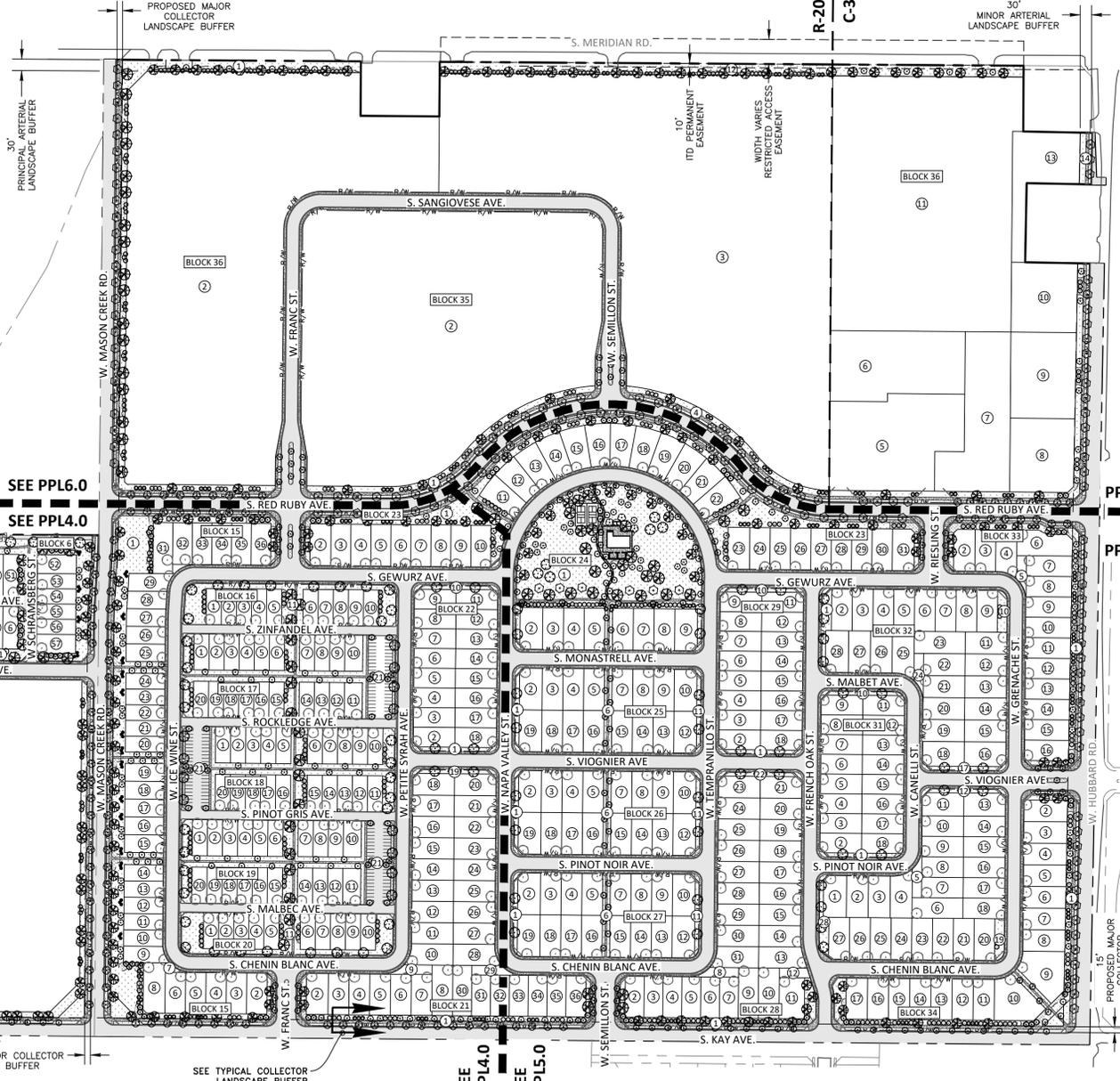
WATER:	CITY OF KUNA
SANITARY SEWER:	CITY OF KUNA
POWER:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURY LINK
IRRIGATION:	NEW YORK IRRIGATION DISTRICT / CITY OF KUNA PI
PRESSURIZED IRRIGATION:	CITY OF KUNA (KMID)
FIRE PROTECTION:	KUNA RURAL FIRE DISTRICT
POLICE PROTECTION:	KUNA POLICE (ADA COUNTY SHERIFF)
SANITATION:	18M SANITATION
SCHOOL DISTRICT:	KUNA SCHOOL DISTRICT

**PLANT SCHEDULE** SEE PPL2.0 FOR FULL PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	OTHER TREES
	90	ACER SACCHARUM 'GREEN MOUNTAIN' TM GREEN MOUNTAIN SUGAR MAPLE	2" CAL. B&B	653
	220	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' URBAN SUNSET® MAPLE	2" CAL. B&B	
	175	CARPINUS BETULUS 'JFS-KW1CB' EMERALD AVENUE HORNBAM	2" CAL. B&B	
	233	FACUS SYLVATICA 'RIVERSI' RIVERS EUROPEAN BEECH	2" CAL. B&B	
	171	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD GINKGO MALE VARIETY ONLY	2" CAL. B&B	
	180	GLEDITSIA TRIACANTHOS 'INERMIS' 'SUNCOLE' SUNBURST HONEYLOCUST	2" CAL. B&B	
	222	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR	2" CAL. B&B	
	224	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL. B&B	
	147	CEDRUS ATLANTICA 'GLAUCA' BLUE ATLAS CEDAR	6'-8" B&B	
	247	CEDRUS DEODARA 'AUREA' GOLDEN DEODAR CEDAR	6'-8" B&B	
	150	PICEA GLAUCA PENDULA WEeping WHITE SPRUCE	6'-8" B&B	
	287	PICEA OMORICA 'BRUNS' BRUNS SPRUCE	6'-8" B&B	
	236	PINUS FLEXILIS 'VANDERWOLF'S' PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8" B&B	

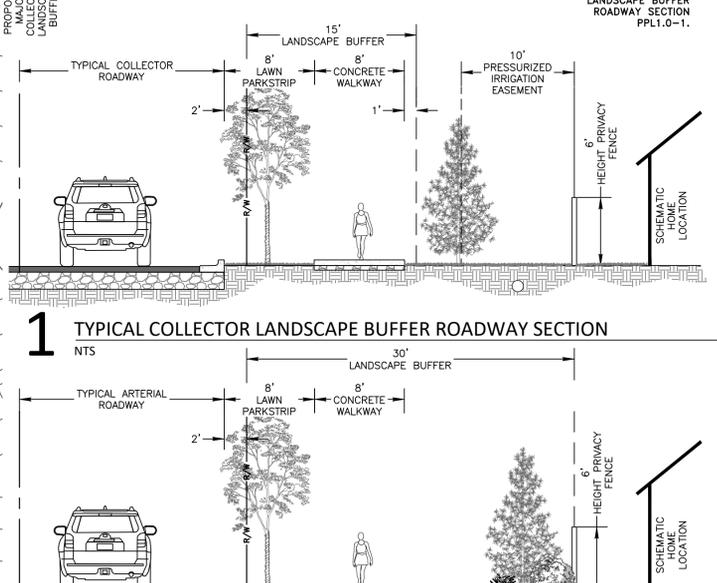
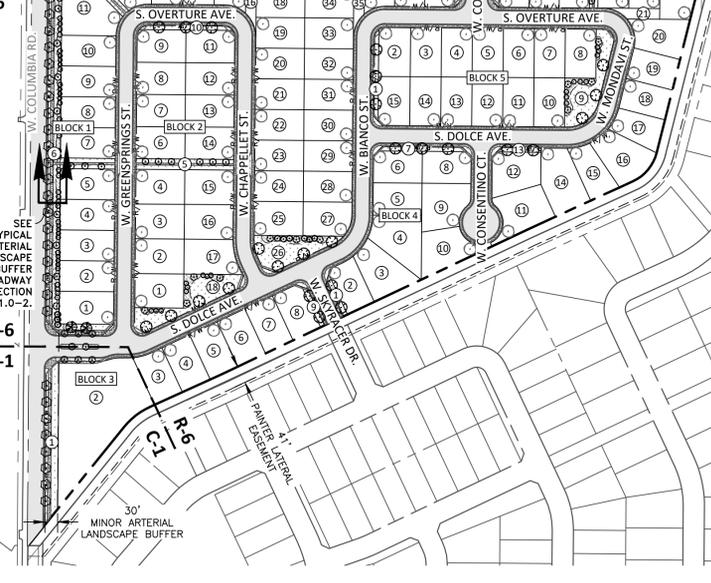
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.
	121,948 SF	EXISTING CANAL AND ASSOCIATED LANDSCAPE TO REMAIN. PRESERVE AND PROTECT. REPAIR AS NECESSARY AFTER CONSTRUCTION. SEE KEYNOTES.	NONE
	1,321,778 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD
	143,344 SF	SITE LANDSCAPING	



**OPEN SPACE TREE CALCULATIONS**  
(1 TREE/800 SF)

BLOCK #	LOT #	LOT AREA (SF)	QUALIFIED AREA (SF)	QUALIFIED AREA (AC)	REQ	PRVD
1	6	63,744	26,173	0.60	33	37
1	26	10,618	10,618	0.24	13	13
2	5	5,750	5,750	0.13	7	7
2	10	2,080	2,080	0.05	3	3
2	18	12,750	12,750	0.29	16	17
3	1	10,551	0	0.00	0	0
3	9	999	999	0.02	1	2
4	1	997	997	0.02	1	2
4	7	2,000	2,000	0.05	3	3
4	13	1,000	1,000	0.02	1	2
4	25	18,715	11,514 *	0.26	14	14
5	1	2,040	2,040	0.05	3	3
5	9	12,116	12,116	0.28	15	16
6	1	20,355	11,137 *	0.26	14	14
6	6	269,518	253,931	5.83	317	318
6	40	161,838	0	0.00	0	0
7	1	12,305	12,305	0.28	15	17
8	1	10,125	10,125	0.23	13	13
9	6	14,676	14,676	0.34	18	19
10	1	121,593	102,938 *	2.36	129	131
11	8	20,064	20,064	0.46	25	25
12	9	15,930	15,930	0.37	20	20
13	1	15,530	15,530	0.36	19	19
14	1	46,986	25,707 *	0.59	32	32
14	26	7,530	7,530	0.17	9	9
15	1	110,055	86,428 *	1.98	108	118
16	11	21,854	21,854	0.50	27	27
17	21	45,575	28,955 ***	0.66	36	36
18	21	47,000	31,480 ***	0.72	39	39
19	21	45,575	30,055 ***	0.69	38	39
20	11	22,112	22,112	0.51	28	28
21	1	26,362	15,205 *	0.35	19	24
21	19	1,900	1,900	0.04	2	2
22	1	1,900	1,900	0.04	2	2
22	10	1,900	1,900	0.04	2	2
23	1	87,574	87,574	2.01	109	154
24	1	138,077	138,077	3.17	173	173
25	1	1,900	1,900	0.04	2	2
25	6	4,400	4,400	0.10	6	6
25	11	1,900	1,900	0.04	2	2
26	1	1,900	1,900	0.04	2	2
26	6	4,400	4,400	0.10	6	6
26	11	1,900	1,900	0.04	2	2
27	1	1,940	1,940	0.04	2	2
27	6	4,400	4,400	0.10	6	6
27	11	1,940	1,940	0.04	2	2
28	1	19,468	12,184 *	0.28	15	16
28	22	1,900	1,900	0.04	2	2
29	1	1,900	1,900	0.04	2	2
29	10	1,900	1,900	0.04	2	2
30	12	1,900	1,900	0.04	2	2
30	19	2,616	2,616	0.06	3	3
30	28	3,272	3,272	0.08	4	4
31	1	1,940	1,940	0.04	2	2
31	10	1,940	1,940	0.04	2	2
32	1	3,500	3,500	0.08	4	4
32	10	2,616	2,616	0.06	3	3
32	17	1,900	1,900	0.04	2	2
33	1	32,846	14,547 *	0.33	18	45
34	1	42,207	18,332 *	0.42	23	31
35	1	24,875	24,875	0.57	31	47
36	1	64,423	28,598 *	0.66	36	46
36	4	56,188	37,910 *	0.87	47	67
36	12	46,418	0	0.00	0	0
36	14	4,086	0	0.00	0	0
<b>TOTAL OPEN SPACE TREES</b>					1,532	1,690
<b>TOTAL TREES REQUIRED/PROVIDED</b>					3,020	3,235

\* LANDSCAPE BUFFER EXCLUDED FROM THE OPEN SPACE TREE CALCULATIONS.  
\*\* CANAL EASEMENT EXCLUDED FROM THE OPEN SPACE TREE CALCULATIONS.  
\*\*\* PARKING LOT AREA EXCLUDED FROM THE OPEN SPACE TREE CALCULATIONS.



**LANDSCAPE BUFFER REQUIREMENTS**

PLANT MATERIAL REQUIRED PER 100 LF:  
(2) SHADE TREES\*, (3) EVERGREEN TREES, AND (12) SHRUBS  
\*REQUIRED SHADE TREE MAY BE SUBSTITUTED WITH (2) FLOWERING/ORNAMENTAL TREES

STREET NAME	BUFFER WIDTH	LF	CALCULATION	REQ	PRVD
W. COLUMBIA RD.	30'	1544	SHADE TREES=(1544/100)*2	31	31
			ORNAMENTAL TREES SUB.	0	0
			EVERGREEN=(1544/100)*3	46	46
			SHRUBS=(1544/100)*12	185	0
W. MASON CREEK RD.	15'	3790	SHADE TREES=(3790/100)*2	76	78
			ORNAMENTAL TREES SUB.	0	0
			EVERGREEN=(3790/100)*3	114	115
			SHRUBS=(3790/100)*12	455	0
S. MERIDIAN RD.	30'	2227	SHADE TREES=(2227/100)*2	45	45
			ORNAMENTAL TREES SUB.	0	0
			EVERGREEN=(2227/100)*3	67	68
			SHRUBS=(2227/100)*12	267	0
S. KAY AVE.	15'	6497	SHADE TREES=(6497/100)*2	130	133
			ORNAMENTAL TREES SUB.	0	0
			EVERGREEN=(6497/100)*3	195	203
			SHRUBS=(6497/100)*12	780	0
W. HUBBARD RD.	30'	2053	SHADE TREES=(2053/100)*2	41	47
			ORNAMENTAL TREES SUB.	0	0
			EVERGREEN=(2053/100)*3	62	63
			SHRUBS=(2053/100)*12	246	0
<b>TOTAL STREET BUFFER SHADE TREES</b>				323	334
<b>TOTAL STREET BUFFER ORNAMENTAL TREES</b>				0	0
<b>TOTAL STREET BUFFER EVERGREEN TREES</b>				484	495
<b>TOTAL STREET BUFFER SHRUBS</b>				1933	0

**INDIVIDUAL LOT TREE REQUIREMENTS**

(1) TREE / LOT

STREET NAME	BUFFER WIDTH	LF	CALCULATION	REQ	PRVD
W. COLUMBIA RD.	30'	1544	1 TREE * 653	653	653
			<b>TOTAL INDIVIDUAL LOT TREES</b>	653	653
<b>TOTAL CENTER ISLAND TREE REQUIREMENTS</b>				0	35
<b>TOTAL CENTER ISLAND TREES</b>				0	35
<b>TOTAL PARKING ISLAND TREES</b>				28	28



**MITIGATION REQUIREMENTS**

THERE ARE NO HEALTHY TREES > 4" CAL. PROPOSED FOR REMOVAL  
\*REQUIRED LANDSCAPE BUFFER SHRUBS TO BE PROVIDED ON FINAL PLAT LANDSCAPE PLAN.

**NAPA VINEYARDS SUBDIVISION**  
KUNA, IDAHO  
PRELIMINARY PLAT LANDSCAPE COVER

REVISIONS

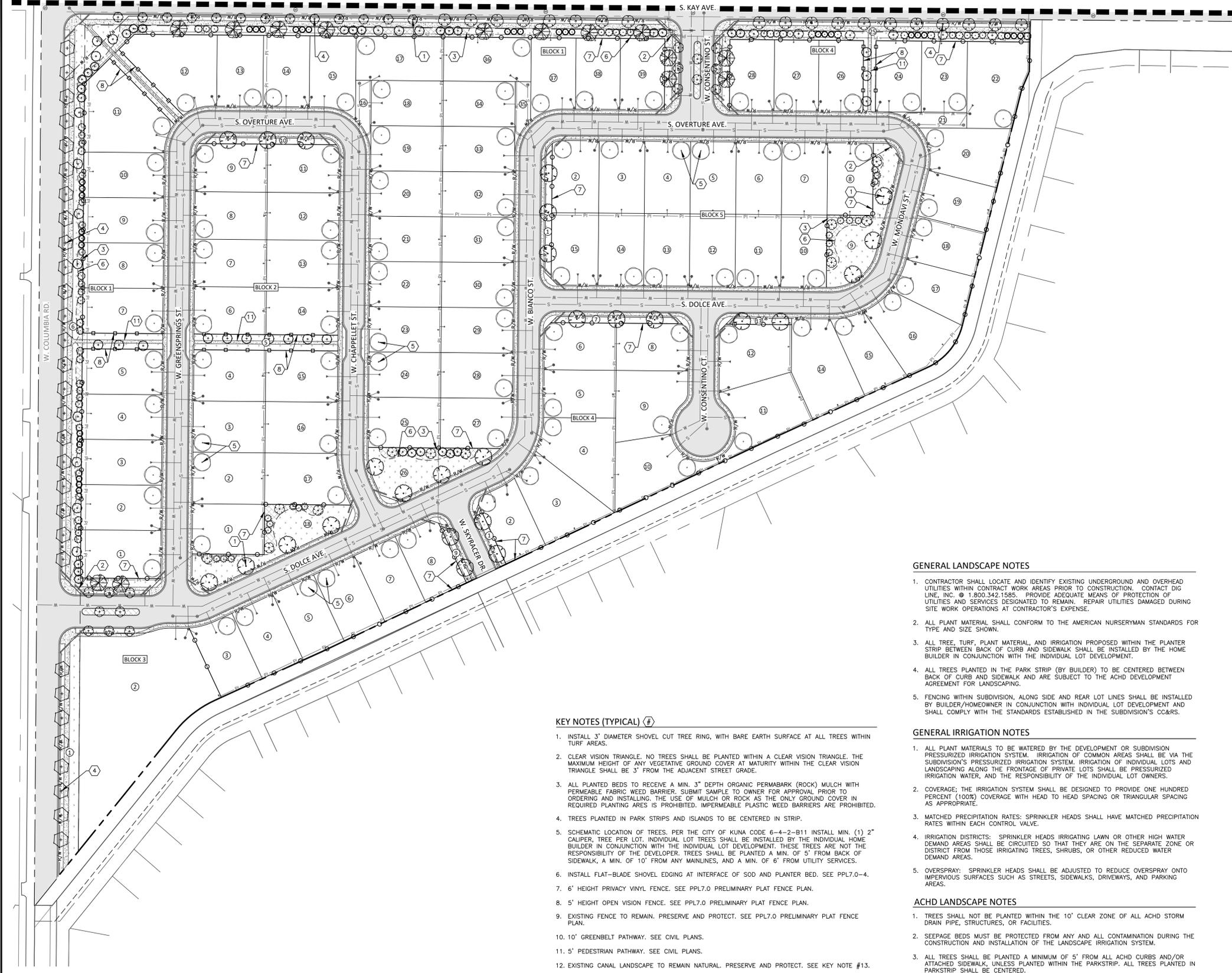
NO.	ITEM	DATE

DATE: JUNE 2024  
PROJECT: 22-020  
SHEET NO. PPL1.0

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

PRELIMINARY PLAT - NOT FOR CONSTRUCTION

MATCH LINE - SEE SHEET PPL3.0



PLANT SCHEDULE

Table with columns: SYMBOL, QTY, BOTANICAL / COMMON NAME, SIZE, MATURE HXW, CLASS. Lists various tree species like Acer saccharum, Acer truncatum, Carpinus betulus, etc.

OTHER TREES

Table with columns: SYMBOL, QTY, BOTANICAL / COMMON NAME, CONT. Lists items like SEED/SOD, SHRUBS/PERENNIALS, and SITE LANDSCAPING.

GENERAL LANDSCAPE NOTES

- 1. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
3. ALL TREE, TURF, PLANT MATERIAL, AND IRRIGATION PROPOSED WITHIN THE PLANTER STRIP BETWEEN BACK OF CURB AND SIDEWALK SHALL BE INSTALLED BY THE HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT.
4. ALL TREES PLANTED IN THE PARK STRIP (BY BUILDER) TO BE CENTERED BETWEEN BACK OF CURB AND SIDEWALK AND ARE SUBJECT TO THE ACHD DEVELOPMENT AGREEMENT FOR LANDSCAPING.
5. FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER/HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CC&RS.

GENERAL IRRIGATION NOTES

- 1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE PRESSURIZED IRRIGATION WATER, AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
2. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
3. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
4. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCLED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
5. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

ACHD LANDSCAPE NOTES

- 1. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
2. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
3. ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM ALL ACHD CURBS AND/OR ATTACHED SIDEWALK, UNLESS PLANTED WITHIN THE PARKSTRIP. ALL TREES PLANTED IN PARKSTRIP SHALL BE CENTERED.

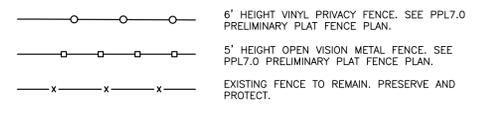
ITD GENERAL LANDSCAPE AND IRRIGATION NOTES

- 1. NOT TREES SHALL BE ALLOWED WITHIN 4 FEET OF THE FACE OF CURB AT FULL GROWTH.
2. IRRIGATION COMPONENTS SHALL BE LOCATED A MIN. OF 5 FEET FROM THE PAVEMENT EDGE AND SHALL BE ADJUSTED SO AS NOT TO CAUSE WATER TO COVER ANY PORTION OF THE HIGHWAY PAVEMENT.
3. ALL LANDSCAPING AND IRRIGATION INSTALLED WITHIN ITD RIGHT-OF-WAY SHALL MEET ITD STANDARD SPECIFICATIONS.
4. PROVISIONS FOR THE FOR THE RESPONSIBILITY OF FUTURE MAINTENANCE OF ANY LANDSCAPING WITHIN ITD RIGHT-OF-WAY SHALL BE ESTABLISHED WITH THE PROPERTY OWNER. ITD IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING INSTALLED WITHIN THE ITD RIGHT-OF-WAY.

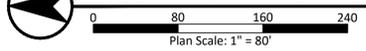
KEY NOTES (TYPICAL) (#)

- 1. INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. TREES PLANTED IN PARK STRIPS AND ISLANDS TO BE CENTERED IN STRIP.
5. SCHEMATIC LOCATION OF TREES, PER THE CITY OF KUNA CODE 6-4-2-B11 INSTALL MIN. (1) 2" CALIPER, TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER. TREES SHALL BE PLANTED A MIN. OF 5' FROM BACK OF SIDEWALK, A MIN. OF 10' FROM ANY MANLINES, AND A MIN. OF 6' FROM UTILITY SERVICES.
6. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL7.0-4.
7. 6' HEIGHT PRIVACY VINYL FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
8. 5' HEIGHT OPEN VISION FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
9. EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
10. 10' GREENBELT PATHWAY. SEE CIVIL PLANS.
11. 5' PEDESTRIAN PATHWAY. SEE CIVIL PLANS.
12. EXISTING CANAL LANDSCAPE TO REMAIN NATURAL. PRESERVE AND PROTECT. SEE KEY NOTE #13.
13. EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTOR'S FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
14. SCHEMATIC DOG PARK. FINAL DESIGN TO BE DETERMINED AS A PART OF CONSTRUCTION PLANS.
15. SCHEMATIC POOL AREA. FINAL DESIGN TO BE DETERMINED AS A PART OF CONSTRUCTION PLANS.
16. SCHEMATIC PICKLEBALL COURT. FINAL DESIGN TO BE DETERMINED AS A PART OF CONSTRUCTION PLANS.

FENCE SCHEDULE



PRELIMINARY PLAT LANDSCAPE PLAN



Project information block including: NAPA VINEYARDS SUBDIVISION, KUNA, IDAHO, PRELIMINARY PLAT LANDSCAPE PLAN, REVISIONS table, NAPA VINELANDS AGENCY seal, and km ENGINEERING logo and contact info.

PRELIMINARY PLAT - NOT FOR CONSTRUCTION

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**FENCE SCHEDULE**

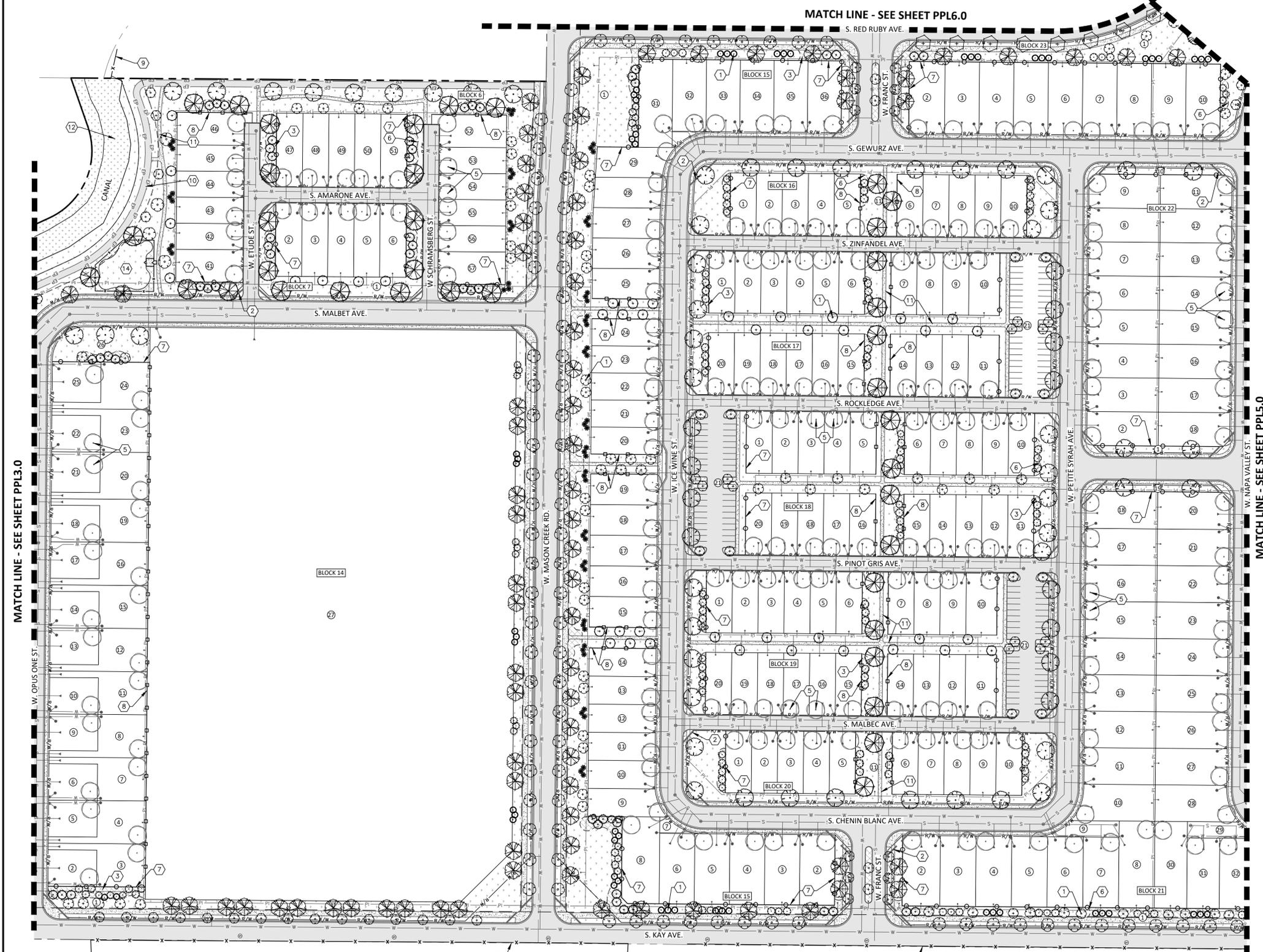
	6" HEIGHT VINYL PRIVACY FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
	5" HEIGHT OPEN VISION METAL FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
	EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT.

**PLANT SCHEDULE** SEE PPL2.0 FOR FULL PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HxW	CLASS
<b>DECIDUOUS TREES</b>					
	90	ACER SACCHARUM 'GREEN MOUNTAIN' TM GREEN MOUNTAIN SUGAR MAPLE	2" CAL. B&B	50'X40'	CLASS II
	220	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' URBAN SUNSET MAPLE	2" CAL. B&B	35'X20'	CLASS II
	175	CARPINUS BETULUS 'JFS-KW1CB' EMERALD AVENUE HORNBEAM	2" CAL. B&B	40'X30'	CLASS II
	233	FAGUS SYLVATICA 'RIVERSII' RIVERS EUROPEAN BEECH	2" CAL. B&B	40'X20'	CLASS II
	171	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD GINKGO MALE VARIETY ONLY	2" CAL. B&B	35'X35'	CLASS II
	180	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' SUNBURST HONEYLOCUST	2" CAL. B&B	40'X25'	CLASS II
	222	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR	2" CAL. B&B	35'X20'	CLASS II
	224	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL. B&B	45'X35'	CLASS II
<b>EVERGREEN TREES</b>					
	147	CEDRUS ATLANTICA 'GLAUCA' BLUE ATLAS CEDAR	6"-8" B&B	30'X20'	EVERGREEN
	247	CEDRUS DEODARA 'AUREA' GOLDEN DEODAR CEDAR	6"-8" B&B	35'X15'	EVERGREEN
	150	PICEA GLAUCA PENDULA WEeping WHITE SPRUCE	6"-8" B&B	25'X8'	EVERGREEN
	287	PICEA OMORIKA 'BRUNS' BRUNS SPRUCE	6"-8" B&B	30'X10'	EVERGREEN
	236	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6"-8" B&B	25'X15'	EVERGREEN
<b>OTHER TREES</b>					
	653	INDIVIDUAL LOT TREE SCHEMATIC LOCATION PER THE CITY OF KUNA CODE 6-4-2-B11. INSTALL (1) 2" CAL. TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.	2" CAL. B&B	VARIABLES	VARIABLES

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
	121,948 SF	EXISTING CANAL AND ASSOCIATED LANDSCAPE TO REMAIN. PRESERVE AND PROTECT. REPAIR AS NECESSARY AFTER CONSTRUCTION. SEE KEYNOTES.	NONE
	1,321,770 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD
	143,344 SF	SITE LANDSCAPING	-

- KEY NOTES (TYPICAL) (#)**
- INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
  - CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
  - ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
  - TREES PLANTED IN PARK STRIPS AND ISLANDS TO BE CENTERED IN STRIP.
  - SCHEMATIC LOCATION OF TREES. PER THE CITY OF KUNA CODE 6-4-2-B11 INSTALL MIN. (1) 2" CALIPER, TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER. TREES SHALL BE PLANTED A MIN. OF 5' FROM BACK OF SIDEWALK, A MIN. OF 10' FROM ANY MAINLINES, AND A MIN. OF 6' FROM UTILITY SERVICES.
  - INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL7.0-4.
  - 6" HEIGHT PRIVACY VINYL FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
  - 5" HEIGHT OPEN VISION FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
  - EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
  - 10' GREENBELT PATHWAY. SEE CIVIL PLANS.
  - 5' PEDESTRIAN PATHWAY. SEE CIVIL PLANS.
  - EXISTING CANAL LANDSCAPE TO REMAIN NATURAL. PRESERVE AND PROTECT. SEE KEY NOTE #13.
  - EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTOR'S FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
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**PRELIMINARY PLAT LANDSCAPE PLAN**

Plan Scale: 1" = 80'

**NAPA VINEYARDS SUBDIVISION  
KUNA, IDAHO  
PRELIMINARY PLAT LANDSCAPE PLAN**

REVISIONS		
NO.	ITEM	DATE

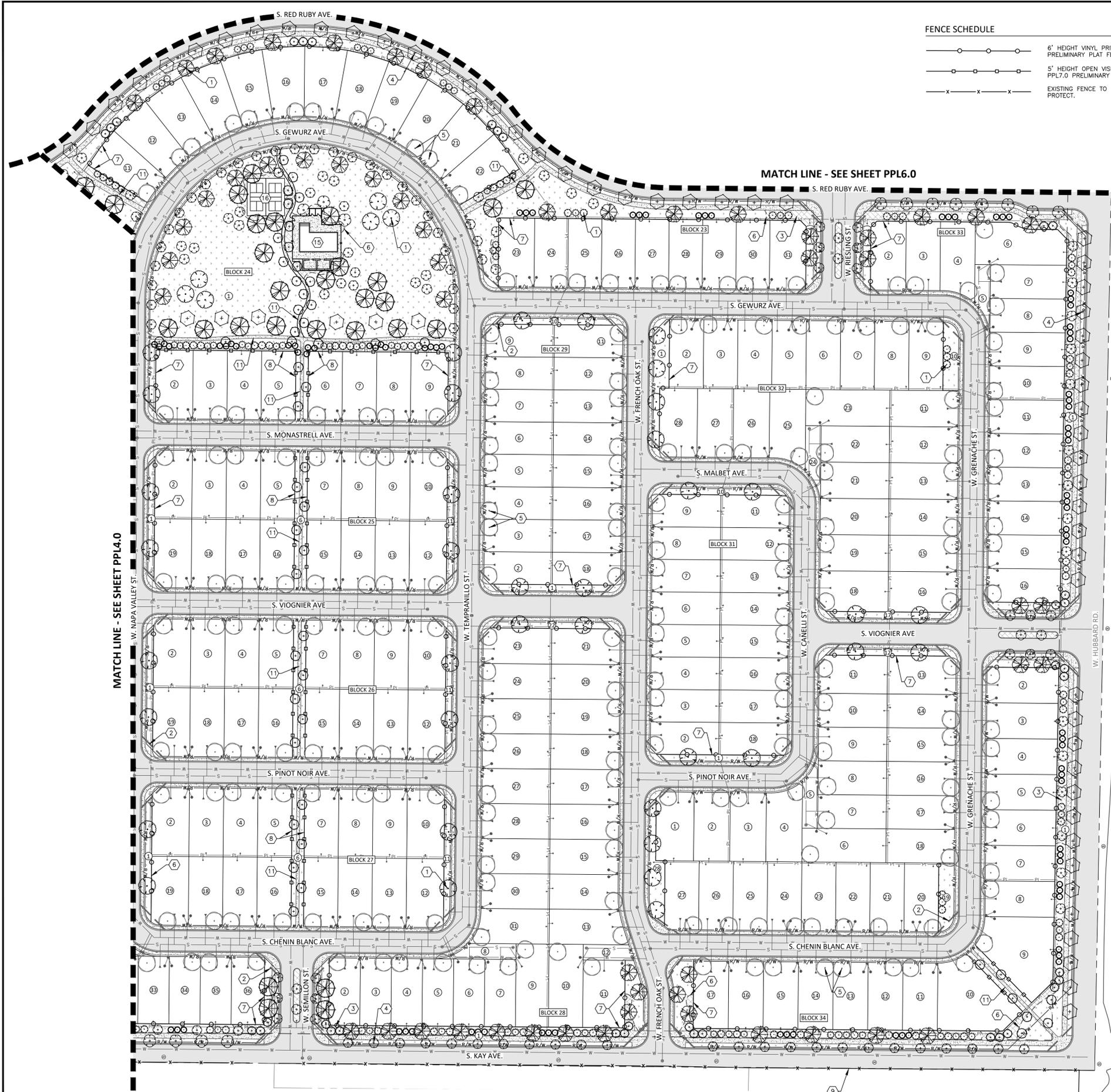
**KUNALANDSCAPING LLC**  
Professional Engineer  
KUNA, IDAHO

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

DATE: JUNE 2024  
PROJECT: 22-020  
SHEET NO. **PPL4.0**

PRELIMINARY PLAT - NOT FOR CONSTRUCTION

P:\22-020\LANDSCAPE\PRELIM\22-020-PP-LANDSCAPE PLAN DWG. YEGATERINA\_KUNOVYENVA\_6/27/24.dwg TO DDP.FCS. ...



**FENCE SCHEDULE**

	6' HEIGHT VINYL PRIVACY FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
	5' HEIGHT OPEN VISION METAL FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
	EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT.

**PLANT SCHEDULE** SEE PPL2.0 FOR FULL PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HWX	CLASS
<b>DECIDUOUS TREES</b>					
	90	ACER SACCHARUM 'GREEN MOUNTAIN' TM GREEN MOUNTAIN SUGAR MAPLE	2"	CAL. B&B 50'X40'	CLASS II
	220	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' URBAN SUNSET® MAPLE	2"	CAL. B&B 35'X20'	CLASS II
	175	CARPINUS BETULUS 'JFS-KW10B' EMERALD AVENUE HORNBEAM	2"	CAL. B&B 40'X30'	CLASS II
	233	FAGUS SYLVATICA 'RIVERSI' RIVERS EUROPEAN BEECH	2"	CAL. B&B 40'X20'	CLASS II
	171	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD GINKGO MALE VARIETY ONLY	2"	CAL. B&B 35'X35'	CLASS II
	180	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' SUNBURST HONEYLOCUST	2"	CAL. B&B 40'X25'	CLASS II
	222	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR	2"	CAL. B&B 35'X20'	CLASS II
	224	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2"	CAL. B&B 45'X35'	CLASS II
<b>EVERGREEN TREES</b>					
	147	CEDRUS ATLANTICA 'GLAUCA' BLUE ATLAS CEDAR	6"-8"	B&B 30'X20'	EVERGREEN
	247	CEDRUS DEODARA 'AUREA' GOLDEN DEODAR CEDAR	6"-8"	B&B 35'X15'	EVERGREEN
	150	PICEA GLAUCA PENDULA WEeping WHITE SPRUCE	6"-8"	B&B 25'X8'	EVERGREEN
	287	PICEA OMORIKA 'BRUNS' BRUNS SPRUCE	6"-8"	B&B 30'X10'	EVERGREEN
	236	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6"-8"	B&B 25'X15'	EVERGREEN
<b>OTHER TREES</b>					
	653	INDIVIDUAL LOT TREE SCHEMATIC LOCATION PER THE CITY OF KUNA CODE 6-4-2-B11. INSTALL (1) 2" CAL. TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.	2"	CAL. B&B VARIES	VARIES

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
	121,948 SF	EXISTING CANAL AND ASSOCIATED LANDSCAPE TO REMAIN. PRESERVE AND PROTECT. REPAIR AS NECESSARY AFTER CONSTRUCTION. SEE KEYNOTES.	NONE
	1,321,770 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD
	143,344 SF	SHRUBS/PERENNIALS SITE LANDSCAPING	-

- KEY NOTES (TYPICAL) #**
- INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
  - CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
  - ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
  - TREES PLANTED IN PARK STRIPS AND ISLANDS TO BE CENTERED IN STRIP.
  - SCHEMATIC LOCATION OF TREES. PER THE CITY OF KUNA CODE 6-4-2-B11 INSTALL MIN. (1) 2" CALIBER, TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER. TREES SHALL BE PLANTED A MIN. OF 5' FROM BACK OF SIDEWALK, A MIN. OF 10' FROM ANY MAINLINES, AND A MIN. OF 6' FROM UTILITY SERVICES.
  - INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL7.0-4.
  - 6' HEIGHT PRIVACY VINYL FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
  - 5' HEIGHT OPEN VISION FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
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  - 10' GREENBELT PATHWAY. SEE CIVIL PLANS.
  - 5' PEDESTRIAN PATHWAY. SEE CIVIL PLANS.
  - EXISTING CANAL LANDSCAPE TO REMAIN NATURAL. PRESERVE AND PROTECT. SEE KEY NOTE #13.
  - EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON-RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
  - SCHEMATIC DOG PARK. FINAL DESIGN TO BE DETERMINED AS A PART OF CONSTRUCTION PLANS.
  - SCHEMATIC POOL AREA. FINAL DESIGN TO BE DETERMINED AS A PART OF CONSTRUCTION PLANS.
  - SCHEMATIC PICKLEBALL COURT. FINAL DESIGN TO BE DETERMINED AS A PART OF CONSTRUCTION PLANS.

**PRELIMINARY PLAT LANDSCAPE PLAN**

Plan Scale: 1" = 80'

**NAPA VINEYARDS SUBDIVISION  
KUNA, IDAHO  
PRELIMINARY PLAT LANDSCAPE PLAN**

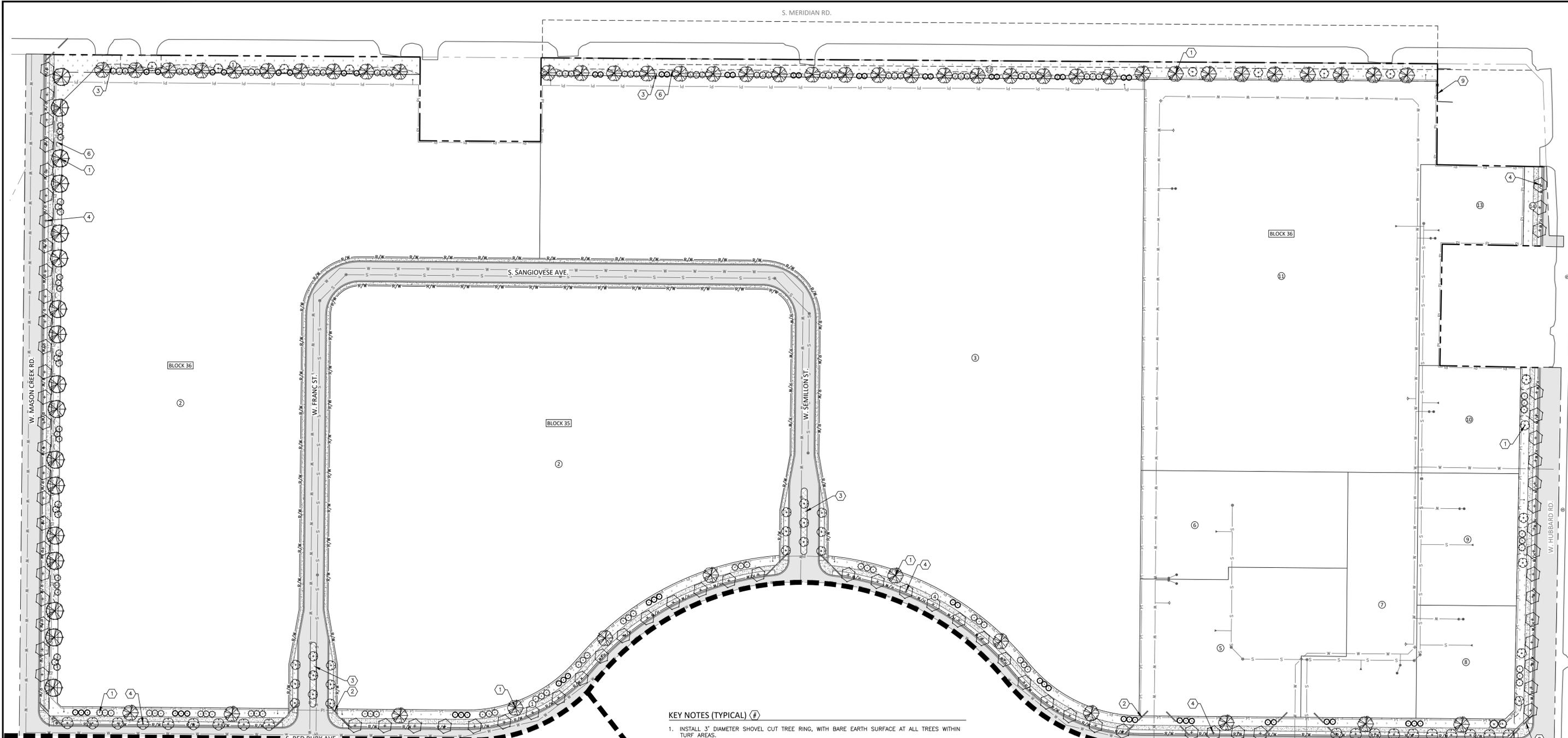
REVISIONS		
NO.	ITEM	DATE

**km**  
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PHONE (208) 639-6939  
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DATE: JUNE 2024  
PROJECT: 22-020  
SHEET NO.  
**PPL5.0**

PRELIMINARY PLAT - NOT FOR CONSTRUCTION

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**KEY NOTES (TYPICAL) #**

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PLANT SCHEDULE SEE PPL2.0 FOR FULL PLANT SCHEDULE

MATCH LINE - SEE SHEET PPL4.0

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MATCH LINE - SEE SHEET PPL5.0

**PRELIMINARY PLAT LANDSCAPE PLAN**

0 80 160 240  
Plan Scale: 1" = 80'

**FENCE SCHEDULE**

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<p><b>NAPA VINEYARDS SUBDIVISION</b> KUNA, IDAHO PRELIMINARY PLAT LANDSCAPE PLAN</p>			<p>5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE (208) 639-6939 kmen@ip.com</p>														
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>ITEM</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				NO.	ITEM	DATE											
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PRELIMINARY PLAT - NOT FOR CONSTRUCTION

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Recording requested by and  
when recorded return to:

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(Space Above for Recorder's Use)

## FIRST RESTATED AND AMENDED DEVELOPMENT AGREEMENT

*Napa Vineyards*

**Case No. 24-01-DA MOD (08-15-DA, 08-01-PUD, 08-13-AN, 08-06-ZC, 08-02-S)**

This Development Agreement (this “**Agreement**”) is made effective as of the date identified in Section 7 hereof (the “**Effective Date**”) by and between the City of Kuna, Idaho, an Idaho municipal corporation (“**City**”) and NE Kuna Farm, LLC, an Idaho Limited Liability Company and Open Door Rentals LLC, and Idaho Limited Liability Company (collectively, “**Owner**”).

### RECITALS

A. As of the Effective Date, NE Kuna Farm, LLC is the owner of 1235 W Columbia Road (Parcel No. S1312212400) and W Columbia Road, Meridian, Idaho 83642 (Parcel No. R7135690180) and Open Door Rentals LLC is the current owner of the real property located at 750 W Road, Meridian, Idaho 83642 (Parcel No. S1312212400) legally described on Exhibit A, attached hereto and made a part hereof (the “**Property**”).

B. On the date this Agreement was entered, the Property was zoned R-6 (Medium Density Residential), R-20 (High Density Residential), C-1 (Neighborhood Commercial) and C-3 (Service Commercial).

C. On April 22, 2009, Owner’s predecessor-in-interest applied for and received annexation, zoning and planned unit development (“**PUD**”) approval on the Property, which approvals were memorialized in a development agreement dated April 22, 2009 and recorded in the land records of Ada County on April 27, 2009 as instrument no. 109047091 (the “**Original DA**”).

D. Owner desires to develop the Property as shown on the Conceptual Site Plan Dated July 17, 2024. The Conceptual Site Plan is attached to this Agreement as a portion of Exhibit A.

E. Owner cannot develop the Property according to the Conceptual Site Plan under the terms of the Original DA, and therefore applied to the City for modification of the Original DA.

F. Pursuant to Kuna City Code (“**City Code**”) Title 5 and Idaho Code, the City has the authority to enter into and modify development agreements for the purpose of obtaining, from

a developer, “a written commitment concerning the use or development of the subject parcel.” I.C. § 67-6511A.

G. A development agreement may only be modified after providing notice and a public hearing pursuant to the provisions of I.C. § 67-6509. Kuna City Code 5-8-407.

H. City has properly noticed and held the public hearings required by law for the annexation and zoning and development of the Property, and for this Agreement.

I. It is the intent of the Parties to enter into this Agreement to amend and replace the Original DA and obtain the Owner’s written commitment concerning the use or development of the Property so that the Property may be developed as provided in this Agreement, subject to the terms and conditions hereof.

## AGREEMENT

NOW THEREFORE, in consideration of the above recitals and the covenants, duties and obligations herein set forth, the sufficiency of which consideration is hereby acknowledged, City and Owner agree as follows:

1. **Prior Development Agreement.** That the Original DA is hereby repealed and replaced in its entirety by this Agreement.
2. **Property** (Address, Description; Total Acreage; Zoning

Location:

- 1235 W Columbia Road, Meridian, Idaho (Ada County Parcel No. S1312212400) consisting of +/- 29.40 acres; and
- No Address W Columbia Road, Meridian, Idaho (Ada County Parcel No. R7135690180) consisting of +/- 57.17 acres.
- 750 W Hubbard Road, Meridian, Idaho (Ada County Parcel No. S1312212400) consisting of +/- 152.50 acres

Legal Description(s): As set forth on Exhibit A.

Size: +/- 240 acres

Zoning: C-1, C-3, R-6 and R-20

3. **Development of the Project.** Any new improvements and site work to be constructed on the Property pursuant to this Agreement (the “**Project**”) will be:

- a. Generally, in accordance with the Conceptual Site Plan (dated July 17, 2024), Landscape Plan (dated June 27, 2024) and Open Space Exhibit (dated June, 2024) attached hereto as Exhibit B and made a part hereof (the “**Preliminary Plans**”);
- b. In compliance with the conditions of approval set forth in Exhibit C (the “**Conditions of Approval**”);
- c. Consistent with the development standards set forth in Section 4 below; and
- d. Otherwise in compliance with applicable law.

City may decline to grant any building permits that are inconsistent with this Section 3. Construction of any new improvements in violation of this Section 3 will constitute a material default of this Agreement.

4. **Development Standards.** The following provisions, requirements and conditions will apply to the development of the Project on the Property:
  - a. **Development Type and Density.** The Property shall be developed substantially in compliance with the concept described and illustrated in the Preliminary Plans in Exhibit B and as conditioned in Exhibit C.
  - b. **Building Form and Scale.** Future development of the residential phases will be subject to the Conditions of Approval and the version of City Code in effect at the time of development, as applicable.
  - c. **Lot Dedication.**
    - i. Fire Station: The Owner will dedicate to the Kuna Rural Fire District a lot for the purpose of constructing and locating a fire station. The lot to be dedicated is located at the southwest corner of W Columbia Road and S Kay Avenue, Lot 5, Block 6 as shown on the Preliminary Plans in Exhibit B.
    - ii. School Site: The Owner will dedicate Lot 27, Block 14 as shown on the Preliminary Plans in Exhibit B for public purposes. The primary intent of the Parties is that this lot will be dedicated to the Kuna Joint School District #3 to be used as a public school site. In the event such dedication is not accepted by the Kuna School District #3, the Owner may pursue efforts to dedicate the lot to public charter school. In the event all, or any portion of the subject lot is not dedicated to the Kuna Joint School District #3 or a public charter school, the lot (or the remaining portion) shall be dedicated to the City for development and use as a City Park.

- d. **Mason Creek.** The Owner shall dedicate an easement for the Mason Creek Trunkline on the Property to the City. The easement boundaries must be approved through a project infrastructure agreement by the City prior to dedication and approval of the final development plans for the Property.

5. **Default.**

- a. Owner will be in material default of this Agreement if Owner uses or develops the Property in violation of the terms of this Agreement (e.g., changes or expands the use of the Property beyond that permitted by this Agreement), or if Owner otherwise fails to faithfully comply with all of the terms and conditions of this Agreement. Further, a material default by the Owner shall constitute a “failure of the requirements in the commitment,” as that language is used in I.C. § 67-6511A.
- b. Neither party will be deemed to be in default of this Agreement until the non-defaulting party gives the defaulting party a written notice specifying the asserted default in reasonable detail and providing the defaulting party thirty (30) days to cure such default; provided, however, if the default cannot reasonably be cured within such 30-day period, the defaulting party will have a reasonable period to cure such default. In the event of a default by Owner that creates an emergency that threatens public health and safety, then City’s notice obligations and the cure period will be as City determines to be reasonable in light of the circumstances.
- c. If Owner is in default, then City may (1) seek specific performance of Owners’ obligations; (2) withhold issuance of any development permits, building permits, or other approvals until such default is cured; (3) exercise the special remedies in Section 6 hereof; and/or exercise the remedies provided in I.C. § 67-6511A.
- d. If City defaults, Owner may seek specific performance of City's obligations.

6. **City’s Special Remedies.** In the event of an uncured default by Owner, City may exercise any of the following special remedies after compliance with the applicable requirements of City Code:

- a. **Amendment.** If the Kuna City Council determines that Owner’s default warrants an amendment to this Agreement, then the Kuna City Council will have the unilateral power to amend this Agreement to condition, restrict or eliminate any permitted uses. Upon adoption and recordation of such an amendment, Owner will comply with this Agreement as so amended, and any failure to comply will be a material default of this Agreement.

- b. Termination.** If the Kuna City Council determines that Owner's default warrants the termination of this Agreement, then the Kuna City Council will have the power to terminate this Agreement by adoption and recordation of a termination instrument. In such event, Owner shall cause all uses which are not consistent with the prior zoning to cease, except as otherwise approved by City. **Owner hereby acknowledges and agrees (for itself and any future owner of the Property) that, if City terminates this Agreement for Owner's default, then City will have the right to rezone of the Property to a lawful zoning classification(s) the City deems appropriate for the Property.**
7. **Effective Date.** This Agreement will be effective on the date it is recorded in the land records of Ada County, Idaho.
8. **Notices.** All notices required to be given by either party under this Agreement must be in writing and will be deemed delivered upon personal service (if delivered by hand or courier) or when mailed by United States certified mail, return receipt requested, addressed as follows:
- To City:                    Planning and Zoning Director  
    City of Kuna  
    751 W 4<sup>th</sup> Street  
    Kuna, Idaho 83634
- To Owner:                 NE Kuna Farm, LLC  
    1691 S Grand Fork Way,  
    Meridian, Idaho, 83642
- Open Door Rentals, LLC  
    1977 E Overland Road,  
    Meridian, Idaho, 83642
- City may change its address by notice to Owner or general notice to public (including updates on City's public website). Owner agrees to keep its current mailing address on file with City, the Ada County Assessor, and Idaho Secretary of State.
9. **Shared Legal Defense Costs.** In the event that any legal or equitable action or other proceeding is instituted by a third-party challenging the validity of any provision of this Agreement, the Parties will reasonably cooperate in defense of such action or proceeding. The City and Owner may agree to select mutually agreeable legal counsel to defend such action or proceeding with the Parties sharing equally in the cost of such joint legal counsel, or each Party may select its own legal counsel at each Party's expense. All other costs of such defense(s) shall be shared equally by the Parties. Each Party retains the right to pursue its own independent legal defense.

10. **Attorneys' Fees.** Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party will be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorneys' fees as determined by a court of competent jurisdiction. Any fees or costs award must in comply with the provisions of I.C. § 12-117. This provision will be deemed to be a separate contract between the parties and will survive any default, termination, or forfeiture of this Agreement.
11. **Governing Law and Venue.** The rights and obligations of City and Owner under this Development Agreement shall be governed by, construed under, and enforced in accordance with the laws of the State of Idaho. Venue for any litigation pertaining to the subject matter hereof shall be exclusively in Ada County, Idaho.
12. **Modification.** Except as set forth in Section 6, this Agreement may not be modified except with the consent of City and Owner, and then only by written instrument duly executed, acknowledged and recorded in the real property records of Ada County, Idaho.
13. **Binding upon Successors.** This Agreement will be binding upon every successor in interest, assign, and/or person or entity having any fee, leasehold or other interest in the Property. This Agreement shall run with the land.
14. **Release Upon Transfer.** The term "Owner" means only the then-current fee simple owner of the Property. Upon the sale or transfer of the Property, selling Owner shall be released from its obligations and other terms and conditions of this Agreement to be performed on or after the date of transfer. The purchasing Owner will assume responsibility for the obligations and other terms and conditions of this Agreement to be performed on or after the date of transfer.
15. **Joint and Several Liability.** If Owner is composed of more than one person or entity, then all persons or entities comprising Owner will be jointly and severally obligated to perform the obligations of Owner under this Agreement.
16. **Recordation.** City will record this Agreement (including all exhibits attached hereto) in the real property records of Ada County, Idaho.
17. **Invalid Provisions.** If any provision of this Agreement is invalid, illegal, or unenforceable under the applicable law, then the provision will be deemed to be excised from this Agreement and the validity and enforceability of the remaining provisions of this Agreement will not be affected thereby.
18. **Force Majeure.** A Party will not be in default of this Agreement for any reason beyond the Party's reasonable control and ability to avoid such that it is impossible or imminently

impracticable to perform the Party's obligations ("**Force Majeure Event**"). A Force Majeure Event may include but is not limited to acts of God, war, terrorism, strikes, riots, natural disasters, pandemic or epidemic outbreaks, government action or regulation, or similar events. Economic circumstances and conditions do not constitute a Force Majeure Event. Reasonable extensions, proportionate to the extent of the Force Majeure Event, will be provided without penalty or additional cost to either Party.

19. **Interpretation.** Where the context requires, words importing the singular will include the plural and vice versa, and words importing persons will include entities. Headings are for convenience of reference only. Where the context requires, any reference to a person, entity or party will include the person's, entity's or party's successors and permitted assigns. The words "include" or "including" are to be construed without limitation. Each party has been represented by legal counsel in drafting and negotiating this Agreement, so the parties agree that the normal rule of construction that any ambiguities are to be resolved against the drafting party will not be employed in the interpretation of this Agreement.
20. **No Third-Party Beneficiaries.** City and Owner are the only beneficiaries of this Agreement. No person will be a third-party beneficiary hereof, and no tenant will have the right to enforce this Agreement. If any person believes that Owner has not complied with the terms of this Agreement, then the person may notify City thereof. Nothing in this Development Agreement will give rise to a damages claim against Owner or City, it being the intent that the exclusive remedies for default are set forth above.
21. **Counterparts.** This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages all attached to a single document so that the signatures of all Parties may be physically attached to a single document.
22. **Further Acts.** Each of the Parties shall promptly execute and deliver all such documents and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this Agreement.

*[End of text; Counterpart signature pages and Exhibits follow]*







**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PROPERTY**

**EXHIBIT A-1**  
**LEGAL DESCRIPTION; R-20**

OPEN DOOR RENTALS LLC  
MUNICIPAL ANNEXATION AND ZONING

A parcel located in the SE ¼ of the SE ¼ of Section 7, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

**BEGINNING** at an Aluminum Cap monument marking the southeast corner of said Section 7, from which a 5/8 inch diameter iron pin marking the southeast corner of the SW ¼ of Section 8 of said Township 2 North, Range 1 East bears S 89°47'24" E a distance of 2639.68 feet;

Thence N 89°25'45" W along the southerly boundary of the SE ¼ of said Section 7 a distance of 1325.73 feet to the southwest corner of the SE ¼ of the SE ¼ of said Section 7;

Thence along the westerly boundary of said SE ¼ of the SE ¼ N 0°28'57" E a distance of 966.80 feet to a point;

Thence leaving said boundary S 89°19'13" E a distance of 1326.03 feet to a point on the easterly boundary of said SE ¼ of the SE ¼;

Thence along said easterly boundary S 0°30'01" W a distance of 964.27 feet to the **POINT OF BEGINNING**.

**EXCLUDING THEREFROM** the following described parcel:

A parcel located in the SE ¼ of the SE ¼ of Section 7, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southeast corner of said Section 7, from which a 5/8 inch diameter iron pin marking the southeast corner of the SW ¼ of Section 8 of said Township 2 North, Range 1 East bears S 89°47'24" E a distance of 2639.68 feet;

Thence N 42°57'57" W a distance of 731.41 feet to the **POINT OF BEGINNING**;

Thence N 89°19'13" W a distance of 397.91 feet to a point of curvature;

Thence a distance of 78.37 feet along the arc of a 50.00 foot radius curve right, said curve having a central angle of 89°48'10" and a long chord bearing N 44°25'08" W a distance of 70.59 feet to a point of tangency;

Thence N 0°28'57" E a distance of 240.17 feet to a point;

Thence S 89°19'13" E a distance of 497.98 feet to a point;

Thence S 0°30'01" W a distance of 239.84 feet to a point of curvature;

Thence a distance of 78.70 feet along the arc of a 50.00 foot radius curve right, said curve having a central angle of 90°10'46" and a long chord bearing S 45°35'24" W a distance of 70.82 feet to the **POINT OF BEGINNING**.

**EXHIBIT A-2**  
**LEGAL DESCRIPTION; C-3**  
 OPEN DOOR RENTALS LLC  
 MUNICIPAL ANNEXATION AND ZONING

A parcel of land lying in the SE 1/4 of Section 12, T.2N., R.1W., B.M., Ada County, Idaho, more particularly described as follows: Commencing at an aluminum cap monument marking the East 1/4 corner of said Section 12, from which the Southeast corner of said Section bears South 00°22'43" West, 2658.79 feet; Thence along the East line of said Section South 00°22'43" West, 1915.87 feet to the **REAL POINT OF BEGINNING**.

Thence continuing South 00°22'43" West, 519.54 feet;

Thence departing said line North 89°37'15" West, 238.36 feet;

Thence South 01°05'05" West, 188.69 feet to a point on the North right-of-way of Hubbard Road;

Thence along said right-of-way South 87°50'26" west, 119.10 feet;

Thence South 01°05'05" West, 25.00 feet to a point on the South line of said Section 12;

Thence along said line North 88°54'55" West, 17.28 feet;

Thence North 01°05'05" East, 208.71 feet;

Thence North 88°54'55" West, 208.71 feet;

Thence South 01°05'05" West, 208.71 feet to a point on the South line of said Section 12;

Thence North 88°54'55" West, 651.84 feet;

Thence North 00°34'32" East, 727.67 feet;

Thence South 89°37'17" East, 1235.23 feet to the Point of Beginning. Containing 18.57 acres, more or less.

**EXHIBIT A-3**  
**LEGAL DESCRIPTION; R-6**  
 OPEN DOOR RENTALS LLC

Combined with

**EXHIBIT A-4**  
**LEGAL DESCRIPTION; R-6**  
 NE KUNA FARM LLC  
 MUNICIPAL ANNEXATION AND ZONING

A portion of the NW 1/4, NE 1/4, and SE 1/4 of Section 12, and a portion of Lot 13, Block 2 of Poppy Field Subdivision, as same is recorded in Book 70 of Plats at Page 7195, Ada County records, all in T.2N., R.1W., B.M., Ada County, Idaho, more particularly described as follows: **BEGINNING** at an aluminum cap monument marking the South 1/4 corner of said Section 12 from which the Southeast corner of said section bears South 88°54'55" East, 2644.74 feet;

Thence North 00°29'28" East, 2635.28 feet to the center of said Section 12;

Thence continuing along the North-South mid-section line North 00°26'46" East, 1119.79 feet to a point which bears South 00°26'46" West, 230.07 feet from the C-N 1/16 corner of said Section 12;

Thence North 89°01'39" West, 157.43 feet to a point in the center of the Painter Lateral;

Thence along the center of said lateral North 75°49'02" West, 345.63 feet;

Thence 109.27 feet along the arc of a curve to the right, having a radius of 122.00 feet, a central angle of 51°19'00", and a long chord bearing North 50°09'32" West, 105.65 feet;

Thence North 24°30'02" West, 274.53 feet;

Thence North 25°10'02" West, 494.78 feet;

Thence North 25°20'02" West, 299.24 feet;

Thence North 24°20'02" West, 187.48 feet;

Thence 69.71 feet along the arc of a curve to the left, having a radius of 150.00 feet, a central angle of 26°37'35", and a long chord bearing North 37°38'50" West, 69.08 feet;

Thence North  $50^{\circ}57'37''$  West, 385.49 feet to a point on the North boundary of said Section 12;

Thence along said North boundary South  $89^{\circ}32'42''$  East, 1457.14 feet to the North 1/4 corner of said Section 12;

Thence South  $00^{\circ}26'46''$  West, 411.36 feet;

Thence South  $89^{\circ}33'14''$  East, 702.69 feet to a point on the Easterly boundary of Lot 13, Block 2 of Poppy Field Subdivision;

Thence along said Easterly boundary 78.39 feet along the arc of a non-tangent curve to the right, having a radius of 544.10 feet, a central angle of  $08^{\circ}15'16''$ , and a long chord bearing South  $12^{\circ}26'57''$  East, 78.32 feet;

Thence South  $08^{\circ}19'17''$  East, 715.90 feet;

Thence South  $05^{\circ}11'27''$  East, 100.01 feet;

Thence 351.91 feet along the arc of a curve to the left, having a radius of 868.00 feet, a central angle of  $23^{\circ}13'45''$ , and a long chord bearing South  $16^{\circ}48'19''$  East, 349.50 feet;

Thence South  $28^{\circ}25'12''$  East, 236.82 feet;

Thence South  $24^{\circ}20'40''$  East, 112.32 feet;

Thence 167.43 feet along the arc of a curve to the left, having a radius of 113.00 feet, a central angle of  $84^{\circ}53'37''$ , and a long chord bearing South  $66^{\circ}47'29''$  East, 152.53 feet;

Thence North  $70^{\circ}45'43''$  East, 78.54 feet;

Thence South  $00^{\circ}27'12''$  West, 732.22 feet to the Southeast corner of said Lot 13;

Thence along the mid-section line South  $89^{\circ}25'28''$  East, 92.03 feet;

Thence departing said line South  $00^{\circ}34'32''$  West, 747.80 feet;

Thence 255.22 feet along the arc of a curve to the left, having a radius of 300.00 feet, a central angle of  $48^{\circ}44'34''$ , and a long chord bearing South  $23^{\circ}47'45''$  East, 247.59 feet to a point of reverse curve;

Thence 797.98 feet along the arc of a curve to the right, having a radius of 469.00 feet, a central angle of  $97^{\circ}29'09''$ , and a long chord bearing South  $00^{\circ}34'32''$  West, 705.15 feet to a point of reverse curve;

Thence 255.22 feet along the arc of a curve to the left, having a radius of 300.00 feet, a central angle of  $48^{\circ}44'34''$ , and a long chord bearing South  $24^{\circ}56'49''$  West, 247.59 feet;

Thence South  $00^{\circ}34'32''$  West, 743.77 feet to a point lying on the South line of said Section 12;

Thence along said line North  $88^{\circ}54'55''$  West, 1406.92 feet to the Point of Beginning. Containing 173.88 acres, more or less.

**EXHIBIT A-5**  
**LEGAL DESCRIPTION; C-1**  
 NE KUNA FARM LLC  
 MUNICIPAL ANNEXATION AND ZONING

A portion of Lot 13, Block 2 of Poppy Field Subdivision in the NW 1/4 of the NE 1/4 of Section 12, T.2N., R.1W., B.M., Ada County, Idaho, as same is recorded in Book 70 of Plats at Page 7195, records of Ada County, Idaho, more particularly described as follows: Commencing at the North 1/4 corner of said Section 12, from which the Northeast corner of said section bears South 88°31'57" East, 2636.76 feet; Thence South 00°26'47" West, 40.01 feet to the Northwest corner of said Lot 13 and the **REAL POINT OF BEGINNING**.

Thence along the North line of said lot South 88°31'57" East, 215.71 feet to a point in the center of the Mason Creek Feeder Canal;

Thence 112.73 feet along the center of said canal and along the arc of a non-tangent curve to the left, having a radius of 237.00 feet, a central angle of 27°15'10", and a long chord bearing South 68°51'18" East, 111.67 feet;

Thence South 82°28'54" East, 54.00 feet;

Thence 141.21 feet along the arc of a curve to the right, having a radius of 190.00 feet, a central angle of 42°34'55", and a long chord bearing South 61°11'28" East, 137.98 feet;

Thence South 39°54'02" East, 114.00 feet;

Thence 104.67 feet along the arc of a curve to the right, having a radius of 507.00 feet, a central angle of 11°49'43", and a long chord bearing South 33°59'12" East, 104.48 feet;

Thence departing said centerline South 89°35'04" East, 41.67 feet to the Southwest corner of Lot 12, Block 2 of said Poppy Field Subdivision;

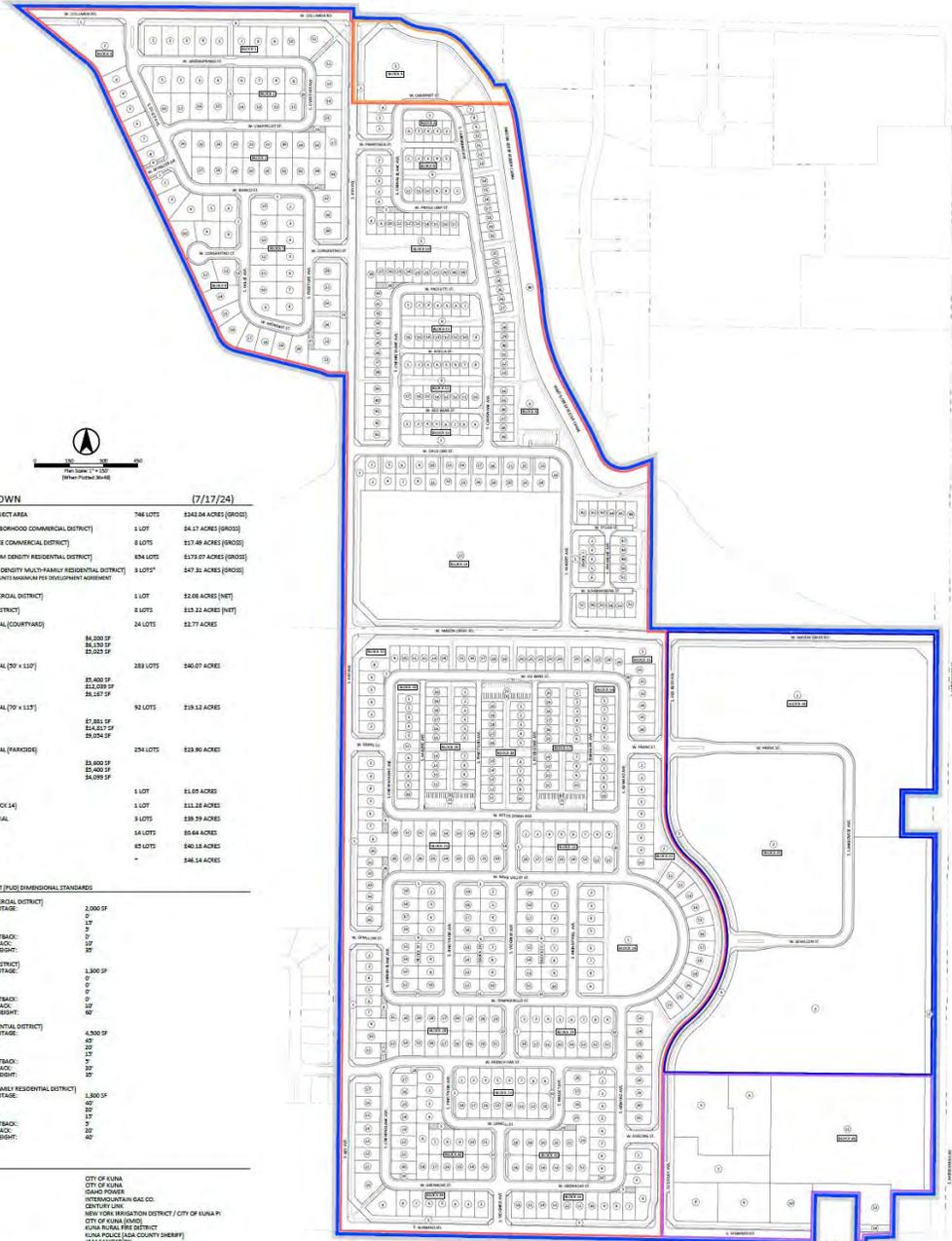
Thence along the easterly boundary of said Lot 13, a distance of 89.23 feet along the arc of a non-tangent curve to the right, having a radius of 544.10 feet, a central angle of 9°23'46", and a long chord bearing South 21°16'28" East, 89.13 feet;

Thence departing said easterly boundary North 89°33'14" West, 702.69 feet to a point on the West boundary of said Lot 13;

Thence North 00°26'46" East, 371.35 feet to the Point of Beginning. Containing 4.53 acres, more or less.

**EXHIBIT B**  
**PRELIMINARY PLANS**

# NAPA VINEYARDS KUNA, IDAHO CONCEPTUAL SITE PLAN



**PROJECT BREAKDOWN** (7/17/24)

TOTAL PROJECT AREA	746 LOTS	2343.84 ACRES (GROSS)
C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT)	1 LOT	34.17 ACRES (GROSS)
C-2 (SERVICE COMMERCIAL DISTRICT)	8 LOTS	117.48 ACRES (GROSS)
R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT)	634 LOTS	1179.07 ACRES (GROSS)
R-20 (HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT) 3 LOTS*	3 LOTS*	347.32 ACRES (GROSS)
*36 LOTS MAXIMUM PER DEVELOPMENT AGREEMENT		

C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT)	1 LOT	34.17 ACRES (NET)
C-2 (SERVICE COMMERCIAL DISTRICT)	8 LOTS	113.32 ACRES (NET)
R-4 (SINGLE FAMILY RESIDENTIAL (COURTYARD))	24 LOTS	23.79 ACRES
MINIMUM LOT SIZE: 64,300 SF		
MAXIMUM LOT SIZE: 86,135 SF		
AVERAGE LOT SIZE: 22,023 SF		
R-4 (SINGLE FAMILY RESIDENTIAL (70' x 110'))	283 LOTS	340.07 ACRES
MINIMUM LOT SIZE: 21,600 SF		
MAXIMUM LOT SIZE: 21,229 SF		
AVERAGE LOT SIZE: 21,167 SF		
R-4 (SINGLE FAMILY RESIDENTIAL (70' x 115'))	52 LOTS	219.12 ACRES
MINIMUM LOT SIZE: 17,881 SF		
MAXIMUM LOT SIZE: 24,613 SF		
AVERAGE LOT SIZE: 21,024 SF		
R-4 (SINGLE FAMILY RESIDENTIAL (BACKSIDE))	224 LOTS	219.90 ACRES
MINIMUM LOT SIZE: 23,000 SF		
MAXIMUM LOT SIZE: 23,400 SF		
AVERAGE LOT SIZE: 24,024 SF		
R-4 (LOT 2, BLOCK 8)	1 LOT	11.07 ACRES
R-4 (SCHOOL SITE (LOT 27, BLOCK 14))	1 LOT	111.24 ACRES
R-20 (MULTI-FAMILY RESIDENTIAL COMMON DRIVE LOTS)	14 LOTS	85.64 ACRES
R-20 (MULTI-FAMILY RESIDENTIAL COMMON LOTS)	63 LOTS	340.18 ACRES
HIGH-OF-WAY DESIGNATION	-	246.14 ACRES

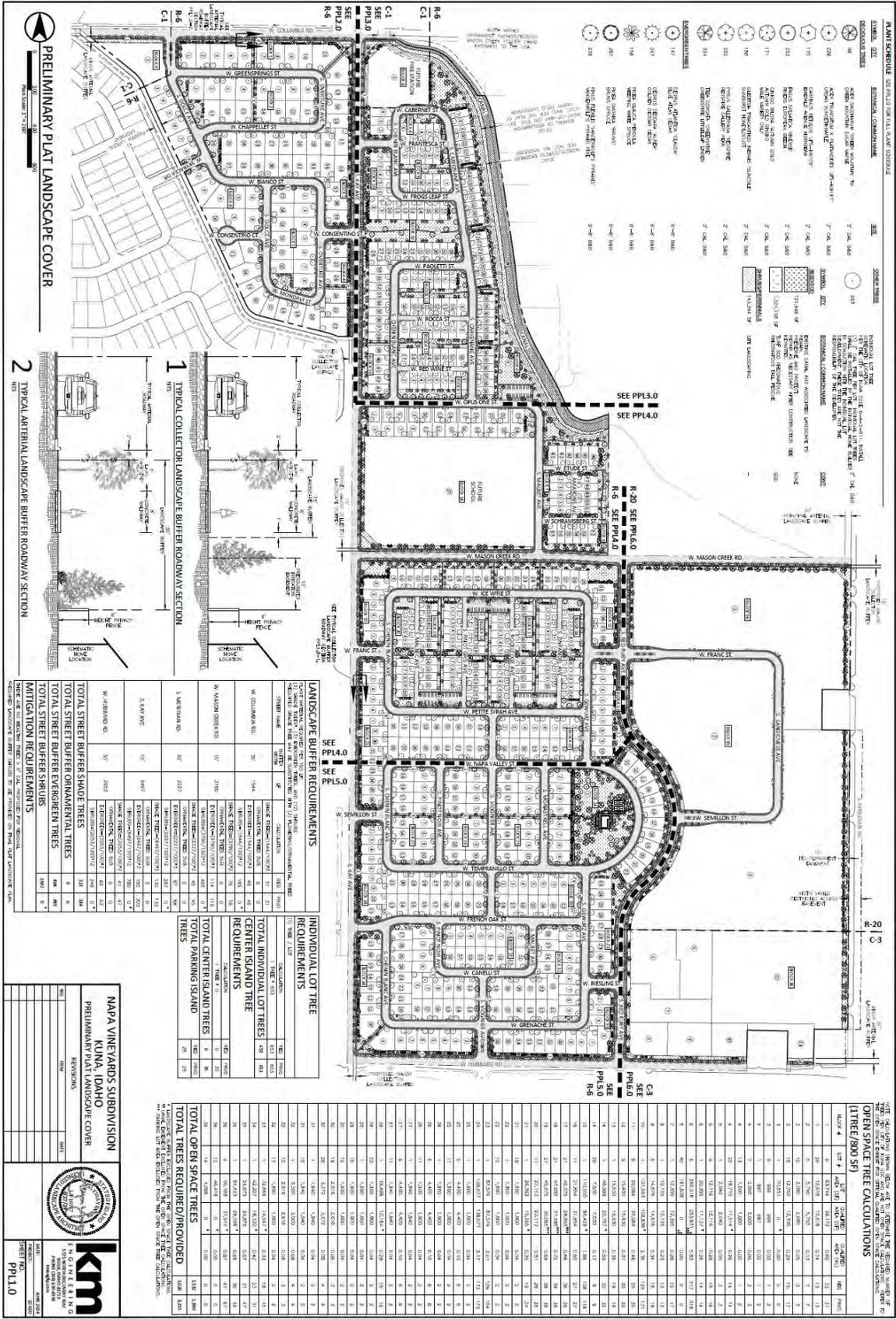
**PLANNED UNIT DEVELOPMENT (PUD) DIMENSIONAL STANDARDS**

C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT)	MINIMUM SQUARE FOOTAGE:	2,000 SF
	MINIMUM FRONTAGE:	0'
	FRONT YARD SETBACK:	15'
	REAR YARD SETBACK:	0'
	INTERIOR SIDE YARD SETBACK:	0'
	STREET SIDE YARD SETBACK:	0'
	MAXIMUM BUILDING HEIGHT:	35'
C-2 (SERVICE COMMERCIAL DISTRICT)	MINIMUM SQUARE FOOTAGE:	1,800 SF
	MINIMUM FRONTAGE:	0'
	FRONT YARD SETBACK:	0'
	REAR YARD SETBACK:	0'
	INTERIOR SIDE YARD SETBACK:	0'
	STREET SIDE YARD SETBACK:	0'
	MAXIMUM BUILDING HEIGHT:	40'
R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT)	MINIMUM SQUARE FOOTAGE:	4,500 SF
	MINIMUM FRONTAGE:	40'
	FRONT YARD SETBACK:	20'
	REAR YARD SETBACK:	15'
	INTERIOR SIDE YARD SETBACK:	0'
	STREET SIDE YARD SETBACK:	0'
	MAXIMUM BUILDING HEIGHT:	35'
R-20 (HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT)	MINIMUM SQUARE FOOTAGE:	1,800 SF
	MINIMUM FRONTAGE:	40'
	FRONT YARD SETBACK:	20'
	REAR YARD SETBACK:	15'
	INTERIOR SIDE YARD SETBACK:	0'
	STREET SIDE YARD SETBACK:	0'
	MAXIMUM BUILDING HEIGHT:	40'

**UTILITIES**

WATER:	CITY OF KUNA
SEWER:	CITY OF KUNA
POWER:	IDAHO POWER
NATURAL GAS:	TRIMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK
IRRIGATION:	NEW YORK STATE IRRIGATION DISTRICT / CITY OF KUNA #1
FIRE PROTECTION:	CITY OF KUNA (KUM)
POLICE PROTECTION:	KUNA POLICE (ADA COUNTY SHERIFF)
SANITATION:	IDAHO SHERIFF
SCHOOL DISTRICT:	KUNA SCHOOL DISTRICT





PRELIMINARY PLAT - NOT FOR CONSTRUCTION

NAPA VINEYARDS SUBDIVISION  
KUNA, IDAHO  
PRELIMINARY PLAT LANDSCAPE COVER  
REVISIONS

PP1.0



**OPEN SPACE DATA**

**TOTAL OPEN SPACE**  
 4,822.78 SQ. FT.  
 0.11 ACRES

**LEGEND**

Green shaded area: OPEN SPACE

**QUALIFIED OPEN SPACE CALCULATIONS**

Lot #	Area (sq. ft.)	Area (Acres)	Open Space (sq. ft.)	Open Space (Acres)
1	1,000	0.023	100	0.0023
2	1,200	0.028	120	0.0028
3	1,500	0.034	150	0.0034
4	1,800	0.041	180	0.0041
5	2,000	0.046	200	0.0046
6	2,200	0.051	220	0.0051
7	2,500	0.057	250	0.0057
8	2,800	0.064	280	0.0064
9	3,000	0.069	300	0.0069
10	3,200	0.074	320	0.0074
11	3,500	0.080	350	0.0080
12	3,800	0.087	380	0.0087
13	4,000	0.092	400	0.0092
14	4,200	0.097	420	0.0097
15	4,500	0.103	450	0.0103
16	4,800	0.110	480	0.0110
17	5,000	0.115	500	0.0115
18	5,200	0.120	520	0.0120
19	5,500	0.126	550	0.0126
20	5,800	0.133	580	0.0133
21	6,000	0.138	600	0.0138
22	6,200	0.143	620	0.0143
23	6,500	0.149	650	0.0149
24	6,800	0.156	680	0.0156
25	7,000	0.161	700	0.0161
26	7,200	0.166	720	0.0166
27	7,500	0.172	750	0.0172
28	7,800	0.179	780	0.0179
29	8,000	0.184	800	0.0184
30	8,200	0.189	820	0.0189
31	8,500	0.195	850	0.0195
32	8,800	0.202	880	0.0202
33	9,000	0.207	900	0.0207
34	9,200	0.212	920	0.0212
35	9,500	0.218	950	0.0218
36	9,800	0.225	980	0.0225
37	10,000	0.230	1,000	0.0230
38	10,200	0.235	1,020	0.0235
39	10,500	0.241	1,050	0.0241
40	10,800	0.248	1,080	0.0248
41	11,000	0.253	1,100	0.0253
42	11,200	0.258	1,120	0.0258
43	11,500	0.264	1,150	0.0264
44	11,800	0.271	1,180	0.0271
45	12,000	0.276	1,200	0.0276
46	12,200	0.281	1,220	0.0281
47	12,500	0.287	1,250	0.0287
48	12,800	0.294	1,280	0.0294
49	13,000	0.299	1,300	0.0299
50	13,200	0.304	1,320	0.0304
51	13,500	0.310	1,350	0.0310
52	13,800	0.317	1,380	0.0317
53	14,000	0.322	1,400	0.0322
54	14,200	0.327	1,420	0.0327
55	14,500	0.333	1,450	0.0333
56	14,800	0.340	1,480	0.0340
57	15,000	0.345	1,500	0.0345
58	15,200	0.350	1,520	0.0350
59	15,500	0.356	1,550	0.0356
60	15,800	0.363	1,580	0.0363
61	16,000	0.368	1,600	0.0368
62	16,200	0.373	1,620	0.0373
63	16,500	0.379	1,650	0.0379
64	16,800	0.386	1,680	0.0386
65	17,000	0.391	1,700	0.0391
66	17,200	0.396	1,720	0.0396
67	17,500	0.402	1,750	0.0402
68	17,800	0.409	1,780	0.0409
69	18,000	0.414	1,800	0.0414
70	18,200	0.419	1,820	0.0419
71	18,500	0.425	1,850	0.0425
72	18,800	0.432	1,880	0.0432
73	19,000	0.437	1,900	0.0437
74	19,200	0.442	1,920	0.0442
75	19,500	0.448	1,950	0.0448
76	19,800	0.455	1,980	0.0455
77	20,000	0.460	2,000	0.0460
78	20,200	0.465	2,020	0.0465
79	20,500	0.471	2,050	0.0471
80	20,800	0.478	2,080	0.0478
81	21,000	0.483	2,100	0.0483
82	21,200	0.488	2,120	0.0488
83	21,500	0.494	2,150	0.0494
84	21,800	0.501	2,180	0.0501
85	22,000	0.506	2,200	0.0506
86	22,200	0.511	2,220	0.0511
87	22,500	0.517	2,250	0.0517
88	22,800	0.524	2,280	0.0524
89	23,000	0.529	2,300	0.0529
90	23,200	0.534	2,320	0.0534
91	23,500	0.540	2,350	0.0540
92	23,800	0.547	2,380	0.0547
93	24,000	0.552	2,400	0.0552
94	24,200	0.557	2,420	0.0557
95	24,500	0.563	2,450	0.0563
96	24,800	0.570	2,480	0.0570
97	25,000	0.575	2,500	0.0575
98	25,200	0.580	2,520	0.0580
99	25,500	0.586	2,550	0.0586
100	25,800	0.593	2,580	0.0593
101	26,000	0.598	2,600	0.0598
102	26,200	0.603	2,620	0.0603
103	26,500	0.609	2,650	0.0609
104	26,800	0.616	2,680	0.0616
105	27,000	0.621	2,700	0.0621
106	27,200	0.626	2,720	0.0626
107	27,500	0.632	2,750	0.0632
108	27,800	0.639	2,780	0.0639
109	28,000	0.644	2,800	0.0644
110	28,200	0.649	2,820	0.0649
111	28,500	0.655	2,850	0.0655
112	28,800	0.662	2,880	0.0662
113	29,000	0.667	2,900	0.0667
114	29,200	0.672	2,920	0.0672
115	29,500	0.678	2,950	0.0678
116	29,800	0.685	2,980	0.0685
117	30,000	0.690	3,000	0.0690
118	30,200	0.695	3,020	0.0695
119	30,500	0.701	3,050	0.0701
120	30,800	0.708	3,080	0.0708
121	31,000	0.713	3,100	0.0713
122	31,200	0.718	3,120	0.0718
123	31,500	0.724	3,150	0.0724
124	31,800	0.731	3,180	0.0731
125	32,000	0.736	3,200	0.0736
126	32,200	0.741	3,220	0.0741
127	32,500	0.747	3,250	0.0747
128	32,800	0.754	3,280	0.0754
129	33,000	0.759	3,300	0.0759
130	33,200	0.764	3,320	0.0764
131	33,500	0.770	3,350	0.0770
132	33,800	0.777	3,380	0.0777
133	34,000	0.782	3,400	0.0782
134	34,200	0.787	3,420	0.0787
135	34,500	0.793	3,450	0.0793
136	34,800	0.800	3,480	0.0800
137	35,000	0.805	3,500	0.0805
138	35,200	0.810	3,520	0.0810
139	35,500	0.816	3,550	0.0816
140	35,800	0.823	3,580	0.0823
141	36,000	0.828	3,600	0.0828
142	36,200	0.833	3,620	0.0833
143	36,500	0.839	3,650	0.0839
144	36,800	0.846	3,680	0.0846
145	37,000	0.851	3,700	0.0851
146	37,200	0.856	3,720	0.0856
147	37,500	0.862	3,750	0.0862
148	37,800	0.869	3,780	0.0869
149	38,000	0.874	3,800	0.0874
150	38,200	0.879	3,820	0.0879
151	38,500	0.885	3,850	0.0885
152	38,800	0.892	3,880	0.0892
153	39,000	0.897	3,900	0.0897
154	39,200	0.902	3,920	0.0902
155	39,500	0.908	3,950	0.0908
156	39,800	0.915	3,980	0.0915
157	40,000	0.920	4,000	0.0920
158	40,200	0.925	4,020	0.0925
159	40,500	0.931	4,050	0.0931
160	40,800	0.938	4,080	0.0938
161	41,000	0.943	4,100	0.0943
162	41,200	0.948	4,120	0.0948
163	41,500	0.954	4,150	0.0954
164	41,800	0.961	4,180	0.0961
165	42,000	0.966	4,200	0.0966
166	42,200	0.971	4,220	0.0971
167	42,500	0.977	4,250	0.0977
168	42,800	0.984	4,280	0.0984
169	43,000	0.989	4,300	0.0989
170	43,200	0.994	4,320	0.0994
171	43,500	1.000	4,350	0.1000
172	43,800	1.007	4,380	0.1007
173	44,000	1.012	4,400	0.1012
174	44,200	1.017	4,420	0.1017
175	44,500	1.023	4,450	0.1023
176	44,800	1.030	4,480	0.1030
177	45,000	1.035	4,500	0.1035
178	45,200	1.040	4,520	0.1040
179	45,500	1.046	4,550	0.1046
180	45,800	1.053	4,580	0.1053
181	46,000	1.058	4,600	0.1058
182	46,200	1.063	4,620	0.1063
183	46,500	1.069	4,650	0.1069
184	46,800	1.076	4,680	0.1076
185	47,000	1.081	4,700	0.1081
186	47,200	1.086	4,720	0.1086
187	47,500	1.092	4,750	0.1092
188	47,800	1.099	4,780	0.1099
189	48,000	1.104	4,800	0.1104
190	48,200	1.109	4,820	0.1109
191	48,500	1.115	4,850	0.1115
192	48,800	1.122	4,880	0.1122
193	49,000	1.127	4,900	0.1127
194	49,200	1.132	4,920	0.1132
195	49,500	1.138	4,950	0.1138
196	49,800	1.145	4,980	0.1145
197	50,000	1.150	5,000	0.1150
198	50,200	1.155	5,020	0.1155
199	50,500	1.161	5,050	0.1161
200	50,800	1.168	5,080	0.1168
201	51,000	1.173	5,100	0.1173
202	51,200	1.178	5,120	0.1178
203	51,500	1.184	5,150	0.1184
204	51,800	1.191	5,180	0.1191
205	52,000	1.196	5,200	0.1196
206	52,200	1.201	5,220	0.1201
207	52,500	1.207	5,250	0.1207
208	52,800	1.214	5,280	0.1214
209	53,000	1.219	5,300	0.1219
210	53,200	1.224	5,320	0.1224
211	53,500	1.230	5,350	0.1230
212	53,800	1.237	5,380	0.1237
213	54,000	1.242	5,400	0.1242
214	54,200	1.247	5,420	0.1247
215	54,500	1.253	5,450	0.1253
216	54,800	1.260	5,480	0.1260
217	55,000	1.265	5,500	0.1265
218	55,200	1.270	5,520	0.1270
219	55,500	1.276	5,550	0.1276
220	55,800	1.283	5,580	0.1283
221	56,000	1.288	5,600</	

**EXHIBIT C**  
**DECISION AND REASONED STATEMENT CITY COUNCIL**  
**(with Conditions of Approval)**

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Recording Requested By and  
When Recorded Return to:

City Clerk  
City of Kuna  
P.O. Box 13  
Kuna, Id 83634

ADA COUNTY RECORDER J. DAVID NAVARRO      AMOUNT .00      137  
BOISE IDAHO 04/27/09 08:18 AM  
DEPUTY Bonnie Oberbillig  
RECORDED - REQUEST OF  
Kuna City



For Recording Purposes Do  
Not Write Above This Line

This Development Agreement entered into by and between the City of Kuna, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and Powder River Development Inc., whose address is PO Box 344 Meridian, Idaho 83680 the owner of the real property described herein and applicant(s) for Napa Vineyards PUD Subdivision, hereafter referred to as "Controller".

WHEREAS, the Controller has applied to the City for an annexation and zone change to the Planned Unit Development (PUD) overlay zone to include R6, R-20, C1 and C3 zoning of the property described as attached hereto and incorporated by reference herein on Exhibit A ("Property") to develop a Mixed-Use Subdivision; the Property is currently zoned RR. The Controller has also applied for a subdivision plat for the same property. The Preliminary Plat as approved by the City Council at a regularly scheduled and noticed public hearing for that purpose is attached hereto as Exhibit B.

WHEREAS, the City, pursuant to Section §67-6511A, Idaho Code, has the authority to conditionally rezone the property and to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate pursuant to the Idaho Code and the Kuna City Code.

WHEREAS, the City of Kuna and the Controller do enter into this Agreement and for and in consideration of the mutual covenants, duties and obligations herein set forth, it is agreed as follows:

**ARTICLE I  
LEGAL AUTHORITY**

1.1 This Development Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section §67-6511A and Kuna City Code, Title 5, Chapter 14.

**ARTICLE II  
ZONING ORDINANCE AMENDMENT**

2.1 The City will adopt an ordinance amending the Kuna Zoning Ordinance to rezone the property to a PUD overlay zone to include R6, R-20, C1 and C3 zoning. The Ordinance will become effective after its passage, approval, and publication and the execution and recordation of the Development Agreement.

**ARTICLE III  
CONDITIONS ON DEVELOPMENT**

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

- 3.1.1 A Planned Unit Development (PUD) to encompass the entire 241.17 +/- acre site including the following zones:
- 3.1.2 R-6 zone shall contain single family residential use.
- 3.1.3 R-20 zone shall contain single attached and detached family or multi-family residential uses.
- 3.1.4 C-1 zone shall contain allowed commercial uses as outlined in the staff report.

- 3.1.5 C-3 zone shall contain allowed commercial uses as outlined in the staff report.
- 3.1.6 Controller shall develop the property subject to the conditions and limitations set forth in this Agreement and other controlling documents associated with this development.
- 3.1.7 The Controller shall follow the development standards outlined in the City's subdivision code as modified through the PUD process.
- 3.1.7.1 The Controller shall adhere to and comply with the large scale development subdivision regulations as outlined in KCC 6-5-4.
- 3.1.7.2 The final development plans must be in substantial conformance with the approved preliminary subdivision plans.
- 3.1.7.3 Before final development plan approval is granted, the entire project shall be under single or corporate ownership or control and proof of legal title must be presented with the final development plan. If single or corporate ownership of any portion of the entirety of the development is transferred to another entity, the new entity must agree to adhere to all plans, easements, agreements, and other pertinent or applicable documents, such agreement shall be obtained in writing, be submitted to and approved by the Commission and Council.
- 3.1.7.4 Within thirty (30) months after approval of the preliminary development plan, the Controller shall submit to the City a final development plan for the entire PUD or a final development plan for the first phase of the development, provided the PUD has been approved for phased development. The Controller is afforded 30 months to prepare the final development plans due to the fact the development is greater than 80 acres in size and in accordance with KCC 5-7-20-B. The Controller shall submit final development plans within the time limit specified in the approval of the preliminary plan.
- 3.1.7.5 Any subsequent amendment to the final development plan changing location, sitting and height of buildings and structures may be authorized by the Commission with the City Engineers and Planning Director's approval without additional public hearings, if required by engineering issues or other circumstances not foreseen at the time of final plat approval.
- 3.1.7.6 The Controller shall obtain a letter from the City Engineer recommending engineering approval of construction drawings, drainage and stormwater plans, final plat, landscaping and lighting plans before the City Staff submits the final plat application for public hearing. Preliminary plat approval is valid for thirty (30) months from the date of Council action, at which date a final plat must have been submitted for approval unless a time extension has been filed.
- 3.1.7.7 The Controller shall provide the City a grading plan identifying how the site will be graded and contoured. The grading plan shall be reviewed by the City Engineer for compliance with City standards.
- 3.1.7.8 The Controller shall provide the City Engineer storm water management plans and a drainage report showing how drainage flows from impervious surfaces will be addressed through surface and subsurface storm water detention/retention features and retained onsite.
- 3.1.7.9 The drainage plan shall conform to the City's Drainage Management Guidelines. Storm water detention/retention facilities will be designed to cover a 100-year storm event; the drainage report shall include an erosion control plan.
- 3.1.7.10 The Controller shall provide the City Engineer an irrigation plan for review and approval. The Controller shall acquire all of the permits and inspections necessary to connect the irrigation system to the Municipal Irrigation System. The Controller shall pay for all off-site improvements necessary to connect into the Municipal Irrigation System.
- 3.1.7.11 Pressurized irrigation will be provided to each lot for landscape watering purposes by the Municipal Irrigation System. It should be noted that the Boise Board of Control will have the final say in all irrigation-related control and safety measures. The irrigation water will be supplied through the Municipal Irrigation System.
- 3.1.7.12 The Controller will donate a reserve lot to be used for the pooling of irrigation water and as a site for a booster station; which will serve this site and other pressure irrigation needs in the area. The location, size of lot and all pressure irrigation designs

related to this storage and booster facility are subject to City Engineer review and approval.

- 3.1.7.13 The City Engineer has noted the need for a future well site to be located in this subdivision for potable water purposes and has requested a well lot be reserved for purchase and possible development by the City. Accordingly, the Controller shall reserve a lot for possible purchase and development; the location is subject to City Engineer approval. In the event a well lot becomes available in the adjoining Criterion Orchards Subdivision (also owned by Greg Johnson located on the NEC of Hubbard and Highway 69 and approximately 212.15 acres in area) before the Napa Vineyards reserved lot is developed, the City reserves the right to substitute the well lot reservations.
- 3.1.7.14 The Controller shall connect to City water. The Controller shall provide its potable water design to the City Engineer for review and corrections. The Controller shall acquire all of the permits and inspections necessary to connect to the City's water utility. The water lines, meter locations and waterline values will need to be reviewed by City Public Works staff and shall be constructed to City standards. Water lines shall be looped through the property. The Controller shall pay for all offsite improvement necessary to connect into the City's water utility.
- 3.1.7.15 The Controller shall connect to the City's sanitary sewer system. The Controller shall provide its sanitary sewer design to the City Engineer for review and corrections. The Controller shall acquire all of the permits and inspections necessary to connect into the City's sewer utility. The sewer system shall be constructed to the City's utility standards. The sewer mains shall maintain minimum slope. The Controller shall pay for all offsite improvements necessary to connect into the City's sewer utility.
- 3.1.7.16 The Controller shall provide the City Engineer with fire flow, water distribution and wastewater calculations and acquire all necessary permits and pay all associated fees; the City Engineer will review the water and modeling results.
- 3.1.7.17 The geotechnical report is subject to engineering review and corrections.
- 3.1.7.18 The Controller shall furnish relevant hydrology and soils reports.
- 3.1.7.19 All public utilities shall be placed underground (where feasible). A utility easement of sufficient width as determined by the City Engineer shall be placed around the exterior subdivision for utility and drainage easement purpose.
- 3.1.7.20 If underground storage tanks, discontinued underground utilities, wells, septic systems are discovered during construction, they shall be decommissioned then removed or abandoned in accordance with federal, state and local agency requirements.
- 3.1.7.21 The Controller shall meet all zoning requirements to include building heights and setback requirements unless these requirements are modified and the changes agreed to through the flexibilities inherent in the planned unit development process.
- 3.1.7.22 The commercial lots shall be limited to uses which are compatible with the planned unit development and outlined in the signed Findings of Fact and Conclusions of Law (**Exhibit B**).
- 3.1.7.23 Prior to issuance of structure building permits, the Controller shall either install and complete all improvements, including streets, pedestrian ways, utilities and landscape buffering, or file an improvement bond for these items in a financial form acceptable to the City Engineer.
- 3.1.8 Controller agrees to plat no more than 654 buildable lots in the R-6 zone and three (3) buildable lots containing 842-units in the R-20 zone for a site-total of 1,496 buildable dwelling units on the 241.17 +/- acres of the property located west of Kuna/ Meridian Road (Hwy 69), between Hubbard and Columbia Roads, unless this number of units is modified through an amended plat process.
- 3.1.8.1 Controller shall construct, at a minimum, 20 different types of housing styles to be equally spaced throughout each of the different communities according to the styles displayed in the power point presented by Greg Johnson entitled "*Springhill Vineyards, Powder River Development Inc.*" at the City Council hearing January 6, 2009 (**Exhibit J**).

- 3.1.8.2 The Controller shall implement different street setbacks to provide façade relief (behind the front yard setback).
- 3.1.8.3 For the ninety-foot (90') deep Parkside lots, the Controller shall provide zero (0') front yard set-backs, which face the common spaces and place a minimum twenty-foot (20') garage rear set-back adjacent to the minor local streets. See page 2, of **Exhibit C** for minor local street section.
- 3.1.8.4 Ribbon curbs shall line both outside edges on all common driveways.
- 3.1.8.5 The Controller shall provide enclosed and sight obscuring trash collection receptacles for all centralized collection points. The design and materials used are subject to design review and shall be approved by the City, the Controller or the Homeowners Association (HOA) and the solid waste hauler.
- 3.1.8.6 Controller shall comply with all Agency, Design Review Committee, Planning and Zoning Commission, Staff and City Council requirements noted in this document.
- 3.1.8.7 Controller shall market the development according to the approved plat name.
- 3.1.9 Controller agrees to construct the following on the property:
- Within the R-6 zone Controller agrees to construct a minimum 1,200 square foot home for a maximum of twenty-percent (20%) of the buildable lots in each community and the remaining eighty-percent (80%) will be held to a minimum of 1,400 square feet per home.
  - Within the multi-family component of the R-20 zone Controller agrees to construct each apartment unit a minimum of 450 square feet.
  - Within the senior-housing component of the R-20 zone Controller agrees to construct a minimum 1,000 square foot for detached homes and a minimum 850 square foot for attached homes.
  - The assisted-living component minimum square footage in the R-20 zone has not been established other than building and fire code requirements shall be met.
- 3.1.9.1 Controller is proposing eleven (11) common driveways in portions of the PUD. These lots will be considered flag lots. The frontage on these flag lots will be a minimum width of twenty-feet (20') and will be detailed on the PUD Conceptual Site Plan (**Exhibit D**) and described in the PUD narrative (**Exhibit E**).
- 3.1.9.2 Controller is relying on the PUD for a minimum lot size of 4,500 square feet in the R-6 zone to develop 188 lots. These lots are depicted on the cover of the PUD Conceptual Site Plan (**Exhibit D**).
- 3.1.9.3 Controller is relying on the PUD to reduce 178 lot frontages within this development to a minimum lot frontage of forty-feet (40') in the R-6 zone. These lots are depicted on the cover of the PUD Conceptual Site Plan (**Exhibit D**) and described in the PUD narrative (**Exhibit E**).
- 3.1.9.4 Controller is relying on the PUD for a reduction in setbacks for portions of the development. These lots and their setback reductions are depicted on the cover of the PUD Conceptual Site Plan (**Exhibit D**) and described in the PUD narrative (**Exhibit E**).
- 3.1.9.5 Controller is relying on the PUD for deviation from the thirty-six foot (36') standard street section for portions of the development. These street reductions are in connection with the Parkside housing product and described in the PUD narrative (**Exhibit E**). These new street standards have been approved by Ada County Highway District.
- 3.1.10 Controller agrees to submit a preliminary plat and all associated fees for each of the 22 proposed phases of this project.
- 3.1.10.1 The R-20 zone Multi-family components, which include the apartments, senior housing and assisted living elements are subject to Design Review, development fees and must meet the Kuna City Code (KCC) requirements noted in KCC 5-4, KCC 5-9, KCC 5-17, and KCC 5-10.
- 3.1.11 Controller shall provide 34.20 acres of the 241 +/- acres for common areas, parks, pathways

and associated uses in accordance with the layout shown in the overall site/landscape plan drawn by Jensen Belts and Associates date stamped September 04, 2008 (**Exhibit F**), to include the following features:

- 3.1.11.1 Four (4) - community pools minimum (46,000 gallons each), with changing rooms, parking, landscaping and tot lot play equipment as shown on submitted Landscape plans (Dated September 4, 2008 showing Lot 8, Block 12, Lot 35, Block 22, Lot 2, Block 31 and Lot 4, Block 25, **Exhibit F**).
- 3.1.11.2 The four (4) community pools shall possess a minimum of 46,000 gallons water holding capacity. The pools shall feature common areas sufficient in size for recreational activity, restrooms with changing area, adequate parking, landscape areas and tot lot play equipment.
- 3.1.11.3 Pools will be designed and approved by a licensed engineer and certified that the pools have met the approved design. Rules Governing the Construction and Operation of Public Swimming Pools in Idaho IDAPA 16.02.14 should be relied upon for design and operational standards.
- 3.1.11.4 Pool drains will comply with the Virginia Graeme Baker Act, December 2007 (**Exhibit G**).
- 3.1.11.5 Wading pools or wading pools with a spray features will have a filter and disinfection system separate from the main pool.
- 3.1.11.6 The Controller or Homeowners Association (HOA) shall use appropriate water treatment chemicals and water monitoring protocols to assure against common water borne illness such as Cryptosporidiosis in the swimming and wading pools.
- 3.1.11.7 The Controller shall provide the City staff with the water quality treatment processes relied upon to assure water quality, along with the person(s) responsible for the water quality maintenance, care and custody of the chemicals and usage. Staff shall affirm the method of water quality monitoring and the Controller or HOA shall abide by these procedures and be subject to ongoing City monitoring.
  - 3.1.11.7.1 The monitoring reports shall be available for public inspection and forwarded to the City annually beginning on the date of pool usage.
  - 3.1.11.7.2 The water quality protocol shall be placed in the CCR's.
  - 3.1.11.7.3 Showers with soap and warm water shall be available at each pool location.
- 3.1.11.8 All pool related signage and content is subject to design review. The Controller shall post signage around the pool area to address safety issues to include signage advising: *children under 13 require supervision, no life guard on duty, swim at own risk, no glass or alcohol allowed in pool area, no diving (unless the pool's have the capacity to meet depth requirements in potential diving areas), designated diving areas, if any, no pets allowed in pool area, no horseplay or running on decks, pools hours, etc.* No advertising will be allowed on the pool buildings or within the accompanying parking areas.
- 3.1.11.9 No outdoor sound systems are permitted at the pools or at the other community facilities.
- 3.1.11.10 The Controller's installation time frame for the pools, tot-lots, trails, playgrounds and all other amenities is subject to City staff review and approval.
- 3.1.11.11 The Controller shall provide at a minimum, (2) tot-lot playgrounds, to include play equipment, grass, trees, shrubs and bikes racks.
- 3.1.11.12 The Controller's portion of the Mason Creek pathway shall include a ten-foot (10') wide paved asphalt and is subject to City Engineer review. The HOA shall be responsible for the long term care and maintenance of all pathways within this development.
- 3.1.11.13 A greenbelt approximately ½ mile in length shall be designed and constructed along the Mason Creek Lateral the entire length of the Controller's property. Along this greenbelt, the Controller shall provide grass, trees, shrubs and four (4) standard sized benches (special emphasis on placement of benches in proximity to the retirement housing along the greenbelt) with a trash collection can accompanying each bench. The greenbelt shall also feature 5 lighted bollards which adhere to the

- dark skies concept, that are spaced evenly adjacent to the ten-foot (10') wide paving surface, which shall be relatively level.
- 3.1.11.14 Interconnecting micro pathways as shown on the plan shall be a minimum of 10-foot wide with five-foot (5') wide paved asphalt surface and landscaping throughout the Napa Vineyards Development (**Exhibit F**).
- 3.1.11.15 Controller agrees to provide bicycle rack holders for at least 12 bicycles at each of the four (4) pool sites. The Controller shall also provide bike facilities at the 3.95 acre park area located on block 25 lot 4 (**Exhibit F**).
- 3.1.11.16 The Controller shall provide a minimum of 4 bicycle holding racks strategically located throughout the site near appropriate trail heads, each bike rack shall hold a minimum of 10 bikes.
- 3.1.11.17 The Controller shall add provisions in the CCR's identifying who will be responsible of the care and maintenance of courtyards and common areas.
- 3.1.11.18 The Controller shall provide impervious pathways connecting the site's two (2) commercial lots with the remainder of the development.
- 3.1.11.19 Under no circumstances shall the public be responsible for the care and maintenance of the amenities installed by the Controller; their care and maintenance shall be assigned to the HOA.
- 3.1.11.20 Unless otherwise dedicated to the City through City Council approval, the care and maintenance of the greenbelt will be the Homeowners Association's (HOA) responsibility.
- 3.1.11.21 The pool's hours of operation shall not interfere with adjoining neighbor's tranquility.
- 3.1.11.22 Any security cameras or sensor lighting placed around these community gathering areas shall be installed in such a fashion to not intrude on the privacy of the surrounding neighbors.
- 3.1.11.23 All pool related signage and content is subject to design review. No advertising will be allowed on the pool buildings or within the accompanying parking areas.
- 3.1.11.24 The pool locations and associated buildings, common areas and entrances are subject to the City's landscape requirements.
- 3.1.11.25 The PUD's playground equipment shall conform to the most current standards for each of the following agencies: National Safety Council (NSC), U.S. Consumer Product Safety Commission (CPSC), the American Society for Testing and Materials (A.S.T.M) and the American with Disabilities Act (A.D.A).
- 3.1.11.26 All park improvements shall be installed according to City codes. Park area(s) intended for public uses shall be deeded to the City; provided the City is receptive to their acquisition. Areas dedicated for park purpose shall not be relied upon for storm water retention/detention purpose.
- 3.1.11.27 The PUD is subject to a ten percent (10%) open space requirement. The areas provided for open space purposes must be quality lands in order to count toward this percentage and in keeping with the standards established in the PUD Ordinance.
- 3.1.11.28 A berm shall be placed between the Mason Creek Feeder and Parkside lots in the northeast corner of the development adjacent to Poppy field Subdivision and will be shown at time of final plat in a landscape plan to include sectional views. The Controller shall work with the residents and Design Review Committee to ensure adequate landscape screening.
- 3.1.11.29 The Controller shall provide a buffer on the east side of the proposed school site, according to the provisions of the staff report, sections 16.3 and 16.4 as noted in the signed Findings and Facts and Conclusions of Law.
- 3.1.12 Controller agrees to submit detailed landscape plans with each phase of development.
- 3.1.12.1 Landscape plans are subject to Design Review and the associated fees.
- 3.1.12.2 Detailed landscape plans, shall be submitted with each phase of the planned unit development.
- 3.1.12.3 Landscaping placed in the vision triangles shall not impair the driver's view of the roadway and meet ACHD's vision triangle height and area requirements.
- 3.1.12.3.1 The street intersection vision triangle is measured a distance of 40'

- along each back of curb from point of intersection. The landscaping located there shall not be higher than three-feet (3').
- 3.1.12.4 The property frontages shall contain landscape and buffering applications sufficient in scope to minimize land-use incompatibilities between this development and the adjoining uses and in accordance with City Code. The landscape and buffering techniques are subject to design review.
- 3.1.12.5 The Controller shall prepare a detailed landscaping plan relying upon native or other suitable plants, the landscape plan is subject to design review. The landscape plan shall call out the method(s) of re-vegetating common space and periphery areas disturbed during the construction (where applicable).
- 3.1.12.6 The Controller or HOA shall maintain all on-site landscaping in a healthy condition as determined by the City forester, the landscaping is to be supported by a seasonal canal irrigation source. All landscape installed in public rights-of-way will be connected to an irrigation system.
- 3.1.13 Perimeter common lots shall be maintained by the Homeowner's Association according to the following dimensions:
- 3.1.13.1 50 foot wide (50') adjacent to the residential part of Kuna/Meridian Road (Highway 69) to include a ten-foot concrete sidewalk within a public easement at a minimum distance of 15' from the right-of-way.
- 3.1.13.2 30 foot wide (30') adjacent to the commercial part of Kuna/ Meridian Road to include a ten-foot concrete sidewalk within a public easement at a minimum distance of 15' from the Right-of-way.
- 3.1.13.3 30 feet wide (30') adjacent to Kay Street to include a five-foot meandering sidewalk within a public easement.
- 3.1.13.4 30 feet wide (30') adjacent to Hubbard and Columbia Roads to include an eight-foot (8') meandering concrete sidewalk within a public easement.
- 3.1.13.5 30 feet wide (30') adjacent to Mason Creek Road to include a five-foot (5') meandering concrete sidewalk within a public easement.
- 3.1.14 Fencing shall be constructed as follows and in accordance with the fencing plan (**Exhibit K**).
- 3.1.14.1 Kay Street, Hubbard Road and Columbia Road shall have suitable fencing installed along the development frontage. The fencing shall consist of a five-foot (5') vinyl fence.
- 3.1.14.2 Kuna/ Meridian Road shall have suitable fencing installed along the developments frontage. The fencing shall consist of six-foot (6') vinyl fencing constructed on the property line behind the earthen berm. The berm shall not exceed eight-feet in height as measured from the road crown.
- 3.1.14.3 Pedestrian pathway fencing between lot lines and on rear lot lines shall be constructed of suitable five-foot (5') tall metal fencing.
- 3.1.14.4 Fencing shall extend the full length of the Controller's property adjacent to the Mason Creek Greenbelt and shall be constructed of suitable five-foot (5') high metal fencing or other approved fencing materials.
- 3.1.14.5 Fencing along the internal landscaped buffers shall be five-foot (5') in height and constructed of vinyl or metal fencing.
- 3.1.14.6 Fencing along the common lots shall be five-foot (5') in height and constructed of metal fencing.
- 3.1.14.7 Fencing shall be constructed along property lines between the residential lots and the school as indicated on the landscape plans dated September 4, 2008. The fencing shall be five-foot (5') in height and constructed of metal fencing with the slat separation spaces no less than three and one half inches (3 ½") on center.
- 3.1.14.8 Chain link fencing and cedar fencing is prohibited for fence screening purposes, please refer to KCC 5-17-12, A-4.
- 3.1.14.9 The pathways located between residential lots shall feature open fencing so the pathways may be visible from the adjoining properties to provide an acceptable level of safety for those who use them.
- 3.1.15 Subdivision entry/exit signage is subject to Design Review and must meet the requirements of KCC 5-4-2.

- 3.1.15.1 Pennants, flags or monument signage used for display or promotional purposes are subject to prior City approval and the procuring of a sign permit.
- 3.1.15.2 All site signage and/or monument placement is subject to design review to include building identification signage.
- 3.1.15.3 Illuminated site signage and monuments shall be designed according to the City's outdoor lighting standards.
- 3.1.15.4 The placement, construction and design of signage shall conform to City Code and design review requirements. Signage requires sign permits and the accompanying fees.
- 3.1.16 Controller must provide a school site of sufficient size within this development along with other amenities recommended by the Kuna Joint School District and outlined in a letter dated July 28, 2008 between Greg Johnson and the school district (**Exhibit H**).
  - 3.1.16.1 The Controller will provide a school site on block 7, lot 68.
  - 3.1.16.2 The Controller shall design areas where children will assemble for transporting to school via school buses. The site will be landscaped and lighted for safety and the CCR's will identify who will maintain and care for them.
  - 3.1.16.3 The Controller must meet the Kuna School District's terms of agreement with respect to providing a school site and other amenities that have been agreed to in a letter between parties dated July 28, 2008 (**Exhibit H**).
  - 3.1.16.4 The Controller shall adjust the phasing of the school lot to accommodate the school district needs.
- 3.1.17 Prior to final plat approval the Controller shall enter into a formal agreement with the three (3) property owners, who own parcels "A", "B", and "C" (located at 140 and 102 W Hubbard Road, and 9075 S Meridian Road ) to improve their street frontages by the installation of sidewalks.
  - 3.1.17.1 If these property owners decline the Controller's obligation to install the sidewalk improvements on their land, the Controller is free from this responsibility. If the owners decline, the Controller will need to advise the City of this circumstance. Under all circumstances, the Controller must provide these three (3) property owners a cross-access easement to and through the development next to their respective properties least they become landlocked as this project develops as indicated in the staff report.
  - 3.1.17.2 On parcel "C" (9075 S. Meridian) the Controller shall assure a dedicated cross-access connecting with the internal service drive (in the multi-family element) located next to this parcel for parcel "C" owner's perpetual use as outlined in the signed Findings of Fact and Conclusions of Law.
  - 3.1.17.3 For parcels "A" and "B", (140 and 102 W. Hubbard) the Controller shall provide both of these property owners access by way of a dedicated cross-access easement through the C-3 commercial site to avoid the potential of these properties being landlocked.
  - 3.1.17.4 The property owner adjoining the development to the north (Ben and Ginger Yore located at 8799 S Rocky Mountain Lane) of Mason Creek Road and east of the proposed school site may be adversely impacted by the development. Accordingly, the Controller shall employ vegetative buffers and landscape berming techniques along the east side of their impacted property boundary, a minimum of thirty-feet (30') in width, to minimize noise and lighting impacts that may ensue from intensive use of the adjoining land. The landscape and buffer techniques are subject to design review. The property owner has transportation ditch access along Mason Creek northward to Columbia Road that is indispensable to their business operation. The Controller shall do nothing to impede this access opportunity and shall work with the property owner to improve their transportation access options.
- 3.1.18 For the portion of the Controller's property located within the Mason Creek 100-year flood plan and floodway: the Controller shall provide a before and after scaled graphic reflecting the negotiated boundary for any area reduced through the FEMA process.
  - 3.1.18.1 Any flood plain lands remaining outside the Mason Creek are subject to engineering review and will not count toward the 10 percent PUD open space requirement.

- 3.1.19 Controller agrees to meet requirements of Ada County Highway District (ACHD) according to their final staff report dated November 12, 2008.
- 3.1.20 Concrete sidewalks shall be required on both sides of the street, except where the average lot width, measured at the street frontage line or at the building setback line, is over 100 feet, in this circumstance, sidewalks shall be provided on one side of the street frontage.
- 3.1.20.1 The minimum sidewalk width shall be five-feet (5'). Sidewalks and crosswalks shall be constructed in accordance with the standards and specifications adopted by the City Council.
- 3.1.20.2 Pedestrian walkways/pathways, which are not adjacent to a public street, shall have easements at least ten-feet (10') in width and include an impervious walkway at least five-feet (5') in width.
- 3.1.20.3 Pedestrian walkways/pathways along both the Kuna-Meridian Road (Highway 69) and Mason Creek Feeder canal shall have a ten-feet (10') impervious sidewalk located within a minimum 20' public easement.
- 3.1.20.4 Sidewalks adjacent to collectors and arterial roads shall be detached and five-feet (5') to eight-feet (8') wide (KCC 6-4-2 L).
- 3.1.20.5 Hubbard and Columbia Roads shall have eight-foot (8') detached sidewalks along their frontages.
- 3.1.20.6 Kay Street shall have eight-foot (8') wide detached sidewalk on the west side to maintain continuity with Springhill Subdivision to the north and five-foot (5') wide detached sidewalk on the east side of their frontages (**Exhibit K**).
- 3.1.20.7 East Mason Creek shall have eight-foot (8') wide detached sidewalks on the north side and five-foot (5') wide detached sidewalk on the south side of their frontages.
- 3.1.20.8 All pathways shall be constructed of an asphaltic material and meet City and ADA standards and specifications.
- 3.1.20.9 Each pathway shall be a minimum of five-feet (5') wide and located in a minimum twenty-foot (20') wide recorded easement dedicated for public purposes. The HOA shall be responsible for snow removal along the PUD's pathways so they are safe for pedestrians and traverseable within 24 hours of a snow event.
- 3.1.20.10 The Controller shall add pathways and pathway connections at the midpoint of blocks 2, 15, 16, and 30 of the development to minimize the walking distance for youth, elderly and the infirmed.
- 3.1.20.11 The Controller is not required to provide sidewalks adjacent to the minor local streets.
- 3.1.21 Controller agrees to maintain the integrity of the strip of property which lies between the right-of-way and the property line along the roadways through a license agreement with ACHD and/or ITD; maintenance of this area is subject to City or ACHD enforcement.
- 3.1.22 Controller agrees to meet the requirements as specified by the Idaho Transportation Department (ITD) including any permits or fees required.
- 3.1.23 Permits are required for all buildings and signage.
- 3.1.24 The Controller shall install street lights at all intersections, near fire hydrants, and throughout the interior and exterior of the subdivision with a maximum spacing of 250'.
- 3.1.24.1 Lighting shall follow the "Dark Skies concept" with full cut off luminaries.
- 3.1.24.2 The Controller shall provide additional lighting as a safety measure any place where children congregate for bus pickup.
- 3.1.24.3 The Controller shall provide an overall site lighting plan in conformance with City standards (See KCC 6-4-2-N). The lighting plan shall be designed to assure no fugitive lighting intrudes onto neighboring property. All lights, except those required for safety purpose should be on a timer. If the Controller installs lighted monuments or signage it shall also be placed on a timer.
- 3.1.25 The Controller shall submit a street name plan to the Planning and Zoning Department and the Ada County Street Naming Committee for approval purpose.
- 3.1.26 The Controller shall install a minimum of one-hundred and five (105) standard sized off-street parking stalls for lots adjacent to the 24 foot minor local streets in accordance with KCC 5-9-2-G. These parking spaces shall be located within 300 feet of any residence fronting on the minor local street. The parking spaces shall not be placed in the midst of a pathway or impede pedestrians.

- 3.1.26.1 The parking spaces will be in accordance with the City's standard parking dimensions to include the aisle width.
- 3.1.26.2 The parking area must follow the parking space requirements noted in the PUD ordinance parking section. The parking areas shall be landscaped, buffered and are subject to design review.
- 3.1.26.3 The Controller shall insert a landscape island every 14 parking spaces or 126 feet, in accordance with the City's parking code (KCC 5-9-5-A).
- 3.1.26.4 The Controller shall install sufficient traffic signage on both sides of the minor local streets advising that on street parking is prohibited there.
- 3.1.26.5 The Controller shall submit a parking plan in accordance with the PUD site plan drawn by Bailey Engineering Inc. and dated June 13, 2008 (**Exhibit D**). Under no circumstances shall the Napa Vineyards PUD parking demand be satisfied outside the development; the parking plan is subject to engineering approval.
- 3.1.26.6 The Controller shall post signs indicating the parking spaces designated for the pools are reserved for the pool patrons only.
- 3.1.27 The Controller shall meet Ada County Highway District (ACHD) right-of-way and street widths requirements.
- 3.1.28 The Controller shall contribute a proportionate share of revenue or resources toward future street improvements or other utility upgrades on the streets adjoining or within the development, to include participation in a Road Improvement District (RID) or other utility local development district (ULID) as the need for these improvements arises.
- 3.1.28.1 The Controller agrees to participate a proportional cost share for providing full signalized intersection improvements at Columbia Road and State Highway 69 and Hubbard Road and State Highway 69. The Controller shall provide certain other public transportation improvements as needed to include striping, signage and road geometry modifications to minimize traffic conflict resulting from the developments impact on the roadway system.
- 3.1.28.2 The Controller will need to work with ACHD, and the Kuna School District on methods of providing safe crossing for the Napa Vineyard's children.
- 3.1.28.3 The Controller shall construct sidewalks, curb, gutters and storm water conveyances to City Standards along all property street frontages unless otherwise stated in this document. The Controller shall dedicate right-of-way, if necessary, to bring roadways in compliance with City and ACHD street standards.
- 3.1.28.4 The Controller shall provide full driveway access entranceways in accordance with the City's PUD standards. All driveway entrances shall be spaced a minimum of one-hundred and twenty-five feet (125') (centerline to centerline) from one another to minimize traffic conflict.
- 3.1.28.5 In the event that vertical curb is installed, all driveway curb cuts shall be as specified by the public works department, ACHD or ITD.
- 3.1.28.6 This development is subject to the Highway 69 Overlay District, which requires the placement of entranceways a minimum distance of six-hundred and sixty feet (660') from the centerline of Highway 69 (KCC 5-2A-5). Accordingly, the entryways on West Mason Creek, Hubbard and Columbia Roads will be required to meet this distance separation standard.
- 3.1.28.7 The Controller shall complete required intersection improvements at State Highway 69 and Columbia Road and State Highway 69 and Hubbard Road. Should there be inconsistencies between the intersection requirements identified in this agreement and those identified in the ACHD staff report (dated November 12, 2008) with respect to Hubbard Road and Highway 69 and Columbia Road and Highway 69, the ACHD intersection condition requirement shall be relied upon for conditions of approval purpose.
- 3.1.28.8 The north half of Kay Avenue shall be fully designed and constructed from Columbia Road to Mason Creek Road within the first 4 built phases of the development according to the development schedule.
- 3.1.28.9 Mason Creek Road shall be constructed in its entirety from Kay Avenue to State Highway 69 by phase 5 of the development, or built at the time the north half of

Kay Ave. is completely built as conditioned in 3.1.28.8, which ever should occur first.

- 3.1.28.10 When conditions 3.1.29.7 and 3.1.29.8 are completed to the satisfaction of the City, the Controller will be allowed to acquire permits for only one (1) of the remaining phases until the south-half of Kay Avenue (from Mason Creek Rd down to Hubbard Rd) is complete. Once Kay Avenue is completed from Columbia Road to Hubbard Road, standard permit processing will continue.
- 3.1.29 Where a subdivision abuts an arterial street or a State Highway, the Controller shall install frontage roads parallel to these roadways to include other transportation treatments necessary to separate through traffic from local traffic.
- 3.1.29.1 South Red Ruby Avenue will be built as a frontage road from Hubbard on the South to East Mason Creek Road between the multi-family development abutting Kuna-Meridian Road (Highway 69) and the single family development.
- 3.1.30 If the Napa Vineyards PUD becomes part of a transit route(s), the Controller or the Homeowners Association shall install transit street furnishings along the transit route(s). The transit accommodations shall be approved by City staff in consultation with the transit authority. This condition shall be placed in the HOA's covenants, conditions and restrictions (CCR's)
- 3.1.31 All utility and/or other easements shall be shown on the final plat(s).
- 3.1.32 Building setbacks shall be shown on the final plat(s).
- 3.1.33 The PUD site plan (**Exhibit D**) dated June 13, 2008 and the landscape plan (**Exhibit F**) dated September 4, 2008 drawn by Bailey Engineering Incorporated, shall be considered binding site plans for purposes of this land use application. Any deviation from this site plan by more than five percent (5%) as determined by the director or assigns will require a neighborhood meeting and public hearing for review and approval purpose.
- 3.1.34 The Controller shall provide a tree planting strategy to compensate for the removal of any healthy trees with a six inch (6") or greater caliper to avoid a net tree loss. The Controller is encouraged to retain all trees with a six inch (6") or greater caliper. The Controller's tree removal and replanting strategy is subject to the City's arborist review and approval.
- 3.1.35 The Controller Shall show tree plantings and method of their planting on the landscape plan. The Controller shall provide for a variety of trees (KCC 5-17-15), reflecting all four seasons (a mixture of conifers and deciduous trees) and compatible with the area. Trees placed in proximity to power lines shall meet Idaho Power's approved tree list requirements.
- 3.1.36 The Controller is responsible for the control and removal of noxious weeds if present on the property until all phases of the development are complete.
- 3.1.37 The Controller shall obtain written plat approval from the agencies noted below. The approval may be either on agency letterhead referring to the approved use or may be written/stamped upon a copy of the approved plat. The Controller shall not initiate site improvements prior to agency approvals.
- 3.1.37.1 The City Engineer must approve all sewer hook-ups.
- 3.1.37.2 The Kuna Fire District must approve all fire flow requirements and/or building plans.
- 3.1.37.3 The Boise Project Board of Control must approve all proposed modifications to the existing irrigation system.
- 3.1.37.4 The City Engineer must approve a surface drainage run-off plan. Central District Health Department, requires the plan to be designed and constructed in conformance with standards contained in "Catalog for Best Management Practices for Idaho Cities and Counties".
- 3.1.38 The final plat(s) shall meet the final plat specifications listed in Section 6-2-4 of the Kuna City Code.
- 3.1.39 The final plat(s) shall be in substantial conformance with the approved preliminary plat; the director shall interpret what constitutes substantial conformity.
- 3.1.40 Prior to approval by the Kuna City Council, the plat (s) shall contain the following certificates and/or endorsements:
- 3.1.40.1 signature of the owner(s),
- 3.1.40.2 certificate of the plat surveyor,
- 3.1.40.3 certificate of the County Surveyor,

- 3.1.40.4 endorsement of the Central District Health Department,
  - 3.1.40.5 endorsement of the Ada County Highway District (ACHD),
  - 3.1.40.6 endorsement of the Idaho Transportation District (ITD)
- 
- 3.1.41 The following statements shall appear on the face of the final plat(s):
    - 3.1.41.1 This development recognizes Idaho Code §22-4503, Right to Farm Act, which states: "No agricultural operation or an appurtenance to it shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after the same has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began; provided, that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or appurtenance to it."
  - 3.1.42 Any re-subdivision of this plat shall comply with the applicable regulations in effect at the time of the re-subdivision.
  - 3.1.43 Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Kuna and this approval unless otherwise modified by this agreement.
  - 3.1.44 Direct lot access to Hubbard Road, Columbia Road, N. Kay Street, N. Red Ruby Avenue, Mason Creek Road, and Kuna/ Meridian Road (Hwy 69), is prohibited.
  - 3.1.45 No building permits will be issued until a final plat(s) is recorded through the County Recorder's Office and parcel numbers have been issued by the County Assessor's Office.
  - 3.1.46 All public rights-of-way shall be dedicated and constructed to standards of the Ada County Highway District. No public street construction may be commenced without the approval of the Ada County Highway District. All work within the Ada County Highway District rights -of-way requires a permit.
  - 3.1.47 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 where possible.
  - 3.1.48 Compliance with Section 31-3805 of the Idaho Code relating to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any on site construction. Compliance with the specific requirements of the Boise Project Board of Control is required.
  - 3.1.49 Installation of fire protection facilities as specifically required by the Kuna Fire District is required.
    - 3.1.49.1 The Controller has agreed to donate a specific lot for a fire station to improve emergency response times. The lot reservation is located in the extreme northwest corner of the development (See **Exhibit I**). The reservation is at the request of Doug Rosin (City Fire Chief).
    - 3.1.49.2 The Controller shall work with the City, ACHD and the Fire District to ensure the widths and turning radiuses of streets are sufficient for emergency and public vehicle access. The developments street system shall be constructed to the City and ACHD road standards. The thirty-foot (30') wide multi-family services streets located on lots 2, 3, and 4 of block 32 (See **Exhibit C**) are considered private and shall be owned and maintained by the Controller or the Homeowners Association (HOA). Accordingly, all future repair and maintaining of these service streets to include reconstruction shall be borne by these private parties.
    - 3.1.49.3 The entire site shall not be gated as to restrict entry or departure (ingress/egress).
  - 3.1.50 There shall be easements provided for utilities, drainage, and irrigation abutting to all public street right-of-way and subdivision boundaries, and where considered necessary, centered on the interior property lines. The easements shall have a minimum width of ten feet (10').
  - 3.1.51 All compliance letters and plans (lighting, landscaping, drainage, and development) must be accompanied by the application file numbers.
  - 3.1.52 No construction, grading, filling, clearing, or excavation of any kind shall be initiated until the applicant has received City Engineer approval of a drainage design plan. The drainage design plan shall include all proposed site grading.
  - 3.1.53 Individual lot pressurized irrigation shall be provided. The Kuna City Engineer must approve an irrigation plan prior to submitting the final plat for approval.

- 3.1.54 The Controller shall provide one live tree with a minimum of two inch (2") diameter caliper to each lot.
- 3.1.55 The Controller shall submit proposed restrictive covenants in an outline form to City staff for their review.
  - 3.1.55.1 The HOA's covenants shall include information relating to architectural or design controls, homeowner's association organization, assessments and easements.
- 3.1.57 Additional requirements by the City Engineer, the Planning and Zoning Director, Central District Health Department and the Department of Environmental Quality (DEQ) and other agencies with jurisdiction. Provided the additional requirements are consistent with the rules and standards in place at the time of the development agreement signing.

3.2 No change in the use or restriction specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Kuna City Code. In the event Controller changes or expands the use permitted by this Agreement or fails to comply with the restrictions without formal modification of this Agreement as allowed by the Kuna City Code, Controller shall be in default of this Agreement (see article V below).

3.3 The Napa Vineyards Subdivision shall be constructed as shown on the plan attached hereto and incorporated herein as Exhibit "B". Failure to construct the development consistent with this Agreement and the plan and conditions included as Exhibit "B" or construction in accordance with this Agreement and the plan and conditions included as exhibits without formal modification of the plan consistent with Kuna City Code, including the amendment of this Agreement, shall result in a default of this Agreement by the Controller (see article V below).

3.4 Conditions, bonding for Completion: All of the conditions set forth herein shall be complied with or shall be bonded for completion by the Controller before a Final Plat Approval or Occupancy permit will be granted. Failure to comply or bond for completion of the conditions within the time frame established in the subdivision plat approval conditions, the Planned Unit Development approval conditions, Kuna City Code or the terms of this Agreement shall result in a default of this Agreement by the Controller. The Controller may be allowed to bond for certain conditions at one hundred and twenty-five percent (125%) of the estimated cost of completion pursuant to Kuna City Code.

3.5 Commencement of Construction: The Controller shall commence construction within thirty (30) months of the City's approval for Phase One's construction plans other time frame agreed to by the parties.

3.6. Napa Vineyards Phasing: The proposed twenty-two (22) phases shown on the preliminary plat are subject to successive contiguous segments in an orderly and reasonable manner and shall substantially conform to the approved preliminary plat, such segments, if submitted according to City code requirements, may be considered for final approval.

**ARTICLE IV  
AFFIDAVIT OF PROPERTY OWNERS**

4.1 An affidavit of the Controller of the Property agreeing to submit the Property to this Development Agreement and to the provisions set forth in Idaho Code Section 67-6511A and Kuna City Code shall be provided and is incorporated herein by reference.

**ARTICLE V  
DEFAULT**

5.1 In the event the Controller, his/her heirs or assigns or subsequent owners of the property or any other person acquiring an interest in the property, fail to faithfully comply with all of the terms and conditions included in this Agreement, this Agreement may be modified or terminated by the Kuna City Council in accordance with the Kuna City code requirements. In the event City Council determines that this Agreement shall be modified, the terms of this Agreement shall be amended and the Controller shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event City Council, after compliance with the requirements of the Kuna

City Code, determines that this Agreement shall be terminated, the zoning of the property shall revert to A (Agricultural) Zoning. All uses of property, which are not consistent with that Agriculture Zoning, shall cease. Nothing herein shall prevent the Controller from applying for a use permit consistent with Agriculture Zoning. A waiver by City of Kuna for any default by the Controller of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions.

5.2 Consent to Annex: The Controller, by entering into the Development Agreement, does hereby agree that in the event there shall be a default in the terms and conditions of this Agreement that this Agreement shall serve as consent to a reversion of the subject property to A (Agricultural) zoning as provided in Idaho Code.

## ARTICLE VI UNENFORCEABLE PROVISIONS

6.1 If any term, Provision, commitment or restriction of this Development Agreement or the application thereof to any party or circumstances shall, to any extent be held invalid or unenforceable by a court of competent jurisdiction; the remainder of this instrument shall remain in full force and effect.

## ARTICLE VII ASSIGNMENT AND TRANSFER

7.1 After its execution, the Development Agreement shall be recorded in the office of the Ada County Recorder at the expense of the Controller. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property, adjacent property and other residential property near the Property and shall run with the land. This Development Agreement shall be binding on the City, the Controller, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns; provided, however, that if all or any portion of the Property is divided and each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new Controller of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel. The new Controller shall seek out an understanding from the City staff regarding the terms and conditions of this agreement within 90 days of acquiring the property.

## ARTICLE VIII GENERAL MATTERS

8.1 Amendments. Any alteration or change to this Development Agreement shall be made only after complying with the notice and hearing provision of Idaho Code Section 67-6509, as required by Kuna City Code, Title 5, Chapter 14.

8.2 Paragraph Headings. This Development Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Title and captions are for convenience only and shall not constitute a portion of this Development Agreement. As used in this Development Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

8.3 Choice of Law. This Development Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Development Agreement. Any action brought in connection with this Development Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.

8.4 **Notice.** Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

Kuna: City Clerk  
City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

Controller: Powder River Development, Inc.  
Attn: Greg Johnson  
PO Box 344  
Meridian, ID 83642

or such other address and to such other persons as the parties may hereafter designate in writing to the other parties. Any such notice shall be deemed given upon delivery if by personal delivery, upon deposit in the United States mail, if sent by mail pursuant to the foregoing.

8.5 **Effective Date.** This Development Agreement shall be effective after delivery to each of the parties hereto of a fully executed copy of the Development Agreement.

**IN WITNESS WHEREOF**, the parties have hereunto caused this Agreement to be executed, on the day and year first above written.

Dated this 22nd day of April, 2009.

CITY OF KUNA

By: [Signature]  
Scott Dowdy, Mayor

Controller:

By: [Signature]

By: President

ATTEST:

[Signature]  
Lynda Burgess, City Clerk



CITY NOTARY:

State of Idaho )

County of Ada )

Subscribed and sworn to (or affirmed) before me this 23rd day of April, 2009.

And who personally appeared before me

[Signature]



Notary Public Shannon Maez

My Commission Expires on 8/13/2014

CONTROLLER NOTARY:

State of Idaho )

County of ada )

Subscribed and sworn to (or affirmed) before me this 22<sup>nd</sup> day of april 2009.

And who personally appeared before me

Gregory B. Johnson

Seal

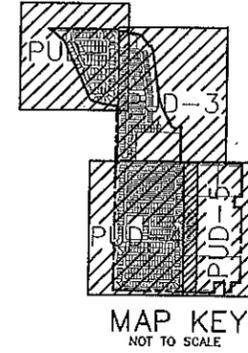
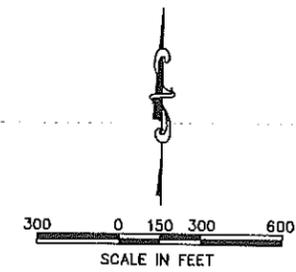
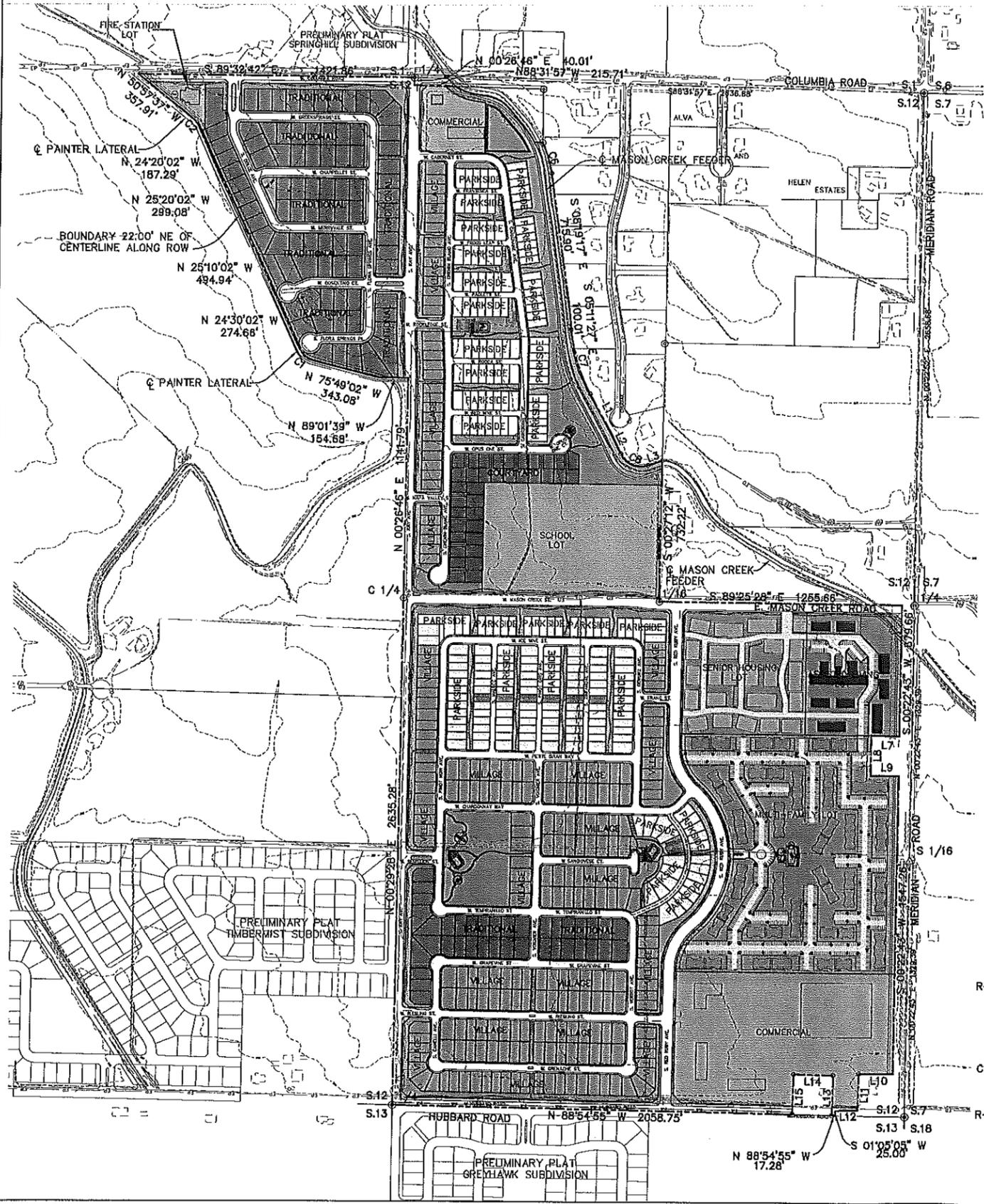


Notary Public Duki Lilly

My Commission Expires on 10/23/2014

## PUD SITE PLAN FOR NAPA VINEYARDS SUBDIVISION

A PORTION OF THE NE1/4, SE1/4 AND THE NW1/4 OF SECTION 12  
T.2N., R.1W., KUNA, ADA COUNTY, IDAHO  
2009



RESIDENTIAL USE	#LOTS	ACRES	%PUD SITE	%OPEN SPACE
SINGLE FAMILY LOTS	654	179.64	74	21.25 AC 11.8%
MULTI FAMILY LOT	1	27.58	11	8.50 AC 34.0%
SENIOR HOUSING LOT	1	9.25	4	1.75 AC 18.0%
ASSISTED LIVING LOT	1	7.16	3	1.70 AC 24.0%
TOTAL	703	223.65	63	30.30 AC 13.5%

SINGLE FAMILY HOUSING TYPES		SINGLE FAMILY COMMON AREAS		
	#LOTS	%LOTS	#LOTS	#ACRES
TOTAL	654	100	40	29.94
COURT YARD HOMES	38	6	14	9.09
PARKSIDE HOMES	246	38	5	.17
VILLAGE	247	37	2	.09
TRADITIONAL	125	19	16	20.6

MULTI-FAMILY LOTS		COMMERCIAL LOTS	
	#LOTS	#LOTS	#ACRES
CONCEPTUAL APARTMENT LAYOUT	624 UNITS	2	19.78 ACRES
SENIOR HOUSING LOT	74 UNITS	1	17.22 ACRES
ASSISTED LIVING LOT	144 UNITS	1	2.35 ACRES

PUBLIC SERVICE LOTS		3 - 12.8 ACRES	
	#LOTS	#ACRES	
SCHOOL LOT	1	12 ACRES	
FIRE STATION LOT	1	80 ACRES	

THROUGH THIS PUD, THE FOLLOWING REDUCTION IN LOT REQUIREMENTS, DENSITY LIMITATIONS, HEIGHT LIMITS, SECTION 5-03-03 OF THE KUNA CITY ZONING ORDINANCE ARE HEREBY REQUESTED:

A. MINIMUM LOT SIZE: THE FOLLOWING LOTS ARE REDUCED BELOW THE MINIMUM 4,500 SQUARE FOOT IN R-6 ZONE:

LOTS	BLOCKS
3-5, 37, 38, 41, 42, 45, 46, 49, 50, 53, 54, 57, 58, 61, 62, 65 & 66	7
3-5	7
2-5 & 8-11	9
2-8 & 9-13	11
2-7 & 10-15	12
2-7 & 11-16	13
2-7	14
26-45 & 47-55	16
2-12 & 16-20 & 22-26	17
2-5 & 8-12 & 16-20 & 22-26	18
2-8 & 8-12 & 16-20 & 22-26	19
2-6 & 8-12 & 16-20	20

B. MINIMUM STREET FRONTAGE: THE FOLLOWING LOTS ARE TO BE REDUCED STREET FRONTAGE BELOW THE MINIMUM 45 FEET IN R-6 ZONE:

LOTS	BLOCKS
3-5	7
3-5	7
2-5 & 8-11	9
2-8 & 9-13	11
2-7 & 10-15	12
2-7 & 11-16	13
2-7	14
26-45 & 47-55	16
2-12 & 16-20 & 22-26	17
2-5 & 8-12 & 16-20 & 22-26	18
2-8 & 8-12 & 16-20 & 22-26	19
2-6 & 8-12 & 16-20	20
2-13	22

C. MINIMUM SETBACKS: THE FOLLOWING LOTS ARE TO HAVE SETBACKS AS LISTED BELOW:

COURTYARD/SINGLE FAMILY	IF GARAGES ARE ATTACHED	IF GARAGES ARE ATTACHED
-SIDE LOT LINE INTERIOR	-SIDE LOT LINE INTERIOR	5'
-SIDE LOT LINE TO COMMON DRIVE	-SIDE LOT LINE TO COMMON DRIVE	0'
-SIDE LOT LINE TO STREET	-SIDE LOT LINE TO COMMON DRIVE	4'
-FRONT TO LIVING SPACE	-SIDE LOT LINE TO STREET	10'
-FRONT TO GARAGE ENTRY	-FRONT TO LIVING SPACE	15'
-REAR LOT LINE	-FRONT TO GARAGE ENTRY	20'
	-REAR LOT LINE	10'

PARKSIDE/SINGLE FAMILY	IF LOTS ARE 102' DEEP	IF LOTS ARE 80' DEEP	IF LOTS ARE 102' DEEP	IF LOTS ARE 80' DEEP
-SIDE LOT LINE INTERIOR	-SIDE LOT LINE TO STREET	-SIDE LOT LINE TO COMMON	-FRONT TO GARAGE ENTRY	-FRONT TO LIVING SPACE
5'	15'	10'	20'	15'
	-FRONT TO GARAGE ENTRY	-FRONT TO LIVING SPACE	-REAR LOT LINE	-REAR LOT LINE
	20'	15'	5'	0'

VILLAGE/SINGLE FAMILY	IF GARAGES ARE ATTACHED	IF GARAGES ARE ATTACHED
-SIDE LOT LINE INTERIOR	-SIDE LOT LINE INTERIOR	5'
-SIDE LOT LINE TO COMMON DRIVE	-SIDE LOT LINE TO COMMON DRIVE	0'
-SIDE LOT LINE TO STREET	-SIDE LOT LINE TO COMMON DRIVE	4'
-SIDE LOT LINE TO COMMON	-SIDE LOT LINE TO STREET	15'
-FRONT TO GARAGE ENTRY	-SIDE LOT LINE TO COMMON	5'
-FRONT TO LIVING SPACE	-FRONT TO GARAGE ENTRY	20'
-REAR	-FRONT TO LIVING SPACE	10'
	-REAR	15'

D. A USE EXCEPTION IS REQUESTED UNDER THE PLANNED DEVELOPMENT PROCESS FOR COMMERCIAL AND OFFICE USE EXCEPTIONS TO REQUIREMENTS OF THE R-6 DISTRICT FOR THE FOLLOWING LOT:

TO ALLOW C-1 ZONE COMMERCIAL ZONE STANDARDS FOR LOT 1, BLOCK 7

FOR DETAIL SOIL INFORMATION SEE PRELIMINARY & FINAL SOILS REPORTS FROM ASSOCIATED EARTH SCIENCES INC. FOR NAPA VINEYARDS DATED JANUARY 24, 2007 (PRELIMINARY) & OCTOBER 7, 2007 (FINAL)

- COMMON AREA/OPEN SPACE
- COURTYARD - 38
- PARKSIDE - 246
- VILLAGE - 247
- TRADITIONAL - 125
- PUBLIC SERVICE - 2
- COMMERCIAL - 2
- MULTI-FAMILY - 1
- SENIOR HOUSING - 1
- ASSISTED LIVING - 1

**OWNER**  
POWDER RIVER DEVELOPMENT INC  
PO BOX 344  
MERIDIAN, ID 83680-0000

GREGORY JOHNSON  
PO BOX 344  
MERIDIAN, ID 83680-0344

GREG JOHNSON RETIREMENT LLC  
PO BOX 344  
MERIDIAN, ID 83681-0000

**DEVELOPER**  
POWDER RIVER DEVELOPMENT LLC  
PO BOX 344  
MERIDIAN, ID 83680-0000

**ENGINEER**  
DAVID A. BAILEY, P.E.  
BAILEY ENGINEERING, INC.  
1472 E IRON EAGLE DR.  
EAGLE, ID 83616  
838-0013

**PLANNER/CONTACT**  
KENT BROWN  
BAILEY ENGINEERING, INC.  
1472 E IRON EAGLE DR.  
EAGLE, ID 83616  
838-0013

**DEVELOPMENT FEATURES**

**ACREAGE**  
TOTAL PARCEL - 241.17 ACRES  
TOTAL LOTS - 703  
SINGLE FAMILY - 654  
SS OR OLDER - 1 LOT  
ASSISTED LIVING - 1 LOT  
APARTMENT UNITS - 1 LOT  
FIRE STATION - 1  
SCHOOL LOTS - 1  
COMMON LOTS - 40  
COMMON DRIVES - 2  
COMMERCIAL - 2

**ZONING**  
EXISTING - RR  
PROPOSED - R6, R20 & C3  
**SEWAGE DISPOSAL**  
KUNA CITY SEWER  
**WATER SUPPLY**  
KUNA CITY WATER  
**CITY**  
KUNA  
**SCHOOL DISTRICT**  
KUNA SCHOOL DISTRICT  
**FIRE DISTRICT**  
KUNA FIRE DISTRICT  
**IRRIGATION DISTRICT**  
NEW YORK IRRIGATION DISTRICT

REVISED

NO.	DATE	DESCRIPTION

**Bailey Engineering, Inc.**

**CIVIL ENGINEERING | PLANNING | CADD**

1472 E. IRON EAGLE DRIVE TEL: 208-838-0013  
EAGLE, ID 83616 FAX: 208-838-0216

DRAWN BY: JAM | CHECKED BY: DAVID A. BAILEY, P.E. | PROJECT NO. C26080 | DATE: 08-13-08

## PUD SITE PLAN

### NAPA VINEYARDS SUBDIVISION

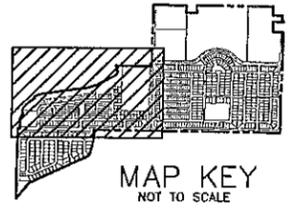
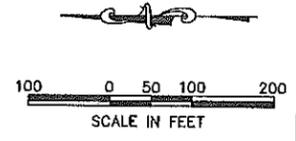
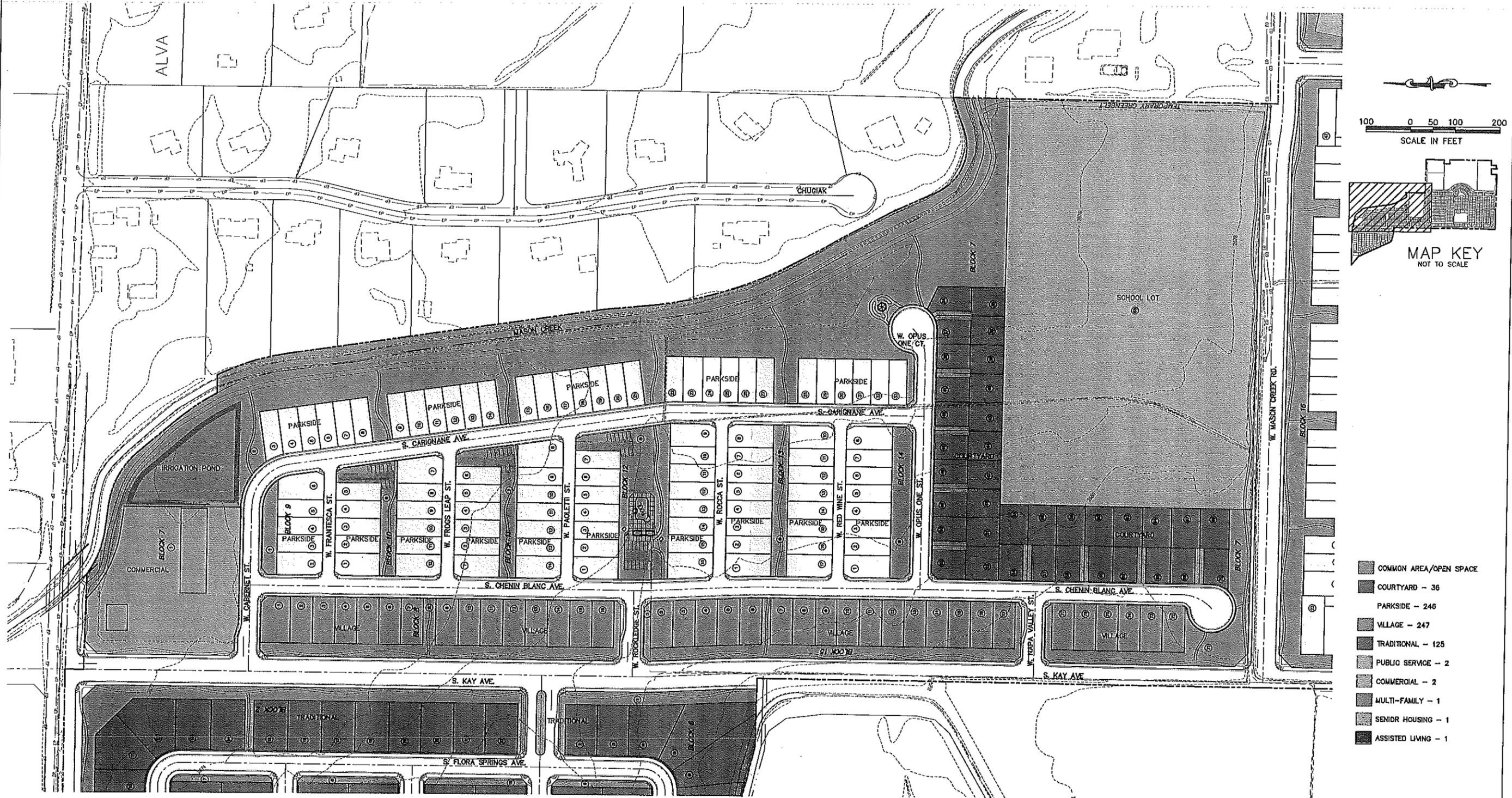
POWDER RIVER DEVELOPMENT LLC

SHEET  
**PUD-1**



### PUD SITE PLAN FOR NAPA VINEYARDS SUBDIVISION

A PORTION OF THE NE1/4, SE1/4 AND THE NW1/4 OF SECTION 12  
T.2N., R.1W., KUNA, ADA COUNTY, IDAHO  
2009



- COMMON AREA/OPEN SPACE
- COURTYARD - 36
- PARKSIDE - 246
- VILLAGE - 247
- TRADITIONAL - 125
- PUBLIC SERVICE - 2
- COMMERCIAL - 2
- MULTI-FAMILY - 1
- SENIOR HOUSING - 1
- ASSISTED LIVING - 1

REVISED	NO.	DATE	DESCRIPTION

**Drawn by:** JAA    **Checked by:** DAVID A. BAILEY, P.E.    **Project No.:** 028038    **Date:** 06-15-08

**REVISIONS**

**NO.**    **DATE**    **DESCRIPTION**

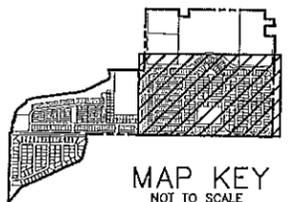
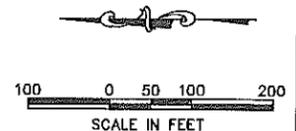
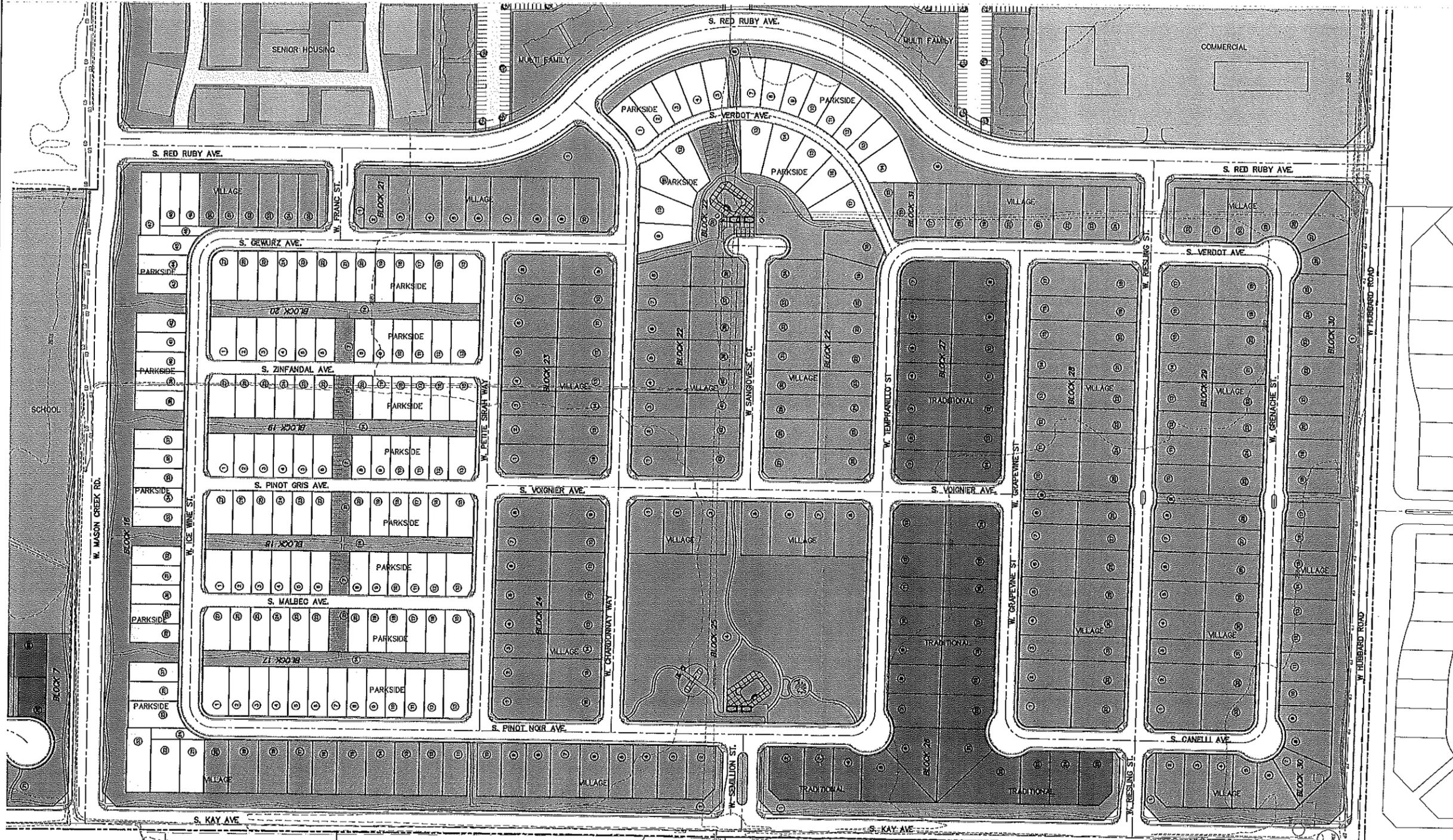
**BAILEY Engineering, Inc.**  
 CIVIL ENGINEERING | PLANNING | CADD  
 1472 E. IRON EAGLE DRIVE    TEL: 208-938-0313  
 BOISE, ID 83718    FAX: 208-938-0519

**PUD SITE PLAN**  
 NAPA VINEYARDS SUBDIVISION  
 POWDER RIVER DEVELOPMENT LLC

SHEET  
**PUD-3**

### PUD SITE PLAN FOR NAPA VINEYARDS SUBDIVISION

A PORTION OF THE NE1/4, SE1/4 AND THE NW1/4 OF SECTION 12  
T.2N., R.1W., KUNA, ADA COUNTY, IDAHO  
2009



- COMMON AREA/OPEN SPACE
- COURTYARD - 36
- PARKSIDE - 246
- VILLAGE - 247
- TRADITIONAL - 125
- PUBLIC SERVICE - 2
- COMMERCIAL - 2
- MULTI-FAMILY - 1
- SENIOR HOUSING - 1
- ASSISTED LIVING - 1

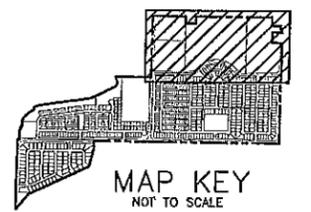
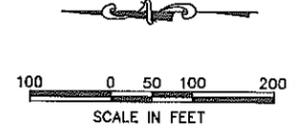
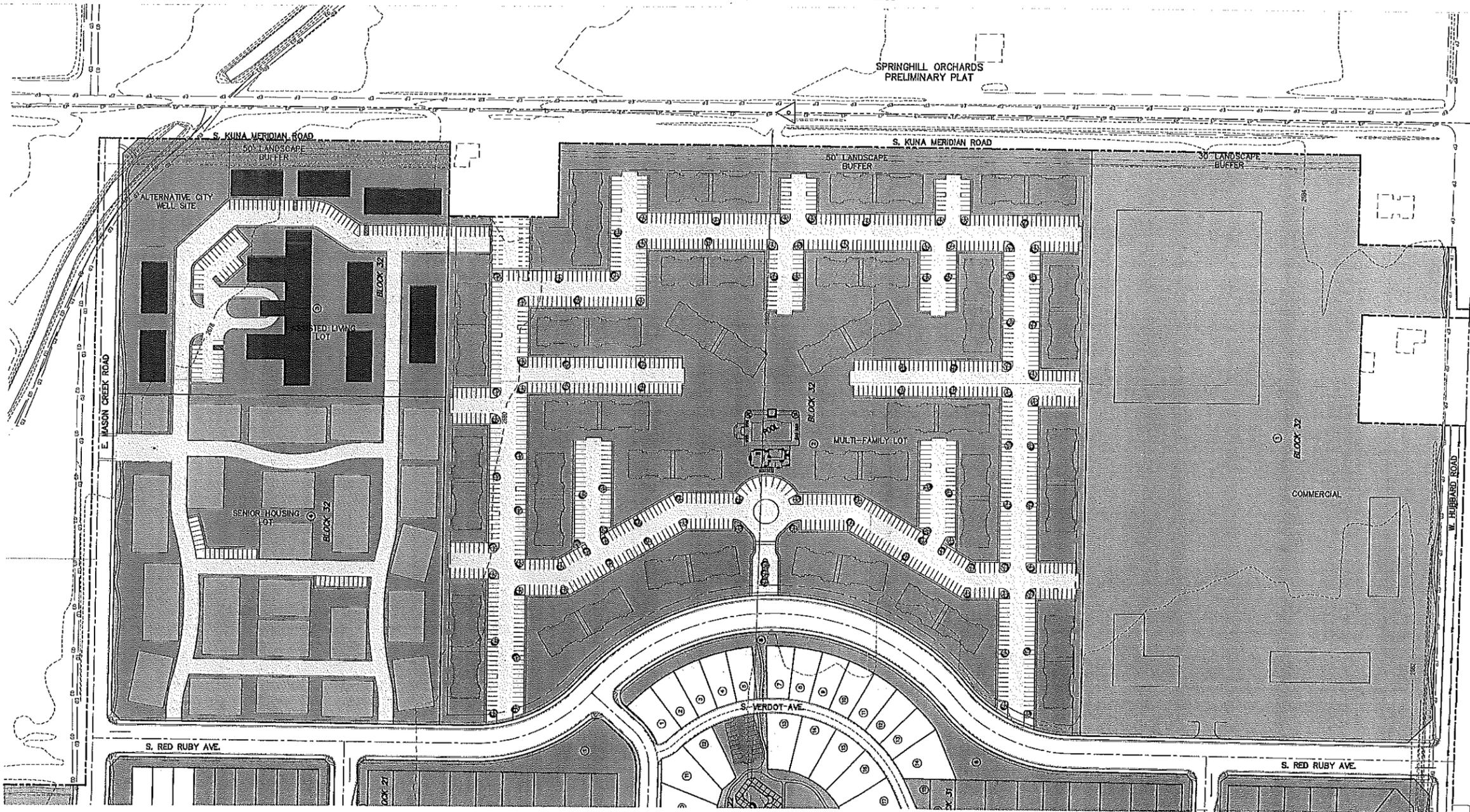
REVISED NO. DATE DESCRIPTION  DRAWN BY: JAM CHECKED BY: DAVID A. BAILEY, P.E. PROJECT NO. C26088 DATE: 06-13-08	<b>Bailey Engineering, Inc.</b> CIVIL ENGINEERING   PLANNING   CADD 1473 E. IRON EAGLE DRIVE EAGLE, ID 83616 TEL: 208-338-0213 FAX: 208-638-0516
<b>PUD SITE PLAN</b> NAPA VINEYARDS SUBDIVISION POWDER RIVER DEVELOPMENT LLC	
SHEET <b>PUD-4</b>	

PRELIMINARY PLAT  
TIMBERMIST SUB.

### PUD SITE PLAN FOR NAPA VINEYARDS SUBDIVISION

A PORTION OF THE NE1/4, SE1/4 AND THE NW1/4 OF SECTION 12  
T.2N., R.1W., KUNA, ADA COUNTY, IDAHO  
2000

SPRINGHILL ORCHARDS  
PRELIMINARY PLAT



- COMMON AREA/OPEN SPACE
- COURTYARD - 38
- PARKSIDE - 246
- VILLAGE - 247
- TRADITIONAL - 125
- PUBLIC SERVICE - 2
- COMMERCIAL - 2
- MULTI-FAMILY - 1
- SENIOR HOUSING - 1
- ASSISTED LIVING - 1

REVISED NO. DATE DESCRIPTION	<p style="font-size: 8px; margin: 0;">                     CIVIL ENGINEERING   PLANNING   CADD                      1473 E. IRON EAGLE DRIVE                      EAGLE, ID 83616                 </p>
DRAWN BY: JAM    CHECKED BY: DAVID A. BAILEY, P.E.    PROJECT NO. C26088    DATE: 06-13-08	
PUD SITE PLAN	
NAPA VINEYARDS SUBDIVISION	
POWDER RIVER DEVELOPMENT LLC	
SHEET <b>PUD-5</b>	



CITY OF KUNA  
 P.O. BOX 13  
 KUNA, ID 83634  
[www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)

Mike Borzick  
 GIS Manager &  
 Construction Plan Review  
 Manager

## MEMORANDUM

**To:** Doug Hanson - Planning and Zoning Director  
**From:** Mike Borzick - GIS Manager & Construction Plan Review Manager  
**Date:** 10 October 2024  
**RE:** Public Works Comments  
 Napa Vineyards Development

The Napa Vineyards Development, annexation, and preliminary plat has been reviewed. The applicant is currently annexed into the City of Kuna (City) with a PUD zone. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

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 R74-2023. *Payment is due and payable prior to the pre-construction meeting.*
- d) 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 develop approximately 239.05 acres within the city.
- b) Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 760.
- c) 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.
- d) A plan approval letter will be required if this project affects any local irrigation districts.

- 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 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 applicant's property is not connected to City services. The closest possible connection to gravity sewer will be with the construction of the Mason Creek Trunk line along with the needed capacity.**
- b) **In addition to the Mason Creek Trunk line construction to serve this property, the city would request an "alignment" easement along the designed corridor of the Mason Creek Truck line. Said easement should be 50' wide and sunset upon platting as that trunk line was fully designed within rights-of-way. The city would request this easement at preplat approval with language that would allow for the developer to move said easement or trunk line as they so desire provided it accomplishes the ultimate goal of serving properties to the East of Highway 69 and is agreed upon with the City.**
- c) This project shall connect to the City Sewer system.
- d) Sewer must provide connectivity for surrounding developments.
- e) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
- f) All sewer infrastructure must meet or exceed City of Kuna requirements.
- g) Sewer flow models will be required to verify and accommodate pipe sizes. The associated costs shall be paid by the developer.
- h) Sewer connection fees apply to each lot containing a home or other facility.
- i) 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 possible connection to water is located directly west (Timbermist) and south (Greyhawk) of the proposed project.
- b) The City has an approved well site with a diversion from IDWR in the NE ¼ of the SE ¼ of Section 12, Township 2 North, Range 1 West. The City would like to take advantage of that site for a well at some point in the near future or during the construction of this project.**
- c) Flow modeling will be used to determine if adequate water pressure is available for a future development.
- d) 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.
- e) The applicant shall connect to City water services and provide water through said parcel in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.
- f) All water infrastructure must meet or exceed City of Kuna requirements.
- g) Water connection fees apply to each lot containing a home or other facility.
- h) 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 possible connection to pressurized irrigation is located directly west (Timbermist) and south (Greyhawk) of the proposed project.
- b) As the first large project in the Section with water rights the Pubic Works Department would require an Irrigation Pond sized between 500,000 gallons and 1 million gallons with adequately sized pumps and mains for distribution.**
- c) Relying on municipal 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.
- 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 as-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

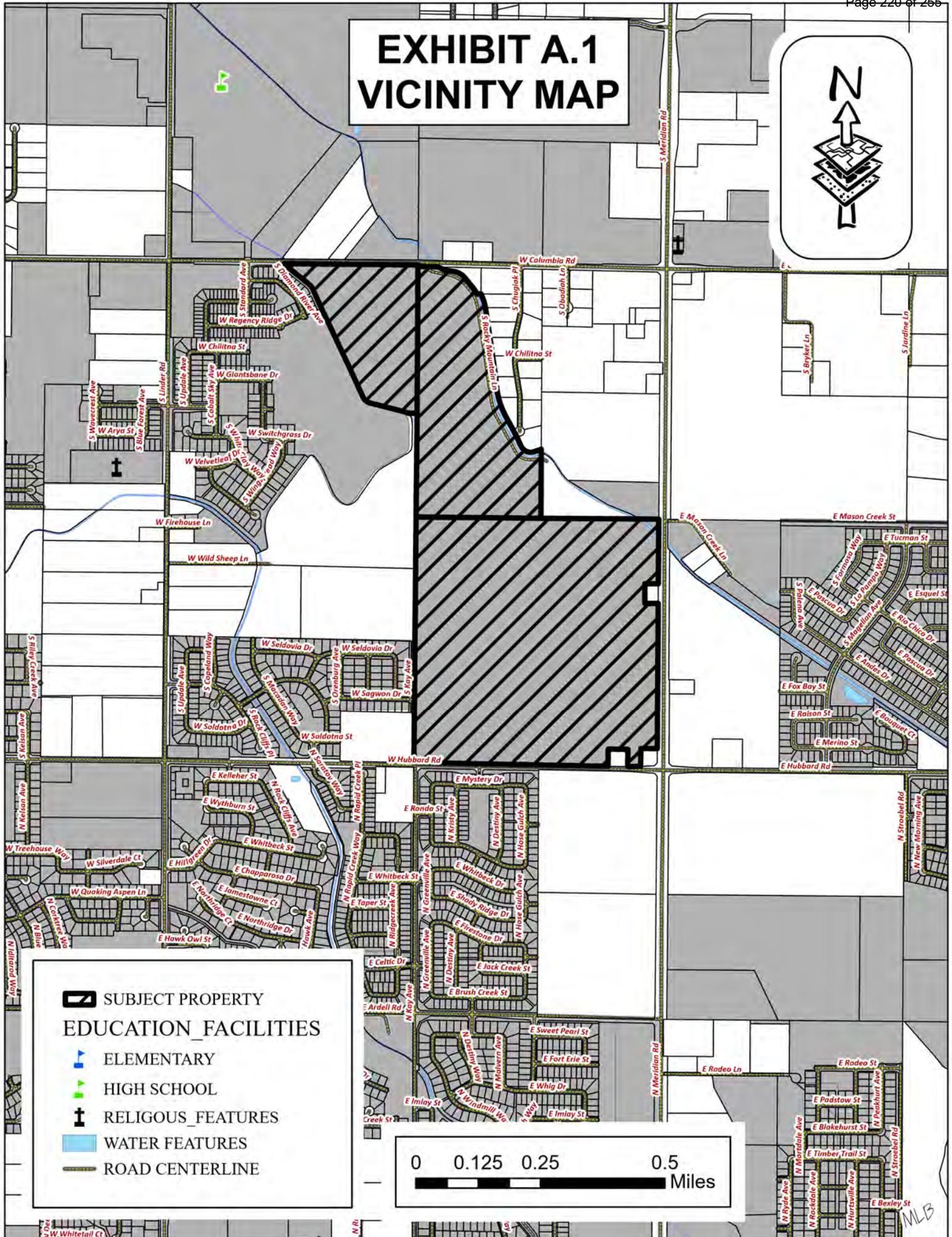
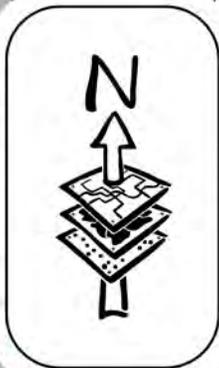
#### 9) Recommendation

Public Works recommends this property be zoned as requested.. Public Works' recommendation is to approve/proceed with this project as it is an enclave parcel which is contiguous to several other larger projects in the area and in close proximity to the new commercial corridor in Kuna. Additionally, utilities for this project are mostly in place or are being constructed so having parcels that can use said facilities helps keep lines "fresh" and doesn't overextend our maintenance teams to the peripheries of the city. The construction of the Mason Creek Trunk line is essential along with any easements in the interim to build any portions of this line that will help the city prior to Napa Vineyards being constructed.

#### 10) Exhibits

- a) Exhibit A.1 – Vicinity Map
- b) Exhibit A.2 – Topo Map
- c) Exhibit A.3 – Land Value Map
- d) Exhibit A.4 – Lot Size Map
- e) Exhibit A.5 – Soil Slope Map
- f) Exhibit A.6 – Comp Plan Map
- g) Exhibit A.7 – Pathway and Bike Lane Map

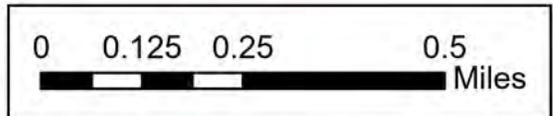
# EXHIBIT A.1 VICINITY MAP



**▨ SUBJECT PROPERTY**

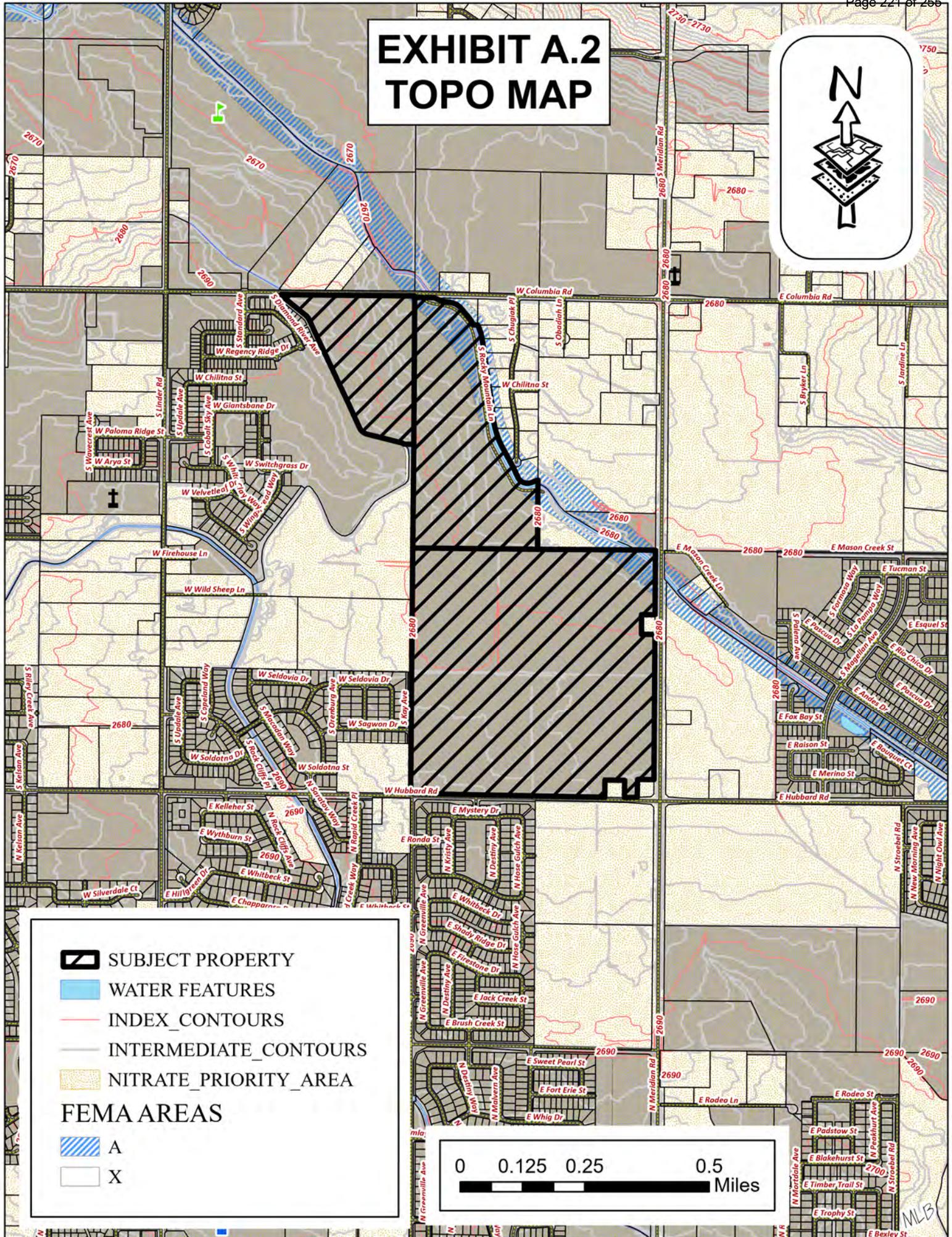
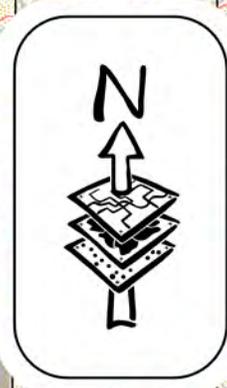
**EDUCATION\_FACILITIES**

- ELEMENTARY
- HIGH SCHOOL
- RELIGIOUS\_FEATURES
- WATER\_FEATURES
- ROAD\_CENTERLINE



MLB

# EXHIBIT A.2 TOPO MAP

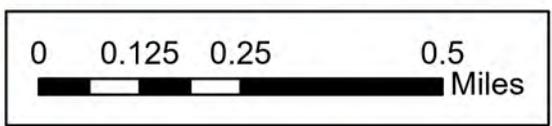


**LEGEND**

-  SUBJECT PROPERTY
-  WATER FEATURES
-  INDEX\_CONTOURS
-  INTERMEDIATE\_CONTOURS
-  NITRATE\_PRIORITY\_AREA

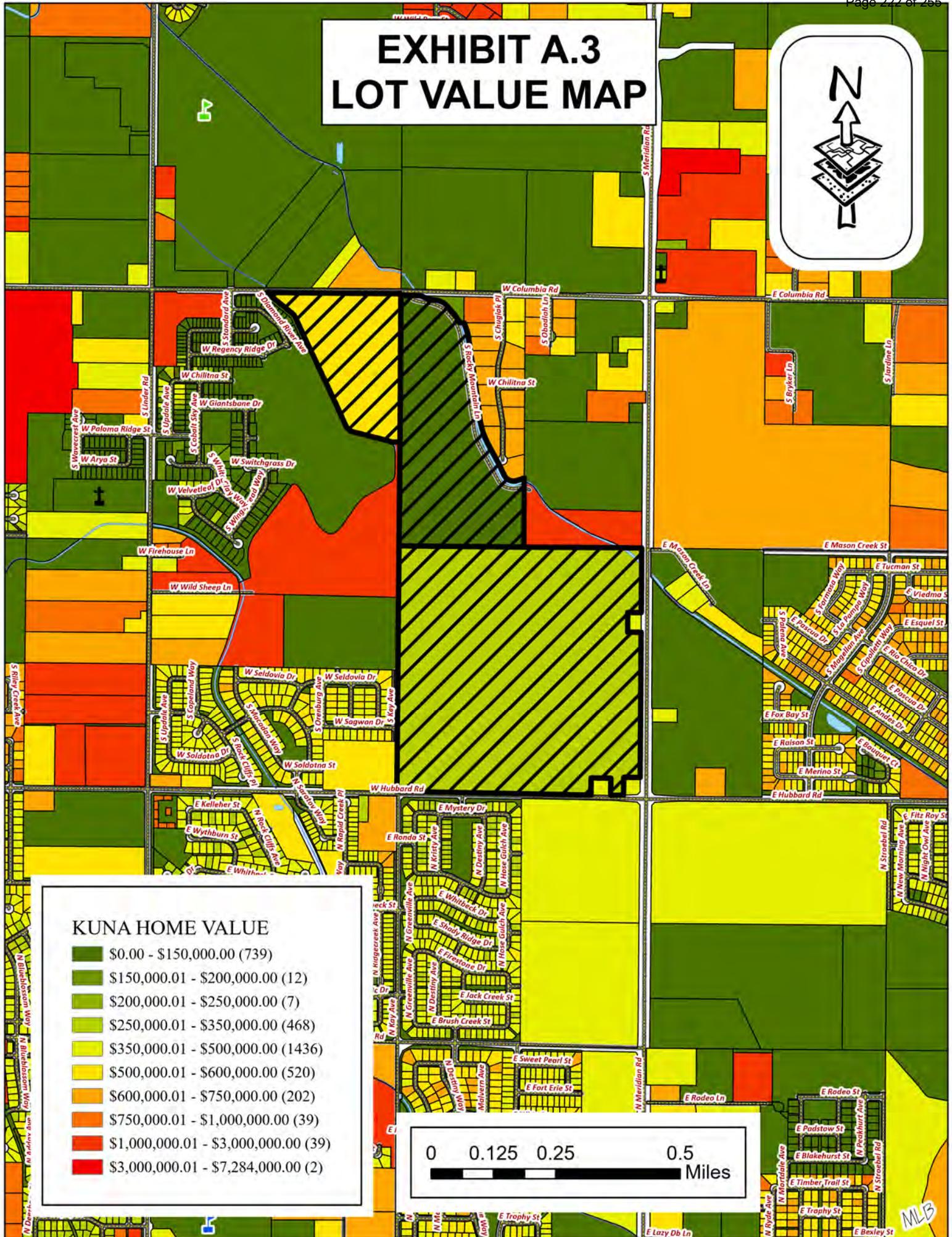
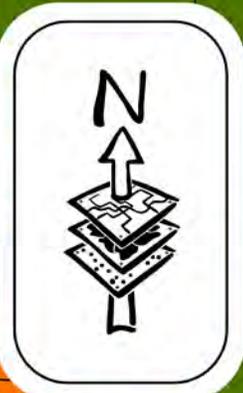
**FEMA AREAS**

-  A
-  X



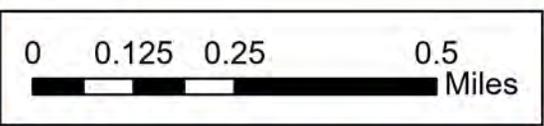
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# EXHIBIT A.3 LOT VALUE MAP



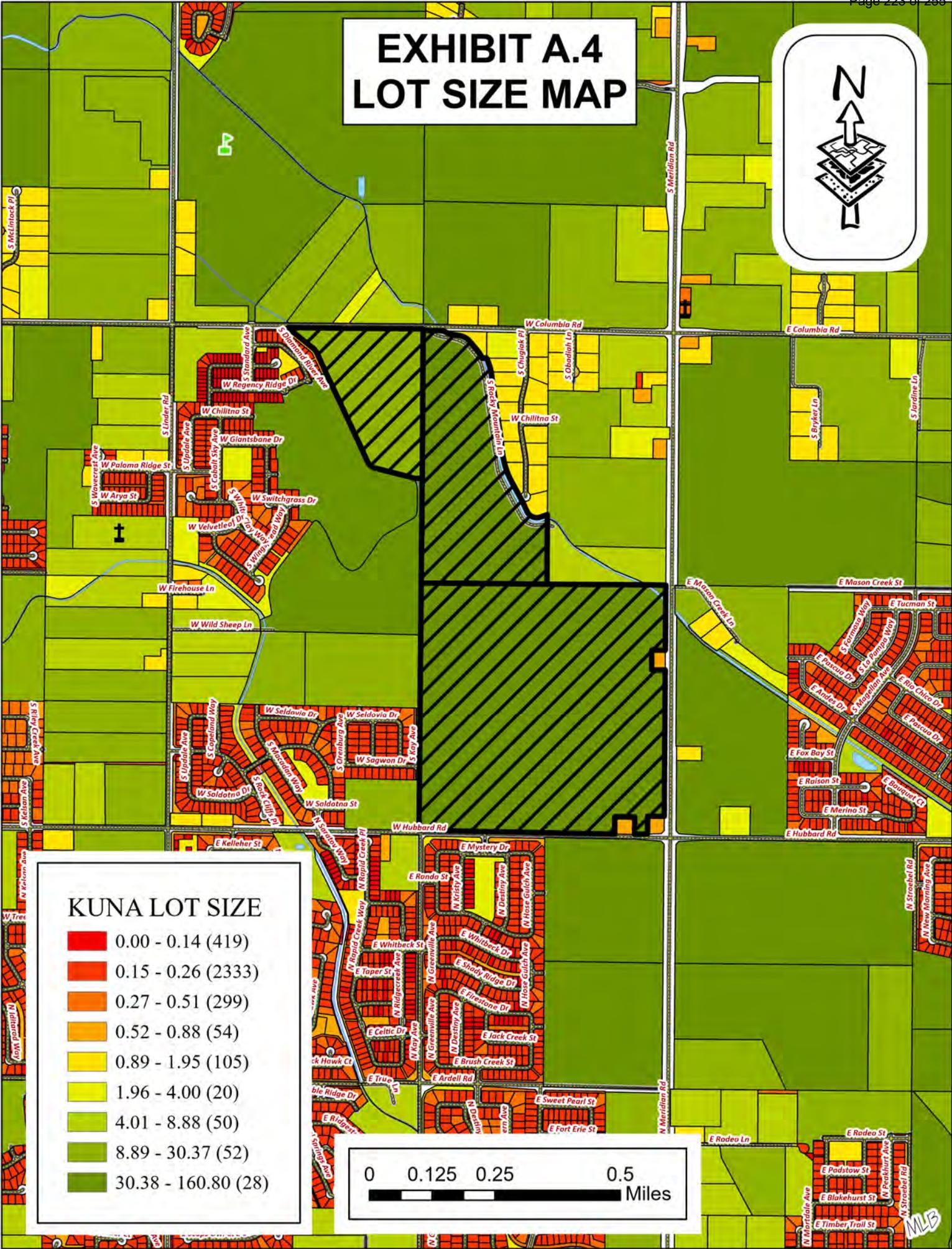
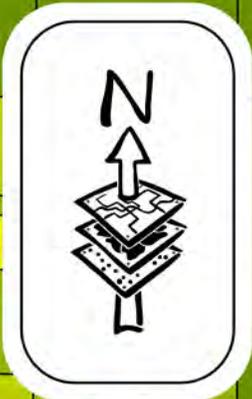
**KUNA HOME VALUE**

	\$0.00 - \$150,000.00 (739)
	\$150,000.01 - \$200,000.00 (12)
	\$200,000.01 - \$250,000.00 (7)
	\$250,000.01 - \$350,000.00 (468)
	\$350,000.01 - \$500,000.00 (1436)
	\$500,000.01 - \$600,000.00 (520)
	\$600,000.01 - \$750,000.00 (202)
	\$750,000.01 - \$1,000,000.00 (39)
	\$1,000,000.01 - \$3,000,000.00 (39)
	\$3,000,000.01 - \$7,284,000.00 (2)



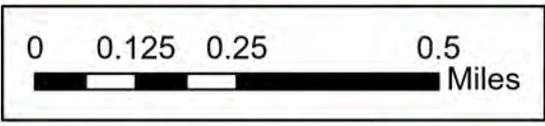
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# EXHIBIT A.4 LOT SIZE MAP



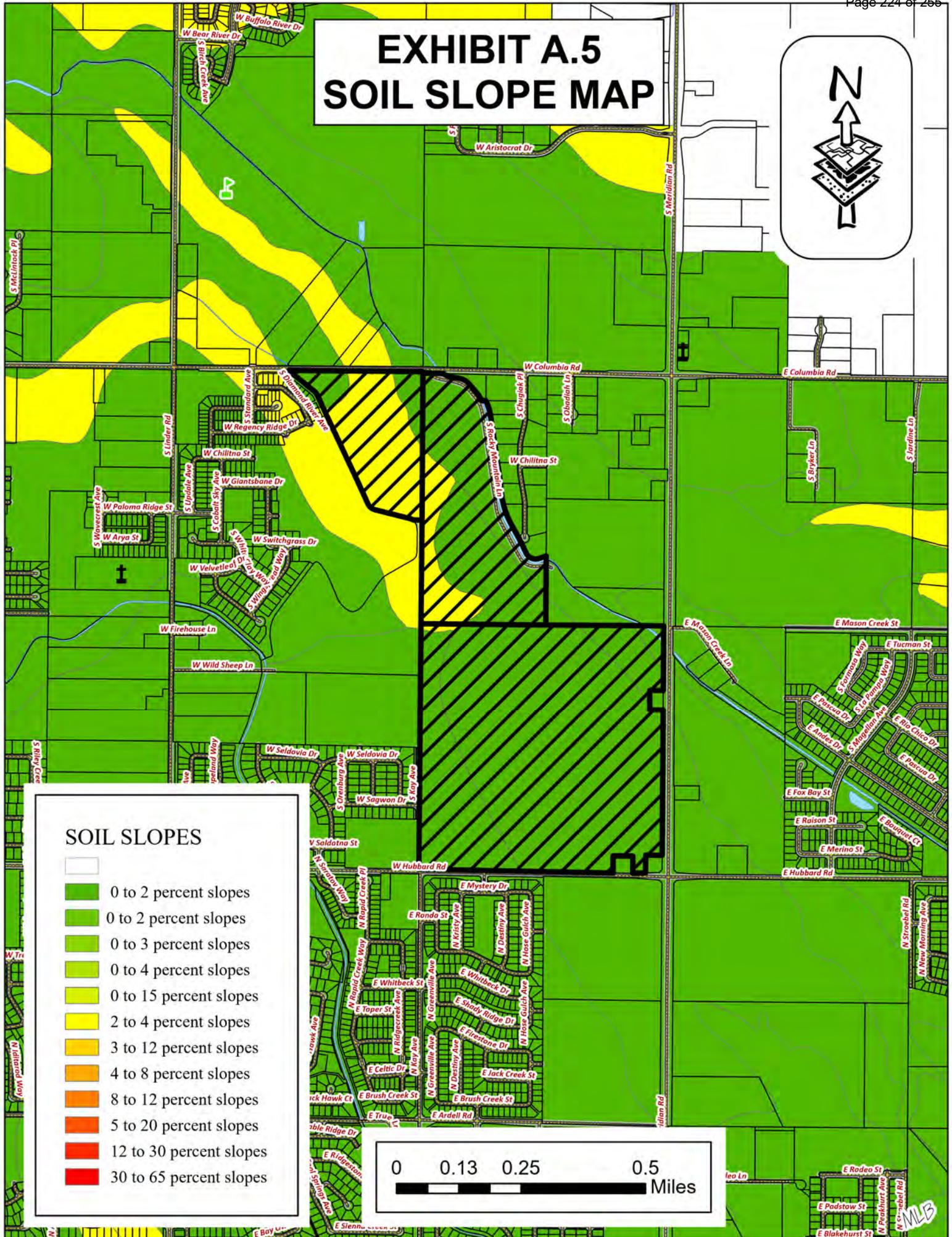
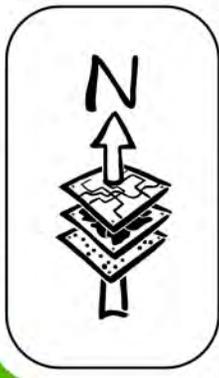
**KUNA LOT SIZE**

	0.00 - 0.14 (419)
	0.15 - 0.26 (2333)
	0.27 - 0.51 (299)
	0.52 - 0.88 (54)
	0.89 - 1.95 (105)
	1.96 - 4.00 (20)
	4.01 - 8.88 (50)
	8.89 - 30.37 (52)
	30.38 - 160.80 (28)



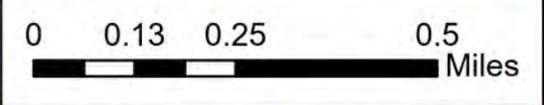
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# EXHIBIT A.5 SOIL SLOPE MAP



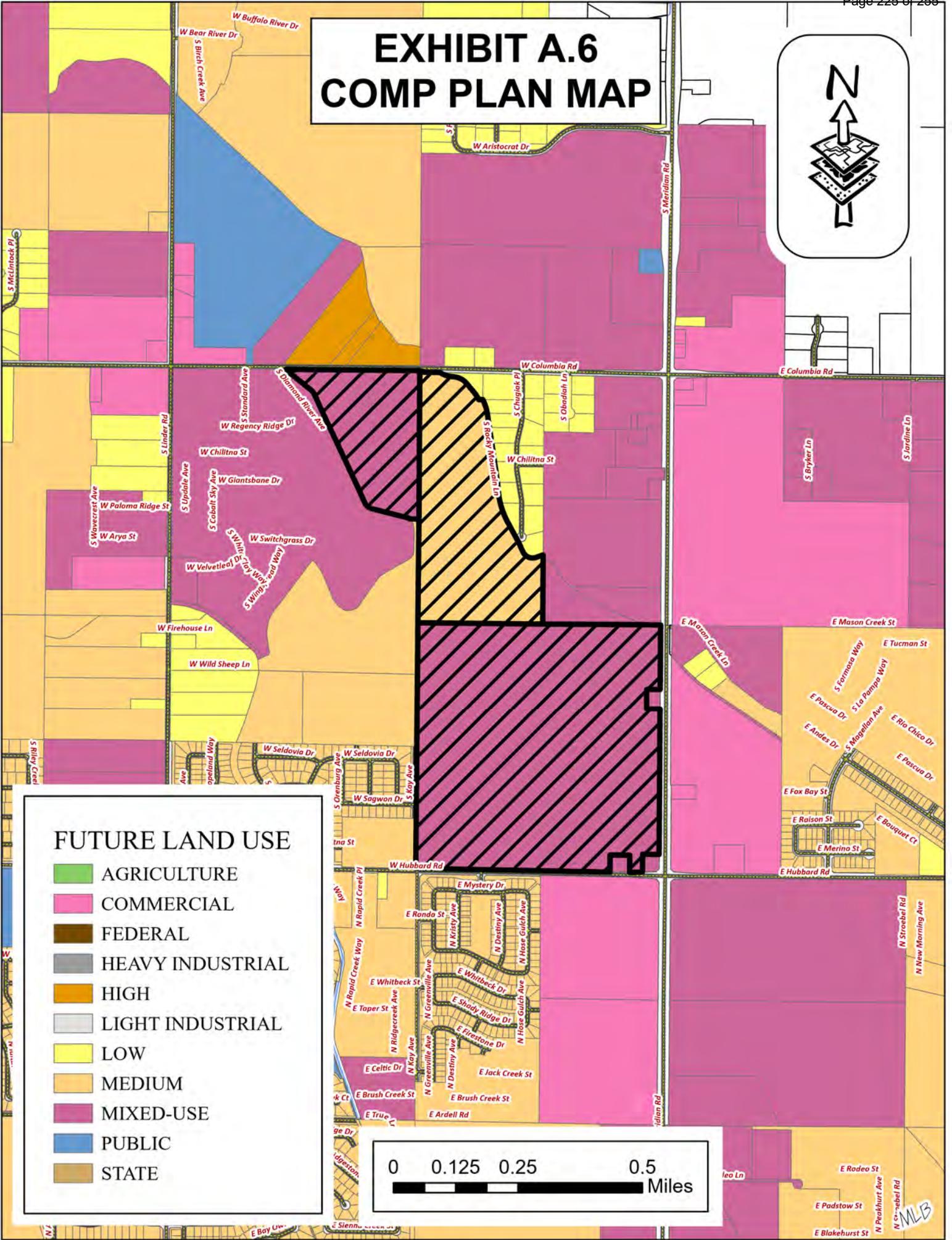
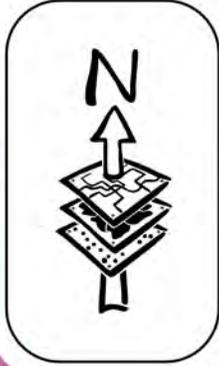
## SOIL SLOPES

-  0 to 2 percent slopes
-  0 to 2 percent slopes
-  0 to 3 percent slopes
-  0 to 4 percent slopes
-  0 to 15 percent slopes
-  2 to 4 percent slopes
-  3 to 12 percent slopes
-  4 to 8 percent slopes
-  8 to 12 percent slopes
-  5 to 20 percent slopes
-  12 to 30 percent slopes
-  30 to 65 percent slopes



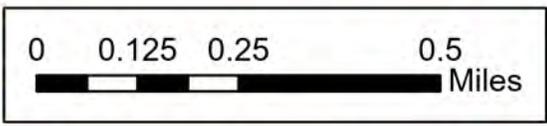
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# EXHIBIT A.6 COMP PLAN MAP



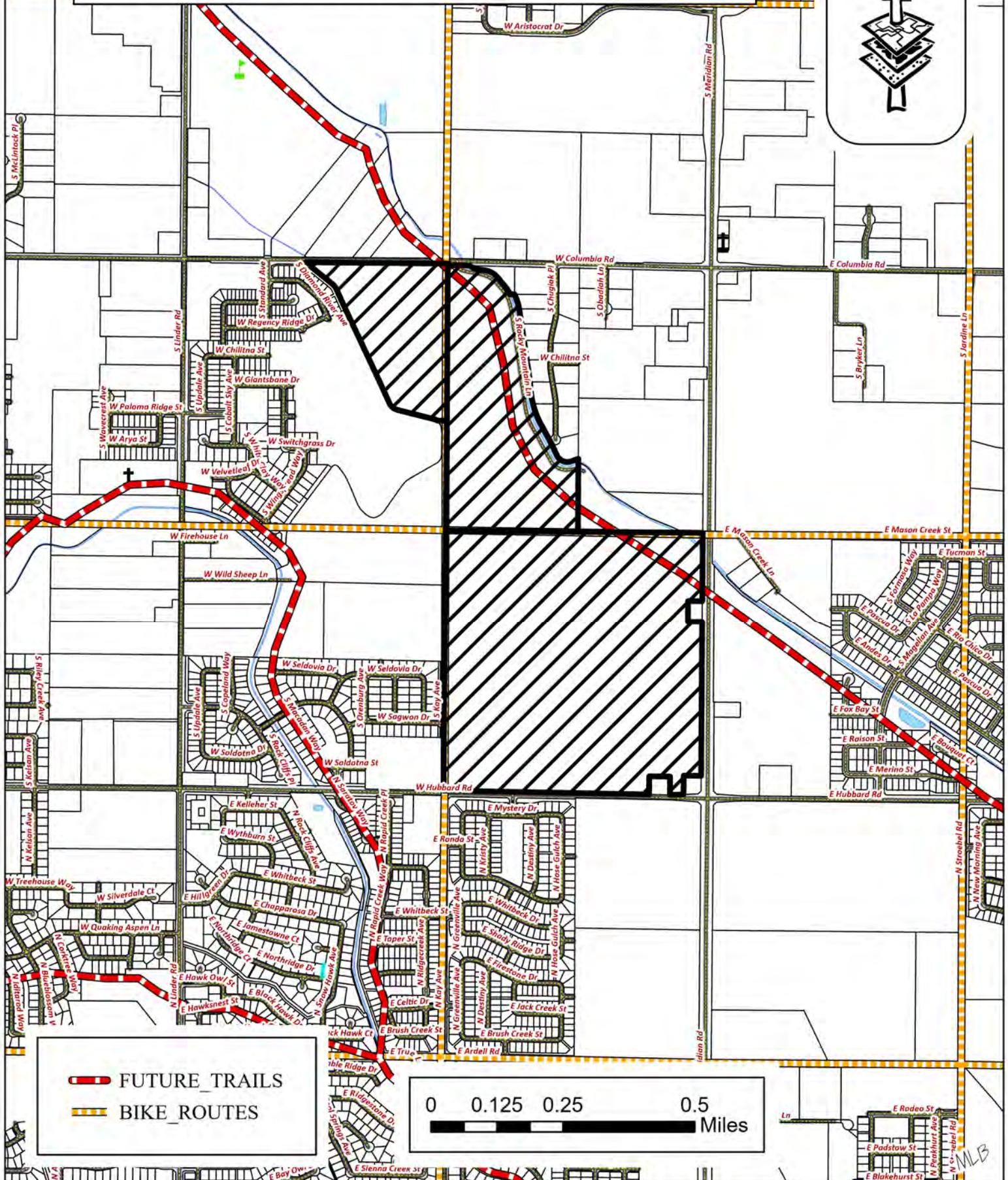
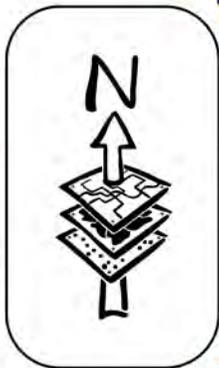
**FUTURE LAND USE**

- AGRICULTURE
- COMMERCIAL
- FEDERAL
- HEAVY INDUSTRIAL
- HIGH
- LIGHT INDUSTRIAL
- LOW
- MEDIUM
- MIXED-USE
- PUBLIC
- STATE

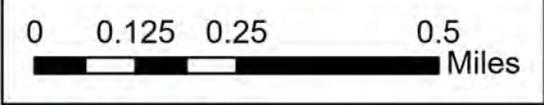


MLB

# EXHIBIT A.7 PATHWAYS AND BIKE LANE MAP



 FUTURE TRAILS  
 BIKE ROUTES



MLB

## Doug Hanson

---

**From:** Mindy Wallace <Mwallace@achdidaho.org>  
**Sent:** Monday, September 9, 2024 11:29 AM  
**To:** Doug Hanson  
**Subject:** RE: City of Kuna Request for Comment Case No. 24-01-DA MOD Napa Vineyards

Thank you! We will wait for the preliminary plat application to provide comments.

Have a good week.

Mindy

---

**From:** Doug Hanson <dhanson@kunaid.gov>  
**Sent:** Monday, September 9, 2024 10:07 AM  
**To:** Mindy Wallace <Mwallace@achdidaho.org>  
**Subject:** RE: City of Kuna Request for Comment Case No. 24-01-DA MOD Napa Vineyards

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Mindy,

Yes, the applicant wanted to request the DA modification approval from the Council prior to submitting the preliminary plat.

Best,



751 W. 4th Street  
P.O. Box 13  
Kuna, ID 83634

**Doug Hanson**  
**Director**  
City of Kuna | Planning & Zoning

Phone: 208-287-1771  
Email: [dhanson@kunaid.gov](mailto:dhanson@kunaid.gov)  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

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**From:** Mindy Wallace <[Mwallace@achdidaho.org](mailto:Mwallace@achdidaho.org)>  
**Sent:** Monday, September 9, 2024 10:00 AM  
**To:** Doug Hanson <[dhanson@kunaid.gov](mailto:dhanson@kunaid.gov)>  
**Subject:** RE: City of Kuna Request for Comment Case No. 24-01-DA MOD Napa Vineyards

Hi Doug,

Will there be a preliminary plat application following this DA Mod?

Mindy

**Mindy Wallace, AICP**

Planning Review Supervisor | Development Services

Ada County Highway District (ACHD)  
1301 N Orchard Street, Ste 200, Boise, Idaho 83706

**Phone:** (208)387-6178

[www.achdidaho.org](http://www.achdidaho.org)

Connect with us on social! @achdidaho




---

**From:** PlanningReview <[PlanningReview@achdidaho.org](mailto:PlanningReview@achdidaho.org)>

**Sent:** Monday, September 9, 2024 9:53 AM

**To:** Mindy Wallace <[Mwallace@achdidaho.org](mailto:Mwallace@achdidaho.org)>

**Subject:** FW: City of Kuna Request for Comment Case No. 24-01-DA MOD Napa Vineyards

---

**From:** Doug Hanson <[dhanson@kunaid.gov](mailto:dhanson@kunaid.gov)>

**Sent:** Monday, September 9, 2024 9:19 AM

**To:** Ada County Engineer <[agilman@adaweb.net](mailto:agilman@adaweb.net)>; PlanningReview <[PlanningReview@achdidaho.org](mailto:PlanningReview@achdidaho.org)>; Adam Ingram <[adam.ingram@cableone.biz](mailto:adam.ingram@cableone.biz)>; Bobby Withrow <[bwithrow@kunaid.gov](mailto:bwithrow@kunaid.gov)>; Boise Kuna Irrigation District <[aflavel.bkirrdist@gmail.com](mailto:aflavel.bkirrdist@gmail.com)>; Boise Project Board of Control <[tritthaler@boiseproject.org](mailto:tritthaler@boiseproject.org)>; Boise Project Board of Control 2 <[gashley@boiseproject.org](mailto:gashley@boiseproject.org)>; Brent Moore <[bmoore@adacounty.id.gov](mailto:bmoore@adacounty.id.gov)>; Brian Graves Kuna School District <[bgraves@kunaschools.org](mailto:bgraves@kunaschools.org)>; Camille Burt (USPS) <[camille.r.burt@usps.gov](mailto:camille.r.burt@usps.gov)>; Central District Health Department <[lbadigian@cdhd.idaho.gov](mailto:lbadigian@cdhd.idaho.gov)>; Chief Fratusco <[mfratusco@adacounty.id.gov](mailto:mfratusco@adacounty.id.gov)>; COMPASS <[gis@compassidaho.org](mailto:gis@compassidaho.org)>; David Reinhardt <[reinhardt.david@westada.org](mailto:reinhardt.david@westada.org)>; DEQ <[BRO.Admin@deq.idaho.gov](mailto:BRO.Admin@deq.idaho.gov)>; Eric Adolfson <[eadolfson@compassidaho.org](mailto:eadolfson@compassidaho.org)>; Erika Olvera (NMID) <[eolvera@nmid.org](mailto:eolvera@nmid.org)>; Idaho Power Easements <[easements@idahopower.com](mailto:easements@idahopower.com)>; Idaho Power Easements 2 <[kfunke@idahopower.com](mailto:kfunke@idahopower.com)>; Intermountain Gas <[bryce.ostler@intgas.com](mailto:bryce.ostler@intgas.com)>; ITD <[D3Development.Services@itd.idaho.gov](mailto:D3Development.Services@itd.idaho.gov)>; ITD Kendra Conder <[Kendra.Conder@itd.idaho.gov](mailto:Kendra.Conder@itd.idaho.gov)>; J&M Sanitation <[Chad.Gordon@jmsanitation.com](mailto:Chad.Gordon@jmsanitation.com)>; Jonathon Gillen <[gillen.jonathon@westada.org](mailto:gillen.jonathon@westada.org)>; Justin Walker <[jwalker@kellerassociates.com](mailto:jwalker@kellerassociates.com)>; Krystal Hinkle <[khinkle@kunafire.com](mailto:khinkle@kunafire.com)>; Leon Letson (Ada County) <[lletson@adacounty.id.gov](mailto:lletson@adacounty.id.gov)>; Marc Boyer (Kuna Postmaster) <[marc.c.boyer@usps.gov](mailto:marc.c.boyer@usps.gov)>; Megan Leatherman <[mleatherman@adaweb.net](mailto:mleatherman@adaweb.net)>; Meridian Fire (Brandon Medica) <[bmedica@meridiancity.org](mailto:bmedica@meridiancity.org)>; Meridian Fire (Charlie Butterfield) <[cbutterfield@meridiancity.org](mailto:cbutterfield@meridiancity.org)>; Nampa Meridian Irrigation District <[nmid@nmid.org](mailto:nmid@nmid.org)>; New York Irrigation <[terri@nyid.org](mailto:terri@nyid.org)>; Niki Benyakhlef ITD <[Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov)>; Paris Dickerson <[PDickerson@idahopower.com](mailto:PDickerson@idahopower.com)>; PWorkoffice <[PWorkoffice@kunaid.gov](mailto:PWorkoffice@kunaid.gov)>; Robbie Reno <[rreno@kunaschools.org](mailto:rreno@kunaschools.org)>; Scott Arellano (KRFD) <[scott@fccnw.com](mailto:scott@fccnw.com)>; Sparklight/Cable One (John Walburn) <[john.walburn@cableone.biz](mailto:john.walburn@cableone.biz)>; Stacey Yarrington <[syarrington@adacounty.id.gov](mailto:syarrington@adacounty.id.gov)>; TLawrence Kuna Fire <[tlawrence@kunafire.com](mailto:tlawrence@kunafire.com)>

**Subject:** City of Kuna Request for Comment Case No. 24-01-DA MOD Napa Vineyards

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**Agency Transmittal – September 9 ,2024**

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

<b>CASE NUMBER:</b>	<input type="checkbox"/> <a href="#">24-01-DA MOD (08-15-DA) NAPA VINEYARDS</a>
<b>PROJECT DESCRIPTION</b>	The applicant requests a development agreement modification for the Napa Vineyards Subdivision. The site is located at the 1235 W Columbia Road, W Columbia Road, and 750 W Road, Meridian, Idaho 83642 (APNs: S1312212400, R7135690180, S1312417410)
<b>APPLICANTS</b>	NE Kuna Farm LLC 1691 S Grand Fork Way Meridian, ID 83642  Open Door Rentals LLC 1977 E Overland Road Meridian, ID 83642
<b>REPRESENTATIVE</b>	Elizabeth Koeckeritz 601 W Bannock Street Boise, ID 83702 208.388.1250 <a href="mailto:eak@givenspursley.com">eak@givenspursley.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>October 15, 2024</b> at 6:00 P.M.
<b>REVIEWING BODY</b>	City Council
<b>STAFF CONTACT</b>	Doug Hanson 208.287.1771 <a href="mailto:dhanson@kunaid.gov">dhanson@kunaid.gov</a>
<ul style="list-style-type: none"> <li>• We have enclosed information to assist you with your consideration and response; we would appreciate any information as to how this action would affect the service(s) your agency provides. <i>If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.</i></li> <li>• <b>No response within 15 business days</b> will indicate you have no objection or comments regarding this project.</li> <li>• 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. 4<sup>th</sup> Street, Kuna, ID 83634. Please contact staff with questions.</li> </ul>	



**Doug Hanson**  
**Director**  
 City of Kuna | Planning & Zoning  
  
 Phone: 208-287-1771  
 Email: [dhanson@kunaid.gov](mailto:dhanson@kunaid.gov)  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

*All e-mail messages sent to or received by City of Kuna e-mail accounts are subject to Idaho law, in regard to both release and retention, and may be released upon request, unless exempt from disclosure by law.*

**FRED BUTLER**  
CHAIRMAN OF THE BOARD

**RICHARD MURGOITIO**  
VICE CHAIRMAN OF THE BOARD

**ROBERT D. CARTER**  
PROJECT MANAGER

**THOMAS RITTHALER**  
ASSISTANT PROJECT MANAGER

**APRYL GARDNER**  
SECRETARY-TREASURER

**MARY SUE CHASE**  
ASSISTANT SECRETARY-TREASURER

# BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3155

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

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

RECEIVED  
SEP 13 2024  
CITY OF KUNA

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

11 September 2024

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

RE: Napa Vineyards **24-01-DA MOD**  
West of Meridian and North of W Hubbard Rds.  
New York Irrigation District NY-026-002-00, 149-004-00, 149-006-00  
Mason Creek 188+70  
Painter Lateral 33+50  
Sec. 12, T2N, R1W, BM.

Doug Hanson:

The United States' Mason Creek Feeder Canal and Painter Lateral lie within the boundary of the above-mentioned location. The easement for this canal and 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 both directions from center on the Mason Creek Feeder and 25 feet both directions from the centerline of the Painter Lateral. 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 (gravel only) within its easements, as this will certainly increase the cost of maintenance. Easements must remain a flat drivable surface. No variances will be granted.

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

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

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, 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, 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 including irrigation and drainage 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 and the City of Kuna as to who will own and operate the pressure



## Doug Hanson

---

**From:** Kendra Conder <Kendra.Conder@itd.idaho.gov>  
**Sent:** Monday, September 16, 2024 3:03 PM  
**To:** Doug Hanson  
**Subject:** 24-01-DA MOD (08-15-DA) NAPA VINEYARDS

Good Afternoon Doug,

ITD has reviewed the application transmittal for 24-01-DA MOD (08-15-DA) NAPA VINEYARDS and does not have any comments. ITD will reserve any comments or feedback for the preliminary plat application.

Thank you,

**Kendra Conder**

District 3 | Development Services Coordinator  
Idaho Transportation Department  
Office: 208-334-8377  
Cell: 208-972-3190



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October 2, 2024

Kuna City Planning & Zoning  
751 West 4<sup>th</sup> Street  
P.O. Box 13  
Kuna, ID 83634

Re: Case Nos. 24-01-DA MOD (8-15-DA) Napa Vineyards

We are the owners of the adjoining property, mailing address 1030 West Hubbard Road, approximately 10 acres, and would like to have the following information recorded:

We are still farming and plan to continue to farm the property. Irrigating is done with flood irrigation through the New York Canal delivery systems.

The historical wastewater ditch, for our property, is entirely within the development property terminating in the Mason lateral.

This is important to put to record and design this into the development plan to prevent flooding in the new development.

We would also like to note that our property currently is fenced, and we request that those fences not be removed as we have also kept horses and livestock on the property from time to time.

If you have any questions or concerns with the items we are addressing please contact us.

Schultsmeier Properties LLC  
Owners: Kim Schultsmeier and Ann Richards  
208-283-0533  
8393 Southside Blvd.  
Nampa, ID 83686

*Kim Schultsmeier*  
Kim Schultsmeier

Date

10/2/2024

*Ann Richards*  
Ann Richards

Date

10/2/2024

**received**  
10-2-24 TRB

## Doug Hanson

---

**From:** noreply@civicplus.com  
**Sent:** Thursday, October 3, 2024 10:47 AM  
**To:** Doug Hanson; City Clerk  
**Subject:** Online Form Submittal: Public Testimony Form

### Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	24-01-DA MOD (08-15-DA) NAPA VINEYARDS
Public Hearing Date	10/15/2024
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Neutral
Email	<a href="mailto:gingeryore@yahoo.com">gingeryore@yahoo.com</a>
Phone Number	2082508299
First Name	Ginger
Last Name	Yore
Address1	8799 S Rocky Mountain Ln
City	Meridian
State	ID
Zip	83642
Written Testimony	RE: 24-01-DA MOD (08-15-DA) NAPA VINEYARDS  My name is Ginger Yore and I own the property at 8799 South Rocky Mountain Lane in Meridian, Idaho, along with my husband Ben Yore.  During my testimony, I would like to highlight several items and

request they be given due consideration.

1. Section 3.1.17.4 – Pertains directly to my property and it appears it will stay in the modified developer's agreement but want to go on record to make sure it does. Nothing has changed and Rocky Mountain Lane (off Columbia Road) is our legal access, indispensable and follows the Mason Creek feeder canal back to our property. It is required to access our property by all vehicle sizes and trailers, without limitations or restrictions, as well as our mail delivery is at Columbia Road and Rocky Mountain Lane. This lane is an active road to our property used daily and needs to remain in place.

2. Developer agreement currently states that our existing fence will be preserved, but we would like to have solid 6-foot-high fence included or berm, at a minimum on the West side of our property (East side of development) due to animals, livestock and for privacy purposes. It is currently a 3-rail vinyl fence and with the proposed walkway along there is a risk to our animals, property and pedestrians with open access. This would make it safer for all.

3. Original development agreement (section 3.1.11.28) included a berm to act as a buffer or transition between the development and single-family acreage lots to the East. Additionally, the original development agreement included lower density housing (R-4) against the berm to act as an additional buffer or transition to the acreage lots to the East. The lower density is now in the northwest corner of the development, off Columbia Road. Please consider not allowing the modification to the developer agreement to remove section 3.1.11.28 and adjusting the plan back so that it keeps the requirement in section 3.1.11.28 to include a berm and transition of lower density near the existing single-family properties and increasing density to R-6 as you moved to the interior, per the original development agreement.

4. Open space calculation (section 3.1.11.27) calls for quality lands to count toward the required percentage and within this modification, it appears to include Mason Creek feeder canal as open space. Additionally, a portion of this land is included in the flood plain, which was previously determined by staff (section 2.16 of Original Findings of Fact Conclusions or 3.1.18.1 of DA) to be subject to engineering review and will not count toward the 10 percent PUD open space requirement. Please review Open Space requirements and calculation to ensure it is not being artificially inflated by including areas that do not meet the definition or criteria for Open Space.

5. Traffic – I realize a traffic study has been done and recommendations made, but I want to emphasize that the road improvements need to be a priority and not pieced together after the fact. This area is already a mess with high volume, numerous wrecks, back-ups, etc. on the square mile block from Meridian Road to Linder between Columbia Road and Hubbard and that is without this development in place. This development has the potential to add an additional 3,000+ vehicles daily to an already busy and growing area. The 5 lane roads on Columbia and Hubbard, as recommended, need to be a priority.

6. Significant concerns with including R-20 zoning against Meridian Road and to the south of our property and allowing a modification to remove senior living and assisted living as an option/requirement (section 3.1.9 and 3.1.10), which would assist with reducing R-20 density slightly. The amount of traffic, noise and pollution that will come with this development goes against protecting existing properties and preserving our quality of life. Not to mention, the negative financial impact to our investment and others.

7. Section 3.1.8.1 is proposed to be removed, but please give consideration to including some minimum number of home styles or types to be included so we don't end up with a "cookie cutter" development of the same home style over and over. The minimum of 20 different types of housing styles to be equally spaced throughout the development was included in the original agreement intentionally. What is the current proposal that is being listed as reason to remove this section?

In conclusion, we know that development is inevitable and would like to work together to arrive at an amicable place. We want to protect our investment and privacy that we have enjoyed for over 20 years and preserve the sunlight we have today, while minimizing the impact of sound, light and vehicle pollution that will be brought by a development of this size.

If I can provide additional clarity or further information on any of these items, please feel free to reach out to me and I am happy to discuss. Thank you for your time and consideration.

Respectfully,

Ginger Yore  
208-250-8299

8799 South Rocky Mountain Lane  
Meridian, ID 83642

---

*By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.*

---

Electronic Signature      I Agree  
Agreement

---

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## CASE NO. 24-04-TE

# FOSSIL CREEK NO. 2, FINAL PLAT TIME EXTENSION

Planner: Troy Behunin, [TBehuninn@kunaid.gov](mailto:TBehuninn@kunaid.gov), 208-922.5274

**ALL APPLICATION MATERIALS: [24-04-TE](#),  
[FOSSIL CREEK 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.



**CITY OF KUNA:  
CITY COUNCIL  
STAFF MEMO**

## City of Kuna Council Staff Memo

Entitlements Requested:	Final Plat	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Time Extension
<b>Title:</b>	Fossil Creek Sub. No. 2		<b>Application Number:</b>		24-04-TE		
<b>Date:</b>	10/15/2024		<b>Staff Contact:</b>		Troy Behunin		
<b>Owner(s)/Applicant:</b>	Corey Barton - Owner		<b>Applicant Contact:</b>		208.895.8858		
<b>Representative:</b>	Kent Brown		<b>Representative Contact:</b>		KentLKB@gmail.com		

### Purpose

Applicant requests Final Plat Time Extension approval for the Fossil Creek Subdivision No. 2, which is approx. 16.90 acres with an R-6 zone; and requests a one (1) year Time Extension be granted based on the lava across the project adding time to the development of the site. The site is located near the southeast corner of Deer Flat Road and Shayla Avenue (APN's; S1322212402, S1322120902 and S1322121201).

### Statement of Fact

<b>Parcel Number(s):</b>	S1322212402, S1322120902 and S1322121201
<b>Future Land Use Map Designation:</b>	Medium Density Residential
<b>Existing Land Use:</b>	Agricultural
<b>Current Zoning:</b>	R-6, Medium Density Residential – Kuna City
<b>Proposed Zoning:</b>	R-6, Medium Density Residential
<b>Development Area:</b>	16.90 Acres
<b>Adjacent Zoning Districts:</b>	<b>North:</b> R-5 (Medium Residential); <b>East:</b> R-5 (Medium Residential); <b>South:</b> RR (Rural Residential - County); <b>West:</b> RR (Rural Residential - County),
<b>Adjacent Street(s) Existing &amp; Proposed:</b>	<b>North:</b> Opalite Dr Existing; <b>East:</b> Nothing; <b>South:</b> Nothing; <b>West:</b> Emerald Way (Existing)
<b>Internal Street(s) Existing &amp; Proposed:</b>	Private Streets (Proposed) W Re Jasper Ln., W Sacramento St., N Granite Ave., N Coltsfoot Ave., W Defiance Ln., and W Gunner St.
<b>Adjacent Bike/Pedestrian Facilities:</b>	Existing Pedestrian & Bike Paths exists in the NWC of the site.
<b>Adjacent Parks:</b>	City Park (Undeveloped)
<b>Land Dedication Requirements:</b>	N/A

### Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Medium Density Residential, the existing zone is a City of Kuna Zone; R-5 (Medium Density Residential). The proposed zoning and land use for the subject site agrees with the Future Land Use Map (FLUM) of the City of Kuna.

**Staff Analysis**

The applicant submitted a request for Final Plat Time Extension which complies with the FLUM and to follow the R-5 zone requirements. Through future development, the Final Plat will subdivide the approx. 16.90 acres into 63 single-family lots, three (3) common lots.

The request for Final Plat Time Extension for Phase 2 is a part of the overall Fossil Creek Subdivision approved in November 2020.

**Recommended Conditions of Approval**

1. Developer/Owner/Applicant shall adhere to the Conditions of Approval as provided in the final written decision February 20, 2024.
2. The Fossil Creek Subdivision No. 2 Final Plat shall expire October 14, 2025, unless the Plat is recorded, or a Time Extension is secured.
3. Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all Conditions of development as approved by Council, or seek amending them through the public hearing process.

(Space above reserved for recording)

**ORDINANCE 2024-37**

**CITY OF KUNA, IDAHO**

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES  
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM  
[DB DEVELOPMENT LLC real properties]**

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

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

**The City Council findings:** The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

- 1.1 The City of Kuna has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the “KMIS”); and

- 1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and
- 1.3 It is the intention of the City Council to include that certain real properties identified by the Ada County Assessor’s office as DB DEVELOPMENT LLC. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the “SUBJECT REAL PROPERTIES”) within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and
- 1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:**

Section 1: The boundaries of the Kuna Municipal Irrigation System are enlarged by the inclusion of the SUBJECT REAL PROPERTIES and the boundaries thereof are adjusted accordingly, said SUBJECT REAL PROPERTIES being described as follows in **Exhibit A-1** and **Exhibit A-2** attached hereto this Ordinance.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Boise~Kuna Irrigation District, the owner of the SUBJECT REAL PROPERTIES and to update the official City map of the exterior boundaries of KMIS.

Section 5: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

DATED this 15<sup>th</sup> day of October 2024.

ATTEST:

CITY OF KUNA, Ada County, Idaho

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

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

**EXHIBIT A****LEGAL DESCRIPTION FOR WATER RIGHTS ON  
DB DEVELOPMENT LLC  
ARDELL SUBDIVISION NO. 6**

A parcel of land situate in the northwest quarter of the southeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, and being more particularly described as follows:

Commencing at the east quarter corner of said Section 14; thence S89°56'20"W, 1,486.48 feet along the northerly boundary of the southeast quarter of said Section 14; thence S00°03'34"E, 20.00 feet to the southerly right-of-way of West Ardell Road and to the **Point of Beginning**:

Thence continuing S00°03'34"E, 8.00 feet to the northwest corner of Ardell Estates Subdivision No. 3, as shown in Book 118 of plats at Pages 18047 through 18049, records Ada County, Idaho;

Thence the following courses and distances along the westerly boundary of said Ardell Estates Subdivision No. 3:

S00°03'34"E, 135.02 feet;

S26°30'20"W, 55.90 feet;

S00°03'34"E, 55.75 feet;

S05°53'19"E, 399.63 feet to the southwest corner of said Ardell Estates Subdivision No. 3 and to the northwest corner of Ardell Estates Subdivision No. 1, as shown in Book 111 of plats at Pages 15987 through 15989, records Ada County, Idaho;

Thence S05°53'19"E, 32.78 feet along the westerly boundary of said Ardell Estates Subdivision No. 1;

Thence S84°06'41"W, 150.00 feet;

Thence S43°26'54"W, 64.95 feet;

Thence S59°55'50"W, 110.42 feet;

Thence N05°53'19"W, 274.64 feet;

Thence S84°06'41"W, 100.00 feet;

Thence S76°41'59"W, 50.42 feet;

Thence S89°56'28"W, 512.90 feet;

Thence S00°24'48"E, 55.62 feet;

Thence S89°35'12" W, 193.01 feet to the easterly right-of-way of North School Avenue;

Thence N00°19'58"W, 270.00 feet along the easterly right-of-way of North School Avenue;

Thence N89°35'12"E, 142.63 feet;

Thence N00°24'48"W, 37.93 feet;

Thence N89°56'28"E, 538.73 feet;

Thence S05°53'19"E, 33.50 feet;

Thence N82°34'34"E, 150.05 feet;

Thence N05°53'19"W, 280.53 feet;

Thence N00°03'40" W, 28.00 feet to the southerly right-of-way of West Ardell Road;

Thence N89°56'20"E, 349.10 along the southerly right-of-way of West Ardell Road to the **Point of Beginning**.

Comprising 10.03 acres, more or less.



(Space above reserved for recording)

**ORDINANCE 2024-38**

**CITY OF KUNA, IDAHO**

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES  
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM  
[DB DEVELOPMENT LLC real properties]**

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

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

**The City Council findings:** The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

- 1.1 The City of Kuna has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the “KMIS”); and

- 1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and
- 1.3 It is the intention of the City Council to include that certain real properties identified by the Ada County Assessor’s office as DB DEVELOPMENT LLC. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the “SUBJECT REAL PROPERTIES”) within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and
- 1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:**

Section 1: The boundaries of the Kuna Municipal Irrigation System are enlarged by the inclusion of the SUBJECT REAL PROPERTIES and the boundaries thereof are adjusted accordingly, said SUBJECT REAL PROPERTIES being described as follows in **Exhibit A-1** and **Exhibit A-2** attached hereto this Ordinance.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Boise~Kuna Irrigation District, the owner of the SUBJECT REAL PROPERTIES and to update the official City map of the exterior boundaries of KMIS.

Section 5: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

DATED this 15<sup>th</sup> day of October 2024.

ATTEST:

CITY OF KUNA, Ada County, Idaho

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

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

**EXHIBIT A-1**

**LEGAL DESCRIPTION FOR WATER RIGHTS ON  
DB DEVELOPMENT LLC  
ARDELL SUBDIVISION NO. 7**

A parcel of land situate in the northwest quarter of the southeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, and being more particularly described as follows:

Commencing at the east quarter corner of said Section 14; thence S89°56'20"W, 1,835.58 feet along the northerly boundary of the southeast quarter of said Section 14; thence S00°03'40"E, 20.00 feet to the southerly right-of-way of West Ardell Road and to the northwest corner of Ardell Estates Subdivision No. 6, as shown in Book \_\_\_ of Plats at Pages \_\_\_ through \_\_\_, records Ada County, Idaho, which is the **Point of Beginning**:

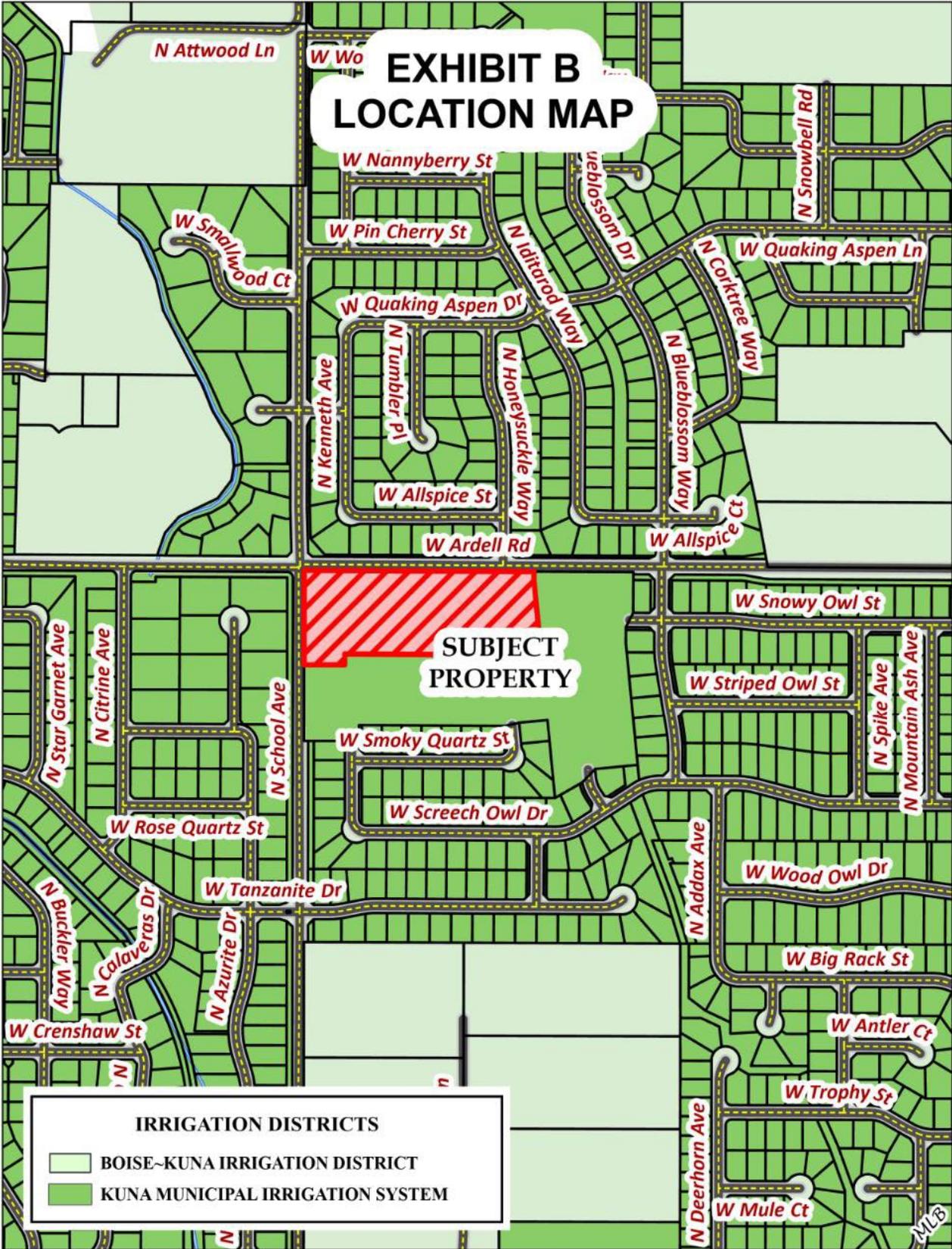
Thence the following courses and distances along the boundary of said Ardell Estates Subdivision No. 6:

S00°03'40"E, 28.00 feet;  
S05°53'19"E, 280.53 feet;  
S82°34'34"W, 150.05 feet;  
N05°53'19"W, 33.50 feet;  
S89°56'28"W, 538.73 feet;  
S00°24'48"E, 37.93 feet;  
S89°35'12"W, 142.63 feet to the easterly right-of-way of North School Avenue;

Thence N00°19'58"W, 331.77 feet along said easterly right-of-way of North School Avenue to the southerly right-of-way of West Ardell Road;

Thence N89°56'20"E, 806.44 feet along said southerly right-of-way of West Ardell Road to the **Point of Beginning**.

Comprising 6.54 acres, more or less.



(Space above reserved for recording)

**ORDINANCE 2024-39**

**CITY OF KUNA, IDAHO**

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES  
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM  
[LETE FAMILY REVOCABLE TRUST real properties]**

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

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

**The City Council findings:** The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

- 1.1 The City of Kuna has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the “KMIS”); and

- 1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and
- 1.3 It is the intention of the City Council to include that certain real properties identified by the Ada County Assessor’s office as LETE FAMILY REVOCABLE TRUST. [legally described in **Exhibit A-1** and **Exhibit A-2** attached to this Ordinance and by this reference incorporated herein] (the “SUBJECT REAL PROPERTIES”) within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and
- 1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:**

Section 1: The boundaries of the Kuna Municipal Irrigation System are enlarged by the inclusion of the SUBJECT REAL PROPERTIES and the boundaries thereof are adjusted accordingly, said SUBJECT REAL PROPERTIES being described as follows in **Exhibit A-1** and **Exhibit A-2** attached hereto this Ordinance.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Boise~Kuna Irrigation District, the owner of the SUBJECT REAL PROPERTIES and to update the official City map of the exterior boundaries of KMIS.

Section 5: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

DATED this 15th day of October 2024.

ATTEST: CITY OF KUNA, Ada County, Idaho  
\_\_\_\_\_  
Joe L. Stear, Mayor

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

**EXHIBIT A-1****LEGAL DESCRIPTION FOR WATER RIGHTS ON  
LETE FAMILY REVOCABLE TRUST  
MONARCH LANDING SUBDIVISION NO. 1**

A PARCEL OF LAND BEING A PORTION OF LOT 1 BLOCK 1 OF TUKILA MEADOW SUBDIVISION IN BOOK 62 AT PAGES 6188 & 6189 ON FILE IN THE ADA COUNTY RECORDER'S OFFICE LAYING IN THE NE1/4 NE1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE1/4 NE1/4;

THENCE N 89 27' 03" W A DISTANCE OF 1317.18 FEET ALONG THE NORTH BOUNDARY OF THE NE1/4 NE1/4 TO THE NORTHWEST CORNER OF THE NE1/4 NE1/4;

THENCE S 00 06' 07" W A DISTANCE OF 244.90 FEET ALONG THE WEST BOUNDARY OF THE NE1/4 NE1/4 TO THE POINT OF BEGINNING;

Thence S 89 27' 03" E a distance of 327.45 feet parallel with the north boundary of Lot 1;

Thence N 00 06' 07" E a distance of 30.00 feet parallel with the west boundary of Lot 1;

Thence S 89 27' 03" E a distance of 319.58 feet parallel with the north boundary of Lot 1;

Thence S 00 03' 31" W a distance of 125.10 feet parallel with the east boundary of Lot 1;

Thence N 89 27' 03" W a distance of 118.20 feet parallel with the north boundary of Lot 1;

Thence S 00 03' 31" W a distance of 276.89 feet parallel with the east boundary of Lot 1 to a point on the south boundary of Lot 1;

Thence N 89 33' 26" W a distance of 529.12 feet along the south boundary of Lot 1 to the southwest corner of Lot 1;

Thence N 00 06' 07" E a distance of 372.98 feet along the west boundary of Lot 1 to the POINT OF BEGINNING

MONARCH LANDING SUBDIVISION PHASE 1 CONTAINS 5.00 ACRES MORE OR LESS.

**EXHIBIT A-2****LEGAL DESCRIPTION FOR WATER RIGHTS ON  
LETE FAMILY REVOCABLE TRUST  
MONARCH LANDING SUBDIVISION NO. 2**

A parcel of land situate in the northwest quarter of the southeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, and being more particularly described as follows:

Commencing at the east quarter corner of said Section 14; thence S89°56'20"W, 1,835.58 feet along the northerly boundary of the southeast quarter of said Section 14; thence S00°03'40"E, 20.00 feet to the southerly right-of-way of West Ardell Road and to the northwest corner of Ardell Estates Subdivision No. 6, as shown in Book \_\_\_ of Plats at Pages \_\_\_ through \_\_\_, records Ada County, Idaho, which is the **Point of Beginning**:

Thence the following courses and distances along the boundary of said Ardell Estates Subdivision No. 6:

S00°03'40"E, 28.00 feet;  
 S05°53'19"E, 280.53 feet;  
 S82°34'34"W, 150.05 feet;  
 N05°53'19"W, 33.50 feet;  
 S89°56'28"W, 538.73 feet;  
 S00°24'48"E, 37.93 feet;  
 S89°35'12"W, 142.63 feet to the easterly right-of-way of North School Avenue;

Thence N00°19'58"W, 331.77 feet along said easterly right-of-way of North School Avenue to the southerly right-of-way of West Ardell Road;

Thence N89°56'20"E, 806.44 feet along said southerly right-of-way of West Ardell Road to the **Point of Beginning**.

Comprising 6.54 acres, more or less.

