



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

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

City Council Meeting
AGENDA
Tuesday, February 04, 2025

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 January 21, 2024**
- B. Accounts Payable Dated January 29, 2025, in the amount of \$671,892.02**
- C. Alcohol Licensing**
 - 1. Treasure Valley Social Club**
- D. Final Plat**
 - 1. Case No. 24-20-FP (Final Plat) Amend two lots within the Ledgestone Subdivision No. 2 recorded final plat.**
- E. Decision and Reason Statements**
 - 1. Case Nos. 24-01-CPF, 22-02-DA MOD – Lamp District**
 - 2. Case Nos. 24-05-AN, 24-02-DA – Kuna Mora Business Center**
 - 3. Case No. 24-06-AN – Kuna Rural Fire District Station No. 2**

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

F. Resolutions

1. Resolution R15-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA:

- SETTING FORTH CERTAIN PURPOSES;
- AUTHORIZING THE MAYOR TO EXECUTE THE MEMORANDUM OF UNDERSTANDING FOR ACCELERATED CONSTRUCTION INSPECTIONS BETWEEN THE CITY OF KUNA AND HENSEL PHELPS CONSTRUCTION CO
- DIRECTING THE CITY CLERK; AND
- SETTING AN EFFECTIVE DATE

2. Resolution R16-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE “*PARK USE AGREEMENT*” WITH THE KUNA POLICE ACTIVITIES LEAGUE (KPAL), PURSUANT TO THE TERMS OF THE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

3. Resolution R17-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE COOPERATIVE AGREEMENT BETWEEN VALLEY REGIONAL TRANSIT AND CITY OF KUNA FOR PUBLIC TRANSPORTATION FINANCIAL CONTRIBUTION; AUTHORIZING THE CITY TREASURER TO PAY THE PUBLIC TRANSPORTATION FINANCIAL CONTRIBUTION IN THE AMOUNT OF EIGHTEEN THOUSAND SIX HUNDRED AND SEVENTY-TWO DOLLARS AND ZERO CENTS (\$18,4672.00); AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

4. Public Comment

5. Proclamations

A. Kuna Kindness 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-S (Annexation) – Applicant requests approval to Annex approx. 13.94 acres and to zone the property R-6 (Medium Density Residential) and R-12 (High Density Residential). The applicant will return with development applications in the future. The site is located at the southeast corner of Kay Avenue and Porter Street (APN: S1324161500). – Troy Behunin, Senior Planner **ACTION ITEM**

B. Case No. 24-01-OA (Ordinance Amendment) Development Regulations Code – The City of Kuna Planning and Zoning Department requests a zoning ordinance text amendment application. – Doug Hanson, Planning and Zoning Director **ACTION ITEM**

C. Case No. 24-02-OA (Ordinance Amendment) Administrative Citations – The City of Kuna Planning and Zoning Department requests a zoning ordinance text amendment application. – Doug Hanson, Planning and Zoning Director. **ACTION ITEM**

7. Business Items:

A. Consideration to approve Case No. 25-01-TE (Time Extension) Arroyo Vista No. 2 – Applicant requests Final Plat Time Extension approval for the Arroyo Vista Subdivision No. 2. – Marina Lundy, Planner **ACTION ITEM**

8. Ordinances:

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, January 21, 2025

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 00:00:36)

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
- Troy Behunin, Senior Planner
- Bobby Withrow, Parks Director
- Morgan Webb, Deputy Parks Director
- Morgan Treasure, Economic Development Director
- Nancy Stauffer, Human Resource Director
- Nathan Stanley, City Clerk

Mayor Stear All right, welcome everybody, we will 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.

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City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Here.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

City Clerk Nathan Stanley Mayor Stear.

Mayor Stear And, here.

2. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:50)

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

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

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 00:01:14)

A. Regular City Council Meeting Minutes Dated January 07, 2024

B. Accounts Payable Dated January 16, 2025, in the amount of \$1,227,786.42

C. Resolutions

1. Resolution R02-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID VALOR FALCON CREST, LLC, FOR FALCON CREST 7 FOR UNCOMPLETED WORK FOR STREET LIGHTS PURSUANT TO THE TERMS OF THIS RESOLUTION.

2. Resolution R03-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID VALOR FALCON CREST, LLC, FOR FALCON CREST 7 FOR UNCOMPLETED WORK FOR LANDSCAPE PURSUANT TO THE TERMS OF THIS RESOLUTION.

3. Resolution R04-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA;

- Setting Forth Findings; and
- Appointing Tyson Garten, Kaylie Stanley, Kara Larson, William Howe, and Andy Kahl to the City’s Impact Fee Advisory Committee; and
- Directing the City Clerk; and
- Setting an Effective Date.

4. Resolution R05-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO REPEALING AND REPLACING RESOLUTION NO. R70-2020 AND REAPPOINTING MEMBERS OF THE KUNA ARTS COMMISSION.

5. Resolution R06-2025

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

6. Resolution R07-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA:

- SETTING FORTH CERTAIN PURPOSES;
- AUTHORIZING THE MAYOR TO EXECUTE THE PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF KUNA AND DURRANT HOME PLACE, LLC
- DIRECTING THE CITY CLERK; AND
- SETTING AN EFFECTIVE DATE

7. Resolution R08-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPOINTING CERTAIN CITY OF KUNA, IDAHO OFFICIALS AS PERSONS AUTHORIZED TO SIGN FOR BANKING

SERVICES ON BEHALF OF THE CITY OF KUNA, IDAHO AND PROVIDING THAT THE SIGNATURES ARE VALID FOR THE 2025 YEAR OR UNTIL REVOKED BY ACTION OF THE MAYOR, AS PROVIDED FOR IN RESOLUTION NO. R08-2025.

8. Resolution R13-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HK CAPITAL LLC, FOR ROCKAWAY COVE SUBDIVISION NO. 1 FOR UNCOMPLETED WORK FOR LANDSCAPE PURSUANT TO THE TERMS OF THIS RESOLUTION.

9. Resolution R14-2025

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

Mayor Stear First item is the consent agenda. Any questions or comments or motions?

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

Council Member McPherson Second.

Mayor Stear Motion's made and seconded to approve the consent agenda as published. Is there any discussion on that motion? Hearing none, 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 00:01:22)

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

4. Public Comment

(Timestamp 00:01:50)

Mayor Stear Public comment, did we have anybody sign in to? Oh, Troy's on it?

Council Member McPherson Troy's always on it.

City Clerk Nathan Stanley There's no one signed up for Public Comment.

Mayor Stear Oh, okay. Is there anybody who wishes to address the board tonight? All right, thank you.

5. External Reports

6. Public Hearings:

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

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

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

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

(Timestamp 00:02:22)

Mayor Stear Well, that'll take us right to public hearings.

- A. Case No. 24-04-AN (Annexation) – Applicant requests approval to Annex approx. 1.38 acres. Into Kuna City Limits with an R-2 (Low Density Residential) zone. The subject site is at the intersection of N Arroyo Vista Way and W Hubbard Roads and is currently zoned RR (Rural Residential) in Ada County; Section 10, Township 1 North, Range 2 West. – Troy Behunin, Senior Planner **ACTION ITEM**

(Timestamp 00:02:26)

Mayor Stear First one is case #24-04-AN, annexation, Troy.

Senior Planner Troy Behunin Good evening, Mr. Mayor, and Members of the Council. For the record, Troy Behunin, Senior Planner, Kuna Development Services Department. So, the application before this evening is requesting a simple annexation, approximately for 1.3 acres. It is adjacent to city limits and they are requesting the R-2 zone, which is the lowest residential zone that we have. They are not proposing any development, they just want to annex into the city so that they can connect into the city utilities. Staff has reviewed their proposed annexation for qualification, and also its compliance with Kuna City Codes and Idaho State Statutes, the Kuna Comprehensive Plan. And should the Council decide that they want to approve the application, staff does recommend that the applicant be subject to the proposed recommended conditions as outlined in staff's memo. This did get a recommendation of approval from the Commission late last year. And with that, I'll stand for any questions that you might have. The applicant wanted to be here tonight, but due to family matters, they can't make it.

Mayor Stear Okay. Questions for Troy?

Council Member Laraway No, just a comment. When you click on the action for this project, this goes out to 24-05-AN, instead of 24-04-AN.

Senior Planner Troy Behunin *Hm*, okay.

Council Member Laraway Just so you know.

Senior Planner Troy Behunin All right, thank you for the pointer. I'll look into that.

Mayor Stear All right, thank you. And I didn't have anybody sign in. This is a public hearing. Is there anybody who wishes to testify in this matter, 24-04-AN? All right, well, seeing none. That opened the public hearing, but we don't have any testimony on that, is there questions that you have for staff before you close the public hearing?

Council Member Laraway I have nothing.

Mayor Stear Okay...

Council President Bruce Well, actually I do. For the...for Marc. With the link going to a different case file. Is that going to be an issue with the publishing requirement?

City Attorney Marc Bybee I guess, I want to vet that's actually going to the wrong place. Because I... once that was brought up, I actually followed in my packet it took me right to the correct packet, so I'm not sure what's going on.

Mayor Stear I didn't have any trouble with it when I was reading through it.

Council Member Laraway Yeah see, mine goes out to the M-1 site.

Mayor Stear It's in the packet, though ahead of it, right?

Planning & Zoning Director Doug Hanson Yeah, it's 2 pages ahead. *[Inaudible]*

Mayor Stear It's just a short guy.

Council President Bruce I see what it did. Yeah, so it's open. Thank you, Marc.

Council Member Biggs Yeah, 04 goes to 05.

Council President Bruce There's just one page. You see it?

Council Member Biggs Because there's also 24-05-AN, which is right after it.

Council Member McPherson Well, if only one page off, that's pretty good for our average. So it's probably...

Council President Bruce I make a motion that we....

City Attorney Marc Bybee I was going to say so to answer the question if it's actually there and available to public, I don't that presents a concern, no.

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

Council Member McPherson Second.

Mayor Stear I have a motion and a second. Is there any discussion on that motion? All in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? That motion carries.

(Timestamp 00:06:37)

Motion To: Close Evidence Presentation And Proceed 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

Council Member Laraway I don't have anything.

Council Member Bruce Yeah.

Mayor Stear Yeah, it seems like just pretty standard. Somebody has a property they want to connect to services and at most they would build one more house there, maybe at some point in time.

Council President Bruce Yeah. Do you have anything? Matt? Councilman? Yeah. I make a motion that we approve case #24-04-AN.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

(Timestamp 00:07:22)

Motion To: Approve Case #24-04-AN

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.** Case No. 24-05-AN (Annexation), 24-02-DA (Development Agreement) Kuna Mora Business Center – Applicant requests annexation with a development agreement for a M-1 (Light Industrial/Manufacturing) zone. The site is located at 5895 W Kuna Mora Road (SWC of W Kuna Mora Road and S Curtis Road) within Sec 6, T1N, R2E. Doug Hanson, Planning and Zoning Director **ACTION ITEM** *Tabled from January 7, 2025.*

(Timestamp 00:07:40)

Mayor Stear That takes us to case #24-05-AN. It's an annexation and development agreement for Kuna Mora Business Center, Doug Hanson.

Planning & Zoning Director Doug Hanson Good evening, Mayor and Council. For the record, Doug Hanson, Kuna Planning & Zoning Director, 751 W. 4th St. Kuna, ID. The applicant requests annexation with a development agreement for an M-1 light industrial manufacturing zone on 4 acres. The site is located at 5895 W Kuna Mora Rd. The southwest corner of W Kuna Mora Rd., and S Curtis Rd. The Future Land Use Map designates the site as industrial and it is located within the East Kuna Industrial Overlay District. The application was initially proposed with approximately 28,800 square feet of industrial flex space. The applicant withdrew this request and any proposed development in the future will be required to return before the appropriate decision-making body for approvals. The development agreement will ensure that any change in the existing uses and existing improvements shall not impose additional burdens upon the city property tax supported services, ability to provide services which will result in a reduction of the level of those services, and will result in the orderly development of the city in a manner that allows for the efficiency and economic viability of both tax supported and fee supported city services ,and equitably allocate the cost of public services in the management and development of the urban fringe of the city. Upon review, staff finds the application to be in

compliance with Kuna City Code, the Comprehensive plan, and Idaho code. Staff recommends the Council approve case #24-05-AN and #24-02-DA with the applicant being subject to the conditions as listed in staff's report. And with that I will stand by for any questions.

Mayor Stear Okay, questions for Doug? All right hearing none, this is a public hearing. I didn't have anybody sign in to testify in this matter. Is there anybody who wishes to testify in this matter? Okay if you would just sign in on this sheet here. Thank you. *[Brief Silence]* And Mr. Hatch, you may have the floor, Sir.

Jeff Hatch, Hatch Design Architecture Jeff Hatch with Hatch Design Architecture. Our address is 200 W. 36th St. Boise, ID. Good evening, Mayor Stear and Council Members. Thank you for your consideration of our annexation this evening. At this time I think staff did a great job, kind of recapping what our proposal is and we are looking for, you know, direction and feedback as far as the use of the site. We feel the M-1 is appropriate and appropriate for this area. So at this time we would be open to really anything that is suitable in that allowed use table for M-1, but mostly just wanting to annex this land to further develop the site sometime in the near future. And I will stand for any questions.

Mayor Stear Okay. Questions for Mr. Hatch?

Council President Bruce I don't have any. No, Sir.

Jeff Hatch, Hatch Design Architecture Thank you.

Mayor Stear Okay. Thank you very much.

Council President Bruce Thank you, Sir.

Mayor Stear Was there anybody else who wished to testify in this matter? All right.

Council Member Biggs Hey Doug, I just want to point out page 182. Just as M-1 development agreement says M-2 development agreement right after. Just a minor thing.

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning & Zoning Director. What page are you referring to of the overall packet?

Council Member Biggs 182 of 443.

Mayor Stear It's titled as M-1, but then it talks to the M-2.

Planning & Zoning Director Doug Hanson Okay, for the record, Doug Hanson, Kuna Planning & Zoning. We can update that before the final copy is signed. Thanks for pointing that out.

Council President Bruce It's back on that, that side of the industrial. Do we need to close the public hearing?

Mayor Stear Yeah.

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

Council Member McPherson Second.

Mayor Stear Motion is made and seconded to close the public hearing and go to deliberation. Is there any discussion on that motion? All those in favor say ‘aye.’

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

(Timestamp 00:12:50)

Motion To: Close Evidence Presentation And Proceed 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

Council President Bruce I think this fits in with our industrial zone out there. The goal out there was to bring more jobs to Kuna, so.

Council Member Biggs I’m interested to see if there's people interested to develop the...I’m sure there will be a lot of interest.

Council President Bruce John? I make a motion we approve case #24-05-AN and #24-02-DA with the update on page 183.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

(Timestamp 00:13:28)

Motion To: Approve Case #24-05-AN And #24-02-DA With An Update

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

C. Case No. 24-01-CPF (Combination Plat), 22-02-DA MOD (Development Agreement Modification) Lamp District – Applicant requests combination plat approval to consolidate six (6) lots into one (1). The applicant also requests a development agreement modification to dissolve the existing development agreement on the subject site. The site is located at the NEC of N Meridian Road and E Deer Flat Road within Sec 18, T2N, R1E. Doug Hanson, Planning and Zoning Director. ACTION ITEM Tabled from January 7, 2025.

(Timestamp 00:13:54)

Mayor Stear All right, next is case #24-01-CPF, a combination plat and development agreement for the Lamp District, Doug Hanson.

Planning & Zoning Director Doug Hanson Mayor and Council for the record, Doug Hanson, Planning & Zoning Director, 751.W 4th St. Kuna. The applicant request combination plot approval to consolidate 6 lots into 1 commercial lot, zoned C-2 area commercial; located at the northeast corner of N Meridian Rd. and E Deer Flat Rd. The applicant also requests a development agreement modification to dissolve the existing development agreement on the subject site. With the dissolution of the development agreement, the site will not move forward as a Mixed-Use development as initially proposed, but as one commercially zoned 34-acre parcel. Upon review, staff finds the application to be in compliance with Kuna City Code, the Comprehensive Plan, and Idaho Code staff recommends the Council approve case #24-01-CPF and #22-02-DA modification, with the applicant being subject to the conditions as listed in Staff's report. And I will stand by for any questions.

Mayor Stear Questions for Doug?

Council Member Laraway Yes, if you would.

Mayor Stear Okay.

Council Member Laraway What is the old development agreement that we're dissolving?

Planning & Zoning Director Doug Hanson For the record...

Council Member Laraway What's the difference?

Planning & Zoning Director Doug Hanson Doug Hanson, Kuna Planning & Zoning. So, the old development agreement is what is in your packet. The method to terminate development agreements is a modification. So there will not be a new development agreement on the property. The only thing they'll be entitled to is C-2 zoning. So they could bring forward a project that is in line with what's permitted in a C-2 zone on our land use table.

Council Member Laraway Now, if I remember right, which normally doesn't go right, that was going to be a little village. And I'm assuming the original developer has since sold that to somebody else and it's not going to be a little village anymore?

Planning & Zoning Director Doug Hanson So that may be able to be addressed by the applicant, but at this point in time they have expressed they essentially want a clean slate for development with one commercial lot. That's as far as we've gotten in the process with this proposal.

Council Member Laraway I apologize, but the reason we approved that was because we all wanted that little village. The way they came in and gave us that big presentation and what it was going to look like and how it was going to mimic the one in Meridian. That was a good deal. Now, that's gone? That's off the table?

Planning & Zoning Director Doug Hanson That is what they are... The applicant is proposing, yes.

Council President Bruce And so now they want just commercial.

Council Member Biggs Is the applicant here?

Mayor Stear Yeah, we're gonna start in.

[Inaudible Background Conversation]

Council Member Laraway I didn't hear what he said.

Council President Bruce He said he can't hear the discussion, so speak louder.

Council Member Laraway Oh, my apologies. I'm looking that way where my mouth is. Okay, I'm assuming the developer is going to get up and give a presentation, I'll hold my comments until then.

Mayor Stear All right. Would the applicant like to come forward?

Penelope Constantikes, Riley Planning Services Thank you, Mayor. For the record, Penelope Constantikes with Riley Planning Services, post office box 405, Boise, ID 83702. The project team does appreciate the insight that the Planning Department provided to make the process that we're going through on the site, which will last over a fairly long period of time, practical and efficient, with the objective of positioning the site for future development consistent with the intended uses that are a part of the C-2 zone. And I will get to your question in just a minute. We have reviewed the staff report and concur with the findings and conditions of approval. So this group of six lots is being combined into one lot and it has a zoning designation of C-2. And the future land use designation is Commercial and Mixed-Use. I understand your question about the concept of the village. Villages require residents. So part of the problem was we had substantial resistance from the neighborhood and the school district was not excited about it either. So, being mindful of the comments that we got when we pulled back and started in a different direction. That doesn't mean that there won't be a village there. It just means that at this time we're creating one lot. So the purpose of that one parcel is to simplify the site. We've eliminated lot lines and

we've removed all the non-functional easements that are there now. And new standard easements is required by Kuna Code will be implemented or are implemented on the final plat. So there will be easements for Public Utilities. It's just one big lot at this point in time. Another reason for doing this is some of the parcels are still section land and some of the parcels are actually planted lots. So this simplifies that apples and kumquats problem and just turns everything into oranges instead. So relocation of the Kuna Canal has been fully approved by the Corps of Engineers. General requirements of ACHD have been identified in their preliminary staff report and we do expect refinement of requirements in the future as the site moves forward. Some of the benefits from doing it this way is that future development of the site will be much smoother. This will include some different types of permitting and/or entitlements, so the City of Kuna will be seeing the site again. Just more specifics: it will be easier for staff and less complicated with only one lot; we won't be trying to figure out how to vacate easements. There were quite a few of them and I think I turned in some like 8 easement releases as a part of the application; and removal of the existing DA through modification will provide a clean slate so that the new DA, when there is one or if there is one, it will be less difficult for staff to figure out a way to modify it. It just really cleans the slate up. So what's in the future? There's substantial interest in the site. I don't have any specifics at this time. The City of Kuna will have additional oversight through the various application processes that will occur. As staff indicated, we are asking to keep the non-conforming house on the site; it provides some level of security. And in conclusion this site has been about providing jobs in Kuna for Kuna residents, and for keeping Kuna dollars in Kuna instead of sending them north to Meridian. So the project team is really excited about the potential of the site, and with that I'd be happy to answer any questions or dialogue more with you about the old view and the new view, whatever you got.

Mayor Stear Okay, further questions?

Council Member Biggs Ma'am, I have a question about the ACHD recommendations and comments. Have you agreed to their conditions or I guess their recommendations for the sidewalks and the pavement that's abuts the site?

Penelope Constantikes, Riley Planning Services Boy, that's a great question and I know there's been some talk about it. Hopefully the sidewalk and the right-of-way dedication will take place with the recording of the plat. So any new right away that would be dedicated to the district along Deer Flat would occur with recording of the plat. With regard to sidewalks, we anticipate that those will occur as development... It comes forward on the site. That's a great question. I would have to say that it would be better to wait to do sidewalks with development as it occurs along the frontage if that's an option for the City Council to do that, that would be great.

Council Member Biggs This site, my biggest thing about this site is, that's a very traffic heavy site. And so anything that can be done to mitigate this, I mean, sidewalks are kind of beside the point. But the other improvements that would absolutely need to be done there, I guess I'm a little sensitive to that and saying it'll be done. Anticipating it have to be done in, it'll come back before the Council, ultimately during development in the plat but it was just a recommendation from ACHD on this project so.

Penelope Constantikes, Riley Planning Services Mayor...

Mayor Stear Okay, yes.

Penelope Constantikes, Riley Planning Services Council Member, I understand. That's why I brought up the right-of-way. ITD will have additional comments on road improvements and we're sensitive to the fact that that is a heavily used intersection. So all of those improvements will come online as the site fills out or we in order to do a traffic impact study, we have to have a user and so that they can estimate the number of trips that would be generated and which direction they would be going. There's a lot that goes into a TIS. So, at this point in time, we just want to create the one lot subdivision so that we have a clean slate to move forward with what comes next.

Council Member Biggs Well, and then so that leads to my other question, why go from 6 to 1, if we still don't know what it's going to be? Instead of 6 C-2 designations instead of just one big one. It seems to me like that sounds like a big box store or something like that is already kind of the idea or something. I don't know. It's just odd to me that we're just going to combine if we aren't sure what we're going to do with it later.

Penelope Constantikes, Riley Planning Services Understood. And Mayor...

Mayor Stear Yes.

Penelope Constantikes, Riley Planning Services Councilman. Like I mentioned earlier, we've got apples and kumquats on that site. We've got section land and platted lots which represents somewhat of a challenge for surveyors when they try to... I mean, we can't just re-subdivide a subdivision because we've got 2 pieces that are section land. It makes the site more attractive to different kinds of development because if someone... If we leave the lot lines where they are now, there will be a variety of extra steps that would need to occur in order for anything to occur on the site. I believe that's correct. You can certainly ask Doug about that. But, you can't build buildings over lot lines. There's just some obstacles... I don't like... I said know there's interest in the site. I don't know what kind. I don't know if it's been solidified or not. The idea was to make it one big piece so that it's more attractive. So that we don't have some of the technical difficulties that would occur with developing a site that's got 6 properties on it.

Mayor Stear Okay.

Council Member Laraway Can I reiterate a question that Councilman Biggs was talking about the sidewalks?

Penelope Constantikes, Riley Planning Services Yes, sir.

Council Member Laraway And you mentioned ITD.

Penelope Constantikes, Riley Planning Services Yes, sir.

Council Member Laraway Well, ITD doesn't control Hubbard.

Council Member Biggs Deer Flat.

Council Member Laraway Or, Deer Flat. I'm sorry.

Penelope Constantikes, Riley Planning Services Mayor, Councilman. We understand that we do have a state highway along the western boundary of the site. So we'll be dealing with two different traffic agencies; transportation agencies.

Council Member Laraway Yeah, I was just looking at the fact that, you know, kids walking to high school now, have a sidewalk to walk on.

Penelope Constantikes, Riley Planning Services Understood. Well, I'm not quite sure where to go with this...

Mayor Stear Well, I think I think the sidewalks and everything have to come as the development occurs. So, they're not going to put sidewalks in before development, if that's the question. But sidewalks will be required. They'll have to put in sidewalks.

Council Member Laraway It just sounded like to me and I could be wrong that the conversation was we're going to postpone this 'til later. Until ACHD comes up with something more affirmative. And I just wanted to point out that the sidewalks were important to me.

Mayor Stear Oh, Okay.

Council Member Laraway I didn't want them forgotten or pushed off, or trying to blame ITD for it.

Penelope Constantikes, Riley Planning Services Mayor, if I may. Councilman. Of course there'll be sidewalks constructed on the site. As the mayor indicated, as the as the new users come online and make application for specific uses, those sidewalks will absolutely be constructed, no question.

Council Member Laraway And maybe you could educate me.

Penelope Constantikes, Riley Planning Services Yes, sir.

Council Member Laraway I don't mean to keep going down this road, but you said that incoming interest in the development find it easier when there's less lot lines, I guess you were talking about. But and I guess this is my education part, the last developer that sold us on this village obviously it wasn't a big deal because nobody wanted to get involved in it. So I'm wondering how, how do we know this isn't going to go down a dead-end road again?

Penelope Constantikes, Riley Planning Services Mayor, Councilman. First of all, the owner...property owner is the same individual that it was when I was here last time. There are some... because I had to study surveying and I've been doing this for a while. The idea of dodging all those lot lines and all the easements that would still have to be vacated with any kind of new development that would come in on that site and I fully anticipate there's going to be multiple users on the site. It's not just going to be one user. It makes it makes a clean slate, which makes it more attractive because any company or I've heard from any number of small, medium, and large companies about this site. It just makes it easier for them to develop a plan and come forward to the City of Kuna, just from a technical perspective.

Council Member Laraway Okay, thank you.

Mayor Stear Okay. Anything further for the applicant?

Ron Perkins Could I interrupt please?

Mayor Stear Did you want to. If you want to sign in, you can testify. Did you sign in?

Ron Perkins No, sir.

Mayor Stear Well, I'll let you sign in and then you can testify. So, any further questions for the applicant?

Council Member Biggs Not at this time.

Council Member Laraway No, sir.

Mayor Stear All right.

Penelope Constantikes, Riley Planning Services Thank you, Mayor and Council.

Mayor Stear Thank you. Next, we have Vincent Cavanagh.

Vincent Cavanagh I'm just here to observe, Sir.

Mayor Stear Becky Miller. Oh, you said 'not testify'. I'm sorry, I'm not paying attention to my little boxes. All right. If you would like to sign in, you may testify.

[Brief Silence]

Mayor Stear Very good, thank you. And you may take the floor there.

Ron Perkins Thank you for allowing me to interrupt. About a week ago, I observed a truck in the area of discussion, it looked like it was a driller, a drilling truck of some device. I originally thought it was there to drill for water, but that could be completely inaccurate. But I want to ask a question about that activity to the lady that was just standing at the podium. Was it a drilling truck? Was it a truck drilling for water or some other purpose, please?

Mayor Stear Well, I can answer that part that of it. It wouldn't be for a well because the city's not going to allow a well to be drilled, that's not a municipal well, so that that won't happen. She can answer when she's come back up for it might be that they take soil samples and do testing to see how far down lava rock is and that kind of thing. But, I'll let her answer to that part, okay.

Ron Perkins Thank you, Mr. Mayor

Mayor Stear You're welcome.

Council Member McPherson We didn't get his name and address on the record, unless you're just going off that.

Mayor Stear I'm just going off this. Yeah, he got that. All right. Was there anybody else who wished to testify? Alright, seeing none. If you would like to come back up.

Penelope Constantikes, Riley Planning Services Thank you, Mayor and Council. For the record, Penelope Constantikes, post office box 405, Boise, Idaho 83701. I don't know...I don't have any first-hand knowledge of the truck. Obviously we wouldn't be drilling for a well. There is... has been a geo-tech done on the site already. My thought is that it may have something to do with the relocation of the Kuna Canal. The Kuna Canal...

Mayor Stear Oh, that's possible.

Penelope Constantikes, Riley Planning Services The relocation has been fully approved by the Corps of Engineers. And it may be that they're just doing some front investigation work in preparation for that; or perhaps they were just lost and thought they'd drive around on the sites for a few minutes.

[Laughter]

Mayor Stear They went to the wrong address. All right, did anybody have any other questions for any?

Council President Bruce No. Thank you Ma'am. Thank you.

Penelope Constantikes, Riley Planning Services Thank you.

Mayor Stear All right. The question is rightfully before Council.

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

Council Member McPherson Second.

Mayor Stear Okay, motions is made and seconded to close the public hearing and move on to deliberation. Is there any discussion on that motion? All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? That motion carries.

(Timestamp 00:33:45)

Motion To: Close Evidence Presentation And Proceed 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

Council President Bruce Do you want me to start?

Council Member Biggs Go ahead.

Council President Bruce My thought is that we've already annexed this property. Anything that they designed or want to build will have to come back before us. I understand what she's saying to, you know, if she wants to do away with the property she has to make some edits and multiple pieces of property into one. But that's just my thought. I don't see what gives us, you know, once it's annexed into the into the property,0 or annexed into the city...

Mayor Stear Yeah, it makes perfect sense that you would want to have a big square to design within, rather than a square that has dividers in it, so that that all makes sense. They will have to come back with whatever they want to do from there, so....

Council Member Biggs Or they're going to slice the pie, I guess.

Council President Bruce Well, I mean ACHD they'd love to put in sidewalks and tear them up later and put in new ones. Do you have any thoughts?

Council Member Laraway Not intelligent ones. I just I hope you understand the reason I was going that direction is, I've been up here not very long probably about four years, and we get ...Excuse the French, we get sold this bill of goods on a piece of property. Not your fault. My misunderstanding's the problem and here it comes two, three years later. All of a sudden that whole project is gone and another developer comes in and we're like, "why did we waste our time?" I know Planning & Zoning has to do a lot of work to do all this stuff. And now they're having to redo it again. So I'm sticking up for you, Doug. I'm here for you. But I understand the one the one lot line. I just hate to see projects that were planned two and three years ago now be set back another two or three years. I know Morgan's probably just fit to be tied over this. I've said enough.

Mayor Stear All right. Thank you.

Council President Bruce What are your thoughts?

Council Member Biggs So the traffic impact was about a hundred additional trips on Deer Flat Rd. but it didn't say anything about Meridian Rd. That gets... the bottom line is this is commercial and it seems like most of the projects we've had on Meridian Rd. have all been mixed-use: Little bit of commercial, lot of residential. This is totally the opposite. All commercial, I'm totally for it.

Council President Bruce Well, and I think honest, I think too that anything they bring forward will have an in-depth traffic study that may change our mind of what we want to let be put there, so...

Council Member Biggs A giant traffic circle.

Council President Bruce Yeah.

[Laughter]

Mayor Stear Yeah, right in the middle of the highway.

Council Member Laraway A five lane roundabout.

Council Member Biggs The tax base needs it.

Mayor Stear Okay.

Council President Bruce Councilman Laraway?

Council Member Laraway I have no problem with it.

Council President Bruce I make a motion that we approve, case #24-01-CPF and #22-02-DA Mod.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:37:16)

Motion To: Approve Case # 24-01-CPF And #22-02-DA MOD

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

- D.** Case No. 24-06-AN Kuna Rural Fire District Station No. 2 – Applicant requests annexation with a P (Public) zone for the Kuna Rural Fire District (KRFD) Station No. 2. The site is located at 2021 W Kuna Road within SEC 27, T2N, R1W. Doug Hanson, Planning and Zoning Director **ACTION ITEM**

(Timestamp 00:37:43)

Council Member McPherson Mayor, we have a bunch of firemen that are really anticipating this. Should we move it to the end of the agenda? Postpone it a little?

[Laughter]

Mayor Stear We could table it.

Council Member McPherson We could table it, yes.

Mayor Stear All right, that takes us to case #24-06-AN for Kuna Fire District Station #2, Doug Hanson.

Planning & Zoning Director Doug Hanson Mayor and Council, for the record, Doug Hanson, Planning & Zoning Director, 751 W. 4th St. Kuna. The applicant request annexation with a public zone for the Kuna Fire District Station #2. The site is located at 2021 W Kuna Rd. If the annexation is approved, Kuna Rural Fire District will return before the Planning & Zoning Commission with a Design Review application for the building, parking lot, and landscaping. Upon review, staff finds the application to be in compliance with Kuna City Code, The Comprehensive Plan, and Idaho Code and staff recommends the Council approve case #24-06-AN, with the applicant being subject to the conditions as listed in staff report and I will stand by for any questions.

Mayor Stear Okay. Questions for Doug?

Council President Bruce No. None.

Mayor Stear And this is a public hearing. I didn't have anybody sign in to testify in this matter. Is there anybody who wishes to testify in this matter?

Council President Bruce I thought they were all going to testify.

Council Member McPherson We should have made them testify.

Mayor Stear Now they just said something about a riot.

Council Member Laraway They loaded the audience.

Mayor Stear All right, seeing none the question is rightfully before Council. So that was the opening of the hearing, so we do need to close.

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

Council Member McPherson Second.

Mayor Stear Motion's made and seconded. All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? That motion carries.

(Timestamp 00:39:29)

Motion To: Close Evidence Presentation And Proceed 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

Council President Bruce I'm just happy to see a second one.

Mayor Stear I'm happy to get this up too. I'm glad it's here tonight and that they can get going on that. I'm excited for him to get that belt, get moved in.

Council President Bruce How do they decide which ones get to stay there? Coin toss or?

Council Member Biggs So the only thing that I have... my only comment about this is very minor comment is, is that they don't have the intention to put an emergency signal there yet. Or is that normal? Because we do have fire experts on the Council, so...

Council Member McPherson The Fire experts are over there.

Mayor Stear That's one thing that would have to be funded. And I think that, that will probably come with future development, so...I don't... If the fire district doesn't feel that they need it, I don't think we should try to push for them to have to pay for it.

Council Member Biggs That some ACHD do you help out with it on me with? Are they just gonna put up a sign with a fire truck on it?

Council Member Laraway "Watch out for red thing."

Council Member Biggs Yep.

Mayor Stear Usually developers have to pay. That type of stuff. So I don't think there'd be any difference here.

Council Member Laraway I was going to say on these developments like that, is the fire station required by ACHD to put that up? Or that an ACHD thing?

Mayor Stear I don't know. Doug, you got any answers to?

Council Member Biggs It says on here that they don't intend to, an ACHD doesn't have a problem with it.

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning & Zoning. I think ultimately the... if it needed to go up in the location of it would be determined by ACHD because it would affect traffic flow in the public right-of-way. I do not believe the ultimate driveway location determination has been finalized at this point in time either. That'll be finalized at the time of the design review, at which point ACHD might have additional comment on placement of an emergency signal.

Council President Bruce That's what I was...

Council Member Biggs I drive that way every day, so the traffic is picking up on the W Kuna Rd. there. So that's why I was kind of thinking maybe might not be a bad idea in the future.

Council President Bruce Thank you, Doug.

Mayor Stear Well, now the school district had to pay for the one at Linder and Columbia.

Council Member Biggs Is that when it exceeds a certain threshold, maybe? Or is it?

Mayor Stear Just the traffic count. They required... they put in a traffic light in school district, had to fund that, so.... Anyway, any further on that?

Council President Bruce Anything? I make a motion that we approve case #24-06-AN.

Council Member McPherson Second.

Mayor Stear Motions made and seconded for approval. Is there any further discussion on that motion? All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

Council President Bruce I'm looking forward to seeing the design review on it and see, you know, what a modern fire station comes out now. I see the ones in Meridian, so I'm pretty excited about it, especially south of the tracks.

Mayor Stear You guys have already got renderings of it.

[Multiple Speakers; Inaudible]

Mayor Stear All right. Thank you guys. Glad you didn't have to riot here tonight.

Council President Bruce Thank you for your service guys.

(Timestamp 00:42:14)

Motion To: Approve Case #24-06-AN

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

E. Consideration to approve Resolution R09-2025, New Planning and Zoning, Building, and Parks Fee Schedule. Doug Hanson, Planning and Zoning Director **ACTION ITEM**

(Timestamp 00:43:03)

Mayor Stear Consideration to approve resolution R09-2025, the new Planning & Zoning, Building, and Parks fee schedule, Doug Hanson.

Planning & Zoning Director Doug Hanson Mayor and Council for the record, Doug Hanson, Kuna Planning & Zoning Director, 751 W. 4th St. Kuna. This evening staff is proposing new and

amended fees for the Planning & Zoning Department, Building Department, and Parks Department. The proposed fees for the Planning & Zoning and Building Departments are highlighted within the packet. The Planning fees are proposed as a result of the recent code update providing fees for director level determination applications and special use permits for modifications and accessory dwelling units. The Building Fees proposed will ensure the city is covering its administrative costs that the department incurs while reviewing the building permit applications and Morgan Webb is here to address any questions you may have in regard to the new Parks volleyball fee. And with that, I will stand by for any questions.

Mayor Stear Okay. Questions for Doug? Okay, this is a public hearing and I didn't have anybody signed in to testify. Is there anybody who wishes to testify in this matter? All right, seeing none...

Council Member Biggs I just want to ask on the Parks and Rec, the differences, I guess the major increases because it didn't split them out on the graphic.

Deputy Parks & Recreation Director Morgan Webb So the only fee change on the Parks is adding the volleyball to our recreation portion, and that is just a team fee that's listed out.

Council President Bruce You're going to sign up for some team volleyball?

Council Member Biggs When I can raise my arm over my shoulder, but my shoulder level again, maybe.

Council President Bruce Did you see it?

Council Member Biggs *Mhm.*

Council Member McPherson I'm good.

Council President Bruce Anything else?

Council Member McPherson Nope.

Council President Bruce Councilman Laraway?...We had no one to testify?

Mayor Stear Nobody testified. Nobody wanted to, so...

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

Council Member McPherson Second.

Mayor Stear Motion's made and seconded to close the Public hearing, any further discussion on that motion? All those in favor say 'aye.'

All Council members Aye.

Mayor Stear Any opposed? That motion carries.

(Timestamp 00:45:46)

Motion To: Close Evidence Presentation And Proceed 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

Council President Bruce I make a motion that we approve Resolution R09-2025.

Council Member McPherson Second.

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

All Council members Aye.

Mayor Stear Any opposed? And that motion carries.

(Timestamp 00:46:04)

Motion To: Approve Resolution R09-2025

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

7. Business Items:

(Timestamp 00:46:23)

A. Election of Council President for 2025. **ACTION ITEM**

(Timestamp 00:46:23)

Mayor Stear That takes us to business items. We did need to elect a Council President. Normally we do that the first meeting in January. We skipped it, so we're going do that tonight so the floor is open for nominations for Council President.

Council Member McPherson If we make Biggs President, then can't leave, right? I mean, we could roll with them, there's 3 votes right there.

Council Member Laraway I caused enough havoc You don't want me as a president.

Council Member Biggs I'll nominate Chris Bruce to continue.

Council Member Laraway I'll second. Okay. Well, just don't let this go to your head, please.

Mayor Stear So Chris Bruce for Council president, all in favor say 'aye'

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

Council Member Biggs Unless he voted against himself, you know.

Council Member McPherson Yeah.

Council Member Biggs Deadlock.

(Timestamp 00:47:07)

Motion To: Re-Elect Chris Bruce As Council President

Motion By: Council Member Biggs

Seconded By: Council Member Laraway

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 R10-2025, Authorizing Scope of Work and Contract with TischlerBise/Galena Consulting for Development Impact Fee Study. Nathan Stanley, City Clerk **ACTION ITEM**

(Timestamp 00:47:32)

Mayor Stear All right. Consideration to approve resolution R10-2025. Authorizing the scope of work and contract with TischlerBise/Galena Consulting for development impact fee, Nathan Stanley. However, you say that.

City Clerk Nathan Stanley Good Evening, Mayor and Council. Nathan Stanley, City Clerk, 751 W. 4th Street. Before you is a resolution for the scope of work contract with TischlerBise for the impact fee study. Upon that time, every five years, we do a study to update impact fees. So I will stand for any questions.

Council President Bruce I saw that we confirmed the appointment of the Members. Did we just reconfirm them? Because most of them look the same.

City Clerk Nathan Stanley Yeah, they're the same members for Art Commission and Impact Fees Committee.

Council Member Laraway Nathan, I question this. Which impact fees does this entail?

City Clerk Nathan Stanley Police and Parks.

Council Member Laraway Just Parks?

Council President Bruce Police and Parks.

City Clerk Nathan Stanley Police and Parks. Fire District has a separate committee.

Council Member Laraway So it doesn't cross over to ACHD or anything like that, okay.

Council President Bruce I make a motion that we approve resolution R10-2025.

Council Member McPherson Second.

Mayor Stear Motions made and seconded for approval. Is there any further discussion on that motion? All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

Council President Bruce Thank you, Nathan.

(Timestamp 00:48:53)

Motion To: Approve Resolution R10-2025

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

- C. Consideration to approve Resolution R11-2025, Authorizing the Mayor to sign the Second Amendment to the Water and Wastewater Service Agreement with Brisbie, LLC. Morgan Treasure, Economic Development Director. **ACTION ITEM**

(Timestamp 00:49:17)

Mayor Stear Consideration to approve resolution R11-2025. Authorizing the Mayor to sign the Second Amendment to the Water and Wastewater Service Agreement with Brisbee, LLC, Morgan Treasure.

Morgan, Treasure, Economic Development Director. Thank you Mayor and Council. Morgan Treasure, Economic Development Director. This agreement before you tonight is the Second Amendment to the Water and Wastewater Service Agreement, which is the part of the three project agreements that stem off of our development agreement with META that in this one entails our water and wastewater reservation capacities. Brisbee has gone ahead and made their application to the Public Utilities Commission for their electrical service and we at the city want to go ahead and make sure that our utility reservations are in line to continue the orderly development of the East Kuna Overlay District. Just for some background on that, the power out... Well, kind of everywhere in the valley right now, for industrial projects is... there's pressure on that. So the companies are going ahead and making their reservations with the Public Utilities Commission. This agreement is set up to make sure that we don't end up with entitled power without water, wastewater or vice versa. We want to make sure that all of our development is happening in line out there, as we deal with that over 1500 acres in the desert. In this agreement, just to point out that we are making those reservations, but any infrastructure beyond what is already out there will be either constructed or funded by Brisbee, LLC. So there is no liability to the city. *[Inaudible]* Spend more money or build anything extra on the City's dime. And I'm happy to answer any additional questions.

Council President Bruce That's what I was going to ask was the fiscal impact payment, thank you.

Mayor Stear Okay. Questions?

Multiple Council Members No.

Mayor Stear Okay.

Council President Bruce Thank you for that, Morgan. I make a motion we approve resolution R11-2025.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

(Timestamp 00:51:42)

Motion To: Approve Resolution R11-2025

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

D. Consideration to approve Resolution R12-2025 Accepting the Resignation of City Council Member Matt Biggs and Declaring a City Council Seat Vacancy. Nathan Stanley, City Clerk **ACTION ITEM**

(Timestamp 00:51:58)

Council President Bruce Mr. Mayor, I make a motion that we strike number D from 7.

Mayor Stear Okay. 7.D is no longer needed, so we will remove that.

(Timestamp 00:51:58)

Motion To: Indefinitely Table Resolution R12-2025

Motion By: Council Member Bruce

Seconded By: None

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Unanimous Consent

4-0-0

8. Ordinances:

9. Executive Session:

10. Mayor/Council Announcements:

(Timestamp 00:52:13)

Mayor Stear And that takes us to the end of our agenda. Is there anything anybody wished to mention this week?

Council President Bruce Well, we did have, like I said, the catering group from the Kuna School District. Those kids do great with their food. I've seen it all over from the Statehouse to

other events. So if you get a chance to partake or hire, I don't know if you can hire them or not. Maybe for an event its worth it so. Maybe you'll get their culinary.

Mayor Stear The High School’s Culinary...

Council President Bruce Yeah.

Mayor Stear So we have our Treasure Valley Partnership meeting is being hosted here this month so... with the other Mayors and Commissioners from the Treasure Valley come together. And we’re bringing them in to cater that for us.

Council President Bruce Yeah, they they've done really well. They've got a good program.

Mayor Stear It's impressive. I’ve been impressed with everything they do, so kudos to the Kuna School District in their culinary program.

Council President Bruce I have no other announcements.

11. Adjournment:

(Timestamp 00:53:21)

Mayor Stear All right. Well then, with that meeting is adjourned. Thank you all very much.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

Minutes prepared by Garrett Michaelson, Deputy City Clerk

Date Approved: CCM 02.04.2025



CITY OF KUNA
751 W. 4th Street • Kuna, Idaho 83634 • Phone (208) 922-5546
Fax: (208) 922-5989 • www.Kunacity.Id.gov



SIGN-UP SHEET

January 21st, 2024 – City Council Public Comment

The City of Kuna welcomes Public Questions and/or Comments during the Public Comment Session, as noted in the agenda.

In accordance with Idaho State Code, Public Comments may NOT include specific land use issues or cases. All comments regarding specific land use issues or cases MUST be heard in their associated Public Hearing(s). Idaho State Code also requires all comments and/or complaints regarding City personnel to be heard in Executive Session.

In all instances The Mayor and City Council may determine if your comments are appropriate for the Open Comment Session, particularly if your comments are covered by Idaho Code § 74-206(1), and may notify you accordingly. If you are recognized to speak you may "have the floor" for up to three (3) minutes unless a separate time duration is determined by The Mayor and/or City Council.

Public Comment Sign Up

Print Name
Print Address
City State, Zip

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City State, Zip

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City Council Public Hearing Sign-In Sheet
 January 21, 2025

Case No.: 24-04-AN (Annexation).

Case Name: Wiscombe Annexation

| IN FAVOR | NEUTRAL | IN OPPOSITION |
|---|---|---|
| <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify |
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City Council Public Hearing Sign-In Sheet
 January 21, 2025

Case No.: 24-05-AN (Annexation), 24-02-DA (Development Agreement)

Case Name: Kuna Mora Business Center

| IN FAVOR | NEUTRAL | IN OPPOSITION |
|--|---|---|
| <input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify |
| Jeff Hatch | | |
| Name 200 W. 36 th St. | Name | Name |
| Address Boise, ID 83714 | Address | Address |
| City, State, ZIP | City, State, ZIP | City, State, ZIP |
| <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify |
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CITY OF KUNA

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City Council Public Hearing Sign-In Sheet
 January 21, 2025

**Case No.: 24-01-CPF (Combination Preliminary and Final Plat), 22-02- DA MOD
 (Development Agreement Modification)**

Case Name: Lamp District

| IN FAVOR | NEUTRAL | IN OPPOSITION |
|---|--|--|
| <input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <i>Penelope Constantine</i> | <input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify <i>Vincent Cavanaugh</i> | <input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify <i>Bede Miller</i> |
| Name <i>Riley Alan Wong</i> | Name | Name |
| Address <i>P.O. Box 405 Boise, ID 83701</i> | Address <i>2050 N. Meridian Rd Kuna ID 83634</i> | Address <i>1700 N. Ryde Ave Kuna ID 83634</i> |
| City, State, ZIP | City, State, ZIP | City, State, ZIP |
| <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify | <input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify |
| Name | Name <i>RON PERKINS</i> | Name |
| Address | Address <i>1907 N. RYDE AVE</i> | Address |
| City, State, ZIP | City, State, ZIP <i>KUNA, ID 83634</i> | City, State, ZIP |
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City Council Public Hearing Sign-In Sheet
 January 21, 2025

Case No.: 24-06-AN (Annexation)

Case Name: Kuna Rural Fire District Station No. 2

| IN FAVOR | NEUTRAL | IN OPPOSITION |
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| <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify |
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City Council Public Hearing Sign-In Sheet
 January 21, 2025

New Planning and Zoning, Building, and Parks Fee Schedule

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

| IN FAVOR | NEUTRAL | IN OPPOSITION |
|---|---|---|
| <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify |
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| Name | Name | Name |
| Address | Address | Address |
| City, State, ZIP | City, State, ZIP | City, State, ZIP |

From: noreply@civicplus.com
To: [Doug Hanson](#); [City Clerk](#)
Subject: Online Form Submittal: Public Testimony Form
Date: Tuesday, January 21, 2025 4:13:22 PM

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

| | |
|--|--|
| Case Number/Description | Case No. 24-06-AN Kuna Rural Fire District Station |
| Public Hearing Date | 1/21/2025 |
| Will you also be providing in person testimony at the Public Hearing | No |
| In Favor, Neutral or In Opposition | In Favor |
| Email | david.szplett@gmail.com |
| Phone Number | 2089225206 |
| First Name | DAVID |
| Last Name | SZPLETT |
| Address1 | 970 WEST ASHWOOD CT |
| City | Kuna |
| State | ID |
| Zip | 83634 |
| Written Testimony | <p>I thank you for even holding a public meeting. Liberals all fear public input.</p> <p>I support the Fire District's efforts. It is even refreshing to see a public agency able to link growth to the demand for public services. That has not always been the case in the past.</p> |

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

Email not displaying correctly? [View it in your browser.](#)

Report Criteria:

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

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---------------------------------------|--------------------------------|----------------|-------|--|--------------|--------------------|-------------|-----------------------------------|---------------|-----------|------------|--------|
| ABC STAMP, SIGNS & AWARDS | | | | | | | | | | | | |
| 277 | ABC STAMP, SIGNS & AWARDS | 0578032 | 19876 | <u>NAME PLATE FOR M. LUNDY - PLANNER, J. MILLER, JAN '25</u> | 01/16/2025 | 22.79 | .00 | 01-6165 OFFICE SUPPLIES | 1003 | 1/25 | | |
| Total 0578032: | | | | | | 22.79 | .00 | | | | | |
| Total ABC STAMP, SIGNS & AWARDS: | | | | | | 22.79 | .00 | | | | | |
| ADA COUNTY PROSECUTING ATTORNE | | | | | | | | | | | | |
| 176 | ADA COUNTY PROSECUTING ATTORNE | 01232024CPA | | <u>PROSECUTORIAL SERVICES FOR FEBRUARY 2025</u> | 01/23/2024 | 6,429.33 | .00 | 01-6203 PROSECUTORIAL SERVICES | 0 | 1/25 | | |
| Total 01232024CPA: | | | | | | 6,429.33 | .00 | | | | | |
| Total ADA COUNTY PROSECUTING ATTORNE: | | | | | | 6,429.33 | .00 | | | | | |
| ALLIANCE MEDICAL GROUP LLC | | | | | | | | | | | | |
| 2072 | ALLIANCE MEDICAL GROUP LLC | 8773-010925 | | <u>EMPLOYEE DRUG SCREEN, M. LUNDY, DEC '24</u> | 12/23/2024 | 25.00 | 25.00 | 01-5950 TEAM BUILDING, ONBOARDING | 0 | 1/25 | 01/17/2025 | |
| Total 8773-010925: | | | | | | 25.00 | 25.00 | | | | | |
| Total ALLIANCE MEDICAL GROUP LLC: | | | | | | 25.00 | 25.00 | | | | | |
| ALPHA HOME PEST CONTROL, LLC | | | | | | | | | | | | |
| 1804 | ALPHA HOME PEST CONTROL, LLC | 101166 | | <u>QUARTERLY PEST CONTROL FOR CITY HALL, JAN '25 - P.I.</u> | 01/24/2025 | 9.50 | .00 | 25-6140 MAINT. & REPAIR BUILDING | 0 | 1/25 | | |
| 1804 | ALPHA HOME PEST CONTROL, LLC | 101166 | | <u>QUARTERLY PEST CONTROL FOR CITY HALL, JAN '25 - P & Z</u> | 01/24/2025 | 9.50 | .00 | 01-6140 MAINT. & REPAIR BUILDING | 1003 | 1/25 | | |
| 1804 | ALPHA HOME PEST CONTROL, LLC | 101166 | | <u>QUARTERLY PEST CONTROL FOR CITY HALL, JAN '25 - SEWER</u> | 01/24/2025 | 24.70 | .00 | 21-6140 MAINT. & REPAIR BUILDING | 0 | 1/25 | | |

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 1/17/2025-1/30/2025

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 Jan 29, 2025 01:05PM

| 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 |
|-------------------------------------|------------------------------|----------------|-------|---|--------------|--------------------|-------------|----------------------------------|---------------|-----------|------------|--------|
| 1804 | ALPHA HOME PEST CONTROL, LLC | 101166 | | <u>QUARTERLY PEST CONTROL FOR CITY HALL, JAN '25 - WATER</u> | 01/24/2025 | 24.70 | .00 | 20-6140 MAINT. & REPAIR BUILDING | 0 | 1/25 | | |
| 1804 | ALPHA HOME PEST CONTROL, LLC | 101166 | | <u>QUARTERLY PEST CONTROL FOR CITY HALL, JAN '25 - ADMIN</u> | 01/24/2025 | 26.60 | .00 | 01-6140 MAINT. & REPAIR BUILDING | 0 | 1/25 | | |
| Total 101166: | | | | | | 95.00 | .00 | | | | | |
| Total ALPHA HOME PEST CONTROL, LLC: | | | | | | 95.00 | .00 | | | | | |
| ASSOCIATION OF IDAHO CITIES | | | | | | | | | | | | |
| 8 | ASSOCIATION OF IDAHO CITIES | 200012765 | 19886 | <u>2025 CITY OFFICIALS DAY AT THE CAPITAL (CODC) LUNCHEON. FOR DEPUTY CLERK G. MICHAELSON & MAYOR STEAR, Z. MONTENEGRO, JAN '25 - SEWER</u> | 01/14/2025 | 4.00 | 4.00 | 21-6155 MEETINGS/COMMITTEES | 0 | 1/25 | 01/17/2025 | |
| 8 | ASSOCIATION OF IDAHO CITIES | 200012765 | 19886 | <u>2025 CITY OFFICIALS DAY AT THE CAPITAL (CODC) LUNCHEON. FOR DEPUTY CLERK G. MICHAELSON & MAYOR STEAR, Z. MONTENEGRO, JAN '25 - ADMIN</u> | 01/14/2025 | 90.00 | 90.00 | 01-6155 MEETINGS/COMMITTEES | 0 | 1/25 | 01/17/2025 | |
| 8 | ASSOCIATION OF IDAHO CITIES | 200012765 | 19886 | <u>2025 CITY OFFICIALS DAY AT THE CAPITAL (CODC) LUNCHEON. FOR DEPUTY CLERK G. MICHAELSON & MAYOR STEAR, Z. MONTENEGRO, JAN '25 - P.I.</u> | 01/14/2025 | 2.00 | 2.00 | 25-6155 MEETINGS/COMMITTEES | 0 | 1/25 | 01/17/2025 | |
| 8 | ASSOCIATION OF IDAHO CITIES | 200012765 | 19886 | <u>2025 CITY OFFICIALS DAY AT THE CAPITAL (CODC) LUNCHEON. FOR DEPUTY CLERK G. MICHAELSON & MAYOR STEAR, Z. MONTENEGRO, JAN '25 - WATER</u> | 01/14/2025 | 4.00 | 4.00 | 20-6155 MEETINGS/COMMITTEES | 0 | 1/25 | 01/17/2025 | |

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 1/17/2025-1/30/2025

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Jan 29, 2025 01:05PM

| 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 200012765: | | | | | | 100.00 | 100.00 | | | | | |
| Total ASSOCIATION OF IDAHO CITIES: | | | | | | 100.00 | 100.00 | | | | | |
| BUTTE FENCE INC | | | | | | | | | | | | |
| 2177 | BUTTE FENCE INC | 0118145-IN | 19575 | <u>CLAMPS, S. CAHILL, DEC '24</u> | 12/03/2024 | 61.60 | 61.60 | <u>01-6150 M & R - SYSTEM</u> | 1004 | 1/25 | 01/17/2025 | |
| Total 0118145-IN: | | | | | | 61.60 | 61.60 | | | | | |
| 2177 | BUTTE FENCE INC | 0119048-IN | 19905 | <u>MATERIALS TO BUILD FENCE AT ARBOR PARK, C. REGLI, JAN '25</u> | 01/17/2025 | 1,176.52 | 1,176.52 | <u>01-6150 M & R - SYSTEM</u> | 1004 | 1/25 | 01/24/2025 | |
| Total 0119048-IN: | | | | | | 1,176.52 | 1,176.52 | | | | | |
| Total BUTTE FENCE INC: | | | | | | 1,238.12 | 1,238.12 | | | | | |
| CENTURYLINK | | | | | | | | | | | | |
| 62 | CENTURYLINK | 333971613010 | | <u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 01/07/2025-02/06/2025 - SEWER</u> | 01/07/2025 | 19.56 | 19.56 | <u>21-6255 TELEPHONE EXPENSE</u> | 0 | 1/25 | 01/17/2025 | |
| 62 | CENTURYLINK | 333971613010 | | <u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 01/07/2025-02/06/2025 - P.I.</u> | 01/07/2025 | 7.53 | 7.53 | <u>25-6255 TELEPHONE EXPENSE</u> | 0 | 1/25 | 01/17/2025 | |
| 62 | CENTURYLINK | 333971613010 | | <u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 01/07/2025-02/06/2025 - ADMIN</u> | 01/07/2025 | 21.06 | 21.06 | <u>01-6255 TELEPHONE EXPENSE</u> | 0 | 1/25 | 01/17/2025 | |
| 62 | CENTURYLINK | 333971613010 | | <u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 01/07/2025-02/06/2025 - WATER</u> | 01/07/2025 | 19.56 | 19.56 | <u>20-6255 TELEPHONE EXPENSE</u> | 0 | 1/25 | 01/17/2025 | |
| 62 | CENTURYLINK | 333971613010 | | <u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 01/07/2025-02/06/2025 - P & Z</u> | 01/07/2025 | 7.52 | 7.52 | <u>01-6255 TELEPHONE EXPENSE</u> | 1003 | 1/25 | 01/17/2025 | |
| Total 33397161301072025: | | | | | | 75.23 | 75.23 | | | | | |

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 1/17/2025-1/30/2025

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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 CENTURYLINK: | | | | | | 75.23 | 75.23 | | | | | |
| CHRISTENSEN INC | | | | | | | | | | | | |
| 2186 | CHRISTENSEN INC | 0665368-IN | 19911 | <u>55 GAL WINDOW WASH FLUID FOR FLEET, J. DURHAM, JAN '25 - WATER</u> | 01/20/2025 | 29.89 | .00 | <u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u> | 0 | 1/25 | | |
| 2186 | CHRISTENSEN INC | 0665368-IN | 19911 | <u>55 GAL WINDOW WASH FLUID FOR FLEET, J. DURHAM, JAN '25 - P.I.</u> | 01/20/2025 | 14.94 | .00 | <u>25-6305 VEHICLE MAINTENANCE & REPAIRS</u> | 0 | 1/25 | | |
| 2186 | CHRISTENSEN INC | 0665368-IN | 19911 | <u>55 GAL WINDOW WASH FLUID FOR FLEET, J. DURHAM, JAN '25 - SEWER</u> | 01/20/2025 | 29.89 | .00 | <u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u> | 0 | 1/25 | | |
| 2186 | CHRISTENSEN INC | 0665368-IN | 19911 | <u>55 GAL WINDOW WASH FLUID FOR FLEET, J. DURHAM, JAN '25 - ADMIN</u> | 01/20/2025 | 74.73 | .00 | <u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u> | 0 | 1/25 | | |
| Total 0665368-IN: | | | | | | 149.45 | .00 | | | | | |
| Total CHRISTENSEN INC: | | | | | | 149.45 | .00 | | | | | |
| CORE & MAIN LP | | | | | | | | | | | | |
| 63 | CORE & MAIN LP | W302483 | 19910 | <u>METERS, GASKETS, RING AND LIDS, AND METER KEY, J. OSBORN, JAN '25</u> | 01/17/2025 | 43,386.56 | .00 | <u>20-6020 CAPITAL IMPROVEMENTS</u> | 0 | 1/25 | | |
| Total W302483: | | | | | | 43,386.56 | .00 | | | | | |
| Total CORE & MAIN LP: | | | | | | 43,386.56 | .00 | | | | | |
| CUSTOM ELECTRIC, INC. | | | | | | | | | | | | |
| 147 | CUSTOM ELECTRIC, INC. | 9452 | 19920 | <u>TROUBLESHOOT AND NEW SOFT START FOR DANSKIN LIFT STATION, T. FLEMING, JAN '25</u> | 01/20/2025 | 2,507.00 | .00 | <u>21-6150 M & R - SYSTEM</u> | 0 | 1/25 | | |
| Total 9452: | | | | | | 2,507.00 | .00 | | | | | |
| Total CUSTOM ELECTRIC, INC.: | | | | | | 2,507.00 | .00 | | | | | |

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|---|------------------------------|----------------|-------|---|--------------|--------------------|-------------|--|---------------|-----------|-----------|--------|
| D & A DOOR & SPECIALTIES INC | | | | | | | | | | | | |
| 1861 | D & A DOOR & SPECIALTIES INC | SI045967 | 19921 | <u>KEYS FOR META, T. FLEMING, JAN '25 - WATER</u> | 01/22/2025 | 112.60 | .00 | <u>27-6140 MAINT. & REPAIR BUILDING</u> | 0 | 1/25 | | |
| 1861 | D & A DOOR & SPECIALTIES INC | SI045967 | 19921 | <u>KEYS FOR META, T. FLEMING, JAN '25 - SEWER</u> | 01/22/2025 | 112.60 | .00 | <u>28-6140 MAINT. & REPAIR BUILDING</u> | 0 | 1/25 | | |
| Total SI045967: | | | | | | 225.20 | .00 | | | | | |
| Total D & A DOOR & SPECIALTIES INC: | | | | | | 225.20 | .00 | | | | | |
| D & B SUPPLY | | | | | | | | | | | | |
| 75 | D & B SUPPLY | 158 | 19946 | <u>SHEEPSKIN GLOVES, P. FLORES, JAN '25</u> | 01/23/2025 | 27.99 | .00 | <u>01-6230 SAFETY TRAINING & EQUIPMENT</u> | 1004 | 1/25 | | |
| 75 | D & B SUPPLY | 158 | 19946 | <u>SCREWDRIVER SET, P. FLORES, JAN '25</u> | 01/23/2025 | 94.98 | .00 | <u>01-6175 SMALL TOOLS</u> | 1004 | 1/25 | | |
| Total 158: | | | | | | 122.97 | .00 | | | | | |
| 75 | D & B SUPPLY | 3449 | 19894 | <u>POLE SAW AND 4 DEWALT BATTERIES FOR PARKS, J. PEREZ, JAN '25</u> | 01/15/2025 | 919.95 | .00 | <u>01-6175 SMALL TOOLS</u> | 1004 | 1/25 | | |
| Total 3449: | | | | | | 919.95 | .00 | | | | | |
| 75 | D & B SUPPLY | 4844 | 19929 | <u>CHAIN SAW CHAINS, CHAIN LOOPS AND FILES TO SHARPEN CHAIN SAW BLADES, J. PEREZ, JAN '25</u> | 01/21/2025 | 72.95 | .00 | <u>01-6175 SMALL TOOLS</u> | 1004 | 1/25 | | |
| Total 4844: | | | | | | 72.95 | .00 | | | | | |
| 75 | D & B SUPPLY | 5382 | 19936 | <u>CUT OFF DISCS FOR GRINDER WHEELS AND 2 FLASH LIGHTS, C. REGLI, JAN '25</u> | 01/22/2025 | 45.96 | .00 | <u>01-6175 SMALL TOOLS</u> | 1004 | 1/25 | | |
| Total 5382: | | | | | | 45.96 | .00 | | | | | |

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|------------------------|-----------------|----------------|------|--|--------------|--------------------|-------------|-------------------------------------|---------------|-----------|-----------|--------|
| Total D & B SUPPLY: | | | | | | 1,161.83 | .00 | | | | | |
| DEX IMAGING LLC | | | | | | | | | | | | |
| 2291 | DEX IMAGING LLC | AR12631011 | | <u>CONTRACT LEASE CHARGE, NEW COPIER, MODEL #C535WR, SERIAL #43010858, CLERKS OFFICE, JAN '25</u> | 01/17/2025 | 47.99 | .00 | 01-6212 RENT - EQUIPMENT | 0 | 1/25 | | |
| Total AR12631011: | | | | | | 47.99 | .00 | | | | | |
| 2291 | DEX IMAGING LLC | AR12631012 | | <u>CONTRACT OVERAGE CHARGES, MODEL #IMC4500, SERIAL #3122R790389 & 3122R790356, CITY HALL, JAN '25 - P & Z</u> | 01/17/2025 | 13.68 | .00 | 01-6142 MAINT. & REPAIR - EQUIPMENT | 1003 | 1/25 | | |
| 2291 | DEX IMAGING LLC | AR12631012 | | <u>CONTRACT OVERAGE CHARGES, MODEL #IMC4500, SERIAL #3122R790389 & 3122R790356, CITY HALL, JAN '25 - SEWER</u> | 01/17/2025 | 35.58 | .00 | 21-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 1/25 | | |
| 2291 | DEX IMAGING LLC | AR12631012 | | <u>CONTRACT OVERAGE CHARGES, MODEL #IMC4500, SERIAL #3122R790389 & 3122R790356, CITY HALL, JAN '25 - WATER</u> | 01/17/2025 | 35.58 | .00 | 20-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 1/25 | | |
| 2291 | DEX IMAGING LLC | AR12631012 | | <u>CONTRACT OVERAGE CHARGES, MODEL #IMC4500, SERIAL #3122R790389 & 3122R790356, CITY HALL, JAN '25 - ADMIN</u> | 01/17/2025 | 38.32 | .00 | 01-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 1/25 | | |
| 2291 | DEX IMAGING LLC | AR12631012 | | <u>CONTRACT LEASE CHARGE, MODEL #IMC4500, SERIAL #3122R790389 & 3122R790356, CITY HALL, JAN '25</u> | 01/17/2025 | 433.94 | .00 | 01-6212 RENT - EQUIPMENT | 0 | 1/25 | | |
| 2291 | DEX IMAGING LLC | AR12631012 | | <u>CONTRACT OVERAGE CHARGES, MODEL #IMC4500, SERIAL #3122R790389 & 3122R790356, CITY HALL, JAN '25 - P.I.</u> | 01/17/2025 | 13.68 | .00 | 25-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 1/25 | | |

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|------------------------|-----------------|----------------|-------|--|--------------|--------------------|-------------|---------------------------------------|---------------|-----------|-----------|--------|
| Total AR12631012: | | | | | | 570.78 | .00 | | | | | |
| 2291 | DEX IMAGING LLC | AR12631013 | | <u>CONTRACT OVERAGE CHARGES, MODEL #MX2651, SERIAL #03012172, TREATMENT PLANT, JAN '25 - SEWER</u> | 01/17/2025 | 44.20 | .00 | 21-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 1/25 | | |
| 2291 | DEX IMAGING LLC | AR12631013 | | <u>CONTRACT LEASE CHARGE, MODEL #MX2651, SERIAL #03012172, TREATMENT PLANT, JAN '25</u> | 01/17/2025 | 95.55 | .00 | 20-6212 RENT - EQUIPMENT | 0 | 1/25 | | |
| 2291 | DEX IMAGING LLC | AR12631013 | | <u>CONTRACT OVERAGE CHARGES, MODEL #MX2651, SERIAL #03012172, TREATMENT PLANT, JAN '25 - P.I.</u> | 01/17/2025 | 16.84 | .00 | 25-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 1/25 | | |
| 2291 | DEX IMAGING LLC | AR12631013 | | <u>CONTRACT OVERAGE CHARGES, MODEL #MX2651, SERIAL #03012172, TREATMENT PLANT, JAN '25 - WATER</u> | 01/17/2025 | 44.20 | .00 | 20-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 1/25 | | |
| Total AR12631013: | | | | | | 200.79 | .00 | | | | | |
| Total DEX IMAGING LLC: | | | | | | 819.56 | .00 | | | | | |
| DYNA PARTS LLC | | | | | | | | | | | | |
| 2115 | DYNA PARTS LLC | 310787 | 19901 | <u>COOLANT FOR SHOP SUPPLIES, J. DURHAM, JAN. 25 - ADMIN</u> | 01/15/2025 | 25.47 | .00 | 01-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 1/25 | | |
| 2115 | DYNA PARTS LLC | 310787 | 19901 | <u>COOLANT FOR SHOP SUPPLIES, J. DURHAM, JAN. 25 - SEWER</u> | 01/15/2025 | 10.19 | .00 | 21-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 1/25 | | |
| 2115 | DYNA PARTS LLC | 310787 | 19901 | <u>COOLANT FOR SHOP SUPPLIES, J. DURHAM, JAN. 25 - WATER</u> | 01/15/2025 | 10.19 | .00 | 20-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 1/25 | | |
| 2115 | DYNA PARTS LLC | 310787 | 19901 | <u>COOLANT FOR SHOP SUPPLIES, J. DURHAM, JAN. 25 - P.I</u> | 01/15/2025 | 5.09 | .00 | 25-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 1/25 | | |

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|---------------|----------------|----------------|-------|--|--------------|--------------------|-------------|---------------------------------------|---------------|-----------|-----------|--------|
| Total 310787: | | | | | | 50.94 | .00 | | | | | |
| 2115 | DYNA PARTS LLC | 310893 | 19913 | WIPER BLADES FOR FLEET INVENTORY, J. DURHAM, JAN '25- WATER | 01/17/2025 | 8.25 | .00 | 20-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 1/25 | | |
| 2115 | DYNA PARTS LLC | 310893 | 19913 | WIPER BLADES FOR FLEET INVENTORY, J. DURHAM, JAN '25- P.I | 01/17/2025 | 4.13 | .00 | 25-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 1/25 | | |
| 2115 | DYNA PARTS LLC | 310893 | 19913 | WIPER BLADES FOR FLEET INVENTORY, J. DURHAM, JAN '25- SEWER | 01/17/2025 | 8.25 | .00 | 21-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 1/25 | | |
| 2115 | DYNA PARTS LLC | 310893 | 19913 | WIPER BLADES FOR FLEET INVENTORY, J. DURHAM, JAN '25- ADMIN | 01/17/2025 | 20.64 | .00 | 01-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 1/25 | | |
| Total 310893: | | | | | | 41.27 | .00 | | | | | |
| 2115 | DYNA PARTS LLC | 311087 | 19934 | DEF FOR FLEET SHOP INVENTORY, C.REGLI, JAN.'25- P.I | 01/22/2025 | 2.55 | .00 | 25-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 1/25 | | |
| 2115 | DYNA PARTS LLC | 311087 | 19934 | VALVOLINE MULTI PURPOSE GREASE FOR PARKS EQUIPMENT, C.REGLI, JAN.'25 | 01/22/2025 | 57.60 | .00 | 01-6142 MAINT. & REPAIR - EQUIPMENT | 1004 | 1/25 | | |
| 2115 | DYNA PARTS LLC | 311087 | 19934 | DEF FOR FLEET SHOP INVENTORY, C.REGLI, JAN.'25- ADMIN | 01/22/2025 | 12.79 | .00 | 01-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 1/25 | | |
| 2115 | DYNA PARTS LLC | 311087 | 19934 | DEF FOR FLEET SHOP INVENTORY, C.REGLI, JAN.'25- SEWER | 01/22/2025 | 5.12 | .00 | 21-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 1/25 | | |
| 2115 | DYNA PARTS LLC | 311087 | 19934 | DEF FOR FLEET SHOP INVENTORY, C.REGLI, JAN.'25- WATER | 01/22/2025 | 5.12 | .00 | 20-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 1/25 | | |
| Total 311087: | | | | | | 83.18 | .00 | | | | | |
| 2115 | DYNA PARTS LLC | 311108 | 19941 | GEAR OIL FOR PARKS MOWER, J. DURHAM, JAN. 25 | 01/22/2025 | 13.98 | .00 | 01-6142 MAINT. & REPAIR - | | | | |

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| | | | | | | | | EQUIPMENT | 1004 | 1/25 | | |
| | Total 311108: | | | | | 13.98 | .00 | | | | | |
| 2115 | DYNA PARTS LLC | 311342 | 19967 | BATTERY FOR PARKS FORKLIFT, C. REGLI, JAN. 25 | 01/27/2025 | 140.81 | .00 | 01-6142 MAINT. & REPAIR - EQUIPMENT | 1004 | 1/25 | | |
| | Total 311342: | | | | | 140.81 | .00 | | | | | |
| 2115 | DYNA PARTS LLC | 311425 | 19985 | BATTERY TERMINALS FOR FLEET BUCKET TRUCK, S. HOWELL, JAN. 25- WATER | 01/28/2025 | 2.12 | .00 | 20-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 1/25 | | |
| 2115 | DYNA PARTS LLC | 311425 | 19985 | BATTERY TERMINALS FOR FLEET BUCKET TRUCK, S. HOWELL, JAN. 25- P.I | 01/28/2025 | 1.06 | .00 | 25-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 1/25 | | |
| 2115 | DYNA PARTS LLC | 311425 | 19985 | BATTERY TERMINALS FOR FLEET BUCKET TRUCK, S. HOWELL, JAN. 25- SEWER | 01/28/2025 | 2.12 | .00 | 21-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 1/25 | | |
| 2115 | DYNA PARTS LLC | 311425 | 19985 | BATTERY TERMINALS FOR FLEET BUCKET TRUCK, S. HOWELL, JAN. 25- ADMIN | 01/28/2025 | 5.30 | .00 | 01-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 1/25 | | |
| | Total 311425: | | | | | 10.60 | .00 | | | | | |
| 2115 | DYNA PARTS LLC | 311440 | | 3 EACH HITCH PINS AND CLIPS FOR FLEET INVENTORY, J. DURHAM, JAN. 25- SEWER | 01/28/2025 | 11.76 | .00 | 21-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 1/25 | | |
| 2115 | DYNA PARTS LLC | 311440 | | 3 EACH HITCH PINS AND CLIPS FOR FLEET INVENTORY, J. DURHAM, JAN. 25- P.I | 01/28/2025 | 5.88 | .00 | 25-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 1/25 | | |
| 2115 | DYNA PARTS LLC | 311440 | | 3 EACH HITCH PINS AND CLIPS FOR FLEET INVENTORY, J. DURHAM, JAN. 25- WATER | 01/28/2025 | 11.76 | .00 | 20-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 1/25 | | |
| 2115 | DYNA PARTS LLC | 311440 | | 3 EACH HITCH PINS AND CLIPS FOR FLEET INVENTORY, J. DURHAM, JAN. 25- ADMIN | 01/28/2025 | 29.40 | .00 | 01-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 1/25 | | |

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| Total 311440: | | | | | | 58.80 | .00 | | | | | |
| 2115 | DYNA PARTS LLC | 311450 | 19993 | <u>AIR FILTERS FOR MOWER AT THE FARM, J. DURHAM, JAN '25</u> | 01/28/2025 | 36.53 | .00 | <u>21-6090 FARM EXPENDITURES</u> | 0 | 1/25 | | |
| Total 311450: | | | | | | 36.53 | .00 | | | | | |
| 2115 | DYNA PARTS LLC | 311484 | 19998 | <u>PARTS TO REPAIR FACILITIES BUCKET TRUCK, S. HOWELL, JAN '25- WATER</u> | 01/29/2025 | 16.31 | .00 | <u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u> | 0 | 1/25 | | |
| 2115 | DYNA PARTS LLC | 311484 | 19998 | <u>PARTS TO REPAIR FACILITIES BUCKET TRUCK, S. HOWELL, JAN '25- SEWER</u> | 01/29/2025 | 16.31 | .00 | <u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u> | 0 | 1/25 | | |
| 2115 | DYNA PARTS LLC | 311484 | 19998 | <u>PARTS TO REPAIR FACILITIES BUCKET TRUCK, S. HOWELL, JAN '25- ADMIN</u> | 01/29/2025 | 40.78 | .00 | <u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u> | 0 | 1/25 | | |
| 2115 | DYNA PARTS LLC | 311484 | 19998 | <u>PARTS TO REPAIR FACILITIES BUCKET TRUCK, S. HOWELL, JAN '25-P.I</u> | 01/29/2025 | 8.16 | .00 | <u>25-6305 VEHICLE MAINTENANCE & REPAIRS</u> | 0 | 1/25 | | |
| Total 311484: | | | | | | 81.56 | .00 | | | | | |
| Total DYNA PARTS LLC: | | | | | | 517.67 | .00 | | | | | |
| FERGUSON ENTERPRISES INC | | | | | | | | | | | | |
| 219 | FERGUSON ENTERPRISES INC | 0913157 | 19950 | <u>PUMP, J. OSBORN, JAN '25</u> | 01/23/2025 | 244.90 | .00 | <u>20-6175 SMALL TOOLS</u> | 0 | 1/25 | | |
| Total 0913157: | | | | | | 244.90 | .00 | | | | | |
| 219 | FERGUSON ENTERPRISES INC | 3343028 | 19833 | <u>WATER FAUCET FOR MEN'S RESTROOM AT CITY HALL, J. LORENTZ, JAN '25</u> | 01/14/2025 | 117.08 | .00 | <u>01-6140 MAINT. & REPAIR BUILDING</u> | 0 | 1/25 | | |
| Total 3343028: | | | | | | 117.08 | .00 | | | | | |

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| Total FERGUSON ENTERPRISES INC: | | | | | | 361.98 | .00 | | | | | |
| FLYNN BEC LP | | | | | | | | | | | | |
| 2220 | FLYNN BEC LP | 129316 | | <u>INSTALL NEW PIPE BOOTS ON ROOF OF VFW, J. ADAMS, JAN '25</u> | 12/16/2024 | 2,090.00 | 2,090.00 | <u>40-6020 CAPITAL IMPROVEMENTS</u> | 0 | 1/25 | 01/24/2025 | |
| Total 129316: | | | | | | 2,090.00 | 2,090.00 | | | | | |
| Total FLYNN BEC LP: | | | | | | 2,090.00 | 2,090.00 | | | | | |
| GRANITE EXCAVATION INC | | | | | | | | | | | | |
| 1907 | GRANITE EXCAVATION INC | 33395 | | <u>SEWER REPAIRS COMPLETED AT 590 TERRAPIN AVE, T. FLEMING, JAN '25</u> | 01/22/2025 | 13,987.77 | .00 | <u>21-6150 M & R - SYSTEM</u> | 0 | 1/25 | | |
| Total 33395: | | | | | | 13,987.77 | .00 | | | | | |
| Total GRANITE EXCAVATION INC: | | | | | | 13,987.77 | .00 | | | | | |
| HD SUPPLY INC | | | | | | | | | | | | |
| 265 | HD SUPPLY INC | INV00599496 | 19925 | <u>FILTERS, PIPETTE TIPS, ELECTRODE STORAGE SOLUTION, M. NADEAU, JAN '25</u> | 01/21/2025 | 971.00 | .00 | <u>21-6150 M & R - SYSTEM</u> | 0 | 1/25 | | |
| Total INV00599496: | | | | | | 971.00 | .00 | | | | | |
| Total HD SUPPLY INC: | | | | | | 971.00 | .00 | | | | | |
| HDR ENGINEERING INC | | | | | | | | | | | | |
| 1646 | HDR ENGINEERING INC | 1200686295 | | <u>PROFESSIONAL SERVICES FROM 10/01/24-12/28/24 FOR LAGOON 7 SEEPAGE TESTING</u> | 01/09/2024 | 4,650.00 | .00 | <u>21-6202 PROFESSIONAL SERVICES</u> | 0 | 1/25 | | |
| Total 1200686295: | | | | | | 4,650.00 | .00 | | | | | |
| Total HDR ENGINEERING INC: | | | | | | 4,650.00 | .00 | | | | | |

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| HOLLADAY ENGINEERING CO | | | | | | | | | | | | |
| 1990 | HOLLADAY ENGINEERING CO | 51139 | | <u>PROFESSIONAL SERVICES THROUGH 12/31/24. PEREGRINE PROJECT, KU22-0309</u> | 01/08/2025 | 7,760.66 | .00 | <u>01-6052 CONTRACT SERVICES</u> | 0 | 1/25 | | |
| Total 51139: | | | | | | 7,760.66 | .00 | | | | | |
| Total HOLLADAY ENGINEERING CO: | | | | | | 7,760.66 | .00 | | | | | |
| HORIZON DISTRIBUTORS INC | | | | | | | | | | | | |
| 2131 | HORIZON DISTRIBUTORS INC | 3L243866 | 19980 | <u>OIL SERVICE PARTS FOR FARM MOWER, J. DURHAM, JAN '25</u> | 01/28/2025 | 190.73 | .00 | <u>21-6142 MAINT. & REPAIR - EQUIPMENT</u> | 0 | 1/25 | | |
| Total 3L243866: | | | | | | 190.73 | .00 | | | | | |
| Total HORIZON DISTRIBUTORS INC: | | | | | | 190.73 | .00 | | | | | |
| IDAHO ASSOCIATION OF BUILDING OFFICIALS | | | | | | | | | | | | |
| 565 | IDAHO ASSOCIATION OF BUILDING OFFICIALS | 567 | | <u>GOVERNMENT LEVEL MEMBERSHIP AND BSPSI DUES FOR STEVEN BARKER, 01/01/25-12/31/25</u> | 01/09/2025 | 280.00 | .00 | <u>01-6075 DUES & MEMBERSHIPS</u> | 1005 | 1/25 | | |
| Total 567: | | | | | | 280.00 | .00 | | | | | |
| Total IDAHO ASSOCIATION OF BUILDING OFFICIALS: | | | | | | 280.00 | .00 | | | | | |
| IDAHO HUMANE SOCIETY | | | | | | | | | | | | |
| 833 | IDAHO HUMANE SOCIETY | 02012025IHSK | | <u>ANIMAL CONTROL CONTRACT SERVICES FOR FEBRUARY '25</u> | 02/01/2025 | 13,656.42 | .00 | <u>01-6005 ANIMAL CONTROL SERVICES</u> | 0 | 1/25 | | |
| Total 02012025IHSKUNA: | | | | | | 13,656.42 | .00 | | | | | |
| Total IDAHO HUMANE SOCIETY: | | | | | | 13,656.42 | .00 | | | | | |
| IDAHO POWER CO | | | | | | | | | | | | |

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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 |
|---------------------------------|--------------------------|----------------|-------|---|--------------|--------------------|-------------|----------------------------|---------------|-----------|------------|--------|
| 38 | IDAHO POWER CO | 220099104601 | | <u>ELECTRIC SERVICE 12/13/24-01/13/25 - STREET LIGHTS</u> | 01/16/2025 | 2,082.43 | 2,082.43 | 01-6290 UTILITIES EXPENSE | 1002 | 1/25 | 01/24/2025 | |
| Total 220099104601162024: | | | | | | 2,082.43 | 2,082.43 | | | | | |
| 38 | IDAHO POWER CO | 220289927012 | | <u>ELECTRIC SERVICE 11/12/24-12/26/24 - STREET LIGHTS</u> | 12/31/2024 | 6,114.74 | 6,114.74 | 01-6290 UTILITIES EXPENSE | 1002 | 1/25 | 01/17/2025 | |
| Total 220289927012312024: | | | | | | 6,114.74 | 6,114.74 | | | | | |
| Total IDAHO POWER CO: | | | | | | 8,197.17 | 8,197.17 | | | | | |
| IDAHO PRESS TRIBUNE, LLC | | | | | | | | | | | | |
| 1802 | IDAHO PRESS TRIBUNE, LLC | 52369 | 19822 | <u>AD #597003. LEGAL NOTICE, CASE NO 24-01-AN, ANNEXATION PALOMINO PLACE, T. IRISH, JAN '25</u> | 01/10/2025 | 37.38 | 37.38 | 01-6125 LEGAL PUBLICATIONS | 1003 | 1/25 | 01/17/2025 | |
| Total 52369: | | | | | | 37.38 | 37.38 | | | | | |
| 1802 | IDAHO PRESS TRIBUNE, LLC | 52370 | 19822 | <u>AD #597005. LEGAL NOTICE, CASE NO 24-01-OA, DEVELOPMENT REGULATIONS CODE, T. IRISH, JAN '25</u> | 01/10/2025 | 41.82 | 41.82 | 01-6125 LEGAL PUBLICATIONS | 1003 | 1/25 | 01/17/2025 | |
| Total 52370: | | | | | | 41.82 | 41.82 | | | | | |
| 1802 | IDAHO PRESS TRIBUNE, LLC | 52371 | 19822 | <u>AD #597006. LEGAL NOTICE, CASE NO 24-02-OA, CITATIONS, T. IRISH, JAN '25</u> | 01/10/2025 | 39.60 | 39.60 | 01-6125 LEGAL PUBLICATIONS | 1003 | 1/25 | 01/17/2025 | |
| Total 52371: | | | | | | 39.60 | 39.60 | | | | | |
| 1802 | IDAHO PRESS TRIBUNE, LLC | 52458 | 19743 | <u>AD #593425. LEGAL NOTICE, PUBLIC HEARING REGARDING P&Z UPDATED FEES AND PARK FEES, T. IRISH, JAN '25</u> | 01/14/2025 | 51.40 | 51.40 | 01-6125 LEGAL PUBLICATIONS | 1003 | 1/25 | 01/17/2025 | |

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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 52458: | | | | | | 51.40 | 51.40 | | | | | |
| Total IDAHO PRESS TRIBUNE, LLC: | | | | | | 170.20 | 170.20 | | | | | |
| IDAHO RURAL WATER ASSOC | | | | | | | | | | | | |
| 33 | IDAHO RURAL WATER ASSOC | ST1032 | 19997 | <u>TEXT BOOK FOR WATER DEPT PICKED UP BY R. JONES, D. CROSSLEY, JAN '25</u> | 01/28/2025 | 89.00 | .00 | <u>20-6265 TRAINING & SCHOOLING EXPENSE</u> | 0 | 1/25 | | |
| Total ST1032: | | | | | | 89.00 | .00 | | | | | |
| Total IDAHO RURAL WATER ASSOC: | | | | | | 89.00 | .00 | | | | | |
| IDAHO TOOL & EQUIPMENT, INC. | | | | | | | | | | | | |
| 1667 | IDAHO TOOL & EQUIPMENT, INC. | 2501-085129 | 19924 | <u>BAND SAW BLADES, BRACKETS AND PAINT MARKERS, B. VILLANUEVA, JAN '25</u> | 01/21/2025 | 215.55 | .00 | <u>01-6175 SMALL TOOLS</u> | 1004 | 1/25 | | |
| Total 2501-085129: | | | | | | 215.55 | .00 | | | | | |
| 1667 | IDAHO TOOL & EQUIPMENT, INC. | 2501-085365 | 19959 | <u>METAL DRILL BITS, B. VILLANUEVA, JAN '25</u> | 01/24/2025 | 145.98 | .00 | <u>01-6175 SMALL TOOLS</u> | 1004 | 1/25 | | |
| Total 2501-085365: | | | | | | 145.98 | .00 | | | | | |
| Total IDAHO TOOL & EQUIPMENT, INC.: | | | | | | 361.53 | .00 | | | | | |
| INSIGHT GLOBAL LLC | | | | | | | | | | | | |
| 2341 | INSIGHT GLOBAL LLC | 21004931470 | 19839 | <u>PERM PLACEMENT STAFFING FOR MARINA LUNDY, PLANNER, N. STAUFFER, JAN '25 - P & Z</u> | 01/14/2025 | 9,678.24 | 9,678.24 | <u>01-6202 PROFESSIONAL SERVICES</u> | 1003 | 1/25 | 01/17/2025 | |
| 2341 | INSIGHT GLOBAL LLC | 21004931470 | 19839 | <u>PERM PLACEMENT STAFFING FOR MARINA LUNDY, PLANNER, N. STAUFFER, JAN '25 - SEWER</u> | 01/14/2025 | 483.91 | 483.91 | <u>21-6050 CONTRACT LABOR</u> | 0 | 1/25 | 01/17/2025 | |

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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>11/23/24-12/27/24</u> | 12/30/2024 | 60.18 | 60.18 | 01-6290 UTILITIES EXPENSE | 1004 | 1/25 | 01/17/2025 | |
| Total 48232770712302024: | | | | | | 60.18 | 60.18 | | | | | |
| 37 | INTERMOUNTAIN GAS CO | 482634665123 | | <u>NATURAL GAS CONSUMPTION AT CITY HALL, 11/23/24-12/27/24 - WATER</u> | 12/30/2024 | 82.90 | 82.90 | 20-6290 UTILITIES EXPENSE | 0 | 1/25 | 01/17/2025 | |
| 37 | INTERMOUNTAIN GAS CO | 482634665123 | | <u>NATURAL GAS CONSUMPTION AT CITY HALL, 11/23/24-12/27/24 - SEWER</u> | 12/30/2024 | 82.90 | 82.90 | 21-6290 UTILITIES EXPENSE | 0 | 1/25 | 01/17/2025 | |
| 37 | INTERMOUNTAIN GAS CO | 482634665123 | | <u>NATURAL GAS CONSUMPTION AT CITY HALL, 11/23/24-12/27/24 - ADMIN</u> | 12/30/2024 | 121.16 | 121.16 | 01-6290 UTILITIES EXPENSE | 0 | 1/25 | 01/17/2025 | |
| 37 | INTERMOUNTAIN GAS CO | 482634665123 | | <u>NATURAL GAS CONSUMPTION AT CITY HALL, 11/23/24-12/27/24 - P.I.</u> | 12/30/2024 | 31.87 | 31.87 | 25-6290 UTILITIES EXPENSE | 0 | 1/25 | 01/17/2025 | |
| Total 48263466512302024: | | | | | | 318.83 | 318.83 | | | | | |
| 37 | INTERMOUNTAIN GAS CO | 482746266123 | | <u>NATURAL GAS CONSUMPTION AT KUNA POLICE STATION, 11/23/24-12/27/24</u> | 12/30/2024 | 12.20 | 12.20 | 01-6290 UTILITIES EXPENSE | 0 | 1/25 | 01/17/2025 | |
| Total 48274626612302024: | | | | | | 12.20 | 12.20 | | | | | |
| 37 | INTERMOUNTAIN GAS CO | 482780423123 | | <u>NATURAL GAS CONSUMPTION AND ACCOUNT INITIATION AT VFW, 12/12/24-12/27/24</u> | 12/30/2024 | 52.88 | 52.88 | 01-6290 UTILITIES EXPENSE | 0 | 1/25 | 01/17/2025 | |
| Total 48278042312302024: | | | | | | 52.88 | 52.88 | | | | | |
| Total INTERMOUNTAIN GAS CO: | | | | | | 3,879.41 | 3,879.41 | | | | | |
| J & M SANITATION, INC. | | | | | | | | | | | | |
| 230 | J & M SANITATION, INC. | 01102025-0116 | | <u>SANITATION RECEIPT TRANSFER, 01/10/2025-01/16/2025</u> | 01/17/2025 | 172,156.68 | 172,156.68 | 26-7000 SOLID WASTE SERVICE FEES | 0 | 1/25 | 01/17/2025 | |

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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 |
|-------------------------------------|--------------------------|----------------|-------|--|--------------|--------------------|-------------|--|---------------|-----------|------------|--------|
| 230 | J & M SANITATION, INC. | 01102025-0116 | | <u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES. 01/10/2025-01/16/2025</u> | 01/17/2025 | -17,009.08 | -17,009.08 | <u>01-4170 FRANCHISE FEES</u> | 0 | 1/25 | 01/17/2025 | |
| Total 01102025-01162025: | | | | | | 155,147.60 | 155,147.60 | | | | | |
| 230 | J & M SANITATION, INC. | 01172025-0123 | | <u>SANITATION RECEIPT TRANSFER. 01/17/2025- 01/23/2025</u> | 01/24/2025 | 39,273.49 | 39,273.49 | <u>26-7000 SOLID WASTE SERVICE FEES</u> | 0 | 1/25 | 01/24/2025 | |
| 230 | J & M SANITATION, INC. | 01172025-0123 | | <u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES. 01/17/2025-01/23/2025</u> | 01/24/2025 | -3,880.22 | -3,880.22 | <u>01-4170 FRANCHISE FEES</u> | 0 | 1/25 | 01/24/2025 | |
| Total 01172025-01232025: | | | | | | 35,393.27 | 35,393.27 | | | | | |
| Total J & M SANITATION, INC.: | | | | | | 190,540.87 | 190,540.87 | | | | | |
| J.B. POINDEXTER & CO INC | | | | | | | | | | | | |
| 2206 | J.B. POINDEXTER & CO INC | S2-1430 | 19943 | <u>REPLACEMENT CAPS FOR CRANE TRUCK. C. REGLI. JAN '25</u> | 01/22/2025 | 13.00 | .00 | <u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u> | 1004 | 1/25 | | |
| Total S2-1430: | | | | | | 13.00 | .00 | | | | | |
| Total J.B. POINDEXTER & CO INC: | | | | | | 13.00 | .00 | | | | | |
| KELLER ASSOCIATES, INC. | | | | | | | | | | | | |
| 429 | KELLER ASSOCIATES, INC. | 0244104 | | <u>PROFESSIONAL SERVICES FROM 12/01/24-12/31/24 - KUNA - AVALON & KAY TRAFFIC SIGNAL</u> | 01/15/2025 | 845.00 | .00 | <u>03-6355 TRANSPORTATION EXPENDITURES</u> | 0 | 1/25 | | |
| Total 0244104: | | | | | | 845.00 | .00 | | | | | |
| 429 | KELLER ASSOCIATES, INC. | 0244254 | | <u>PROFESSIONAL SERVICES FROM 12/01/24-12/31/24 - KUNA - DEVELOPMENT PLAN REVIEW SUPPORT - SEWER</u> | 01/15/2025 | 1,615.95 | .00 | <u>21-6202 PROFESSIONAL SERVICES</u> | 0 | 1/25 | | |

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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 |
|--------------------------------|-------------------------|----------------|------|--|--------------|--------------------|-------------|--------------------------------------|---------------|-----------|------------|--------|
| 429 | KELLER ASSOCIATES, INC. | 0244254 | | <u>PROFESSIONAL SERVICES FROM 12/01/24-12/31/24 - KUNA - DEVELOPMENT PLAN REVIEW SUPPORT - P.I.</u> | 01/15/2025 | 615.60 | .00 | <u>25-6202 PROFESSIONAL SERVICES</u> | 0 | 1/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0244254 | | <u>PROFESSIONAL SERVICES FROM 12/01/24-12/31/24 - KUNA - DEVELOPMENT PLAN REVIEW SUPPORT - WATER</u> | 01/15/2025 | 1,615.95 | .00 | <u>20-6202 PROFESSIONAL SERVICES</u> | 0 | 1/25 | | |
| Total 0244254: | | | | | | 3,847.50 | .00 | | | | | |
| 429 | KELLER ASSOCIATES, INC. | 0244293 | | <u>PROFESSIONAL SERVICES FROM 12/01/24-12/31/24 - KUNA - ASTER GROVE 1-3 - SEWER</u> | 01/15/2025 | 1,436.40 | .00 | <u>21-6202 PROFESSIONAL SERVICES</u> | 0 | 1/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0244293 | | <u>PROFESSIONAL SERVICES FROM 12/01/24-12/31/24 - KUNA - ASTER GROVE 1-3 - P.I.</u> | 01/15/2025 | 547.20 | .00 | <u>25-6202 PROFESSIONAL SERVICES</u> | 0 | 1/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0244293 | | <u>PROFESSIONAL SERVICES FROM 12/01/24-12/31/24 - KUNA - ASTER GROVE 1-3 - WATER</u> | 01/15/2025 | 1,436.40 | .00 | <u>20-6202 PROFESSIONAL SERVICES</u> | 0 | 1/25 | | |
| Total 0244293: | | | | | | 3,420.00 | .00 | | | | | |
| Total KELLER ASSOCIATES, INC.: | | | | | | 8,112.50 | .00 | | | | | |
| KEVIN CARLOCK | | | | | | | | | | | | |
| 2243 | KEVIN CARLOCK | 0000032 | | <u>FRAMING INTERIOR WALLS, INSULATE EXTERIOR AND INTERIOR WALLS, AND DRYWALL AT VFW, JAN '25</u> | 12/19/2024 | 3,780.00 | 3,780.00 | <u>40-6020 CAPITAL IMPROVEMENTS</u> | 0 | 1/25 | 01/24/2025 | |
| Total 0000032: | | | | | | 3,780.00 | 3,780.00 | | | | | |
| 2243 | KEVIN CARLOCK | 0000033 | | <u>PRIME AND PAINT INTERIOR, INSTALL FRP IN BATHROOMS, INSTALL CABINETS AND COUNTERTOP IN KITCHEN, INSTALL TRIM AROUND DOORS, BASEBOARDS AND WINDOWS AT VFW, JAN '25</u> | 01/17/2025 | 2,660.00 | 2,660.00 | <u>40-6020 CAPITAL IMPROVEMENTS</u> | 0 | 1/25 | 01/24/2025 | |

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|------------------------------------|-----------------------------|----------------|-------|--|--------------|--------------------|-------------|---|---------------|-----------|-----------|--------|
| Total 0000033: | | | | | | 2,660.00 | 2,660.00 | | | | | |
| Total KEVIN CARLOCK: | | | | | | 6,440.00 | 6,440.00 | | | | | |
| KM ENGINEERING LLP | | | | | | | | | | | | |
| 2174 | KM ENGINEERING LLP | 22-219-13 | | <u>MASON CREEK SEWER PHASE 1, PROJECT 22-219, INVOICE CUTOFF DATE 01/11/25</u> | 01/17/2025 | 1,890.00 | .00 | <u>21-6020 CAPITAL IMPROVEMENTS</u> | 0 | 1/25 | | |
| Total 22-219-13: | | | | | | 1,890.00 | .00 | | | | | |
| Total KM ENGINEERING LLP: | | | | | | 1,890.00 | .00 | | | | | |
| KOWALLIS AND RICHARDS, INC. | | | | | | | | | | | | |
| 1495 | KOWALLIS AND RICHARDS, INC. | 2072655-1 | | <u>FRAMING NAILER KIT, J. ADAMS, JAN '25</u> | 01/22/2025 | 428.97 | .00 | <u>01-6175 SMALL TOOLS</u> | 1004 | 1/25 | | |
| Total 2072655-1: | | | | | | 428.97 | .00 | | | | | |
| Total KOWALLIS AND RICHARDS, INC.: | | | | | | 428.97 | .00 | | | | | |
| KUNA HIGH SCHOOL | | | | | | | | | | | | |
| 79 | KUNA HIGH SCHOOL | 257201 | 19860 | <u>KUNA HIGH CULINARY ARTS CATERED LUNCH PROVIDED FOR MAYOR'S TVP LUNCHEON, Z. MONTENEGRO, JAN '25</u> | 01/27/2025 | 143.00 | .00 | <u>01-6155 MEETINGS/COMMITTEES</u> | 0 | 1/25 | | |
| Total 257201: | | | | | | 143.00 | .00 | | | | | |
| Total KUNA HIGH SCHOOL: | | | | | | 143.00 | .00 | | | | | |
| KUNA LUMBER | | | | | | | | | | | | |
| 499 | KUNA LUMBER | A147246 | 19908 | <u>WATER LINES FOR MEN'S RESTROOM AT CITY HALL, J. LORENTZ, JAN '25</u> | 01/16/2025 | 28.94 | .00 | <u>01-6140 MAINT. & REPAIR BUILDING</u> | 0 | 1/25 | | |
| Total A147246: | | | | | | 28.94 | .00 | | | | | |

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|----------------|-------------|----------------|-------|---|--------------|--------------------|-------------|-------------------------------------|---------------|-----------|-----------|--------|
| 499 | KUNA LUMBER | A147312 | 19935 | <u>PLUG END TO REPAIR EXTENSION CORD FOR SHOP, J. LORENTZ, JAN '25</u> | 01/22/2025 | 19.34 | .00 | <u>01-6175 SMALL TOOLS</u> | 1004 | 1/25 | | |
| Total A147312: | | | | | | 19.34 | .00 | | | | | |
| 499 | KUNA LUMBER | A147313 | 19937 | <u>HARDWARE FOR PICNIC TABLES, R. WARWICK, JAN '25</u> | 01/22/2025 | 93.18 | .00 | <u>01-6150 M & R - SYSTEM</u> | 1004 | 1/25 | | |
| Total A147313: | | | | | | 93.18 | .00 | | | | | |
| 499 | KUNA LUMBER | A147332 | 19953 | <u>5 GAL BUCKET STAIN FOR PICNIC TABLES, R. WARWICK, JAN '25</u> | 01/23/2025 | 269.99 | .00 | <u>01-6150 M & R - SYSTEM</u> | 1004 | 1/25 | | |
| Total A147332: | | | | | | 269.99 | .00 | | | | | |
| 499 | KUNA LUMBER | A147378 | 19970 | <u>CHAIN FOR SECURING PICNIC TABLES, R. WARWICK, JAN '25</u> | 01/27/2025 | 59.37 | .00 | <u>01-6150 M & R - SYSTEM</u> | 1004 | 1/25 | | |
| Total A147378: | | | | | | 59.37 | .00 | | | | | |
| 499 | KUNA LUMBER | A147405 | 19989 | <u>NUTS AND BOLTS FOR TEN MILE LIFT STATION REPAIR, R. HENZE, JAN '25</u> | 01/28/2025 | 104.19 | .00 | <u>21-6150 M & R - SYSTEM</u> | 0 | 1/25 | | |
| Total A147405: | | | | | | 104.19 | .00 | | | | | |
| 499 | KUNA LUMBER | A147407 | 19989 | <u>NUTS AND BOLTS FOR TEN MILE LIFT STATION REPAIR, R. HENZE, JAN '25</u> | 01/28/2025 | 58.75 | .00 | <u>21-6150 M & R - SYSTEM</u> | 0 | 1/25 | | |
| Total A147407: | | | | | | 58.75 | .00 | | | | | |
| 499 | KUNA LUMBER | B63375 | 19892 | <u>FINISHING MATERIAL FOR THE VFW REMODEL, J. ADAMS, JAN '25</u> | 01/14/2025 | 1,288.54 | .00 | <u>40-6020 CAPITAL IMPROVEMENTS</u> | 0 | 1/25 | | |

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|---------------|-------------|----------------|-------|--|--------------|--------------------|-------------|---|---------------|-----------|-----------|--------|
| Total B63375: | | | | | | 1,288.54 | .00 | | | | | |
| 499 | KUNA LUMBER | B63600 | 19885 | <u>FAUCET REPAIR PART FOR PLANT, S. HOWELL, JAN '25 - SEWER</u> | 01/14/2025 | 2.19 | .00 | <u>21-6140 MAINT. & REPAIR BUILDING</u> | 0 | 1/25 | | |
| 499 | KUNA LUMBER | B63600 | 19885 | <u>FAUCET REPAIR PART FOR PLANT, S. HOWELL, JAN '25 - P.I.</u> | 01/14/2025 | .83 | .00 | <u>25-6140 MAINT. & REPAIR BUILDING</u> | 0 | 1/25 | | |
| 499 | KUNA LUMBER | B63600 | 19885 | <u>FAUCET REPAIR PART FOR PLANT, S. HOWELL, JAN '25 - WATER</u> | 01/14/2025 | 2.19 | .00 | <u>20-6140 MAINT. & REPAIR BUILDING</u> | 0 | 1/25 | | |
| Total B63600: | | | | | | 5.21 | .00 | | | | | |
| 499 | KUNA LUMBER | B63696 | 19916 | <u>EPOXY AND HARDWARE FOR TEN MILE LIFT STATION, U. RAMIREZ, JAN '25</u> | 01/17/2025 | 26.97 | .00 | <u>21-6150 M & R - SYSTEM</u> | 0 | 1/25 | | |
| Total B63696: | | | | | | 26.97 | .00 | | | | | |
| 499 | KUNA LUMBER | B63774 | 19942 | <u>PADLOCK KEYS FOR WATER AND SEWER, T. FLEMING, JAN '25</u> | 01/22/2025 | 25.19 | .00 | <u>21-6150 M & R - SYSTEM</u> | 0 | 1/25 | | |
| Total B63774: | | | | | | 25.19 | .00 | | | | | |
| 499 | KUNA LUMBER | B63794 | 19948 | <u>PROPANE CYLINDER EXCHANGE, S. HOWELL, JAN '25</u> | 01/23/2025 | 21.98 | .00 | <u>01-6150 M & R - SYSTEM</u> | 1004 | 1/25 | | |
| Total B63794: | | | | | | 21.98 | .00 | | | | | |
| 499 | KUNA LUMBER | B63839 | 19966 | <u>BALL VALVES, M. NADEAU, JAN '25</u> | 01/24/2025 | 11.14 | .00 | <u>21-6150 M & R - SYSTEM</u> | 0 | 1/25 | | |
| Total B63839: | | | | | | 11.14 | .00 | | | | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|--|----------------|-------|--|--------------|--------------------|-------------|--|---------------|-----------|-----------|--------|
| 499 | KUNA LUMBER | B63905 | 19988 | <u>2X4'S FOR TEN MILE LIFT STATION REPAIR, S. HARMON, JAN '25</u> | 01/28/2025 | 19.01 | .00 | <u>21-6150 M & R - SYSTEM</u> | 0 | 1/25 | | |
| Total B63905: | | | | | | 19.01 | .00 | | | | | |
| Total KUNA LUMBER: | | | | | | 2,031.80 | .00 | | | | | |
| LEONARD PETROLEUM EQUIPMENT OF BOISE LLC | | | | | | | | | | | | |
| 2223 | LEONARD PETROLEUM EQUIPMENT OF BOISE LLC | 41381 | | <u>SERVICE PERFORMED ON FUEL STATION AT TREATMENT PLANT TO REPAIR POWER ISSUES, J. DURHAM, JAN '25 - P.I.</u> | 01/15/2025 | 29.40 | .00 | <u>25-6150 M & R - SYSTEM (PI)</u> | 0 | 1/25 | | |
| 2223 | LEONARD PETROLEUM EQUIPMENT OF BOISE LLC | 41381 | | <u>SERVICE PERFORMED ON FUEL STATION AT TREATMENT PLANT TO REPAIR POWER ISSUES, J. DURHAM, JAN '25 - SEWER</u> | 01/15/2025 | 58.80 | .00 | <u>21-6150 M & R - SYSTEM</u> | 0 | 1/25 | | |
| 2223 | LEONARD PETROLEUM EQUIPMENT OF BOISE LLC | 41381 | | <u>SERVICE PERFORMED ON FUEL STATION AT TREATMENT PLANT TO REPAIR POWER ISSUES, J. DURHAM, JAN '25 - WATER</u> | 01/15/2025 | 58.80 | .00 | <u>20-6150 M & R - SYSTEM</u> | 0 | 1/25 | | |
| 2223 | LEONARD PETROLEUM EQUIPMENT OF BOISE LLC | 41381 | | <u>SERVICE PERFORMED ON FUEL STATION AT TREATMENT PLANT TO REPAIR POWER ISSUES, J. DURHAM, JAN '25 - ADMIN</u> | 01/15/2025 | 147.00 | .00 | <u>01-6150 M & R - SYSTEM</u> | 0 | 1/25 | | |
| Total 41381: | | | | | | 294.00 | .00 | | | | | |
| 2223 | LEONARD PETROLEUM EQUIPMENT OF BOISE LLC | 41382 | | <u>SERVICE PERFORMED ON FUEL STATION AT PARKS SHOP TO REPLACE NOZZLE AND FILTERS, J. DURHAM, JAN '25 - WATER</u> | 01/15/2025 | 169.07 | .00 | <u>20-6142 MAINT. & REPAIR - EQUIPMENT</u> | 0 | 1/25 | | |
| 2223 | LEONARD PETROLEUM EQUIPMENT OF BOISE LLC | 41382 | | <u>SERVICE PERFORMED ON FUEL STATION AT PARKS SHOP TO REPLACE NOZZLE AND FILTERS, J. DURHAM, JAN '25 - ADMIN</u> | 01/15/2025 | 422.68 | .00 | <u>01-6142 MAINT. & REPAIR - EQUIPMENT</u> | 0 | 1/25 | | |

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|---|--|----------------|------|--|--------------|--------------------|-------------|---|---------------|-----------|------------|--------|
| 2223 | LEONARD PETROLEUM EQUIPMENT OF BOISE LLC | 41382 | | <u>SERVICE PERFORMED ON FUEL STATION AT PARKS SHOP TO REPLACE NOZZLE AND FILTERS. J. DURHAM, JAN '25 - P.I.</u> | 01/15/2025 | 84.53 | .00 | <u>25-6142 MAINT. & REPAIR - EQUIPMENT</u> | 0 | 1/25 | | |
| 2223 | LEONARD PETROLEUM EQUIPMENT OF BOISE LLC | 41382 | | <u>SERVICE PERFORMED ON FUEL STATION AT PARKS SHOP TO REPLACE NOZZLE AND FILTERS. J. DURHAM, JAN '25 - SEWER</u> | 01/15/2025 | 169.07 | .00 | <u>21-6142 MAINT. & REPAIR - EQUIPMENT</u> | 0 | 1/25 | | |
| Total 41382: | | | | | | 845.35 | .00 | | | | | |
| Total LEONARD PETROLEUM EQUIPMENT OF BOISE LLC: | | | | | | 1,139.35 | .00 | | | | | |
| MATHESON TRI-GAS INC | | | | | | | | | | | | |
| 1871 | MATHESON TRI-GAS INC | 0030920844 | | <u>HYDRAULIC GAS CYLINDER RENTAL, JAN '25</u> | 01/21/2025 | 127.32 | .00 | <u>21-6150 M & R - SYSTEM</u> | 0 | 1/25 | | |
| Total 0030920844: | | | | | | 127.32 | .00 | | | | | |
| Total MATHESON TRI-GAS INC: | | | | | | 127.32 | .00 | | | | | |
| MISCELLANEOUS #3 | | | | | | | | | | | | |
| 2270 | MISCELLANEOUS #3 | 01212025SB | | <u>STEVEN BARKER, REIMBURSEMENT FOR 3 DAYS PARKING AT IDABO EDUCATION DOWNTOWN BOISE, AND INSPECTOR CERTIFICATE RENEWAL, JAN '25</u> | 01/21/2025 | 155.00 | 155.00 | <u>01-6265 TRAINING & SCHOOLING EXPENSE</u> | 1005 | 1/25 | 01/24/2025 | |
| Total 01212025SB: | | | | | | 155.00 | 155.00 | | | | | |
| 2270 | MISCELLANEOUS #3 | 01232025DHP | | <u>DURRANT HOME PLACE, MASON CREEK TRUNKLINE PROJECT, JAN. 25</u> | 01/23/2025 | 300,088.80 | 300,088.80 | <u>21-6020 CAPITAL IMPROVEMENTS</u> | 0 | 1/25 | 01/24/2025 | |
| Total 01232025DHP: | | | | | | 300,088.80 | 300,088.80 | | | | | |

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|--------------------------------------|-------------------------------|----------------|-------|---|--------------|--------------------|-------------|--|---------------|-----------|------------|--------|
| 2270 | MISCELLANEOUS #3 | 01232025SP | | <u>SHAUN PEREZ, REFUND PLUMBING PERMIT #45312 ERROR DUPLICATE CHARGE, JAN '25</u> | 01/23/2025 | 260.00 | 260.00 | <u>01-4361 PLUMBING PERMITS</u> | 1005 | 1/25 | 01/24/2025 | |
| Total 01232025SP: | | | | | | 260.00 | 260.00 | | | | | |
| Total MISCELLANEOUS #3: | | | | | | 300,503.80 | 300,503.80 | | | | | |
| O'REILLY AUTO ENTERPRISES LLC | | | | | | | | | | | | |
| 2121 | O'REILLY AUTO ENTERPRISES LLC | 5841-387428 | 19909 | <u>ROTORS AND BRAKE PADS FOR WATER TRUCK 27, J. DURHAM, JAN. 25- WATER</u> | 01/16/2025 | 573.00 | .00 | <u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u> | 0 | 1/25 | | |
| 2121 | O'REILLY AUTO ENTERPRISES LLC | 5841-387428 | 19909 | <u>ROTORS AND BRAKE PADS FOR WATER TRUCK 27, J. DURHAM, JAN. 25- P.I</u> | 01/16/2025 | 143.25 | .00 | <u>25-6305 VEHICLE MAINTENANCE & REPAIRS</u> | 0 | 1/25 | | |
| Total 5841-387428: | | | | | | 716.25 | .00 | | | | | |
| 2121 | O'REILLY AUTO ENTERPRISES LLC | 5841-388354 | 19951 | <u>HEATER HOSE ASSEMBLY FOR SEWER TRUCK 4, J. DURHAM, JAN. 25</u> | 01/23/2025 | 50.18 | .00 | <u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u> | 0 | 1/25 | | |
| Total 5841-388354: | | | | | | 50.18 | .00 | | | | | |
| 2121 | O'REILLY AUTO ENTERPRISES LLC | 5841-388360 | 19951 | <u>COOLANT HOSE FOR SEWER TRUCK 4, J. DURHAM, JAN. 25</u> | 01/23/2025 | 49.96 | .00 | <u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u> | 0 | 1/25 | | |
| Total 5841-388360: | | | | | | 49.96 | .00 | | | | | |
| 2121 | O'REILLY AUTO ENTERPRISES LLC | 5841-388523 | | <u>TWO EACH CREDIT/RETURN CORE DEPOSITS, JAN. 25</u> | 01/24/2025 | -20.00 | .00 | <u>01-6097 DEPOSITS ON ACCOUNT</u> | 1004 | 1/25 | | |
| 2121 | O'REILLY AUTO ENTERPRISES LLC | 5841-388523 | 19964 | <u>BATTERIES FOR PARKS F350, J. DURHAM, JAN. 25</u> | 01/24/2025 | 326.04 | .00 | <u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u> | 1004 | 1/25 | | |
| 2121 | O'REILLY AUTO ENTERPRISES LLC | 5841-388523 | | <u>TWO EACH CORE DEPOSIT, JAN. 25</u> | 01/24/2025 | 20.00 | .00 | <u>01-6097 DEPOSITS ON ACCOUNT</u> | 1004 | 1/25 | | |

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|---|----------------------------------|----------------|-------|---|--------------|--------------------|-------------|-------------------------------------|---------------|-----------|------------|--------|
| Total 5841-388523: | | | | | | 326.04 | .00 | | | | | |
| Total O'REILLY AUTO ENTERPRISES LLC: | | | | | | 1,142.43 | .00 | | | | | |
| PACIFIC STEEL | | | | | | | | | | | | |
| 584 | PACIFIC STEEL | 1658870 | 19965 | <u>FENCING MATERIAL FOR VFW, C. REGLI, JAN.'25</u> | 01/27/2025 | 604.76 | .00 | <u>40-6020 CAPITAL IMPROVEMENTS</u> | 0 | 1/25 | | |
| Total 1658870: | | | | | | 604.76 | .00 | | | | | |
| Total PACIFIC STEEL: | | | | | | 604.76 | .00 | | | | | |
| PAIGE MECHANICAL GROUP, INC. | | | | | | | | | | | | |
| 1654 | PAIGE MECHANICAL GROUP, INC. | 43709 | | <u>VFW PLUMBING, JAN. 25</u> | 01/24/2025 | 7,715.89 | .00 | <u>40-6020 CAPITAL IMPROVEMENTS</u> | 0 | 1/25 | | |
| Total 43709: | | | | | | 7,715.89 | .00 | | | | | |
| Total PAIGE MECHANICAL GROUP, INC.: | | | | | | 7,715.89 | .00 | | | | | |
| PETROLEUM STORAGE TANK FUND | | | | | | | | | | | | |
| 143 | PETROLEUM STORAGE TANK FUND | 30768 | | <u>TANK FUND INSURANCE ANNUAL APPLICATION FOR 2 TANKS AT 371 W SHORTLINE, JAN. 25</u> | 01/17/2025 | 50.00 | 50.00 | <u>21-6150 M & R - SYSTEM</u> | 0 | 1/25 | 01/24/2025 | |
| Total 30768: | | | | | | 50.00 | 50.00 | | | | | |
| Total PETROLEUM STORAGE TANK FUND: | | | | | | 50.00 | 50.00 | | | | | |
| PRIDE ELECTRICAL CONTRACTORS INC | | | | | | | | | | | | |
| 2137 | PRIDE ELECTRICAL CONTRACTORS INC | 1941 | 19840 | <u>INSTALLATION OF OUTLET FOR HEATER AT SPLASH PAD PUMP HOUSE, S. HOWELL, JAN. 25</u> | 01/15/2025 | 400.00 | .00 | <u>01-6150 M & R - SYSTEM</u> | 1004 | 1/25 | | |
| Total 1941: | | | | | | 400.00 | .00 | | | | | |

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|---|----------------------------------|----------------|-------|---|--------------|--------------------|-------------|--------------------------------------|---------------|-----------|------------|--------|
| 2137 | PRIDE ELECTRICAL CONTRACTORS INC | 1950 | 19976 | <u>ELECTRICAL WORK ON THE VFW BUILDING, J.ADAMS, JAN.'25</u> | 01/27/2025 | 14,200.00 | .00 | <u>40-6020 CAPITAL IMPROVEMENTS</u> | 0 | 1/25 | | |
| Total 1950: | | | | | | 14,200.00 | .00 | | | | | |
| Total PRIDE ELECTRICAL CONTRACTORS INC: | | | | | | 14,600.00 | .00 | | | | | |
| QUADIENT FINANCE USA INC | | | | | | | | | | | | |
| 1770 | QUADIENT FINANCE USA INC | 123124QF | | <u>POSTAGE METER REFILL, DEC '24 - P & Z</u> | 12/31/2024 | 50.00 | 50.00 | <u>01-6190 POSTAGE & BILLING</u> | 1003 | 1/25 | 01/17/2025 | |
| 1770 | QUADIENT FINANCE USA INC | 123124QF | | <u>POSTAGE METER REFILL, DEC '24 - SEWER</u> | 12/31/2024 | 130.00 | 130.00 | <u>21-6190 POSTAGE & BILLING</u> | 0 | 1/25 | 01/17/2025 | |
| 1770 | QUADIENT FINANCE USA INC | 123124QF | | <u>POSTAGE METER REFILL, DEC '24 - WATER</u> | 12/31/2024 | 130.00 | 130.00 | <u>20-6190 POSTAGE & BILLING</u> | 0 | 1/25 | 01/17/2025 | |
| 1770 | QUADIENT FINANCE USA INC | 123124QF | | <u>POSTAGE METER REFILL, DEC '24 - ADMIN</u> | 12/31/2024 | 140.00 | 140.00 | <u>01-6190 POSTAGE & BILLING</u> | 0 | 1/25 | 01/17/2025 | |
| 1770 | QUADIENT FINANCE USA INC | 123124QF | | <u>POSTAGE METER REFILL, DEC '24 - P.I.</u> | 12/31/2024 | 50.00 | 50.00 | <u>25-6190 POSTAGE & BILLING</u> | 0 | 1/25 | 01/17/2025 | |
| Total 123124QF: | | | | | | 500.00 | 500.00 | | | | | |
| Total QUADIENT FINANCE USA INC: | | | | | | 500.00 | 500.00 | | | | | |
| REXEL USA, INC. | | | | | | | | | | | | |
| 1613 | REXEL USA, INC. | Y982254 | 19161 | <u>STREET LIGHT HEAD FIXTURE, S. HOWELL, OCT. 24</u> | 01/16/2025 | 944.43 | .00 | <u>01-6150 M & R - SYSTEM</u> | 1002 | 1/25 | | |
| Total Y982254: | | | | | | 944.43 | .00 | | | | | |
| Total REXEL USA, INC.: | | | | | | 944.43 | .00 | | | | | |
| SOUTHWEST OFFICE SUPPLY INC | | | | | | | | | | | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-189180-2 | 19863 | <u>ANTACID FOR FIRST AID CABINET FOR CITY HALL, J. MILLER, JAN '25- WATER</u> | 01/14/2025 | 4.30 | .00 | <u>20-6165 OFFICE SUPPLIES</u> | 0 | 1/25 | | |

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|--------------------|--------------------------------|----------------|-------|---|--------------|-----------------------|-------------|------------------------------------|---------------|-----------|-----------|--------|
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-189180-2 | 19863 | <u>ANTACID FOR FIRST AID CABINET FOR CITY HALL, J. MILLER, JAN '25- P.I</u> | 01/14/2025 | 1.65 | .00 | <u>25-6165 OFFICE SUPPLIES</u> | 0 | 1/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-189180-2 | 19863 | <u>ANTACID FOR FIRST AID CABINET FOR CITY HALL, J. MILLER, JAN '25- SEWER</u> | 01/14/2025 | 4.30 | .00 | <u>21-6165 OFFICE SUPPLIES</u> | 0 | 1/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-189180-2 | 19863 | <u>ANTACID FOR FIRST AID CABINET FOR CITY HALL, J. MILLER, JAN '25- ADMIN</u> | 01/14/2025 | 6.29 | .00 | <u>01-6165 OFFICE SUPPLIES</u> | 0 | 1/25 | | |
| Total WO-189180-2: | | | | | | 16.54 | .00 | | | | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-189825-1 | 19915 | <u>KLEENEX AND PENS FOR CITY HALL, J. MILLER, JAN '25- P.I</u> | 01/20/2025 | 5.50 | .00 | <u>25-6165 OFFICE SUPPLIES</u> | 0 | 1/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-189825-1 | 19915 | <u>KLEENEX AND PENS FOR CITY HALL, J. MILLER, JAN '25- WATER</u> | 01/20/2025 | 14.31 | .00 | <u>20-6165 OFFICE SUPPLIES</u> | 0 | 1/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-189825-1 | 19915 | <u>KLEENEX AND PENS FOR CITY HALL, J. MILLER, JAN '25- SEWER</u> | 01/20/2025 | 14.31 | .00 | <u>21-6165 OFFICE SUPPLIES</u> | 0 | 1/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-189825-1 | 19915 | <u>KLEENEX AND PENS FOR CITY HALL, J. MILLER, JAN '25- ADMIN</u> | 01/20/2025 | 20.92 | .00 | <u>01-6165 OFFICE SUPPLIES</u> | 0 | 1/25 | | |
| Total WO-189825-1: | | | | | | 55.04 | .00 | | | | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-190309-1 | 19957 | <u>COPY PAPER FOR CITY HALL, J. MILLER, JAN '25- SEWER</u> | 01/27/2025 | 13.78 | .00 | <u>21-6165 OFFICE SUPPLIES</u> | 0 | 1/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-190309-1 | 19957 | <u>DOUBLE SIDED TAPE FOR CLERKS, J. MILLER, JAN '25- ADMIN</u> | 01/27/2025 | 6.32 | .00 | <u>01-6165 OFFICE SUPPLIES</u> | 0 | 1/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-190309-1 | 19957 | <u>COPY PAPER FOR CITY HALL, J. MILLER, JAN '25- P.I</u> | 01/27/2025 | 5.29 | .00 | <u>25-6165 OFFICE SUPPLIES</u> | 0 | 1/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-190309-1 | 19957 | <u>DOUBLE SIDED TAPE FOR CLERKS, J. MILLER, JAN '25- SEWER</u> | 01/27/2025 | .28 | .00 | <u>21-6165 OFFICE SUPPLIES</u> | 0 | 1/25 | | |

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|--------------------|-----------------------------|----------------|-------|--|--------------|--------------------|-------------|-------------------------|---------------|-----------|-----------|--------|
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-190309-1 | 19957 | <u>COPY PAPER FOR PLANT, J. MILLER, JAN '25- WATER</u> | 01/27/2025 | 22.26 | .00 | 20-6165 OFFICE SUPPLIES | 0 | 1/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-190309-1 | 19957 | <u>COPY PAPER FOR PLANT, J. MILLER, JAN '25- P.I</u> | 01/27/2025 | 8.47 | .00 | 25-6165 OFFICE SUPPLIES | 0 | 1/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-190309-1 | 19957 | <u>COPY PAPER FOR CITY HALL, J. MILLER, JAN '25- WATER</u> | 01/27/2025 | 13.78 | .00 | 20-6165 OFFICE SUPPLIES | 0 | 1/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-190309-1 | 19957 | <u>COPY PAPER FOR CITY HALL, J. MILLER, JAN '25- ADMIN</u> | 01/27/2025 | 20.14 | .00 | 01-6165 OFFICE SUPPLIES | 0 | 1/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-190309-1 | 19957 | <u>DOUBLE SIDED TAPE FOR CLERKS, J. MILLER, JAN '25- P.I</u> | 01/27/2025 | .14 | .00 | 25-6165 OFFICE SUPPLIES | 0 | 1/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-190309-1 | 19957 | <u>COPY PAPER FOR PLANT, J. MILLER, JAN '25- SEWER</u> | 01/27/2025 | 22.26 | .00 | 21-6165 OFFICE SUPPLIES | 0 | 1/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-190309-1 | 19957 | <u>DOUBLE SIDED TAPE FOR CLERKS, J. MILLER, JAN '25- WATER</u> | 01/27/2025 | .28 | .00 | 20-6165 OFFICE SUPPLIES | 0 | 1/25 | | |
| Total WO-190309-1: | | | | | | 113.00 | .00 | | | | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-190336-1 | 19957 | <u>POCKET FOLDERS, GOLDEN NOTARIAL SEALS FOR CLERKS, J. MILLER, JAN '25- ADMIN</u> | 01/27/2025 | 24.98 | .00 | 01-6165 OFFICE SUPPLIES | 0 | 1/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-190336-1 | 19957 | <u>POCKET FOLDERS, GOLDEN NOTARIAL SEALS FOR CLERKS, J. MILLER, JAN '25- WATER</u> | 01/27/2025 | 1.11 | .00 | 20-6165 OFFICE SUPPLIES | 0 | 1/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-190336-1 | 19957 | <u>POCKET FOLDERS, GOLDEN NOTARIAL SEALS FOR CLERKS, J. MILLER, JAN '25- P.I</u> | 01/27/2025 | .56 | .00 | 25-6165 OFFICE SUPPLIES | 0 | 1/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-190336-1 | 19957 | <u>POCKET FOLDERS, GOLDEN NOTARIAL SEALS FOR CLERKS, J. MILLER, JAN '25- SEWER</u> | 01/27/2025 | 1.11 | .00 | 21-6165 OFFICE SUPPLIES | 0 | 1/25 | | |
| Total WO-190336-1: | | | | | | 27.76 | .00 | | | | | |

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|---|--------------------------------------|----------------|-------|--|--------------|--------------------|-------------|--|---------------|-----------|------------|--------|
| Total SOUTHWEST OFFICE SUPPLY INC: | | | | | | 212.34 | .00 | | | | | |
| SPECIALTY CONSTRUCTION SUPPLY | | | | | | | | | | | | |
| 780 | SPECIALTY CONSTRUCTION SUPPLY | 0250080-IN | 19900 | <u>PARKING LOT BLOCKS FOR PARKS SHOP PARKING LOT, C.REGLI, JAN.'25</u> | 01/15/2025 | 780.00 | .00 | <u>01-6150 M & R - SYSTEM</u> | 1004 | 1/25 | | |
| Total 0250080-IN: | | | | | | 780.00 | .00 | | | | | |
| Total SPECIALTY CONSTRUCTION SUPPLY: | | | | | | 780.00 | .00 | | | | | |
| SPECIALTY PLASTICS & FABRICATI, INC. | | | | | | | | | | | | |
| 1477 | SPECIALTY PLASTICS & FABRICATI, INC. | 96026-2 | | <u>PARTS FOR HYPO SKID, M. NADEAU, JAN. 25</u> | 01/17/2025 | 28.75 | .00 | <u>21-6150 M & R - SYSTEM</u> | 0 | 1/25 | | |
| Total 96026-2: | | | | | | 28.75 | .00 | | | | | |
| Total SPECIALTY PLASTICS & FABRICATI, INC.: | | | | | | 28.75 | .00 | | | | | |
| ST. LUKE'S HEALTH SYSTEM | | | | | | | | | | | | |
| 1441 | ST. LUKE'S HEALTH SYSTEM | 2642916 | | <u>EMPLOYEE VACCINATION & IMMUNIZATIONS, ACCT #493999529, S. FEIST, JAN. 25- WATER</u> | 01/09/2025 | 101.53 | 101.53 | <u>20-5950 TEAM BUILDING, ONBOARDING</u> | 0 | 1/25 | 01/24/2025 | |
| 1441 | ST. LUKE'S HEALTH SYSTEM | 2642916 | | <u>EMPLOYEE VACCINATION & IMMUNIZATIONS, ACCT #493999529, S. FEIST, JAN. 25- P.I</u> | 01/09/2025 | 38.68 | 38.68 | <u>25-5950 TEAM BUILDING, ONBOARDING</u> | 0 | 1/25 | 01/24/2025 | |
| 1441 | ST. LUKE'S HEALTH SYSTEM | 2642916 | | <u>EMPLOYEE VACCINATION & IMMUNIZATIONS, ACCT #493999529, S. FEIST, JAN. 25- SEWER</u> | 01/09/2025 | 101.53 | 101.53 | <u>21-5950 TEAM BUILDING, ONBOARDING</u> | 0 | 1/25 | 01/24/2025 | |
| Total 2642916: | | | | | | 241.74 | 241.74 | | | | | |
| Total ST. LUKE'S HEALTH SYSTEM: | | | | | | 241.74 | 241.74 | | | | | |
| SUNROC CORPORATION | | | | | | | | | | | | |

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|---|------------------------------------|----------------|-------|--|--------------|--------------------|-------------|--------------------------|---------------|-----------|-----------|--------|
| 1826 | SUNROC CORPORATION | 41379758 | 19880 | <u>3/4 ROAD MIX FOR NICHOLSON PARK, S. CAHILL, JAN. 25</u> | 01/14/2025 | 363.76 | .00 | 01-6150 M & R - SYSTEM | 1004 | 1/25 | | |
| Total 41379758: | | | | | | 363.76 | .00 | | | | | |
| Total SUNROC CORPORATION: | | | | | | 363.76 | .00 | | | | | |
| TAYLOR CORPORATION | | | | | | | | | | | | |
| 1435 | TAYLOR CORPORATION | 25348355 | 19890 | <u>250 EA BUSINESS CARDS FOR N. STAUFFER AND J. EDINGER; J. MILLER, JAN '25- WATER</u> | 01/17/2025 | 17.99 | .00 | 20-6165 OFFICE SUPPLIES | 0 | 1/25 | | |
| 1435 | TAYLOR CORPORATION | 25348355 | 19890 | <u>250 EA BUSINESS CARDS FOR N. STAUFFER AND J. EDINGER; J. MILLER, JAN '25- SEWER</u> | 01/17/2025 | 17.99 | .00 | 21-6165 OFFICE SUPPLIES | 0 | 1/25 | | |
| 1435 | TAYLOR CORPORATION | 25348355 | 19890 | <u>250 EA BUSINESS CARDS FOR N. STAUFFER AND J. EDINGER; J. MILLER, JAN '25- ADMIN</u> | 01/17/2025 | 13.63 | .00 | 01-6165 OFFICE SUPPLIES | 0 | 1/25 | | |
| 1435 | TAYLOR CORPORATION | 25348355 | 19890 | <u>250 EA BUSINESS CARDS FOR N. STAUFFER AND J. EDINGER; J. MILLER, JAN '25- P.I</u> | 01/17/2025 | 4.90 | .00 | 25-6165 OFFICE SUPPLIES | 0 | 1/25 | | |
| Total 25348355: | | | | | | 54.51 | .00 | | | | | |
| Total TAYLOR CORPORATION: | | | | | | 54.51 | .00 | | | | | |
| THE SHERWIN-WILLIAMS COMPANY | | | | | | | | | | | | |
| 554 | THE SHERWIN-WILLIAMS COMPANY | 0091-5 | | <u>PAINT FOR THE PARKS RESTROOM, D. ABBOT, JAN. 25</u> | 01/13/2025 | 276.72 | .00 | 01-6150 M & R - SYSTEM | 1004 | 1/25 | | |
| Total 0091-5: | | | | | | 276.72 | .00 | | | | | |
| Total THE SHERWIN-WILLIAMS COMPANY: | | | | | | 276.72 | .00 | | | | | |
| UNITED SITE SERVICES OF NEVADA INC | | | | | | | | | | | | |
| 2124 | UNITED SITE SERVICES OF NEVADA INC | INV-5085904 | | <u>ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 12/30/24-01/26/25- ARBOR RIDGE PARK</u> | 01/26/2025 | 111.00 | .00 | 01-6212 RENT - EQUIPMENT | 1004 | 1/25 | | |

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| Total INV-5085904: | | | | | | 111.00 | .00 | | | | | |
| 2124 | UNITED SITE SERVICES OF NEVADA INC | INV-5086001 | | <u>STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 12/30/24-01/26/25- CITY FARM</u> | 01/26/2025 | 61.00 | .00 | <u>21-6090 FARM EXPENDITURES</u> | 0 | 1/25 | | |
| Total INV-5086001: | | | | | | 61.00 | .00 | | | | | |
| 2124 | UNITED SITE SERVICES OF NEVADA INC | INV-5086083 | | <u>ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 12/30/24-01/26/25, THE FARM PARK</u> | 01/26/2025 | 89.52 | .00 | <u>01-6212 RENT - EQUIPMENT</u> | 1004 | 1/25 | | |
| Total INV-5086083: | | | | | | 89.52 | .00 | | | | | |
| 2124 | UNITED SITE SERVICES OF NEVADA INC | INV-5086149 | | <u>ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 12/30/24-01/26/25- SEGO PRAIRIE</u> | 01/26/2025 | 111.00 | .00 | <u>01-6212 RENT - EQUIPMENT</u> | 1004 | 1/25 | | |
| Total INV-5086149: | | | | | | 111.00 | .00 | | | | | |
| Total UNITED SITE SERVICES OF NEVADA INC: | | | | | | 372.52 | .00 | | | | | |
| UTILITY REFUND #18 | | | | | | | | | | | | |
| 2325 | UTILITY REFUND #18 | 171208.00 | | <u>CBH, 2235 W CASCARA ST UTILITY REFUND - SEWER</u> | 01/07/2025 | 57.57 | .00 | <u>21-4600 SEWER USER FEES</u> | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 171208.00 | | <u>CBH, 2235 W CASCARA ST UTILITY REFUND - WATER</u> | 01/07/2025 | 110.90 | .00 | <u>20-4500 METERED WATER SALES</u> | 0 | 1/25 | | |
| Total 171208.00: | | | | | | 168.47 | .00 | | | | | |
| 2325 | UTILITY REFUND #18 | 171210.00 | | <u>CBH, 216 N COLTSFOOT AVE UTILITY REFUND - WATER</u> | 01/07/2025 | 84.80 | .00 | <u>20-4500 METERED WATER SALES</u> | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 171210.00 | | <u>CBH, 216 N COLTSFOOT AVE UTILITY REFUND - SEWER</u> | 01/07/2025 | 12.84 | .00 | <u>21-4600 SEWER USER FEES</u> | 0 | 1/25 | | |

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| Total 171210.00: | | | | | | 97.64 | .00 | | | | | |
| 2325 | UTILITY REFUND #18 | 277209.01 | | <u>JUSTINE M HENDRICKSON, 849 W SMALLWOOD CT UTILITY REFUND - WATER</u> | 01/22/2025 | -71.89 | .00 | <u>20-4500 METERED WATER SALES</u> | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 277209.01 | | <u>JUSTINE M HENDRICKSON, 849 W SMALLWOOD CT UTILITY REFUND - SEWER</u> | 01/22/2025 | 116.51 | .00 | <u>21-4600 SEWER USER FEES</u> | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 277209.01 | | <u>JUSTINE M HENDRICKSON, 849 W SMALLWOOD CT UTILITY REFUND - TRASH</u> | 01/22/2025 | 88.39 | .00 | <u>26-4975 SOLID WASTE USER FEES</u> | 0 | 1/25 | | |
| Total 277209.01: | | | | | | 133.01 | .00 | | | | | |
| 2325 | UTILITY REFUND #18 | 277585.01 | | <u>STUART V HARNEY, 711 W NANNYBERRY ST UTILITY REFUND - WATER</u> | 01/22/2025 | 59.45 | .00 | <u>20-4500 METERED WATER SALES</u> | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 277585.01 | | <u>STUART V HARNEY, 711 W NANNYBERRY ST UTILITY REFUND - TRASH</u> | 01/22/2025 | 74.87 | .00 | <u>26-4975 SOLID WASTE USER FEES</u> | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 277585.01 | | <u>STUART V HARNEY, 711 W NANNYBERRY ST UTILITY REFUND - SEWER</u> | 01/22/2025 | 116.68 | .00 | <u>21-4600 SEWER USER FEES</u> | 0 | 1/25 | | |
| Total 277585.01: | | | | | | 251.00 | .00 | | | | | |
| 2325 | UTILITY REFUND #18 | 277768.00 | | <u>CBH, 2226 N HONEYSUCKLE AVE UTILITY REFUND - SEWER</u> | 01/17/2025 | 12.98 | .00 | <u>21-4600 SEWER USER FEES</u> | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 277768.00 | | <u>CBH, 2226 N HONEYSUCKLE AVE UTILITY REFUND - WATER</u> | 01/17/2025 | 86.53 | .00 | <u>20-4500 METERED WATER SALES</u> | 0 | 1/25 | | |
| Total 277768.00: | | | | | | 99.51 | .00 | | | | | |
| 2325 | UTILITY REFUND #18 | 277772.00 | | <u>CBH, 674 W SMOKY QUARTZ ST UTILITY REFUND - WATER</u> | 01/09/2025 | 113.05 | .00 | <u>20-4500 METERED WATER SALES</u> | 0 | 1/25 | | |

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| 2325 | UTILITY REFUND #18 | 277772.00 | | <u>CBH, 674 W SMOKY QUARTZ ST UTILITY REFUND - SEWER</u> | 01/09/2025 | 59.34 | .00 | 21-4600 SEWER USER FEES | 0 | 1/25 | | |
| Total 277772.00: | | | | | | 172.39 | .00 | | | | | |
| 2325 | UTILITY REFUND #18 | 277783.00 | | <u>CBH, 681 W SCREECH OWL DR UTILITY REFUND - WATER</u> | 01/06/2025 | 110.26 | .00 | 20-4500 METERED WATER SALES | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 277783.00 | | <u>CBH, 681 W SCREECH OWL DR UTILITY REFUND - SEWER</u> | 01/06/2025 | 56.24 | .00 | 21-4600 SEWER USER FEES | 0 | 1/25 | | |
| Total 277783.00: | | | | | | 166.50 | .00 | | | | | |
| 2325 | UTILITY REFUND #18 | 291046.02 | | <u>MORGAN CIAVARELLA, 6737 S DONAWAY AVE UTILITY REFUND - SEWER</u> | 01/17/2025 | 76.96 | .00 | 21-4600 SEWER USER FEES | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 291046.02 | | <u>MORGAN CIAVARELLA, 6737 S DONAWAY AVE UTILITY REFUND - TRASH</u> | 01/17/2025 | 56.41 | .00 | 26-4975 SOLID WASTE USER FEES | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 291046.02 | | <u>MORGAN CIAVARELLA, 6737 S DONAWAY AVE UTILITY REFUND - WATER</u> | 01/17/2025 | 39.78 | .00 | 20-4500 METERED WATER SALES | 0 | 1/25 | | |
| Total 291046.02: | | | | | | 173.15 | .00 | | | | | |
| 2325 | UTILITY REFUND #18 | 292026.01A | | <u>ROBERT TRAVIS STOCKHAM, 8717 S BARATHEON AVE UTILITY REFUND - WATER</u> | 01/23/2025 | 106.07 | .00 | 20-4500 METERED WATER SALES | 0 | 1/25 | | |
| Total 292026.01A: | | | | | | 106.07 | .00 | | | | | |
| 2325 | UTILITY REFUND #18 | 292213.00 | | <u>CBH, 8533 S FORAKER WAY UTILITY REFUND - SEWER</u> | 01/03/2025 | 96.23 | .00 | 21-4600 SEWER USER FEES | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 292213.00 | | <u>CBH, 8533 S FORAKER WAY UTILITY REFUND - WATER</u> | 01/03/2025 | 133.50 | .00 | 20-4500 METERED WATER SALES | 0 | 1/25 | | |

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| Total 292213.00: | | | | | | 229.73 | .00 | | | | | |
| 2325 | UTILITY REFUND #18 | 302546.01 | | <u>DANIEL C ORTEGA, 9181 S FUEGO AVE UTILITY REFUND - WATER</u> | 01/24/2025 | 10.86 | .00 | <u>20-4500 METERED WATER SALES</u> | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 302546.01 | | <u>DANIEL C ORTEGA, 9181 S FUEGO AVE UTILITY REFUND - TRASH</u> | 01/24/2025 | 16.66 | .00 | <u>26-4975 SOLID WASTE USER FEES</u> | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 302546.01 | | <u>DANIEL C ORTEGA, 9181 S FUEGO AVE UTILITY REFUND - SEWER</u> | 01/24/2025 | 21.49 | .00 | <u>21-4600 SEWER USER FEES</u> | 0 | 1/25 | | |
| Total 302546.01: | | | | | | 49.01 | .00 | | | | | |
| 2325 | UTILITY REFUND #18 | 302657.01B | | <u>LING HA, 920 E VIEDMA ST UTILITY REFUND - WATER</u> | 01/17/2025 | 96.43 | .00 | <u>20-4500 METERED WATER SALES</u> | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 302657.01B | | <u>LING HA, 920 E VIEDMA ST UTILITY REFUND - SEWER</u> | 01/17/2025 | .60 | .00 | <u>21-4600 SEWER USER FEES</u> | 0 | 1/25 | | |
| Total 302657.01B: | | | | | | 97.03 | .00 | | | | | |
| 2325 | UTILITY REFUND #18 | 304582.00 | | <u>CBH, 2836 E NIGHT RIDER DR UTILITY REFUND - SEWER</u> | 01/14/2025 | 40.29 | .00 | <u>21-4600 SEWER USER FEES</u> | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 304582.00 | | <u>CBH, 2836 E NIGHT RIDER DR UTILITY REFUND - WATER</u> | 01/14/2025 | 102.71 | .00 | <u>20-4500 METERED WATER SALES</u> | 0 | 1/25 | | |
| Total 304582.00: | | | | | | 143.00 | .00 | | | | | |
| 2325 | UTILITY REFUND #18 | 304586.00 | | <u>CBH, 2990 N EAGLE MEADOW AVE UTILITY REFUND - WATER</u> | 01/03/2025 | 112.05 | .00 | <u>20-4500 METERED WATER SALES</u> | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 304586.00 | | <u>CBH, 2990 N EAGLE MEADOW AVE UTILITY REFUND - SEWER</u> | 01/03/2025 | 57.26 | .00 | <u>21-4600 SEWER USER FEES</u> | 0 | 1/25 | | |
| Total 304586.00: | | | | | | 169.31 | .00 | | | | | |

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| 2325 | UTILITY REFUND #18 | 304608.00 | | <u>CBH, 2740 E BUCKAROO DR</u> <u>UTILITY REFUND - SEWER</u> | 01/14/2025 | 55.79 | .00 | 21-4600 SEWER USER FEES | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 304608.00 | | <u>CBH, 2740 E BUCKAROO DR</u> <u>UTILITY REFUND - WATER</u> | 01/14/2025 | 108.70 | .00 | 20-4500 METERED WATER SALES | 0 | 1/25 | | |
| Total 304608.00: | | | | | | 164.49 | .00 | | | | | |
| 2325 | UTILITY REFUND #18 | 304609.00 | | <u>CBH, 2756 E BUCKAROO DR</u> <u>UTILITY REFUND - WATER</u> | 01/03/2025 | 109.36 | .00 | 20-4500 METERED WATER SALES | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 304609.00 | | <u>CBH, 2756 E BUCKAROO DR</u> <u>UTILITY REFUND - SEWER</u> | 01/03/2025 | 57.14 | .00 | 21-4600 SEWER USER FEES | 0 | 1/25 | | |
| Total 304609.00: | | | | | | 166.50 | .00 | | | | | |
| 2325 | UTILITY REFUND #18 | 304702.00 | | <u>CBH, 2937 N ROCKY BOTTOM</u> <u>WAY UTILITY REFUND - SEWER</u> | 01/03/2025 | 40.19 | .00 | 21-4600 SEWER USER FEES | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 304702.00 | | <u>CBH, 2937 N ROCKY BOTTOM</u> <u>WAY UTILITY REFUND - WATER</u> | 01/03/2025 | 120.40 | .00 | 20-4500 METERED WATER SALES | 0 | 1/25 | | |
| Total 304702.00: | | | | | | 160.59 | .00 | | | | | |
| 2325 | UTILITY REFUND #18 | 304703.00 | | <u>CBH, 2949 N ROCKY BOTTOM</u> <u>WAY UTILITY REFUND - WATER</u> | 01/17/2025 | 88.74 | .00 | 20-4500 METERED WATER SALES | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 304703.00 | | <u>CBH, 2949 N ROCKY BOTTOM</u> <u>WAY UTILITY REFUND - SEWER</u> | 01/17/2025 | 16.29 | .00 | 21-4600 SEWER USER FEES | 0 | 1/25 | | |
| Total 304703.00: | | | | | | 105.03 | .00 | | | | | |
| 2325 | UTILITY REFUND #18 | 304704.00 | | <u>CBH, 2961 N ROCKY BOTTOM</u> <u>WAY UTILITY REFUND - SEWER</u> | 01/14/2025 | 92.26 | .00 | 21-4600 SEWER USER FEES | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 304704.00 | | <u>CBH, 2961 N ROCKY BOTTOM</u> <u>WAY UTILITY REFUND - WATER</u> | 01/14/2025 | 135.37 | .00 | 20-4500 METERED WATER SALES | 0 | 1/25 | | |
| Total 304704.00: | | | | | | 227.63 | .00 | | | | | |

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| | | | | <u>REFUND - SEWER</u> | 01/21/2025 | 58.92 | .00 | <u>21-4600 SEWER USER FEES</u> | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 330351.01 | | <u>MARY LEAR JOHNSON, 2009 N WINDMILL WAY UTILITY REFUND - TRASH</u> | 01/21/2025 | 40.38 | .00 | <u>26-4975 SOLID WASTE USER FEES</u> | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 330351.01 | | <u>MARY LEAR JOHNSON, 2009 N WINDMILL WAY UTILITY REFUND - WATER</u> | 01/21/2025 | 23.63 | .00 | <u>20-4500 METERED WATER SALES</u> | 0 | 1/25 | | |
| Total 330351.01: | | | | | | 122.93 | .00 | | | | | |
| 2325 | UTILITY REFUND #18 | 340180.00 | | <u>CBH, 1441 W BASS RIVER DR UTILITY REFUND - SEWER</u> | 01/03/2025 | 56.33 | .00 | <u>21-4600 SEWER USER FEES</u> | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 340180.00 | | <u>CBH, 1441 W BASS RIVER DR UTILITY REFUND - WATER</u> | 01/03/2025 | 110.17 | .00 | <u>20-4500 METERED WATER SALES</u> | 0 | 1/25 | | |
| Total 340180.00: | | | | | | 166.50 | .00 | | | | | |
| 2325 | UTILITY REFUND #18 | 340181.00 | | <u>CBH, 1415 W BASS RIVER DR UTILITY REFUND - SEWER</u> | 01/03/2025 | 57.57 | .00 | <u>21-4600 SEWER USER FEES</u> | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 340181.00 | | <u>CBH, 1415 W BASS RIVER DR UTILITY REFUND - WATER</u> | 01/03/2025 | 110.90 | .00 | <u>20-4500 METERED WATER SALES</u> | 0 | 1/25 | | |
| Total 340181.00: | | | | | | 168.47 | .00 | | | | | |
| 2325 | UTILITY REFUND #18 | 340199.00 | | <u>CBH, 1329 W CROOKED RIVER DR UTILITY REFUND - SEWER</u> | 01/03/2025 | 12.87 | .00 | <u>21-4600 SEWER USER FEES</u> | 0 | 1/25 | | |
| 2325 | UTILITY REFUND #18 | 340199.00 | | <u>CBH, 1329 W CROOKED RIVER DR UTILITY REFUND - WATER</u> | 01/03/2025 | 84.77 | .00 | <u>20-4500 METERED WATER SALES</u> | 0 | 1/25 | | |
| Total 340199.00: | | | | | | 97.64 | .00 | | | | | |
| 2325 | UTILITY REFUND #18 | 340212.00 | | <u>CBH, 6830 S SUSHANA RIVER AVE UTILITY REFUND - SEWER</u> | 01/03/2025 | 57.71 | .00 | <u>21-4600 SEWER USER FEES</u> | 0 | 1/25 | | |

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| 2325 | UTILITY REFUND #18 | 340212.00 | | <u>CBH, 6830 S SUSHANA RIVER AVE UTILITY REFUND - WATER</u> | 01/03/2025 | 111.20 | .00 | <u>20-4500 METERED WATER SALES</u> | 0 | 1/25 | | |
| Total 340212.00: | | | | | | 168.91 | .00 | | | | | |
| Total UTILITY REFUND #18: | | | | | | 3,921.02 | .00 | | | | | |
| WHITE, PETERSON, GIGRAY, & NICHOLS P.A. | | | | | | | | | | | | |
| 1958 | WHITE, PETERSON, GIGRAY, & NICHOLS P.A. | 166432 | | <u>LEGAL SERVICES - GENERAL DEC '24</u> | 12/31/2024 | 3,073.01 | 3,073.01 | <u>01-6202 PROFESSIONAL SERVICES</u> | 0 | 1/25 | 01/24/2025 | |
| Total 166432: | | | | | | 3,073.01 | 3,073.01 | | | | | |
| 1958 | WHITE, PETERSON, GIGRAY, & NICHOLS P.A. | 166433 | | <u>LEGAL SERVICES FOR P & Z, DEC '24</u> | 12/31/2024 | 1,252.48 | 1,252.48 | <u>01-6202 PROFESSIONAL SERVICES</u> | 1003 | 1/25 | 01/24/2025 | |
| Total 166433: | | | | | | 1,252.48 | 1,252.48 | | | | | |
| 1958 | WHITE, PETERSON, GIGRAY, & NICHOLS P.A. | 166434 | | <u>LEGAL SERVICES FOR SEWER FUND, DEC '24</u> | 12/31/2024 | 195.70 | 195.70 | <u>21-6202 PROFESSIONAL SERVICES</u> | 0 | 1/25 | 01/24/2025 | |
| Total 166434: | | | | | | 195.70 | 195.70 | | | | | |
| 1958 | WHITE, PETERSON, GIGRAY, & NICHOLS P.A. | 166435 | | <u>LEGAL SERVICES FOR GEMSTONE TECHNOLOGY PARK LLC - DIODE DEVELOPMENT PROJECT, DEC '24</u> | 12/31/2024 | 39.14 | 39.14 | <u>01-6202 PROFESSIONAL SERVICES</u> | 4000 | 1/25 | 01/24/2025 | |
| Total 166435: | | | | | | 39.14 | 39.14 | | | | | |
| Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.: | | | | | | 4,560.33 | 4,560.33 | | | | | |
| Grand Totals: | | | | | | 671,892.02 | 529,365.47 | | | | | |

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 1/17/2025-1/30/2025

Page: 39
Jan 29, 2025 01:05PM

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

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

Report Criteria:

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

Boise Office
1101 W. River St.
Suite 110
Boise, Idaho 83702
Tel. (208) 629-7447

Challis Office
1301 E. Main Ave.
P.O. Box 36
Challis, Idaho 83226
Tel. (208) 879-4488

Twin Falls Office
236 River Vista Place
Suite 301
Twin Falls, Idaho 83301
Tel. (208) 969-9585

Fax (all offices)
(208) 629-7559



SAWTOOTH LAW
OFFICES, PLLC

RECEIVED
JAN 30 2025
CITY OF KUNA

David P. Claiborne
S. Bryce Farris
Evan T. Roth
Daniel V. Steenson
Andrew J. Waldera
Kelsea E. Donahue
Brian A. Faria
Thomas M. Larsen
Patxi Larrocea-Phillips

Tuesday, January 28, 2025

Katie L. Vandenberg-Van Vliet
James R. Bennetts *(retired)*

City of Kuna
Attn: Alcohol Licensing
751 W 4th Street
PO Box 13
Kuna, Idaho 83634

RE: Alcohol Beverage License Application
Treasure Valley Social Club / River Six d/b/a BlueStar Resort & Golf LLC

Dear Sir or Madam:

Enclosed please find an application for new issuance of an alcohol beverage license for BlueStar Resort & Golf LLC, together with the application fee of \$1,012.50 payable to the City of Kuna. If any additional items are needed, please advise. **Please forward the new issued city license to Sawtooth Law Offices, PLLC, by mail to: 1101 W. River St., Ste. 110, Boise, ID 83702 OR by email to: katie@sawtoothlaw.com.**

Please contact me should any questions or concerns arise.

Thank you.

Very truly yours,

David P. Claiborne

Enclosures



City of Kuna | 751 W 4th Street | PO Box 13 | Kuna, ID 83634 | Phone (208) 922-5546
www.KunaCity.ID.gov | CityClerk@KunaID.gov RECEIVED

Alcohol Beverage License Application

JAN 30 2025

CITY OF KUNA

Business Name: Treasure Valley Social Club / River Six Phone: 208-537-2636

Business Location: 11680 S. Courage Lane, Kuna, ID 83634

Business Mailing Address: 655 Brea Canyon Road, Walnut, CA 91789-3078

Applicant Name: BlueStar Resort & Golf, LLC Phone: 602-292-5727

Residence Address: N/A

IF APPLICANT IS A PARTNERSHIP OR CORPORATION, LIST NAMES AND ADDRESSES OF PARTNERS OR OFFICERS

Name: See Appendix C Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

[Handwritten Signature]

12/8/24

Applicant Signature

Date

All applications must include: Copy of the IDAHO STATE LICENSE and ADA COUNTY LICENSE

New applications also include: Copy of ABC stamped approved Foot Print

All Licenses will expire annually on July 1 at 2:00 a.m.

ALL FEES ARE NON-REFUNDABLE

| | | |
|------------------------------------|-------------------|-----------------|
| LIQUOR-BY-THE-DRINK..... | \$ 562.50 | <u> X </u> |
| (Includes On Premise Wine) | | |
| OFF PREMISE BEER..... | \$ 50.00 | <u> X </u> |
| OFF PREMISE WINE..... | \$ 200.00 | <u> X </u> |
| ON PREMISE BEER..... | \$ 200.00 | <u> X </u> |
| ON PREMISE WINE..... | \$ 200.00 | <u> </u> |
| CHANGE IN LOCATION OF LICENSE..... | | <u> </u> |
| (15% OF THE ANNUAL FEE) | | |
| TOTAL \$ | 762.50 | <u>1,012.50</u> |

APPLICANT: Please be advised that bars, nightclubs, lounges, taverns, and other permanent locations where alcoholic beverages are sold, not including restaurants where the principle business is serving food, are required to procure a Special Use Permit along with an application for a liquor license permit, provided the zone in which the use is located affords the sale of alcohol. The Special Use Application may be acquired from the City's Planning Department. If there is any doubt or uncertainty whether the principle business is food, that determination will be made by the Planning Department.

OFFICE USE ONLY

License #: _____

Select License Type: New Renewal Modification

Date Fee Paid: _____

Receipt #: _____

License Printed? Yes

License Approved? Yes No

Approved By: _____

Date: _____

Cycle Tracking Number: 154457
ISLD ID: 9637

Idaho State Police

Premises Number: 1A-39860
Incorporated City

License Year: 2025
License Number: 39860

Retail Alcohol Beverage License

This is to certify, that BlueStar Resort & Golf LLC
doing business as: Treasure Valley Social Club/River Six
is licensed to sell alcoholic beverages as stated below at:
11680 S Courage Lane , Kuna, Ada County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license. County and city licenses are also required in order to operate.

| | | |
|-------------------------|-----|-----------------|
| Liquor | Yes | <u>\$750.00</u> |
| Beer | Yes | <u>\$50.00</u> |
| Wine by the bottle | Yes | <u>\$0.00</u> |
| Wine by the glass | Yes | <u>\$0.00</u> |
| Kegs to go | No | |
| Growlers | No | |
| Restaurant | Yes | <u>\$0.00</u> |
| On-premises consumption | Yes | <u>\$0.00</u> |
| Multipurpose arena | No | |
| Plaza | No | |
| Brewer's Retail | No | |

TOTAL FEE: \$800.00


Signature of Licensee, Corporate Officer, LLC Member or Partner

BLUESTAR RESORT & GOLF LLC
TREASURE VALLEY SOCIAL CLUB/RIVER
655 BREA CANYON RD
WALNUT, CA 91789
Mailing Address

License Valid: 12/15/2024 - 04/30/2025

Expires: 04/30/2025



Director of Idaho State Police



2024-2025

RETAIL ALCOHOL BEVERAGE LICENSE

20251017

ADA COUNTY, IDAHO

STATE OF IDAHO

This is to certify, that **BlueStar Resort & Golf LLC**

dba: **Treasure Valley Social Club/River Six**

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at:

**11680 S. Courage Lane
Kuna, ID 83646**

License valid from December 23, 2024 to ~~May 31, 2025~~

| | | |
|--------|--|----------|
| Beer | DRAFT, bottled or canned, ON or OFF premises consumption | \$100.00 |
| Liquor | Kuna City | \$187.50 |



Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 23rd day of December, 2024

Mail To: 655 Brea Canyon Rd., Walnut, CA 91789



Trent Tripple, Clerk



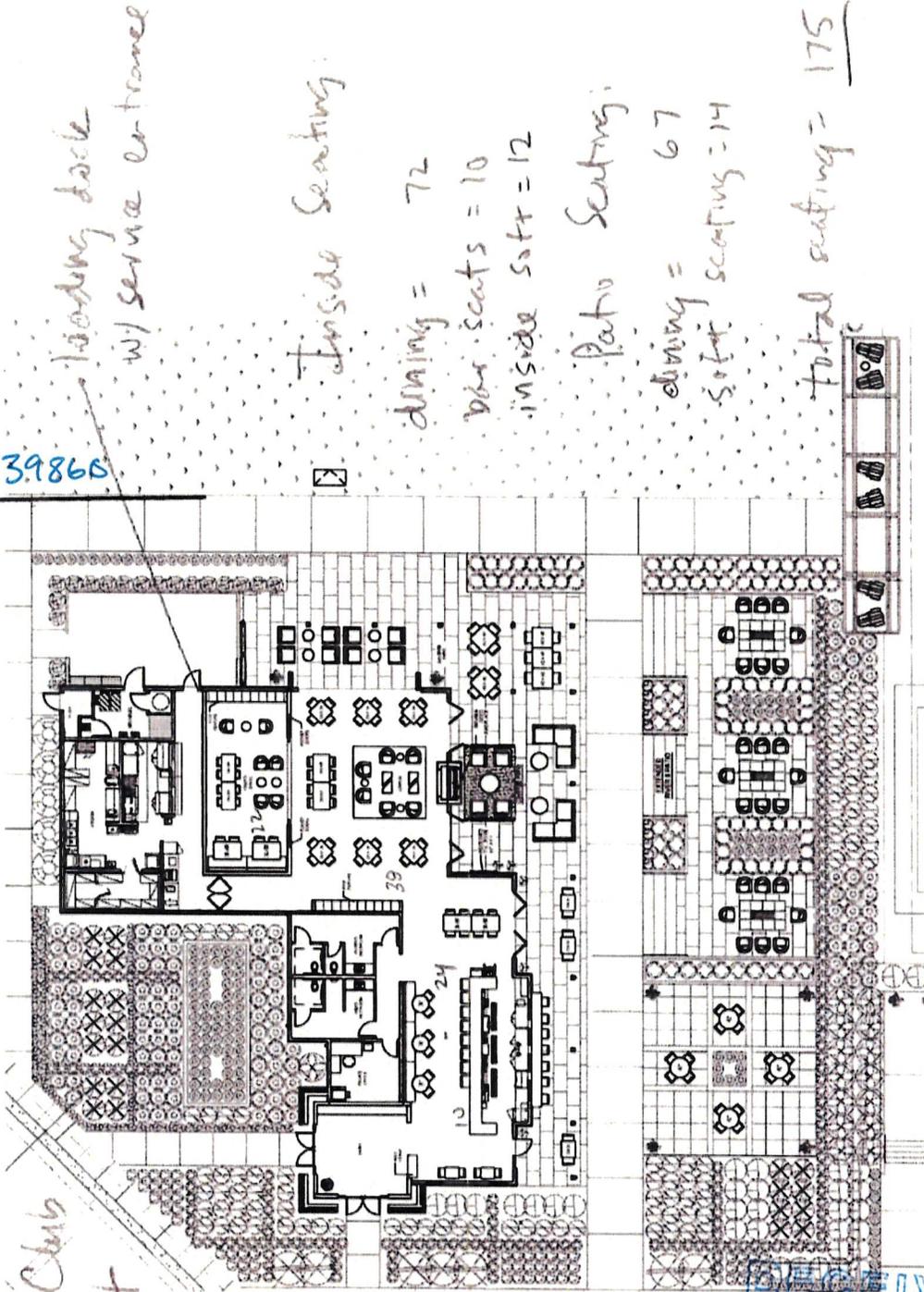
Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)

TRIOGY® | VALOR CLUBHOUSE

Premise ID

1A-39860



Overall Space Plan

Treasure Valley Social Club
 River Six - Restaurant
 11650 Coverage Lane
 Kuna, ID 83634

building = 4658 SF
 Covered Patio = 2,062 SF
 6,720 SF

RECEIVED

SEP 19 2024

IDAHO STATE POLICE
ALCOHOL BEVERAGE CONTROL

RECEIVED

AUG 16 2024

IDAHO STATE POLICE
ALCOHOL BEVERAGE CONTROL

TRIO | *Shog*

D Planning Date 12-15-24

LANDSCAPE PLANS FOR
TRILOGY AT VALOR - CLUBHOUSE
CITY OF KUNA, IDAHO
2023

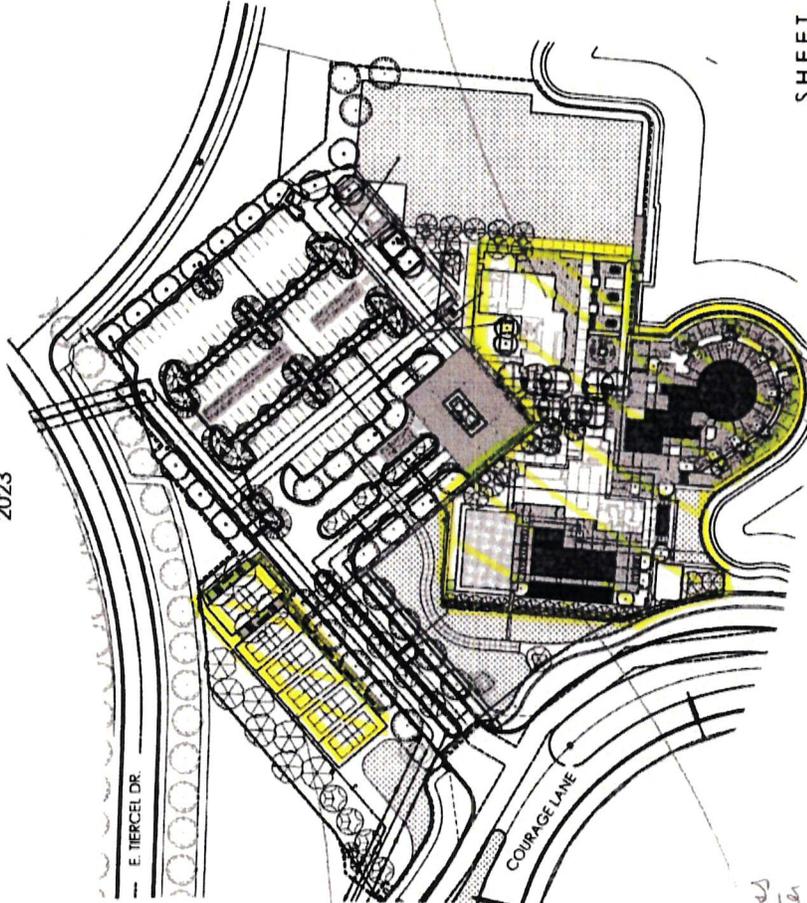


Premise ID IA-39860

GREY PICKETT
landscape architecture community design
777 N. Indiana Avenue, Suite 101
Tulsa, Oklahoma 74119
Tel: 918.437.9999 Fax: 918.437.9999



TRILOGY CLUBHOUSE
Landscape Construction Documents
KUNA, IDAHO



River Six/Club Building



increased premises

SHEET INDEX

| | |
|---------------------------------|-------------|
| COVER SHEET | L0.0 |
| GENERAL NOTES/MATERIAL SCHEDULE | L0.1-L0.2 |
| LAYOUT PLANS | L2.1-L2.4 |
| PLANTING PLANS | L3.0-L3.4 |
| IRRIGATION PLANS | L4.1-L4.4 |
| HARDSCAPE DETAILS | L6.1-L6.7 |
| PLANTING DETAILS | L7.1 |
| IRRIGATION DETAILS | L7.2-L7.3 |
| LANDSCAPE SPECIFICATIONS | L8.1 |
| IRRIGATION SPECIFICATIONS | L8.2 |
| STRUCTURAL DETAILS | S0.1-S0.3 |
| SITE ELECTRICAL PLANS | SE.1-SE.4.1 |

TRILOGY - CLUBHOUSE - OVERALL LANDSCAPE PLAN



Rehab Pool

Fitness Center

RECEIVED

SEP 19 2024

ALCOHOL BEVERAGE CONTROL

AUG 15 2024

IDAHO STATE POLICE
ALCOHOL BEVERAGE CONTROL

OWNER
Shea Homes
11158 S. Cloverdale Road
Kuna, Idaho 83634
(986) 999-3201

CIVIL ENGINEERS
JLR ENGINEERS, INC.
2750 W. Excursion Ln., Suite 400
Meridian, ID 83642
(208) 376-7200 Fax: 208-323-9335

LANDSCAPE ARCHITECT
Grey | Pickett
Landscape Architecture | Community Design
7144 E. Shiloh Drive, Suite 205
Scottsdale, Arizona 85251
(480) 658-0009 Fax: (480) 909-0068

IRRIGATION CONSULTANT
Coates Irrigation
1420 North Greenfield Road,
Suite 103 Gilbert, AZ 85204
(480) 481-9882

ARCHITECT
GSR ARCH
5525 NW 16th Street, Suite 700W
Ocala, Florida 32067
(352) 237-7777 Fax: (407) 848-9783

SITE AND ELECTRICAL ENGINEER
Wright Engineering
165 East Chilton Drive
Chandler, AZ 85225
(480) 497-5829

STRUCTURAL ENGINEER
Wright Engineering
165 Village Center Circle, Suite 10
Las Vegas, NV 89134
(702) 933-7000

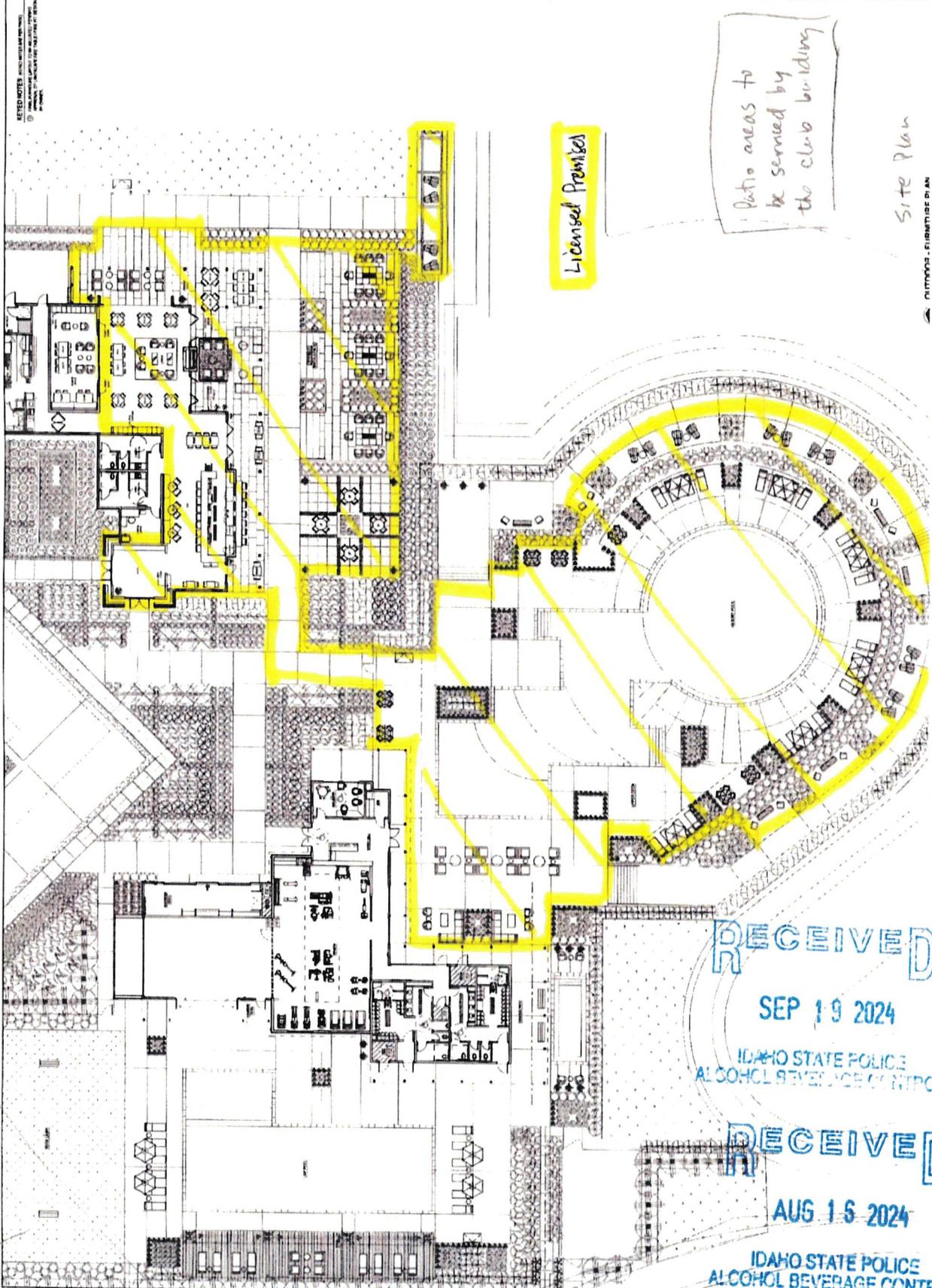



TRIO
 1000 S. WINDYBROOK DRIVE
 SUITE 100
 BOISE, IDAHO 83725
 (208) 333-1111

TREASURE VALLEY CLUBHOUSE
 PHASE 1 - RIVER & BUILDING
 PHASE 2 - FITNESS BUILDING
 KUNA, ID 83844

| NO. | DESCRIPTION | DATE | BY |
|-----|-----------------------|----------|------|
| 1 | ISSUED FOR PERMITTING | 07/20/24 | TRIO |
| 2 | REVISIONS | | |
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OUTDOOR - FURNITURE PLAN
 DATE: 07/20/24
 DRAWN BY: TRIO



+ Pickleball Courts on alternate site plan

RECEIVED
 SEP 19 2024
 IDAHO STATE POLICE
 ALCOHOL BEVERAGE CONTROL

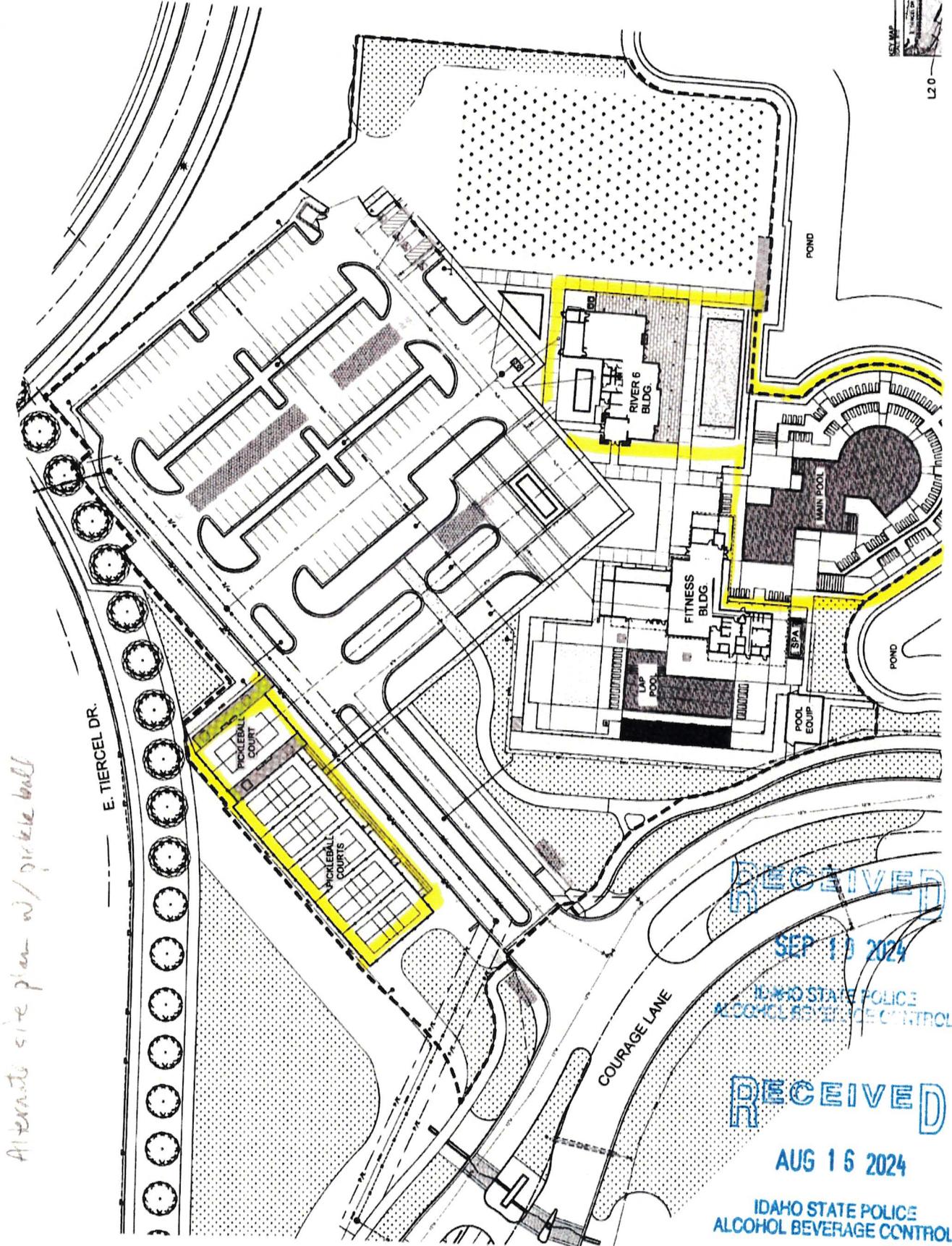
RECEIVED
 AUG 16 2024
 IDAHO STATE POLICE
 ALCOHOL BEVERAGE CONTROL

GREY PICKETT
landscape architecture | community design
1120 N. UNIVERSITY BLVD. SUITE 201
BOISE, IDAHO 83725
TEL: 208.333.8888 FAX: 208.333.8889



TRILOGY
CLUBHOUSE
Landscape Construction Documents
KUNA, IDAHO

DATE: 06.03.2024
BY: [Signature]
REVIEW: [Signature]
SCALE: 1/8" = 1'-0"
SHEET: 88 OF 176



Alternate site plan w/ pickle ball

RECEIVED
SEP 10 2024
IDAHO STATE POLICE
ALCOHOL BEVERAGE CONTROL

RECEIVED
AUG 16 2024
IDAHO STATE POLICE
ALCOHOL BEVERAGE CONTROL

APPENDIX C

IDENTIFICATION OF APPLICANT'S MEMBERS, OFFICERS, DIRECTORS AND IN-STATE MANAGER

APPLICANT – BLUESTAR RESORT & GOLF, LLC

| Title | Name Address Telephone Number | | |
|--------------------------------|---|--|--|
| President | Tim Steckbeck 8777 N. Gainey Center Dr. Ste. 135 Scottsdale, AZ 85258-2106 (t) 480-367-3728 | | |
| Vice President | Matt Anzalone 8777 N. Gainey Center Dr. Ste. 135 Scottsdale, AZ 85258-2106 | | |
| Chief Financial Officer | Kevin Jackson 8777 N. Gainey Center Dr. Ste. 135 Scottsdale, AZ 85258-2106 (t) 480-348-6566 | | |
| In-State Manager | | | |
| Sole Member | BlueStar Landscape Management, LLC 655 Brea Canyon Road Walnut, CA 91789-3078 | | |

Note 1: Applicant holds numerous alcohol beverage licenses throughout the United States. Some of the persons/entities listed above may also serve as members, officers or directors of other related entities that hold alcohol beverage licenses across the United States.

Note 2: Applicant, and the persons/entities listed above, have never had an alcohol beverage license denied or revoked. However, from time to time, minor infractions of state alcohol beverage laws allegedly

occur, which have been resolved by way of payment of a civil fine and/or brief suspension of an alcohol beverage license.

Note 3: None of the persons/entities listed above as officers or directors of Applicant have ever been convicted of a felony or alcohol-related misdemeanor.

CASE NO. 24-20-FP

LEDGESTONE SUB. NO. 2 AMENDMENT NO. 1

Planner: Troy Behunin

TBehunin@kunaid.gov

Phone: 208.922.5546

ALL APPLICATION MATERIALS: [24-20-FP: for the LEDGESTONE SUB. NO. 2 AMENDMENT](#)

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**

Kuna City Council Staff Memo

| Entitlements Requested: | Subdivision | Rezone | Annexation | Special Use | Final Plat Amendment | Design Review | Other |
|----------------------------|----------------------------------|--------|--------------------------------|-------------|--|---------------|-------|
| Title: | Ledgestone No. 2 Amendment No. 1 | | Application Number: | | 24-20-FP | | |
| Date: | 2/4/2025 | | Staff Contact: | | Troy Behunin | | |
| Owner(s)/Applicant: | Challenger Development, Inc. | | Applicant Contact: | | Kent Brown | | |
| Representative: | Kent Brown | | Representative Contact: | | kentlkb@gmail.com | | |

Purpose
 The applicant requests approval to amend a recorded final plat known as Ledgestone Subdivision No. 2, modifying two total lots. Applicant request’s approval to modify a lot line between lot 4, block 6 and lot 5, block 6. The site is located near the SWC of E Hubbard Road and Stroebel Road within Sec 18, T2N, R1E Boise, Meridian.

| Statement of Fact | |
|--|---|
| Parcel Number(s): | R5186231160 & R5186231180 |
| Future Land Use Map Designation: | Medium Density Residential |
| Existing Land Use: | Medium Density Residential |
| Current Zoning: | R-8 |
| Proposed Zoning: | Same |
| Development Area: | .35 Acres Total (15,406 SF) |
| Adjacent Zoning Districts: | North: R-8 (High Residential); East: R-8 (High Density Residential); South: R-8 (High Density Residential); West: R-8 (High Density Residential). |
| Internal Street(s) Existing & Proposed: | North: Night Rider Dr.; East: N Eagle Meadow; South: E Buckaroo Dr.; West: N Moonshadow Ave.. |
| Adjacent Bike/Pedestrian Facilities: | Mason Creek Canal Pathway (Bike/Pedestrian Facility) |
| Adjacent Parks: | Common Lot with Walking Path North of Night Rider. |
| Land Dedication Requirements: | N/A |

Comprehensive Plan and Future Land Use Map Analysis
 The Comprehensive Plan identifies the subject property as Medium Density Residential. The current zone, R-8 were viewed as a compatible zoning district when the approvals were obtained originally in March 2019.

Staff Analysis

The applicant requests approval to amend two lots within the recorded final plat known as LedgeStone Subdivision No. 2, modifying two total lots. Applicant requests approval to modify a single lot line between lot 4, block 6 and lot 5, block 6.

LedgeStone Subdivision No. 2 partial plat amendment, is a part of the greater LedgeStone Subdivision, approved by City Council March 19, 2019. Upon staff review, the proposed application meets the requirements of Kuna City Code and State Code.

Recommended Conditions of Approval

Standard Conditions

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 5-8-1005 (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 5-8-1704 through 1706.
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.

**BEFORE THE CITY COUNCIL
CITY OF KUNA, ADA COUNTY, IDAHO**

| | | |
|--|---|--|
| IN THE MATTER OF THE APPLICATION OF |) | Case No.: 24-01-CPF (Combination Plat), |
| |) | 22-02-DA MOD (08-15-DA) Development |
| |) | Agreement Modification |
| MIRIAM LLC, |) | |
| JAPETH LLC |) | |
| |) | |
| |) | |
| <i>Related to the development of real property</i> |) | DECISION AND REASONED |
| <i>located at NEC of N Meridian Road and E</i> |) | STATEMENT FOR LAMP DISTRICT |
| <i>Deer Flat Road, Kuna, Idaho 83634.</i> |) | APPLICATION. |

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the City Council of the City of Kuna (the “Council”) for Public Hearing on January 21, 2025.

This Decision and Reasoned Statement was prepared and presented to the Council on February 4, 2025, for formal adoption of the Council decision.

**SECTION 2
DECISION**

The Council, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Combination Plat Application (Case No. 24-01-CPF) is hereby *Approved*.

The Development Agreement Modification Application (22-02-DA) is hereby *Approved*.

**SECTION 3
RECORD OF EXHIBITS AND WITNESSES**

I. List of Exhibits.

- ACHD EASEMENT RELEASE REQUEST
- AFFIDAVIT OF LEGAL INTEREST
- APPLICATION COVERSHEET
- CABLEONE EASEMENT RELEASE REQUEST
- CITY OF KUNA EASEMENT RELEASE REQUEST
- COMBO PLAT APPLICATION
- COMMITMENT TO PROPERTY POSTING
- DEED 1800 N. Meridian

- DEED 1900 E Deer Flat
- DEED Lot 1 Trinity View
- DEED Lot 2 Trinity View
- DEED Lot 3 Trinity View
- DEED Lot 4 Trinity View
- DEVELOPMENT AGREEMENT APPLICATION
- FINAL PLAT
- GEOTECH REPORT
- IDAHO POWER EASEMENT RELEASE
- INTERMOUNTIAN GAS EASEMENT RELEASE
- ITD EASEMENT RELEASE REQUEST
- LEGAL DESCRIPTION
- LUMEN CENTURY LINK EASEMENT RELEASE
- NARRATIVE
- NEIGHBORHOOD MEETING CERTIFICATION
- NEIGHBORHOOD MEETING NOTICE
- NEIGHBORHOOD MEETING SIGN-IN SHEET
- PRELIMINARY PLAT
- RECORDED DEVELOPMENT AGREEMENT
- SILVERSTAR- no facilities_connection with K-H
- SOILS REPORT
- SUBDIVISION NAME RESERVATION
- SYRINGA EASEMENT RELEASE
- VICINITY MAP
- ZAYO EASEMENT RELEASE
- ACHD ORIGINAL APPLICATION COMMENTS 2022
- BOISE KUNA IRRIGATION DISTRICT (2)
- BOISE KUNA IRRIGATION DISTRICT
- BOISE PROJECT BOARD OF CONTROL
- CENTRAL DISTRICT HEALTH DEPT.
- DEQ
- ITD
- AFFIDAVIT OF PUBLICATION
- AGENCY TRANSMITTAL
- COMMISSION IDAHO PRESS PUBLICATION
- COMMISSION MAILER
- PROOF OF LEGAL MAILER CC 1.21.2025
- PROOF OF PROPERTY POSTING COMMISSION
- PROOF OF PROPERTY POSTING COUNCIL
- CASE NO. 24-01-CPF, 22-02-DA MOD STAFF REPORT COUNCIL
- CASE NO. 24-01-CPF, 22-02-DA MOD STAFF REPORT
- P&Z COMMISSION DECISION AND REASONED STATEMENT
- P&Z COMMISSION MINUTES
- P&Z COMMISSION SIGN IN SHEET

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Council’s January 21, 2025, hearing are as follows, to-wit:

- a. City Staff:
Doug Hanson, Planning & Zoning Director
- b. Appearing for the Applicant:
Penelope Constantikes, Riley Planning Services, P.O. Box 405, Boise, ID 83701
- c. Appearing in Favor:
- d. Appearing Neutral:
Ron Perkins, 1907 Ryde Avenue, Kuna, ID 83634
- e. Appearing in Opposition:

**SECTION 4
REASONED STATEMENT**

I. Relevant Criteria and Standards Considered

- a. Relevant City Ordinance Provisions.
 - 1. Title 5 Kuna City Code, Development Regulations
- b. Relevant Statutory Provisions.
 - 1. Chapter 65 of Title 67, Idaho Code
 - i. I.C. § 67-6511 – Zoning Ordinance
 - ii. I.C. § 67-6511A – Development Agreements
- c. Pertinent Constitutional Provisions

II. Factual Findings

- a. General Factual Findings.
 - 1. Statement of Fact

| | |
|---|---|
| Parcel Number(s): | R528530500, R8528531000, R8528531500, R8528532000, S1418336332, S1418336401 |
| Future Land Use Map Designation: | Commercial and Mixed Use |

| | |
|--|---|
| Existing Land Use: | Ag grazing |
| Current Zoning: | C-2 |
| Proposed Zoning: | C-2 |
| Development Area: | 33.99 acres |
| Adjacent Zoning Districts: | North: RUT (Rural Urban Transition), R-4 (Medium Residential); East: R-4 (Medium Density Residential); South: C-2 (Area Commercial, R-6 (Medium Density Residential); West: C-2 (Area Commercial) |
| Adjacent Street(s) Existing & Proposed: | North: N/A; East: E Manly Street (Existing), E Trophy Street (Existing); South: E Deer Flat Road (Existing); West: N Meridian Road |
| Internal Street(s) Existing & Proposed: | N/A |
| Adjacent Bike/Pedestrian Facilities: | N/A |
| Adjacent Parks: | N/A |
| Land Dedication Requirements: | N/A |

2. Procedural Findings:

| | |
|---|---|
| Neighborhood Meeting | Held on May 22, 2024. Eight (8) Attendees were present. |
| Pre-Application Meeting | April 25, 2024. |
| Agency Comments Request | August 21, 2024. |
| 300 FT Legal Mailer Notice Commission | Sent on September 20, 2024. |
| Idaho Press Newspaper Published Hearing Notice Commission | Published on September 18, 2024. |
| Site Posting Commission | Posted on September 20, 2024. |
| Commission Public Hearing | Held on October 8, 2024. |
| Commission Written Decision and Reasoned Statement Entered | Entered on November 26, 2024. |
| 300 FT Legal Mailer Notice Council | Sent on January 3, 2025. |
| Idaho Press Newspaper Published Hearing Notice Council | Published on December 20, 2025. |
| Site Posting Council | Posted on December 22, 2024. |
| Council Public Hearing | Held on January 21, 2025. |
| Council Written Decision and Reasoned Statement Entered | Entered on February 4, 2025. |

b. Relevant Contested Facts.

1. No testimony was presented in opposition to the project, therefore no contested facts were entered into the record.

c. Council’s Factual Findings on Relevant Contested Fact.

1. None.

III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the Council that the Combination Plat and Development Agreement Modification is consistent with the approved commercial zoning of the subject site. The consolidation of six (6) commercial lots into one (1) prepares the site for future commercial users. The Council did question the timing of the pedestrian and roadway improvements, they were satisfied with the response from the applicant and staff that any roadway and pedestrian improvements would be required prior to any future development and/or construction taking place.

IV. Conditions of Approval.

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.
9. The existing home located at 1698 E Lazy DB Lane, Kuna, ID 83634 may remain until the subject site develops in the future.

**SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES**

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 4th day of January, 2025.

Joe Stear, Mayor

- VICINITY MAP
- WARRANTY DEED
- ADA COUNTY DEVELOPMENT SERVICES
- ADA COUNTY HIGHWAY DISTRICT
- DEPARTMENT OF ENVIRONMENTAL QUALITY
- IDAHO TRANSPORTATION DEPARTMENT
- AFFIDAVIT OF PUBLICATION
- AGENCY TRANSMITTAL
- COMMISSION IDAHO PRESS PUBLICATION 11.12.2024
- COMMISSION IDAHO PRESS PUBLICATION
- COMMISSION MAILER 11.12.2024
- COMMISSION MAILER
- PROOF OF LEGAL MAILER 01.21.2025
- PROOF OF PROPERTY COMMISSION 11.12.2024
- PROOF OF PROPERTY POSTING COMMISSION
- PROOF OF PROPERTY POSTING COUNCIL
- CASE NO 24-05-AN, 24-02-DA STAFF REPORT COUNCIL
- CASE NO 24-05-AN, 24-02-DA STAFF REPORT
- P&Z COMMISSION DECISION AND REASONED STATEMENT
- P&Z COMMISSION SIGN IN SHEET
- P&Z COMMISSION MINUTES

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Council Hearing on January 21, 2025, hearing are as follows, to-wit:

- a. City Staff:
Doug Hanson, Planning & Zoning Director
- b. Appearing for the Applicant:
Jeff Hatch, Hatch Design Architecture, 200 W 36th Street, Boise, ID 83714
- c. Appearing in Favor:
- d. Appearing Neutral:
- e. Appearing in Opposition:

SECTION 4 REASONED STATEMENT

I. Relevant Criteria and Standards Considered

- a. Relevant City Ordinance Provisions.

1. Title 5 Kuna City Code, Development Regulations
- b. Relevant Statutory Provisions.
1. Chapter 2 of Title 50, Idaho Code
 - i. I.C. § 50-222 – Annexation by Cities
 2. Chapter 65 of Title 67, Idaho Code
 - ii. I.C. § 67-6511 – Zoning Ordinance
 - iii. I.C. § 67-6511A – Development Agreements
- c. Pertinent Constitutional Provisions

II. Factual Findings

- a. General Factual Findings.
1. Statement of Fact

| | |
|--|--|
| Parcel Number(s): | S2006110005 |
| Future Land Use Map Designation: | Industrial |
| Existing Land Use: | Single Family Home |
| Current Zoning: | RP (Rural Preservation) |
| Proposed Zoning: | M-1 (Light Industrial/Manufacturing) |
| Development Area: | 4 acres |
| Adjacent Zoning Districts: | North: RP (Rural Preservation); East: RP (Rural Preservation); South: M-1 (Light Industrial/Manufacturing); West: M-1 (Light Industrial/Manufacturing) Commercial, R-6 (Medium Density Residential); West: C-2 (Area Commercial) |
| Adjacent Street(s) Existing & Proposed: | North: W Kuna Mora Road (Existing); East: S Curtis Road (Existing); South: N/A; West: N/A |
| Internal Street(s) Existing & Proposed: | N/A |
| Adjacent Bike/Pedestrian Facilities: | N/A |
| Adjacent Parks: | N/A |
| Land Dedication Requirements: | N/A |

2. Procedural Findings:

| | |
|---|---|
| Neighborhood Meeting | Held on June 6, 2024. Six (6) Attendees were present. |
| Pre-Application Meeting | January 26, 2024. |
| Agency Comments Request | August 23, 2024. |
| 300 FT Legal Mailer Notice Commission | Sent on September 20 and October 25, 2024. |
| Idaho Press Newspaper Published Hearing Notice Commission | Published on September 18 and October 24, 2024. |
| Site Posting Commission | Posted on October 2 and 28, 2024. |
| Commission Public Hearing | Held on November 12, 2024. |
| Commission Written Decision and Reasoned Statement Entered | Entered on November 26, 2024. |
| 300 FT Legal Mailer Notice Council | Sent on January 3, 2025. |
| Idaho Press Newspaper Published Hearing Notice Council | Published on December 20, 2024. |
| Site Posting Council | Posted on December 9, 2024. |
| Council Public Hearing | Held on January 21, 2025. |
| Council Written Decision and Reasoned Statement Entered | Entered on February 4, 2025. |

b. Relevant Contested Facts.

1. No testimony was presented in opposition to the project, therefore no contested facts were entered into the record.

c. Council's Factual Findings on Relevant Contested Facts.

1. None.

III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the Council that the Annexation and Development Agreement is consistent with the Comprehensive Plan Future Land Use Map and the East Kuna Industrial Overlay District.

IV. Conditions of Approval.

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.

SECTION 5 REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for

reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 4th day of November 2024.

Joe Stear, Mayor

- VICINITY MAP
- ADA COUNTY DEVELOPMENT SERVICES
- ADA COUNTY HIGHWAY DISTRICT
- BOISE PROJECT BOARD OF CONTROL
- IDAHO TRANSPORTATION DEPARTMENT
- AFFIDAVIT OF PUBLICATION CC 01.21.2025
- AGENCY TRANSMITTAL
- PROOF OF LEGAL MAILER CC 01.03.2025
- PROOF OF LEGAL MAILER CC 01.21.2025
- PROOF OF LEGAL MAILER COMMISSION
11.20.2024
- PROOF OF PROPERTY POSTING COMMISSION
- PROOF OF PROPERTY POSTING COUNCIL
- PROOF OF PUBLICATION COMMISSION
- CASE NO. 24-06-AN STAFF REPORT COUNCIL
- CASE NO. 24-06-AN STAFF REPORT
- P&Z COMMISSION DECISION AND
REASONED STATEMENT
- P&Z COMMISSION SIGN IN SHEET
- P&Z COMMISSION MINUTES

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Council Hearing on January 21, 2025, hearing are as follows, to-wit:

- a. City Staff:
Doug Hanson, Planning & Zoning Director
- b. Appearing for the Applicant:
- c. Appearing in Favor:
- d. Appearing Neutral:
- e. Appearing in Opposition:

SECTION 4 REASONED STATEMENT

I. Relevant Criteria and Standards Considered

- a. Relevant City Ordinance Provisions.
 1. Title 5 Kuna City Code, Development Regulations

- b. Relevant Statutory Provisions.
 - 1. Chapter 2 of Title 50, Idaho Code
 - i. I.C. § 50-222 – Annexation by Cities
 - 2. Chapter 65 of Title 67, Idaho Code
 - ii. I.C. § 67-6511 – Zoning Ordinance
- c. Pertinent Constitutional Provisions

II. Factual Findings

- a. General Factual Findings.
 - 1. Statement of Fact

| | |
|--|--|
| Parcel Number(s): | R7321001020 |
| Future Land Use Map Designation: | Medium Density Residential |
| Existing Land Use: | Ag |
| Current Zoning: | RUT (Rural Urban Transition) – Ada County |
| Proposed Zoning: | P (Public) |
| Development Area: | 2 acres |
| Adjacent Zoning Districts: | North: R-6 (Medium Density Residential); East: RUT (Rural Urban Transition); South: RUT (Rural Urban Transition); West: RUT (Rural Urban Transition) |
| Adjacent Street(s) Existing & Proposed: | North: W Kuna Road (Existing); East: N/A; South: N/A; West: N/A |
| Internal Street(s) Existing & Proposed: | N/A |
| Adjacent Bike/Pedestrian Facilities: | N/A |
| Adjacent Parks: | N/A |
| Land Dedication Requirements: | N/A |

- 2. Procedural Findings:

| | |
|--|--|
| Neighborhood Meeting | Held on October 10, 2024. No Attendees were present. |
| Pre-Application Meeting | August 8, 2024. |
| Agency Comments Request | October 21, 2024. |
| 300 FT Legal Mailer Notice Commission | Sent on November 11, 2024. |

| | |
|---|--------------------------------|
| Idaho Press Newspaper Published Hearing Notice Commission | Published on November 6, 2024. |
| Site Posting Commission | Posted on October 15, 2024. |
| Commission Public Hearing | Held on November 26, 2024. |
| Commission Written Decision and Reasoned Statement Entered | Entered on December 10, 2024. |
| 300 FT Legal Mailer Notice Council | Sent on January 3, 2025. |
| Idaho Press Newspaper Published Hearing Notice Council | Published on January 3, 2025. |
| Site Posting Commission | Posted on December 13, 2025. |
| Council Public Hearing | Held on January 21, 2025. |
| Council Written Decision and Reasoned Statement Entered | Entered on February 4, 2025. |

b. Relevant Contested Facts.

1. No testimony was presented in opposition to the project, therefore no contested facts were entered into the record.

c. Council's Factual Findings on Relevant Contested Fact.

1. None.

III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the Council that the Annexation is consistent with the Comprehensive Plan and Future Land Use Map.

IV. Conditions of Approval.

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.

SECTION 5 REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 4th day of February 2025.

Joe Stear, Mayor

RESOLUTION NO. R15-2025

CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA:

- **SETTING FORTH CERTAIN PURPOSES;**
- **AUTHORIZING THE MAYOR TO EXECUTE THE MEMORANDUM OF UNDERSTANDING FOR ACCELERATED CONSTRUCTION INSPECTIONS BETWEEN THE CITY OF KUNA AND HENSEL PHELPS CONSTRUCTION CO**
- **DIRECTING THE CITY CLERK; AND**
- **SETTING AN EFFECTIVE DATE**

.Section 1. Findings

The City Council of the City of Kuna finds that it is in the best interest of the City of Kuna to enter into that certain Agreement entitled Memorandum of Understanding for Accelerated Construction Inspections" for the reasons stated therein.

- 1.1** The City Council approved Resolution No. R29-2023 authorizing the Mayor to execute the First Amended and Restated Project Development Agreement with Brisbie, LLC on the 7th day of March, 2023 (the "Resolution"); and
- 1.2** Section 3.4 of the Amended and Restated Project Agreement allows the Company or its Assignees to request the City to assign a building inspector who is dedicated to the reviews and inspections required by the design, construction, development and occupancy of the project
- 1.3** Hensel Phelps, as general contractor for the project owned by Brisbie, LLC has requested a dedicated inspector. This Memorandum of Understanding, based on the representations of the Inspectors, identifies the mutual understanding regarding the City's provision of dedicated inspections services to allow for accelerated approvals.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council as follows:

Section 2. Authority

The Mayor is hereby authorized to execute the "Memorandum of Understanding for Accelerated Construction Inspections", by and between the City of Kuna and Hensel Phelps Construction Co, a copy of the agreement is attached hereto marked "**EXHIBIT A**", subject to the terms and conditions stated therein, and to execute all ancillary documents, if any are required, in order to facilitate the City's performance of the Memorandum of Understanding.

Section 3. Directing the City Clerk

The Clerk is hereby directed to file this Resolution forthwith in the official records of this City; and to certify this resolution to Hensel Phelps Construction Co.

Section 4. Effective Date

This resolution shall be in full force and effect after its passage and approval.

PASSED BY THE COUNCIL of Kuna Idaho this 4th day of February, 2025.

APPROVED BY THE MAYOR of Kuna, Idaho this 4th day of February, 2025.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

EXHIBIT A

**MEMORANDUM OF UNDERSTANDING FOR
ACCELERATED CONSTRUCTION INSPECTIONS**

This Memorandum of Understanding for Accelerated Construction Inspections ("MOU") is made and entered into as of the date last written below by and between the City of Kuna, a municipal corporation of the state of Idaho ("City"), and Hensel Phelps Construction Co., a Delaware general partnership registered as a foreign general partnership to do business in the state of Idaho ("Contractor"), collectively referred to as the "Parties."

RECITALS

1. Contractor is undertaking a construction project (the "Project") located at 6990 W Kuna Mora Rd.
2. Pursuant to applicable law, City has authority and responsibility to conduct inspections of construction work to ensure compliance with applicable building codes, regulations, and standards.
3. City provides inspection services for any construction project within its jurisdiction by contracting with qualified third-party inspectors to conduct the needed inspections.
4. City has standing contracts with the following third-inspectors (collectively the "Inspectors"): (a) SAFEbuilt, LLC, a limited liability company of the state of Delaware, registered to conduct business in the state of Idaho ("Safebuilt"); (b) Electrical Controls & Instrumentation, LLC, a limited liability company of the state of Idaho ("ECI"); and (c) Inspect, LLC, a limited liability company of the state of Idaho. The services the Inspectors provide pursuant to their standing contracts with the City will be referred to herein as the Regular Inspection Services.
5. Safebuilt conducts building, structural, mechanical, and energy code inspections for the City.
6. ECI conducts electrical inspections for the City.
7. Inspect, LLC conducts plumbing inspections for the City.
8. Contractor has requested an increased availability of building inspections to accelerate progress on the Project as approved in a contract entitled the *First Amended and Restated Project Development Agreement*, which was executed on March 7th, 2023 (*see* City Resolution No. R29-2023). Contractor is not a party to this development agreement, but is an agent of the developer who entered into the agreement with the City.
9. Contractor's request for accelerated inspections could not be served through the City's standing agreements with the inspectors.
10. City has inquired of the Inspectors regarding their ability to increase capacity to meet the request of Contractor for accelerated inspections for the Project.

11. The Inspectors have each represented an ability to increase capacity to satisfy the request of the Contractor, but have not entered into any formal agreements with the City obligating them to provide any specific level of increased inspection services. The increased capacity the Inspectors have agreed to provide will be referred to the Accelerated Inspection Services.

12. Based upon the representations of the Inspectors, the Parties have determined to enter this MOU to identify their mutual understanding regarding the City's provision of Accelerated Construction Services and the Contractor's use of such services.

SECTION 1 TERMS OF ACCELERATED SERVICES

1.1 Accelerated Inspections Services: Each of the Inspectors have represented the ability to offer the following Accelerated Inspection Services:

1.1.1 Safebuilt:

1.1.1.1 Full-Time Onsite Services: Safebuilt will provide a full-time onsite inspector for the Project between its regular business hours of 7:00am and 3:00pm Monday-Friday until such time the City, Contactor, and Safebuilt agree full-time onsite services are no longer necessary. Safebuilt's rate for such services will be \$95.00 per hour.

1.1.1.2 After Hours/Emergency Inspections: Between the hours of 3:00pm and 8:00pm, Monday-Friday, Safebuilt will provide After Hours/Emergency Inspections for the Project. However, Safebuilt will only provide such services after receiving the mutual agreement of City, Safebuilt, and Contractor prior to scheduling the inspection service. Safebuilt's rate for such services will be \$125.00 per hour. Regardless of the amount of time the inspector actually spends onsite, Safebuilt will charge a minimum of two (2) hours for these services. Additionally, Safebuilt will charge this hourly rate for the inspector's travel time to and from the inspector's home, or the Safebuilt office, to the Project, which time will be added to any onsite time.

1.1.2 ECI:

1.1.2.1 No Full-Time On-Site Services: ECI will not provide a full-time onsite inspector to the Project during its regular business hours of 8:00am to 4:00pm, Monday-Friday. Therefore, the only inspection services available during ECI's regular business hours are, and will continue to be, the Regular Inspection Services.

1.1.2.2 After Hours/Emergency Inspections: Between the hours of 4:00pm and 8:00pm, Monday-Friday, ECI will provide After Hours/Emergency Inspections for the Project. However, ECI will only perform inspections

during these hours in extraordinary circumstances, such as but not limited to, site power being disconnected or life safety issues. ECI's rate for such services will be \$125.00 per hour. Regardless of the amount of time the inspector actually spends onsite, ECI will charge a minimum of two (2) hours for these services. Additionally, ECI will charge this hourly rate for the inspector's travel time to and from the inspector's home, or the ECI office, to the Project, which time will be added to any onsite time.

1.1.3 Inspect, LLC:

1.1.3.1 No Full-Time On-Site Services: Inspect, LLC will not provide a full-time onsite inspector to the Project during its regular business hours of 8:00am to 4:00pm, Monday-Friday. Therefore, the only inspection services available during Inspect LLC's regular business hours are, and will continue to be, the Regular Inspection Services.

1.1.3.2 After Hours/Emergency Inspections: Between the hours of 4:00pm and 8:00pm, Monday-Friday, Inspect, LLC will provide After Hours/Emergency Inspections for the Project. However, Inspect, LLC will only provide such services after receiving the mutual agreement of City, Inspect, LLC, and Contractor prior to scheduling the inspection service. Inspect, LLC's rate for such services will be \$125.00 per hour. Regardless of the amount of time the inspector actually spends onsite, Inspect, LLC will charge a minimum of two (2) hours for these services. Additionally, Inspect, LLC will charge this hourly rate for the inspector's travel time to and from the inspector's home, or the Inspect, LLC office, to the Project, which time will be added to any onsite time.

1.2 Scheduling Accelerated Inspection Services: Accelerated Inspection Services will be scheduled through the same City portal and means as Regular Inspection Services.

1.3 City Administration Costs: Prior to entry of this MOU, the City charged, and collected from, the owner of the real property underlying the Project a building permit fee. The monies received from this fee are being utilized by the City to pay for the Regular Inspection Services provided by the Inspectors as well as the City's administrative costs to administer Regular Inspection Services. Further, it is anticipated that this already collected building permit fee will also be sufficient to cover the City's administrative costs that stem from administering the Accelerated Inspection Services. Therefore, at this time the City will not be charging for City administrative costs in addition to the Inspectors fees associated for Accelerated Inspection Services. However, in the event the building permit fee is entirely exhausted prior to completion of the Project, the City may commence charging administrative costs in addition to the Inspectors fees for the Accelerated Inspection Services. In such circumstances, the City agrees that any administrative costs fee charged by the City will not exceed the actual cost of the service being rendered, as required by Idaho Code § 63-1311.

1.4 Payment of Accelerated Inspection Services Fees: Contractor shall be obligated to pay for all Accelerated Construction Services provided to the Project. Contractor's payment for such services will be paid to the City. It shall then be City's obligation to compensate the Inspectors. In the event Contractor fails to timely pay for any Accelerated Construction Services provided by any of the Inspectors, City will be under no obligation or expectation to keep making available the Accelerated Inspection Services. Payment shall be due from Contractor to the City thirty (30) days following Contractor's receipt of an invoice.

1.5 Scope and Nature of Services Provided: This MOU is intended to accelerate inspections for the Project by increasing the availability of the Inspectors, but does not change the scope or nature of services provided by each individual Inspector. Namely, Safebuilt ordinarily provides building, structural, mechanical, and energy code inspections; ECI ordinarily provides electrical inspections; and Inspect, LLC ordinarily provides plumbing inspections. Each Inspector will each continue to provide their ordinary scope of services pursuant to this MOU, but will do so on the unique schedule set forth herein.

SECTION 2 GENERAL TERMS

2.1 Hold Harmless. Contractor acknowledges that the City's ability to perform many of the representations in this MOU are dependent on the performance of the Inspectors, who are independent contractors. Therefore, in the event any Inspector fails to meet its commitments to the City related to Accelerated Inspection Services, the City will likely be unable to meet the satisfy the representations set forth herein. Contractor expressly agrees to hold City harmless for any failure to perform that is attributable to Inspectors failing to satisfy commitments to the City related to Accelerated Inspection Services.

2.2 Term and Termination: This MOU shall remain in effect for the duration of the Project or until terminated by either Party upon thirty (30) days written notice to the other Party. Either Party may terminate this MOU if the other Party fails to meet its commitments set forth herein, provided the defaulting Party is given written notice and a reasonable period to cure. Further, City may terminate or amend this MOU in response to any failure to perform by the Inspectors. For example, should Safebuilt prove incapable of providing a full-time onsite inspector to the Project, the City could terminate this MOU, or at the very least require amendment to remove any provisions related to Safebuilt providing a full-time onsite inspector.

2.3 Amendments: Any amendments to this MOU must be in writing and signed by both Parties.

2.4 No Expectation of Further Increase: The Parties agree that there is presently no expectation of increasing inspection availability for the Project beyond the terms set forth herein. In the event Contractor later desires to further accelerates inspections for the Project, it shall be obligated to renegotiate this MOU with the City, and any such renegotiations must be memorialized in writing to be of any effect.

2.5 Governing Law and Venue: This MOU shall be governed by and construed in accordance with the laws of the State of Idaho, and in the event any dispute arises between the Parties

regarding the terms of this MOU, jurisdiction for such dispute shall be proper in the District Court of the Fourth Judicial District of Idaho, in and for Ada County.

2.6 Attorney Fees: In the event either Party brings suit against the other Party to enforce the terms of this MOU, the prevailing party in such suit shall be entitled to an award of reasonable attorney fees and costs pursuant to I.C. § 12-117.

2.7 Not a Contract: The Parties expressly acknowledge that they have, through this MOU, entered into a memorandum of understanding and not a contract. Their intention in doing so was to lay out the mutual understanding of the Parties regarding how Accelerated Inspections Services for the Project will be made available, scheduled, and billed. However, because uncertainty remains about the ability of the Parties to fully perform the commitments and understandings set forth herein, they have therefore elected to enter into an MOU. While MOU's are frequently precursors to a more formal contract, it is not anticipated at this time that this MOU will be replaced by a future contract.

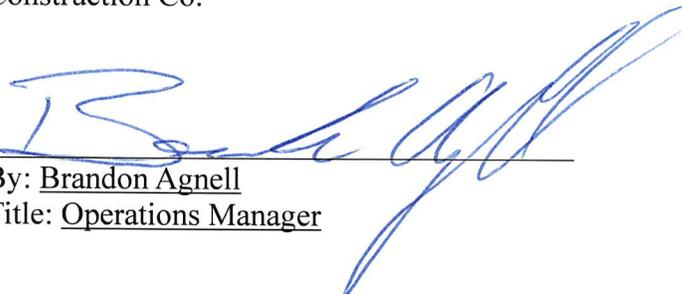
IN WITNESS WHEREOF, the Parties hereto, having been duly authorized, execute this MOU to be effective on the 24 day of January, 2025.

CITY: City of Kuna, Idaho

CONTRACTOR: Hensel Phelps
Construction Co.

By: Joe Stear, Mayor

Attest:



By: Brandon Agnell
Title: Operations Manager

By: Nathan Stanley, City Clerk

**RESOLUTION NO. R16-2025
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE “PARK USE AGREEMENT” WITH THE KUNA POLICE ACTIVITIES LEAGUE (KPAL), PURSUANT TO THE TERMS OF THE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

Section 1. The “*Park Use Agreement*” with the Kuna Police Activities League (KPAL), in substantially the form as attached hereto as “**EXHIBIT A**” is hereby approved.

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

PASSED BY THE COUNCIL of Kuna, Idaho this 4th day of February 2025.

APPROVED BY THE MAYOR of Kuna, Idaho this 4th day of February 2025.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

**PARK USE AGREEMENT
CITY OF KUNA, IDAHO AND KUNA POLICE ACTIVITIES LEAGUE**

This Park Use Agreement (AGREEMENT) is entered into by and between the City of Kuna, Idaho, (CITY), an Idaho municipal corporation and the Kuna Police Activities League, Inc. (KPAL), an Idaho non-profit corporation, jointly referred to herein as the PARTIES.

WHEREAS, CITY owns and maintains Arbor Ridge City Park, Farm Estates City Park, Fitz Roy Park (Patagonia) Winchester City Park, (PARK) located at Kuna, Idaho; and

WHEREAS, the PARK has certain improvements including football and soccer fields; and

WHEREAS, KPAL desires to use the PARK for its soccer, lacrosse, and football clinics, practices, and games during specified times of the year; and

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

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

1. USE: KPAL agrees to use the PARK for the sole purpose of operating the Kuna Police Athletic League, Inc. program to provide athletic opportunities for the children of Kuna, Idaho.
2. RESPONSIBILITIES:

The CITY Will:

- 2.1. Have the PARK fields reserved for KPAL’s exclusive use according to its Reserved Schedule, on file with the City Parks and Recreation Department; all other groups may use the fields at all other times. Other groups wishing to use the fields must contact the City Parks and Recreation Department to ensure fields are available and register for their use.
- 2.2. Maintain the fields and parking lot including the irrigation system, mowing, over-seeding, and irrigating during the schedule set by the CITY.

KPAL Will:

- 2.3. Run and operate the soccer, lacrosse and football programs, including practices, games, and clinics.
- 2.4. Provide the City Parks and Recreation Department with a written schedule (Reserved Schedule) at least thirty (30) days prior to the commencement of the sport season, including practices. If KPAL fails to provide the Reserved Schedule as provided for herein, the fields are first come, first serve.

- 2.5. Hire and staff the umpires.
- 2.6. Ensure that the fields are in presentable and playable condition prior to each use.
- 2.7. Chalk or paint the fields.
- 2.8. Provide trashcans during KPAL events, practices, and games and keep the area clean.
- 2.9. Provide portable bathrooms if needed during the season(s). The portable bathrooms may be locked while not in use by KPAL.
3. USAGE FEE: There will be no usage fee.
4. TERM: The term of this AGREEMENT shall be February 28, 2025 to January 31, 2026. The PARTIES may negotiate an extension of this AGREEMENT for additional one (1) year terms.
5. INSPECTION: KPAL has inspected and hereby accepts the PARK in the condition at the beginning of this AGREEMENT.
6. ALTERATIONS: KPAL shall not make any renovations, alterations, additions, or install any fixtures, equipment, fencing, etc., without the express written consent of CITY. All fixtures and improvements shall become the property of CITY at no cost to the City at termination or expiration of this AGREEMENT.
7. OTHER REQUIREMENTS: KPAL shall maintain oversight and control of the participants in its program. Littering, vandalizing, destroying or otherwise damaging CITY property is prohibited.
8. COMPLIANCE WITH GOVERNING LAW: Each PARTY shall comply with all federal, state, and local laws, rules, and regulations now in force or which may hereafter be in force pertaining to the use of the PARK.
9. INDEMNIFICATION: KPAL shall indemnify, hold harmless, and defend the CITY and its elected or appointed officials, employees, and agents from and against all liabilities, claims, suits, losses, and expenses, including reasonable attorney's fees and court costs, arising out of or in the course of the use contemplated by this AGREEMENT that is caused in whole or in part by any act or omission of KPAL, any act or omission of anyone directly or indirectly employed by KPAL, or any act or omission for which KPAL may be liable, whether or not it is caused in whole or in part by the party indemnified.
10. INSURANCE: KPAL shall, at all times, obtain, pay for, and maintain insurance for the coverages and amounts of coverage not less than those set forth as follows:
 - 10.1 Worker's Compensation – in compliance with the state and federal laws, if required.
 - 10.2 Comprehensive Premises Liability Policy – a minimum coverage of \$1,000,000.00 including the following coverage:

- 10.2.1 Premises and operations; and
 - 10.2.2 Broad Form Commercial General Liability Endorsement to include blanket contractual liability (specifically covering but not limited to the contractual obligations assumed by the organization; and
 - 10.2.3 Personal injury (with employment and contractual exclusions deleted); and
 - 10.2.4 Broad Form Property Damages coverage.
- 10.3 KPAL shall provide to CITY original Certificates of Insurance satisfactory to evidence such coverages before operations pursuant to this AGREEMENT commence.
- 10.4 CITY shall be named as an additional insured on all policies related to this Agreement, excluding Workers Compensation. Such policies shall provide that there shall be no termination, non-renewal, modification, or expiration of such coverage without forty-five (45) calendar days written notice to the CITY.
- 10.5 All insurance shall be written with a company having an A.M. Best rating of at least the “A” category and size categories of VII.
11. UTILITIES: CITY will provide general field maintenance, including lawn mowing, fertilizing, seeding, irrigation and irrigation system maintenance. Any other utility, including electricity shall be provided by KPAL.
12. RUBBISH: KPAL shall be responsible for excess garbage or refuse removal during its use of the PARK.
13. DAMAGE BY FIRE OR OTHER CASUALTY: If the PARK, or any part thereof is damaged by fire or other casualty to such an extent that it is rendered unusable, in whole or in part, the CITY shall have the option to terminate this AGREEMENT, or repair the premises. KPAL shall have no claim for any loss of use during the period that the PARK is being repaired.
14. NOTICES: Any notice required or intended to be given to the other PARTY under the terms of this AGREEMENT shall be in writing and shall be deemed to be duly delivered the earlier of (a) actual receipt by personal delivery to the representative (as defined herein), or in lieu of personal service, (b) by way of private courier, such as Federal Express or United Parcel Service addressed to the appropriate party and address as set forth herein, or in lieu of private courier, (c) U.S. Mail, registered, postage pre-paid, return receipt requested.

14.1. CITY notice shall be sent to:

City Clerk for the City of Kuna, Idaho
Post Office Box 13
Kuna, Idaho 83634

14.2. KPAL notice shall be sent to:

Registered Agent

Kuna Police Activities League, Inc.
1450 W. Boise Street
Kuna, Idaho 83634

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

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

CITY OF KUNA, IDAHO

KUNA POLICE ACTIVITIES
LEAGUE, INC.

Dated this ____ day of _____, 2025.

Dated this 22 day of January, 2025.

BY: _____
Joe L. Stear, Mayor

BY: 
Erica Kallin, President

ATTEST:

Dated this ____ day of _____, 2025.

BY: _____
Nathan Stanley, City Clerk

**RESOLUTION NO. R17-2025
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE COOPERATIVE AGREEMENT BETWEEN VALLEY REGIONAL TRANSIT AND CITY OF KUNA FOR PUBLIC TRANSPORTATION FINANCIAL CONTRIBUTION; AUTHORIZING THE CITY TREASURER TO PAY THE PUBLIC TRANSPORTATION FINANCIAL CONTRIBUTION IN THE AMOUNT OF EIGHTEEN THOUSAND SIX HUNDRED AND SEVENTY-TWO DOLLARS AND ZERO CENTS (\$18,4672.00); AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

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

Section 2. The City Treasurer is authorized to pay the Fiscal Year 2025 expenses pertaining to services, capital, and regional overhead required to support the regional transportation services within the City’s jurisdiction in the amount of eighteen thousand six hundred and seventy-two dollars and zero cents (\$18,672.00).

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

PASSED BY THE COUNCIL of Kuna, Idaho this 4th day of February 2025.

APPROVED BY THE MAYOR of Kuna, Idaho this 4th day of February 2025.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

**COOPERATIVE AGREEMENT
 BETWEEN
 VALLEY REGIONAL TRANSIT
 AND
 CITY OF KUNA
 FOR
 PUBLIC TRANSPORTATION FINANCIAL CONTRIBUTION**

THIS COOPERATIVE AGREEMENT (“**Agreement**”) is entered into this 1st day of October 2024 by and between VALLEY REGIONAL TRANSIT, a regional public transportation authority authorized under Chapter 21, Title 40, Idaho Code (“**Authority**”), and the City of Kuna, a municipal corporation organized, existing and authorized under Chapter 1, Title 50, Idaho Code (“**City**”)

RECITALS

- a. **Authority** is the regional public transportation authority created to serve Ada and Canyon Counties, pursuant to Chapter 21, Title 40, Idaho Code, and as a result of November 3, 1998, public referendum. **Authority** provides publicly funded or publicly subsidized transportation services and programs in Ada and Canyon counties.
- b. **City** is a municipal corporation authorized under Chapter 1, Title 50, Idaho Code.
- c. Idaho Code § 40-2109(7) provides that **Authority** may enter into cooperative agreements with the state, other authorities, counties, cities and highway districts under the provisions of Idaho Code § 67-2328, which expressly authorizes public agencies to enter into agreements with one another for cooperative action for purposes within the power, privilege, or authority of said agencies.
- d. Idaho Code § 40-2110 provides that counties, cities, highway districts and other governmental entities in the region may enter into cooperative agreements with the regional public transportation **authority** in order to contribute funds from any source in recognition of costs of the **authority**.
- e. **Authority** develops funding requests through an approved cost allocation methodology. There are four categories involved in generating the initial funding request: general assessments, service and capital contributions, and special assessments.
- f. **Authority** has budgeted **\$18,672** for **City** to contribute to support services, capital and regional overhead expenses. **City** has budgeted the same amount representing the **City’s** proportionate share of support for services, capital, and regional overhead.
- g. **Authority** generally follows the allocation methodology to designate how **City** contributions are used. However, **Authority** may leverage **City** contributions as local match to optimize utilization of both local and federal sources of funding to ensure the most effective use of all revenue sources.

AGREEMENT

NOW, THEREFORE, in consideration of foregoing recitals, which are made a part of this **Agreement** and not mere recitals, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed as follows:

Section 1. Term

This **Agreement** shall be in effect from the **1st day of October 2024**, and will terminate on the **30th day of September 2025**, unless earlier terminated pursuant to the mutual written agreement of the parties hereto.

Section 2. Purpose

The purpose of this **Agreement** is:

- (a) For **City** to pay **\$18,672** to **Authority** for Fiscal Year 2025 expenses pertaining to services, capital, and regional overhead required to support the regional transportation services within the **City's** jurisdiction.
- (b) For **Authority** to use **City's** contribution for service, capital, and regional overhead expenses included in the annual FY2025 budget to support services within **City's** jurisdiction.
- (c) For **Authority** to leverage **City's** contribution with matching federal funding to optimize all revenue sources available for operations, capital, and regional overhead.

Section 3. Compliance

Authority, in using said **City's** contribution shall comply with all conditions required by applicable federal, state and local laws and regulations, and shall maintain, in accordance with generally accepted accounting practices and principles, records and books of account regarding said assessments and operating costs.

Section 4. Payment

- (a) **City** shall pay its annual contribution of **\$18,672** within 30 days of invoice.
- (b) **Authority** shall provide **City** a quarterly status report on capital or other special projects.
- (c) Payment shall be made directly to **Authority** at the following address, unless **City** is notified in writing by **Authority** of a new address:

Valley Regional Transit
700 NE 2nd St Suite 100
Meridian, Idaho 83642

- (d) **City's** address, for the purpose of invoice, notice or correspondence, unless **Authority** is notified in writing by **City** of a new address, is as follows:

City of Kuna
PO Box 13
Kuna, Idaho 83634

Section 5. Contact Information

(a) **Authority** point of contact for this agreement is:

Cameron Wells, Chief Financial Officer, cwells@ridevrt.org, 208.258.2709

(b) **City** point of contact for this agreement is:

Nathan Stanley, City Clerk, cityclerk@kunaaid.gov

Section 6. Miscellaneous

(a) Each party hereto represents and warrants that each person executing this **Agreement** on behalf of such party is, at the time of such execution, duly authorized to do so by such party's governing body and is fully vested with the **authority** to bind such party in all respects.

(b) If any provision of this **Agreement** is held invalid, illegal, or unenforceable, the remainder shall be construed to conform to the intent of the parties and shall survive the severed provisions.

(c) Except as provided otherwise herein, this **Agreement** and any attachments hereto constitute the entire **Agreement** between **Authority** and **City** concerning the subject matter hereof. The provisions of this **Agreement** shall be construed as a whole and not strictly for or against any party.

(d) The captions and headings in this **Agreement** are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions, or agreements contained herein.

(e) This **Agreement** is not intended to create, nor shall it in any way be interpreted or construed to create any third-party beneficiary rights in any person not a party hereto.

(f) This **Agreement** shall be binding on the parties hereto, and their successors and assigns.

Section 7. Indemnification

To the extent permissible by law, **Authority** shall indemnify, defend, protect and hold harmless **City**, and its officers, agents and employees, from and against any and all liabilities, losses, suits, claims, judgments, fines or demands arising by reason of injury or death of any person or damage to any property, including all reasonable costs for investigation and defense thereof (including but not limited to attorney fees, court costs, and expert fees), of any nature whatsoever (collectively, "Claims") arising out of or incident to this **Agreement**, and any renewal or extension thereof, and arising out of or caused by the negligent or intentional acts or omissions of **Authority**, its officers, agents and employees, regardless of where the injury, death, or damage may occur, except to the extent any such Claims arise out of or are caused by the negligent or intentional act or omission of **City** or its officers, agents and employees. **City** shall give to **Authority** reasonable notice of any such Claims. **Authority** shall notify **City** of the counsel to be used in carrying out its obligations hereunder. **City** must state any reasonable objection that it may have regarding the use of said counsel. The provisions of this section shall be deemed to be a separate contract between the parties and shall survive the expiration or any default, termination or forfeiture of this **Agreement**, and any renewal or extension thereof. Notwithstanding anything to the contrary in the foregoing, **City's**

right to indemnification pursuant to the foregoing shall be limited to indemnification for such Claims for which **City** incurs actual liability or expense. The foregoing indemnification includes, without limitation, any Claim arising out of or caused by the noncompliance of any services, programs, or activities provided by **Authority** under this **Agreement** with all applicable federal, state, and local statutes, regulations, and requirements, including, but not limited to, the Americans with Disabilities Act (ADA). Notwithstanding anything to the contrary in the foregoing, (i) no employee or officer of **Authority** shall be personally liable to **City** under this **Agreement**, (ii) with respect to third party Claims, both **Authority** and **City** expressly reserve any and all of the privileges and immunities available to them, if any, under Idaho law, and (iii) the agreement of **Authority** to hold harmless or indemnify **City** shall be limited to, and be payable only from, **Authority's** available insurance or self-insurance coverage for liability assumed by contract available as a part of its general liability insurance program."

EXECUTED and effective as of the date first above written.

Valley Regional Transit:

City of Kuna:

Elaine Clegg
Chief Executive Officer

Joe Stear
Mayor

CITY OF KUNA

State of Idaho *Proclamation*

MAYOR STEAR'S KUNA KINDNESS CHALLENGE WEEK

WHEREAS, the City of Kuna recognizes the value of simple acts of kindness that are performed without prompting or reason and how these acts can have a positive impact in Kuna; and

WHEREAS, the City of Kuna and Mayor Stear seek to cultivate a thoughtful, compassionate and caring community by setting an example of understanding and acceptance for all through genuine acts of kindness; and

WHEREAS, Mayor Stear's Kuna Kindness Challenge is one week where acts of kindness can be performed by any person in the City of Kuna regardless of age, origin, education, gender, beliefs, lifestyle, or abilities for the good of those around them; and

WHEREAS, this week is intended to encourage all of us to practice acts of kindness in our homes, schools, businesses, and communities.

NOW, THEREFORE, I, Joe L. Stear, Mayor of the City of Kuna, Idaho, do hereby proclaim February 10-14, 2025 as:

Kuna Kindness Week

and encourage all parents, students, community members, residents and visitors of Kuna, Idaho to show and practice kindness, in the spirit of compassion, and goodwill because kindness matters in Kuna and beyond.

**IN WITNESS WHEREOF,
I set my hand on this the 4th day of February
in the year of two thousand and twenty-five.**

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





PALOMINO PLACE

Annexation and Zoning Request

PROPERTY

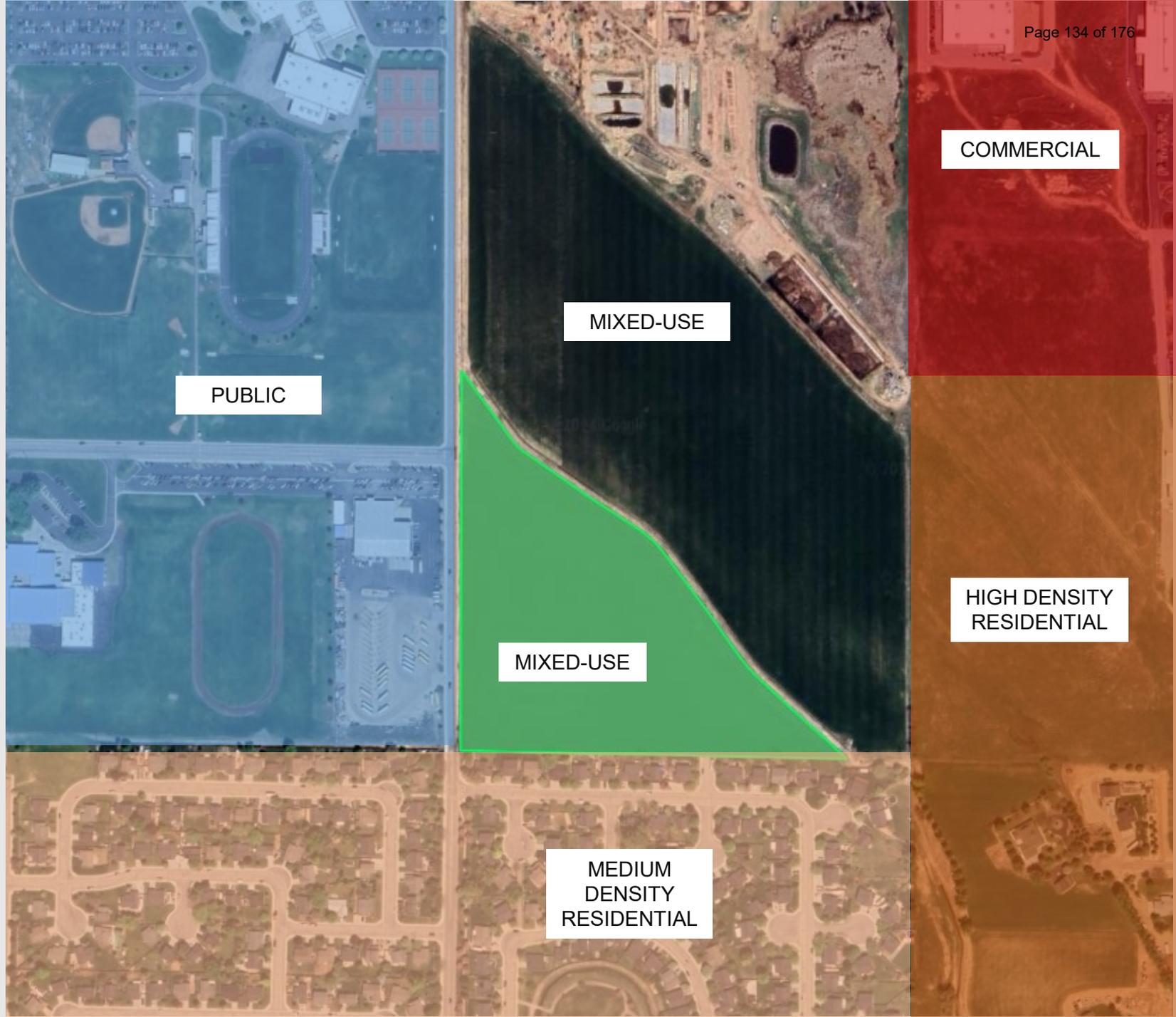
13.94 acres

Located south of Deer Flat Rd
Rd and East of Kay Ave



FLUM

Subject property is designated as mixed-use



ZONING

Proposing R-6 and R-12 zoning districts



ZONING

Proposed R-12 zoning area



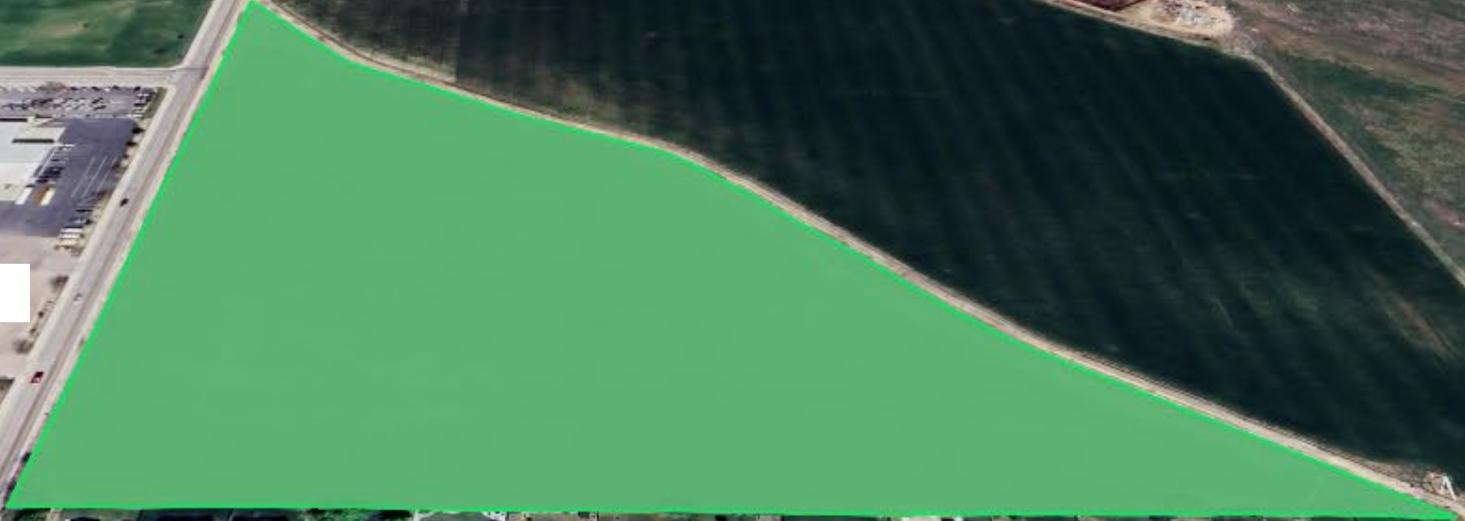
ZONING

Proposed R-6 zoning area



Deer Flat Rd

Kay Ave



THANK YOU
Annexation and Zoning Request

CASE NO. 24-01-AN

ANNEXATION: PALOMINO PLACE

Planner: Troy Behunin

TBehunin@KunaID.Gov

Phone: 208.922.5546

ALL APPLICATION MATERIALS: [24-01-AN: for ANNEXATION: PALOMINO PLACE](#)

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 Council Staff Memo

| City Council Staff Memo | | | | | | | |
|--------------------------------|---|--------|--------------------------------|-------------|--|---------------|-------|
| Entitlements Requested: | Subdivision | Rezone | Annexation | Special Use | Planned Unit Development | Design Review | Other |
| Title: | Palomino Place | | Application Number: | | 24-01-AN | | |
| Date: | 2/04/2025 | | Staff Contact: | | Troy Behunin | | |
| Applicant: | Trilogy Development | | Applicant Contact: | | 9839 W Cable Car St. Ste. 101 Boise, ID 83709 | | |
| Representative: | Kellie Black, Bailey Engineering, Inc. | | Representative Contact: | | kblack@baileyengineers.com | | |

Purpose

Applicant requests approval for Annexation of approx. 13.94 acres and to zone the property R-6 (Medium Density Residential) and R-12 (High Density Residential). The applicant will return with development applications in the future. The site is located at the southeast corner of Kay Avenue and Porter Street (APN: S1324161500).

Statement of Fact

| | |
|--|---|
| Parcel Number(s): | S1311427800 |
| Future Land Use Map Designation: | Mixed Use |
| Existing Land Use: | Agriculture |
| Current Zoning: | Rural Urban Transition – Ada County |
| Proposed Zoning: | R-6 (Medium Density Residential) & R-12 (High Density Residential) |
| Development Area: | 13.94 Acres |
| Adjacent Zoning Districts: | North: RUT (Rural Urban Transition); East: RUT (Rural Urban Transition); South: R-4 (Medium Residential); West: P (Public), |
| Adjacent Street(s) Existing & Proposed: | North: Porter St. (Existing); East: None; South: Limestone St. (Existing); West: Kay Avenue (Existing) |
| Internal Street(s) Existing & Proposed: | Public Streets (Proposed) |
| Adjacent Bike/Pedestrian Facilities: | Pedestrian Pathway along the Badley Lateral |
| Adjacent Parks: | None |
| Land Dedication Requirements: | None |

Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Mixed Use, the existing zone is an Ada County Zone; RUT (Rural Urban Transition). The proposed zoning and land use for the subject site agrees with the Future Land Use Map (FLUM) of the City of Kuna.

The Comprehensive Plan identifies Kuna's land uses will support a desirable, distinctive and well-designed community.

The Comprehensive Plan identifies the goal to encourage development of different housing options and strong neighborhoods (Goal 3 D) and encourages housing types for all citizens (Objective 3 D.1).

The Comprehensive Plan encourages development of housing needs to meet demand, creation of neighborhoods connected through sidewalks, pathways, on-street and transit infrastructure (Goal 3 D, Goal 4 B & Goal 4 D).

The Comprehensive Plan identifies respecting and protecting private property rights ensuring land use policies and regulations do not violate those rights, and encourage preservation of development of housing needs, ensuring city actions do not limit the use of property (Goal 3 G).

The Comprehensive Plan promotes a connected street network incorporating collectors and crossings for neighborhood connectivity, while expanding classified roads and preserving Rights-of-Way (Goal 4 D).

Staff Analysis

The applicant submitted a request for Annexation into the City limits with a proposed zone of R-6 and R-12 which complies with the FLUM. The applicant will be required to return in the future with additional separate development applications and apply the public hearing process for those applications as needed.

Recommended Conditions of Approval

1. Developer/Owner/Applicant shall submit the appropriate applications preceding any future development.
2. Developer/Owner/Applicant shall follow the Kuna Comprehensive Plan and FLUM.
3. Developer/Owner/Applicant shall follow Idaho Code §50-222 and Kuna City Code Title 5.
4. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

CASE NO. 24-01-OA (ORDINANCE AMENDMENT)

DEVELOPMENT REGULATIONS CODE

Planner: Doug Hanson

dhanson@kunaid.gov

208-287-1771

ALL APPLICATION MATERIALS: [24-01-OA](#)
[DEVELOPMENT REGULATIONS CODE](#)

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.



September 12, 2024

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

SUBJECT: Kuna City Code Text Amendment - Narrative

Mayor and City Council Members,

The City of Kuna Planning and Zoning Department respectfully submits a zoning text amendment application.

The text changes include modifications to the Development Regulations Code. Text changes are as follows:

1. 5-4-3-D.: Proposing change to application completeness review.
2. 5-5-4: Proposing changes for site notice for public hearings.
3. 5-8-1403, 5-8-1603, 5-9-602-B-1., and 5-10-6-E.: Minor technical corrections to be cleaned up from the last code update.

Sincerely,

A handwritten signature in blue ink, appearing to read "Doug Hanson".

Doug Hanson
Planning & Zoning Director

| Proposed Development Regulations Code Text Amendments | | |
|--|---|---|
| KCC Section | Topic | Reason for Change |
| 5-4-3-D. | Application Requirements, Review and Fees | Staff requires additional application review time |
| 5-5-4 | Title Public Hearing Notice Process, Site Notice | Provide clarification for public hearing sign posting procedure |
| 5-8-1403 | Off Street Parking and Loading Facilities, Parking Space Requirements | Cleanup from Case No. 23-01-OA |
| 5-8-1603 | Stay of Proceedings | Cleanup from Case No. 23-01-OA |
| 5-9-602-B.-1. | Lot Split | Correcting new code section callback |
| 5-10-6-E. | Landscaping Code, Installation and Minimum Standards | Scriverner's error |

5-4-3: APPLICATION REQUIREMENTS, REVIEW AND FEES:

- A. *Application requirements:* All persons making an application for annexation, zoning, subdivision approval or any permit or other matter governed by this title are required to submit to the Director an application on forms provided by the Planning and Zoning Department.
- B. *Pre-application meeting:* As determined by Kuna City Code § 5-4-4 (the "Decision Making Authority and Process Table") a pre-application meeting with the Planning and Zoning Department and other affected agencies is required, no more than three (3) months prior to submitting an application. The pre-application meeting requirement may be waived by the Director on a case-by-case basis.
- C. *Fees:* The Council shall, by resolution, establish fees for all applications or petitions authorized by this title.
- D. *Application completeness and compliance review:* Applications are not accepted until the Director or the Director's designee finds that the application is complete and complies with this title. Application completeness and compliance review fees are required to be paid prior to application being reviewed by the Director. The Director shall have ~~thirty-sixty (630)~~ days to review to determine and notify in writing the applicant whether or not the application is complete and in compliance.
- E. *Incomplete applications:* If the Director or their designee determine that an application is incomplete, they shall provide notice to the applicant of such deficiencies. In the event an applicant fails to provide the missing information within a period of fourteen (14) calendar days, the application shall be deemed to have expired, and will not be further processed by the City unless and until an entirely new application is submitted.
- F. *Acceptance of applications:* Applications, which are found by the Director to be complete and in compliance, are then officially accepted for processing. The Director will issue and deliver to the applicant a letter of Application acceptance. The date of acceptance determination shall be the date the Director issues an acceptance letter.

5-5-4: SITE NOTICE:

Applicants are required to comply with the required public hearing notice sign procedures of this section.

A. *Sign posting procedure:*

- 1. *Posting of hearing notice on property:* Not less than fifteen (15) days prior to any public hearing, the applicant shall post notice of hearing of the application on the subject property under consideration; except as noted herein, posting of the property shall be in substantial compliance with the following requirements.
 - a. *Sign maintenance and repair:* All signs shall be continually maintained in a state of good appearance, security, safety and repair throughout their life. Nothing in this Code shall relieve the user of any sign or owner of subject

property on which a sign is located from maintaining the sign in a safe condition and in a state of good repair.

- b. *Clear vision and sight triangles:* Signs shall not be permitted in the sight triangle as defined, interpreted and applied by the City of Kuna, as defined in this chapter, except at a height of less than three (3) feet and/or greater than ten (10) feet measured from and along the finished grade of the sign area. Sign structures above three (3) feet in height having a projected width of greater than one (1) foot shall not be permitted in sight triangles. Under unusual circumstances, the zoning administrator may modify the dimensions and restrictions of a sight triangle at a specific location, based on technical expertise as may be offered by the city engineer.
- c. *Signs adjacent to residentially zoned areas:* Any sign or structure located on a lot which is adjacent to a residentially zoned lot shall be set back as to meet the side, rear and front yard setback requirements of said adjoining residential district if such residential setback requirements exceed those of the commercial district.
- d. *Separation requirements from utility power lines:* Signs shall be located in such a way that they maintain horizontal and vertical clearance of all overhead electrical conductors in accordance with National Electrical Safety Code specifications, as reviewed and determined by Idaho Power Company. Applicants are required to contact the local electric company before erecting a sign nearer than twenty-five (25) feet of electric power lines. No sign shall be placed within a power line easement without approval of the holder of such easement.
- e. *Materials:* The sign(s) shall consist of four-foot by four-foot (4'X4') plywood or other hard surface mounted on two (2), four-inch by four-inch (4"X4") posts, or attached to another staff approved support in such a manner that it is perpendicular to the roadway along which the sign is posted and the bottom of the sign is at least three (3) feet above the ground.
- f. *Wording:* ~~Centered at the top of the four-foot by four-foot (4'X4') signboard(s) shall be the words "City of Kuna Public Hearing Notice." In addition, each sign will inform the public of the nature of the hearing, the date, time and address of the hearing location, a summary of the project proposal to be considered, location of the development, and the name of the applicant. Each sign shall be painted white, and the letters, with the exception of 'City of Kuna Public Hearing Notice', shall be painted black. Sign shall be placed perpendicular to any roadway and shall be visible from both directions of traffic.~~ An example of the required sign specification is set forth below:

| | |
|-----------------------|---|
| Size = 6 inches | CITY OF KUNA PUBLIC HEARING NOTICE MONTH DAY, YEAR |
|-----------------------|---|

| | |
|----------------------------------|--|
| Size = 2 inches | Planning and Zoning Commission <u>Reviewing Body (P&Z Commission or City Council)</u> Kuna City Hall, 751 W 4 th Street, Kuna, Idaho at 6:00 pm |
| Size = 2 inches | PURPOSE: (Proposed land use actions), (Project name), Proposed Zoning (Requested zone), (Project acreage) acres, (Proposed number of building lots) buildable lots, (proposed number of common lots) common lots APPLICATION BY: Average citizen, USA, Inc. |
| Size = 2 inches | Contact the City at 208-922-5274 |

2. *Other specifications:* In lieu of the above conditions, public hearing applications that contain less than one (1) acre of land, a dual-side sign consisting of an eleven-inch (11") by seventeen-inch (17") piece of laminated paper mounted to a rigid surface of at least equal size, stating the name of the applicant, a statement concerning the proposed development, and the date, time and location of the public hearing. Sign shall be placed perpendicular to any roadway and shall be visible from both directions of traffic. An example of the required sign specification is set forth below:

| | |
|------------------|--|
| Size = 1 inch | CITY OF KUNA PUBLIC HEARING NOTICE MONTH DAY, YEAR |
| Size = ¾-inch | Kuna Planning and Zoning Commission <u>Reviewing Body (P&Z Commission or City Council)</u> Kuna City Hall, 751 W 4 th Street, Kuna, Idaho at 6:00 pm |
| Varies | PURPOSE: (Proposed land use actions), (Project name), Proposed Zoning (Requested zone), (Project acreage) acres, (Proposed number of building lots) buildable lots, (proposed number of common lots) common lots APPLICATION BY: Average citizen, USA, Inc. |
| Size = ¾-inch | Contact the City at 208-922-5274 |

3. *Sign placement:* The signs shall be posted on the land being considered, perpendicular to each roadway that is adjacent to it. The sign(s) shall be located on the property, outside of the public right-of-way. If the sign cannot be placed on the property and still be clearly visible, the sign may be placed within the right-of-way if the applicant has obtained consent of the right-of-way owner.
4. *Proof of posting:* The applicant shall submit a notarized statement and a dated photograph of the posting to the director or designee no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) was posted. Unless certification is received by such date, the hearing will be tabled or canceled.
5. *Sign removal:* The posted sign shall be removed no later than three (3) business days after the public hearing decision is rendered.

5-8-1403: PARKING SPACE REQUIREMENTS:

For the purpose of this chapter the following parking space requirements shall apply:

| A. Residential: | |
|---|---|
| 1. Single-family dwelling or duplexes | 2 for each unit |
| 2. Apartments or multifamily dwellings | |
| Studio/1 bedroom | 2 for each unit; at least 1 in a covered carport or garage |
| 2 Bedrooms | 2.5 for each unit; at least 1 in a covered carport or garage |
| 3+ Bedrooms | 3 for each unit; at least 1 in a covered carport or garage |
| 3. Boarding houses, rooming houses, dormitories and fraternity houses which have sleeping rooms | 1 for each sleeping room or 1 for each permanent occupant |
| 4. Manufactured home park | 2 for each unit |
| B. Commercial: | |
| 1. Automobile service garages which also provide repair | 1 for each 2 gasoline pumps and 2 for each service bay |
| 2. Hotels, motels | 1 per each sleeping room plus 1 space for each 2 employees |
| 3. Funeral parlors, mortuaries and similar type uses | 1 for each 100 square feet of floor area in slumber rooms, parlors or service rooms |
| C. Recreational or entertainment: | |
| 1. Dining rooms, restaurants, taverns, nightclubs, etc. | 1 for each 200 square feet of floor area |
| 2. Bowling alleys | 4 for each alley or lane plus 1 additional space for each 100 square feet of the area used for restaurant, cocktail lounge or similar use |
| 3. Dance floors, skating rinks | 1 for each 100 square feet of floor area used for the activity |
| 4. Outdoor swimming pools, athletic courts | |
| Public | 1 for each 500 square feet of floor area |
| Private | 1 for each 1000 square feet of floor area |
| 5. Clubhouse | |
| Public | 1 for each 400 square feet of floor area |
| Private | 1 for each 800 square feet of floor area |
| 6. Auditoriums, sports arenas, theaters and similar uses | 1 for each 4 seats |
| 7. Retail stores | 1 for each 250 square feet of floor area |

| | |
|---|--|
| 8. Banks, financial institutions and similar uses | 1 for each 200 square feet of floor area |
| 9. Offices, public or professional administration, or service buildings | 1 for each 400 square feet of floor area |
| 10. All other types of business or commercial uses permitted in any business district | 1 for each 300 square feet of floor area |
| D. Institutional: | |
| 1. Churches and other places of religious assembly | 1 for each 5 seats |
| 2. Hospitals | 1 for each bed |
| 3. Sanitariums, homes for the aged, nursing homes, children's homes, asylums and similar uses | 1 for each 2 beds |
| 4. Medical and dental clinics | 1 for every 200 square feet of floor area of examination, treating room, office and waiting room |
| 5. Libraries, museums and art galleries | 1 for each 400 square feet of floor area |
| E. Schools (public, parochial or private): | |
| 1. Elementary and junior high schools | 2 for each classroom and 1 for every 8 seats in auditoriums or assembly halls |
| 2. High schools | 1 for every 10 students and 1 for each teacher and employee |
| 3. Business, technical and trade schools | 1 for each 2 students |
| 4. Colleges, universities | 1 for each 4 students |
| 5. Kindergartens, childcare centers, nursery schools and similar uses | 2 for each classroom but not less than 6 for the building |
| F. Manufacturing: | |
| 1. All types of manufacturing, storage and wholesale uses permitted in any manufacturing district | 1 for every 2 employees (on the largest shift for which the building is designed) plus 1 for each motor vehicle used in the business |
| 2. Express, parcel delivery and freight terminal | 1 for every 2 employees (on the largest shift for which the building is designed) and 1 for each motor vehicle maintained on the premises |
| G. Overlay District: | |
| 1. East Kuna Industrial | Off-street parking requirements regulating number of spaces required per KCC 5-8-1403 are not and shall not be applicable to uses in this overlay district and shall be reviewed by the director or his -their designee on a case-by-case basis |
| 2. Downtown | Off-street parking requirements regulating number of spaces required per KCC 5-8-1403 are not and shall not be applicable to uses in this overlay district and shall be reviewed by |

| | |
|--|---|
| | the director or his - <u>their</u> designee on a case-by-case basis in accordance with the "City of Kuna Downtown Design Standards" Manual |
|--|---|

5-8-1603: STAY OF PROCEEDINGS:

An appeal stays all proceedings in furtherance of the action appealed unless the Director from whom the appeal is taken certifies to the Commission after the notice of appeal is filed with ~~him~~-them that by reason of facts stated in the application, a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed other than by a restraining order which may be granted by the Commission, on notice to the Director from whom the appeal is taken on due cause shown.

5-9-602: LOT SPLIT:

A. *Purpose:* A lot split is the dividing of an original lot, tract or parcel of land. A lot split shall not create more than three (3) new parcels from the original lot, tract or parcel of land, including any splits granted by the county prior to annexation into the city. The burden shall be on the property owner to provide evidence that they are eligible for a lot split with the city, by way of a deed and legal description of the tract demonstrating its existence as an original lot, tract or parcel of land and its configuration as of the date of application for lot split.

1. Compliance: The owner shall comply with the following conditions:
2. The minimum lot size of all parcels created through the lot split process shall be one (1) acre, except lots created through the public utility lot split process.
3. All parcels created via lot split shall meet lot frontage requirements established in KCC § 5-8-504.
4. Sewer and water: Applicant shall extend public sewer and water to each parcel created when public sewer and water are available within 300 feet of the parcel(s), or as determined by the city engineer.
5. If City sewer and water are not available within 300 feet of the parcel(s) the Applicant shall comply with the Septic Tanks/Systems standards as established in KCC § 5-9-603.
6. Parcels located in the Kuna Nitrate Priority Area shall not be split without connecting to city sewer and water. A waiver of this subsection may be allowed when the applicant, at time of application submittal provides documentation from Central District Health, that the district's potable water supply and septic system requirements can be met.
7. Land possessing unique features or topographical constraints: Land possessing unique features or topographical constraints may be subject to an environmental review at the director's discretion, which, in turn, may require that certain issues be mitigated.
8. Utilities placed underground: Utilities shall be placed underground, unless it is determined by the owner of the utility and/or the city council that such action is not

-
- feasible or reasonable. Parcels created that are more than one (1) acre in size shall be subject to this condition on a case-by-case review basis.
9. Stormwater drainage: Any increased stormwater drainage resulting from lot split activity shall be retained on-site. Parcels less than one (1) acre shall provide stormwater plans and supporting calculations to the city engineer for review and approval. Parcels one (1) acre and larger shall be subject to providing stormwater plans and supporting calculations to the city engineer for review and approval on a case-by-case basis.
 10. Fire hydrants and water mains: Each parcel shall be provided fire protection by the lot owner in accordance with fire district standards as determined by the fire chief as a condition of development.
 11. Grading or depositing of soil: No grading or depositing of soil shall occur on the parcels within the floodplain or floodway unless the appropriate permits are obtained and approved by the city engineer.
 12. Maximum number of parcels created: The maximum number of parcels that can be created from contiguous original tracts, submitted under a single application, is six (6). If more splits than this amount are intended from original and contiguous tracts, that action shall occur through the city's subdivision process.
 13. Water rights: Water rights appurtenant to a tract of land, subject to lot split, shall remain with the land or be dedicated to the city. Water rights for the split parcel may not be sold, abandoned, or transferred off the land (except to the city).
 14. Dedication of public right-of-way (ROW): The owner shall dedicate public ROW in accordance with the area's identified transportation needs as they may be identified in Ada County Highway District (ACHD) or COMPASS documents, as well as the city's "Comprehensive Plan Street Circulation Map" and in its supporting text. The portion of a parcel included within the right-of-way does not constitute a part of the lot split.
 15. Lot split conformity: Parcels shall be divided, or otherwise configured, to accommodate the city and ACHD's transportation grid, utility layout and connectivity patterns.
 16. Sidewalks: Sidewalks and landscaping shall be installed in accordance with KCC § 5-10-13 for parcels abutting classified roadways. Where sidewalks are required, the owner shall submit engineering drawings, contractor's estimates, and submit for construction plan review.
 17. Driveway entrances: Each parcel created through a lot split shall have a driveway entrance(s) connecting to a public street(s) with adequate driveway distance separations as determined by the city and/or ACHD. Where feasible, the driveway entrances shall be designed and constructed as shared driveways. Owner(s) shall develop driveway agreements for shared driveways and these agreements shall be recorded and follow the land. Shared driveway entrances shall have a minimum driveway width of twenty-four (24) feet, unless ACHD requires a different width. The driveway's asphalt apron and entryway shall extend inward a minimum of fifteen (15) feet from the parcel's property line to minimize the tracking of debris onto the

roadways. Driveways shall be a maximum one hundred fifty (150) feet in length. The driveway plans shall be reviewed and approved by the city engineer.

18. ACHD requirements: Prior to construction or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.) a permit or license agreement must be obtained from ACHD.
19. Original lot, tract or parcel of land: A lot, parcel, or tract of land as recorded on any plat or record on file in the office of the county recorder or any unplatted contiguous parcel of land held in one (1) ownership and of record on or before December 7, 1977.
20. Lot of record: A lot which is part of a subdivision recorded in the office of the county recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.
21. Owner: The individual, firm, association, syndicate, partnership, or corporation having any interest in the land to be subdivided.

B. *Public Utility Lot Split:*

1. *Purpose:* A public utility lot split is the dividing of a lot, tract or parcel of land for the purpose of creating a public utility lot as defined in KCC § ~~5-2-35-1-6~~. The burden shall be on the property owner to provide evidence to the director that the public utility lot will exclusively contain public and/or a private infrastructure which is a physical component of an interrelated public or private system which provides water, sewer, irrigation, natural gas, electrical grid and/or telecommunication service to the public.
 - a. The owner of the lot, tract or parcel of land and the utility provider, who will be the owner of the public utility lot, shall file a joint application for a public utility lot division with the Director. At a minimum, the application shall contain the following information:
 - b. Names, mailing and email addresses and phone numbers of applicants; and
 - c. Legal description of the original lot, tract or parcel of land and the proposed Public Utility Lot; and
 - d. Affidavits of legal interests; and
 - e. The construction drawings and specifications of the infrastructure to be constructed on the public utility lot ("Subject Infrastructure") for the director's and city engineer's review; with sufficient information about the locations, nature and volume of the interrelated public or private system, which the Subject Infrastructure will be providing water, sewer, irrigation, natural gas, electrical grid and or telecommunication service to the public; and
 - f. Proof that the utility provider applicant owns physical infrastructure systems which provides water, sewer, irrigation, natural gas, electrical grid and/or telecommunication service to the public.
2. *Standards:*
 - a. There shall be no minimum lot size that applies to public utility lots.
 - b. Public utility lots will not be subject to setbacks.

C. *Contents of application for lot split:*

1. An application for lot split shall be filed with the director by the owner for which such lot split is proposed. At a minimum, the application shall contain the following information:
 - a. Provide a narrative of the land use action;
 - b. Name, address and phone number of applicant;
 - c. Legal description of property;
 - d. Description of existing land use(s);
 - e. Zoning district;
 - f. Description of proposed lot split; and
 - g. A site plan drawn to a one (1) inch equals one hundred (100) feet scale on eleven-inch × seventeen-inch (11"X17") or greater sheet of paper showing the location of all buildings, parking and loading area, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards and such other information as the city council or director may require to determine if the proposed lot split meets the intent and requirements of this title.

D. *Process:*

1. An application shall be submitted, in accordance with KCC § 5-4.
2. Upon tentative approval of the application by the Director and subject to conditions of approval and applicable city ordinances, the owner shall have one (1) year to complete the following tasks:
 - a. Cause the property to be surveyed and a record of survey recorded;
 - b. Execute and record the necessary deeds to accomplish the property split as approved;
 - c. Obtain new tax parcel numbers from the Ada County Assessor's Office; and
 - d. Provide copies of the recorded record of survey, recorded deeds, and the new tax parcel numbers to the director.

- E. *Fee:* At the time of submission of the lot split application to the Director for approval, a fee as established by resolution by the city council shall be paid.

5-10-6: INSTALLATION AND MINIMUM STANDARDS:

- A. Accepted nursery standards and practices shall be followed in the planting and maintenance of landscaped areas.
- B. Soil and slope stabilization must result after landscape installation.
- C. Root barriers shall be installed for all new trees planted adjacent to existing or proposed public or private sidewalks and paving. Ada County Highway District (ACHD) requires continuous root barriers for planter strips proposed to be less than eight (8) feet in width

with trees. ACHD does not allow trees to be planted in a planter strip less than six (6) feet wide.

- D. The minimum acceptable size for deciduous trees shall be two-inch caliper, balled and burlapped. The top half of burlap shall be removed from the ball after being placed in the ground. The wire basket, tree wrap and twine shall be completely removed.
- E. The minimum acceptable size for evergreen trees shall be six (6) feet, balled and burlapped. The top half of burlap shall be removed from the ball after being placed in the ground. The wire basket, tree wrap and twine shall be completely removed. The minimum acceptable size for woody shrubs is a two (2) gallon pot.
- F. All landscaped areas adjacent to vehicular areas are to be protected with an approved curbing material (staff approval required).

5-4-3: APPLICATION REQUIREMENTS, REVIEW AND FEES:

- A. *Application requirements:* All persons making an application for annexation, zoning, subdivision approval or any permit or other matter governed by this title are required to submit to the Director an application on forms provided by the Planning and Zoning Department.
- B. *Pre-application meeting:* As determined by Kuna City Code § 5-4-4 (the "Decision Making Authority and Process Table") a pre-application meeting with the Planning and Zoning Department and other affected agencies is required, no more than three (3) months prior to submitting an application. The pre-application meeting requirement may be waived by the Director on a case-by-case basis.
- C. *Fees:* The Council shall, by resolution, establish fees for all applications or petitions authorized by this title.
- D. *Application completeness and compliance review:* Applications are not accepted until the Director or the Director's designee finds that the application is complete and complies with this title. Application completeness and compliance review fees are required to be paid prior to application being reviewed by the Director. The Director shall have sixty (60) days to review to determine and notify in writing the applicant whether or not the application is complete and in compliance.
- E. *Incomplete applications:* If the Director or their designee determine that an application is incomplete, they shall provide notice to the applicant of such deficiencies. In the event an applicant fails to provide the missing information within a period of fourteen (14) calendar days, the application shall be deemed to have expired, and will not be further processed by the City unless and until an entirely new application is submitted.
- F. *Acceptance of applications:* Applications, which are found by the Director to be complete and in compliance, are then officially accepted for processing. The Director will issue and deliver to the applicant a letter of Application acceptance. The date of acceptance determination shall be the date the Director issues an acceptance letter.

5-5-4: SITE NOTICE:

Applicants are required to comply with the required public hearing notice sign procedures of this section.

A. *Sign posting procedure:*

1. *Posting of hearing notice on property:* Not less than fifteen (15) days prior to any public hearing, the applicant shall post notice of hearing of the application on the subject property under consideration; except as noted herein, posting of the property shall be in substantial compliance with the following requirements.
 - a. *Sign maintenance and repair:* All signs shall be continually maintained in a state of good appearance, security, safety and repair throughout their life. Nothing in this Code shall relieve the user of any sign or owner of subject

property on which a sign is located from maintaining the sign in a safe condition and in a state of good repair.

- b. *Clear vision and sight triangles:* Signs shall not be permitted in the sight triangle as defined, interpreted and applied by the City of Kuna, as defined in this chapter, except at a height of less than three (3) feet and/or greater than ten (10) feet measured from and along the finished grade of the sign area. Sign structures above three (3) feet in height having a projected width of greater than one (1) foot shall not be permitted in sight triangles. Under unusual circumstances, the zoning administrator may modify the dimensions and restrictions of a sight triangle at a specific location, based on technical expertise as may be offered by the city engineer.
- c. *Signs adjacent to residentially zoned areas:* Any sign or structure located on a lot which is adjacent to a residentially zoned lot shall be set back as to meet the side, rear and front yard setback requirements of said adjoining residential district if such residential setback requirements exceed those of the commercial district.
- d. *Separation requirements from utility power lines:* Signs shall be located in such a way that they maintain horizontal and vertical clearance of all overhead electrical conductors in accordance with National Electrical Safety Code specifications, as reviewed and determined by Idaho Power Company. Applicants are required to contact the local electric company before erecting a sign nearer than twenty-five (25) feet of electric power lines. No sign shall be placed within a power line easement without approval of the holder of such easement.
- e. *Materials:* The sign(s) shall consist of four-foot by four-foot (4'X4') plywood or other hard surface mounted on two (2), four-inch by four-inch (4"X4") posts, or attached to another staff approved support in such a manner that it is perpendicular to the roadway along which the sign is posted and the bottom of the sign is at least three (3) feet above the ground.
- f. *Wording:* An example of the required sign specification is set forth below:

| | |
|-----------------------|--|
| Size = 6 inches | CITY OF KUNA PUBLIC HEARING NOTICE MONTH DAY, YEAR |
| Size = 2 inches | Reviewing Body (P&Z Commission or City Council) Kuna City Hall, 751 W 4 th Street, Kuna, Idaho at 6:00 pm |
| Size = 2 inches | PURPOSE: (Proposed land use actions), (Project name), Proposed Zoning (Requested zone), (Project acreage) acres, (Proposed number of building lots) buildable lots, (proposed number of common lots) common lots APPLICATION BY: Average citizen, USA, Inc. |

| | |
|-----------------------|----------------------------------|
| Size = 2 inches | Contact the City at 208-922-5274 |
|-----------------------|----------------------------------|

2. *Other specifications:* In lieu of the above conditions, public hearing applications that contain less than one (1) acre of land, a dual-side sign consisting of an eleven-inch (11") by seventeen-inch (17") piece of laminated paper mounted to a rigid surface of at least equal size, stating the name of the applicant, a statement concerning the proposed development, and the date, time and location of the public hearing. Sign shall be placed perpendicular to any roadway and shall be visible from both directions of traffic. An example of the required sign specification is set forth below:

| | |
|------------------|--|
| Size = 1 inch | CITY OF KUNA PUBLIC HEARING NOTICE MONTH DAY, YEAR |
| Size = ¾-inch | Reviewing Body (P&Z Commission or City Council) Kuna City Hall, 751 W 4 th Street, Kuna, Idaho at 6:00 pm |
| Varies | PURPOSE: (Proposed land use actions), (Project name), Proposed Zoning (Requested zone), (Project acreage) acres, (Proposed number of building lots) buildable lots, (proposed number of common lots) common lots APPLICATION BY: Average citizen, USA, Inc. |
| Size = ¾-inch | Contact the City at 208-922-5274 |

3. *Sign placement:* The signs shall be posted on the land being considered, perpendicular to each roadway that is adjacent to it. The sign(s) shall be located on the property, outside of the public right-of-way. If the sign cannot be placed on the property and still be clearly visible, the sign may be placed within the right-of-way if the applicant has obtained consent of the right-of-way owner.
4. *Proof of posting:* The applicant shall submit a notarized statement and a dated photograph of the posting to the director or designee no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) was posted. Unless certification is received by such date, the hearing will be tabled or canceled.
5. *Sign removal:* The posted sign shall be removed no later than three (3) business days after the public hearing decision is rendered.

5-8-1403: PARKING SPACE REQUIREMENTS:

For the purpose of this chapter the following parking space requirements shall apply:

| A. Residential: | |
|---|---|
| 1. Single-family dwelling or duplexes | 2 for each unit |
| 2. Apartments or multifamily dwellings | |
| Studio/1 bedroom | 2 for each unit; at least 1 in a covered carport or garage |
| 2 Bedrooms | 2.5 for each unit; at least 1 in a covered carport or garage |
| 3+ Bedrooms | 3 for each unit; at least 1 in a covered carport or garage |
| 3. Boarding houses, rooming houses, dormitories and fraternity houses which have sleeping rooms | 1 for each sleeping room or 1 for each permanent occupant |
| 4. Manufactured home park | 2 for each unit |
| B. Commercial: | |
| 1. Automobile service garages which also provide repair | 1 for each 2 gasoline pumps and 2 for each service bay |
| 2. Hotels, motels | 1 per each sleeping room plus 1 space for each 2 employees |
| 3. Funeral parlors, mortuaries and similar type uses | 1 for each 100 square feet of floor area in slumber rooms, parlors or service rooms |
| C. Recreational or entertainment: | |
| 1. Dining rooms, restaurants, taverns, nightclubs, etc. | 1 for each 200 square feet of floor area |
| 2. Bowling alleys | 4 for each alley or lane plus 1 additional space for each 100 square feet of the area used for restaurant, cocktail lounge or similar use |
| 3. Dance floors, skating rinks | 1 for each 100 square feet of floor area used for the activity |
| 4. Outdoor swimming pools, athletic courts | |
| Public | 1 for each 500 square feet of floor area |
| Private | 1 for each 1000 square feet of floor area |
| 5. Clubhouse | |
| Public | 1 for each 400 square feet of floor area |
| Private | 1 for each 800 square feet of floor area |
| 6. Auditoriums, sports arenas, theaters and similar uses | 1 for each 4 seats |
| 7. Retail stores | 1 for each 250 square feet of floor area |

| | |
|---|--|
| 8. Banks, financial institutions and similar uses | 1 for each 200 square feet of floor area |
| 9. Offices, public or professional administration, or service buildings | 1 for each 400 square feet of floor area |
| 10. All other types of business or commercial uses permitted in any business district | 1 for each 300 square feet of floor area |
| D. Institutional: | |
| 1. Churches and other places of religious assembly | 1 for each 5 seats |
| 2. Hospitals | 1 for each bed |
| 3. Sanitariums, homes for the aged, nursing homes, children's homes, asylums and similar uses | 1 for each 2 beds |
| 4. Medical and dental clinics | 1 for every 200 square feet of floor area of examination, treating room, office and waiting room |
| 5. Libraries, museums and art galleries | 1 for each 400 square feet of floor area |
| E. Schools (public, parochial or private): | |
| 1. Elementary and junior high schools | 2 for each classroom and 1 for every 8 seats in auditoriums or assembly halls |
| 2. High schools | 1 for every 10 students and 1 for each teacher and employee |
| 3. Business, technical and trade schools | 1 for each 2 students |
| 4. Colleges, universities | 1 for each 4 students |
| 5. Kindergartens, childcare centers, nursery schools and similar uses | 2 for each classroom but not less than 6 for the building |
| F. Manufacturing: | |
| 1. All types of manufacturing, storage and wholesale uses permitted in any manufacturing district | 1 for every 2 employees (on the largest shift for which the building is designed) plus 1 for each motor vehicle used in the business |
| 2. Express, parcel delivery and freight terminal | 1 for every 2 employees (on the largest shift for which the building is designed) and 1 for each motor vehicle maintained on the premises |
| G. Overlay District: | |
| 1. East Kuna Industrial | Off-street parking requirements regulating number of spaces required per KCC 5-8-1403 are not and shall not be applicable to uses in this overlay district and shall be reviewed by the director or their designee on a case-by-case basis |
| 2. Downtown | Off-street parking requirements regulating number of spaces required per KCC 5-8-1403 are not and shall not be applicable to uses in this overlay district and shall be reviewed by |

| | |
|--|---|
| | the director or their designee on a case-by-case basis in accordance with the "City of Kuna Downtown Design Standards" Manual |
|--|---|

5-8-1603: STAY OF PROCEEDINGS:

An appeal stays all proceedings in furtherance of the action appealed unless the Director from whom the appeal is taken certifies to the Commission after the notice of appeal is filed with them that by reason of facts stated in the application, a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed other than by a restraining order which may be granted by the Commission, on notice to the Director from whom the appeal is taken on due cause shown.

5-9-602: LOT SPLIT:

A. *Purpose:* A lot split is the dividing of an original lot, tract or parcel of land. A lot split shall not create more than three (3) new parcels from the original lot, tract or parcel of land, including any splits granted by the county prior to annexation into the city. The burden shall be on the property owner to provide evidence that they are eligible for a lot split with the city, by way of a deed and legal description of the tract demonstrating its existence as an original lot, tract or parcel of land and its configuration as of the date of application for lot split.

1. Compliance: The owner shall comply with the following conditions:
2. The minimum lot size of all parcels created through the lot split process shall be one (1) acre, except lots created through the public utility lot split process.
3. All parcels created via lot split shall meet lot frontage requirements established in KCC § 5-8-504.
4. Sewer and water: Applicant shall extend public sewer and water to each parcel created when public sewer and water are available within 300 feet of the parcel(s), or as determined by the city engineer.
5. If City sewer and water are not available within 300 feet of the parcel(s) the Applicant shall comply with the Septic Tanks/Systems standards as established in KCC § 5-9-603.
6. Parcels located in the Kuna Nitrate Priority Area shall not be split without connecting to city sewer and water. A waiver of this subsection may be allowed when the applicant, at time of application submittal provides documentation from Central District Health, that the district's potable water supply and septic system requirements can be met.
7. Land possessing unique features or topographical constraints: Land possessing unique features or topographical constraints may be subject to an environmental review at the director's discretion, which, in turn, may require that certain issues be mitigated.
8. Utilities placed underground: Utilities shall be placed underground, unless it is determined by the owner of the utility and/or the city council that such action is not

- feasible or reasonable. Parcels created that are more than one (1) acre in size shall be subject to this condition on a case-by-case review basis.
9. Stormwater drainage: Any increased stormwater drainage resulting from lot split activity shall be retained on-site. Parcels less than one (1) acre shall provide stormwater plans and supporting calculations to the city engineer for review and approval. Parcels one (1) acre and larger shall be subject to providing stormwater plans and supporting calculations to the city engineer for review and approval on a case-by-case basis.
 10. Fire hydrants and water mains: Each parcel shall be provided fire protection by the lot owner in accordance with fire district standards as determined by the fire chief as a condition of development.
 11. Grading or depositing of soil: No grading or depositing of soil shall occur on the parcels within the floodplain or floodway unless the appropriate permits are obtained and approved by the city engineer.
 12. Maximum number of parcels created: The maximum number of parcels that can be created from contiguous original tracts, submitted under a single application, is six (6). If more splits than this amount are intended from original and contiguous tracts, that action shall occur through the city's subdivision process.
 13. Water rights: Water rights appurtenant to a tract of land, subject to lot split, shall remain with the land or be dedicated to the city. Water rights for the split parcel may not be sold, abandoned, or transferred off the land (except to the city).
 14. Dedication of public right-of-way (ROW): The owner shall dedicate public ROW in accordance with the area's identified transportation needs as they may be identified in Ada County Highway District (ACHD) or COMPASS documents, as well as the city's "Comprehensive Plan Street Circulation Map" and in its supporting text. The portion of a parcel included within the right-of-way does not constitute a part of the lot split.
 15. Lot split conformity: Parcels shall be divided, or otherwise configured, to accommodate the city and ACHD's transportation grid, utility layout and connectivity patterns.
 16. Sidewalks: Sidewalks and landscaping shall be installed in accordance with KCC § 5-10-13 for parcels abutting classified roadways. Where sidewalks are required, the owner shall submit engineering drawings, contractor's estimates, and submit for construction plan review.
 17. Driveway entrances: Each parcel created through a lot split shall have a driveway entrance(s) connecting to a public street(s) with adequate driveway distance separations as determined by the city and/or ACHD. Where feasible, the driveway entrances shall be designed and constructed as shared driveways. Owner(s) shall develop driveway agreements for shared driveways and these agreements shall be recorded and follow the land. Shared driveway entrances shall have a minimum driveway width of twenty-four (24) feet, unless ACHD requires a different width. The driveway's asphalt apron and entryway shall extend inward a minimum of fifteen (15) feet from the parcel's property line to minimize the tracking of debris onto the

roadways. Driveways shall be a maximum one hundred fifty (150) feet in length. The driveway plans shall be reviewed and approved by the city engineer.

18. ACHD requirements: Prior to construction or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.) a permit or license agreement must be obtained from ACHD.
19. Original lot, tract or parcel of land: A lot, parcel, or tract of land as recorded on any plat or record on file in the office of the county recorder or any unplatted contiguous parcel of land held in one (1) ownership and of record on or before December 7, 1977.
20. Lot of record: A lot which is part of a subdivision recorded in the office of the county recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.
21. Owner: The individual, firm, association, syndicate, partnership, or corporation having any interest in the land to be subdivided.

B. *Public Utility Lot Split:*

1. *Purpose:* A public utility lot split is the dividing of a lot, tract or parcel of land for the purpose of creating a public utility lot as defined in KCC § 5-2-3. The burden shall be on the property owner to provide evidence to the director that the public utility lot will exclusively contain public and/or a private infrastructure which is a physical component of an interrelated public or private system which provides water, sewer, irrigation, natural gas, electrical grid and/or telecommunication service to the public.
 - a. The owner of the lot, tract or parcel of land and the utility provider, who will be the owner of the public utility lot, shall file a joint application for a public utility lot division with the Director. At a minimum, the application shall contain the following information:
 - b. Names, mailing and email addresses and phone numbers of applicants; and
 - c. Legal description of the original lot, tract or parcel of land and the proposed Public Utility Lot; and
 - d. Affidavits of legal interests; and
 - e. The construction drawings and specifications of the infrastructure to be constructed on the public utility lot ("Subject Infrastructure") for the director's and city engineer's review; with sufficient information about the locations, nature and volume of the interrelated public or private system, which the Subject Infrastructure will be providing water, sewer, irrigation, natural gas, electrical grid and or telecommunication service to the public; and
 - f. Proof that the utility provider applicant owns physical infrastructure systems which provides water, sewer, irrigation, natural gas, electrical grid and/or telecommunication service to the public.
2. *Standards:*
 - a. There shall be no minimum lot size that applies to public utility lots.
 - b. Public utility lots will not be subject to setbacks.

C. *Contents of application for lot split:*

1. An application for lot split shall be filed with the director by the owner for which such lot split is proposed. At a minimum, the application shall contain the following information:
 - a. Provide a narrative of the land use action;
 - b. Name, address and phone number of applicant;
 - c. Legal description of property;
 - d. Description of existing land use(s);
 - e. Zoning district;
 - f. Description of proposed lot split; and
 - g. A site plan drawn to a one (1) inch equals one hundred (100) feet scale on eleven-inch × seventeen-inch (11"X17") or greater sheet of paper showing the location of all buildings, parking and loading area, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards and such other information as the city council or director may require to determine if the proposed lot split meets the intent and requirements of this title.

D. *Process:*

1. An application shall be submitted, in accordance with KCC § 5-4.
2. Upon tentative approval of the application by the Director and subject to conditions of approval and applicable city ordinances, the owner shall have one (1) year to complete the following tasks:
 - a. Cause the property to be surveyed and a record of survey recorded;
 - b. Execute and record the necessary deeds to accomplish the property split as approved;
 - c. Obtain new tax parcel numbers from the Ada County Assessor's Office; and
 - d. Provide copies of the recorded record of survey, recorded deeds, and the new tax parcel numbers to the director.

- E. *Fee:* At the time of submission of the lot split application to the Director for approval, a fee as established by resolution by the city council shall be paid.

5-10-6: INSTALLATION AND MINIMUM STANDARDS:

- A. Accepted nursery standards and practices shall be followed in the planting and maintenance of landscaped areas.
- B. Soil and slope stabilization must result after landscape installation.
- C. Root barriers shall be installed for all new trees planted adjacent to existing or proposed public or private sidewalks and paving. Ada County Highway District (ACHD) requires continuous root barriers for planter strips proposed to be less than eight (8) feet in width

with trees. ACHD does not allow trees to be planted in a planter strip less than six (6) feet wide.

- D. The minimum acceptable size for deciduous trees shall be two-inch caliper, balled and burlapped. The top half of burlap shall be removed from the ball after being placed in the ground. The wire basket, tree wrap and twine shall be completely removed.
- E. The minimum acceptable size for evergreen trees shall be six (6) feet, balled and burlapped. The top half of burlap shall be removed from the ball after being placed in the ground. The wire basket, tree wrap and twine shall be completely removed. The minimum acceptable size for woody shrubs is a two (2) gallon pot.
- F. All landscaped areas adjacent to vehicular areas are to be protected with an approved curbing material (staff approval required).

Doug Hanson

From: Maffuccio, Jeff <JMaffuccio@idahopower.com>
Sent: Friday, October 4, 2024 7:10 AM
To: Doug Hanson
Cc: Dickerson, Paris
Subject: RE: City of Kuna Request for Comment Case No. 24-02-OA Administrative Citations

Idaho Power has no issues with these changes. Thanks,

Jeff

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Tuesday, September 24, 2024 8:06 AM
To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <tritthaler@boiseproject.org>; Boise Project Board of Control 2 <gashley@boiseproject.org>; Brent Moore (Ada County) <bmoore@adacounty.id.gov>; Brian Graves Kuna School District <bgraves@kunaschools.org>; Camille Burt (USPS) <camille.r.burt@usps.gov>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <gis@compassidaho.org>; David Reinhardt <reinhardt.david@westada.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfsen <eadolfsen@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Easements <Easements@idahopower.com>; Funke, Kurtis <KFunke@idahopower.com>; Bryce Ostler <Bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; ITD Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Jonathon Gillen <gillen.jonathon@westada.org>; Justin Walker <jwalker@kellerassociates.com>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson (Ada County) <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Meridian Fire (Brandon Medica) <bmedica@meridiancity.org>; Meridian Fire (Charlie Butterfield) <cbutterfield@meridiancity.org>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Niki Benyakhlef ITD <Niki.Benyakhlef@itd.idaho.gov>; Dickerson, Paris <PDickerson@idahopower.com>; PWorkoffice <PWorkoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Scott Arellano (KRFD) <scott@fccnw.com>; Sparklight/Cable One (John Walburn) <john.walburn@cableone.biz>; Stacey Yarrington (Ada County) <syarrington@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>
Cc: Topacio Irish <TIrish@kunaid.gov>; Troy Behunin <tbehunin@kunaid.gov>; Nathan Stanley <nstanley@kunaid.gov>
Subject: [EXTERNAL] City of Kuna Request for Comment Case No. 24-02-OA Administrative Citations

Agency Transmittal – September 24 ,2024

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

| | |
|----------------------------|--|
| CASE NUMBER: | <input type="checkbox"/> 24-02-OA ADMINISTRATIVE CITATIONS |
| PROJECT DESCRIPTION | <p>The City of Kuna Planning and Zoning Department requests a zoning text amendment application. The text changes include modifications to the Development Regulations Code. Text changes are as follows:</p> <ol style="list-style-type: none"> 5-13-1: Violations, Enforcement, Penalty - Amending Chapter 13, Section 1 of Title 5 of Kuna City Code making a violation of |

| | |
|--|---|
| | the Development Regulations Code punishable by administrative citation rather than by misdemeanor citation. |
| APPLICANT | City of Kuna 751 W 4 th Street, Kuna, ID 83634 |
| SCHEDULED HEARING DATE | Tuesday, November 12, 2024 , at 6:00 P.M. |
| REVIEWING BODY | Planning & Zoning Commission |
| STAFF CONTACT | Doug Hanson 208.287.1771 dhanson@kunaid.gov |
| <ul style="list-style-type: none"> • 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> • <i>No response within 15 business days will indicate you have no objection or comments regarding this project.</i> • The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. | |



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
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.

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CASE NO. 24-02-OA (ORDINANCE AMENDMENT)

ADMINISTRATIVE CITATIONS

Planner: Doug Hanson

dhanson@kunaid.gov

208-287-1771

ALL APPLICATION MATERIALS: [24-02-OA](#)
ADMINISTRATIVE CITATIONS

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.



September 24, 2024

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

SUBJECT: Kuna City Code Text Amendment - Narrative

Mayor and City Council Members,

The City of Kuna Planning and Zoning Department respectfully submits a zoning text amendment application.

The text changes include modifications to the Development Regulations Code. Text changes are as follows:

1. 5-13-1: Violations, Enforcement, Penalty - Amending Chapter 13, Section 1 of Title 5 of Kuna City Code making a violation of the Development Regulations Code punishable by administrative citation rather than by misdemeanor citation.

Sincerely,

A handwritten signature in black ink that reads "Doug Hanson". The signature is fluid and cursive.

Doug Hanson
Planning & Zoning Director

| Proposed Development Regulations Code Text Amendments | | |
|---|--------------------------|---|
| KCC Section | Topic | Reason for Change |
| 5-13-1 | Violations and Penalties | To make violatons of the Development Regulations Code punishable by administrative citation rather than misdemeanor citation. This follows Council's approval of Ordinance No. 2024-17 to add an administrative fine schedule and amending the infraction penalty where no fine is provied. |

5-13-1: VIOLATIONS, ENFORCEMENT, PENALTY:

- A. *Complaints regarding violations:* Whenever a violation of this title occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint, stating fully the causes and basis thereof, shall be filed with the Director or designee. The Director shall properly record such complaint, immediately investigate and recommend to the Council the action necessary to correct said violation.
- A.B. *Enforcement:* The director shall periodically research the county assessor's records and perform the necessary investigation to detect any violations of this title.
- CB. *Injunction:* The city attorney shall, in addition to taking whatever criminal action deemed necessary, take steps to civilly enjoin any violation of this title.
- DC. *Criminal Penalties:* Violation of any of the provisions of this title or failure to comply with any of its requirements shall constitute a misdemeanor or an Administrative Citation and be punishable by the penalties defined in I.C. § 18-113 Kuna City Code section 1-4-1. ~~A separate offense shall be deemed committed for each day such violation shall continue to occur.~~ The landowner, tenant, subdivider, builder, public official or any other person who commits, participates in, assists in or maintains such violation may be found guilty of a separate offense. Nothing herein contained shall prevent the council or any other public official or private citizen from taking such lawful action as is necessary to restrain or prevent any violation of this title or of the Idaho Code.
- ED. *Applications:* The City shall not accept any applications referred to in this title, if prior to their submission, the city has advised the property owner, or their representative, of a violation of this title and in the interim, it has not been addressed to the city's satisfaction.

5-13-1: VIOLATIONS, ENFORCEMENT, PENALTY:

- A. *Complaints regarding violations:* Whenever a violation of this title occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint, stating fully the causes and basis thereof, shall be filed with the Director or designee. The Director shall properly record such complaint, immediately investigate and recommend to the Council the action necessary to correct said violation.
- B. *Enforcement:* The director shall periodically research the county assessor's records and perform the necessary investigation to detect any violations of this title.
- C. *Injunction:* The city attorney shall, in addition to taking whatever criminal action deemed necessary, take steps to civilly enjoin any violation of this title.
- D. *Criminal Penalties:* Violation of any of the provisions of this title or failure to comply with any of its requirements shall constitute an Administrative Citation and be punishable by the penalties defined in Kuna City Code section 1-4-1. The landowner, tenant, subdivider, builder, public official or any other person who commits, participates in, assists in or maintains such violation may be found guilty of a separate offense. Nothing herein contained shall prevent the council or any other public official or private citizen from taking such lawful action as is necessary to restrain or prevent any violation of this title or of the Idaho Code.
- E. *Applications:* The City shall not accept any applications referred to in this title, if prior to their submission, the city has advised the property owner, or their representative, of a violation of this title and in the interim, it has not been addressed to the city's satisfaction.

CASE NO. 25-01-TE

ARROYO VISTA NO. 2, PRELIMINARY PLAT TIME EXTENSION

Planner: Marina Lundy, MLundy@kunaid.gov, (986)269-8341

**ALL APPLICATION MATERIALS: 25-01-TE
ARROYO VISTA NO.2**

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 |
|----------------------------|---------------------|--------|--------------------------------|-------------|--|---------------|----------------|
| Title: | Arroyo Vista No. 2 | | Application Number: | | 25-01-TE | | |
| Date: | 02/04/2025 | | Staff Contact: | | Marina Lundy | | |
| Owner(s)/Applicant: | DB Development, LLC | | Applicant Contact: | | 208.871.0642 | | |
| Representative: | Cheryl Heath | | Representative Contact: | | 208.639.6939 cheath@kmengllp.com | | |

Purpose

Applicant requests Final Plat Time Extension approval for the Arroyo Vista Subdivision No. 2, which is approx. 20.6 acres with an R-4 zone; and requests a one (1) year Time Extension be granted based delays due to weather conditions, grading complications, and coordination and removal of a power pole adding time to the development of the site. The site is located at 2900 N Black Cat Road, Kuna, ID (APN S1315233600).

Statement of Fact

| | |
|--|---|
| Parcel Number(s): | S1315233600 |
| Future Land Use Map Designation: | Medium Density Residential |
| Existing Land Use: | Medium Density Residential |
| Current Zoning: | R-4, Medium Density Residential – Kuna City |
| Proposed Zoning: | R-4, Medium Density Residential |
| Development Area: | 20.6 Acres |
| Adjacent Zoning Districts: | North: RR (Rural Residential); East: R-6 (Medium Density Residential); South: R-6 (Medium Density Residential), R-4 (Medium Density Residential); West: RR (Rural Residential), |
| Adjacent Street(s) Existing & Proposed: | North: W Hubbard Rd (Existing); East: Nothing; South: Nothing; West: S Blackcat Rd (Existing) |
| Internal Street(s) Existing & Proposed: | Private Streets (Proposed) W. Animas Creek Dr., N. Marengo Ave., W. Taiban Creek Dr., N. Chappy Way, and N. Murdock Ave. |
| Adjacent Bike/Pedestrian Facilities: | None |
| Adjacent Parks: | None |
| Land Dedication Requirements: | 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-4 (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-4 zone requirements. At time of future development, the Final Plat will subdivide the approx. 20.6 acres into 72 lots, seven (7) common lots.

The request for Final Plat Time Extension for Phase 2 is a part of the overall Arroyo Vista Subdivision approved in January 2024.

Recommended Conditions of Approval

1. Developer/Owner/Applicant shall adhere to the Conditions of Approval as provided in the final written decision.
2. The Arroyo Vista No. 2 Final Plat shall expire January 16, 2026 unless the Plat is recorded, or a second/additional 1Time 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.