

**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, April 01, 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 March 18, 2025**
- B. Accounts Payable Dated March 26, 2025, in the amount of \$5,577,745.04**
- C. Final Plat**
  - 1. Case No. 25-01-FP (Final Plat) Amending two lots within Ardell Estates Sub. No. 5 recorded final plat.**

**D. Resolutions**

**1. Resolution R30-2025**

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

#### 4. Public Comment

#### 5. External Reports/Proclamations

- A. Grange Month Proclamation.
- B. Week of the Young Child Proclamation.

#### 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-CPM (Comprehensive Plan Map Amendment), 24-01-ZC (Rezone) Gemstone Technology Park. The applicant requests a comprehensive plan map amendment changing the future land use designation of the subject site from agriculture to industrial and a rezone from the A (Agriculture) to M-1 (Light Industrial/Manufacturing) zone. The site is located at 3250 S Locust Grove Road, SEC 5, T1N, R1E. Doug Hanson, Planning and Zoning Director **ACTION ITEM**

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

#### 7. Business Items:

- A. Consideration to approve Ordinance 2025-09. Nathan Stanley, City Clerk **ACTION ITEM**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO

- AMENDING SECTION 17 OF CHAPTER 3 TITLE 3 KUNA CITY CODE TO MAKE ANY VIOLATION OF TITLE 3 CHAPTER 3 PUNISHABLE AS A MISDEMEANOR CRIMINAL OFFENSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve Ordinance*

*Consideration to approve Summary Publication*

## 8. Ordinances:

### A. Consideration to approve Ordinance 2025-07A ACTION ITEM

- AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:
- MAKING CERTAIN FINDINGS; AND
  - AMENDING CHAPTER 2, SECTION 3 OF TITLE 5 KUNA CITY CODE GENERAL DEFINITIONS; AND
  - AMENDING CHAPTER 8, PART 503 OF TITLE 5 KUNA CITY CODE OFFICIAL SCHEDULE OF DISTRICT LAND USE REGULATIONS; AND
  - AMENDING CHAPTER 8, PART 1004 OF TITLE 5 KUNA CITY CODE PROVISIONS FOR UNIQUE LAND USES; AND
  - PROVIDING A SEVERABILITY CLAUSE; AND
  - DIRECTING THE CITY CLERK; AND
  - PROVIDING AN EFFECTIVE DATE.

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

### B. Consideration to approve Ordinance 2025-10 ACTION ITEM

- A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:
- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
  - ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S1310336400 OWNED BY STEVEN & CHARLENE WISCOMBE WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
  - ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND
  - DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
  - PROVIDING AN EFFECTIVE DATE.

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

### C. Consideration to approve Ordinance 2025-11 ACTION ITEM

- A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:
- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
  - CORRECTING ORDINANCE 2024-36 LEGAL DESCRIPTION CLOSURE ERROR

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

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

**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, March 18, 2025**

**6:00 P.M. REGULAR CITY COUNCIL**

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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 00:00:20)*

**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, Planning & Zoning Director  
 Bobby Withrow, Parks Director  
 Morgan Treasure, Economic Development Director  
 Nancy Stauffer, Human Resources Director  
 Nathan Stanley, City Clerk

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

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

**Council Member McPherson** Here.

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

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.

**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** Here.

**City Clerk Nathan Stanley** Mayor Stear.

**Mayor Stear** Here.

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

*(Timestamp 00:00:31)*

**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**

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*(Timestamp 00:00:52)*

- A.** Regular City Council Meeting Minutes Dated March 04, 2025
- B.** Accounts Payable Dated March 13, 2025, in the amount of \$1,647,873.14
- C.** Final Plat
  - 1.** Case No. 25-02-FP (Final Plat) – Paloma Ridge West No. 2
- D.** Decision and Reason Statements
  - 1.** Case No. 24-02-TE (Time Extension) Gran Prado Subdivision No. 4
  - 2.** Case No. 24-04-TE (Time Extension) Fossil Creek Subdivision No. 2
  - 3.** Case No. 24-05-OA (Ordinance Amendment) Energy Production and Energy Storage
  - 4.** Case No. 25-01-TE (Time Extension) Arroyo Vista No. 2
- E.** Resolutions

1. Resolution R26-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO:

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- AMENDING THE “ENVISION KUNA” COMPREHNSIVE PLAN FUTURE LAND USE MAP BY AMENDING THE FUTURE LAND USE DESIGNATION OF CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR’S PARCEL NO. S1314120891, OWNED BY IDAWY LLC, WITHIN UNICORPORATED AREA OF ADA COUNTY, IDAHO; AND
- ESTABLISHING THE FUTURE LAND USE DESIGNATION OF SAID REAL PROPERTY; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

2. Resolution R27-2025

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

- SETTING FORTH CERTAIN PURPOSES;
- AUTHORIZING THE MAYOR TO EXECUTE THE RESTATED AND AMENDED TEMPORARY AND PERMANENT EASEMENT AGREEMENTS BETWEEN THE CITY OF KUNA AND DURRANT HOME PLACE, LLC
- DIRECTING THE CITY CLERK; AND
- SETTING AN EFFECTIVE DATE

3. Resolution R28-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE LEASE AGREEMENT WITH J. R. SIMPLOT COMPANY FOR THE LEASE OF THE CITY OF KUNA’S PROPERTY LOCATED AT THE EAST KUNA WASTEWATER FACILITY, SOUTH OF BARKER ROAD, KUNA, IDAHO.

4. Resolution R29-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, FOR PALOMA RIDGE 5 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

**Mayor Stear** First item is the consent agenda. Any questions or anything you want pulled for discussion?

**Council President Bruce** I move that we approve the consent agenda as published.

**Council Member McPherson** Second.

**Mayor Stear** Motions is made and second. Is there any discussion on that motion? Nathan would you poll the Council, please?

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

**Council Member McPherson** Yes.

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

**Council Member Biggs** 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 Motion carries

*(Timestamp 00:01:01)*

**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, Biggs, Laraway

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Roll Call Vote

**4-0-0**

**4. Public Comment**

*(Timestamp 00:01:20)*

**Mayor Stear** and that takes us to public comment. I did have a couple people sign in. Michael Rocco, if you would just state your name and address for the record, please.

**Michael Rocco** Thank you, Mayor and City Council. Michael Rocco, 1286 E. Fort Eerie St. in Kuna, ID. I was just looking at the consent agenda and it was looking at the Paloma Ridge and their approval for the plat, and I just wanted to remind the City Council that's a Toll Brothers Development. Obviously, you know, they're going to continue to move forward annexation has been all approved. But again, in September of 2024, we had 12 homeowners come here representing 23 homes as far as how we felt that Toll Brothers was egregious in the way they handled the problems that we were having. And so I just wanted to remind the City Council that the next time Toll Brothers comes for an annexation that you have a long memory. We will certainly be here with many, many people just to represent ourselves subsequently because of the issues that we've had. There were other community members that Toll is building and Star and

other locations that are also having problems. There's a credibility issue and so I just wanted to make that on the record. Thank you.

**Council President Bruce** Thank you.

**Mayor Stear** Thank you...Laurie Bremer.

**Laurie Bremer** Thank you. I'm Laurie Bremer at 461 E. Blue Sky Dr. here in Kuna. My husband, and I, and son have purchased a home here and we just had our first year as of this past November. So we've seen a few seasons, plus we've owned in Nampa, as well. So we're familiar with the irrigation situation. And over at Blue Sky, there is no such a thing, even though the canal is right out our back door. So, that said, when we first purchased, something came up and I was able to talk with somebody from, like, Idaho water? Or... It wasn't the city it was somebody who was part of that irrigation and they come and maintain the property, right beyond our fence. Well, unbeknownst to us and probably our realtor, we own the property and half into that canal. And I thought that was really interesting. We can't build on it, can't plant anything and that's okay. It's a mutual agreement where they come and mow and we have this property that we basically do nothing with; however, because there's an ownership involved with it, I called our State Farm Insurance in Washington State and asked them about this. And of course they had to get back to me because western Washington doesn't have canals, eastern Washington does. So it was new to even our insurance company. Come to find out, there is kind of that little if somebody got hurt because it's our property we could be liable or whatever happens with that. People probably don't even know that that exists so. So I put up a sign, per our insurance company, just to say 'Homeowners Private Property' or whatever, and that got smeared and vandalized. So...and I never pursued it wasn't a big deal because people who walk back there, they're walking their dogs or their kids. It's not a nuisance per se, but it had to do with that legality with our insurance company. So I was wondering, since my sign was ineffective, maybe the City of Kuna can put one up that says 'Hey, welcome, you know, like walk this be responsible or walk on the other side.' I don't know who owns it on the other side of the canal. We're willing... it's not... It sounds really petty, but when it comes to people being injured, yeah, you know how it. So we were wondering if the City could help by posting a little sign that says 'Homeowners Property, Thank you for being responsible. Enjoy. Be responsible.' Something like that. And that would kind of suffice our insurance company, I guess. The other thing that that we have concerned about is apparently there's something about maintaining our sidewalks from weeds and grass and stuff... totally fine with that, but we would like to know how we do. I bought a couple tools and whatever is growing up in between the cracks is really new to me as well as some of the bugs because I'm from a different geographical area. So these weeds, whatever they are, they won't come out and I don't want to use chemicals. So, if the homeowners are responsible for this could potentially be fined, then I want to be on your payroll. And then there's some kind of tool that they came...

**City Clerk Nathan Stanley** Ma'am, that was your time when the buzzer went off. If you want to finish up your comments. Thank you.

**Laurie Bremer** Thank you. There's some kind of tool that was left behind when the power company came in with their contractors and marked up sidewalks and streets, and it's still there by our garbage cans, so it'd be nice to have that removed. So anyway, thank you for your time. Appreciate it.

**Mayor Stear** Okay.

**Laurie Bremer** Let me know what I can do.

**Mayor Stear** So I'll get your name and address. We'll get a hold of you and we'll walk you through some of this and figure out what we can do to help.

**Laurie Bremer** Absolutely. Thank you. Appreciate it.

**Mayor Stear** That's all I have signed up. Was there anybody else who wished to address council?

*[Inaudible]*

**Mayor Stear** Okay. That's fine.

**David Wardell** David Wardell, 22300 excuse me.

*[Brief Silence]*

**Mayor Stear** Thank you very much, You may go ahead. Thank you.

**David Wardell** *Do I need to start a name again?*

**City Clerk Nathan Stanley** *Oh, go ahead.*

**David Wardell** Okay. David Wardell, 2230 E. Condor Ln. in Kuna. My concern is a new building is being built, right now, adjacent to the commercial tire building off of Meridian. And I believe I've sent a letter to each of you regarding this, but I thought I'd come in and make it official, I guess. The... as I was driving by this building at 55 miles an hour and that building is at least 150 yards away from the road, I was able to ascertain that the entire exterior of the building is being put on incorrectly. And just to give you a quick background, I hold 5 inspector certificates issued by the ICC. So I understand what's going on there. The code calls for that mandatory inspection of the laugh, which is the wire works that go on before the cement goes on the stucco, for the stucco. That inspection could not have been done. Because... or it was done by someone who does not know what they were looking at is. It was definitely at 150 yards away, Incorrect. I think some closer drive by and there were a lot more things I noticed that were incorrect. So, then I looked around at some of the other commercial buildings in that area: The pizza place, Arby's, and there's just a variety of errors there. And, somewhere along the line, the

Building Department is not holding up their end. The residential situation is just as bad. I've had people come to me. They've got stucco falling off of their buildings. You can walk up to the wall and just push the stucco back and forth because it's come loose. The siding is rot on the inside from the building side out because there's no sealing around proper sealing around the windows is not addressed, roofing leaks, structural violations, shear panels are not built properly, and I've seen crushed HVAC duct work, so the plumbing could go through. That's illegal. Concrete slabs are sloped incorrectly, and there's more and more and more. It's just rampant throughout this jurisdiction. So my statement is the Building Department is not doing their job. I presume that when you select a building official, he's sworn into office after he's been appointed, they take an oath to support and enforce all the laws. It's not being done. I bring that to your attention and hope that you'll find some way to rectify this and get your building department on the ball because there are a lot of people in this community that are being damaged by it. Thank you.

**Mayor Stear** Okay. Thank you very much. Yes, and we did get your letters.

**Council President Bruce** And what...where did he say he was an Inspector from?

**Mayor Stear** What's that?

**Council President Bruce** Where did he say he was an inspector from?

**Mayor Stear** Where did you say you were from?

**David Wardell** I'm not an official inspector right now, but I hold active certificates.

**Council Member Laraway** From what State?

**Council President Bruce** From Idaho?

**David Wardell** Yeah, well it's the International Code Council.

**Council President Bruce** I'm just making a note for you.

**David Wardell** It's the same certificates that everyone accepts. They're the ones that wrote the code book.

**Mayor Stear** All right, thank you. Was there anybody else who wished to speak to council?

## 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.*

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## 7. Business Items:

(Timestamp 00:12:17)

- A. Stroebel Pickleball Court Update – Morgan Webb, Deputy Director, Parks and Recreation / Fleet and Facilities. **DISCUSSION ITEM**

(Timestamp 00:12:17)

**Mayor Stear** All right, that takes us to Business Items. Strobel Pickleball Court Update, Morgan Webb, thank you.

**Deputy Parks & Recreation Director Morgan Webb** Good evening. For the record, Morgan Webb, Parks and Recreation, Fleet and Facilities, Deputy Director, 371 W. Short Line St. Mayor Council. I would like to give an update on the shovel pickleball courts presentation that was presented by the concerned citizens. These courts are also known as the Indian Creek Pickleball Courts. After receiving the information regarding the courts, our team started to look into what we could do to make improvements to the: landscape, fencing, nets, and the Court's surfacing. For the landscape improvement, we will be removing the landscape around the courts. This will help eliminate shrub debris and the bee problem. We will also be replacing the ground material with a medium-sized rock that will stay in place and not transfer onto the courts. For fencing improvements, it was requested that we provide higher fencing around the courts to help eliminate pickle balls from going over. Installation of a windbreak and realignment of the gates for greater clearance of the ground when opening and closing the gates. Fencing can be very costly, so we will be looking into what we can do now and we will need to budget and what we will need to be budgeting for. For the net improvements we will be re-attaching the bottom of the nets to the court so they stay in place during play. And for the biggest one, the court surfacing improvements, the cracks in the court surface will continue to be an issue that is caused by the design of which the concrete was poured. Resurfacing the courts will only fix the cracks for a short time and the cracks will start to appear again. Having the courts resurfaced is very costly for little to no fix, but we are looking into what we can currently do, for the time being, and what we will have to budget for. In addition to these improvements that were that I just discussed, we have met with two members of the Boise Area Pickleball Association and they gave us great advice in reference locations in the valley to help with future designs. We are working on scheduling a meeting with a resurfacing company to learn about the care and maintenance of the court surfacing. We have learned many things from these courts that we have and will apply to our new and future courts. Some of them being post tension and fiber reinforced concrete, Incorporating higher fencing with entrance gates to each court, wind breaks, shade structures, and providing drinking water near the courts. I will stand by for any questions.

**Mayor Stear** Any questions from Morgan?

**Council President Bruce** I do not.

**Council Member Biggs** Hey, Morgan, just make it may have missed it, but, You've already presented this also to the Indian Creek, I guess HOA, the one that came and made the presentation to us before? The one's who asked us about it?

**Deputy Parks & Recreation Director Morgan Webb** For the record, Morgan Web. So we have we planned on reaching out tomorrow and sending them what we discussed tonight. We did meet with two members of the Boise Area Pickleball Association. So we have talked with some Members, but tomorrow we'll be reaching out to everyone that presented the concerns.

**Council Member Biggs** Okay, Great. Thank you.

**Mayor Stear** All right, thank you for that. I knew that it sounded like there was problems enough that we'd have to budget for fixing a lot of that, but appreciate you doing what you can.

**B. Consideration to approve \$20,000 from Contingency for KPD. Mike Fratusco, Kuna Police Chief. ACTION ITEM**  
(Timestamp 00:15:58)

**Mayor Stear** Chief Mike Fratusco, for a contingency request.

**Chief of Police Mike Fratusco** Good evening, Mayor Stear, City Council Members. For the record, Mike Fratusco, Chief of Police, City of Kuna, 793 W 4th St. in Kuna. Due to recent information that has been brought to my attention, I'm requesting \$20,000 of contingency money for overtime. This allocation of funds would be invoiced by the Ada County Sheriff's Office and sent to the City of Kuna for reimbursement. The money will be used for additional Law Enforcement staffing from the from July 28th, 2025 through July 31st, 2025. I have been notified the Hells Angels Motorcycle Club will be arriving in the city of Kuna on July 28th and utilizing the Crooked 8 Event Center. To host their national run. This can bring anywhere from 400 to 800 Hells Angels plus support personnel and smaller motorcycle clubs to the city of Kuna. Kuna Police are currently staffed for their normal patrol shifts and handled day-to-day calls for service. But would not be able to handle the large influx of motorcycle clubs if issues do arise. It is my intention to continue to enforce all traffic laws while they are in our city and make sure all citizens and visitors can enjoy what the city has to offer. The \$20,000 estimate will cover the fully loaded overtime rates of additional staff for the four days the Hells Angels are visiting our City. The deputies utilized for the event will be outside of our normal staffing plan for Kuna days, which starts on August 1st. I will stand for any questions.

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

**Council Member Laraway** Oh, yeah.

**Council Member Laraway** Chief, chief, chief.

**Chief of Police Mike Fratusco** Please understand there's some things I will not be able to answer.

**Council Member Laraway** I understand that. If Kuna Days is putting on Kuna Days, the Chamber of Commerce and all the businesses pay for your overtime, why isn't the Crooked 8 paying for your overtime?

**Chief of Police Mike Fratusco** Councilman Laraway, for the record, Mike Fratusco, Chief of Police, City of Kuna. This overtime that we're asking for is not for us to be staffed at the Crooked 8 Event Center for their event. This overtime is for the city itself; if that makes sense.

**Council Member Laraway** Well, aren't they in the city?

**Chief of Police Mike Fratusco** That is correct, but we won't be at their event. This staffing is for anything that occurs around the city. And to be honest, the Chamber of Commerce does not pay for our overtime for Kuna Days.

**Council Member Laraway** Correct. I guess. If it's and you've heard this term before, if it's predictable, it's preventable. Why doesn't Ada County should slots free? Narcs are free. Why aren't they preventive in helping out on this?

**Chief of Police Mike Fratusco** Council Laraway, Chief Fratusco, City of Kuna. This is the city of Kuna issue. This is inside the city. That doesn't mean that the county will not be assisting us. I don't want to get in details on what we're doing, but just know that the county is going to be assisting.

**Council Member Laraway** I believe it is an Ada County issue. It's not going to stay in Kuna. We all know that and I understand Sheriff's position. But it seems this is falling in our lap and I don't know what permits were required for them to hold this event, Alcohol permits, whatever permits there are. I don't know who approved it. But I don't... this is... Could you imagine what it sounds like when we're given \$20,000 for the Hells Angels? It just doesn't taste very well. That's just opinion.

**Chief of Police Mike Fratusco** Councilman Laraway, Chief Fratusco. I understand that it is quite a bit of money. It is a four-day event. And I agree that it's not just going to be a city of Kuna, but I'm specifically looking at the city of Kuna. I'm sure the City of Meridian is going to look at the city of Meridian. Boise's going to look at the city of Boise. And unincorporated, like I said, will also assist us. I just don't want to get into those details in an open forum like this.

**Council Member Laraway** I understand and I have full faith in you. These are not critical questions towards you. There are just situational things that I think that should have been looked at and not put in your lap slowly.

**Chief of Police Mike Fratusco** Councilman Laraway, just for clarification, this was just found out in the last month. This was not a planned event. This was brought to us recently and we've

been working on it since we got the information. This was nothing that was planned that we knew about, nothing that anybody knew about, just...it just was sprung on us for lack of better terms or words.

**Council Member Laraway** And I don't know if you can answer this. Are there other agencies assisting or being involved?

**Chief of Police Mike Fratusco** Councilman Laraway, I'd rather not answer that. Thank you.

**Council Member Laraway** I understand, thank you.

**Mayor Stear** Nate, can you give us a little synopsis of how the special events work on private property?

**City Clerk Nathan Stanley** Yes. Nathan Stanley, City Clerk. So the crooked 8 has not applied for SCP, which is a special event plan permit. I don't imagine they will. SEps are required if there's 500 people or more, they're not going to tell us what the exact number of people are. It would be up to the individual who is renting out the space. Unless the kit kuz or Kody, the Crooked 8 Event Center is supplying alcohol, they would need to acquire a catering permit to expand their footprint from their var that's inside the barn area, but we haven't heard anything yet.

**Council Member Laraway** And I guess follow up.

**Mayor Stear** Yeah.

**Council Member Laraway** Is...What I worry about is if they don't require an alcohol permit. According to this, we're assuming they're going to be 400 to 800, which is going to be exceeding the 500. It would be harder for us to step in and try to shut them down if we find alcohol, it's going to be harder than to prevent this.

**City Clerk Nathan Stanley** Councilman Laraway, I think it's going to be hard to prevent regardless. But yes. That's kind of where we sit is we have to be in communication with Cody and figure out what his plan is and go from there.

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

**Mayor Stear** Okay, so part of this is was my request to Chief when I heard that this was happening was I don't want our police, in our city, to be overburdened which could cause problems for the citizens that live here. So I wanted to make sure that the Chief had extra people on hand and I certainly don't want our officers to be putting a position that's uncomfortable... that that they can't handle on their own because there's not enough of them so. So I talked to Chief about this and thought would be a good idea, so.

**Chief of Police Mike Fratusco** Mayor if I might. I look at things like the Ada County Fair, where overtime is paid to work an event like that, and I look at this event since it is a four-day

event and I can't plan for just a certain time frame of 4 hours here, 4 hours there. I have to look at midday through the entire night, and what could overflow into the downtown area. Traffic's one of our main concerns in this city, and I can tell you, I get lots of complaints on motorcycles blocking roads, running stop signs, stop lights and I end up having to be the one to deal with that. And I just want to make sure that we have the resources there in. Something happens. In all honesty, I hope nothing happens. I hope it's super quiet and I hope that it's just four days of no issues, is my hope, but I have to plan for worst case scenario, if you will.

**Council Member Biggs** Well, Chief, I can totally appreciate exactly what you're saying. And I appreciate you looking out for safety and everything like that. You know, on the flip side \$20,000 a lot to the community, the taxpayer that we're taking money from, you know, and we're the stewards of that of those funds. And I can't imagine once this does become well, it's already it's the agenda has been posted. So it's only a matter of time, I imagine, until the community catches wind of this and why they're paying \$20,000 potentially. And so it's kind of a double-edged sword, I guess, you could say. Once the once the city catches wind and there might be some backlash, I would imagine that's I don't necessarily against the Crooked 8 or the city for that matter, so. And. I would guess I'm a little conflicted.

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

**Mayor Stear** Yeah.

**Council President Bruce** Is there any liability for the Crooked 8 to carry into this burden that they're hosting the event. They're bringing the folks in. Do they carry any burden that would offset what the tax base should have to pay?

**City Attorney Marc Bybee** Sorry, Marc Bybee, City Attorney. So when you're saying like that, the last part of that kind of threw me off any liability that like.

**Council President Bruce** Yeah, they're throwing the event.

**City Attorney Marc Bybee** Yeah, and anybody who owns property, you know, real property and has events or invites and allows people to be on their property, even the city, like we have all these people in here, right? Right now, City has liability for something that might happen to any of the people in this room right now, because we're in a city facility and say, suffer some kind of injury here, depending on how that happened, certainly some liability. So for the people like as far as on their property, certain certainly premises liability for that. But if you're I guess.

**Council President Bruce** I was thinking more monetary.

**City Attorney Marc Bybee** It would be monetary in the sense that, like there, they could suffer financial loss for you know, harm suffered to people there.

**Council President Bruce** I'll...Can we build him for any of this? Let me rephrase that.

**City Attorney Marc Bybee** I don't have that answer for. I'm curious and I feel like I need to talk with Nate a little bit about the Special Event Permitting process and what they can be held to do or required to do. And I wish I had a better answer for you, but I don't feel like I do right now. But I do see like, you know, the extent if they're seeking security on their property, I think that's one thing. But where it's the city trying to plan for, you know, I think citywide safety, that's kind a separate issue and how to apportion those costs like I understand the Chief's request, but I also understand where the Council is coming from. I don't have an explicit answer as to how you shift the legal responsibility to Crooked 8 for that having the event there allowing it on their property and special event permitting is the most, kind of, logical route as to how they have some kind of responsibility and what could be put on them through there. But I'm not saying I know that to be the case that we can push some responsibility onto them, for this, through that I just would have to take a look.

**Mayor Stear** So the special event permit is designed such that if someone's having a large event, they are required to come to the City and fill out that, so that if there is extra levels of security needed or whatever the case may be. If they're going to have alcohol licenses or any of that we know about it, the police can know about it, Fire can know about it. But what we don't do is, generally, is to get into people's private business, so...

**Council President Bruce** I understand.

**Mayor Stear** Otherwise we're knocking on the doors of people that are having Super Bowl parties when they have excessive cars out and we don't want to do that when it when overstep that bounds. So that was what the special event permit is designed to do. Obviously, we can't make people come in and be honest about it and say they're going to do all these things, but.

**Council President Bruce** I think there's a little difference in it. You know, we're not having 800 people on motorcycles at the Super Bowl Party.

**Mayor Stear** Well, I...

**Council President Bruce** But I get what you're saying, right?

**Mayor Stear** They may not either.

**Council President Bruce** I understand, right.

**Mayor Stear** You know, this is all estimates, so

**Council President Bruce** So I mean, we want the community to be safe either way.

**Mayor Stear** That, I mean, that's the case is we need to just make sure people are safe and without overstepping, so...

**Council Member Laraway** You know, another thing to add into this is. Were. Six one way, half dozen the other. If we deny this we put the community at risk...

**Council Member McPherson** And our Officers.

**Council Member Laraway** If we if we approve it, we look like, to me I feel like a hypocrite, approving this to protect the Hells Angels or should I say, protect the community from the Hells Angels, that I don't believe should have been here in the first place. That's just my opinion. So I don't know if they drew a permit or not. As soon as it said 400 to 800 Hells Angels 'Hell no.' That's just my personal opinion.

**City Attorney Marc Bybee** Mayor, if I might.

**Mayor Stear** Yep.

**City Attorney Marc Bybee** Mark Bybee, City Attorney. And so some of what the conversation I'm hearing that like this is have similar conversations with this, like, private with private clients. Obviously not about a Hells Angel of them, but it's like there's, you know, fear or belief of maybe somebody's going to get engaged in wrongful conduct. I think it's kind of what's going on here. And it's like, you know, I'll have clients come to me and seek a civil remedy of how do I prevent wrongful conduct It's like I'm sort of, you know, being able to enforce police power you really can't prevent wrongful conduct. People act wrongfully like they're not really, necessarily regarding, you know, rule of law or other things in place, they behave that. And that's why I think it's identified as wrongful and why we have, you know, laws in place to, I guess, penalize that conduct. But there's some people who just choose to behave in that manner. I don't. Not saying that we know that this group is going to do that. I understand the apprehension and I'm trying to be careful. Say I don't know that that they will do anything like that. But the best you can do, I feel like is okay if you're actually a government entity, have the ability to police which private individuals don't. The struggle I have with private clients can't police, right? You know, so if you expect or have the probability of it coming a way to deal with it is to police the conduct and enforce the laws you have. Because in this context, when I'm getting at their uncle conduct, I think Councilman Laraway's getting that we have, is we Special Event Permit process that they seem like they're maybe inclined to evade or not participate in when maybe they should be. How can we compel them to come to the table and do that. I don't know that we can like. It sounds like they maybe should be, but can we drag somebody in here and make them do that? I don't know that we can, right? Not going to have that. So it's like okay, if it's nonetheless going to happen, how do we plan for it?

**Council Member Biggs** That's where my public opinion thing might come into play.

**Council President Bruce** Yeah.

**Mayor Stear** Well, I can assure you that the Chief is doing everything that he can to make the proper contacts and have communications and all of that. But again, we're at a point where we don't know and so.

**Council President Bruce** I don't have any other questions. Do you?

**Mayor Stear** Yes. Yeah.

**City Clerk Nathan Stanley** One more thing. Nathan Stanley, City Clerk. They still have plenty of time to apply for a permit. So this is not saying that they're not planning on applying for the permit. The permit has to be submitted 21 days before the event.

**Council Member Laraway** So we don't even know if they're having the event.

**City Clerk Nathan Stanley** We haven't heard anything in my office directly.

**Council Member Laraway** *[Inaudible]*

**City Clerk Nathan Stanley** Correct.

**Council Member Biggs** So do we wait?

**Council President Bruce** Let's...I mean. If they don't use it, they don't use it. Then it's just...

**Council Member McPherson** Yeah, we approve it now so that the Chief is ready on his end should the situation rise.

**Council Member Laraway** Well, I guess the next question is if they have, if they do put in for a permit, does the city plan on approving it?

**Nathan Stanley** Mayor Council Nathan Stanley, City Clerk. That would depend on making sure they have all their paperwork in order. I wouldn't be able to answer that without having the permit.

**Council Member Laraway** So if their paper works in order, we have no say.

**Nathan Stanley** Correct.

**Council Member Laraway** Okay.

**Mayor Stear** But that open communication with Police Department, fire department, everyone else. It gives us a better shot. We can require what we need to require for security and all of those things, so that would be the financial contribution that they would have to put forth in order to have that event and get all the paperwork in order. Well, hopefully they'll do that but I don't know what they would.

**Council President Bruce** I'm not happy about it, but I think it's right way to go.

**Council Member Laraway** I think I said we got to protect the citizens, I get that, but I got a question for Chief. Is there going to be a conversation with the with the Master at arms of that group? Because they're the enforcers.

**Chief of Police Mike Fratusco** Councilman Laraway, for the record, Chief Fratusco, City of Kuna. My goal is to meet with the chapter president here in the state of Idaho and to meet and have a conversation with them.

**Chief of Police Mike Fratusco** My hope...

**Council Member Laraway** He lives here, doesn't he?

**Mayor Stear** So I don't know, you might be getting deep into...

**Council President Bruce** Yeah.

**Mayor Stear** We don't need to be doing that publicly. I would ask that you kind of...

**Chief of Police Mike Fratusco** I will try to meet.

**Chief of Police Mike Fratusco**...I'm gonna try to meet, but I am trying to...I'm just trying to plan for worst case scenario. Honestly, that \$20,000 is the high mark. It could be far less. It could be nothing's going on, so I cut people out. And. I estimated around \$15-, but I want to be on the safe side and just go towards the \$20- just in case it might be nothing. This is the lead up to Sturgis so that weekend at Kuna Day starts on August 1st. Is the kickoff to Sturgis. So they will all be writing to Sturgis and we know how big of an event that is. I just encourage you guys to look at other cities that have had similar events and see what your thoughts are on it. I just want to do what's right for the community? And be ready for that and what's right for my people.

**Council Member Laraway** Copy.

**Council President Bruce** Thank you, Chief. Any other questions?

**Council Member McPherson** No.

**Council President Bruce** Biggs? I'm move we approve the consideration for \$20,000 from contingency for the Kuna Police Department.

**Council Member McPherson** I'll second that.

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

**All Council Members** Aye.

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

**Council President Bruce** Didn't have that on my bingo card.

(Timestamp 00:35:58)

**Motion To:** Approve \$20,000 Contingency Request For The Kuna Police Department

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

## 8. Ordinances:

(Timestamp 00:36:25)

### A. Consideration to approve Ordinance 2025-07 **ACTION ITEM**

- AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:
- MAKING CERTAIN FINDINGS; AND
  - AMENDING CHAPTER 4, SECTION 4 OF TITLE 5 KUNA CITY CODE DECISION MAKING AUTHORITY PROCESS TABLE; AND
  - AMENDING CHAPTER 9, PART 2 OF TITLE 5 KUNA CITY CODE SUBDIVISION APPROVAL PROCESS; AND
  - AMENDING CHAPTER 10, SECTION 8 OF TITLE 5 KUNA CITY CODE COMPLETION TIME; AND
  - AMENDING CHAPTER 10, SECTION 13 OF TITLE 5 KUNA CITY CODE LANDSCAPE BUFFER WIDTH BASED ON ROADWAY CLASSIFICATION; AND
  - PROVIDING A SEVERABILITY CLAUSE; AND
  - DIRECTING THE CITY CLERK; AND
  - PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve Ordinance*

*Consideration to approve Summary Publication*

(Timestamp 00:36:25)

**Mayor Stear** All right, Ordinances, 8A. Consideration to approve Ordinance 2025-07. An ordinance of the City Council of the City of Kuna making certain findings; and amending Chapter 4, Section 4 of Title 5 Kuna City Code, decision making authority process table; and amending Chapter 9, Part 2 of Title 5, Kuna City Code, subdivision approval process; and amending Chapter 10, Section 8 of Title 5 Kuna City Code, completion time; and amending Chapter 10, section 13 of Title 5 Kuna City Code, landscape buffer width based on roadway

classification; and providing a severability clause; and directing the City Clerk; and providing effective date.

**Council President Bruce** I move we waive the three readings of ordinance 2025-07.

**Council Member McPherson** Second.

**Mayor Stear** Motions made and seconded and waive the three readings. Any further discussion on that motion? All those in favor say 'aye.'

**All Council Members** Aye.

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

*(Timestamp 00:37:18)*

**Motion To:** Waive 3 Readings Of Ordinance 2025-07

**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 move we approve ordinance 2025-07.

**Council Member McPherson** Second.

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

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

**Council Member McPherson** Yes.

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

**Council Member Biggs** Yes.

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

**Council Member Laraway** Yes.

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

**Council President Bruce** Yes.

**Mayor Stear** That Motion carries.

*(Timestamp 00:37:34)*

**Motion To:** Approve Ordinance 2025-07

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Roll Call Vote

**4-0-0**

**Council President Bruce** I move we approve the summary publication of Ordinance 2025-07.

**Council Member McPherson** Second.

**Mayor Stear** Motions made and seconded. 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 00:37:57)*

**Motion To:** Approve Summary Publication Of Ordinance 2025-07

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

**B. Consideration to approve Ordinance 2025-08 ACTION ITEM**

A MUNICIPAL REZONE ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: LOT ADA COUNTY PARCEL NOS. R3375420100, R3375420200 OWNED BY HAGLER LIVING TRUST 7/30/2024 AND PARCEL NO. R3375420300 OWNED BY DANNIE E HAGLER, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve Ordinance*

*(Timestamp 00:38:21)*

**Mayor Stear** Let's see, consideration to approve ordinance 2025-08, A municipal rezone ordinance of the City Council of the City of Kuna making certain findings and rezoning certain property, to wit: Ada County parcel numbers R3375420100. R3375420200 Owned by Hagler Living Trust 73024 and parcel number R3375420300 Owned by Danny E Hagler, situated within the corporate limits of the city of Kuna, Ada County, Idaho; and amending the zoning map; and directing the City Engineer and City Clerk; and providing an effective date.

**Council President Bruce** I move we waive the three readings of ordinance 2025-08.

**Council Member McPherson** Second.

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

**All Council Members** Aye.

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

*(Timestamp 00:39:17)*

**Motion To:** Waive 3 Readings Of Ordinance 2025-08

**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 move we approve Ordinance 2025-08.

**Council Member McPherson** Second.

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

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

**Council Member McPherson** Yes.

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

**Council Member Biggs** Yes.

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

**Council Member Laraway** Yes.

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

**Council President Bruce** Yes.

**Mayor Stear** And that motion carries.

*(Timestamp 00:39:35)*

**Motion To:** Approve Ordinance 2025-08

**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**

**9. Executive Session:**

*(Timestamp 00:39:58)*

**Mayor Stear** We have no need for an executive session.

**10. Mayor/Council Announcements:**

*(Timestamp 00:40:03)*

**Mayor Stear** Anybody have anything they would wish to announce?

**Council President Bruce** I know it's spring break, so if you know anybody that wants to visit the Capitol, they still have tours available. So if you know anyone.

**Mayor Stear** Oh, okay.

**Council Member Biggs** I know someone.

**Council President Bruce** Yeah, you can send them down.

**Council Member Laraway** We should job shadow him.

**Council Member McPherson** Yeah, all three of us.

**Council Member Laraway** Why not?

**Council President Bruce** You won't be entertained.

**Mayor Stear** Do you have an idea of when they're planning on adjourning?

**Council President Bruce** Well, they hope to be out of there by the end of the month. So, we've got several budgets left, but other than that JFAC just fighting back and forth over it.

**Mayor Stear** Okay. That's kind of what I'd heard, but...

**Council President Bruce** Yeah.

#### **11. Adjournment:**

*(Timestamp 00:40:44)*

**Mayor Stear** All right, well with that, meeting is adjourned. Thank you.

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Joe L. Stear, Mayor

ATTEST:

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Nathan Stanley, City Clerk

*Minutes prepared by Garrett Michaelson, Deputy City Clerk*

*Date Approved: CCM 04.01.2025*



**CITY OF KUNA**  
 751 W 4<sup>th</sup> Street • Kuna, ID 83634  
 (208) 922-5546 • www.kunacity.id.gov



**City Council Public Comment Sign-In Sheet**  
**March 18, 2025**

**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.

Name <i>Pam Fisco</i>	Name <i>Pam Fisco</i>	Name
Address <i>2044 E W. The Creek St</i>	Address <i>Resolved</i>	Address
City, State, ZIP <i>83634</i>	City, State, ZIP	City, State, ZIP
Topic: <i>Compression Break</i>	Topic:	Topic:
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
Topic:	Topic:	Topic:
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
Topic:	Topic:	Topic:
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
Topic:	Topic:	Topic:



Name <i>Michael Rocco</i>	Name	Name
Address <i>1286 E. Fort Erie St</i>	Address	Address
City, State, ZIP <i>KUNA 83634</i>	City, State, ZIP	City, State, ZIP
Topic: <i>Paloma Ridge</i>	Topic:	Topic:
Name <i>Laurie Bremer</i>	Name	Name
Address <i>461 E Blue Sky Dr</i>	Address	Address
City, State, ZIP <i>Sung, ID 83634</i>	City, State, ZIP	City, State, ZIP
Topic: <i>Caval, land/sign and sidewalk maintenance</i>	Topic:	Topic:
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
Topic:	Topic:	Topic:
Name <i>DAVID WARWELL</i>	Name	Name
Address <i>2230 E CONROR LN</i>	Address	Address
City, State, ZIP <i>KUNA 83634</i>	City, State, ZIP	City, State, ZIP
Topic: <i>BLDG DEPT</i>	Topic:	Topic:
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
Topic:	Topic:	Topic:
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
Topic:	Topic:	Topic:

Report Criteria:

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

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>2M COMPANY, INC.</b>												
1461	2M COMPANY, INC.	204039793-00	20263	<u>4 EA SUBMERSIBLE MOTORS, J. WEBB, MAR '25</u>	03/11/2025	16,196.40	.00	<u>25-6150 M &amp; R - SYSTEM (PI)</u>	0	3/25		
Total 204039793-00:						16,196.40	.00					
1461	2M COMPANY, INC.	204039911-00	20302	<u>1 IN POLY PIPE FOR CRIMSON, S. CAHILL, MAR '25</u>	03/17/2025	60.00	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	3/25		
Total 204039911-00:						60.00	.00					
Total 2M COMPANY, INC.:						16,256.40	.00					
<b>ABC PUMPING &amp; PLUMBING LLC</b>												
2336	ABC PUMPING & PLUMBING LLC	102284598		<u>EMERGENCY PUMPING AT W ARDELL RD AND S TEN MILE RD, CRIMSON POINT FORCE MAIN, FEB '25</u>	02/16/2025	774.00	774.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	3/25	03/14/2025	
Total 102284598:						774.00	774.00					
Total ABC PUMPING & PLUMBING LLC:						774.00	774.00					
<b>ADVANCE MARKETING SERVICES INC</b>												
2249	ADVANCE MARKETING SERVICES INC	5079		<u>48 YARDS DIAMOND DUST FOR ZAMZOWS PARK, B. WITHROW, MAR '25</u>	03/07/2025	4,490.00	4,490.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	3/25	03/14/2025	
Total 5079:						4,490.00	4,490.00					
Total ADVANCE MARKETING SERVICES INC:						4,490.00	4,490.00					
<b>ANALYTICAL LABORATORIES</b>												

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
1	ANALYTICAL LABORATORIES	2501937		<u>KUNA WASTEWATER MONITORING AT PLANT, T. FLEMING, MAR '25</u>	02/28/2025	112.10	112.10	<u>21-6152 M &amp; R - LABORATORY COSTS</u>	0	3/25	03/20/2025	
Total 2501937:						112.10	112.10					
Total ANALYTICAL LABORATORIES:						112.10	112.10					
<b>CENTURYLINK</b>												
62	CENTURYLINK	333971613030		<u>DEDICATED LANDLINE TO ELAVATOR AT CITY HALL, 03/07/2025-04/06/2025 - WATER</u>	03/07/2025	19.56	19.56	<u>20-6255 TELEPHONE EXPENSE</u>	0	3/25	03/20/2025	
62	CENTURYLINK	333971613030		<u>DEDICATED LANDLINE TO ELAVATOR AT CITY HALL, 03/07/2025-04/06/2025 - P &amp; Z</u>	03/07/2025	7.52	7.52	<u>01-6255 TELEPHONE EXPENSE</u>	1003	3/25	03/20/2025	
62	CENTURYLINK	333971613030		<u>DEDICATED LANDLINE TO ELAVATOR AT CITY HALL, 03/07/2025-04/06/2025 - SEWER</u>	03/07/2025	19.56	19.56	<u>21-6255 TELEPHONE EXPENSE</u>	0	3/25	03/20/2025	
62	CENTURYLINK	333971613030		<u>DEDICATED LANDLINE TO ELAVATOR AT CITY HALL, 03/07/2025-04/06/2025 - P.I.</u>	03/07/2025	7.53	7.53	<u>25-6255 TELEPHONE EXPENSE</u>	0	3/25	03/20/2025	
62	CENTURYLINK	333971613030		<u>DEDICATED LANDLINE TO ELAVATOR AT CITY HALL, 03/07/2025-04/06/2025 - ADMIN</u>	03/07/2025	21.06	21.06	<u>01-6255 TELEPHONE EXPENSE</u>	0	3/25	03/20/2025	
Total 33397161303072025:						75.23	75.23					
Total CENTURYLINK:						75.23	75.23					
<b>CHRISTENSEN INC</b>												
2186	CHRISTENSEN INC	0687059-IN		<u>DIESEL FUEL FOR FUEL STATION AT PLANT, MAR '25</u>	03/19/2025	6,443.90	.00	<u>21-6300 FUEL</u>	0	3/25		
2186	CHRISTENSEN INC	0687059-IN		<u>UNLEADED FUEL FOR FUEL STATION AT PLANT, MAR '25</u>	03/19/2025	2,378.19	.00	<u>21-6300 FUEL</u>	0	3/25		
Total 0687059-IN:						8,822.09	.00					

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Total CHRISTENSEN INC:						8,822.09	.00					
<b>CMCI LLC</b>												
1936	CMCI LLC	5897	20324	<u>DECOMPOSED GRANITE FOR CRIMSON GARDENS, S. CAHILL, MAR '25</u>	03/20/2025	364.75	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	3/25		
Total 5897:						364.75	.00					
1936	CMCI LLC	5900	20324	<u>DECOMPOSED GRANITE FOR CRIMSON GARDENS, S. CAHILL, MAR '25</u>	03/20/2025	320.00	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	3/25		
Total 5900:						320.00	.00					
1936	CMCI LLC	5907	20325	<u>DECOMPOSED GRANITE FOR CRIMSON GARDENS, S. CAHILL, MAR '25</u>	03/21/2025	944.75	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	3/25		
Total 5907:						944.75	.00					
1936	CMCI LLC	5911	20325	<u>DECOMPOSED GRANITE FOR CRIMSON GARDENS, S. CAHILL, MAR '25</u>	03/21/2025	231.02	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	3/25		
Total 5911:						231.02	.00					
1936	CMCI LLC	5926	20343	<u>DECOMPOSED GRANITE FOR CRIMSON POINT GARDEN, S. CAHILL, MARCH 25</u>	03/24/2025	409.75	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	3/25		
Total 5926:						409.75	.00					
Total CMCI LLC:						2,270.27	.00					
<b>CMIT SOLUTIONS CORP</b>												
2014	CMIT SOLUTIONS CORP	10553		<u>ADOBE STANDARD DC FOR R. JONES, MAR '25 - WATER</u>	03/06/2025	80.11	80.11	<u>20-6075 DUES &amp; MEMBERSHIPS</u>	0	3/25	03/14/2025	

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2014	CMIT SOLUTIONS CORP	10553		<u>ADOBE STANDARD DC FOR R. JONES, MAR '25 - P.I.</u>	03/06/2025	20.03	20.03	<u>25-6075_DUES &amp; MEMBERSHIPS</u>	0	3/25	03/14/2025	
Total 10553:						100.14	100.14					
2014	CMIT SOLUTIONS CORP	10554		<u>NEW DELL DESKTOP PC FOR D. HANSEN, MAR '25 - P.I.</u>	03/07/2025	28.55	28.55	<u>25-6141_IT SMALL EQUIPMENT</u>	0	3/25	03/14/2025	
2014	CMIT SOLUTIONS CORP	10554		<u>NEW DELL DESKTOP PC FOR D. HANSEN, MAR '25 - WATER</u>	03/07/2025	128.46	128.46	<u>20-6141_IT SMALL EQUIPMENT</u>	0	3/25	03/14/2025	
2014	CMIT SOLUTIONS CORP	10554		<u>NEW DELL DESKTOP PC FOR D. HANSEN, MAR '25 - SEWER</u>	03/07/2025	128.46	128.46	<u>21-6141_IT SMALL EQUIPMENT</u>	0	3/25	03/14/2025	
2014	CMIT SOLUTIONS CORP	10554		<u>NEW DELL DESKTOP PC FOR D. HANSEN, MAR '25 - P &amp; Z</u>	03/07/2025	2,569.27	2,569.27	<u>01-6141_IT SMALL EQUIPMENT</u>	0	3/25	03/14/2025	
Total 10554:						2,854.74	2,854.74					
Total CMIT SOLUTIONS CORP:						2,954.88	2,954.88					
<b>COMMERCIAL TIRE INC</b>												
2204	COMMERCIAL TIRE INC	45-27750	20309	<u>REPLACED TIRES ON PARKS RANGER, J. PEREZ, MAR '25</u>	03/18/2025	582.00	.00	<u>01-6305_VEHICLE MAINTENANCE &amp; REPAIRS</u>	1004	3/25		
Total 45-27750:						582.00	.00					
2204	COMMERCIAL TIRE INC	45-27837	20333	<u>TIRE REPAIRS ON PARKS DUMP TRUCK, J. DURHAM, MARCH 25</u>	03/21/2025	1,069.53	.00	<u>01-6305_VEHICLE MAINTENANCE &amp; REPAIRS</u>	1004	3/25		
Total 45-27837:						1,069.53	.00					
2204	COMMERCIAL TIRE INC	45-27877	20347	<u>NEW TIRES ON PARKS WHITE DUMP TRUCK #54, J. DURHAM, MAR '25</u>	03/24/2025	4,134.12	.00	<u>01-6305_VEHICLE MAINTENANCE &amp; REPAIRS</u>	1004	3/25		
Total 45-27877:						4,134.12	.00					

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2204	COMMERCIAL TIRE INC	45-27915	20363	<u>TIRES FOR PARKS BIG RED DUMP TRUCK, J. DURHAM, MARCH 25</u>	03/25/2025	5,215.30	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	1004	3/25		
Total 45-27915:						5,215.30	.00					
Total COMMERCIAL TIRE INC:						11,000.95	.00					
<b>COPPINI JERSEY DAIRY</b>												
2349	COPPINI JERSEY DAIRY	1007		<u>MANURE SPREADER, MAR.'25</u>	03/19/2025	5,000.00	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	3/25		
Total 1007:						5,000.00	.00					
Total COPPINI JERSEY DAIRY:						5,000.00	.00					
<b>CORE &amp; MAIN LP</b>												
63	CORE & MAIN LP	W573811	20293	<u>METERS AND GASKETS, J. OSBORN, MAR '25</u>	03/17/2025	42,426.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	3/25		
Total W573811:						42,426.00	.00					
Total CORE & MAIN LP:						42,426.00	.00					
<b>CROWN RENTAL SERVICES LLC</b>												
2348	CROWN RENTAL SERVICES LLC	1466	20308	<u>HALF DAY RENTAL OF ROTOTILLER ATTACHMENT ON SKIDSTEER FOR USE AT WINCHESTER PARK, C. REGLI, MAR '25</u>	03/17/2025	95.00	.00	<u>01-6212 RENT - EQUIPMENT</u>	1004	3/25		
Total 1466:						95.00	.00					
Total CROWN RENTAL SERVICES LLC:						95.00	.00					
<b>D &amp; B SUPPLY</b>												
75	D & B SUPPLY	1111	20270	<u>6 BAGS OF CONCRETE, P. FLORES, MAR '25</u>	03/13/2025	53.94	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	3/25		

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Total 1111:						53.94	.00					
75	D & B SUPPLY	1232	20317	<u>HEX WRENCH SET FOR SPRAYER, B. REED, MAR '25</u>	03/19/2025	17.99	.00	<u>01-6175 SMALL TOOLS</u>	1004	3/25		
Total 1232:						17.99	.00					
75	D & B SUPPLY	1317	20280	<u>WELDING RODS AND HOLDER, D. ABBOTT, MAR '25</u>	03/14/2025	80.96	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	3/25		
Total 1317:						80.96	.00					
75	D & B SUPPLY	1341	20282	<u>BATTERY AND PUMP FOR SPRAY RIG, B. REED, MAR '25</u>	03/14/2025	181.48	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	3/25		
Total 1341:						181.48	.00					
75	D & B SUPPLY	1426	20289	<u>8 FT LADDER, M. NADEAU, MAR '25</u>	03/14/2025	199.99	.00	<u>21-6175 SMALL TOOLS</u>	0	3/25		
Total 1426:						199.99	.00					
75	D & B SUPPLY	1626	20292	<u>FOLD UP WORKBENCH TABLE FOR CHEMICAL SHED, B. REED, MAR '25</u>	03/14/2025	87.99	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	3/25		
Total 1626:						87.99	.00					
75	D & B SUPPLY	2675	20312	<u>WEED BARRIER, B. VILLANUEVA, MAR '25</u>	03/19/2025	629.98	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	3/25		
Total 2675:						629.98	.00					
75	D & B SUPPLY	4114	20342	<u>PAINT TO COVER UP GRAFFITI, M. PRICE, MAR '25</u>	03/24/2025	19.97	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	3/25		





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				<u>#3122R790356. CITY HALL. MAR '25 - WATER</u>	03/17/2025	52.71	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	3/25		
Total AR12953690:						636.68	.00					
2291	DEX IMAGING LLC	AR12953691		<u>CONTRACT OVERAGE CHARGES. MODEL #M406DN. SERIAL #JPBDC08926. B. JACKSON. MAR '25 - P.I.</u>	03/17/2025	.80	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	3/25		
2291	DEX IMAGING LLC	AR12953691		<u>CONTRACT OVERAGE CHARGES. MODEL #M406DN. SERIAL #JPBDC08926. B. JACKSON. MAR '25 - WATER</u>	03/17/2025	2.90	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	3/25		
2291	DEX IMAGING LLC	AR12953691		<u>CONTRACT OVERAGE CHARGES. MODEL #M406DN. SERIAL #JPBDC08926. B. JACKSON. MAR '25 - ADMIN</u>	03/17/2025	2.20	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	3/25		
2291	DEX IMAGING LLC	AR12953691		<u>CONTRACT OVERAGE CHARGES. MODEL #M406DN. SERIAL #JPBDC08926. B. JACKSON. MAR '25 - SEWER</u>	03/17/2025	2.90	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	3/25		
Total AR12953691:						8.80	.00					
2291	DEX IMAGING LLC	AR12953692		<u>CONTRACT LEASE CHARGE. MODEL #BPC535WR. SERIAL #43010858. CLERKS OFFICE. MAR '25</u>	03/17/2025	47.99	.00	01-6212 RENT - EQUIPMENT	0	3/25		
2291	DEX IMAGING LLC	AR12953692		<u>CONTRACT OVERAGE CHARGES. MODEL #BPC535WR. SERIAL #43010858. CLERKS OFFICE. MAR '25 - SEWER</u>	03/17/2025	2.04	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	3/25		
2291	DEX IMAGING LLC	AR12953692		<u>CONTRACT OVERAGE CHARGES. MODEL #BPC535WR. SERIAL #43010858. CLERKS OFFICE. MAR '25 - WATER</u>	03/17/2025	2.04	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	3/25		

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2291	DEX IMAGING LLC	AR12953692		<u>CONTRACT OVERAGE CHARGES, MODEL #BPC535WR, SERIAL #43010858, CLERKS OFFICE, MAR '25 - P.I.</u>	03/17/2025	1.03	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	3/25		
2291	DEX IMAGING LLC	AR12953692		<u>CONTRACT OVERAGE CHARGES, MODEL #BPC535WR, SERIAL #43010858, CLERKS OFFICE, MAR '25 - ADMIN</u>	03/17/2025	97.06	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	3/25		
Total AR12953692:						150.16	.00					
Total DEX IMAGING LLC:						1,028.60	.00					
<b>DUBOIS CHEMICALS INC</b>												
512	DUBOIS CHEMICALS INC	IN-30406875	20238	<u>4 BARRELS OF POLYMER, M. NADEAU, MAR '25</u>	03/13/2025	3,680.00	.00	21-6151 M & R - PROCESS CHEMICALS	0	3/25		
Total IN-30406875:						3,680.00	.00					
Total DUBOIS CHEMICALS INC:						3,680.00	.00					
<b>DYNA PARTS LLC</b>												
2115	DYNA PARTS LLC	313822	20273	<u>BALL HITCH AND HITCH PINS FOR THE FARM, T.FLEMING, MAR.'25</u>	03/13/2025	47.48	.00	21-6090 FARM EXPENDITURES	0	3/25		
Total 313822:						47.48	.00					
2115	DYNA PARTS LLC	313827	20274	<u>MOTOR OIL FOR FLEET SHOPJ, DURHAM, MARCH 25- P.I</u>	03/13/2025	10.75	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		
2115	DYNA PARTS LLC	313827	20274	<u>MOTOR OIL FOR FLEET SHOPJ, DURHAM, MARCH 25- WATER</u>	03/13/2025	27.93	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		
2115	DYNA PARTS LLC	313827	20274	<u>MOTOR OIL FOR FLEET SHOPJ, DURHAM, MARCH 25- SEWER</u>	03/13/2025	27.93	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		

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2115	DYNA PARTS LLC	313827	20274	<u>MOTOR OIL FOR FLEET SHOP J. DURHAM, MARCH 25- ADMIN</u>	03/13/2025	40.84	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		
Total 313827:						107.45	.00					
2115	DYNA PARTS LLC	313894	20287	<u>GASKETS FOR SEWER CRANE TRUCK, J. DURHAM, MARCH 25</u>	03/14/2025	38.38	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		
Total 313894:						38.38	.00					
2115	DYNA PARTS LLC	314048	20299	<u>DEF FOR SEWER TRUCK, J.BOSTON, MAR.'25</u>	03/17/2025	29.98	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		
Total 314048:						29.98	.00					
2115	DYNA PARTS LLC	314097	20306	<u>FUSES FOR FLEET STOCK INVENTORY, J. DURHAM, MARCH 25- P.I</u>	03/18/2025	1.56	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		
2115	DYNA PARTS LLC	314097	20306	<u>FUSES FOR FLEET STOCK INVENTORY, J. DURHAM, MARCH 25- SEWER</u>	03/18/2025	3.14	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		
2115	DYNA PARTS LLC	314097	20306	<u>FUSES FOR FLEET STOCK INVENTORY, J. DURHAM, MARCH 25- ADMIN</u>	03/18/2025	7.85	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		
2115	DYNA PARTS LLC	314097	20306	<u>FUSES FOR FLEET STOCK INVENTORY, J. DURHAM, MARCH 25- WATER</u>	03/18/2025	3.14	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		
Total 314097:						15.69	.00					
2115	DYNA PARTS LLC	314151	20296	<u>DIESEL OIL FILTER FOR SEWER TRUCK, J.DURHAM, MAR.'25</u>	03/19/2025	140.63	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		

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Total 314151:						140.63	.00					
2115	DYNA PARTS LLC	314224	20322	BATTERY TERMINAL CONNECTORS FOR FLEET, J. DURHAM, MARCH 25- P.I	03/20/2025	.57	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		
2115	DYNA PARTS LLC	314224	20322	BATTERY TERMINAL CONNECTORS FOR FLEET, J. DURHAM, MARCH 25- ADMIN	03/20/2025	2.85	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		
2115	DYNA PARTS LLC	314224	20322	BATTERY TERMINAL CONNECTORS FOR FLEET, J. DURHAM, MARCH 25- WATER	03/20/2025	1.14	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		
2115	DYNA PARTS LLC	314224	20322	BATTERY TERMINAL CONNECTORS FOR FLEET, J. DURHAM, MARCH 25- SEWER	03/20/2025	1.14	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		
Total 314224:						5.70	.00					
2115	DYNA PARTS LLC	314301	20332	TOOL RENTAL FOR WATER DUMP TRUCK, J. DURHAM, MARCH 25- P.I	03/21/2025	33.19	.00	25-6212 RENT - EQUIPMENT	0	3/25		
2115	DYNA PARTS LLC	314301	20332	TOOL RENTAL FOR WATER DUMP TRUCK, J. DURHAM, MARCH 25- WATER	03/21/2025	132.80	.00	20-6212 RENT - EQUIPMENT	0	3/25		
Total 314301:						165.99	.00					
2115	DYNA PARTS LLC	314389	20337	RELAY FOR PARKS TOOL CAT, J. DURHAM, MARCH 25	03/24/2025	12.66	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	3/25		
Total 314389:						12.66	.00					
2115	DYNA PARTS LLC	314397	20339	FUSES FOR FLEET INVENTORY, J. DURHAM, MARCH 25- ADMIN	03/24/2025	3.66	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		
2115	DYNA PARTS LLC	314397	20339	FUSES FOR FLEET INVENTORY, J. DURHAM, MARCH 25- WATER	03/24/2025	1.46	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		

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2115	DYNA PARTS LLC	314397	20339	<u>FUSES FOR FLEET INVENTORY, J. DURHAM, MARCH 25- SEWER</u>	03/24/2025	1.46	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	3/25		
2115	DYNA PARTS LLC	314397	20339	<u>FUSES FOR FLEET INVENTORY, J. DURHAM, MARCH 25- P.I</u>	03/24/2025	.74	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	3/25		
Total 314397:						7.32	.00					
2115	DYNA PARTS LLC	314411		<u>CREDIT/RETURN OF COOLING SYSTEM RENTAL FOR WATER DUMP TRUCK ON INVOICE 314301, MARCH 25- WATER</u>	03/24/2025	-132.80	.00	<u>20-6212 RENT - EQUIPMENT</u>	0	3/25		
2115	DYNA PARTS LLC	314411		<u>CREDIT/RETURN OF COOLING SYSTEM RENTAL FOR WATER DUMP TRUCK ON INVOICE 314301, MARCH 25- P.I</u>	03/24/2025	-33.19	.00	<u>25-6212 RENT - EQUIPMENT</u>	0	3/25		
2115	DYNA PARTS LLC	314411		<u>ANTIFREEZE AND ANTIFREEZE CAP FOR WATER DUMP TRUCK, J. DURHAM, MARCH 25 - WATER</u>	03/24/2025	34.44	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	3/25		
2115	DYNA PARTS LLC	314411		<u>ANTIFREEZE AND ANTIFREEZE CAP FOR WATER DUMP TRUCK, J. DURHAM, MARCH 25 - P.I</u>	03/24/2025	8.61	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	3/25		
Total 314411:						-122.94	.00					
Total DYNA PARTS LLC:						448.34	.00					
<b>ED STAUB &amp; SONS PETROLEUM, INC</b>												
1731	ED STAUB & SONS PETROLEUM, INC	12218885		<u>117.50 PROPANE DELIVERED TO 475 SHORTLINE RD, MAR '25 - P.I.</u>	03/17/2025	22.43	.00	<u>25-6150 M &amp; R - SYSTEM (PI)</u>	0	3/25		
1731	ED STAUB & SONS PETROLEUM, INC	12218885		<u>117.50 PROPANE DELIVERED TO 475 SHORTLINE RD, MAR '25 - SEWER</u>	03/17/2025	44.89	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	3/25		

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1731	ED STAUB & SONS PETROLEUM, INC	12218885		<u>117.50 PROPANE DELIVERED TO 475 SHORTLINE RD, MAR '25 - ADMIN</u>	03/17/2025	112.22	.00	01-6150 M & R - SYSTEM	1004	3/25		
1731	ED STAUB & SONS PETROLEUM, INC	12218885		<u>117.50 PROPANE DELIVERED TO 475 SHORTLINE RD, MAR '25 - WATER</u>	03/17/2025	44.89	.00	20-6150 M & R - SYSTEM	0	3/25		
Total 12218885:						224.43	.00					
Total ED STAUB & SONS PETROLEUM, INC:						224.43	.00					
<b>ELAM &amp; BURKE</b>												
796	ELAM & BURKE	213489		<u>LEGAL SERVICES, GENERAL REPRESENTATION, 02/03-02/28/25 - KUNA URBAN RENEWAL</u>	02/28/2025	550.00	550.00	52-6202 PROFESSIONAL SERVICES	0	3/25	03/20/2025	
Total 213489:						550.00	550.00					
Total ELAM & BURKE:						550.00	550.00					
<b>FAIRBANK EQUIPMENT INC</b>												
2269	FAIRBANK EQUIPMENT INC	S2545494.002	20268	<u>HOSE REEL, AS WELL AS OTHER PARTS FOR SPRAYER REPAIR FOR USE AT META, R. HENZE, MAR '25</u>	03/13/2025	550.18	550.18	28-6142 MAINT. & REPAIR - EQUIPMENT	0	3/25	03/20/2025	
Total S2545494.002:						550.18	550.18					
2269	FAIRBANK EQUIPMENT INC	S2547792.001	20323	<u>PARTS FOR WEED SPRAYER, D. ROMINE, MAR '25</u>	03/20/2025	22.45	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	3/25		
Total S2547792.001:						22.45	.00					
Total FAIRBANK EQUIPMENT INC:						572.63	550.18					

**FERGUSON ENTERPRISES INC**

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219	FERGUSON ENTERPRISES INC	0915396-1	20185	<u>COUPLERS, GASKETS, CHECK VALVE, METER BOX RISER, J. COX, FEB '25</u>	03/13/2025	1,123.44	.00	20-6150 M & R - SYSTEM	0	3/25		
Total 0915396-1:						1,123.44	.00					
219	FERGUSON ENTERPRISES INC	0915620-1		<u>2025 FERGUSON CEU CREDITS ROADSHOW FOR M. DAVILA, J. WEBB, R. JONES &amp; C. DEYOUNG, MAR '25 - P.I.</u>	03/07/2025	72.00	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	3/25		
219	FERGUSON ENTERPRISES INC	0915620-1		<u>2025 FERGUSON CEU CREDITS ROADSHOW FOR M. DAVILA, J. WEBB, R. JONES &amp; C. DEYOUNG, MAR '25 - WATER</u>	03/07/2025	288.00	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	3/25		
219	FERGUSON ENTERPRISES INC	0915620-1		<u>2025 FERGUSON CEU CREDITS ROADSHOW FOR S. HARMON &amp; T. FLEMING, MAR '25 - SEWER</u>	03/07/2025	180.00	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	3/25		
Total 0915620-1:						540.00	.00					
219	FERGUSON ENTERPRISES INC	3521167	20260	<u>TOILET REPAIR PARTS FOR CITY PARKS INVENTORY, S. HOWELL, MAR '25</u>	03/11/2025	33.96	.00	01-6150 M & R - SYSTEM	1004	3/25		
Total 3521167:						33.96	.00					
219	FERGUSON ENTERPRISES INC	CM074670		<u>RETURN OF ITEMS, FROM INVOICE 0915396, MAR '25</u>	03/13/2025	-470.10	.00	20-6150 M & R - SYSTEM	0	3/25		
Total CM074670:						-470.10	.00					
Total FERGUSON ENTERPRISES INC:						1,227.30	.00					
<b>GRANITE EXCAVATION INC</b>												
1907	GRANITE EXCAVATION INC	34416		<u>KUNA TEN MILE PRESSURE SEWER REPAIR, T. FLEMING, MAR '25</u>	03/25/2025	11,618.21	.00	21-6150 M & R - SYSTEM	0	3/25		

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Total 34416:						11,618.21	.00					
1907	GRANITE EXCAVATION INC	34417	20340	<u>KUNA LINDER FIRE HYDRANT REPLACEMENT, R. JONES, MAR '25</u>	03/25/2025	6,490.73	.00	20-6150 M & R - SYSTEM	0	3/25		
Total 34417:						6,490.73	.00					
Total GRANITE EXCAVATION INC:						18,108.94	.00					
<b>H.D. FOWLER COMPANY</b>												
1552	H.D. FOWLER COMPANY	16950433	20291	<u>BRASS FITTINGS FOR CRIMSON GARDEN, B. VILLANUEVA, MAR '25</u>	03/14/2025	218.73	.00	01-6150 M & R - SYSTEM	1004	3/25		
Total 16950433:						218.73	.00					
1552	H.D. FOWLER COMPANY	16951435	20301	<u>REPAIR KIT FOR A BACKFLOW, W. HANCOCK, MAR '25</u>	03/17/2025	167.50	.00	21-6150 M & R - SYSTEM	0	3/25		
Total 16951435:						167.50	.00					
1552	H.D. FOWLER COMPANY	16956538	20341	<u>SPRINKLERS, D.ABBOTT, MAR.'25</u>	03/24/2025	2,224.08	.00	01-6150 M & R - SYSTEM	1004	3/25		
Total 16956538:						2,224.08	.00					
1552	H.D. FOWLER COMPANY	RA526343		<u>RETURN OF NOZZLE PARTS FROM INVOICE 16956538, MAR.'25</u>	03/24/2025	-492.24	.00	01-6150 M & R - SYSTEM	1004	3/25		
Total RA526343:						-492.24	.00					
Total H.D. FOWLER COMPANY:						2,118.07	.00					

**HACH COMPANY**

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157	HACH COMPANY	14408577	20256	<u>8 MANUAL VIAL WIPERS, M. NADEAU, MAR '25</u>	03/11/2025	209.60	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	3/25		
Total 14408577:						209.60	.00					
157	HACH COMPANY	14412092	20256	<u>4 REPLACEMENT VIALS, M. NADEAU, MAR '25</u>	03/13/2025	210.88	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	3/25		
Total 14412092:						210.88	.00					
157	HACH COMPANY	14420459	20255	<u>SVC5500 PHOSPHURUS ANALYZER, M. NADEAU, MAR '25</u>	03/20/2025	3,089.00	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	3/25		
Total 14420459:						3,089.00	.00					
157	HACH COMPANY	14421292	20310	<u>WIPERS AND CARTRIDGES, M. NADEAU, MAR '25</u>	03/19/2025	853.44	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	3/25		
Total 14421292:						853.44	.00					
157	HACH COMPANY	2234207		<u>CREDIT FOR RETURN OF VIAL WIPERS ORIGINALLY PURCHASED ON PO #20256, MAR '25</u>	03/19/2025	-192.40	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	3/25		
Total 2234207:						-192.40	.00					
Total HACH COMPANY:						4,170.52	.00					
<b>HOLLADAY ENGINEERING CO</b>												
1990	HOLLADAY ENGINEERING CO	51414		<u>PROFESSIONAL SERVICES THROUGH 02/28/25, PEREGRINE PROJECT, KU22-0309</u>	03/11/2025	4,185.70	.00	<u>01-6052 CONTRACT SERVICES</u>	1005	3/25		
Total 51414:						4,185.70	.00					

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1990	HOLLADAY ENGINEERING CO	51415		<u>PROFESSIONAL SERVICES THROUGH 02/28/25, LAGOON #8, KU23-0379</u>	03/11/2025	8,743.70	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	0	3/25		
Total 51415:						8,743.70	.00					
Total HOLLADAY ENGINEERING CO:						12,929.40	.00					
<b>IDAHO HUMANE SOCIETY</b>												
833	IDAHO HUMANE SOCIETY	04012025IHSK		<u>ANIMAL CONTROL CONTRACT SERVICES FOR APRIL '25</u>	04/01/2025	13,656.42	.00	<u>01-6005 ANIMAL CONTROL SERVICES</u>	0	3/25		
Total 04012025IHSKUNA:						13,656.42	.00					
Total IDAHO HUMANE SOCIETY:						13,656.42	.00					
<b>IDAHO POWER CO</b>												
38	IDAHO POWER CO	02252025IP		<u>ELECTRIC SERVICE, 01/14/25-02/21/25 - META KUNA EAST - WATER</u>	02/25/2025	4,735.80	4,735.80	<u>27-6290 UTILITIES EXPENSE</u>	0	3/25	03/14/2025	
38	IDAHO POWER CO	02252025IP		<u>ELECTRIC SERVICE, 01/14/25-02/21/25 - FARM/LAGOONS</u>	02/25/2025	1,996.92	1,996.92	<u>21-6090 FARM EXPENDITURES</u>	0	3/25	03/14/2025	
38	IDAHO POWER CO	02252025IP		<u>ELECTRIC SERVICE, 01/14/25-02/21/25 - WATER</u>	02/25/2025	11,349.03	11,349.03	<u>20-6290 UTILITIES EXPENSE</u>	0	3/25	03/14/2025	
38	IDAHO POWER CO	02252025IP		<u>ELECTRIC SERVICE, 01/14/25-02/21/25 - SEWER</u>	02/25/2025	8,460.43	8,460.43	<u>21-6290 UTILITIES EXPENSE</u>	0	3/25	03/14/2025	
38	IDAHO POWER CO	02252025IP		<u>ELECTRIC SERVICE, 01/14/25-02/21/25 - META KUNA EAST - SEWER</u>	02/25/2025	604.62	604.62	<u>28-6290 UTILITIES EXPENSE</u>	0	3/25	03/14/2025	
Total 02252025IP:						27,146.80	27,146.80					
38	IDAHO POWER CO	220289927002		<u>ELECTRIC SERVICE, 01/07/25-02/25/25 - STREET LIGHTS</u>	02/28/2025	6,364.42	6,364.42	<u>01-6290 UTILITIES EXPENSE</u>	1002	3/25	03/20/2025	

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Total 220289927002282025:						6,364.42	6,364.42					
Total IDAHO POWER CO:						33,511.22	33,511.22					
<b>IDAHO PRESS TRIBUNE, LLC</b>												
1802	IDAHO PRESS TRIBUNE, LLC	54231	20142	<u>AD #610545, LEGAL NOTICE, SUMMARY OF ORDINANCE NO 2025-01, N. STANLEY, FEB '25</u>	03/07/2025	117.48	117.48	01-6125 LEGAL PUBLICATIONS	0	3/25	03/14/2025	
Total 54231:						117.48	117.48					
1802	IDAHO PRESS TRIBUNE, LLC	54232	20176	<u>AD #610546, LEGAL NOTICE, SUMMARY OF ORDINANCE NO 2025-02, N. STANLEY, FEB '25</u>	03/07/2025	93.69	93.69	01-6125 LEGAL PUBLICATIONS	0	3/25	03/14/2025	
Total 54232:						93.69	93.69					
1802	IDAHO PRESS TRIBUNE, LLC	54233	20201	<u>AD #614524, LEGAL NOTICE, CASE NOS 24-07-S PRELIMINARY PLAT &amp; 24-10-AN ANNEXATION PALOMA RIDGE SOUTH, 3.31 ACRES WITH R4 ZONING, T. IRISH, MAR '25</u>	03/07/2025	41.82	41.82	01-6125 LEGAL PUBLICATIONS	1003	3/25	03/14/2025	
Total 54233:						41.82	41.82					
1802	IDAHO PRESS TRIBUNE, LLC	54234	20201	<u>AD #614527, LEGAL NOTICE, CASE NOS 25-01-S &amp; 25-01-DR, TRAILS END ESTATES, 7.95 ACRES TOTAL OF 17 HOMES, T. IRISH, MAR '25</u>	03/07/2025	38.12	38.12	01-6125 LEGAL PUBLICATIONS	1003	3/25	03/14/2025	
Total 54234:						38.12	38.12					
1802	IDAHO PRESS TRIBUNE, LLC	54235	20201	<u>AD #614551, LEGAL NOTICE, CASE NOS 24-09-AN &amp; 24-06-S BLOSSOM MEADOWS SUBDIVISION, ANNEX 30.92 ACRES, 177 HOMES, T. IRISH, MAR '25</u>	03/07/2025	41.82	41.82	01-6125 LEGAL PUBLICATIONS	1003	3/25	03/14/2025	



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				<u>HEIGHTS, T. IRISH, MAR '25</u>	03/14/2025	41.82	41.82	01-6125 LEGAL PUBLICATIONS	1003	3/25	03/20/2025	
Total 54518:						41.82	41.82					
Total IDAHO PRESS TRIBUNE, LLC:						620.85	620.85					
<b>IDAHO STATE POLICE</b>												
1509	IDAHO STATE POLICE	03102025IDSP		<u>BACKGROUND CHECK, M. LUNDY, S25068736, FEB '25 - SEWER</u>	03/10/2025	1.50	.00	21-5950 TEAM BUILDING ONBOARDING	0	3/25		
1509	IDAHO STATE POLICE	03102025IDSP		<u>BACKGROUND CHECK, M. LUNDY, S25068736, FEB '25 - WATER</u>	03/10/2025	1.50	.00	20-5950 TEAM BUILDING ONBOARDING	0	3/25		
1509	IDAHO STATE POLICE	03102025IDSP		<u>BACKGROUND CHECK, M. LUNDY, S25068736, FEB '25 - P.I.</u>	03/10/2025	.32	.00	25-5950 TEAM BUILDING ONBOARDING	0	3/25		
1509	IDAHO STATE POLICE	03102025IDSP		<u>BACKGROUND CHECK, M. LUNDY, S25068736, FEB '25 - P &amp; Z</u>	03/10/2025	29.93	.00	01-5950 TEAM BUILDING ONBOARDING	1003	3/25		
Total 03102025IDSP:						33.25	.00					
Total IDAHO STATE POLICE:						33.25	.00					
<b>INTERMOUNTAIN GAS CO</b>												
37	INTERMOUNTAIN GAS CO	482195000030		<u>NATURAL GAS CONSUMPTION AT NWWTP. 02/05/25-03/04/25 - P.I.</u>	03/05/2025	491.18	491.18	25-6290 UTILITIES EXPENSE	0	3/25	03/14/2025	
37	INTERMOUNTAIN GAS CO	482195000030		<u>NATURAL GAS CONSUMPTION AT NWWTP. 02/05/25-03/04/25 - WATER</u>	03/05/2025	1,289.34	1,289.34	20-6290 UTILITIES EXPENSE	0	3/25	03/14/2025	
37	INTERMOUNTAIN GAS CO	482195000030		<u>NATURAL GAS CONSUMPTION AT NWWTP. 02/05/25-03/04/25 - SEWER</u>	03/05/2025	1,289.34	1,289.34	21-6290 UTILITIES EXPENSE	0	3/25	03/14/2025	
Total 48219500003052025:						3,069.86	3,069.86					

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Total INTERMOUNTAIN GAS CO:						3,069.86	3,069.86					
<b>J &amp; M SANITATION, INC.</b>												
230	J & M SANITATION, INC.	03072025-031		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES_03/07/2025-03/13/2025</u>	03/14/2025	-11,648.61	-11,648.61	01-4170 FRANCHISE FEES	0	3/25	03/14/2025	
230	J & M SANITATION, INC.	03072025-031		<u>SANITATION RECEIPT TRANSFER_03/07/2025-03/13/2025</u>	03/14/2025	117,900.90	117,900.90	26-7000 SOLID WASTE SERVICE FEES	0	3/25	03/14/2025	
Total 03072025-03132025:						106,252.29	106,252.29					
230	J & M SANITATION, INC.	03142025-031		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES_03/14/2025-03/19/2025</u>	03/20/2025	-12,140.84	-12,140.84	01-4170 FRANCHISE FEES	0	3/25	03/20/2025	
230	J & M SANITATION, INC.	03142025-031		<u>SANITATION RECEIPT TRANSFER_03/14/2025-03/19/2025</u>	03/20/2025	122,883.02	122,883.02	26-7000 SOLID WASTE SERVICE FEES	0	3/25	03/20/2025	
Total 03142025-03192025:						110,742.18	110,742.18					
Total J & M SANITATION, INC.:						216,994.47	216,994.47					
<b>JACK HENRY &amp; ASSOCIATES, INC.</b>												
1328	JACK HENRY & ASSOCIATES, INC.	4901120		<u>MONTHLY ACH PMT PROCESS - FEB '25 - SEWER</u>	03/01/2025	29.46	29.46	21-6505 BANK FEES	0	3/25	03/20/2025	
1328	JACK HENRY & ASSOCIATES, INC.	4901120		<u>MONTHLY ACH PMT PROCESS - FEB '25 - WATER</u>	03/01/2025	29.46	29.46	20-6505 BANK FEES	0	3/25	03/20/2025	
1328	JACK HENRY & ASSOCIATES, INC.	4901120		<u>MONTHLY ACH PMT PROCESS - FEB '25 - P.I.</u>	03/01/2025	11.34	11.34	25-6505 BANK FEES	0	3/25	03/20/2025	
1328	JACK HENRY & ASSOCIATES, INC.	4901120		<u>MONTHLY ACH PMT PROCESS - FEB '25 - ADMIN</u>	03/01/2025	43.06	43.06	01-6505 BANK FEES	0	3/25	03/20/2025	
Total 4901120:						113.32	113.32					
Total JACK HENRY & ASSOCIATES, INC.:						113.32	113.32					

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<b>JWC ENVIRONMENTAL LLC</b>												
1365	JWC ENVIRONMENTAL LLC	121855	20254	<u>OPERATOR INTERFACE TERMINAL FOR BAND SCREEN, M. NADEAU, MAR '25</u>	03/17/2025	1,283.23	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	3/25		
Total 121855:						1,283.23	.00					
Total JWC ENVIRONMENTAL LLC:						1,283.23	.00					
<b>KELLER ASSOCIATES, INC.</b>												
429	KELLER ASSOCIATES, INC.	0243545		<u>PROFESSIONAL SERVICES FROM 10/01/24-11/02/24 - KUNA - AVALON &amp; KAY TRAFFIC SIGNAL</u>	11/15/2024	2,250.00	2,250.00	<u>03-6355 TRANSPORTATION EXPENDITURES</u>	0	3/25	03/14/2025	
Total 0243545:						2,250.00	2,250.00					
429	KELLER ASSOCIATES, INC.	0250429		<u>PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - MASON CREEK LIFT STATION</u>	03/15/2025	27,615.00	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	0	3/25		
Total 0250429:						27,615.00	.00					
429	KELLER ASSOCIATES, INC.	0250447		<u>PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - AVALON &amp; KAY TRAFFIC SIGNAL</u>	03/15/2025	1,625.00	.00	<u>03-6355 TRANSPORTATION EXPENDITURES</u>	0	3/25		
Total 0250447:						1,625.00	.00					
429	KELLER ASSOCIATES, INC.	0250466		<u>PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - PALOMA RIDGE 5 - SEWER</u>	03/15/2025	1,013.04	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	3/25		
429	KELLER ASSOCIATES, INC.	0250466		<u>PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - PALOMA RIDGE 5 - WATER</u>	03/15/2025	1,013.04	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	3/25		
429	KELLER ASSOCIATES, INC.	0250466		<u>PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - PALOMA RIDGE 5 - P.I.</u>	03/15/2025	385.92	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	3/25		

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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
Total 0250466:						2,412.00	.00					
429	KELLER ASSOCIATES, INC.	0250467		<u>PROFESSIONAL SERVICES</u> <u>FROM 01/26-02/22/2025 - KUNA</u> <u>- PALOMA RIDGE 6 - SEWER</u>	03/15/2025	655.20	.00	21-6202 <u>PROFESSIONAL</u> <u>SERVICES</u>	0	3/25		
429	KELLER ASSOCIATES, INC.	0250467		<u>PROFESSIONAL SERVICES</u> <u>FROM 01/26-02/22/2025 - KUNA</u> <u>- PALOMA RIDGE 6 - WATER</u>	03/15/2025	655.20	.00	20-6202 <u>PROFESSIONAL</u> <u>SERVICES</u>	0	3/25		
429	KELLER ASSOCIATES, INC.	0250467		<u>PROFESSIONAL SERVICES</u> <u>FROM 01/26-02/22/2025 - KUNA</u> <u>- PALOMA RIDGE 6 - P.I.</u>	03/15/2025	249.60	.00	25-6202 <u>PROFESSIONAL</u> <u>SERVICES</u>	0	3/25		
Total 0250467:						1,560.00	.00					
429	KELLER ASSOCIATES, INC.	0250468		<u>PROFESSIONAL SERVICES</u> <u>FROM 01/26-02/22/2025 - KUNA</u> <u>- PALOMA RIDGE 7 - SEWER</u>	03/15/2025	655.20	.00	21-6202 <u>PROFESSIONAL</u> <u>SERVICES</u>	0	3/25		
429	KELLER ASSOCIATES, INC.	0250468		<u>PROFESSIONAL SERVICES</u> <u>FROM 01/26-02/22/2025 - KUNA</u> <u>- PALOMA RIDGE 7 - P.I.</u>	03/15/2025	249.60	.00	25-6202 <u>PROFESSIONAL</u> <u>SERVICES</u>	0	3/25		
429	KELLER ASSOCIATES, INC.	0250468		<u>PROFESSIONAL SERVICES</u> <u>FROM 01/26-02/22/2025 - KUNA</u> <u>- PALOMA RIDGE 7 - WATER</u>	03/15/2025	655.20	.00	20-6202 <u>PROFESSIONAL</u> <u>SERVICES</u>	0	3/25		
Total 0250468:						1,560.00	.00					
429	KELLER ASSOCIATES, INC.	0250469		<u>PROFESSIONAL SERVICES</u> <u>FROM 01/26-02/22/2025 - KUNA</u> <u>- RIVERTON 1 - SEWER</u>	03/15/2025	1,448.16	.00	21-6202 <u>PROFESSIONAL</u> <u>SERVICES</u>	0	3/25		
429	KELLER ASSOCIATES, INC.	0250469		<u>PROFESSIONAL SERVICES</u> <u>FROM 01/26-02/22/2025 - KUNA</u> <u>- RIVERTON 1 - WATER</u>	03/15/2025	1,448.16	.00	20-6202 <u>PROFESSIONAL</u> <u>SERVICES</u>	0	3/25		
429	KELLER ASSOCIATES, INC.	0250469		<u>PROFESSIONAL SERVICES</u> <u>FROM 01/26-02/22/2025 - KUNA</u> <u>- RIVERTON 1 - P.I.</u>	03/15/2025	551.68	.00	25-6202 <u>PROFESSIONAL</u> <u>SERVICES</u>	0	3/25		

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Total 0250469:						3,448.00	.00					
429	KELLER ASSOCIATES, INC.	0250470		PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - LINROCK 3 - SEWER	03/15/2025	1,194.48	.00	21-6202 PROFESSIONAL SERVICES	0	3/25		
429	KELLER ASSOCIATES, INC.	0250470		PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - LINROCK 3 - WATER	03/15/2025	1,194.48	.00	20-6202 PROFESSIONAL SERVICES	0	3/25		
429	KELLER ASSOCIATES, INC.	0250470		PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - LINROCK 3 - P.I.	03/15/2025	455.04	.00	25-6202 PROFESSIONAL SERVICES	0	3/25		
Total 0250470:						2,844.00	.00					
429	KELLER ASSOCIATES, INC.	0250471		PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - PALOMA RIDGE 8 - SEWER	03/15/2025	342.72	.00	21-6202 PROFESSIONAL SERVICES	0	3/25		
429	KELLER ASSOCIATES, INC.	0250471		PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - PALOMA RIDGE 8 - WATER	03/15/2025	342.72	.00	20-6202 PROFESSIONAL SERVICES	0	3/25		
429	KELLER ASSOCIATES, INC.	0250471		PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - PALOMA RIDGE 8 - P.I.	03/15/2025	130.56	.00	25-6202 PROFESSIONAL SERVICES	0	3/25		
Total 0250471:						816.00	.00					
429	KELLER ASSOCIATES, INC.	0250472		PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - PANERA - SEWER	03/15/2025	499.80	.00	21-6202 PROFESSIONAL SERVICES	0	3/25		
429	KELLER ASSOCIATES, INC.	0250472		PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - PANERA - P.I.	03/15/2025	190.40	.00	25-6202 PROFESSIONAL SERVICES	0	3/25		
429	KELLER ASSOCIATES, INC.	0250472		PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - PANERA - WATER	03/15/2025	499.80	.00	20-6202 PROFESSIONAL SERVICES	0	3/25		

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 0250472:						1,190.00	.00					
429	KELLER ASSOCIATES, INC.	0250473		PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - CIRCLE K - SEWER	03/15/2025	499.80	.00	21-6202 PROFESSIONAL SERVICES	0	3/25		
429	KELLER ASSOCIATES, INC.	0250473		PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - CIRCLE K - WATER	03/15/2025	499.80	.00	20-6202 PROFESSIONAL SERVICES	0	3/25		
429	KELLER ASSOCIATES, INC.	0250473		PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - CIRCLE K - P.I.	03/15/2025	190.40	.00	25-6202 PROFESSIONAL SERVICES	0	3/25		
Total 0250473:						1,190.00	.00					
429	KELLER ASSOCIATES, INC.	0250474		PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - BELLARO SPRINGS 3-8 - SEWER	03/15/2025	2,168.88	.00	21-6202 PROFESSIONAL SERVICES	0	3/25		
429	KELLER ASSOCIATES, INC.	0250474		PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - BELLARO SPRINGS 3-8 - WATER	03/15/2025	2,168.88	.00	20-6202 PROFESSIONAL SERVICES	0	3/25		
429	KELLER ASSOCIATES, INC.	0250474		PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - BELLARO SPRINGS 3-8 - P.I.	03/15/2025	826.24	.00	25-6202 PROFESSIONAL SERVICES	0	3/25		
Total 0250474:						5,164.00	.00					
429	KELLER ASSOCIATES, INC.	0250708		PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - ENGINEERING SERVICES- P.I	03/15/2025	451.20	.00	25-6202 PROFESSIONAL SERVICES	0	3/25		
429	KELLER ASSOCIATES, INC.	0250708		PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - ENGINEERING SERVICES- WATER	03/15/2025	1,184.40	.00	20-6202 PROFESSIONAL SERVICES	0	3/25		
429	KELLER ASSOCIATES, INC.	0250708		PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - ENGINEERING SERVICES- SEWER	03/15/2025	1,184.40	.00	21-6202 PROFESSIONAL SERVICES	0	3/25		

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Total 0250708:						2,820.00	.00					
429	KELLER ASSOCIATES, INC.	0250709		PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - DEVELOPMENT PLAN REVIEW SUPPORT- P.I	03/15/2025	1,390.80	.00	25-6202 PROFESSIONAL SERVICES	0	3/25		
429	KELLER ASSOCIATES, INC.	0250709		PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - DEVELOPMENT PLAN REVIEW SUPPORT- SEWER	03/15/2025	3,650.85	.00	21-6202 PROFESSIONAL SERVICES	0	3/25		
429	KELLER ASSOCIATES, INC.	0250709		PROFESSIONAL SERVICES FROM 01/26-02/22/2025 - KUNA - DEVELOPMENT PLAN REVIEW SUPPORT- WATER	03/15/2025	3,650.85	.00	20-6202 PROFESSIONAL SERVICES	0	3/25		
Total 0250709:						8,692.50	.00					
Total KELLER ASSOCIATES, INC.:						63,186.50	2,250.00					
<b>KELLI A GILES</b>												
2344	KELLI A GILES	03202025KG		KELLI A GILES, OFFICIAL FOR 6 VOLLEYBALL GAMES TOTAL ON 3/10/25, 3/12/25, 3/19/25, MAR '25	03/20/2025	300.00	300.00	01-6135 PUBLIC ENTERTAINMENT	1004	3/25	03/20/2025	
Total 03202025KG:						300.00	300.00					
Total KELLI A GILES:						300.00	300.00					
<b>KM ENGINEERING LLP</b>												
2174	KM ENGINEERING LLP	22-219-15		MASON CREEK SEWER PHASE 1, PROJECT 22-219, INVOICE CUTOFF DATE 03/08/25	03/17/2025	2,160.00	.00	21-6020 CAPITAL IMPROVEMENTS	0	3/25		
Total 22-219-15:						2,160.00	.00					
Total KM ENGINEERING LLP:						2,160.00	.00					

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<b>KUNA LUMBER</b>												
499	KUNA LUMBER	A147996	20227	<u>BAG OF LIME, J. BOSTON, MAR '25</u>	03/06/2025	22.49	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	3/25		
Total A147996:						22.49	.00					
499	KUNA LUMBER	A148128	20269	<u>EPOXY TO MOUNT SOLAR LIGHTS AT PARKS SHOP, J. LORENTZ, MAR '25</u>	03/13/2025	7.19	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	3/25		
Total A148128:						7.19	.00					
499	KUNA LUMBER	A148153	20285	<u>PEG BOARD FOR PARKS CHEMICAL SHED ORGANIZATION, B. REED, MAR '25</u>	03/14/2025	24.74	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	3/25		
Total A148153:						24.74	.00					
499	KUNA LUMBER	A148156	20286	<u>PULL STRING FOR REPAIR OF SPRAYER AT META, D. ROMINE, MAR '25</u>	03/14/2025	8.09	.00	<u>28-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	3/25		
Total A148156:						8.09	.00					
499	KUNA LUMBER	A148206	20304	<u>SPRAY PAINT, M.PRICE, MAR.'25</u>	03/18/2025	40.45	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	3/25		
Total A148206:						40.45	.00					
499	KUNA LUMBER	A148207	20305	<u>LUMBER FOR PICTURE HOLDERS, FOR THE POLICE STATION, J.ADAMS, MAR.'25</u>	03/18/2025	106.14	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	0	3/25		
Total A148207:						106.14	.00					
499	KUNA LUMBER	A148279	20330	<u>3/4" HOSE BIB FOR META SAMPLE, T. FLEMING, MAR '25</u>	03/21/2025	8.99	.00	<u>28-6150 M &amp; R - SYSTEM</u>	0	3/25		

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Total A148279:						8.99	.00					
499	KUNA LUMBER	A148324	20346	<u>FLAGS AND BATTERIES FOR SPRINKLERS, D. ABBOTT, MARCH 25</u>	03/24/2025	43.62	.00	01-6150 M & R - SYSTEM	1004	3/25		
Total A148324:						43.62	.00					
499	KUNA LUMBER	B64615	20228	<u>YELLOW PAINT FOR BALLARDS FOR KPD, J. ADAMS, MAR '25</u>	03/06/2025	29.67	.00	01-6140 MAINT. & REPAIR BUILDING	0	3/25		
Total B64615:						29.67	.00					
499	KUNA LUMBER	B64650	20240	<u>GATE LATCH FOR SENIOR CENTER, B. VILLANUEVA, MAR '25</u>	03/07/2025	9.89	.00	01-6140 MAINT. & REPAIR BUILDING	1001	3/25		
Total B64650:						9.89	.00					
499	KUNA LUMBER	B64845	20297	<u>HOSE CLAMPS FOR CRIMSON POINT GARDEN, C. REGLI, MARCH 25</u>	03/17/2025	13.28	.00	01-6150 M & R - SYSTEM	1004	3/25		
Total B64845:						13.28	.00					
499	KUNA LUMBER	B64846	20298	<u>FITTINGS FOR EFFLUENT PUMP #1 AT THE FARM, R. HENZE, MAR '25</u>	03/17/2025	24.25	.00	21-6090 FARM EXPENDITURES	0	3/25		
Total B64846:						24.25	.00					
499	KUNA LUMBER	B64899	20311	<u>WOOD TRIM FOR CRIMSON GARDEN SHED, J.ADAMS, MAR.'25</u>	03/19/2025	31.98	.00	01-6150 M & R - SYSTEM	1004	3/25		
499	KUNA LUMBER	B64899	20311	<u>ALUMINUM DOOR CLOSER FOR PARKS SHOP, J.ADAMS, MAR.'25</u>	03/19/2025	74.99	.00	01-6140 MAINT. & REPAIR BUILDING	1004	3/25		

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Total B64899:						106.97	.00					
499	KUNA LUMBER	B64913	20316	<u>FITTINGS AND TAPE FOR BAND SCREEN FOR PLANT, L. VEGA, MAR '25</u>	03/19/2025	10.78	.00	21-6150 M & R - SYSTEM	0	3/25		
Total B64913:						10.78	.00					
499	KUNA LUMBER	B64914	20316	<u>FITTINGS FOR BAND SCREEN FOR PLANT, L. VEGA, MAR '25</u>	03/19/2025	2.69	.00	21-6150 M & R - SYSTEM	0	3/25		
Total B64914:						2.69	.00					
499	KUNA LUMBER	B64969	20331	<u>FIRE HYDRANT GATE VALVES, T. FLEMING, MAR '25 - WATER</u>	03/21/2025	124.72	.00	20-6150 M & R - SYSTEM	0	3/25		
499	KUNA LUMBER	B64969	20331	<u>FIRE HYDRANT GATE VALVES, T. FLEMING, MAR '25 - SEWER</u>	03/21/2025	124.72	.00	21-6150 M & R - SYSTEM	0	3/25		
499	KUNA LUMBER	B64969	20331	<u>FIRE HYDRANT GATE VALVES, T. FLEMING, MAR '25 - P.I.</u>	03/21/2025	47.51	.00	25-6150 M & R - SYSTEM (PI)	0	3/25		
Total B64969:						296.95	.00					
Total KUNA LUMBER:						756.19	.00					
<b>MASTER ROOTER SERVICES INC.</b>												
834	MASTER ROOTER SERVICES INC.	239209460		<u>EMERGENCY PUMPING AT W ARDELL &amp; S TEN MILE CRIMSON FORCE MAIN REPAIRS, T. FLEMING, FEB '25</u>	02/16/2025	1,743.00	1,743.00	21-6150 M & R - SYSTEM	0	3/25	03/14/2025	
Total 239209460:						1,743.00	1,743.00					
Total MASTER ROOTER SERVICES INC.:						1,743.00	1,743.00					
<b>MATHESON TRI-GAS INC</b>												
1871	MATHESON TRI-GAS INC	0031238734		<u>RENTAL OF GAS CYLINDER FOR LAGOON AIR LINE CLEANING, T.FLEMING, MAR '25</u>	03/21/2025	115.52	.00	21-6212 RENT - EQUIPMENT	0	3/25		

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Total 0031238734:						115.52	.00					
Total MATHESON TRI-GAS INC:						115.52	.00					
<b>METROQUIP, INC.</b>												
196	METROQUIP, INC.	W04736		<u>REPAIRS ON THE VAC TRUCK, T.FLEMING, MAR.'25</u>	03/21/2025	4,295.87	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		
Total W04736:						4,295.87	.00					
Total METROQUIP, INC.:						4,295.87	.00					
<b>MISCELLANEOUS #2</b>												
1849	MISCELLANEOUS #2	03192025ICCU		<u>ICCU, OPENING OF CERTIFICATE OF DEPOSIT INCLUDING MEMBERSHIP FEE, MAR '25</u>	03/19/2025	5,000,030.00	5,000,030.0	99-1045 CERTIFICATE OF DEPOSIT ICCU	0	3/25	03/20/2025	
Total 03192025ICCU:						5,000,030.00	5,000,030.0					
Total MISCELLANEOUS #2:						5,000,030.00	5,000,030.0					
<b>NORCO, INC.</b>												
222	NORCO, INC.	0043145789		<u>CALIBRATE GAS MONITORS, M. NADEAU, MARCH 25</u>	03/21/2025	669.00	.00	21-6150 M & R - SYSTEM	0	3/25		
Total 0043145789:						669.00	.00					
222	NORCO, INC.	0043157597		<u>CALIBRATE GAS INSTRUMENT FOR PORTABLE GAS MONITORS FOR SEWER DEPT., M. NADEAU, MARCH 25</u>	03/24/2025	100.00	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	3/25		
Total 0043157597:						100.00	.00					

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Total NORCO, INC.:						769.00	.00					
<b>O'REILLY AUTO ENTERPRISES LLC</b>												
2121	O'REILLY AUTO ENTERPRISES LLC	5841-393847	20219	<u>REBUILD KIT FOR SHOP SUPPLIES, J. DURHAM, MARCH 25- ADMIN</u>	03/05/2025	5.70	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-393847	20219	<u>REBUILD KIT FOR SHOP SUPPLIES, J. DURHAM, MARCH 25- P.I</u>	03/05/2025	1.49	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-393847	20219	<u>REBUILD KIT FOR SHOP SUPPLIES, J. DURHAM, MARCH 25- SEWER</u>	03/05/2025	3.90	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-393847	20219	<u>REBUILD KIT FOR SHOP SUPPLIES, J. DURHAM, MARCH 25- WATER</u>	03/05/2025	3.90	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		
Total 5841-393847:						14.99	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-394124		<u>BRAKE PADS AND ROTOR FOR PARKS TRUCK #44, J. DURHAM, MARCH 25</u>	03/07/2025	454.49	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	3/25		
Total 5841-394124:						454.49	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-395124	20272	<u>OIL FILTERS FOR FLEET INVENTORY, J. DURHAM, FEB. 25- P.I</u>	03/13/2025	13.13	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-395124	20272	<u>OIL FILTERS FOR FLEET INVENTORY, J. DURHAM, FEB. 25- SEWER</u>	03/13/2025	26.24	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-395124	20272	<u>OIL FILTERS FOR FLEET INVENTORY, J. DURHAM, FEB. 25- ADMIN</u>	03/13/2025	65.61	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-395124	20272	<u>OIL FILTERS FOR FLEET INVENTORY, J. DURHAM, FEB. 25- WATER</u>	03/13/2025	26.24	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/25		

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Total 5841-395124:						131.22	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-395987	20307	<u>WIPER BLADES FOR T. FLEMING TRUCK #05, T. FLEMING, MAR '25</u>	03/18/2025	47.98	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	3/25		
Total 5841-395987:						47.98	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-396121		<u>OIL COOLER HOSE FOR SEWER TRUCK #03</u>	03/19/2025	25.84	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	3/25		
Total 5841-396121:						25.84	.00					
Total O'REILLY AUTO ENTERPRISES LLC:						674.52	.00					
<b>PACIFIC STEEL</b>												
584	PACIFIC STEEL	8955970	20131	<u>4 SWIVEL CASTERS WITH BRAKES TO BUILD CORNHOLE BOARD CARTS, C. REGLI, FEB. 25</u>	02/27/2025	114.93	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	3/25		
Total 8955970:						114.93	.00					
584	PACIFIC STEEL	8968404	20275	<u>2 STEEL PLATES FOR CONSTRUCTION PROJECTS, C. REGLI, MAR '25</u>	03/13/2025	6,700.54	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	3/25		
Total 8968404:						6,700.54	.00					
Total PACIFIC STEEL:						6,815.47	.00					
<b>PIPECO, INC</b>												
55	PIPECO, INC	S5792770.001	20276	<u>SPRINKLER PARTS CRIMSON POINT GARDEN, C. REGLI, MAR '25</u>	03/13/2025	720.16	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	3/25		

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Total S5792770.001:						720.16	.00					
Total PIPECO, INC:						720.16	.00					
<b>PLACER LABS INC</b>												
2289	PLACER LABS INC	INUS01010		<u>LOCATION BASED SERVICES &amp; ANALUTICS. CHAIN DEMOGRAPHICS. 02/09/25-02/08/26- P&amp;Z</u>	02/09/2025	13,125.00	13,125.00	01-6075 DUES & MEMBERSHIPS	1003	3/25	03/14/2025	
2289	PLACER LABS INC	INUS01010		<u>LOCATION BASED SERVICES &amp; ANALUTICS. CHAIN DEMOGRAPHICS. 02/09/25-02/08/26- ECONOMIC DEVELOPMENT</u>	02/09/2025	13,125.00	13,125.00	01-6075 DUES & MEMBERSHIPS	4000	3/25	03/14/2025	
Total INUS01010:						26,250.00	26,250.00					
Total PLACER LABS INC:						26,250.00	26,250.00					
<b>QUADIENT FINANCE USA INC</b>												
1770	QUADIENT FINANCE USA INC	022825QF		<u>POSTAGE METER REFILL, FEB. 25- P.I</u>	02/28/2025	50.00	50.00	25-6190 POSTAGE & BILLING	0	3/25	03/14/2025	
1770	QUADIENT FINANCE USA INC	022825QF		<u>POSTAGE METER REFILL, FEB. 25- WATER</u>	02/28/2025	130.00	130.00	20-6190 POSTAGE & BILLING	0	3/25	03/14/2025	
1770	QUADIENT FINANCE USA INC	022825QF		<u>POSTAGE METER REFILL, FEB. 25- SEWER</u>	02/28/2025	130.00	130.00	21-6190 POSTAGE & BILLING	0	3/25	03/14/2025	
1770	QUADIENT FINANCE USA INC	022825QF		<u>POSTAGE METER REFILL, FEB. 25- ADMIN</u>	02/28/2025	140.00	140.00	01-6190 POSTAGE & BILLING	0	3/25	03/14/2025	
1770	QUADIENT FINANCE USA INC	022825QF		<u>POSTAGE METER REFILL, FEB. 25- P&amp;Z</u>	02/28/2025	50.00	50.00	01-6190 POSTAGE & BILLING	1003	3/25	03/14/2025	
Total 022825QF:						500.00	500.00					
Total QUADIENT FINANCE USA INC:						500.00	500.00					

**RAYMOND GILES**

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2343	RAYMOND GILES	03202025RG		<u>RAYMOND GILES, OFFICIAL FOR 2 VOLLEYBALL GAMES ON 03/17/25, MAR '25</u>	03/20/2025	100.00	100.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	3/25	03/20/2025	
Total 03202025RG:						100.00	100.00					
Total RAYMOND GILES:						100.00	100.00					
<b>RECREATION TODAY OF IDAHO LLC</b>												
1837	RECREATION TODAY OF IDAHO LLC	REC-250021	20139	<u>FULL SWING SET HARDWARE, M. PRICE, FEB '25</u>	02/21/2025	540.00	540.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	3/25	03/14/2025	
Total REC-250021:						540.00	540.00					
Total RECREATION TODAY OF IDAHO LLC:						540.00	540.00					
<b>RONI PLADSEN</b>												
2215	RONI PLADSEN	0000170-1		<u>REMAINING BALANCE DUE, FLOWER TRUCK AT MIMOSAS FOR MOM EVENT ON 05/11/25, S. JONES, MAR '25</u>	03/20/2025	3,131.25	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	3/25		
Total 0000170-1:						3,131.25	.00					
Total RONI PLADSEN:						3,131.25	.00					
<b>SIMPLOT TURF &amp; HORTICULTURE</b>												
491	SIMPLOT TURF & HORTICULTURE	216077351	20262	<u>HERBICIDE FOR META, R. HENZE, MAR '25</u>	03/13/2025	6,862.00	.00	<u>28-6090 FARM EXPENDITURES</u>	0	3/25		
Total 216077351:						6,862.00	.00					
491	SIMPLOT TURF & HORTICULTURE	216077352	20267	<u>HERBICIDE FOR THE FARM, R. HENZE, MAR '25</u>	03/13/2025	2,410.00	.00	<u>21-6090 FARM EXPENDITURES</u>	0	3/25		
Total 216077352:						2,410.00	.00					

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491	SIMPLOT TURF & HORTICULTURE	216077353		40 LB BAG OF CALCIUM LINK MAKER CHALK FOR SOFTBALL FIELDS. MARCH 25	03/13/2025	460.00	.00	01-6150 M & R - SYSTEM	1004	3/25		
Total 216077353:						460.00	.00					
Total SIMPLOT TURF & HORTICULTURE:						9,732.00	.00					
<b>SOUTHWEST OFFICE SUPPLY INC</b>												
2213	SOUTHWEST OFFICE SUPPLY INC	WO-193858-1	20281	9 VOLT BATTERIES AND MINTS FOR CITY HALL, J. MILLER, MAR '25- SEWER	03/17/2025	10.20	.00	21-6165 OFFICE SUPPLIES	0	3/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-193858-1	20281	9 VOLT BATTERIES AND MINTS FOR CITY HALL, J. MILLER, MAR '25- WATER	03/17/2025	10.20	.00	20-6165 OFFICE SUPPLIES	0	3/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-193858-1	20281	COPY PAPER FOR TREATMENT PLANT, J. MILLER, MAR '25- P.I	03/17/2025	8.47	.00	25-6165 OFFICE SUPPLIES	0	3/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-193858-1	20281	COPY PAPER FOR TREATMENT PLANT, J. MILLER, MAR '25- SEWER	03/17/2025	22.26	.00	21-6165 OFFICE SUPPLIES	0	3/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-193858-1	20281	9 VOLT BATTERIES AND MINTS FOR CITY HALL, J. MILLER, MAR '25- ADMIN	03/17/2025	14.90	.00	01-6165 OFFICE SUPPLIES	0	3/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-193858-1	20281	PAPER TOWELS FOR TREATMENT PLANT, J. MILLER, MAR '25- P.I	03/17/2025	14.49	.00	25-6025 JANITORIAL	0	3/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-193858-1	20281	COPY PAPER FOR TREATMENT PLANT, J. MILLER, MAR '25- WATER	03/17/2025	22.26	.00	20-6165 OFFICE SUPPLIES	0	3/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-193858-1	20281	PAPER TOWELS FOR TREATMENT PLANT, J. MILLER, MAR '25- WATER	03/17/2025	38.07	.00	20-6025 JANITORIAL	0	3/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-193858-1	20281	PAPER TOWELS FOR TREATMENT PLANT, J. MILLER, MAR '25- SEWER	03/17/2025	38.07	.00	21-6025 JANITORIAL	0	3/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-193858-1	20281	9 VOLT BATTERIES AND MINTS FOR CITY HALL, J. MILLER, MAR '25- P.I	03/17/2025	3.90	.00	25-6165 OFFICE SUPPLIES	0	3/25		

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Total WO-193858-1:						182.82	.00					
Total SOUTHWEST OFFICE SUPPLY INC:						182.82	.00					
<b>TECH DATA CORPORATION</b>												
109	TECH DATA CORPORATION	SI689589		<u>IMAGINiT PRIORITY SUPPORT - UP TO 5 USERS, 03/24/25-03/23/26, M. BORZICK - P.I.</u>	03/24/2025	63.20	.00	25-6075 <u>DUES &amp; MEMBERSHIPS</u>	0	3/25		
109	TECH DATA CORPORATION	SI689589		<u>IMAGINiT PRIORITY SUPPORT - UP TO 5 USERS, 03/24/25-03/23/26, M. BORZICK - SEWER</u>	03/24/2025	165.90	.00	21-6075 <u>DUES &amp; MEMBERSHIPS</u>	0	3/25		
109	TECH DATA CORPORATION	SI689589		<u>IMAGINiT PRIORITY SUPPORT - UP TO 5 USERS, 03/24/25-03/23/26, M. BORZICK - WATER</u>	03/24/2025	165.90	.00	20-6075 <u>DUES &amp; MEMBERSHIPS</u>	0	3/25		
Total SI689589:						395.00	.00					
Total TECH DATA CORPORATION:						395.00	.00					
<b>TOTAL EQUIP &amp; RENTAL OF CANYON COUNTY</b>												
2112	TOTAL EQUIP & RENTAL OF CANYON COUNTY	P15029	20327	<u>SWITCH FOR PARKS TOOL CAT. J. DURHAM, MAR '25</u>	03/21/2025	592.51	.00	01-6142 <u>MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	3/25		
Total P15029:						592.51	.00					
TOTAL EQUIP & RENTAL OF CANYON COUNTY:						592.51	.00					
<b>ULTIMATE HEATING &amp; AIR, INC.</b>												
1538	ULTIMATE HEATING & AIR, INC.	25001063		<u>INSTALLATION OF WARRANTY COMPRESSOR AT POLICE STATION, MARCH 25</u>	03/11/2025	5,000.00	5,000.00	01-6140 <u>MAINT. &amp; REPAIR BUILDING</u>	0	3/25	03/20/2025	
Total 25001063:						5,000.00	5,000.00					
Total ULTIMATE HEATING & AIR, INC.:						5,000.00	5,000.00					

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<b>UNITED SITE SERVICES OF NEVADA INC</b>												
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5205718		<u>STANDARD PORTABLE RESTROOM RENTAL, BI-WEEKLY SERVICE, 02/24-03/23/25- CITY FARM</u>	03/23/2025	61.00	.00	<u>21-6212 RENT - EQUIPMENT</u>	0	3/25		
Total INV-5205718:						61.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5205753		<u>ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 02/24-03/23/25- ARBOR RIDGE PARK</u>	03/23/2025	111.00	.00	<u>01-6212 RENT - EQUIPMENT</u>	1004	3/25		
Total INV-5205753:						111.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5205800		<u>ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 02/24-03/23/25- SEGO PRAIRIE</u>	03/23/2025	111.00	.00	<u>01-6212 RENT - EQUIPMENT</u>	1004	3/25		
Total INV-5205800:						111.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5205810		<u>ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 02/24-03/23/25- THE FARM PARK</u>	03/23/2025	111.00	.00	<u>01-6212 RENT - EQUIPMENT</u>	1004	3/25		
Total INV-5205810:						111.00	.00					
Total UNITED SITE SERVICES OF NEVADA INC:						394.00	.00					
<b>UTILITY REFUND #18</b>												
2325	UTILITY REFUND #18	111340.03		<u>STEVEN J CHAVES, 713 E FULL MOON ST UTILITY REFUND - TRASH</u>	03/18/2025	4.85	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/25		
2325	UTILITY REFUND #18	111340.03		<u>STEVEN J CHAVES, 713 E FULL MOON ST UTILITY REFUND - SEWER</u>	03/18/2025	7.10	.00	<u>21-4600 SEWER USER FEES</u>	0	3/25		
2325	UTILITY REFUND #18	111340.03		<u>STEVEN J CHAVES, 713 E FULL MOON ST UTILITY REFUND - WATER</u>	03/18/2025	3.68	.00	<u>20-4500 METERED WATER SALES</u>	0	3/25		

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Total 111340.03:						15.63	.00					
2325	UTILITY REFUND #18	123048.00		<u>CBH, 2469 W OPALITE DR UTILITY REFUND - WATER</u>	03/04/2025	41.98	.00	<u>20-4500 METERED WATER SALES</u>	0	3/25		
2325	UTILITY REFUND #18	123048.00		<u>CBH, 2469 W OPALITE DR UTILITY REFUND - SEWER</u>	03/04/2025	104.47	.00	<u>21-4600 SEWER USER FEES</u>	0	3/25		
Total 123048.00:						146.45	.00					
2325	UTILITY REFUND #18	123051.00		<u>CBH, 2529 W RED JASPER DR UTILITY REFUND - SEWER</u>	03/13/2025	48.17	.00	<u>21-4600 SEWER USER FEES</u>	0	3/25		
2325	UTILITY REFUND #18	123051.00		<u>CBH, 2529 W RED JASPER DR UTILITY REFUND - WATER</u>	03/13/2025	110.03	.00	<u>20-4500 METERED WATER SALES</u>	0	3/25		
Total 123051.00:						158.20	.00					
2325	UTILITY REFUND #18	171163.00		<u>CBH, 276 N MEADOWSWEET AVE UTILITY REFUND - SEWER</u>	03/04/2025	137.46	.00	<u>21-4600 SEWER USER FEES</u>	0	3/25		
2325	UTILITY REFUND #18	171163.00		<u>CBH, 276 N MEADOWSWEET AVE UTILITY REFUND - WATER</u>	03/04/2025	104.23	.00	<u>20-4500 METERED WATER SALES</u>	0	3/25		
Total 171163.00:						241.69	.00					
2325	UTILITY REFUND #18	171203.00		<u>CBH, 2145 W CASCARA ST UTILITY REFUND - SEWER</u>	03/04/2025	67.33	.00	<u>21-4600 SEWER USER FEES</u>	0	3/25		
2325	UTILITY REFUND #18	171203.00		<u>CBH, 2145 W CASCARA ST UTILITY REFUND - WATER</u>	03/04/2025	121.70	.00	<u>20-4500 METERED WATER SALES</u>	0	3/25		
Total 171203.00:						189.03	.00					
2325	UTILITY REFUND #18	171206.00		<u>CBH, 2203 W CASCARA ST UTILITY REFUND - SEWER</u>	03/11/2025	16.30	.00	<u>21-4600 SEWER USER FEES</u>	0	3/25		
2325	UTILITY REFUND #18	171206.00		<u>CBH, 2203 W CASCARA ST UTILITY REFUND - WATER</u>	03/11/2025	88.70	.00	<u>20-4500 METERED WATER SALES</u>	0	3/25		

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Total 171206.00:						105.00	.00					
2325	UTILITY REFUND #18	180240.02		<u>SHANNON KAYE, 1363 N KOLNES AVE UTILITY REFUND - WATER</u>	03/18/2025	24.39	.00	<u>20-4500 METERED WATER SALES</u>	0	3/25		
2325	UTILITY REFUND #18	180240.02		<u>SHANNON KAYE, 1363 N KOLNES AVE UTILITY REFUND - SEWER</u>	03/18/2025	49.77	.00	<u>21-4600 SEWER USER FEES</u>	0	3/25		
2325	UTILITY REFUND #18	180240.02		<u>SHANNON KAYE, 1363 N KOLNES AVE UTILITY REFUND - TRASH</u>	03/18/2025	29.01	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/25		
Total 180240.02:						103.17	.00					
2325	UTILITY REFUND #18	200500.01		<u>ZAMPERINI FAMILY TRUST, 2095 N SPARROW HAWK AVE UTILITY REFUND - TRASH</u>	03/18/2025	71.08	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/25		
2325	UTILITY REFUND #18	200500.01		<u>ZAMPERINI FAMILY TRUST, 2095 N SPARROW HAWK AVE UTILITY REFUND - WATER</u>	03/18/2025	51.20	.00	<u>20-4500 METERED WATER SALES</u>	0	3/25		
2325	UTILITY REFUND #18	200500.01		<u>ZAMPERINI FAMILY TRUST, 2095 N SPARROW HAWK AVE UTILITY REFUND - SEWER</u>	03/18/2025	89.75	.00	<u>21-4600 SEWER USER FEES</u>	0	3/25		
Total 200500.01:						212.03	.00					
2325	UTILITY REFUND #18	220345.02		<u>JODI CALLISTER, 494 E RED BUD CT UTILITY REFUND - SEWER</u>	03/20/2025	70.46	.00	<u>21-4600 SEWER USER FEES</u>	0	3/25		
2325	UTILITY REFUND #18	220345.02		<u>JODI CALLISTER, 494 E RED BUD CT UTILITY REFUND - TRASH</u>	03/20/2025	51.79	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/25		
2325	UTILITY REFUND #18	220345.02		<u>JODI CALLISTER, 494 E RED BUD CT UTILITY REFUND - WATER</u>	03/20/2025	38.40	.00	<u>20-4500 METERED WATER SALES</u>	0	3/25		

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Total 220345.02:						160.65	.00					
2325	UTILITY REFUND #18	242506.00		<u>TH CONSTRUCTION LLC, 89 S RYDE AVE UTILITY REFUND - WATER</u>	03/11/2025	59.49	.00	<u>20-4500 METERED WATER SALES</u>	0	3/25		
2325	UTILITY REFUND #18	242506.00		<u>TH CONSTRUCTION LLC, 89 S RYDE AVE UTILITY REFUND - SEWER</u>	03/11/2025	94.80	.00	<u>21-4600 SEWER USER FEES</u>	0	3/25		
Total 242506.00:						154.29	.00					
2325	UTILITY REFUND #18	268232.00		<u>CBH, 2530 N ARROYO VISTA WAY UTILITY REFUND - SEWER</u>	03/11/2025	43.31	.00	<u>21-4600 SEWER USER FEES</u>	0	3/25		
2325	UTILITY REFUND #18	268232.00		<u>CBH, 2530 N ARROYO VISTA WAY UTILITY REFUND - WATER</u>	03/11/2025	111.00	.00	<u>20-4500 METERED WATER SALES</u>	0	3/25		
Total 268232.00:						154.31	.00					
2325	UTILITY REFUND #18	268239.00		<u>CBH, 2843 W CARAVAN ST UTILITY REFUND - WATER</u>	03/04/2025	106.91	.00	<u>20-4500 METERED WATER SALES</u>	0	3/25		
2325	UTILITY REFUND #18	268239.00		<u>CBH, 2843 W CARAVAN ST UTILITY REFUND - SEWER</u>	03/04/2025	43.48	.00	<u>21-4600 SEWER USER FEES</u>	0	3/25		
Total 268239.00:						150.39	.00					
2325	UTILITY REFUND #18	274265.02		<u>BRIANA BUBAN-VONDER HAAR, 312 W HORSECHESTNUT WAY UTILITY REFUND - TRASH</u>	03/18/2025	2.56	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/25		
2325	UTILITY REFUND #18	274265.02		<u>BRIANA BUBAN-VONDER HAAR, 312 W HORSECHESTNUT WAY UTILITY REFUND - WATER</u>	03/18/2025	8.20	.00	<u>20-4500 METERED WATER SALES</u>	0	3/25		
2325	UTILITY REFUND #18	274265.02		<u>BRIANA BUBAN-VONDER HAAR, 312 W HORSECHESTNUT WAY UTILITY REFUND - SEWER</u>	03/18/2025	17.10	.00	<u>21-4600 SEWER USER FEES</u>	0	3/25		

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Total 274265.02:						27.86	.00					
2325	UTILITY REFUND #18	281530.01		<u>ERIC ONEIDA, 2280 N OPAL FALLS WAY UTILITY REFUND - SEWER</u>	03/14/2025	71.36	.00	<u>21-4600 SEWER USER FEES</u>	0	3/25		
2325	UTILITY REFUND #18	281530.01		<u>ERIC ONEIDA, 2280 N OPAL FALLS WAY UTILITY REFUND - TRASH</u>	03/14/2025	44.93	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/25		
2325	UTILITY REFUND #18	281530.01		<u>ERIC ONEIDA, 2280 N OPAL FALLS WAY UTILITY REFUND - WATER</u>	03/14/2025	39.35	.00	<u>20-4500 METERED WATER SALES</u>	0	3/25		
Total 281530.01:						155.64	.00					
2325	UTILITY REFUND #18	292215.00		<u>CBH, 8501 S FORAKER WAY UTILITY REFUND - WATER</u>	03/13/2025	81.15	.00	<u>20-4500 METERED WATER SALES</u>	0	3/25		
2325	UTILITY REFUND #18	292215.00		<u>CBH, 8501 S FORAKER WAY UTILITY REFUND - SEWER</u>	03/13/2025	2.09	.00	<u>21-4600 SEWER USER FEES</u>	0	3/25		
Total 292215.00:						83.24	.00					
2325	UTILITY REFUND #18	292219.00		<u>CBH, 8548 S FORAKER WAY UTILITY REFUND - SEWER</u>	03/14/2025	46.66	.00	<u>21-4600 SEWER USER FEES</u>	0	3/25		
2325	UTILITY REFUND #18	292219.00		<u>CBH, 8548 S FORAKER WAY UTILITY REFUND - WATER</u>	03/14/2025	113.50	.00	<u>20-4500 METERED WATER SALES</u>	0	3/25		
Total 292219.00:						160.16	.00					
2325	UTILITY REFUND #18	292223.00		<u>CBH, 8571 S IDITAROD AVE UTILITY REFUND - WATER</u>	03/07/2025	80.29	.00	<u>20-4500 METERED WATER SALES</u>	0	3/25		
2325	UTILITY REFUND #18	292223.00		<u>CBH, 8571 S IDITAROD AVE UTILITY REFUND - SEWER</u>	03/07/2025	3.04	.00	<u>21-4600 SEWER USER FEES</u>	0	3/25		
Total 292223.00:						83.33	.00					

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2325	UTILITY REFUND #18	302009.02		<u>BENJAMIN D GOLD, 9465 S PALENA AVE UTILITY REFUND - TRASH</u>	03/18/2025	27.00	.00	26-4975 SOLID WASTE USER FEES	0	3/25		
2325	UTILITY REFUND #18	302009.02		<u>BENJAMIN D GOLD, 9465 S PALENA AVE UTILITY REFUND - WATER</u>	03/18/2025	127.80	.00	20-4500 METERED WATER SALES	0	3/25		
2325	UTILITY REFUND #18	302009.02		<u>BENJAMIN D GOLD, 9465 S PALENA AVE UTILITY REFUND - SEWER</u>	03/18/2025	49.19	.00	21-4600 SEWER USER FEES	0	3/25		
Total 302009.02:						203.99	.00					
2325	UTILITY REFUND #18	304587.00		<u>CBH, 2974 N EAGLE MEADOW AVE UTILITY REFUND - SEWER</u>	03/11/2025	50.28	.00	21-4600 SEWER USER FEES	0	3/25		
2325	UTILITY REFUND #18	304587.00		<u>CBH, 2974 N EAGLE MEADOW AVE UTILITY REFUND - WATER</u>	03/11/2025	111.89	.00	20-4500 METERED WATER SALES	0	3/25		
Total 304587.00:						162.17	.00					
2325	UTILITY REFUND #18	304591.00		<u>CBH, 2819 E NIGHT RIDER DR UTILITY REFUND - SEWER</u>	03/07/2025	49.80	.00	21-4600 SEWER USER FEES	0	3/25		
2325	UTILITY REFUND #18	304591.00		<u>CBH, 2819 E NIGHT RIDER DR UTILITY REFUND - WATER</u>	03/07/2025	108.44	.00	20-4500 METERED WATER SALES	0	3/25		
Total 304591.00:						158.24	.00					
2325	UTILITY REFUND #18	304701.00		<u>CBH, 2925 N ROCKY BOTTOM WAY UTILITY REFUND - SEWER</u>	03/04/2025	36.40	.00	21-4600 SEWER USER FEES	0	3/25		
2325	UTILITY REFUND #18	304701.00		<u>CBH, 2925 N ROCKY BOTTOM WAY UTILITY REFUND - WATER</u>	03/04/2025	102.12	.00	20-4500 METERED WATER SALES	0	3/25		
Total 304701.00:						138.52	.00					
2325	UTILITY REFUND #18	310541.00		<u>TOLL BROS INC, 8693 S WHITE CLAY WAY UTILITY REFUND - WATER</u>	03/14/2025	24.50	.00	20-4500 METERED WATER SALES	0	3/25		

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
2325	UTILITY REFUND #18	310541.00		<u>TOLL BROS INC, 8693 S WHITE CLAY WAY UTILITY REFUND - SEWER</u>	03/14/2025	50.81	.00	21-4600 SEWER USER FEES	0	3/25		
Total 310541.00:						75.31	.00					
2325	UTILITY REFUND #18	311062.00		<u>TOLL BROS INC, 8227 S COOPER FLATS AVE UTILITY REFUND - WATER</u>	03/06/2025	99.22	.00	20-4500 METERED WATER SALES	0	3/25		
2325	UTILITY REFUND #18	311062.00		<u>TOLL BROS INC, 8227 S COOPER FLATS AVE UTILITY REFUND - SEWER</u>	03/06/2025	19.41	.00	21-4600 SEWER USER FEES	0	3/25		
Total 311062.00:						118.63	.00					
2325	UTILITY REFUND #18	311107.00		<u>TOLL BROS INC, 1435 W DOVEFIELD ST UTILITY REFUND - SEWER</u>	03/11/2025	72.91	.00	21-4600 SEWER USER FEES	0	3/25		
2325	UTILITY REFUND #18	311107.00		<u>TOLL BROS INC, 1435 W DOVEFIELD ST UTILITY REFUND - WATER</u>	03/11/2025	96.45	.00	20-4500 METERED WATER SALES	0	3/25		
Total 311107.00:						169.36	.00					
2325	UTILITY REFUND #18	323126.00		<u>TH CONSTRUCTION LLC, 2082 N PEAKHURT AVE UTILITY REFUND - SEWER</u>	03/14/2025	79.14	.00	21-4600 SEWER USER FEES	0	3/25		
2325	UTILITY REFUND #18	323126.00		<u>TH CONSTRUCTION LLC, 2082 N PEAKHURT AVE UTILITY REFUND - WATER</u>	03/14/2025	75.11	.00	20-4500 METERED WATER SALES	0	3/25		
Total 323126.00:						154.25	.00					
2325	UTILITY REFUND #18	340162.00		<u>CBH, 1233 W BASS RIVER DR UTILITY REFUND - SEWER</u>	03/11/2025	42.86	.00	21-4600 SEWER USER FEES	0	3/25		
2325	UTILITY REFUND #18	340162.00		<u>CBH, 1233 W BASS RIVER DR UTILITY REFUND - WATER</u>	03/11/2025	111.42	.00	20-4500 METERED WATER SALES	0	3/25		

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Total 340162.00:						154.28	.00					
2325	UTILITY REFUND #18	340190.00		<u>CBH, 1314 W CROOKED RIVER DR UTILITY REFUND - SEWER</u>	03/13/2025	2.66	.00	21-4600 SEWER USER FEES	0	3/25		
2325	UTILITY REFUND #18	340190.00		<u>CBH, 1314 W CROOKED RIVER DR UTILITY REFUND - WATER</u>	03/13/2025	82.60	.00	20-4500 METERED WATER SALES	0	3/25		
Total 340190.00:						85.26	.00					
2325	UTILITY REFUND #18	340191.00		<u>CBH, 1330 W CROOKED RIVER DR UTILITY REFUND - WATER</u>	03/13/2025	109.55	.00	20-4500 METERED WATER SALES	0	3/25		
2325	UTILITY REFUND #18	340191.00		<u>CBH, 1330 W CROOKED RIVER DR UTILITY REFUND - SEWER</u>	03/13/2025	42.76	.00	21-4600 SEWER USER FEES	0	3/25		
Total 340191.00:						152.31	.00					
2325	UTILITY REFUND #18	341085.00		<u>CBH, 5687 S MEMORY AVE UTILITY REFUND - WATER</u>	03/07/2025	77.14	.00	20-4500 METERED WATER SALES	0	3/25		
Total 341085.00:						77.14	.00					
2325	UTILITY REFUND #18	341113.00		<u>CBH, 5688 S MEMORY AVE UTILITY REFUND - WATER</u>	03/07/2025	107.71	.00	20-4500 METERED WATER SALES	0	3/25		
2325	UTILITY REFUND #18	341113.00		<u>CBH, 5688 S MEMORY AVE UTILITY REFUND - SEWER</u>	03/07/2025	44.65	.00	21-4600 SEWER USER FEES	0	3/25		
Total 341113.00:						152.36	.00					
2325	UTILITY REFUND #18	341116.00		<u>CBH, 5742 S MEMORY AVE UTILITY REFUND - WATER</u>	03/11/2025	106.73	.00	20-4500 METERED WATER SALES	0	3/25		
2325	UTILITY REFUND #18	341116.00		<u>CBH, 5742 S MEMORY AVE UTILITY REFUND - SEWER</u>	03/11/2025	45.63	.00	21-4600 SEWER USER FEES	0	3/25		

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Total 341116.00:						152.36	.00					
2325	UTILITY REFUND #18	341117.00		<u>CBH, 5750 S MEMORY AVE UTILITY REFUND - WATER</u>	03/04/2025	106.35	.00	<u>20-4500 METERED WATER SALES</u>	0	3/25		
2325	UTILITY REFUND #18	341117.00		<u>CBH, 5750 S MEMORY AVE UTILITY REFUND - SEWER</u>	03/04/2025	44.04	.00	<u>21-4600 SEWER USER FEES</u>	0	3/25		
Total 341117.00:						150.39	.00					
2325	UTILITY REFUND #18	341166.00A		<u>CBH, 5439 S MEMORY PL UTILITY REFUND - WATER</u>	03/20/2025	77.17	.00	<u>20-4500 METERED WATER SALES</u>	0	3/25		
Total 341166.00A:						77.17	.00					
2325	UTILITY REFUND #18	341168.00		<u>CBH, 5471 S MEMORY PL UTILITY REFUND - WATER</u>	03/04/2025	105.96	.00	<u>20-4500 METERED WATER SALES</u>	0	3/25		
2325	UTILITY REFUND #18	341168.00		<u>CBH, 5471 S MEMORY PL UTILITY REFUND - SEWER</u>	03/04/2025	44.43	.00	<u>21-4600 SEWER USER FEES</u>	0	3/25		
Total 341168.00:						150.39	.00					
2325	UTILITY REFUND #18	361585.00		<u>TH CONSTRUCTION LLC, 12064 W ZAMALEK CT UTILITY REFUND - SEWER</u>	03/14/2025	82.64	.00	<u>21-4600 SEWER USER FEES</u>	0	3/25		
2325	UTILITY REFUND #18	361585.00		<u>TH CONSTRUCTION LLC, 12064 W ZAMALEK CT UTILITY REFUND - WATER</u>	03/14/2025	39.85	.00	<u>20-4500 METERED WATER SALES</u>	0	3/25		
Total 361585.00:						122.49	.00					
2325	UTILITY REFUND #18	361919.00		<u>TH CONSTRUCTION LLC, 11412 W LAHINCH LN UTILITY REFUND - WATER</u>	03/07/2025	81.88	.00	<u>20-4500 METERED WATER SALES</u>	0	3/25		
2325	UTILITY REFUND #18	361919.00		<u>TH CONSTRUCTION LLC, 11412 W LAHINCH LN UTILITY REFUND - SEWER</u>	03/07/2025	42.70	.00	<u>21-4600 SEWER USER FEES</u>	0	3/25		

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Total 361919.00:						124.58	.00					
Total UTILITY REFUND #18:						4,880.27	.00					
<b>VALLEY WIDE COOPERATIVE</b>												
1939	VALLEY WIDE COOPERATIVE	385	20258	<u>COIL FOR HOT SAW BRING USED BY WATER DEPT. J.DURHAM, MAR.'25- WATER</u>	03/11/2025	101.20	101.20	20-6142 MAINT. & REPAIR - EQUIPMENT	0	3/25	03/14/2025	
1939	VALLEY WIDE COOPERATIVE	385	20258	<u>COIL FOR HOT SAW BRING USED BY WATER DEPT. J.DURHAM, MAR.'25- P.I</u>	03/11/2025	25.29	25.29	25-6142 MAINT. & REPAIR - EQUIPMENT	0	3/25	03/14/2025	
Total 385:						126.49	126.49					
Total VALLEY WIDE COOPERATIVE:						126.49	126.49					
<b>VALLI INFORMATION SYSTEMS, INC</b>												
857	VALLI INFORMATION SYSTEMS, INC	99449		<u>LOCKBOX TRANSACTIONS, FEB.'25 - WATER</u>	02/28/2025	33.50	33.50	20-6505 BANK FEES	0	3/25	03/14/2025	
857	VALLI INFORMATION SYSTEMS, INC	99449		<u>LOCKBOX TRANSACTIONS, FEB.'25 - ADMIN</u>	02/28/2025	48.97	48.97	01-6505 BANK FEES	0	3/25	03/14/2025	
857	VALLI INFORMATION SYSTEMS, INC	99449		<u>LOCKBOX TRANSACTIONS, FEB.'25 - SEWER</u>	02/28/2025	33.50	33.50	21-6505 BANK FEES	0	3/25	03/14/2025	
857	VALLI INFORMATION SYSTEMS, INC	99449		<u>LOCKBOX TRANSACTIONS, FEB.'25 - P.I</u>	02/28/2025	12.88	12.88	25-6505 BANK FEES	0	3/25	03/14/2025	
Total 99449:						128.85	128.85					
857	VALLI INFORMATION SYSTEMS, INC	99450		<u>STATEMENT PRINTING AND POSTAGE, FEB.'25 - SEWER</u>	02/28/2025	1,768.86	1,768.86	21-6190 POSTAGE & BILLING	0	3/25	03/14/2025	
857	VALLI INFORMATION SYSTEMS, INC	99450		<u>STATEMENT PRINTING AND POSTAGE, FEB.'25 - WATER</u>	02/28/2025	1,768.86	1,768.86	20-6190 POSTAGE & BILLING	0	3/25	03/14/2025	
857	VALLI INFORMATION SYSTEMS, INC	99450		<u>STATEMENT PRINTING AND POSTAGE, FEB.'25 - ADMIN</u>	02/28/2025	2,585.27	2,585.27	01-6190 POSTAGE & BILLING	0	3/25	03/14/2025	

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857	VALLI INFORMATION SYSTEMS, INC	99450		<u>STATEMENT PRINTING AND POSTAGE, FEB. '25 - P.I</u>	02/28/2025	680.33	680.33	<u>25-6190 POSTAGE &amp; BILLING</u>	0	3/25	03/14/2025	
Total 99450:						6,803.32	6,803.32					
Total VALLI INFORMATION SYSTEMS, INC:						6,932.17	6,932.17					
<b>VICTORY GREENS</b>												
364	VICTORY GREENS	786168	20320	<u>WEED BARRIER FOR CRIMSON GARDENS, C. REGLI, MAR '25</u>	03/20/2025	491.40	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	3/25		
Total 786168:						491.40	.00					
364	VICTORY GREENS	786183	20326	<u>WEED BARRIER FOR CRIMSON GARDENS, C. REGLI, MAR '25</u>	03/21/2025	658.80	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	3/25		
Total 786183:						658.80	.00					
Total VICTORY GREENS:						1,150.20	.00					
<b>W.W. GRAINGER</b>												
162	W.W. GRAINGER	9430771213	20232	<u>FILTER CARTRIDGES FOR TEN MILE LIFT STATION, D. CROSSLEY, MAR '25</u>	03/06/2025	107.80	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	3/25		
Total 9430771213:						107.80	.00					
Total W.W. GRAINGER:						107.80	.00					
<b>WESTERN DISPLAY FIREWORKS LTD</b>												
2155	WESTERN DISPLAY FIREWORKS LTD	25-7673		<u>AERIAL FIREWORKS DISPLAY, 07/04/2025, 1ST INSTALLMENT, S. JONES, MARCH 25</u>	03/19/2025	10,000.00	10,000.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	3/25	03/20/2025	
Total 25-7673:						10,000.00	10,000.00					
Total WESTERN DISPLAY FIREWORKS LTD:						10,000.00	10,000.00					

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<b>WHITE, PETERSON, GIGRAY, &amp; NICHOLS P.A.</b>												
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	167211		<u>LEGAL SERVICES - GENERAL, FEB '25 - SEWER</u>	02/28/2025	138.02	138.02	21-6202 <u>PROFESSIONAL SERVICES</u>	0	3/25	03/20/2025	
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	167211		<u>LEGAL SERVICES - GENERAL, FEB '25 - ADMIN</u>	02/28/2025	3,924.80	3,924.80	01-6202 <u>PROFESSIONAL SERVICES</u>	0	3/25	03/20/2025	
Total 167211:						4,062.82	4,062.82					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	167212		<u>LEGAL SERVICES FOR P &amp; Z, FEB '25</u>	02/28/2025	980.79	980.79	01-6202 <u>PROFESSIONAL SERVICES</u>	1003	3/25	03/20/2025	
Total 167212:						980.79	980.79					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	167213		<u>LEGAL SERVICES FOR SEWER FUND - META, FEB '25</u>	02/28/2025	430.54	430.54	28-6202 <u>PROFESSIONAL SERVICES</u>	0	3/25	03/20/2025	
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	167213		<u>LEGAL SERVICES FOR SEWER FUND, FEB '25</u>	02/28/2025	19.57	19.57	21-6202 <u>PROFESSIONAL SERVICES</u>	0	3/25	03/20/2025	
Total 167213:						450.11	450.11					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	167214		<u>LEGAL SERVICES FOR PROJECT PERGRINE, META, FEB '25</u>	02/28/2025	254.41	254.41	28-6202 <u>PROFESSIONAL SERVICES</u>	0	3/25	03/20/2025	
Total 167214:						254.41	254.41					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	167215		<u>LEGAL SERVICES FOR HOME PLACE LLC &amp; LYDIA DURRANT - MASON CREEK EMINENT DOMAIN, FEB '25</u>	02/28/2025	234.84	234.84	21-6202 <u>PROFESSIONAL SERVICES</u>	0	3/25	03/20/2025	
Total 167215:						234.84	234.84					

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1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	167216		<u>LEGAL SERVICES FOR IMPACT FEES, FEB '25</u>	02/28/2025	19.57	19.57	01-6202 PROFESSIONAL SERVICES	0	3/25	03/20/2025	
Total 167216:						19.57	19.57					
Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.:						6,002.54	6,002.54					
<b>ZAMZOWS</b>												
66	ZAMZOWS	394203800	20277	<u>171 GALLONS PROPANE FOR FARM, T.FLEMING, MAR.'25</u>	03/13/2025	597.84	.00	21-6090 FARM EXPENDITURES	0	3/25		
Total 394203800:						597.84	.00					
66	ZAMZOWS	394204312	20321	<u>2 PALLETS OF FERTIZILER FOR ZAMZOWS PARKS, J. PEREZ, MARCH 25</u>	03/20/2025	2,399.20	.00	01-6150 M & R - SYSTEM	1004	3/25		
Total 394204312:						2,399.20	.00					
Total ZAMZOWS:						2,997.04	.00					
Grand Totals:						5,577,745.04	5,323,590.3					

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

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

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

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

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Report Criteria:

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

**CASE No. 25-01-FP**

**ARDELL ESTATES SUB. No. 5, AMENDMENT No. 1**

**Planner: Troy Behunin**

**[TBehunin@kunaid.gov](mailto:TBehunin@kunaid.gov)**

**Phone: 208.387.7729**

**ALL APPLICATION MATERIALS:**

**25-01-FP: for the**

**ARDELL ESTATES SUB. No. 5, AMENDMENT No. 1**

**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
<b>Title:</b>	Ardell Estates Sub No. 5 Amendment No. 1						25-01-FP
<b>Date:</b>	4/1/2025						Troy Behunin
<b>Owner(s)/Applicant:</b>	Corey Barton Homes, Inc.						Tamee Crawford
<b>Representative:</b>	Tamee Crawford						<a href="mailto:TLCrawford@centengr.com">TLCrawford@centengr.com</a>

**Purpose**  
 The applicant requests approval to amend a recorded final plat known as Ardell Estates Subdivision No. 5, modifying two total lots. Applicant request’s approval to modify a lot line between lot 22, block 11 and lot 23, block 11. The site is located near the SEC of N School Road and W Ardell Road within Sec 14, T2N, R1W Boise, Meridian.

Statement of Fact	
<b>Parcel Number(s):</b>	R0503240540 & R0503240560
<b>Future Land Use Map Designation:</b>	Medium Density Residential
<b>Existing Land Use:</b>	Medium Density Residential
<b>Current Zoning:</b>	R-6
<b>Proposed Zoning:</b>	Same
<b>Development Area:</b>	.41 Acres Total (17,860 SF)
<b>Adjacent Zoning Districts:</b>	<b>North:</b> R-6 (Medium Residential); <b>East:</b> R-6 (Medium Density Residential); <b>South:</b> R-6 (Medium Density Residential); <b>West:</b> R-6 (Medium Density Residential).
<b>Internal Street(s) Existing &amp; Proposed:</b>	<b>North:</b> W Ardell Rd.; <b>East:</b> N Iditarod Ave.; <b>South:</b> W Tanzanite Dr.; <b>West:</b> N School Ave..
<b>Adjacent Bike/Pedestrian Facilities:</b>	None
<b>Adjacent Parks:</b>	None
<b>Land Dedication Requirements:</b>	N/A

**Comprehensive Plan and Future Land Use Map Analysis**  
 The Comprehensive Plan identifies the subject property as Medium Density Residential. The current zone, R-6 is viewed as a compatible zoning district.

**Staff Analysis**

The applicant requests approval to amend two lots within the recorded final plat known as Ardell Estates Subdivision No. 5, modifying two total lots. Applicant request’s approval to modify a single lot line between lot 22, block 11 and lot 23, block 11.

Ardell Estates Subdivision No. 5 partial plat amendment No. 1, is a part of the greater Ardell Estates Subdivision, approved by City Council November 4, 2015. 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. 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.
11. Connection to City Services (Sewer and Water) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
12. 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.
13. 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

14. 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.
15. 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.
16. Correct and verified as-built (record drawings) drawings shall be required before occupancy or Final Plat approval by City Engineer is granted.
17. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
18. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

**RESOLUTION NO. R30-2025  
CITY OF KUNA, IDAHO**

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

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

**WHEREAS**, two (2) Planning and Zoning Commission member terms will expire at the end of April, 2025; and

**WHEREAS**, one (1) Planning and Zoning Commission member with an expiring term has expressed their desire, in writing, for reappointment to the Planning and Zoning Commission;

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

- 1. Jim Main

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

- 1. Ginny Greger – April 2025
- 2. Bryan Clark – May 2026
- 3. Dana Hennis – January 2027
- 4. Bobby Rossadillo – March 2027
- 5. Jim Main – April 2028

**PASSED BY THE COUNCIL** of Kuna, Idaho, this 1<sup>st</sup> day of April 2025.

**APPROVED BY THE MAYOR** of Kuna, Idaho, this 1<sup>st</sup> day of April 2025.

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

ATTEST:

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

March 15, 2025

Kuna City Council  
751 W 4<sup>th</sup> Street  
Kuna, Idaho

RE: Reappointment Request

Members of the City Council,

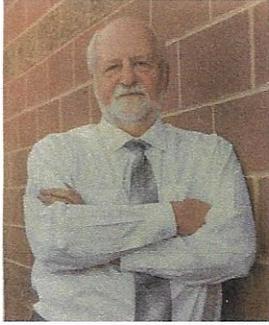
Having served on the Zoning Commission since 2022 and nearing the end of my term in April of this year, I would like to request that I be able to continue as a member of the Zoning Commission for another term.

I appreciate your consideration in this matter.

Thank you,

A handwritten signature in blue ink, appearing to read 'James Main', with a horizontal line extending to the left.

James Main  
Jmain.arch@gmail.com



**James Main**  
414 S Sailer Place  
Kuna, Idaho 83634

[jmain.arch@gmail.com](mailto:jmain.arch@gmail.com)  
208-880-3658

Jim and Ruth Main have lived in the Kuna area for over thirty five years. Their two sons attended Kuna Schools

Mr Main brings over 50 years of experience in the construction and design industries to Main Project Services, LLC.

Having spent the first 20 years in the building industry, actively constructing and managing multiple types of projects as a Journeyman Carpenter, Project Superintendent and Construction Manager.

For the next 27 years as a Senior Project Architect with Design West Architects, Jim was responsible for the total project management of hundreds of commercial & educational projects throughout the Northwest specializing in Owner representation, project budgeting & scheduling. This experience has given Jim insight into the importance of building key relationships between all parties involved in the entitlement, design and construction processes.

In 2018, Jim retired from Design West Architects and started Main Project Services specializing in consulting and providing third party inspections on construction projects

**Relative Project Experience:**

- |  |                             |
|--|-----------------------------|
| Kuna School District Renovations 1990 - 2000 | North Star Charter School   |
| Falcon Ridge Public Charter School           | Melba HS Expansion          |
| New Middleton High School                    | Notus Elementary School     |
| Beniton Construction Office Building         | Design West Office Building |

**Certificates, Licenses, Personal Service:**

- Idaho Architectural License AR-917250
- Idaho Construction Managers License 039388
- U.S. Dept. of Labor Certificate of Completion of Apprenticeship - Carpentry
- City of Kuna P&Z Comission 2022-2025

# CITY OF KUNA

State of Idaho

## *Proclamation*

### GRANGE MONTH PROCLAMATION

*WHEREAS, The Grange strengthens individuals, families and communities through grassroots action, service, education, advocacy and agriculture awareness; and*

*WHEREAS, The Grange has played a major role in the development of rural America and passage of important legislation during three centuries; and*

*WHEREAS, The Grange of the 21st century continues to be an active force in thousands of neighborhoods across the country, creating connections between people, communities, and organizations even through periods of social unrest and disruption; and*

*WHEREAS, The Grange is committed to the development of the potential in families, children, youth and adults of all ages through dynamic programs and experiences that educate, engage and enrich lives; and*

*WHEREAS, The Grange emphasizes civic responsibility and the involvement of people in the legislative process, cultivating connections between citizens and their government; and*

*WHEREAS, The Grange offers opportunities for civil discussions among people of all viewpoints and opinions, serving as a safe haven for exploring important social and legislative issues of the day; and*

*WHEREAS, The Grange strengthens hometowns through volunteerism, community support and legislative action, building up rural America for the benefit of all who live there; and*

*WHEREAS, The Grange motto "In essentials, unity; in non-essentials, liberty; in all things, charity" has guided the Grange mission through advocacy, community service, and openness to all; and*

*WHEREAS, Grange members everywhere wish to celebrate and express their pride in the legacy of their highly respected organization;*

*NOW, THEREFORE, I, Joseph L. Stear, Mayor of the City of Kuna, do hereby proclaim April 2025 to be **GRANGE MONTH** in the City/County of Kuna/ADA, Idaho.*

**IN WITNESS WHEREOF,  
I set my hand on this the 1st day of April  
in the year of two thousand and twenty-five.**

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



# CITY OF KUNA

## State of Idaho *Proclamation*

### WEEK OF THE YOUNG CHILD™

*WHEREAS, the Idaho Association for the Education of Young Children (Idaho AEYC) is celebrating the Week of the Young Child™, April 5-11, 2025; and*

*WHEREAS, we are working to promote and inspire high-quality early childhood experiences for our state’s youngest citizens, that can provide a foundation of learning and success for children in Kuna, Idaho; and*

*WHEREAS, teachers and others who work with or on behalf of young children, birth through age eight, who make a difference in the lives of young children in Kuna deserve thanks and recognition; and*

*WHEREAS, public policies that support early learning for all young children are crucial to young children’s futures and to the prosperity of our society; and*

*NOW, THEREFORE, I, Joe L. Stear, Mayor of the City of Kuna, Idaho, do hereby proclaim April 5-11, 2025 as the:*

### *Week of the Young Child™ in Kuna, ID*

*and do hereby recognize that when our community invests in early childhood education and educators, we also invest in our children and families.*

**IN WITNESS WHEREOF,  
I set my hand on this the 1<sup>st</sup> day of April  
in the year of two thousand and twenty-five.**

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



# Kuna City Council Diode Ventures Rezoning Application

April 1, 2025

Applicant: Diode Ventures

Project: Gemstone Technology Park

Applications

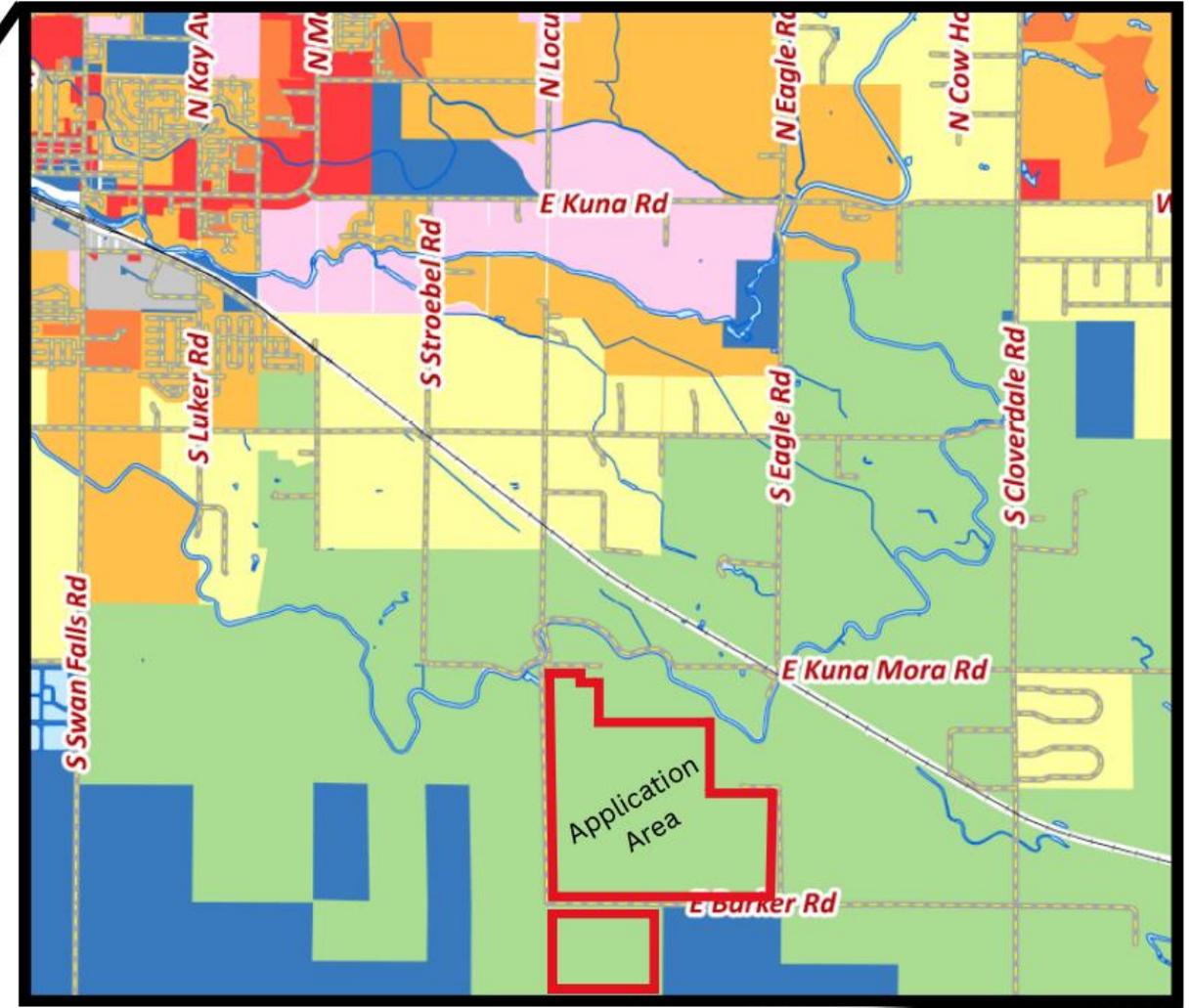
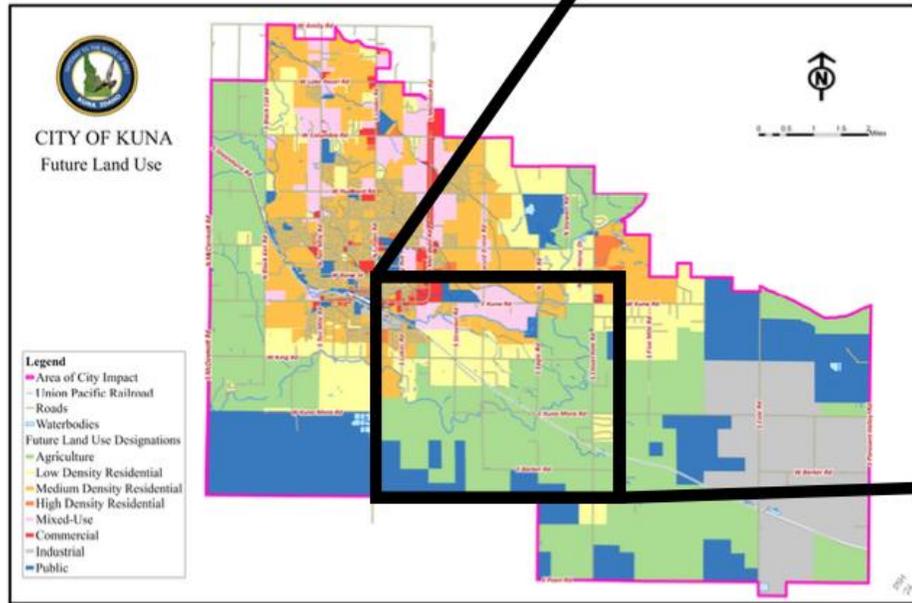
1. Comprehensive Plan Map Amendment
2. Rezone

# Application Area



# Comprehensive Plan Future Land Use Map

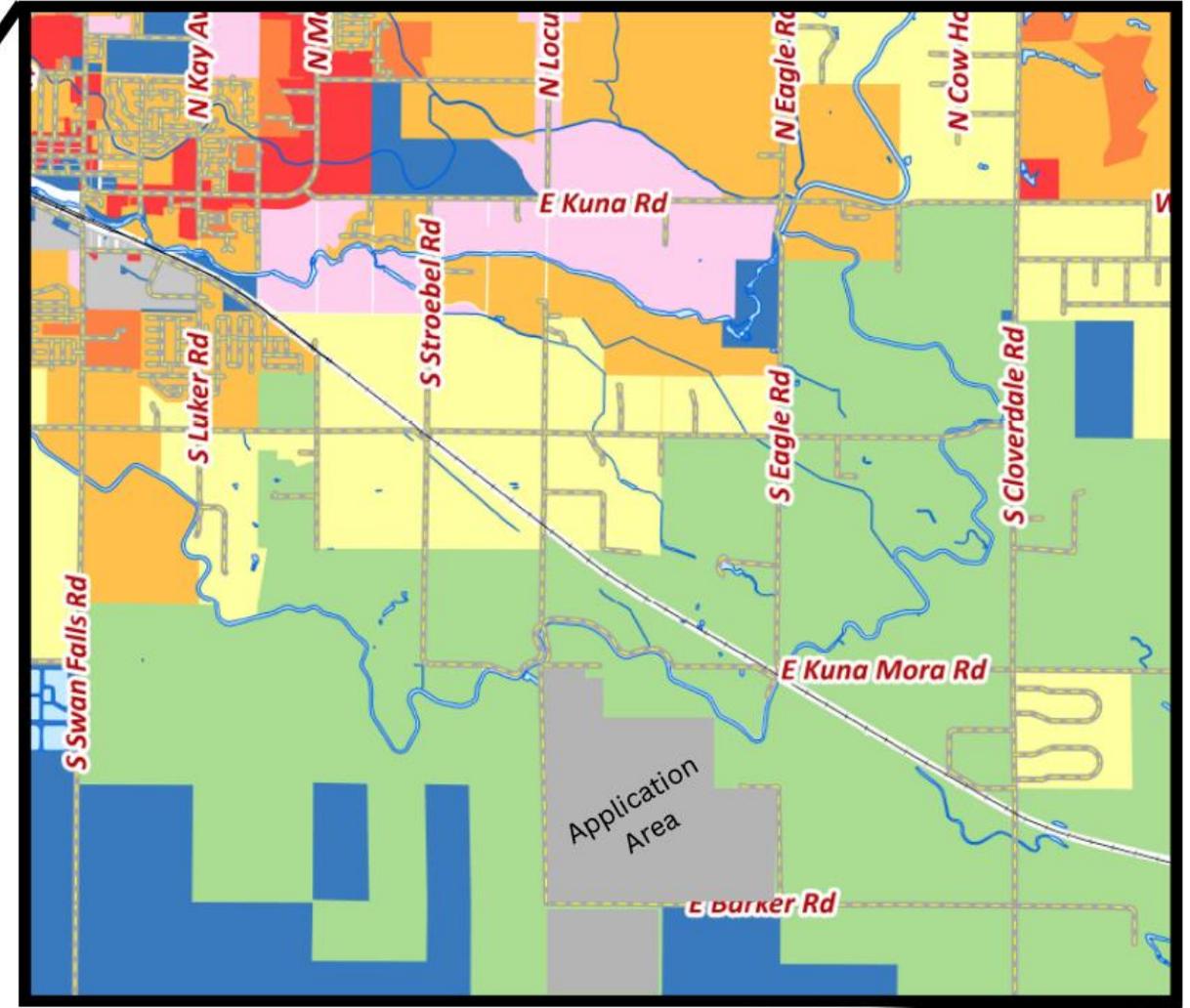
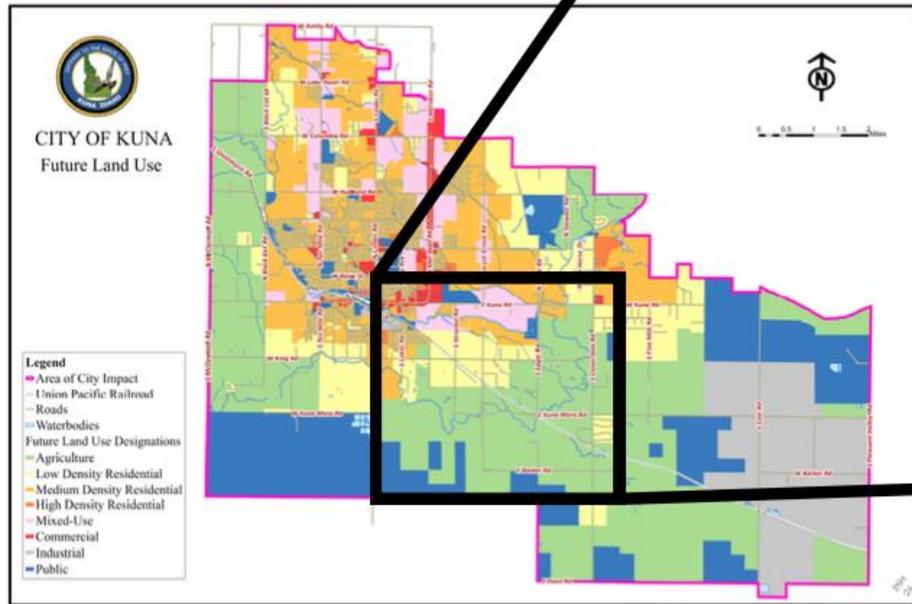
*CURRENT*



— Agriculture — Industrial

# Comprehensive Plan Future Land Use Map

*PROPOSED*



— Agriculture — Industrial

# Comprehensive Plan and Rezoning Applications

# Gemstone Technology Park

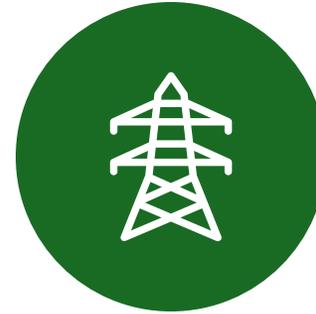
- 620-acre data center campus at S. Locust Grove and Barker
- One zone, one use
- Phased development to minimize disruptions to neighbors
- Low impact use relative to alternatives permitted by Development Agreement
- Data centers generate well-paying, full-time jobs

# Benefits of Gemstone Technology Park



## Jobs

800-1,200 construction jobs at peak building process and 100+ high-paying, permanent jobs.



## Infrastructure

Improved grid reliability as data centers must minimize downtime.



## Retain Local Character

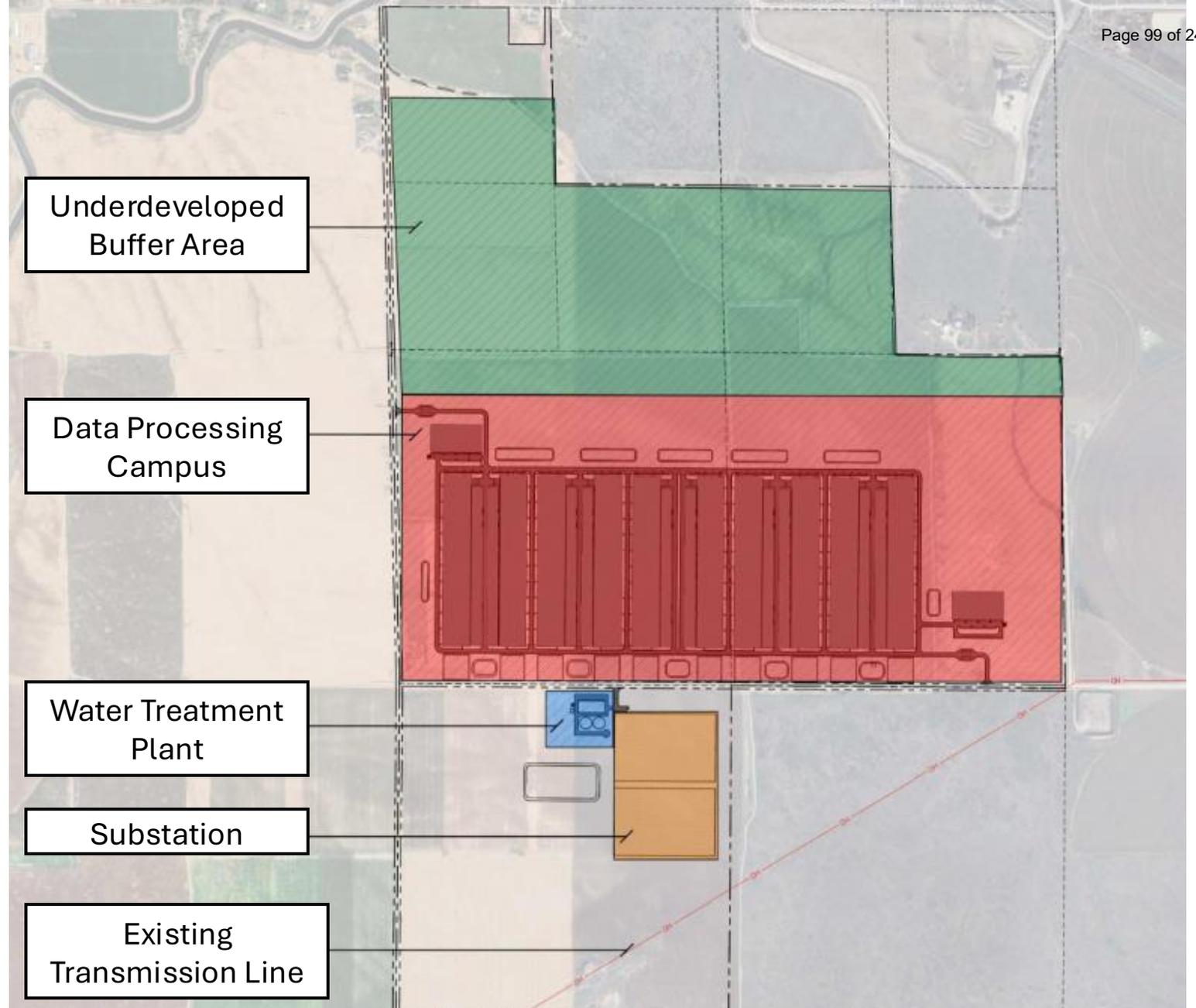
Lower impact than alternative development options.



## Revenue

Requires more than \$1 billion in private investment, providing substantial tax revenues for City, County, State.

# Preliminary Conceptual Design



# Workforce Phasing

Development will be phased to provide sustainable growth based on minimizing disruption to the area and construction workforce availability, among other factors.

## **Construction Phase**

- 800-1,200 construction jobs expected during peak building process

## **Operations Phase**

- Estimated 100 high-paying, permanent jobs

# Water Use

- Water rights under IDWR will be converted from an agriculture use to an industrial use, **reducing maximum allowable usage by 33%**
- Cooling water outflow treated to drinking water standards
- Four types of data center cooling:

Cooling Technology	Water Required?
Direct Air Exchange with Refrigerant	No
Direct Air Exchange	No
Air and Water Hybrid	Yes
Evaporative	Yes

# Development Agreement Fulfillment

# Development Agreement

## Existing Development Agreement

- Allows for more than 2,000 homes
- Requires entitlements to:
  - Kuna School District
  - Kuna Police
  - Kuna Rural Fire District
  - Kuna Library District

## Gemstone Technology Park

- Substantially less impact to City services than residential alternative
- Though written for a high-impact development, Diode fulfilled required entitlements

# Community Engagement

Diode actively engaged adjacent landowners and interested parties. These efforts include:

- Neighborhood Meeting, September 10 at Kuna Library.
- “Office Hours” meetings with residents and community organizations at Latte ‘Da.
- Regular communication via in-person, email, and phone with neighbors and community members.

# Stakeholder Engagement

In addition to entitlements required in the development agreement, Diode engaged and secured support from:

## **Idaho Power**

- In late-stage agreements to provide power to the site.

## **Kuna Public Works**

- Received letter supporting our decision to not connect to KPW system.

## **Ada County Highway District**

- Traffic Impact Study submitted and final comments in progress. Initial comments show no permanent traffic mitigation measures are needed.

# Stakeholder Engagement

Diode engaged and secured support from required agencies to satisfy the development agreement.

---



## **Kuna School District**

\$900,000 to benefit athletics and technology funds for student success.



## **Kuna Police**

\$10,000,000 contribution over 20 years to support additional staff.

# Stakeholder Engagement

Diode engaged and secured support from required agencies to satisfy the development agreement.

---



## **Kuna Rural Fire District**

~\$30,000,000 contribution over 20 years in support of new fire station staff **proposed**.



## **Kuna Library District**

Excused themselves from discussions due to low impact on their services.

# Gemstone Technology Park

- Development Agreement requirements fulfilled
- Kuna Planning and Zoning recommended Approval of application to City Council
- Diode is aligned with the City of Kuna Staff Report recommending approval

# Thank You

# Appendix

# Water Use

## Estimated Annual Water Consumption

Gemstone Technology Park Consumptive Water Use	Annual Water Evaporated per 40-acre basin (acft/yr)	% More Water Consumed than Recharge Basin
Data Center Recharge Pond (free water surface)	98.8	--
Pasture Irrigation	123.4	125%
Sugar Beet Irrigation	112.4	114%
Turf Irrigation	141.0	143%

*Applicable to 'Air and Water Hybrid' and 'Evaporative' data center cooling technologies.*

*Data based on comparison of pan evaporation rates (0.7 pan correction factor) and published values for crop consumptive water use for area.*

**CASE NO. 24-01-CPM (COMPREHENSIVE PLAN MAP  
AMENDMENT), 24-01-ZC (REZONE)**

**GEMSTONE TECHNOLOGY PARK**

**Planner: Doug Hanson**

**[dhanson@kunaid.gov](mailto:dhanson@kunaid.gov)**

**208-287-1771**

**ALL APPLICATION MATERIALS: [24-01-CPM, 24-01-ZC GEMSTONE TECHNOLOGY PARK](#)**

**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 REPORT**

## City of Kuna City Council Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Comp Plan Map Amendment	Development Agreement	Other
<b>Title:</b>	Gemstone Technology Park		<b>Application Number:</b>	24-01-CPM, 24-01-ZC			
<b>Date:</b>	04/01/2025		<b>Staff Contact:</b>	Doug Hanson			
<b>Owner(s):</b>	D Yamamoto Development LLC		<b>Owner Contact:</b>	N/A			
<b>Applicant:</b>	Daniel Barillas		<b>Applicant Contact:</b>	<a href="mailto:barillasdm@diodeventures.com">barillasdm@diodeventures.com</a>			

### Purpose

The applicant requests a comprehensive plan map amendment changing the future land use designation of the subject site from agriculture to industrial and a rezone from the A (Agriculture) to M-1 (Light Industrial/Manufacturing) zone. The site is located at 3250 S Locust Grove Road, SEC 5, T1N, R1E.

### Statement of Fact

<b>Parcel Number(s):</b>	S2105300000, S2105223075, S2108212405
<b>Future Land Use Map Designation:</b>	Agriculture
<b>Existing Land Use:</b>	Agriculture
<b>Current Zoning:</b>	A (Agriculture)
<b>Proposed Zoning:</b>	M-1 (Light Industrial/Manufacturing)
<b>Development Area:</b>	622.67 acres
<b>Adjacent Zoning Districts:</b>	<b>North:</b> RP (Rural Preservation); <b>East:</b> RP (Rural Preservation), A (Agriculture); <b>South:</b> RP (Rural Preservation); <b>West:</b> RP (Rural Preservation), A (Agriculture)
<b>Adjacent Street(s) Existing &amp; Proposed:</b>	<b>North:</b> E Lava Lane; <b>East:</b> S Eagle Road (Existing); <b>South:</b> E Barker Road; <b>West:</b> S Locust Grove Road
<b>Internal Street(s) Existing &amp; Proposed:</b>	N/A
<b>Adjacent Bike/Pedestrian Facilities:</b>	N/A
<b>Adjacent Parks:</b>	N/A
<b>Land Dedication Requirements:</b>	N/A

### Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Agriculture. Through a comprehensive plan map amendment the applicant aims to create a shovel ready parcel for technology development, with access to the city services (1.A.3.h.).

Industrial development is encouraged in the outer areas of city limits to have a lesser impact on the main entryway corridors (3.A.1.b.) and placed in locations not averse to neighboring areas (3.E.1.c.).

### Staff Analysis

The applicant requests a comprehensive plan map amendment changing the future land use designation of the subject site from agriculture to industrial and a rezone from the A (Agriculture) to M-1 (Light Industrial/Manufacturing) zone. The site is located at 3250 S Locust Grove Road.

The subject site is included within the active Osprey Ridge development agreement area. Section 3.5 states, "With regard to their respective future land use applications, and as warranted by future growth and impact that may result from such future development, the Respective Developers agree that they will each work with the City and other applicable entities as warranted to address the following issues on mutually equitable terms."

Negotiations at the time of the Osprey Ridge development agreement approval were held with the City, Kuna Police Department, Ada County Highway District, Kuna Rural Fire District, Kuna School District, and Kuna Library District. The applicant is actively engaged with, or has reached agreements with the aforementioned agencies to mitigate the impacts that may arise as a result of the development. With said agreements in place the applicant is entitled to file for comprehensive plan future land use map amendment(s) for future development under the Osprey Ridge Development Agreement.

The application was initially proposed over approximately 643.3 acres. The applicant submitted an updated boundary description dropping acres to be rezoned by approximately 206.3 acres to provide additional buffering to the neighboring property owners to the north.

The applicant does not anticipate the need for City water or wastewater utility services for the proposed project, rather an independent water and wastewater system will be independently constructed and operated onsite, resulting in an insignificant impact on City infrastructure, utilities, capacities, or existing users.

Upon staff review the proposed application meets the requirements of Idaho Code, City Code, and the approved Osprey Ridge Development Agreement.

### Recommended Conditions of Approval

#### Standard Conditions

1. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
  - a. The City Engineer shall approve the sewer connections.
  - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
  - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties."
  - d. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.
  - e. The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
  - f. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid

prior to issuance of any building permit(s).

- g. All public rights-of-way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 5-9-4.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
5. 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.
7. For all future development, the Developer/Owner/Applicant and any future assigns having interests in any of the subject properties shall be subject to applicable processes required in Kuna City Code.
8. Developer/Owner/Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
9. Developer/Owner/Applicant shall comply with all local, state and federal laws.



- COMMITMENT TO PROPERTY POSTING
- APPLICATION PRESENTATION
- OSPREY RIDGE RECORDED DEVELOPMENT AGREEMENT
- REZONE APPLICATION
- REZONE BOUNDARY DESCRIPTION UPDATED
- SITE PLAN
- ACHD
- BOISE KUNA IRRIGATION DISTRICT
- ITD
- KRFD 01.23.2025
- KRFD 11.26.2024
- KUNA LIBRARY DISTRICT
- KUNA POLICE DEPARTMENT
- KUNA SCHOOL DISTRICT
- PUBLIC WORKS
- AGENCY TRANSMITTAL
- AFFIDAVIT OF PUBLICATION PZ 01.28.2025
- P&Z PROOF OF PROPERTY POSTING
- PROOF OF LEGAL MAILER PZ 01.28.2025
- CENTURION ENGINEERS ON BEHALF OF TIM GORDON
- CHAD WATERS- SUPPORT LETTER
- ENRIQUE CONTRERAS - SUPPORT LETTER
- JUDY TAMAMOTO - SUPPORT LETTER
- KRISTY YAMAMOTO - SUPPORT LETTER
- MARC BOYER - SUPPORT LETTER
- MICHAEL HUTER- SUPPORT LETTER
- MIKE & REBECCA LANE - SUPPORT LETTER
- TIM GORDON - SUPPORT LETTER
- STAFF REPORT PZ 01.28.2025

## II. Public Hearing Witnesses.

**Witness Testimony:** Those who testified at the Commission's January 28, 2025, hearing are as follows, to-wit:

- a. City Staff:  
Doug Hanson, Planning & Zoning Director
- b. Appearing for the Applicant:  
Hethe Clark - Clark Wardle Representing Diode Ventures, 251 E Front Street # 310,  
Boise, ID 83702  
John Handley - Diode Ventures, 11401 Lamar Avenue, Overland Park, KS 66211.
- c. Appearing in Favor:  
Judy Yamamoto, 5255 W Hubbard Road, Kuna, ID 83634.  
Kristy Yamamoto 2617 Century Park Boulevard, Austin, TX 78727.

David Crawford, 2323 S Vista Avenue Ste 206, Boise, ID 83705.  
 Linda Ostolaga, 1180 S Eagle Road, Kuna, ID 83634.  
 Ray Nebeker, 32045 S Locust Grove Road, Kuna, ID 83634.  
 Tim Jensen, 711 E Porter Road, Kuna, ID 86364.  
 Mike Lane, 3015 E Meadow View Road, Kuna, ID 83634.  
 Dana Hennis, 3505 S Locust Grove Road, Kuna, ID 83634.  
 Ana M Paz, 345 N Avenue E, Kuna, ID 83634.  
 Brenda Blitman, 8460 S Locust Grove Road, Meridian, ID 83642.

d. Appearing Neutral:

e. Appearing in Opposition:

Layne Thorton, 3224 Swan Falls Road, Kuna, ID 83634

**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. § 67-6509 – Recommendation and Adoption, Amendment, and Repeal of the Plan
- 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

<b>Parcel Number(s):</b>	S2105300000, S2105223075, S2108212405
<b>Future Land Use Map Designation:</b>	Agriculture
<b>Existing Land Use:</b>	Ag
<b>Current Zoning:</b>	A

<b>Proposed Zoning:</b>	M-1
<b>Development Area:</b>	622.67 acres
<b>Adjacent Zoning Districts:</b>	North: RP (Rural Preservation); East: RP (Rural Preservation), A (Agriculture); South: RP (Rural Preservation); West: RP (Rural Preservation), A (Agriculture)
<b>Adjacent Street(s) Existing &amp; Proposed:</b>	North: E Lava Lane; East: S Eagle Road (Existing); South: E Barker Road; West: S Locust Grove Road
<b>Internal Street(s) Existing &amp; Proposed:</b>	N/A
<b>Adjacent Bike/Pedestrian Facilities:</b>	N/A
<b>Adjacent Parks:</b>	N/A
<b>Land Dedication Requirements:</b>	N/A

2. Procedural Findings:

<b>Neighborhood Meeting</b>	Held on September 10, 2024. 24 Attendees were present.
<b>Pre-Application Meeting</b>	September 3, 2024.
<b>Agency Comments Request</b>	August 21, 2024.
<b>300 FT Legal Mailer Notice Commission</b>	Sent on November 19, 2024.
<b>Idaho Press Newspaper Published Hearing Notice Commission</b>	Published on January 3, 2025.
<b>Site Posting Commission</b>	Posted on January 9, 2025.
<b>Commission Public Hearing</b>	Held on January 28, 2025.
<b>Commission Written Decision and Reasoned Statement Entered</b>	Entered on February 11, 2025.

b. Relevant Contested Facts.

1. A member of the public questioned why the applicant was able to utilize the Osprey Ridge Development Agreement to request the Comprehensive Plan Map Amendment and Rezone applications.

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

1. The Commission determined that the development agreement has remained in place and the applicant has worked on mitigation measures as a condition in the development agreement. Any property owner located within the Osprey Ridge Development Agreement boundary is able to utilize it when adhering to the conditions outlined within.

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

It is the rationale of the Commission that the Comprehensive Plan Map Amendment and Rezone Applications are consistent with Kuna City Code, Idaho State Code, and the approved Osprey Ridge Development Agreement. The applicant has worked or is working in good faith on mitigation measures with the City, Kuna Police Department, Ada County Highway District, Kuna Rural Fire District, Kuna School District, and Kuna Library District as required of the Osprey Ridge Development Agreement. The Commission determined that the proposed zoning and land use was the best alternative to agricultural land.

#### **IV. Conditions of Approval.**

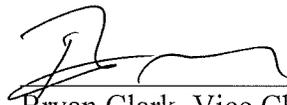
1. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements 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. 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.

7. For all future development, the Developer/Owner/Applicant and any future assigns having interests in any of the subject properties shall be subject to applicable processes required in Kuna City Code.
8. Developer/Owner/Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
9. 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 PLANNING & ZONING COMMISSION** of the City of Kuna at its regular meeting held on the 11<sup>th</sup> day of February 2025.

  
\_\_\_\_\_  
Bryan Clark, Vice Chairman



November 8<sup>th</sup>, 2024

Doug Hanson  
751 W. 4<sup>th</sup> St  
Kuna, ID, 83634

Dear Mr. Hanson,

We are pleased to submit the enclosed applications: the Comprehensive Map Plan Amendment application and the Annexation and Zoning application. The subject properties are located generally north and south of Barker Road, and east of South Locust Grove Road. The property is highlighted in blue in Exhibit A below. The parcels are in the Kuna Area of City Impact and are contiguous to Kuna city limits.

As you know, the property is subject to an existing development agreement that includes robust requirements for development of any kind. We look forward to collaborating with you over the coming weeks to confirm each of the development agreement requirements are satisfied.

The undeveloped property is zoned agriculture (A), and it is designated as Agriculture in the City of Kuna's 2019 Future Land Use Map. The proposed zoning is Light Manufacturing (M-1) requiring a Comprehensive Plan Map Amendment. The rezoning requested is consistent with the Comprehensive Plan's goals and objectives to support industrial development and provide diverse economic opportunities within the city, including the following:

- "1.A.3.h. Inventory and identify key parcels for industrial development/use and poise them to be shovel ready for agritourism, agri-tainment, healthcare, technology and manufacturing development, with access to the City's public facilities, utilities, and services."
- "3.E.1.b. Provide adequate space for industrial developments, so they may benefit from economies of scale and proximity to one another."
- "3.E.1.c. Encourage the development of industrial land uses in areas that are not averse to neighboring areas."

A neighborhood meeting was held on September 10, 2024.

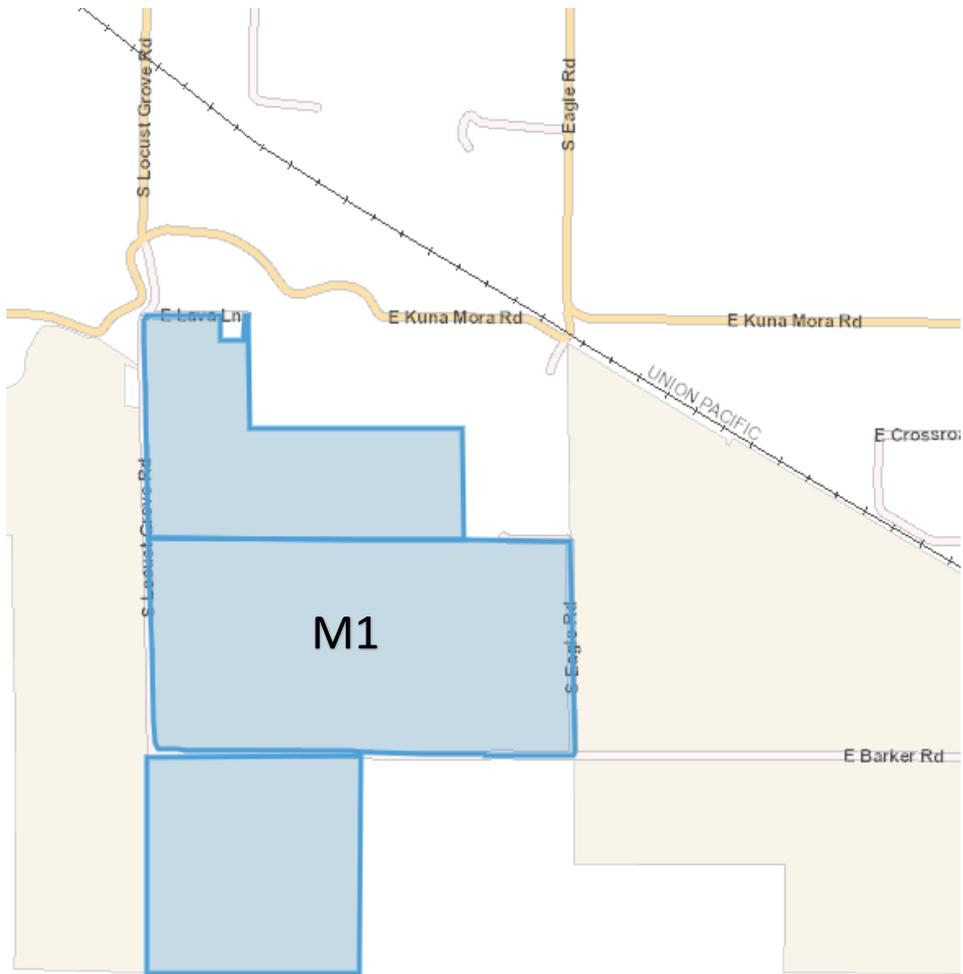
A pre-application meeting was held on September 10, 2024

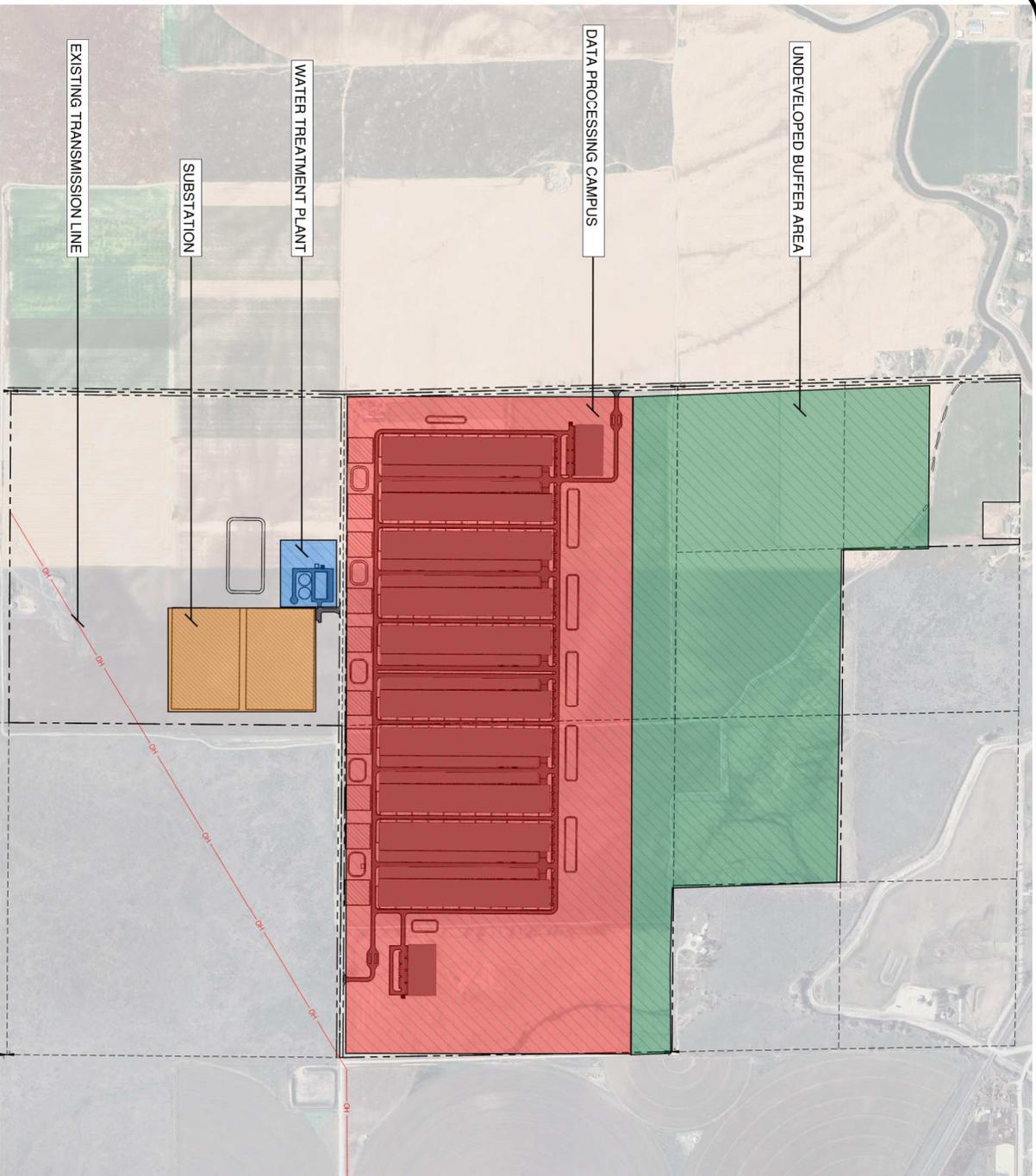
Please reach out with any questions or comments. I can be reached via email at [gemstonetechnologypark@diodeventures.com](mailto:gemstonetechnologypark@diodeventures.com).

Sincerely,

**Daniel Barillas | EIT**  
Project Manager | Diode Ventures, LLC

**Exhibit A - Vicinity Map**





**SITE PLAN - GEMSTONE TECHNOLOGY PARK**  
**S Locust Grove & Barker Rd Kuna, ID**

**SITE INFORMATION**

SITE LOCATION	PARISH AND LOCUST ROAD
TOTAL SITE AREA	APPROXIMATELY 800 ACRES
EXISTING ZONING	INDUSTRIAL (I-20)
EXISTING USE	WASTEWATER TREATMENT PLANT
PROPOSED ZONING	LIGHT MANUFACTURING/INDUSTRIAL SERVICE COMMERCIAL
PROPOSED USE	DATA PROCESSING FACILITY

NOVEMBER 6, 2024



RE-RECORD TO CORRECT  
LEGAL DESCRIPTION

ADA COUNTY RECORDER J. DAVID NAVARRO      AMOUNT    .00      30  
BOISE IDAHO 07/08/08 02:57 PM  
DEPUTY Bonnie Oberbillig  
RECORDED - REQUEST OF  
Kuna City *Re-record*      108078451

Recording Requested By and  
When Recorded Return to:

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

ADA COUNTY RECORDER J. DAVID NAVARRO      AMOUNT    .00      29  
BOISE IDAHO 06/23/08 11:46 AM  
DEPUTY Bonnie Oberbillig  
RECORDED - REQUEST OF  
Kuna City      108073049

For Recording Purposes Do  
Not Write Above This Line

DEVELOPMENT AGREEMENT

This Development Agreement entered into by and between the City of Kuna, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and Osprey Ridge Partners LLLP, whose address is 10280 W Ustick Road, Boise, ID 83704 of which Osprey Ridge Partners LLLP has authority to bind all of those parcels (described below) that lie in Sections 2, 3, 4, 9, 10, and 11 of Township 1 North, Range 1 East. and Origin Properties, LLC/ Kuna 830, whose address is 2670 Crimson Canyon Dr., Ste. 110, Las Vegas, NV 89128 of which Origin Properties has authority to bind those parcels that lie in Section 5, 7 & 8 as well as the parcel in the Southeast Quarter of Section 6, all in Township 1 North, Range 1 East, the owner(s) and/or agent(s) having a legal interest as described in the real property described herein and applicant(s) for annexation of the real property described herein, hereafter referred to as "Respective Developers". The remaining parcels located in Section 6, Township 1 North, Range 1 East; Section 31, Township 2 North, Range 1 East; Section 36, Township 2 North, Range 1 West; and Section 1, Township 1 North, Range 1 West, are not subject to this agreement but are being annexed to provide a path of contiguity and a utility corridor. Respective Developer's Respective Properties are shown in "Exhibit D" attached hereto and incorporated herein.

WHEREAS, the Respective Developers have applied to the City for annexation and an "A" agricultural zoning designation of the real property described in "Exhibit A" attached hereto and incorporated herein by reference ("Property"). The Property comprises multiple parcels currently zoned as noted in "Exhibit B" attached hereto and incorporated herein by reference. The City and the Respective Developers have agreed to an initial designation of Agriculture or "A" as set forth in current City ordinances. The City acknowledges the Respective Developers' intent to submit subsequent land use applications for other uses and such future applications shall comply with Kuna City ordinances then in effect as well as the terms and conditions of this development agreement.

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, has the authority to conditionally rezone the property and to enter into a development agreement for the purpose of allowing, through agreement, a specific development to proceed in a specific area and for a specific purpose or use, which is appropriate in the area.

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

ARTICLE I  
LEGAL AUTHORITY

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

**ARTICLE II  
ZONING ORDINANCE AMENDMENT**

- 2.1 The City will adopt an ordinance to annex the Property and to give the property an initial agricultural zoning designation as set forth in Kuna City Code 5-2-2 (A). The City will also adopt any amendments to its Comprehensive Plan and other legislative or administrative requirements necessary under City, County, State and Federal laws, policies or procedures for future planning purposes. The Ordinance, amendments and requirements will become effective after their passage, approval, and publication and the execution and recordation of the Development Agreement.

**ARTICLE III  
CONDITIONS ON DEVELOPMENT**

- 3.1. The Agreement, and all terms and conditions therein, between Osprey Ridge Partners, LLLP and the City of Kuna approved by City Council and executed by Mayor Dowdy on October 16, 2007 relating to Osprey Ridge's prepayment of sewer EDUs for expansion of the new waste water treatment plant, is attached hereto as "Exhibit C" and incorporated herein by reference as if fully set forth herein.
- 3.2. All Future land use applications, and rezones shall be subject to the conditions and limitations set forth in this Agreement.
- 3.3. The Respective Developers have obtained all necessary easements, for construction of sewer, water, and reclaimed effluent transmission lines through privately owned property.
- 3.4. The City agrees, that concurrent with processing annexation and/or future land use application(s) that it will direct its City staff to review plans for sewer, water, and reclaimed effluent lines and that the City will take reasonable measures to review such plans in a timely manner.
- 3.5. With regard to their respective future land use applications, and as warranted by future growth and impact that may result from such future development, the Respective Developers agree that they will each work with the City and other applicable entities as warranted to address the following issues on mutually equitable terms:
- 3.5.1. To submit an application(s) for a Comprehensive Plan Land Use Map Amendment(s) prior to or with any future development or land use applications and to participate in the Comprehensive Plan Land Use updating process as it pertains to these lands and to participate in the City's Capital Improvement update process as it pertains to these lands;
- 3.5.2. To submit to city staff, plans for sewer, water and pressure irrigation and/or reclaimed effluent transmission lines to extend services to the respective Properties; and other plans and reports as necessary;
- 3.5.3. To pay for equitable and reasonable costs to update the City's Facility Planning Studies & Master Plan, as directly necessitated by and related to Respective Developers' future land use applications, specifically, sewer, water, and pressurized irrigation. Said facility planning studies will be subject to the review and approval of the Respective Developers and the City;
- 3.5.4. To provide a financial impact analysis regarding the proposed development;

- 3.5.5. To work with the City and Kuna Fire District to establish a process and reasonable time frame to address the needs, as warranted, outlined in the letter dated January 3, 2008 from Douglas R Rosin, Chief of the Kuna Rural Fire District, shown as "Exhibit 10" in the staff report dated January 8, 2008;
- 3.5.6. To provide a Natural Features Analysis of the site and/ or other environmental reports as may be required by ordinance or City Engineer;
- 3.5.7. To work with ACHD regarding road design standards and dedication requirements and to reasonably work with ACHD when it proceeds with right of way acquisitions;
- 3.5.8. To prepare population growth projections and reports as warranted by future development of each of the respective properties;
- 3.5.9. To work with the Kuna School District to establish a process and reasonable time frame to address the needs, as warranted, outlined in the letter dated January 14, 2008 from Alex Simpson, Kuna Joint School District No 3, shown as "Exhibit 13" in the staff report dated January 29, 2008, as a result of future development of the respective properties;
- 3.5.10. To work with the Kuna Library District to address needs that may arise as a result of future development of the respective properties;
- 3.5.11. To work with the City to address Police Service needs that may arise as a result of future development of the respective properties; and
- 3.5.12. To prepare a plan that includes the following elements:
  - 3.5.12.1. The manner of providing tax-supported municipal services to the lands subject to the respective application;
  - 3.5.12.2. The changes in taxation and other costs (using examples) which may result;
  - 3.5.12.3. The means of providing fee-supported municipal services, if any, to the lands;
  - 3.5.12.4. A brief analysis of the potential effects upon other units of local government; and
  - 3.5.12.5. A proposed future land use plan and zoning designations as may be warranted and appropriate.
- 3.6. All water rights appurtenant to the Respective Developers' respective properties as described herein, as of January 22, 2008 will remain with the properties and/or with any other properties which may be acquired by the Respective Developers that lie within or may become annexed into the City of Kuna. When each Respective Developer desires to sell any residual water rights, any residual water rights shall be equitably transferred for fair market value, to the City of Kuna having first right of refusal, or to any other person or entity within the City of Kuna, or to any person or entity to be used within the City of Kuna, it being the intent of this provision that the use of said water rights be maintained within the City of Kuna. For the purposes of this provision "residual" water rights are those water rights appurtenant to the respective properties as of January 22, 2008 that are not used to serve the respective properties.
- 3.7. The Respective Developers agree to amend this agreement and/or enter into separate and independent development agreements as may be appropriate when subsequent development and rezone applications are submitted.
- 3.8. The Respective Developers agree to comply with all local, State and Federal regulations that may be applicable to Respective Developer's development activities.

- 3.9. The Respective Developers agree to hold the City harmless for any environmental impacts that may exist on their respective property at the time of annexation.
- 3.10 Subject to the terms of section 5.1, no change in the use or restriction specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Kuna City Code. In the event Respective Developers change or expand the uses permitted by this Agreement or fail to comply with the restrictions without formal modification of this Agreement as allowed by the Kuna City Code, the Respective Developer committing such acts shall be in default of this Agreement.

**ARTICLE IV  
AFFIDAVIT OF PROPERTY OWNERS**

- 4.1 An affidavit of all owners of the Property, as described in "Exhibit A" agree to submit Property to this Development Agreement and to the provisions set forth in Idaho Code Section 67-6511A and Kuna City Code shall be provided and is incorporated herein by reference.

**ARTICLE V  
DEFAULT**

- 5.1 In the event any party to this agreement, their heirs or assigns or subsequent owners of the property or any other person acquiring an interest in the property, fail to faithfully comply with all of the terms and conditions included in the Agreement and requirements of City code, the non-breaching party may declare a default and provide a 45 (forty-five) day written notice to the breaching party specifying the alleged breach. The parties shall negotiate in good faith to resolve the issues pertaining to the alleged breach. If the breach or default has not been cured prior to expiration of the 45 day notice period, the non-breaching party may, without prejudicing any other rights or remedies, take reasonable action to cure such default and/or take action seeking legal and equitable remedies to enforce the terms and conditions of this agreement. A waiver by either party for any default by the other party of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies and shall not apply to any subsequent breach of any such or other covenants and conditions.

**ARTICLE VI  
UNENFORCEABLE PROVISIONS**

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

**ARTICLE VII  
ASSIGNMENT AND TRANSFER**

- 7.1 After its execution, the Development Agreement shall be recorded in the office of the County Recorder at the expense of the Applicant. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property, adjacent property and other residential

property near the Property and shall run with the land. This Development Agreement shall be binding on the City and the Applicant and owners, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns; provided, however, that if all or any portion of the Property is divided and each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

### ARTICLE VIII GENERAL MATTERS

- 8.1 **Amendments.** Any alteration or change to this Development Agreement shall be made only after complying with the notice and hearing provision of Idaho Code Section 67-6509, as required by Kuna City Code, Title 5, Chapter 14.
- 8.2 **Paragraph Headings.** This Development Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Title and captions are for convenience only and shall not constitute a portion of this Development Agreement. As used in this Development Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.
- 8.3 **Choice of Law.** This Development Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Development Agreement. Any action brought in connection with this Development Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.
- 8.4 **Notice.** Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below:

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

Respective Developers:

Osprey Ridge Partners LLLP  
10280 W Ustick Rd  
Boise, ID 83704

Origin Properties, LLC/ Kuna 830, LLC  
2670 Crimson Canyon Dr., Ste. 110  
Las Vegas, NV 89128

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

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

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

Dated this 13 day of June, 2008.

CITY OF KUNA

By: [Signature]  
J. Scott Dowdy, Mayor

ATTEST:

[Signature]  
Lynda Burgess, City Clerk



CITY NOTARY:

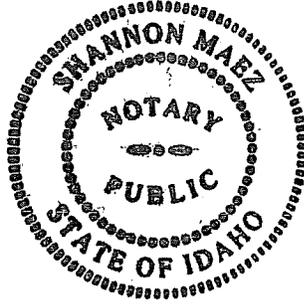
State of Idaho )  
County of Ada )

Subscribed and sworn to (or affirmed) before me this 16<sup>th</sup> day of June 2008

And who personally appeared before me

[Signature]

Seal



Notary Public [Signature]

My Commission Expires on 8/12/08

Osprey Ridge Partners, LLLP  
By: Osprey Ridge, LLC, its General Partner  
By: Landevel, LLC, its Member

By: *Todd Massey*  
Todd Massey, Manager

DEVELOPER NOTARY:

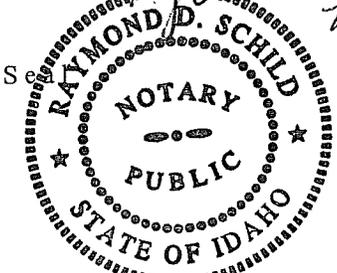
State of Idaho )

County of Ada )

Subscribed and sworn to (or affirmed) before me this 15<sup>th</sup> day of May 2008.

And who personally appeared before me Todd Massey, Manager

*Raymond D. Schild*  
Notary Public



Notary Public for Idaho at Boise, Idaho

My Commission Expires on 4-3-13

Origin Properties, LLC,  
a Nevada limited liability company

By: BFB Enterprises, LLC  
Manager

By: *Bradley F. Burns*  
Bradley F. Burns, Manager

DEVELOPER NOTARY:

State of ~~Idaho~~ Nevada )

County of Clark )

Subscribed and sworn to (or affirmed) before me this 13<sup>th</sup> day of May 2008

And who personally appeared before me

Bradley F. Burns, Mgr.



Notary Public Melody Castro

My Commission Expires on March 23, 2012

KUNA 830, LLC,  
a Nevada limited liability company

By: [Signature]  
Its: Manager

DEVELOPER NOTARY:

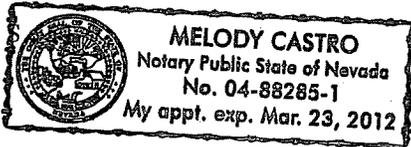
State of ~~Idaho~~ Nevada )

County of Clark )

Subscribed and sworn to (or affirmed) before me this 13th day of May 2008

And who personally appeared before me

Bradley F. Burns



Notary Public Melody Castro

My Commission Expires on March 23, 2012

**EXHIBIT A**  
**ANNEXATION LEGAL DESCRIPTION**

Parcels of land being a portion of the South half of Section 36, Township 2 North, Range 1 West, Boise Meridian, a portion of the Southwest Quarter of Section 31, Township 2 North, Range 1 East, Boise Meridian, the North half and the Southeast Quarter of Section 1, Township 1 North, Range 1 West, Boise Meridian, a portion of the North half, the East half of the Southwest Quarter and a portion of the Southeast Quarter of Section 6, the North half of the Northwest Quarter and a portion of the Northeast Quarter of Section 7, a portion of Government Lot 4, the South half of the Northwest Quarter, the Southwest Quarter of the Northeast Quarter and the South half of Section 5, the Northwest Quarter of Section 8, a portion of Government Lots 3 and 4 and Section 4 South of the Union Pacific Railroad right of way, the North half of the Northwest Quarter and the Northeast Quarter of Section 9, a portion of the North half and the South half of the Southwest Quarter and a portion of the Southwest Quarter of the Southeast Quarter of Section 3 all South of said Union Pacific Railroad right of way, the Northwest Quarter, the South half of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 10 and the Southwest Quarter of the Northwest Quarter of Section 11, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho and more particularly described as follows:

**Beginning** at the Northwest Closing corner of Section 1, Township 1 North, Range 1 West, being a 5/8 inch iron rod, Thence, along the North line of said Section 1, S89°26'39"E a distance of 2641.05 feet to a 5/8 inch rebar being the North Closing Quarter corner of said Section 1;

Thence, along the North line of said Section 1, S89°27'18"E a distance of 94.23 feet to a 5/8 inch rebar being the South Closing Quarter of Section 36, Township 2 North, Range 1 West;

Thence, along the West line of the Southwest Quarter of the Southeast Quarter of said Section 36, N00°14'33"E a distance of 1327.65 feet to the Northwest corner of said Southwest Quarter of the Southeast Quarter of Section 36;

Thence, along the North line of said Southwest Quarter of the Southeast Quarter of Section 36, S89°22'41"E a distance of 408.44 feet to a point on the center line of the Mora Canal;

Thence, along said center line the following fifty-six courses:

- 1.) S06°38'21"E a distance of 66.26 feet to a point;
- 2.) S08°35'32"E a distance of 107.37 feet to a point;
- 3.) S14°34'27"E a distance of 32.62 feet to a point;

- 4.) Along a curve to the left with a radius of 304.29 feet, an arc length of 305.78 feet, a delta angle of  $57^{\circ}34'32''$  and a long chord that bears  $S43^{\circ}21'43''E$  a distance of 293.07 feet to a point;
- 5.) Along a compound curve to the left with a radius of 154.29 feet, an arc length of 83.45 feet, a delta angle of  $30^{\circ}59'20''$  and a long chord that bears  $S87^{\circ}38'39''E$  a distance of 82.44 feet to a point;
- 6.)  $N76^{\circ}51'40''E$  a distance of 212.36 feet to a point;
- 7.)  $N73^{\circ}49'01''E$  a distance of 193.04 feet to a point;
- 8.)  $N75^{\circ}59'47''E$  a distance of 138.45 feet to a point;
- 9.)  $N74^{\circ}09'27''E$  a distance of 194.20 feet to a point;
- 10.)  $N76^{\circ}04'06''E$  a distance of 172.84 feet to a point;
- 11.)  $N70^{\circ}54'59''E$  a distance of 89.27 feet to a point;
- 12.)  $N65^{\circ}27'33''E$  a distance of 200.14 feet to a point;
- 13.)  $N69^{\circ}39'20''E$  a distance of 47.86 feet to a point;
- 14.) Along a curve to the right with a radius of 342.10 feet, an arc length of 279.20 feet, a delta angle of  $46^{\circ}45'39''$  and a long chord that bears  $S85^{\circ}42'41''E$  a distance of 271.51 feet to a point;
- 15.) Along a reverse curve to the left with a radius of 289.49 feet, an arc length of 310.67 feet, a delta angle of  $61^{\circ}29'15''$  and a long chord that bears  $N86^{\circ}55'31''E$  a distance of 295.97 feet to a point;
- 16.) Along a reverse curve to the right with a radius of 195.76 feet, an arc length of 268.31 feet, a delta angle of  $78^{\circ}31'41''$  and a long chord that bears  $S84^{\circ}33'16''E$  a distance of 247.80 feet to a point;
- 17.) Along a reverse curve to the left with a radius of 436.31 feet, an arc length of 234.36 feet, a delta angle of  $30^{\circ}46'35''$  and a long chord that bears  $S60^{\circ}40'43''E$  a distance of 231.56 feet to a point;
- 18.)  $S76^{\circ}04'00''E$  a distance of 142.65 feet to a point;
- 19.) Along a curve to the right with a radius of 455.76 feet, an arc length of 310.78 feet, a delta angle of  $39^{\circ}04'13''$  and a long chord that bears  $S57^{\circ}11'43''E$  a distance of 304.80 feet to a point;

- 20.) S37°39'37"E a distance of 256.39 feet to a point;
- 21.) Along a curve to the left with a radius of 828.97 feet, an arc length of 186.33 feet, a delta angle of 12°52'42" and a long chord that bears S45°49'44"E a distance of 185.93 feet to a point;
- 22.) S52°16'05"E a distance of 112.78 feet to a point;
- 23.) S44°11'02"E a distance of 70.48 feet to a point;
- 24.) Along a curve to the right with a radius of 165.71 feet, an arc length of 182.76 feet, a delta angle of 63°11'25" and a long chord that bears S12°35'19"E a distance of 173.63 feet to a point;
- 25.) S19°00'23"W a distance of 191.25 feet to a point;
- 26.) S28°31'36"W a distance of 46.26 feet to a point;
- 27.) Along a curve to the left with a radius of 204.29 feet, an arc length of 222.88 feet, a delta angle of 62°30'31" and a long chord that bears S02°43'40"E a distance of 211.99 feet to a point;
- 28.) S33°58'55"E a distance of 122.85 feet to a point;
- 29.) Along a curve to the right with a radius of 645.71 feet, an arc length of 289.83 feet, a delta angle of 25°43'03" and a long chord that bears S21°07'23"E a distance of 287.40 feet to a point;
- 30.) Along a compound curve to the right with a radius of 1295.71 feet, an arc length of 203.42 feet, a delta angle of 08°59'42" and a long chord that bears S03°46'00"E a distance of 203.21 feet to a point;
- 31.) S00°43'51"W a distance of 261.96 feet to a point;
- 32.) Along a curve to the left with a radius of 544.29 feet, an arc length of 321.25 feet, a delta angle of 33°49'01" and a long chord that bears S16°10'40"E a distance of 316.61 feet to a point;
- 33.) S33°05'10"E a distance of 127.78 feet to a point;
- 34.) S33°13'17"E a distance of 233.85 feet to a point;
- 35.) S33°36'51"E a distance of 197.83 feet to a point;
- 36.) S32°02'27"E a distance of 181.87 feet to a point;

- 37.) Along a curve to the left with a radius of 179.29 feet, an arc length of 372.15 feet, a delta angle of  $118^{\circ}55'44''$  and a long chord that bears  $N88^{\circ}29'41''E$  a distance of 308.85 feet to a point;
- 38.)  $N29^{\circ}01'49''E$  a distance of 375.75 feet to a point;
- 39.) Along a curve to the left with a radius of 384.29 feet, an arc length of 350.11 feet, a delta angle of  $52^{\circ}11'57''$  and a long chord that bears  $N02^{\circ}55'51''E$  a distance of 338.13 feet to a point;
- 40.)  $N23^{\circ}10'08''W$  a distance of 351.06 feet to a point;
- 41.) Along a curve to the right with a radius of 208.71 feet, an arc length of 535.47 feet, a delta angle of  $146^{\circ}59'59''$  and a long chord that bears  $N50^{\circ}19'52''E$  a distance of 400.23 feet to a point;
- 42.)  $S56^{\circ}10'09''E$  a distance of 290.78 feet to a point;
- 43.) Along a curve to the left with a radius of 598.31 feet, an arc length of 201.93 feet, a delta angle of  $19^{\circ}20'16''$  and a long chord that bears  $S66^{\circ}36'50''E$  a distance of 200.98 feet to a point;
- 44.)  $S76^{\circ}16'58''E$  a distance of 246.99 feet to a point;
- 45.) Along a curve to the left with a radius of 514.29 feet, an arc length of 343.62 feet, a delta angle of  $38^{\circ}16'54''$  and a long chord that bears  $N84^{\circ}34'35''E$  a distance of 337.26 feet to a point;
- 46.)  $N65^{\circ}26'08''E$  a distance of 64.90 feet to a point;
- 47.) Along a curve to the left with a radius of 229.29 feet, an arc length of 253.56 feet, a delta angle of  $63^{\circ}21'35''$  and a long chord that bears  $N33^{\circ}45'20''E$  a distance of 240.84 feet to a point;
- 48.)  $N02^{\circ}04'32''E$  a distance of 91.20 feet to a point;
- 49.) Along a curve to the right with a radius of 335.71 feet, an arc length of 160.94 feet, a delta angle of  $27^{\circ}28'02''$  and a long chord that bears  $N15^{\circ}48'33''E$  a distance of 159.40 feet to a point;
- 50.)  $N29^{\circ}32'34''E$  a distance of 224.66 feet to a point;
- 51.) Along a curve to the right with a radius of 169.43 feet, an arc length of 159.01 feet, a delta angle of  $53^{\circ}46'20''$  and a long chord that bears  $N53^{\circ}47'36''E$  a distance of 153.24 feet to a point;

- 52.) Along a compound curve to the right with a radius of 291.44 feet, an arc length of 144.85 feet, a delta angle of  $28^{\circ}28'40''$  and a long chord that bears  $S85^{\circ}04'54''E$  a distance of 143.37 feet to a point;
- 53.)  $S70^{\circ}50'34''E$  a distance of 102.00 feet to a point;
- 54.)  $S68^{\circ}31'13''E$  a distance of 206.59 feet to a point;
- 55.)  $S70^{\circ}29'08''E$  a distance of 110.14 feet to a point;
- 56.) Along a curve to the left with a radius of 154.29 feet, an arc length of 95.48 feet, a delta angle of  $35^{\circ}27'29''$  and a long chord that bears  $S88^{\circ}12'53''E$  a distance of 93.97 feet to a point;
- Thence, leaving said center line,  $S57^{\circ}41'08''E$  a distance of 630.31 feet to a point on the West right of way of Locust Grove Road;
- Thence, along said West right of way,  $N01^{\circ}23'40''W$  a distance of 618.78 feet to a point on the North line of Section 6, Township 1 North, Range 1 East;
- Thence, along said North line,  $S89^{\circ}30'08''E$  a distance of 25.01 feet to a brass cap being the Northwest corner of Section 5, Township 1 North, Range 1 East;
- Thence, along the North line of said Section 5,  $S89^{\circ}41'51''E$  a distance of 984.54 feet to a point;
- Thence, leaving said North line,  $S00^{\circ}18'09''W$  a distance of 295.16 feet to a point;
- Thence,  $S89^{\circ}41'51''E$  a distance of 295.16 feet to a point;
- Thence,  $N00^{\circ}18'09''E$  a distance of 295.16 feet to a point on said North line of Section 5;
- Thence, along said North line of Section 5,  $S89^{\circ}41'51''E$  a distance of 46.64 feet to the Northeast corner of Government Lot 4 of said Section 5;
- Thence, along the East line of said Government Lot 4,  $S01^{\circ}20'47''E$  a distance of 1401.10 feet to the Southeast corner of said Government Lot 4;
- Thence, along the South line of Government Lots 2 and 3 of said Section 5,  $S89^{\circ}27'18''E$  a distance of 2650.76 feet to the Southeast corner of Government Lot 2 of said Section 5;
- Thence, along the East line of the Southwest Quarter of the Northeast Quarter of said Section 5,  $S01^{\circ}06'03''E$  a distance of 1325.16 feet to the Southeast corner of said Southwest Quarter of the Northeast Quarter of said Section 5;

Thence, along the South line of the Southeast Quarter of the Northeast Quarter of Section 5, S89°30'05"E a distance of 1323.18 feet to the East Quarter corner of said Section 5;

Thence, along the East line of said Southeast Quarter of the Northeast Quarter of Section 5, N01°00'20"W a distance of 1324.03 feet to the Northeast corner of said Southeast Quarter of the Northeast Quarter of Section 5;

Thence, along the East line of said Government Lot 1 of said Section 5, N01°00'24"W a distance of 955.31 feet to a 5/8 inch rebar with cap marked 11334 on the Southeast right of way of the Mora Canal;

Thence, leaving said West line, N28°05'58"E a distance of 127.61 feet to a 5/8 inch rebar with cap marked 11334 on the Southerly right of way of the Union Pacific Railroad;

Thence, along said Southerly right of way the following seven courses:

- 1.) S59°32'19"E a distance of 2260.98 feet to a point;
- 2.) S30°27'41"W a distance of 50.00 feet to a point;
- 3.) S59°32'19"E a distance of 50.00 feet to a point;
- 4.) N30°27'41"E a distance of 50.00 feet to a point;
- 5.) S59°32'19"E a distance of 3163.02 feet to a point;
- 6.) Along a curve to the left with a radius of 8694.37 feet, an arc length of 2599.90 feet, a delta angle of 17°08'00" and a long chord that bears S68°06'19"E a distance of 2590.23 feet to a point;
- 7.) S76°40'19"E a distance of 2254.39 feet to a point at the intersection of said Southerly right of way and the East line of the Southwest Quarter of the Southeast Quarter of Section 3, Township 1 North, Range 1 East;

Thence, along said East line, S00°49'51"E a distance of 844.83 feet to a 5/8 inch rebar with cap marked 7314 A/G at the Southeast corner of said Southwest Quarter of the Southeast Quarter of Section 3;

Thence, along the West line of the Northeast Quarter of the Northeast Quarter of Section 10, Township 1 North, Range 1 East, S00°37'01"W a distance of 1327.39 feet to a 5/8 inch rebar with cap marked 7314 at the Southwest corner of said Northeast Quarter of the Northeast Quarter of said Section 10;

Thence, along the South line of said Northeast Quarter of the Northeast Quarter of Section 10, S89°15'36"E a distance of 1331.99 feet to the Southeast corner of said Northeast Quarter of the Northeast Quarter of Section 10;

Thence, along the North line of the Southwest Quarter of the Northwest Quarter of Section 11, Township 1 North, Range 1 East, S89°27'06"E a distance of 1313.55 feet to a 5/8 inch rebar with cap marked 11334 at the Northwest sixteenth corner of said Section 11;

Thence, along the East line of said Southwest Quarter of the Northwest Quarter of Section 11, S00°32'13"W a distance of 1327.38 feet to a 5/8 inch rebar with cap marked 11334 at the Center West sixteenth Corner of said Section 11;

Thence, along the South line of said Southwest Quarter of the Northwest Quarter of Section 11, N89°26'37"W a distance of 1315.92 feet to the West Quarter corner of said Section 11;

Thence, along the South line of the North half of said Section 10, N89°16'05"W a distance of 5321.08 feet to a brass cap being the West Quarter corner of said Section 10;

Thence, along the South line of the Northeast Quarter of Section 9, Township 1 North Range 1 East, N89°40'15"W a distance of 2657.09 feet to a 5/8 inch rebar with cap marked 4347 being the Center Quarter corner of said Section 9;

Thence, along the West line of said Northeast Quarter of Section 9, N00°21'47"E a distance of 1337.51 feet to the Center West sixteenth corner of said Section 9;

Thence, along the South line of said North half of the Northwest Quarter of Section 9, S89°58'58"W a distance of 2647.20 feet to the North sixteenth corner common to Sections 8 and 9;

Thence, along the West line of said North half of the Northwest Quarter of Section 9, N00°30'30"E a distance of 1322.71 feet to a cap marked 946 being the Northwest corner of said Section 9;

Thence, along the North line of the Northeast Quarter of Section 8, Township 1 North, Range 1 East, N89°35'25"W a distance of 2637.00 feet to the North Quarter corner of said Section 8;

Thence, along the West line of said Northeast Quarter of Section 8, S00°30'46"W a distance of 2648.78 feet to the Center Quarter corner of said Section 8;

Thence, along the South line of the Northwest Quarter of said Section 8, N89°39'48"W a distance of 2640.70 feet to the GLO monument being the West Quarter corner of said Section 8;

Thence, along the South line of the Northeast Quarter of Section 7, Township 1 North, Range 1 East, N88°54'35"W a distance of 1652.81 feet to a point;

Thence, leaving said South line,  $N00^{\circ}31'27''E$  a distance of 2650.70 feet to a point on the North line of said Section 7;

Thence,  $N01^{\circ}25'37''W$  a distance of 2649.74 feet to a point on the North line of the Southeast Quarter of Section 6, Township 1 North, Range 1 East;

Thence, along said North line of the Southeast Quarter of Section 6,  $N89^{\circ}03'24''W$  a distance of 994.59 feet to the Center Quarter corner of said Section 6;

Thence, along the East line of the Southwest Quarter of said Section 6,  $S01^{\circ}27'01''E$  a distance of 2648.12 feet to a 1 inch pipe being the South Quarter corner of said Section 6;

Thence, along the East line of the Northeast Quarter of the Northwest Quarter of said Section 7,  $S00^{\circ}28'59''W$  a distance of 1324.91 feet to the Center North sixteenth corner of said Section 7;

Thence, along the South line of the North half of the Northwest Quarter of said Section 7,  $N88^{\circ}58'58''W$  a distance of 2629.67 feet to the Southwest corner of Government Lot 1, Section 7;

Thence, along the West line of said North half of the Northwest Quarter of Section 7 being the Range line of 1 East and 1 West,  $N00^{\circ}49'50''E$  a distance of 1256.77 feet to the Southeast Closing corner of Section 1, Township 1 North, Range 1 West;

Thence, along the South line of the Southeast Quarter of said Section 1,  $N89^{\circ}48'22''W$  a distance of 2718.35 feet to the South Quarter corner of said Section 1;

Thence, along the West line of said Southeast Quarter of Section 1,  $N00^{\circ}26'28''E$  a distance of 2658.86 feet to the Center Quarter corner of said Section 1;

Thence, along the South line of the Northwest Quarter of said Section 1,  $S89^{\circ}48'29''W$  a distance of 2642.61 feet to the West Quarter corner of said Section 1;

Thence, along the West line of said Northwest Quarter of Section 1,  $N00^{\circ}28'13''E$  a distance of 2746.91 feet to the **True Point of Beginning**.

Said parcel containing 3,034.397 acres of land, more or less.

**Excepting Therefrom:**

A parcel of land being Government Lots 6 & 7 Section 6, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho and more particularly described as follows:

**Beginning** at the Southwest Closing corner of said Section 6, from which the South Quarter corner bears S89°03'23"E a distance of 2621.62 feet;

Thence, N00°07'46"E a distance of 2646.07 feet to the West Closing Quarter of said Section 6;

Thence, along the North line of Government Lot 6, S89°03'24"E a distance of 1274.30 feet to the Northeast corner of Government Lot 6 of said Section 6;

Thence, along the East line of Government Lot 6 and 7, Section 6, S00°23'24"E a distance of 2646.52 feet to a point on the South line of said Southwest Quarter of Section 6, being the Southeast corner of said Government Lot 7;

Thence, along said South line, N89°03'23"W a distance of 1298.30 feet to the **True Point of Beginning**.

Said parcel containing 78.129 acres of land, more or less.

**Also Excepting Therefrom:**

A parcel of land being a portion of Government Lot 1 of Section 6, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho and more particularly described as follows:

**Commencing** at the Northeast corner of said Section 6, being a brass cap, from which the North Quarter corner bears N89°30'08"W a distance of 2654.10 feet; Thence, along the North line of said Section 6, N89°30'08"W a distance of 25.01 feet to a point on the West right of way of Locust Grove Road; Thence, along said West right of way, S01°23'40"E a distance of 668.04 feet to the **True Point of Beginning**.

Thence, continuing along said West right of way, S01°23'40"E a distance of 200.01 feet to a point;

Thence, leaving said West right of way, N89°36'40"W a distance of 199.99 feet to a point;

Thence, N01°23'40"W a distance of 273.00 feet to a point;

Thence, S69°46'40"E a distance of 215.01 feet to the **True Point of Beginning**.

Said parcel containing 1.085 acres of land, more or less.

**Also Excepting Therefrom:**

A parcel of land being a portion of Government Lot 1 of Section 6, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho and more particularly described as follows:

**Commencing** at the Northeast corner of said Section 6, being a brass cap, from which the North Quarter corner bears  $N89^{\circ}30'08''W$  a distance of 2654.10 feet; Thence, along the North line of said Section 6,  $N89^{\circ}30'08''W$  a distance of 25.01 feet to a point on the West right of way of Locust Grove Road; Thence, along said West right of way,  $S01^{\circ}23'40''E$  a distance of 918.05 feet to the **True Point of Beginning**.

Thence, continuing along said West right of way,  $S01^{\circ}23'40''E$  a distance of 200.00 feet to a point;

Thence, leaving said West right of way,  $N89^{\circ}36'40''W$  a distance of 199.99 feet to a point;

Thence,  $N01^{\circ}23'40''W$  a distance of 200.00 feet to a point;

Thence,  $S89^{\circ}36'40''E$  a distance of 199.99 feet to the **True Point of Beginning**.

Said parcel containing 0.918 acres of land, more or less.

**Together with:**

A parcel of land being a portion of the Southwest Quarter of Section 2 lying South of the Union Pacific Railroad right of way, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho and more particularly described as follows:

**Beginning** at the Southwest corner of said Section 2 from which the South Quarter corner bears  $S89^{\circ}27'33''E$  a distance of 2622.00 feet;

Thence, along the West line of the said Southwest Quarter of Section 2,  $N00^{\circ}50'48''W$  a distance of 545.55 feet to the intersection of said West line and the Southerly right of way of said Union Pacific Railroad;

Thence, along said Southerly right of way,  $S76^{\circ}40'19''E$  a distance of 1213.54 feet to a point;

Thence, continuing along said Southerly right of way, along a curve to the right with a radius of 8494.37 feet, an arc length of 995.94 feet, a delta angle of  $06^{\circ}43'04''$  and a long chord that bears  $S73^{\circ}18'47''E$  a distance of 995.37 feet to a point on the South line of said Southwest Quarter of Section 2;

Thence, along the South line of said Southwest Quarter of Section 6,  $N89^{\circ}27'33''W$  a distance of 2126.34 feet to the **True Point of Beginning**.

Said parcel containing 14.346 acres of land, more or less.

**Also Together with:**

A parcel of land being a portion of Section 3 lying North of the Union Pacific Railroad and a portion of the West half of Section 2 lying North of the Union Pacific Railroad, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho and more particularly described as follows:

**Beginning** at the North Quarter corner of said Section 3 from which the Northwest corner bears N89°27'24"W a distance of 2662.01 feet.

Thence, along the North line of Government Lots 1 and 2 of said Section 3, S89°26'24"E a distance of 2661.37 feet to the Northeast corner of said Section 3;

Thence, along the East line of said Government Lot 1, S00°53'03"E a distance of 1351.68 feet to a 5/8 inch rebar with cap marked PLS 8251 at the Southeast corner of said Government Lot 1;

Thence, along the East line of the South half of the Northeast Quarter of said Section 3, S00°50'14"E a distance of 1331.18 feet to the East Quarter corner of said Section 3;

Thence, along the East line of the Northeast Quarter of the Southeast Quarter of said Section 3, S00°50'48"E a distance of 1331.91 feet to the Southeast corner of said Northeast Quarter of the Southeast Quarter of Section 3;

Thence, along the South line of the Northwest Quarter of the Southwest Quarter of said Section 2, S89°24'14"E a distance of 1314.85 feet to the Southeast corner of said Northwest Quarter of the Southwest Quarter of Section 2;

Thence, along the East line of said Northwest Quarter of the Southwest Quarter of Section 2, N00°40'55"W a distance of 1339.91 feet to the Northeast corner of said Northwest Quarter of the Southwest Quarter of Section 2;

Thence, along the West line of the Southeast Quarter of the Northwest Quarter of said Section 2, N00°32'53"W a distance of 1323.13 feet to the Northwest corner of said Southeast Quarter of the Northwest Quarter of Section 2;

Thence, along the North line of said Southeast Quarter of the Northwest Quarter of Section 2, S89°24'44"E a distance of 1325.38 feet to a 5/8 inch iron rod being the Northeast corner of said Southeast Quarter of the Northwest Quarter of Section 2;

Thence, along the East line of said Southeast Quarter of the Northwest Quarter of Section 2, S00°15'20"E a distance of 1315.11 feet to the Center Quarter corner of said Section 2;

Thence, along the East line of the Southwest Quarter of said Section 2, S00°31'05"E a distance of 2653.21 feet to the intersection of said East line and the Northerly right of way of the Union Pacific Railroad;

Thence, along said Northerly right of way, along a non-tangent curve to the left with a radius of 8694.37 feet, an arc length of 1478.41 feet, a delta angle of 09°44'34" and a long chord that bears N71°48'02"W a distance of 1476.63 feet to a point;

Thence, continuing along said Northerly right of way, N76°40'19"W a distance of 4841.50 feet to a point;

Thence, continuing along said Northerly right of way, along a curve to the right with a radius of 8494.37 feet, an arc length of 1992.47 feet, a delta angle of 13°26'22" and a long chord that bears N69°57'08"W a distance of 1987.90 feet to a point at the intersection of said Northerly right of way and the East line of the Southwest Quarter of said Section 3;

Thence, along said East line, N00°47'26"W a distance of 464.44 feet to the East Quarter corner of said Section 3;

Thence, along the South line of the Northwest Quarter of said Section 3, S89°22'03"E a distance of 2663.64 feet to the Center Quarter corner of said Section 3;

Thence, along the East line of said Northwest Quarter of Section 3, N00°49'11"W a distance of 2679.48 feet to the True Point of Beginning.

Said parcel containing 455.396 acres of land, more or less.

Said annexation legal description containing a total of 3424.007 acres of land, more or less.



**Osprey Ridge Annexation Application**  
**Parcel Information**

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Parcel Tax ID	Owner	Acres	Parcel Legal	Deed Instrument Number	Parcel Address	Parcel Location	Structures	Current Zoning	Proposed Zoning	Current Land Use	Proposed Use	Section	Township	Range
R0523790620	Lavar Thornton & Layne Thornton	300	Lot 62 Block 1 Arrow Rock Ranch Subdivision No. 01	103131422	W KUNA MORA RD KUNA, ID 83634	S Kuna Mora, E Cloverdale on E and S of Arrow Rock Ranch	None	RR	A	Ag	Ag	3	1N	1E
S1336438400	Lavar Thornton	35	all of the sw 1/4 of the SE 1/4 of Section 36 T2N R1W B.M. lying south of the Mora Canal	9035109	S SWAN FALLS RD KUNA, ID 83634	S of Kuna Mora Canal 1/2 mile E of Swan Falls	None	RR	A	Ag	Ag	36	2N	1W
S1336449003	Layne Thornton	37	part of SE 1/4 SE1/4 of Section 36 T2N R1W B.M.	97076761	S MERIDIAN RD KUNA, ID 83634	S of Kuna Mora Canal 1/2 mile W of Locust Grove	None	RR	A	Ag	Ag	36	2N	1W
S1431336309	Layne Thornton	19	Government Lot 4 Section 31 T2N R1E lying south and west of the Mora Canal	97076760	S STROEBEL RD KUNA, ID 83634	S of Kuna Mora Canal 3/4 mile E of Swan Falls	None	RR	A	Ag	Ag	31	2N	1E
S2102240000	Lavar Thornton & Layne Thornton	120	SE 1/4 of the NW 1/4; the NE 1/4 of the SW 1/4; and the S 1/2 of the SW 1/4, excluding the rail road, of Section 2 T1N R1E	103190170	E KUNA MORA RD KUNA, ID 83634	N and S of RR 1 mile E of Cloverdale, 1/4 mile S of Kuna Mora, Borders BLM	None	RP	A	Ag	Ag	2	1N	1E
portion of S2102240000 - Tax number unassigned at time of application	472 Development LLLP	40	SE 1/4 of the SW 1/4, excluding RR, Section 2 T1N R1E	107157457	E KUNA MORA RD KUNA, ID 83634	N and S of RR 1 mile E of Cloverdale, 3/4 mile S of Kuna Mora, Borders BLM	None	RP	A	Ag	Ag	2	1N	1E
S2103336000	Boyd & Loa Anderson LP	125	PAR #6000 OF S2 SEC 3 1N 1E #323750 330000 340000 S	106175549	17220 S Cloverdale Rd	N of Barker E of Cloverdale	Single family residence to remain	RP	A	Ag	Ag	3	1N	1E

Osprey Ridge Annexation Application

Parcel Information

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
S2103438400	Boyd & Loa Anderson LP	3.769	PAR #8400 OF SE4 SEC 3 1N 1E #340000 B	106173549	S Cloverdale Rd	N of RR, 1/2 mile east of Cloverdale	None	RP	A	Ag	Ag	3	1N	1E
S2103449200	Lavar Thornton & Layne Thornton	12	SE ¼ of the SE ¼ lying north of the rail road of Section 3 T1N R1E	103131422	E KUNA MORA RD KUNA , ID 83634	N of RR, 3/4 - 1 mile E of Cloverdale	None	RP	A	Ag	Ag	3	1N	1E
S2104131700	Boyd & Loa Anderson LP	2.515	PAR #1700 @ SE COR SW4NE4 SEC 10 1N 1E	106173549	S Cloverdale Rd	S of RR, N of Indian Creek, 1/4 mile west of Cloverdale	None	RP	A	Ag	Ag	10	1N	1E
S2104142200	Boyd & Loa Anderson LP	0.089	PAR #2200 @ SW COR SE4NE4 SEC 10 1N 1E	106173549	S Cloverdale Rd	S of RR, N of Indian Creek, 1/4 mile west of Cloverdale	None	RP	A	Ag	Ag	10	1N	1E
S2104213300	Boyd & Loa Anderson LP	289.2	PAR #3300 OF SEC 4 1N 1E #200000 310000 331000 410000 S	106173549	S Cloverdale Rd	N of Barker E of Eagle Rd	Abandoned mobile home to remain until developed	RP	A	Ag	Ag	4	1N	1E
S2104417200	Boyd & Loa Anderson LP	19.99	PAR #7200 @ E SIDE NE4SE4 SEC 10 1N 1E	106173549	S Cloverdale Rd	W of Cloverdale, S of RR	Old Barn, Old House - to remain until developed	M2	A	Ag	Ag	10	1N	1E
S2104418000	Boyd & Loa Anderson LP	9.133	PAR #8000 @ N SIDE N2SE4 SEC 10 1N 1E	106173549	S Cloverdale Rd	N of Indian Creek, S of RR, 1/8 mile W of Cloverdale	None	RP	A	Ag	Ag	10	1N	1E
S2104449000	Boyd & Loa Anderson LP	104.2	PAR #9000 @ SE SEC COR SEC 10 1N 1E #131205-5	106173549	S Cloverdale Rd	S of Indian Creek W of Cloverdale	None	RP	A	Ag	Ag	10	1N	1E
S2105223075	D. Yamamoto Development LLC	160.1	S1/2 of the NW 1/4; the NW 1/4 of the NW 1/4; and the SW 1/4 of the NE 1/4 of Section 5 T1N R1E B.M.; excepting therefrom approximately a 2 acre parcel... in the NE corner of NE4 of the NE4	8814767	S LOCUST GROVE RD KUNA , ID 83634	E of Locust Grove S of Lava Ln.	None	RP	A	Ag	Ag	5	1N	1E

**Osprey Ridge Annexation Application  
Parcel Information**

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
S2105300000	D. Yamamoto Development LLC	320	S1/2 of Section 5 T1N R1E B.M. Ada County	8814767	3250 S LOCUST GROVE RD KUNA, ID 83634	N of Barker, E of Locust Grove	Farm buildings to remain until surrounding land is developed	RP	A	Ag	Ag	5	1N	1E
S2106110410	Lavar Thornton	108	PAR #0410 OF NE4 SEC 6 1N 1E #110400-B; lengthy description see deed	7502862	S LOCUST GROVE RD KUNA, ID 83634	S of Kuna Mora Canal W of Locust Grove	None	RP	A	Ag	Ag	6	1N	-
S2106220000	Layne Thornton	73	LOTS 4/5 SEC 6 1N 1E #97076761	97076761	E KUNA MORA RD KUNA, ID 83634	W of Kuna Mora Canal 1 Mile E of Swan falls and 3/4 mile W of Locust Grove	None	RP	A	Ag	Ag	6	1N	1E
S2106244225	Lavar Thornton	37	LOT 3 & SE4NW4 S OF MORA CANAL SEC 6 1N 1E #210000 S #8616582	8616582	E KUNA MORA RD KUNA, ID 83634	S of Kuna Mora Canal 1/2 mile W of Locust Grove	None	RP	A	Ag	Ag	6	1N	1E
S2106310000	Lavar Thornton	160	E1/2, SW1/4, Section 6 T1N, R1E & N1/2 NW1/4 Section 7 T1N R1E Boise Meridian	8321966	E KUNA MORA RD KUNA, ID 83634	Borders BLM 1/2 mile w of Locust Grove	None	RP	A	Ag	Ag	7	1N	1E
S2106417205	Kuna 830 LLC	100	E 1/2 SE4, and E 1/2 of the E 1/2 of the W 1/2 of the SE 1/4 of Section 6 T1N R1E B.M.	107088129	S LOCUST GROVE RD KUNA, ID 83634	NW from the S end of Locust Grove	None	RP	A	Ag	Ag	6	1N	1E
S2107110015	Kuna 830 LLC	100	E 1/2 of the NE 1/4 & E1/2 of the E1/2 of the W 1/2 for the NE 1/4 of SEC 7 T1N R1E B.M.	107088129	E BARKER RD KUNA, ID 83634	SW from the South end of Locust Grove	None	RP	A	Ag	Ag	7	1N	1E
S2108212405	D. Yamamoto Development LLC	160	NW 1/4 of Section 8 T1N R1E B.M.	93103694	E BARKER RD KUNA, ID 83634	S of Barker, E from Locust Grove	None	RP	A	Ag	Ag	8	1N	1E
S2109100000	Boyd & Loa Anderson LP	160	NE4 SEC 9 1N 1E #9225989	106173549	S Cloverdale Rd	S of Barker, W of Cloverdale	None	RP	A	Ag	Ag	9	1N	1E
S2109210000	Boyd & Loa Anderson LP	80	N2NW4 SEC 9 1N 1E #9225989	106173549	S Cloverdale Rd	S of Barker 1/2 mile W of Cloverdale	None	RP	A	Ag	Ag	9	1N	1E

Osprey Ridge Annexation Application  
Parcel Information

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
S2110121000	Onsite Graphics LLC	39	PAR #1000 OF NW4NE4 SEC 10 1N 1E	106071185	E Barker Rd.	S of Barker, 1/2 - 3/4 miles E of Cloverdale	None	RP	A	Ag	Ag	10	1N	1E
S2110123600	Shannon & William Polfer	1	PAR #3600 OF NW4 NE4 SEC 10 1N 1E	107030952	11399 E Barker Rd	1/4 mile S of Barker, 1/2 mile E of Cloverdale	Single Family brick home to remain	RP	A	Ag	Ag	10	1N	1E
S2110130600	Onsite Graphics LLC	115	S2 NE4NW4 EXC N2SE4NE4NW SE4NW4 SW4NE4 S2SE4NE4 SEC 10 1N 1E	106060397	S Cloverdale Rd	1/4 mile S of Barker, 1/4 1 mile E of Cloverdale	None	RP	A	Ag	Ag	10	1N	1E
S2110141900	Onsite Graphics LLC	20	PAR #1900 OF N2 SEC 10 1N 1E	106071185	E Barker Rd	3/4 - 1 mile E of Cloverdale 1/4 mile S of Barker	None	RP	A	Ag	Ag	10	1N	1E
S2110212400	Boyd & Loa Anderson LP	5.17	PAR #2400 @ NE COR NE4NW4 SEC 10 1N 1E	106173549	S Cloverdale Rd	S of Barker 1/2 mile E of Cloverdale	None	RP	A	Ag	Ag	10	1N	1E
S2110223000	Boyd & Loa Anderson LP	99.83	PAR #3000 @ NW SEC COR SEC 10 1N 1E #216000-S	106173549	S Cloverdale Rd	S of Barker, E of Cloverdale	None	RP	A	Ag	Ag	10	1N	1E
S2111233600	Onsite Graphics LLC	40	SW4NW4 SEC 11 1N 1E #S2103449100-S	106193644	E Barker Rd	1 mile E of Cloverdale 1/4 mile S of Barker	None	RP	A	Ag	Ag	11	1N	1E
S220110000	Layne Thornton	87	part of SE 1/4 SE1/4 of Section 36 T2N R1W B.M.	97076761	E KUNA MORA RD KUNA, ID 83634	3/4 to 1 mile west of Swan Falls directly W of Sewer Treatment Plant	None	RP	A	Ag	Ag	1	1N	1W
S2201120000	Lavar Thornton	82	Government Lot 2 and the SW 1/4 of the NE 1/4 of Section 1 T1N R1W B.M.	870416	E KUNA MORA RD KUNA, ID 83634	1/2 mile E of Swan Falls	None	RP	A	Ag	Ag	1	1N	1W
S2201211000	Lavar Thornton	165	LOTS 3 & 4 & S2NW4 SEC 1 1N 1W	870416	S SWAN FALLS RD KUNA, ID 83634	Borders BLM 1/2 mile E of Swan Falls	None	RP	A	Ag	Ag	1	1N	1W
S2201411000	Layne Thornton	164	LOTS 6/7 W2SE4 SEC 1 1N 1W #97076761	97076761	E KUNA MORA RD KUNA, ID 83634	Borders BLM, 1/2 mile E of Swan Falls Rd	None	RP	A	Ag	Ag	1	1N	1W
3393														

## AGREEMENT

This Agreement made between Osprey Ridge Partners, LLLP, an Idaho limited liability limited partnership, its members, affiliates, successors and assigns (collectively "Osprey Ridge") and the City of Kuna, an Idaho municipal corporation ("Kuna" or the "City").

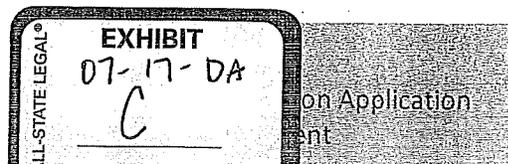
WHEREAS, Osprey Ridge intends to develop certain real properties it and/or its members, assignees or affiliates own, are the contract purchaser of or may acquire in the vicinity of Kuna, the present extent of which is graphically depicted on Exhibit "A" attached hereto and incorporated herein (collectively the "Land") and desires to annex the Land into Kuna, entitle the Land with appropriate zoning designations and building densities, obtain Kuna sewer, water and other City services for the Land and further develop the Land;

WHEREAS, Osprey Ridge is willing to contribute the sum of One Million Two Hundred Eighty Five Thousand Seven Hundred Six Dollars (\$1,285,706.00) to Kuna to be used toward a 30% expansion of capacity in the pending construction of the Kuna Siemens MBR north wastewater treatment plant (the "Sewer Plant") in exchange for said annexation, entitlement, provision of City services and development of the Land;

WHEREAS, Kuna is willing to annex, entitle, grant zoning designations, provide City services to and allow development of the Land in return for the payment by Osprey Ridge;

NOW THEREFORE, in consideration of the mutual promises contained herein the parties agree as follows.

1. The recitals set forth above are a material part of this Agreement and not mere recitals.
2. Osprey Ridge agrees to contribute \$1,285,706.00 to the City for the exclusive purpose of funding a 30% expansion of capacity in the construction of the Sewer Plant to 13,000 equivalent domestic units ("EDU's") from its original design of 10,000 EDU's. Osprey Ridge has already paid the City \$158,000.00 for the Keller & Associates redesign study for the expansion of capacity. The remaining balance to be paid by Osprey Ridge is \$1,127,706.00, (\$317,319.00 of which is for the Siemens Water Technology change order number 1 to upsize pumps and mechanical equipment to be installed in the first phase of the expansion of the Sewer Plant, and the remaining balance of which is to be used for the construction of the expanded capacity Sewer Plant.)
3. Osprey Ridge agrees to obtain an irrevocable letter of credit or other instrument satisfactory to Kuna to guarantee that the remaining balance not yet paid under paragraph 2 will be available for construction of the Sewer Plant when construction begins. Osprey Ridge will provide the letter of credit within two weeks of the execution of this Agreement. If Osprey Ridge places the remaining balance in one or more interest bearing accounts instead of obtaining a letter of credit, Osprey Ridge will receive any interest earned.



4. Kuna agrees to use the funds paid by Osprey Ridge for the sole purpose of construction of the expanded capacity Sewer Plant. Funds shall be released as required for the construction of the Sewer Plant, on a schedule and according to benchmarks met as shall be determined by the City's engineers. Of invoices paid, 7.4643% ( being the ratio Osprey Ridge's contribution bears to the overall project cost) of the invoice amounts paid shall be taken from the monies contributed by Osprey Ridge until such funds are depleted, after which all invoices will be paid by the City.
5. The \$1,285,706.00 paid by Osprey Ridge shall be credited as pre-payment for "Sewer Connections" at the rate of \$4200.00 per Sewer Connection. Osprey Ridge now has credit for 37.62 Sewer Connections for the \$158,000.00 paid to date, shall receive Sewer Connections as moneys are paid, and shall have purchased 306.12 Sewer Connections for the \$1,285,706.00 when paid. As Osprey Ridge pays these sums, corresponding EDU's and Sewer Connections will be shown in the City's records as purchased by, and the property of, Osprey Ridge. Osprey Ridge shall be entitled to transfer, pledge or sell said Sewer Connections as allowed in adopted City policies, resolutions or ordinances, pass through its cost to purchasers and be compensated directly by those purchasers for the Sewer Connections.
6. Kuna shall not be responsible to construct transmission or collection lines to the Land for water or sewer services; rather Osprey Ridge will construct such lines at its cost. Kuna agrees to reimburse Osprey Ridge for such construction costs that are eligible for reimbursement pursuant to the City's reimbursement policies and ordinances, but cannot guarantee full reimbursement.
7. Kuna agrees to annex the Land into the City under the "A" or Agricultural designation when the Land becomes contiguous to Kuna. Osprey Ridge agrees to consent to annexation of the Land. Kuna also agrees to consider annexation of the Thornton land consisting of 960 acres, more or less and the Yamamoto/Origin Properties land consisting of 840 acres, more or less into the City under the "A" or Agricultural zoning designation, or such other land(s) necessary to establish contiguity between the Land and the City (the "Annexation Path Lands"). Kuna agrees to waive fees for applications to annex the Land and the Annexation Path Lands into the "A" or Agricultural zoning designation.
8. Osprey Ridge intends to and may submit applications and development agreements to Kuna for zoning, entitlement and plat approvals for developing the Land in whatever form it chooses with design, features, open space and amenities as shall be agreed between Osprey Ridge and Kuna. Such applications and development agreements shall comply with Kuna's zoning ordinances and Kuna's comprehensive plan, and approval of all proposed development must be the product of Kuna's standard zoning application and approval procedure, including the fees associated with rezoning to a development designation. Kuna agrees that it will process any applications submitted and negotiation of any Development Agreements concurrently with the annexation applications. Kuna does not guarantee any particular zoning designation or density approval on any particular parcel, but does guarantee to Osprey Ridge a minimum blended density of three

- (3) buildable lots/density units per gross acre in the overall development on the Land.
9. Osprey Ridge will provide easements across the Land necessary to provide City services to the Land, and will cooperate with and assist Kuna to obtain such easements across the property of third parties as necessary. Kuna shall not be obligated to use force or condemnation to acquire such easements if they cannot be obtained by other means.
  10. This Agreement contains the entire agreement of the parties unless supplemented in a writing signed by both parties, but Osprey Ridge and the City reserve the right to so supplement this Agreement, including without limitation to provide for additional contributions, additional reservation of sewer capacity and any other terms the parties may mutually agree.
  11. This Agreement is entered into by Kuna with the approval of the Kuna City Council.

OSPREY RIDGE:

By: Todd Massey  
Todd Massey, Manager

Dated: October 16, 2007

CITY OF KUNA:

BY: Scott Dowdy  
Scott Dowdy, Mayor

Dated: October 16, 2007



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**OSPREY RIDGE  
COMPREHENSIVE PARCEL MAP**  
CITY OF KUNA, ADA COUNTY, IDAHO

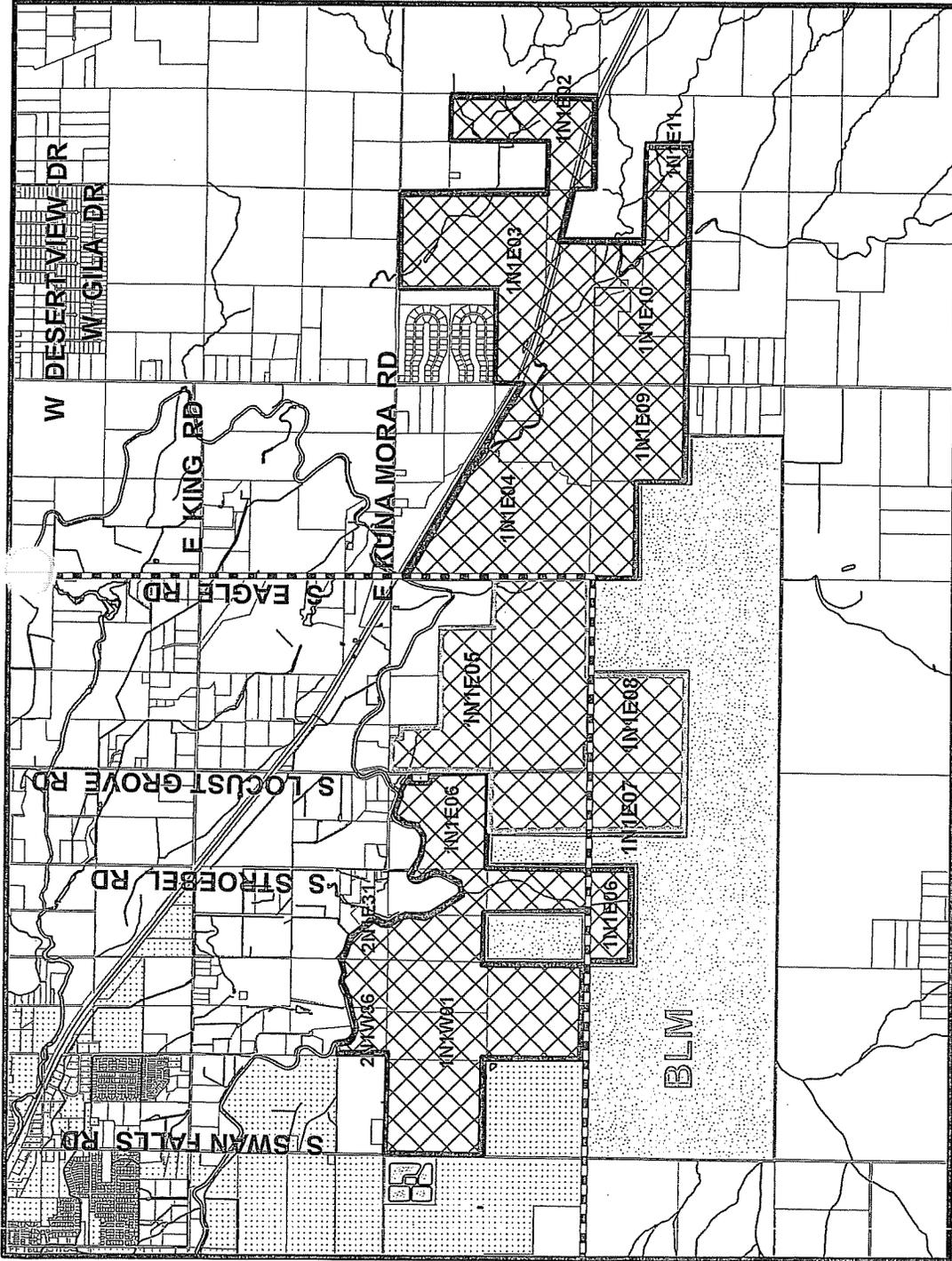
**PRELIMINARY**

1204 Robinson Ave., Ste. B  
Boise, Idaho 83725  
Phone: (208) 333-1111  
Fax: (208) 333-1112  
www.mcg.com



1204 Robinson Ave., Ste. B  
Boise, Idaho 83725  
Phone: (208) 333-1111  
Fax: (208) 333-1112  
www.mcg.com

OSPREY RIDGE PARTNERS LLLP, ORIGIN PROPERTIES, LLC/ KUNA 830, THORNTONS



**Legend**

-  ANNEXATION AREA
-  THORNTONS
-  ORIGIN PROPERTIES/ KUNA 830
-  OSPREY RIDGE PARTNERS, LLLP
-  COMPREHENSIVE PLAN MAP BOUNDARY

Exhibit 0717-DA D

## Doug Hanson

---

**From:** aflavel.bkirrdist@gmail.com  
**Sent:** Tuesday, November 19, 2024 1:12 PM  
**To:** Doug Hanson; 'Ada County Engineer'; 'Ada County Highway District'; 'Adam Ingram'; Bobby Withrow; 'Boise Project Board of Control '; 'Boise Project Board of Control 2'; 'Brent Moore (Ada County)'; 'Brian Graves Kuna School District'; 'Camille Burt (USPS)'; 'Central District Health Department '; 'Chief Fratusco'; 'COMPASS'; 'David Reinhardt'; 'DEQ'; 'Eric Adolfson'; 'Erika Olvera (NMID)'; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; 'ITD'; 'ITD Kendra Conder'; 'J&M Sanitation'; 'Jonathon Gillen'; Justin Walker; 'Krystal Hinkle'; 'Leon Letson (Ada County)'; 'Marc Boyer (Kuna Postmaster)'; 'Megan Leatherman'; 'Meridian Fire (Brandon Medica)'; 'Meridian Fire (Steve Taublee)'; 'Nampa Meridian Irrigation District '; 'New York Irrigation'; 'Niki Benyakhlef ITD'; 'Paris Dickerson'; PWorkoffice; 'Robbie Reno'; 'Scott Arellano (KRFD)'; 'Sparklight/Cable One (John Walburn)'; 'Stacey Yarrington (Ada County)'; 'Tim Jensen (Kuna School District)'; TLawrence Kuna Fire  
**Subject:** RE: City of Kuna Request for Comment Case No. 24-01-CPM, 24-01-ZC Gemstone Technology Park

This property is on high ground and has no surface irrigation water rights. Thanks!!

Alicia Flavel  
 Secretary-Treasurer  
 Boise-Kuna Irrigation District  
 129 N. School Avenue  
 Kuna, Idaho 83634  
 Phone: 208-922-5608  
 Fax: 208-922-5659

---

**From:** Doug Hanson <dhanson@kuna.id.gov>  
**Sent:** Tuesday, November 19, 2024 1:00 PM  
**To:** Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Bobby Withrow <bwithrow@kuna.id.gov>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <trithaler@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 Adolfson <eadolfson@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; 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 (Steve Taublee) <staulbee@meridiancity.org>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Niki Benyakhlef ITD <Niki.Benyakhlef@itd.idaho.gov>; Paris Dickerson <PDickerson@idahopower.com>; PWorkoffice <PWorkoffice@kuna.id.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>; Tim Jensen (Kuna School District) <tejensen@kunaschools.org>; TLawrence Kuna Fire <tlawrence@kunafire.com>

**Subject:** City of Kuna Request for Comment Case No. 24-01-CPM, 24-01-ZC Gemstone Technology Park

**Agency Transmittal – November 19 ,2024**

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

<b>CASE NUMBER:</b>	<input type="checkbox"/> <a href="#">24-01-CPM, 24-01-ZC GEMSTONE TECHNOLOGY PARK</a>
<b>PROJECT DESCRIPTION</b>	The applicant requests a comprehensive plan map amendment changing the future land use designation of the subject site from Agriculture to Industrial, and a rezone from the A (Agriculture) to M-1 (Light Industrial/Manufacturing) zone. The site is located at 3250 S Locust Grove Road within SEC 5, T1N, R1E.
<b>APPLICANT</b>	Daniel Barillas 11401 Lamar Avenue, Overland Park, KS 66211 913.456.4894 <a href="mailto:barillasdm@diodeventures.com">barillasdm@diodeventures.com</a>
<b>REPRESENTATIVE</b>	Same as Applicant
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>January 28, 2025</b> at 6:00 P.M.
<b>STAFF CONTACT</b>	Doug Hanson 208.287.1771 <a href="mailto:dhanson@kunaid.gov">dhanson@kunaid.gov</a>
<ul style="list-style-type: none"> <li>• We have enclosed information to assist you with your consideration and response; we would appreciate any information as to how this action would affect the service(s) your agency provides. <i>If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.</i></li> <li>• <i>No response within <b>15 business days</b> will indicate you have no objection or comments regarding this project.</i></li> <li>• The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4<sup>th</sup> Street, Kuna, ID 83634. Please contact staff with questions.</li> </ul>	



751 W. 4th Street  
P.O. Box 13  
Kuna, ID 83634

**Doug Hanson**  
**Planning & Zoning Director**  
City of Kuna | Development Services

Phone: 208-287-1771  
Email: [dhanson@kunaid.gov](mailto:dhanson@kunaid.gov)  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

All e-mail messages sent to or received by City of Kuna e-mail accounts are subject to Idaho law, in regard to both release and retention, and may be released upon request, unless exempt from disclosure by law.

## Doug Hanson

---

**From:** Kendra Conder <Kendra.Conder@itd.idaho.gov>  
**Sent:** Tuesday, November 19, 2024 2:26 PM  
**To:** Doug Hanson  
**Subject:** RE: City of Kuna Request for Comment Case No. 24-01-CPM, 24-01-ZC Gemstone Technology Park

Good Afternoon Doug,

ITD has reviewed the application transmittal for 24-01-CPM, 24-01-ZC and does not have any comments or concerns.

Thank you,

### Kendra Conder

District 3 | Development Services Coordinator  
 Idaho Transportation Department  
 Office: 208-334-8377  
 Cell: 208-972-3190



YOUR Safety •••▶ YOUR Mobility •••▶ YOUR Economic Opportunity

---

**From:** Doug Hanson <dhanson@kuna.id.gov>  
**Sent:** Tuesday, November 19, 2024 1:00 PM  
**To:** Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Bobby Withrow <bwithrow@kuna.id.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 Adolfson <eadolfson@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; 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 (Steve Taublee) <staulbee@meridiancity.org>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Paris Dickerson <PDickerson@idahopower.com>; PWorkoffice <PWorkoffice@kuna.id.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>; Tim Jensen (Kuna School District) <tejensen@kunaschools.org>; TLawrence Kuna Fire <tlawrence@kunafire.com>  
**Subject:** City of Kuna Request for Comment Case No. 24-01-CPM, 24-01-ZC Gemstone Technology Park

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

**Agency Transmittal – November 19 ,2024**

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

<b>CASE NUMBER:</b>	<a href="#">24-01-CPM, 24-01-ZC GEMSTONE TECHNOLOGY PARK</a>
<b>PROJECT DESCRIPTION</b>	The applicant requests a comprehensive plan map amendment changing the future land use designation of the subject site from Agriculture to Industrial, and a rezone from the A (Agriculture) to M-1 (Light Industrial/Manufacturing) zone. The site is located at 3250 S Locust Grove Road within SEC 5, T1N, R1E.
<b>APPLICANT</b>	Daniel Barillas 11401 Lamar Avenue, Overland Park, KS 66211 913.456.4894 <a href="mailto:barillasdm@diodeventures.com">barillasdm@diodeventures.com</a>
<b>REPRESENTATIVE</b>	Same as Applicant
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>January 28, 2025</b> at 6:00 P.M.
<b>STAFF CONTACT</b>	Doug Hanson 208.287.1771 <a href="mailto:dhanson@kunaid.gov">dhanson@kunaid.gov</a>
<ul style="list-style-type: none"> <li>• We have enclosed information to assist you with your consideration and response; we would appreciate any information as to how this action would affect the service(s) your agency provides. <i>If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.</i></li> <li>• <i>No response within <b>15 business days</b> will indicate you have no objection or comments regarding this project.</i></li> <li>• The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4<sup>th</sup> Street, Kuna, ID 83634. Please contact staff with questions.</li> </ul>	



751 W. 4th Street  
P.O. Box 13  
Kuna, ID 83634

**Doug Hanson**  
**Planning & Zoning Director**  
City of Kuna | Development Services

Phone: 208-287-1771  
Email: [dhanson@kunaid.gov](mailto:dhanson@kunaid.gov)  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

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# KUNA RURAL FIRE DISTRICT

EST. 1951

150 W BOISE ST  
PO Box 607  
Kuna, ID 83634  
PHONE: (208) 922-1144  
FAX: (208) 922-1982

---

**Date:** 11/26/2024  
**From:** Kuna Rural Fire District

**Regarding:** Agency Comments  
24-01-CPM  
24-01-ZC  
Gemstone Technology Park  
3250 S Locust Grove Road, Ada County, ID

**Comments:** The Kuna Rural Fire District can support the proposed application with the following conditions:

- The Kuna Rural Fire District shall be included in the subsequent building permit approval process. Final conditions of approval for each structure will be established during a more detailed architectural and civil plans fire code plan review concurrent with the building department commercial plan review process. See Fire District website for associated fees.
- Building designs shall comply with the adopted commercial building code and state fire codes at the time of application for building permits. All active fire protection system permits will be deferred under a separate submittal process and issued directly through the Fire District.
- Available firefighting water supply for the project site shall be included with the complete building permit application. Onsite firefighting water supply shall be available prior to storage of combustible materials for this new construction project. Temporary office trailers shall be permitted through the City of Kuna Building Department with collaborative approval by the Kuna Rural fire district.

Regards,

Kuna Rural Fire District  
150 W Boise Street  
Kuna, ID 83634  
1.208.922.1144



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

December 9, 2024

To: Doug Hanson, Planning & Zoning Director  
 City of Kuna | Development Services  
 751 W. 4<sup>th</sup> Street  
 Kuna, ID 83634

Subject: Gemstone Technology Park  
 KUNA24-0014/ 24-01-CPM/ 24-01-ZC  
 3250 S. Locust Grove Road

Doug,

Thank you for transmitting the comprehensive plan map amendment, annexation and rezone application for review and comment. Although ACHD does not set site specific conditions of approval for comprehensive plan map amendment, annexation and rezone applications, we did want to provide the following comments.

**Traffic Impact Study (TIS):** ACHD Policy 7106 generally requires a traffic impact study for all new developments anticipated to generate more than 100 new trips in the PM peak hour.

ACHD has received a traffic impact study for this site; however, the traffic impact study has not been reviewed. Because the TIS has not been reviewed we are unable to provide specific details on how the development may impact the existing transportation network. The review of the traffic impact study will allow us to understand the impacts of the known phases of the development, establish conditions of approval to mitigate the site generated traffic impacts of the proposed development, and provide an overview of what the potential future impacts could be, allowing for right-of-way preservation and possible changes to ACHD's planning documents.

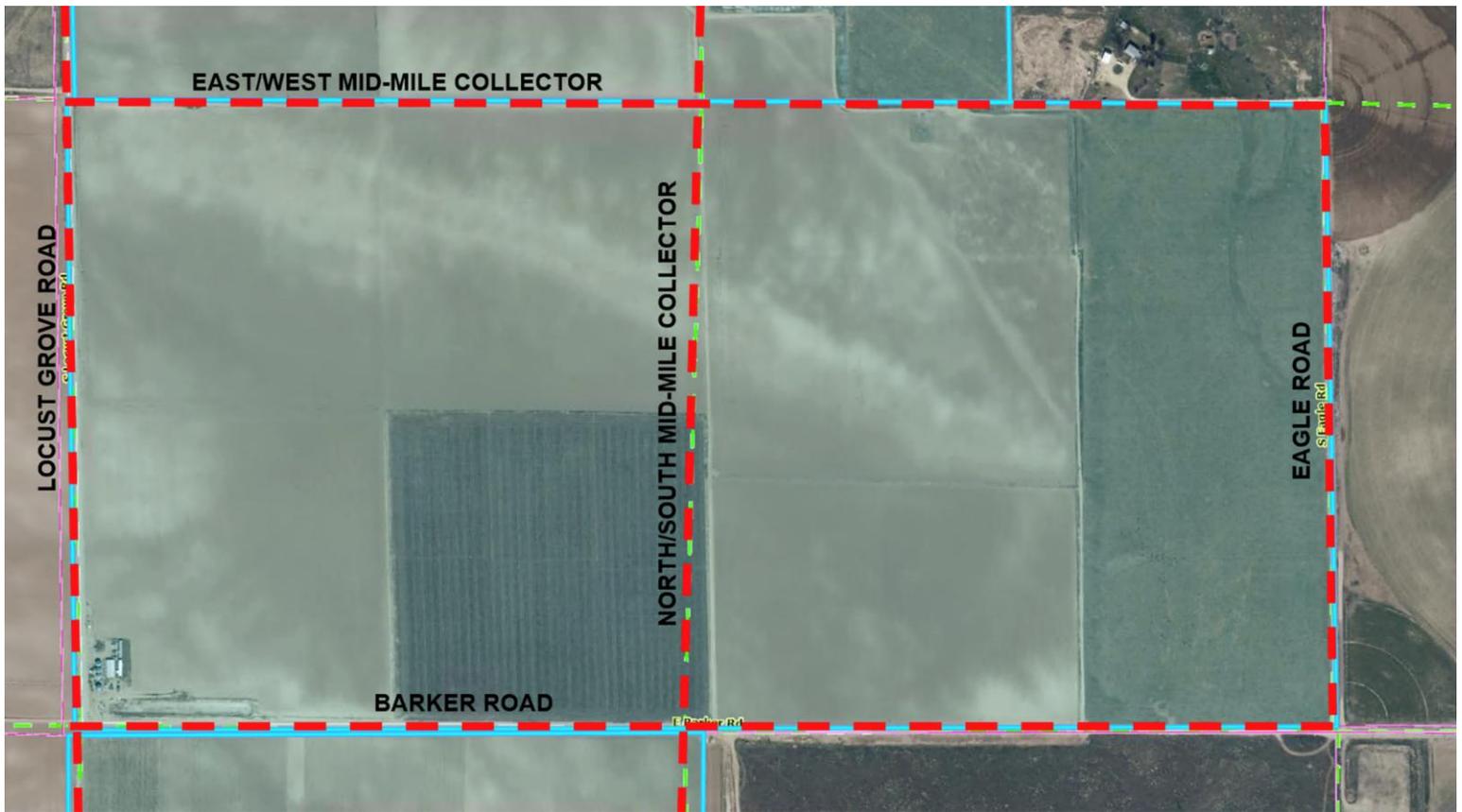
The traffic impact study indicates for the data center land use, this development is estimated to generate 1,520 vehicle trips per day with 516 trips in the PM peak hours, 16 are assumed to be delivery vehicles.

**Access:** Three access points are proposed onto collector roadways for the data center, two onto Barker Road and one onto Locust Grove Road. An access analysis was provided in the TIS and will be reviewed as part of the TIS review. Staff comments regarding the proposed access points will be provided in the ACHD report as part of the future development application for the request to construct the data center.

**Future Collector Roadways:** There are 5 collector roadways shown on ACHD's Master Street Map and are located as follows (red dashed lines in image below):

- Locust Grove Road, 2-lane paved roadway abutting the site's west property line (55-feet of prescriptive right-of-way)
- Barker Road, an unpaved road that bisects the site (45 to 50-feet of prescriptive right-of-way)
- Eagle Road is not constructed abutting the site's east property line
- North/south and east/ west mid-mile collectors that are not constructed within the site

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Collector roadways are typically constructed as 2-lane roadways with turn lanes at intersections, as necessary. The construction of the collector roadways, the typology and design will be determined based on information provided in the traffic impact study and staff comments should be included in the ACHD report as part of the future development application request to construct the data center.

**Future Development Application:** Once ACHD has completed their review and accepted the traffic impact study and the application for the request to construct the data center has been transmitted to ACHD for official comments and review, an ACHD staff report will be provided which includes a detailed analysis of the traffic impact study, recommended roadway and intersection improvements, and mitigation needed to serve the proposed development.

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

Sincerely,

Dawn Battles  
Senior Planner  
Development Services

cc: Diode Ventures (Daniel Barillas), via email

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# Kuna School District

*Empowering students to lead productive lives.*

Date: 12/19/24

RE: Gemstone Technology Park

Dear Commissioners,

Kuna School District has reviewed the application of Case No. 24-01-CPM, 24-01-ZC and provides the following comments for your consideration.

The Kuna School District supports this commercial application. We believe that this development aligns with the vision and goals of our community and provide the following benefits:

**Economic Growth:** The project will create jobs, stimulate local spending, and contribute to the overall economic growth of our community. This growth is essential for maintaining a thriving business environment.

**Property Tax Base Growth & Diversification:** Currently, residential developments make up about 80% of our district’s tax base. Growing the commercial development in our community will help increase the tax base to support infrastructure for our community and schools reducing the burden on homeowners and families.

**Community Partnerships:** Our school system is focused on ensuring our students are “future ready.” We rely on collaboration with community and business partners to provide internships, mentorship programs, and fostering real-world learning experiences. Partnerships also strengthen community ties, promoting collaboration between schools and local businesses for mutual benefit and long-term success. Diode Ventures has agreed to a partnership with Kuna School District in relation to this application.

Sincerely,

Tim Jensen & Jason Reddy

Kuna School District Planning Team

<b>Kim Bekkedahl</b> Superintendent	<b>Brian Graves,</b> Asst. Superintendent	<b>Jason ReddyElmira Feather,</b> Assistant Superintendent	<b>Bradley Steadman</b> Chief Financial Officer
<b>Allison Westfall,</b> Communications Director	<b>Kevin Gifford,</b> Curriculum, Instruction & Assessment Director	<b>Kelly Schamber,</b> Special Education Director	



CITY OF KUNA
751 W. 4th St
KUNA, ID 83634
www.kunacity.id.gov

Adam Wenger
Public Works Director
208.287.1727

Memorandum

TO: Daniel Barillas, EIT | Project Manager
Diode Ventures, LLC
FROM: Adam Wenger | Public Works Director
City of Kuna
RE: Gemstone Blowdown Water Onsite Disposal Option Memorandum
DATE: 17 January 2025

The City of Kuna Public Works Department has reviewed the Memorandum authored by James M. Oliver on behalf of BLACK & VEATCH in which an infiltration basin water disposal option for the Gemstone Technology Park project is summarized.

In the summary BLACK & VEATCH does not anticipate the need for City water or wastewater utility services for the proposed project. As such, the City does not anticipate the project would impose significant impact on City infrastructure, utilities, capacities, or existing users.

As the Memo strictly details industrial process water source and disposal, the City verified with Mr. Barillas that potable water and sanitary sewer would also be managed within the project and would not require connection to City infrastructure.

With the understanding that the anticipated water and wastewater system impact to the City will be inconsequential, there are various other commenting agencies that will need to grant approval before the City would move forward issuing construction permits. These are expected to include, at minimum, approvals from Idaho Department of Environmental Quality (IDEQ) for small water system (potable) operation, Idaho Department of Water Resources (IDWR) regarding aquifer recharge water quality regulations, and Central District Health (CHD) acceptance of on-site septic systems.

With the above approvals satisfied, Public Works would support the project's proposal of an Onsite Disposal Option as summarized in the Memorandum.



751 W. 4th St
P.O. Box 13
Kuna, ID 83634

Adam Wenger
Director
City of Kuna | Public Works

Phone: 208.287.1727
Email: awenger@kunaid.gov
www.kunacity.id.gov



**KUNA LIBRARY DISTRICT**  
**457 N Locust/P.O. Box 129**  
**Kuna, Idaho 83634**  
**208-922-1025**

9-19-2024

To whom it may concern,

Now that this new project will be industrial and not residential as proposed back in 2008, there is no impact on the library.

Regards,

Handwritten signatures of Jana Cutforth and Tam Svedin. The signature for Jana Cutforth is written above the signature for Tam Svedin.

Jana Cutforth and Tam Svedin  
Kuna Library Directors  
457 N Locust Ave  
Kuna, ID 83634  
208-922-1025 x204



Michael Fratusco, Chief of Police

January 14<sup>th</sup>, 2025

Re: Gemstone Technology Park – 24-01-CPM & 24-01-ZC

The City of Kuna is actively working with Diode Ventures to address the needs for Kuna Police services that may arise as a result of future development of the respective properties as required by “Article III Conditions of Development” of the approved Osprey Ridge Development Agreement (Case. No. 07-17-DA).

Diode Ventures and the City have come to agreement on terms to increase capacity and mitigate the impacts on the city-wide level of service and response times for police services. We anticipate that terms will be finalized in a Memorandum of Understanding that will accompany this application at City Council.

Respectfully,

A handwritten signature in black ink that reads "Michael Fratusco". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael Fratusco  
Kuna City Chief of Police



**KUNA RURAL FIRE DISTRICT**  
EST. 1951

150 W BOISE ST  
PO Box 607  
Kuna, ID 83634  
PHONE: (208) 922-1144  
FAX: (208) 922-1982

---

January 23, 2025

**Re: Kuna Rural Fire District's Agency Comment on Gemstone Technology Park Proposal;  
Case Number 24-01-CPM & 24-01-ZC.**

To Whom it May Concern:

The Kuna Rural Fire District ("District") has been engaged in conversations with representatives of Diode Ventures, LLC ("Diode") regarding the above project. It is the District's understanding that Diode is the developer for the above referenced project and cases, or represent the developer. These conversations have centered on the anticipated impacts this project would have on the District's ability to provide service, and have included negotiations for how Diode might mitigate against the adverse impacts its development will likely have on the District's service level.

Presently, no formal agreement has been reached between Diode and the District, but the parties are engaged in what the District considers good faith negotiations. Further, the District currently believes it will be able to come to terms with Diode for an appropriate mitigation agreement. Once the parties come to terms for such an agreement, the District will update this comment letter appropriately.

Sincerely,

TJ Lawrence

Fire Chief, Kuna Rural Fire District



Miranda Gold, President  
Alexis Pickering, Vice-President  
Kent Goldthorpe, Commissioner  
Dave McKinney, Commissioner  
Patricia Nilsson, Commissioner

February 13, 2025

Alec Scheibner and Bob Beckman, PE, PTOE  
Kimley-Horn and Associates, Inc

Subject: Kuna Data Center Construction TIS

The Ada County Highway District staff has completed its second review of the traffic impact study for the proposed Kuna Data Center Construction Traffic.

While staff generally agree with the findings of the study, ACHD cannot accept the mitigation proposed in the construction TIS. Proposed mitigation should be specific and feasible, including information such as approximate timelines. While ACHD does anticipate the need for lane closures and other temporary disruptions to the road network, multiple long-term complete road closures are not considered feasible. In addition, the TIS should account for future background traffic rather than assume it will have a negligible impact by using an alternative route. Please revise the proposed roadway closure mitigation to reduce the impact on existing traffic patterns, include more specific requirements, and account for the background traffic on these routes.

If you are unable to provide this level of detail at this time, then please let me know and we can work on an alternative timeline for when this the construct TIS will be required.

Please address the above comment and resubmit the revised study for review. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sam Standal'.

Sam Standal  
Assistant Traffic Engineer, Development Services

Cc (email): Daniel Barrillas, Diode Ventures  
Doug Hanson, City of Kuna

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**Doug Hanson**

---

**From:** Sam Standal <sstandal@achdidaho.org>  
**Sent:** Thursday, February 13, 2025 1:42 PM  
**To:** Scheibner, Alec; Beckman, Robert  
**Cc:** McDougald, Brandon; Chau, Elizabeth; Sweat, Eric; Doug Hanson; Barillas, Daniel; Mindy Wallace; Brandon Atchley  
**Subject:** RE: Kuna Data Center TIS - Resubmittal  
**Attachments:** Kuna Data Center Construction Comments 2.pdf

Good afternoon all,

ACHD has completed its review of the Kuna Data Center TISs. The permanent Data Center TIS has been accepted; comments regarding the construction TIS are attached.

Please let me know if you have any questions.

Thanks,



**Sam Standal**  
Assistant Traffic Engineer | Development Review

Ada County Highway District (ACHD)  
3775 N Adams St, Garden City, Idaho, 83714  
**Phone:** (208) 387-6384



*We're thrilled to share some exciting news with you! Our team is in the midst of a big move to our new headquarters building on Meeker Avenue in Boise. This relocation is a major milestone as we work to better serve our wonderful community.*

*We expect to be fully operational at Meeker by late February. In the meantime, we'll continue to provide service at our current headquarters just down the hill on Adams Street in Garden City (**3775 N Adams Street**).*

*At the Adams location, you can still pay fees, drop off plans, and reach us with any*

questions or concerns. We're always here to help—just stop by or give us a call at **208.387.6170**

The new headquarters will be more centrally located for the residents we serve, offering greater convenience and bringing our administrative staff back together under one roof. We can't wait to welcome you to this space, thoughtfully designed to enhance our operations and create an even better experience for you.

Thank you for your patience and support during this transition. We'll be sharing more updates soon, so stay tuned!

---

**From:** Sam Standal

**Sent:** Wednesday, January 22, 2025 7:13 AM

**To:** Scheibner, Alec <Alec.Scheibner@kimley-horn.com>

**Cc:** Beckman, Robert <Robert.Beckman@kimley-horn.com>; McDougald, Brandon <Brandon.McDougald@kimley-horn.com>; Chau, Elizabeth <elizabeth.chau@kimley-horn.com>; Sweat, Eric <Eric.Sweat@kimley-horn.com>; Barillas, Daniel <BarillasDM@diodeventures.com>; Mindy Wallace <Mwallace@achdidaho.org>; Brandon Atchley <batchley@achdidaho.org>

**Subject:** RE: Kuna Data Center TIS - Resubmittal

Hi Alec,

Your TIS has been received and added to the review queue; please allow 2-4 weeks for review.

I'll reach out if anything comes up during the review.

Thanks,

**Sam Standal**

Assistant Traffic Engineer | Development Services

Ada County Highway District (ACHD)  
1301 N Orchard Street, Ste 200, Boise, Idaho 83706

**Phone:** (208)387-6384

[www.achdidaho.org](http://www.achdidaho.org)

Connect with us on social! **@achdidaho**




---

**From:** Scheibner, Alec <Alec.Scheibner@kimley-horn.com>

**Sent:** Tuesday, January 21, 2025 4:03 PM

**To:** Sam Standal <sstandal@achdidaho.org>

**Cc:** Beckman, Robert <Robert.Beckman@kimley-horn.com>; McDougald, Brandon <Brandon.McDougald@kimley-horn.com>; Chau, Elizabeth <elizabeth.chau@kimley-horn.com>; Sweat, Eric <Eric.Sweat@kimley-horn.com>; Barillas,

Daniel <[BarillasDM@diodeventures.com](mailto:BarillasDM@diodeventures.com)>; Mindy Wallace <[Mwallace@achdidaho.org](mailto:Mwallace@achdidaho.org)>; Brandon Atchley <[batchley@achdidaho.org](mailto:batchley@achdidaho.org)>

**Subject:** Kuna Data Center TIS - Resubmittal

**Caution:** This is an external email and has a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department

Hi Sam,

I hope your week is going well! We've addressed all ACHD comments for both the construction and operation TISs for Kuna Data Center development. Both reports can be found with this link to our ShareFile system:

<https://kimley-horn.securevdr.com/d-s6aaffa0079e54a7695a9e00787b6a337>

Please let me know if you have any questions or need anything else for your review, thanks!

**Alec Scheibner**

**Kimley-Horn** | 1100 W. Idaho Street, Suite 210, Boise, ID 83702

Direct: +1 208 207-8481 | Mobile: +1 509 481-0432

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Kimley-Horn.com](http://Kimley-Horn.com)

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# CENTURION ENGINEERS, INC.

2323 S. Vista Ave Suite 206 | Boise, ID 83705 | 208.343.3381

## Kuna City Planning and Zoning Commission

c/o Kuna City Planning and Zoning Department  
751 W. 4th Street  
Post Office Box 13  
Kuna, ID 83634

Provided via email to: dhanson@kunaid.gov

January 27, 2025

### Dear Planning and Zoning Commissioners,

On behalf of Mr. Tim Gordon, please accept this letter in support of the request by Diode Ventures to amend the City of Kuna comprehensive plan and re-zone the property for Gemstone Technology Park. Mr. Gordon is in favor of providing additional industrial properties in Kuna to support the job and tax base of the City, and he supports this particular effort of the Yamamoto family who are long-time Kuna residents and personal friends.

One of the most important questions that ever comes before a Planning and Zoning Commission is, "How do we craft our comprehensive plan to achieve our vision for the City?" That is the question before you tonight. Acknowledging the importance of the comprehensive plan document, the zoning ordinance requires that any amendment meets several high standards. To support the Gemstone Technology Park request, I am going to go through each standard and highlight how the proposed amendment complies.

Any amendment of the Comprehensive Plan shall generally comply with the following standards:

- A. Is compatible with the other planning components of the comprehensive plan; and

*Both agriculture and industry are noted as important economic engines for the City of Kuna. Recent annexations and developments further east on Kuna Mora Road make industrial more viable than when the comprehensive plan future land use map was last updated for this area. The intended land use and location of the Gemstone Technology Park are both compatible with the planning components of the comprehensive plan.*

- B. Is based upon substantial and competent data from reliable sources; and

*There are many agencies reviewing the impact of the proposed development. Those agencies have provided comment letters documenting Diode Ventures efforts to successfully meet those agencies' needs and requirements.*

- C. Is an updated projection of future growth and development of the City; and

*As noted previously, the development of a large technology project further down Kuna Mora Road has changed the existing character of this area and this should be reflected as an amendment to the comprehensive plan.*



# CENTURION ENGINEERS, INC.

2323 S. Vista Ave Suite 206 | Boise, ID 83705 | 208.343.3381

- D. Is consistent with the goals, objectives and policies of the comprehensive plan; and

*Envision Kuna has the following policies related to siting new industrial development:*

- 3.E.1.b. Provide adequate space for industrial developments, so they may benefit from economies of scale and proximity to one another. *As noted above, amending the comprehensive plan to acknowledge the changing nature of this area will allow other industries to benefit from economies of scale and proximity. Although the Meta project is four miles away, that is relatively close for a technology innovation center. (As a size comparison, the Micron property is over 2.5 miles long.)*
- 3.E.1.c. Encourage the development of industrial land uses in areas that are not averse to neighboring areas. *The entire premise of zoning in America is based on separating industries and homes. The proposed location of the Gemstone Technology Park provides abundant separation from residential uses. Also, industrial uses will be good neighbor to the agricultural and BLM neighbors.*
- 3.E.1.f. Evaluate benefits of creating specialized industrial areas such as “innovation centers,” “technology parks” or “economic expansion zones” to encourage rapid investment and business growth in targeted areas. .... *The proposed use is a technology park. Approval of this comprehensive plan amendment will move the area toward an innovation center that could achieve the goal of having business growth in targeted areas.*
- 3.E.2.b. Promote industrial development that allows for the utilization of the rail line. *In this case, not only can the rail line support transportation of products, but also the fiber optic cables in the right-of-way will be available to support internet connectivity.*

- E. Is consistent with Kuna City Code; and

*As noted in this analysis, the proposed comprehensive plan amendment is consistent with the required findings in the Kuna City Code.*

- F. Takes into consideration existing and planned land uses; and

*As noted several times, this comprehensive plan amendment responds to the Meta project being constructed along Kuna Mora Road.*

- G. Does not burden existing and planned public service capabilities; and

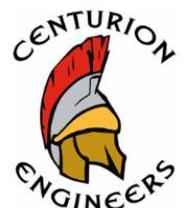
*As noted in the agency transmittal letters, Diode Ventures is addressing the needs of public service agencies through a variety of means.*

- H. Map amendments (as applicable) provide a logical juxtaposition of uses that allows sufficient area to mitigate any anticipated adverse impact associated with development; and

*The industrial use location is a logical neighbor to the agricultural uses and to BLM. Typically, large-scale industrial uses are sited away from residential and “downtown” commercial uses to minimize adverse impacts.*

- I. Complies with I.C. § 67-6508; and

*The Local Land Use Planning Act specifies how a Planning Commission should consider planning for their community. By having these discussions at a public hearing, the Planning Commission is fulfilling its important duty.*



# CENTURION ENGINEERS, INC.

---

2323 S. Vista Ave Suite 206 | Boise, ID 83705 | 208.343.3381

J. Is in the best interest of the City of Kuna.

*Other written testimony has highlighted the economic benefit to the City of Kuna. This would seem to be an excellent opportunity to fine-tune the vision of industry for the City of Kuna and capitalize on this unique opportunity for greater individual and community prosperity.*

In summary, Mr. Tim Gordon enthusiastically supports the Gemstone Technology Park as consistent with the vision for the City of Kuna and in the best interest of the City of Kuna as well.

Thank you in advance for your time and attention.

Sincerely,



**David A. Crawford**  
Project Manager  
Centurion Engineers, Inc.  
dacrawford@centengr.com



Chad and Tricia Waters  
4872 N Hickory Twig Way  
Boise, ID 83713  
[Chad\\_waters@hotmail.com](mailto:Chad_waters@hotmail.com)  
208 850 0194

September 26, 2024

City of Kuna  
Planning and Zoning Department  
751 W 4<sup>th</sup> street ]  
Kuna, ID 83634

Dear Members of the Planning and Zoning Department,

We are writing to express our strong support for the proposed rezoning of the D. Yamamoto property from agricultural use to mixed-use industrial. As native Kuna residents with strong family ties to Kuna, we believe this change is not only appropriate but will also bring numerous economic and social benefits to the City of Kuna while preserving the small hometown heritage.

While many have discussed the economic benefits Gemstone Technology Park will bring to the community; I believe my experience as a former Environmental Health official for Ada County Central District Health Department, allows me a unique perspective specific to Environmental Responsibility.

It is important to note, the subject land is located in an area what is known as, a High Nitrate priority area. Such areas have enormous consequences to the drinking/ground water condition, and subsequently, public health. High nitrate priority areas refer to regions where nitrate concentrations in soil and water exceed safe or sustainable levels, often due to intensive agricultural activities. Nitrates are essential for plant growth and are commonly found in fertilizers. However, when present in excessive amounts or moderate amounts over a long period of time, they can cause significant environmental and health issues.

### **1. Water Contamination and Overuse Create Public Health Risks**

One of the most critical impacts of high nitrate concentrations is the contamination of groundwater sources, which are vital for drinking water and irrigation. Water pollution and water resources have been strained by large-scale farming, both in terms of pollution and excessive use.

- **Pesticides and Fertilizers:** Agriculture often relies on chemical inputs, such as synthetic fertilizers and pesticides, to increase yields. These chemicals can seep into ground water, as well as contaminating creeks, rivers, canals and lakes. Nitrogen and phosphorus from fertilizers can be

difficult to remove leading to long-term water quality issues. Groundwater contamination is particularly concerning in rural areas, such as Kuna, where private wells are used for drinking water.

- **Irrigation and Water Overuse:** Large-scale farms also consume VAST amounts of water for irrigation. Thereby depleting local water sources, particularly groundwater, which is often not replenished quickly enough.

## **2. Public Health Risks**

High nitrate levels in drinking water pose serious health risks, especially for vulnerable populations such as infants, young children and pregnant women which is known to cross the blood brain barrier and placenta barrier. This can cause:

- **Blue Baby Syndrome (Methemoglobinemia):** Water consumption or formula prepared with water high in nitrates increase their risk of developing methemoglobinemia, commonly known as “blue baby syndrome.” This condition occurs when nitrates interfere with the ability of hemoglobin in the blood to carry oxygen, causing the skin to turn blue and, in severe cases, leading to death.
- **Cancer and Other Health Concerns:** Long-term exposure to high nitrate levels in drinking water has been linked to an increased risk of certain cancers, including gastric and colorectal cancers. Nitrates can be converted into nitrites in the body, which can then form nitrosamines, compounds that are known to be carcinogenic.

**3. Eutrophication:** Excessive nutrients in the water cause harmful algal blooms. These blooms deplete oxygen levels and can produce toxins, killing fish, other aquatic life, and other animals making them unsafe for recreational use or as a source of clean water. Eutrophication can also promote the growth of opportunistic species at the expense of native species, disrupting biodiversity and the food chain.

## **4. Economic Impact on Agriculture**

While nitrates are used to enhance agricultural productivity, the unintended environmental consequences can have negative economic effects on farmers and local economies in high nitrate priority areas.

- **Cost of Water Treatment:** In regions with high nitrate contamination, local governments and water suppliers may need to invest in costly water treatment technologies to ensure that drinking water meets safety standards. These costs often have to be passed onto local citizens in the form of higher water bills or taxes.
- **Reduced Agricultural Productivity:** In some cases, nitrate pollution can reduce agricultural productivity, forcing farmers to invest more in soil amendments, irrigation systems, or alternative farming practices.

- **Regulatory and Compliance Costs:** Farmers in high nitrate priority areas may also face increased regulatory pressures, such as restrictions on fertilizer use or requirements to implement nitrate-reducing practices. While these measures are necessary to protect the environment, they can add additional financial burdens to farmers in a time of unsustainable inflation.

Ground water scarcity is a growing local problem in our state, and the over-extraction of water for farming threatens both agricultural sustainability and the availability of clean drinking water.

### **Environmental Impact Conclusion**

Transitioning to a Mixed-use industrial zoning is ideally suited for this subject property in a high nitrate priority area. It may help to reduce any current environmental damage caused by its existing farming operations and encourage the adoption of modern, eco-friendly practices in construction and operation. With careful planning and oversight, the development can be designed to minimize environmental impact and promote sustainable practices well into the future.

### **\*\*Generate Economic Growth and Retaining Residents\*\*:**

By opening the door for industrial and commercial development, the rezoned area can attract new businesses, providing diverse employment opportunities, foster entrepreneurship of local businesses to preserve the small-town heritage feel we grew up in. The additional tax base from a new commercial/industrial zone will help accelerate solutions to connect the north side of Kuna to the South and fund urban renewal projects downtown. This will attract and retain residents who currently drive to nearby Meridian, Nampa and Boise for goods, services, employment and entertainment.

The proposed Gemstone Technology Park would be a valuable economic tool to accelerate city projects and strengthen the city's financial stability. This aligns with the city's urban renewal goals to ensure the underdeveloped areas become a true extension of the city rather than becoming a collection of subdivisions. As the Treasure Valley continues to see unprecedented growth, diversifying growth opportunities creates balance to the overrepresented residential to commercial/industrial balance Kuna is experiencing.

On a personal note: I have known the Yamamoto family for 40+ years. My grandfather, Harley Forrey, from one of the founding families of Kuna, knew Duane Yamamoto even longer. They became great friends in a time when post WWII prejudice ran high. They joined the Lions Club together and he volunteered as Duane's campaign manager for his mayoral run, in which he won. Duane was elected Mayor of Kuna for the 1976-1980 term. The next four years Duane implemented a comprehensive plan to progress Kuna from a town to a City. My grandfather and myself have always been inspired by the perseverance and triumphs Duane achieved from a history filled with injustice, financial hardships and sacrifice. Being a farmer himself, my grandfather appreciated the qualities of strong work ethic, trustworthiness and caring for family and community; qualities Duane possesses two-fold. They remained good friends until my grandfather's passing in 2013.

In addition, I am a proud military veteran, serving in the U. S. Navy and Army National Guard out of high school and college. I believe strongly in the freedoms afforded to us by the Constitution and appreciate the City's Comprehensive Plan to include "respecting and protecting private property rights."

Growing up in Kuna and living currently in Boise, my wife and family also feel the frustrations of unprecedented growth and 'losing' the simple conveniences of living in an agriculturally dominant area. We can appreciate the community's desire to keep agriculture as part of the area's identity. However, as farming often does, it has stolen Duane's health and physicality. Recognizing his own rapidly declining health, Duane has had the property available for sale for the past 20 years as his exit strategy/retirement plan. During this time there has been no real interest from other farmers or other Ag related entities. Duane has expressed to me a multitude of times over the past 15 years, his wish for his wife Judy to realize the fruits of their labor for the 6 decades of sacrifice of being a farmers wife, sacrificing her own profession as a registered nurse and providing for their son Bryce, who has special needs, and will need support when both Judy and Duane pass on. Duane has certainly endured a lifetime of Love/Hate with the subject land resulting in an unyielding emotional attachment to it. Duane has always been adamant that a potential sale would only be considered to interested parties who had a proven record of being a good steward of the land or it be used in a responsible, sustainable way benefiting both the family and the community. I believe Gem Stone Technology Park meets both of his criteria.

I have witnessed Duane's rapid decline in health over the past 5 years. The descent has been significant leaving Duane incapable of participating in daily farming operations in any capacity. I have observed from the sidelines the enormous effort the immediate family has taken to care for Duane at home and the tiresome efforts to preserve the farm at their own financial risk; particularly the daughters. The cost prohibitive risks by any standard were openly considered by the daughters to co-sign and or supplement the 750K+ bank loan needed to upgrade the irrigation infrastructure to attract interest from other farmers or Ag related entities; or supplement the land tax when it is no longer farmed. A financial risk which does not generate a positive cash flow in either circumstance. Such a financial decision directly affects my own family and is an extremely controversial topic between my wife and I. The dedication and sacrifices the immediate family has extended to care for Duane and the legacy of Yamamoto Farms is commendable and incomprehensible to most. Sadly, Duane's current health status has robbed him of realizing the fruits of his labor over a lifetime of sacrifice. I hope your decision will not rob Judy of hers.

We understand that zoning changes must be carefully considered, balancing growth with the preservation of community character. The opportunity to transform this property into a productive and dynamic industrial hub to best serve the community at large is one that should not be overlooked.

Thank you for your time and consideration of this proposal. I respectfully urge you to approve the rezoning request and allow this property to reach its full potential for the benefit of the community Duane and Judy has deeply cared for.

Sincerely,

Chad Waters and Tricia (Yamamoto) Waters

Enrique's Mexican Restaurant

9/6/2024

Daniel Barillas

Project Manager

Gemstone Technology

barillasDM@diodeventures.com

To Whom It May Concern,

We are pleased to formally express our support for Gemstone Technology in the management and utilization of land as you move forward with the proposed development of a hyperscale data center campus over 620 acres. Our approval encompasses the necessary rezoning to accommodate local businesses, new facilities, and warehouses, which will significantly enhance job opportunities in our community. We acknowledge that the establishment of these data centers will not only serve to grow and generate support for data users in the area but will also bring about limited environmental disruption while improving local infrastructure. We look forward to witnessing the positive impact this development will have and are committed to supporting this initiative as it progresses.

Sincerely,

Enrique F. Contreras

Owner

Enrique's Mexican Restaurant

[Info@enriqueskuna.com](mailto:Info@enriqueskuna.com)

(208) 761-3005

Re: Gemstone Technology Park  
Honorable Members of Planning & Zoning and City Counsel  
September 16, 2024

I am submitting this letter in support of the proposed rezoning of the D Yamamoto Development property and development of Gemstone Technology Park on behalf of myself and husband, Duane Yamamoto.

We have owned and farmed the subject property for several decades, transforming it from sagebrush and lava rock to our family farm of over 60 years. This same property will be able to continue to contribute to the Kuna Community with the development of Gemstone Technology Park.

We have been citizens of Kuna for 56 years, raising our children here from infancy to high school and college graduation. We have seen firsthand the changes and growth of Kuna since then. Duane even served as Mayor of Kuna in the late 1970s. During his term, several major projects were completed, including replacing downtown boardwalks with concrete, building the Senior Citizens Building, and creating a City Park. Financing these projects and programs was challenging as there were few businesses and many were owned by private citizens. The lack of tax revenue then is still an issue today, but magnified to a higher degree.

Recently, due to Duane's declining and fragile health, he was forced to step back from the daily tasks and duties of the farm's operation. We are at a point where we must sell the property to afford ourselves a retirement. We have considered all options for the land and Diode's Gemstone Technology Park is the best fit.

Growth is inevitable in our area and the farming industry is going through many changes and challenges. Commodity prices are at their lowest levels in years and that does not factor in inflation. The cost of farming continues to increase, while active farmers continue to age out. Our farm manager is set to retire and it is difficult to find employees to work our operation. We are at a point where we can no longer farm beyond 2025, possibly 2026, depending on our manager's retirement. With each passing month, our financial well-being is more at risk. We explored leasing the property, however, the potential renters we contacted had no interest unless we installed center pivot irrigation at the cost of three quarters of a million dollars. Any dollar amount the renter would agree to pay would not cover the cost of installing pivots and we would suffer negative cash flow after clearing the debt. An additional issue with leasing is the uncertainty of the contract duration and we would still be the property owners requiring involvement. Even if the numbers made sense, that scenario would place us in the same predicament we are in today.

Our land was annexed into the City of Kuna around 2007 to provide a pathway to another development. That annexation approval is indicative that the City's long-term plan was to

see the land developed. It would be highly unusual for a city to annex farmland with the intent for it to permanently remain farmland.

Gemstone Technology Park is favorable for several reasons. First, it is not a solar project, several of which have met opposition in our area. It is also not a housing development, which requires more school, police, fire, safety and other services, let alone the traffic and noise hundreds or thousands of homes would bring to our neighbors. Gemstone Technology Park will provide a solid property tax base and bring good paying, local jobs to our community, all with a significantly lower burden on the same services than a housing development.

On behalf of my husband Duane, we thank you for your consideration and ask for your approval of the Gemstone Technology Park.

Sincerely,



Judy Yamamoto

Kristy Yamamoto  
2617 Century Park Blvd  
Austin TX 78727

November 1, 2024

City of Kuna  
City Council; Planning and Zoning Department  
751 W. 4th Street  
Kuna, ID 83634

This letter is in support of the proposed rezoning of the Yamamoto property and development of Gemstone Technology Park.

My family has a long history in Idaho and Kuna. During World War II, my father, Duane Yamamoto, and his family were forcibly removed from the Seattle area and imprisoned in the Minidoka Japanese internment camp in eastern Idaho. After enduring this painful event with patience and grace, they were released from the camp with virtually nothing, as they were forced to leave everything behind in Washington. Post-war prejudice ran high, and his family moved several times within the Treasure Valley, only able to rent poorly maintained fields for short periods until the landowners took back the property after they were cleaned up by my grandparents. They were eventually able to buy property in west Kuna in the 50s, where they established a small farm and dairy. As a teenager, my father worked on the farm and upon graduation, attended college for two years before being forced back to the farm to assist and eventually take over the farm due to his father's failing health. Recognizing the need to expand operations to support both his immediate and future family, he later purchased our family farm over 60 years ago. Post-war prejudice and a lack of credit history made it difficult to find financing, but he was able to secure a loan from the Kuna branch of Idaho State Bank based on his reputation as a high producer with a strong work ethic. Through decades of literal blood, sweat, and tears, he transformed it from its original state of sagebrush and lava rock. This property is a testament to his perseverance and resiliency through decades of physical hardship, financial hardship, and prejudice without complaint or bitterness for what he endured. He and my family are extremely proud of his accomplishments.

As a long-time resident of Kuna, he has cared for and been actively engaged with the community. He was a member of the Kuna Lions Club for decades and supported local 4-H and FFA members during auctions at the local fairs. After developing a reputation for having a strong work ethic, high integrity, and concern for the well-being of the community, he was asked by a group of residents to run for Mayor. Under his leadership as Mayor from 1976-1979, the first Comprehensive Plan was adopted in 1977. The first concrete sidewalks were installed in downtown Kuna, the water system was upgraded, and the Kuna Senior Center was constructed. For many years, he represented the Boise Kuna Irrigation District on the Board of Directors for the Boise Project Board of Control. He and my mother

were founding members of the Kuna Boys and Girls Club Steering Community for ~15 years until a few years ago when his health prevented them from continuing, and they donated a significant amount to help bring the Club to fruition.

The development of Gemstone Technology Park aligns with both my father's long-time interest in supporting the community and the City's goal in the Comprehensive Plan of being "economically diverse and vibrant". Over the next decade, the Park will require a significant investment that will create immediate jobs during construction for local contractors, construction workers, and suppliers. Once operational, the project will provide residents with opportunities for permanent high-paying jobs in IT, security, facility management, and engineering. Kuna's current tax base is primarily residential and agriculture property, which is inadequate to support the remainder of the Comprehensive Plan's goals that include expanding parks, greenbelt, and recreation facilities; creating opportunities for public transportation and expanding city infrastructure for current and future populations; supporting public schools and developing community facilities; and increasing access to health and wellness services. The ongoing tax revenue generated from this facility will enable the city to make greater strides toward realizing these goals. Additionally, this facility will help attract other businesses, which will further enhance the city's overall economic health and richness.

We understand the community's desire to preserve agricultural lands and acknowledge the property's current classification as Agriculture in the City's Comprehensive Plan. However, for the last 20 years, this property has been available for sale as an exit strategy to fund my parents' retirement. During this time, there has been no serious interest from any farmers or other ag-related entity, due in part to the size and location of this property. Further, the design of the irrigation infrastructure precludes the ability to reasonably subdivide this property into smaller farming parcels or for it to be farmed by more than one party.

This is not a multi-generational farm; my siblings and I do not have the knowledge, means, or desire to continue farming. We have unsuccessfully attempted to lease the property to other farmers in the valley and none are willing due to distance from their existing farms, extraordinarily high input costs associated with our irrigation infrastructure, narrowing farm margins, or without a \$750,000+ upgrade to the irrigation system, which would not generate positive cash flow after debt servicing. My father's health is such that he has been incapable of participating in the farming operations or decision making in any capacity for the last 3+ years and we are relying upon his long-time foreman, Ray Nebeker, who is of retirement age himself, to completely manage the farm. While Ray is highly capable, this has placed us in a very high-risk situation that jeopardizes my parents' financial stability.

My father is now 90 and in failing health, my mother is 83, and there is a significant sense of urgency to sell this property. This offer from Diode Ventures represents the first and only viable opportunity that has presented itself in almost 20 years. While we had previously explored offers for the development of both solar and residential projects in the last two

years, neither came to fruition. We are aware of recent, moderate to severe local opposition to both types of developments on other properties in the area, which further reduces future opportunities to sell this property. Rezoning this property would finally allow my parents the ability to retire in a critical time of need.

It is worth noting the Comprehensive Plan also includes a goal of “respecting and protecting private property rights”. Approving this rezoning request would allow my parents to exercise their ability to disposition their property as they desire and capitalize on their lifetime of hard work and dedication for an opportunity that has proven to be very rare for both them and the community at large. The rejection of this rezoning application would have a significant impact on my parents’ economic interest by forcing them to consider selling it as a distressed property at agricultural valuation, which would be 1/4 – 1/3 of the fair market value.

As a former mayor and long-time resident, my father has long understood the economic challenges of a small town with a relatively small and narrow tax base. Because of what he endured to be able to purchase and later transform this property, he has an emotional attachment to it. As he contemplated the eventual sale of the property, he was adamant that it be sold to someone with a proven record of being a good steward of the land and that it be used for a higher purpose to benefit both the family and the community. The development of Gemstone Technology Park meets both criteria and would contribute to his legacy of economic stability and resiliency for the community for which he so deeply cares.

For the reasons above, my family and I strongly encourage you to approve the rezoning application.

Thank you for your consideration and please feel free to reach out should you have any additional questions or concerns.

Sincerely,



Kristy Yamamoto

November 1, 2024

Kuna Planning and Zoning

51 W 4<sup>th</sup> St

Kuna, ID 83634

Dear Planning and Zoning Staff,

I am writing to express my support for the proposed data center project on The Yamamoto's property located off S. Locust Grove Rd. As a neighbor who has known the Yamamoto Family for nearly my entire life, I am confident that they considered the needs and wants of their neighbors, just as they did their own. Simply put, I trust their judgement.

After careful consideration, I believe that a data center is a far more suitable use of this property compared to residential or solar developments. A data center will have a minimal impact on our daily lives, as it operates quietly and efficiently without the noise and traffic associated with residential areas. Additionally, it will not alter the rural character of our community as significantly as a large-scale solar farm or a high density housing development might.

Moreover, the data center will bring substantial economic benefits to our area. The increased tax revenue generated by the data center will help to offset residential taxes, shifting the burden from homeowners to a more commercial tax base. This will provide much-needed financial relief to many families in our community. Importantly, the data center will generate limited traffic, ensuring that our roads remain safe and uncongested.

In conclusion, I wholeheartedly support the data center project and believe it will be a positive addition to our community. I trust that the Yamamoto family will continue to act in the best interests of our neighborhood, and I urge you to approve this project.

Thank you for your time and consideration.

Sincerely,

Marc C. Boyer

4000 E Kuna-Mora Rd

Michael E. Huter  
CPA – Retired  
459 E. Riversedge Ln.  
Eagle, ID 83616

September 24, 2024

City of Kuna  
City Council: Planning and Zoning Department  
751 W. 4<sup>th</sup> Street  
Kuna, ID 83634

I am writing in support of the proposed rezoning of the Yamamoto property and the development of Gemstone Technology Park.

Duane and Judy Yamamoto were clients of mine for nearly 30 years before my retirement as a CPA. I served as their trusted tax advisor and financial consultant during that time and still continue to advise them from time to time on real estate matters. I continue to consult with other parties on real estate developments in Meridian, Nampa, Middleton and Caldwell and have an extensive background with assisting farm clients transitioning their property.

I also have a vast appreciation for the farm industry and the desire to maintain our rural and farm heritage. I am fourth generation Idahoan on my Mom's side and third generation Idahoan on my Dad's side. My great-grandfather, both grandfathers, parents and five of my uncles were all farmers in the Nampa and Homedale communities. Unfortunately, farming was not in the cards for most of my cousins and myself due to the financial hardships of farming that existed 50-60 years ago. Farming has always had its challenges and we are once again in a cycle of low commodity prices and high input costs. Farming is a high risk, low return industry and always has been. The 401(k) for most farmers and ranchers has been the ability to sell their land at the point of their retirement.

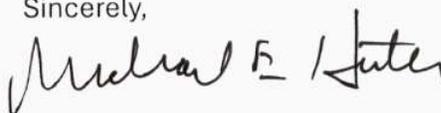
The reality is that farmers are aging out and the number of potential farmers that have the ability and financial wherewithal to rent, let alone purchase a farm of the Yamamoto's size, is severely limited. In addition, the attitudes of new neighbors is driving local farmers out of the immediate area to places such as Parma, Wilder and other places in the western valley. Local farmers have to deal with complains of making noise too early or too late or on weekends, making dust, spraying and having people trespass with the

mindset that it's public lands. If people think traffic is bad to drive in, try moving tractors, combines and other equipment on these same roads. The location of the Yamamoto farm makes this place even less desirable to rent or purchase due to these factors.

Towns and cities are either growing or they're dying. The Gemstone Technology Park presents a unique opportunity to the greater community that has demand and will be located somewhere else, if rejected by Kuna. The project will produce local jobs in a clean industry while adding a much needed diversified tax base to Kuna and do so without adding an outsized burden on the schools, police, fire and safety departments.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Michael E. Huter". The signature is written in a cursive style with a large initial "M" and a distinct "H".

Michael E. Huter

November 24, 2024

City of Kuna – City Hall  
Planning & Zoning Commission  
751 W 4th St. Kuna, ID 83634

Dear City of Kuna Planners, Mayor & other Leadership:

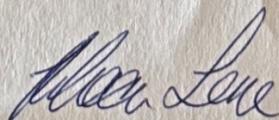
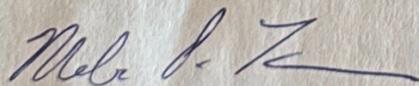
We are writing to express our support for the proposed development of a data center in the City of Kuna. This project will serve as a catalyst for regional economic development and generate substantial long-term benefits to our local community. Please consider the project developer's request to re-zone the site for M-1 (Light Manufacturing/Industrial) use.

As residents of Kuna, we have already seen the positive impacts of growth to our area. The proposed data center will a significant investment over the next decade. There will be immediate job creation during the building phase, with opportunities for local contractors, construction workers, and suppliers. Once operational, the project will also offer high-paying, skilled jobs in IT, security, facility management, and engineering. The presence of such a facility can attract related businesses and industries, fostering an ecosystem that supports further economic diversification and resilience.

Development of the data center will greatly enhance Kuna's technological infrastructure. As digital transformation accelerates across all sectors, the demand for robust and reliable data storage and processing capabilities has never been higher. Having a local data center would ensure our community is at the forefront of technological advancements, providing businesses and educational institutions with the infrastructure needed to innovate and compete on a global scale. Enhanced digital infrastructure can also improve local public services from smarter traffic management to enhanced emergency response systems.

In conclusion, the proposed data center will facilitate economic growth, generate employment opportunities, increase tax revenues, and allow for continued technological advancement. These benefits will provide a positive impact on the local community and beyond. I urge the Planning & Zoning Commission to support this re-zoning request. We are proud of the city's, county's and state's approval of other projects of this nature in our area so we thank you in advance for your consideration.

Sincerely,



Mike & Rebecca Lane  
3015 E Meadow View Rd.  
Kuna, ID 83634

# J&M Sanitation

P.O. Box 236  
Kuna, Id 83634  
208 941-5603

September 6, 2024

## Kuna Planing & Zoning

751 W. 4th St.  
Kuna, Id.

Dear Planing & Zoning Staff

I would like to take this opportunity to show my support for the approval of Gemstone Technology Park.

The reasons I support this project are multiple, starting with the significant increase in light industrial and commercial land and tax base to the city. This new, higher use tax base over its current agriculture tax base will be a tremendous offset for the residents of Kuna, who shoulder the lion's share of taxes in our growing but still bedroom community.

This project is appealing to the city because it doesn't come with the additional burden of significant traffic and additional houses with the potential for the need of additional schools, fire and police, while at the same time, it provides the tax base to support the current and future school, fire and police infrastructure.

As well, this proposed project is in an appropriate location on the periphery of the city, creating its own infrastructure and is a low impact land use.

And finally this project offers the current land owners the opportunity to exercise their property rights and transition into their golden years.

Best regards

Tim Gordon  
J&M Sanitation

**ORDINANCE NO. 2025-09  
CITY OF KUNA**

**AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO**

- **AMENDING SECTION 17 OF CHAPTER 3 TITLE 3 KUNA CITY CODE TO MAKE ANY VIOLATION OF TITLE 3 CHAPTER 3 PUNISHABLE AS A MISDEMEANOR CRIMINAL OFFENSE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

**Section 1: Findings**

- 1.1** The City possesses the authority to adopt ordinances and proscribe penalties for violations of such ordinances pursuant to the provisions of Chapter 3 of Title 50, Idaho Code.
- 1.2** The City has the authority to regulate soliciting. *See* IDAHO CODE § 50-302 (establishing municipal police powers); *Rowe v. City of Pocatello*, 218 P.2d 695, 700 (Idaho 1950) (identifying the regulation of soliciting as falling within a city’s police powers).
- 1.3** For several years, the City penalized soliciting as a misdemeanor.
- 1.4** In 2024, the City created a new category of offense known as an “Administrative Citation,” and concurrent with creating such new category the City adopted ordinance no 2024-18 that amended various sections of City code to make certain offenses—including soliciting—an Administrative Citation.
- 1.5** The City has since determined that amending the soliciting penalty to an Administrative Citation has limited the City’s ability to effectively regulate solicitors, and therefore has determined to re-amend the penalty to a misdemeanor through this ordinance.

**Section 2:** That Section 17 of Chapter 3 of Title 3 of the Kuna City Code be and the same is hereby amended to read as follows:

**3-3-17: - VIOLATIONS AND PENALTY:**

A violation of the provisions of this chapter shall be punishable ~~by issuance of an administrative citation as a misdemeanor criminal offense, and may subject the violator to criminal prosecution and the potential penalties provided for in section 1-4-1 of this Code.~~ Each day or violation of any provision of this chapter shall be considered a separate offense, punishable as described in Kuna City Code.

**Section 3: Directing the City Clerk**

The City Clerk is directed to file this Ordinance in the official records of the City and to provide the same to the City’s codifier for inclusion and publication in the Kuna City Code.

**Section 4: Effective Date**

This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and in lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2025,

CITY OF KUNA

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

ATTEST:

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

**ORDINANCE NO. 2025-07A  
CITY OF KUNA  
ZONING ORDINANCE AMENDMENT**

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

- **MAKING CERTAIN FINDINGS; AND**
- **AMENDING CHAPTER 2, SECTION 3 OF TITLE 5 KUNA CITY CODE GENERAL DEFINITIONS; AND**
- **AMENDING CHAPTER 8, PART 503 OF TITLE 5 KUNA CITY CODE OFFICIAL SCHEDULE OF DISTRICT LAND USE REGULATIONS; AND**
- **AMENDING CHAPTER 8, PART 1004 OF TITLE 5 KUNA CITY CODE PROVISIONS FOR UNIQUE LAND USES; AND**
- **PROVIDING A SEVERABILITY CLAUSE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

**NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:**

**Section 1: Findings.**

- 1.1** The City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the state of Idaho and is authorized under the provisions of Section 67-6511, Idaho Code, to establish within its jurisdiction one or more zones or zoning districts where appropriate which zoning districts and zoning ordinances are established and codified in Title 5 of the Kuna City Code and are known and cited as the Kuna Development Regulations Code.
- 1.2** The Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on January 14, 2025, as required by Sections 67-6511 and 67-6509, Idaho Code, considered the amendments made by this ordinance, and entered findings (approved by the Commission on January 28, 2025) where it was recommended to the Mayor and Council that this legislative proposal for amendments to the Kuna Development Regulations Code be approved.
- 1.3** The Kuna City Council, pursuant to public notice as required by law, held a public hearing on March 4, 2025, on the Legislative Proposal for Amendments to the Kuna Development Regulations Code, as required by Sections 67-6511 and 67-6509, Idaho Code, and in accordance with the provisions of Kuna City Code § 5-4-9 the City Council made findings (approved on March 18, 2025) and determined that the legislative proposal for amendments to the Kuna Development Regulations Code be approved.
- 1.4** It is necessary that the City Council adopt this Ordinance, as required by Section 67-6511(2) Idaho Code and Kuna City Code § 5-4-9(F), to complete the process of

implementing the decision of the Kuna City Council to adopt and enact the legislative proposal for amendments to the Kuna Development Regulations Code.

**Section 2:** That Chapter 2, Section 3 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

For all purposes of this title the words or phrases which appear in all capital letters and are in italics shall have the meaning and shall refer to the definition herein in this section stated unless: the context otherwise requires, or in the event there are additional definitions contained in other chapters of this title that apply to a particular chapter of this title or part thereof,

*ACCESSORY DWELLING UNIT, IN-LAW QUARTERS:* A smaller, independent, clearly subordinate residential dwelling unit located on the same lot as a stand-alone, single-family home.

*ACCESSORY USE OR STRUCTURE:* A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

*ADULT ORIENTED BUSINESS:* An establishment or business primarily or substantially intended to appeal to the prurient interests of patrons, owners or workers, including, but not limited to adult book, video and/or amusement stores, adult entertainment facilities, adult motels and adult spas.

- A. Adult book, video and/or amusement store: An establishment or business having "sexual devices" and/or printed, recorded or electronic images, such as, but not limited to magazines, books, pictures, photographs, videos, films or digital media that are characterized or distinguished from other similar media because of their emphasis on matter depicting, describing or relating to "specific sexual activities" or "specified anatomical areas" as a substantial or significant portion of its inventory, stock or sales.
- B. Adult entertainment facility: An establishment or business providing, allowing or presenting "specific sexual activities" or "specified anatomical areas" in a live format, or providing, allowing or presenting matter depicting, describing or relating to "specific sexual activities" or "specified anatomical areas" via some presentation media.
- C. Performance activity: Any act or series of acts by one (1) or more persons intended to entertain, entice or arouse any of the performers or any other person. Such activities include, but are not limited to: Stripping, dancing and modeling.
- D. Sexual device: A device or object designed or used primarily to provide direct sexual stimulation to the male or female genitals or anus.
- E. Specific sexual activities: Any act containing or producing human genitals, male or female, in a state of sexual stimulation or arousal; human, masturbation, sexual intercourse, oral sex, anal sex, or any other sexual act; touching, fondling or manipulating male or female genitals, the pubic region, buttocks or female breast.
- F. Specified anatomical areas: Human genitals, pubic region, buttocks or the female breast below a point immediately above the areola, and human male genitals in a discernibly turgid state, even if completely and opaquely covered.

*AFFECTED PERSON:* A person who is entitled to notice of a proceeding governed by this title and whose substantial rights may be prejudiced by a final decision.

*AGRICULTURE:* The use of land that includes but is not limited to: farming; dairying; pasturage; agriculture; horticulture; floriculture; viticulture; animal and poultry husbandry; and the necessary accessory uses for packing, treating or storing produce.

*AGRI-TAINMENT:* An income-generating farm enterprise operated for the enjoyment and education of the public. Possible events or activities include (but not limited to): Bed and breakfast; pick-your-own/local-grocery-sale; hayrides; maze (hay, corn or otherwise as determined by the Planning and Zoning Director); pumpkin patch; orchard tours; petting zoo; general store; workshops and seminars; festivals; camps; trails; cabins; picnic; museums; and games.

*AGRITOURISM:* Agricultural uses, such as farms, ranches, and vineyards that, through promotion and advertising, facilities and activities, seek to attract visitors, guests, vacationers or events.

*AIRPORT/HELIPORT:* Any runway, land area or other facility designed or used either publicly or privately by any person for the landing and taking off of aircraft, including all necessary taxiways, aircraft storage and tie down areas, hangars and other necessary buildings.

*ALTER:* To change; make or become different.

*AMERICANS with DISABILITIES ACT (ADA):* Means and refers to the ADA Amendments Act of 2008, which is codified at 42 U.S.C. 12101 et seq. The ADA provides civil rights protections to individuals with disabilities that are like those provided to individuals on the basis of race, sex, national origin and religion. It guarantees equal opportunity for individuals with disabilities in employment, public accommodations, transportation, state and local government services, and telecommunications.

*AMUSEMENT CENTER (indoor/outdoor):* Facility or location with amusement rides, games, play areas and other activities; offering entertainment to the general public for a fee. This use includes but is not limited to coin-operated amusement devices, miniature golf course, bowling alley, driving ranges or similar uses as determined by the Planning and Zoning Director.

*ANIMAL BOARDING:* Any place of business providing for the housing and care of small animals, not owned by the owner of said business, on a temporary basis for a fee, including, but not limited to, the boarding, grooming, or training of dogs.

*ANIMAL GROOMING:* A facility which provides brushing, clipping or cleaning services for small animals, for a fee; not to include overnight holding.

*ANIMAL HOSPITAL (VETERINARY CLINIC):* An establishment for the care and treatment of the diseases or injuries of domestic animals, including surgical services, and where animals may be boarded during their convalescence.

*ANIMAL SHELTER:* A facility which cares for stray, abandoned, or unwanted animals and seeks to find permanent homes for them.

*APPLIANCE REPAIR:* The reconditioning of inoperable household appliances, including refrigerators, washing machines, dishwashers, or similar appliances.

*AQUACULTURE*: The propagation, rearing and harvesting of aquatic organisms or plants in controlled or selected environments, and the subsequent processing, packing and marketing; this may include a fish farm.

*AQUARIUM*: A facility where aquatic exhibits are displayed.

*ARBORETUM*: A place where many kinds of trees and shrubs are grown for exhibition or study.

*ARCHERY RANGE*: An indoor/outdoor facility that may include buildings or structures used for target practice with bows and arrows.

*AREA OF CITY IMPACT (ACI)*: Required by Idaho Code § 67-6526. Idaho Code requires cities to specify an area outside the City Limits which it expects to annex or is part of the trade area. Land use authority for this area is negotiated between the City and County. The Kuna ACI is defined as the unincorporated land mass which lies contiguous to the city of Kuna, having as its closest boundary to the city, the City Limits of Kuna, as they now exist or as they may be altered by future Annexation of land to the city of Kuna.

*ART GALLERY*: An establishment that conducts the display and/or retail sale of artwork; may include studio facilities for creation of artistic works.

*ART STUDIO*: A workspace for one or more artisans that is limited to the creation of artistic works and sale of works created on premises, but not including the use of a blast furnace or kiln larger than one hundred twenty (120) volts.

*ASSISTED LIVING/RETIREMENT LIVING/CONGREGATE LIVING*: Communities designed to provide residents assistance with basic activities of daily living such as bathing, grooming, dressing, medication assistance and/or reminders, etc. Assisted living communities differ from nursing homes in that they do not offer complex medical services.

*AUCTION SALES*: The sale of items to the highest bidder.

*AUDITORIUM*: An area of the theater, concert hall, or other public building in which the audience sits or is used for public gatherings.

*AUTOMOBILE DEALERSHIP/RENTAL*: A facility, land area, or other premises principally used to display, sell, rent, lease and/or finance new or used automobiles; vans; trailers; trucks; recreational vehicles; boats or motorcycles. May include vehicle preparation, warranty, or repair work conducted as an accessory use.

*AUTOMOBILE DETAILING*: A facility that provides interior/exterior cleaning of automobiles and provides automobile-related services such as applying paint protectors; installation of aftermarket accessories; tinting; alarms; spoilers; headlight covers or similar items. Engine degreasing or similar services shall not be included.

*AUTOMOBILE DETAILING (Mobile)*: A mobile unit that provides interior and exterior cleaning and polishing of automobile(s) solely at customer's location.

*AUTOMOBILE PAINT/BODY SHOP*: A facility for collision repair services including body/frame/fender straightening or repair, and painting in an appropriate paint booth.

*AUTOMOBILE REPAIR SHOP*: A Commercial establishment designed or used for the maintenance or repair of automobiles only. Maintenance may include, tune-ups, oil changes,

lubrication, brake and muffler repair, tires, or other similar routine maintenance functions. This definition shall not include paint, bodywork, dismantling or salvage.

*Exception:* An individual may repair an automobile they own (including engine or transmission repair) provided the owner is limited to working on one (1) automobile at a time. When the automobile is not being worked on, it, and any parts and equipment, shall be enclosed or screened from the view of any street, and the vehicle shall not to be parked upon a street.

*BABYSITTING:* The act of caring for children for compensation while the parents or usual guardians are absent. If it is performed in the child's own home or all the children are of relation to each other, this definition shall not be restricted as to the number of children. If performed in the babysitter's home for children who are not all of relations, this definition of babysitting shall be restricted to three (3) children, not any of whom are related. Babysitting is further defined as being performed on a sporadic basis and not on a regular basis. It is not to be confused with the definition of a "CHILD CARE FACILITY."

*BAKERY or BAKED GOODS STORE:* A facility in which bread or cakes and the like are created and sold on-site.

*BANK and/or CREDIT UNION/SAVINGS AND LOANS:* A financial establishment for the custody, loan, or exchange of money; for the extension of credit; facilitating the transferring of funds.

*BARBER SHOP:* A business which offers haircuts as its primary service.

*BASEMENT:* That portion of a building all or partly underground but having at least one-half of its height, the distance between the ceiling and the floor, below the average level of the adjoining ground.

*BEAUTY PARLOR/SALON:* A facility, where personal cosmetology services are provided including hair care, nail care, and skin care for compensation. Also see "PERSONAL SERVICES."

*BED AND BREAKFAST FACILITY:* An owner-occupied establishment that offers sleeping accommodations to lodgers in ten (10) or fewer guest rooms, offering overnight or temporary lodging for the general public and may provide meals, for compensation.

*BEEKEEPER:* A person who keeps honey bees for the purposes of securing commodities such as honey; beeswax; pollen; pollinating fruits and vegetables; raising queens and bees for sale to other farmers; and/or for purposes satisfying natural scientific curiosity.

*BEVERAGE PROCESSING AND PRODUCTION:* A facility where beverages are processed, bottled and/or distributed to retailers or wholesalers for resale on or off the premises, including the mechanized assembly line production of such goods.

*BICYCLE LANE/PATHWAY:* Any road, street, path or way which in some manner, is specifically designated as being open to bicycle travel, regardless of whether the facility is designed for the exclusive use of bicycles or is to be shared with other transportation modes.

*BICYCLE ROUTE:* A segment of a system of bikeways designed by the jurisdiction having authority, with appropriate directional and informational markers, with or without specific bicycle route numbers.

*BICYCLE SHOP:* A small business specializing in bicycle sales, repair/maintenance and parts.

*BLOCK:* A group of lots, tracts or parcels within well-defined boundaries, usually streets.

*BOOKSTORE:* An establishment where literature is sold.

*BOTANICAL GARDEN:* A public and/or private facility for the demonstration and observation of the cultivation of flowers, fruits, vegetables or ornamental plants.

*BOWLING ALLEY:* An establishment that devotes more than fifty (50) percent of its gross floor area to bowling lanes, equipment and playing area.

*BREWERY:* The use of on-site manufacturing for beer or malt liquor. The use may include ancillary sale or dispensing of beer or malt liquor, by the drink or glass.

*BUFFER:* A vegetated strip or berm that helps to absorb excess stormwater; reduce the amount of pollutants entering creeks, streams and natural areas; or mitigate aesthetic impacts of a project. Also, a strip of land or type of landscaping created to separate and protect one (1) type of land use from another; for example, a screen, planting, fencing to insulate the surroundings from the noise, smoke, or visual aspects of a competing use.

*BUILDING:* Any structure designed or intended for the support, enclosure, shelter or protection of persons, animals, chattels or property of any kind.

*BUILDING, HEIGHT:* The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the top of building walls for gable, hip and gambrel roofs.

*BUILDING MATERIAL, SALES AND SERVICES:* See *HOME IMPROVEMENT CENTER*.

*BUILDING, PRINCIPAL:* A building in which the main or principal use of the lot on which said building is situated, is conducted.

*BUILDING SETBACK LINE:* An imaginary line established by the Zoning Regulations of this title that requires all buildings to be set back a certain distance from lot lines.

*BUILDING SITE:* An area proposed or provided and improved by grading, filling, excavation or other means for erecting pads for buildings.

*BUTCHER SHOP:* A commercial establishment which retails or wholesales meat products.

*CALL CENTER:* A telephone service facility set-up to handle a large number of (usually) both inbound and outbound calls.

*CAMPGROUND:* A premises upon which two (2) or more parking sites are located, established or maintained for occupancy for a tent, or other shelter arrangements or devices, recreational vehicle space or a seasonal cabin.

*CAR WASH:* A site for the washing and cleaning of passenger vehicles, recreational vehicles or other light duty equipment. Automated car wash facilities are mechanical facilities for washing; waxing; and/or vacuuming of automobiles. Self-service car washes are facilities in which the customer provides labor and where no self-propelled wash racks are provided. Truck Washes are for the washing of heavy trucks and buses.

*CARNIVAL/CIRCUS:* A temporary outdoor amusement activity at which amusement systems and/or games are placed, in addition to food and other entertainment.

*CATERING:* A business that provides for the preparation, storage and delivery of food and food utensils for off-premises consumption.

*CELL TOWER:* A structure on which equipment is installed for the transmission of wireless analog or digital signals over long distances through antennas and satellites.

*CEMETERY:* Land used or intended to be used for the burial of human or animal dead, including crematories, mausoleums and mortuaries, necessary sales, and maintenance facilities; perpetual care and maintenance of the grounds and all associated items/areas, is provided.

*CHANGE OF USE:* Whenever a use on a property or structure is expanded or enlarged, or substantial refurbishment of a parking lot.

*CHILD CARE FACILITIES:* Any home, structure, or place where nonmedical care, protection or supervision is regularly provided to children under twelve (12) years of age, for periods less than twenty-four (24) hours per day, while the parents or guardians are not on the premises. Any facility providing child care is required to obtain and maintain a Special Use Permit, and a State of Idaho basic day care license. There are three (3) types of child care facilities:

- A. Home child care: A child care facility which provides care for six (6) or fewer children throughout the day. Owner/operator shall reside within the home.
- B. Group child care: A child care facility which provides care for seven (7) to twelve (12) children throughout the day. Owner/operator shall reside within the home in all residential zoning districts.
- C. Child care center: A child care center which provides care for more than thirteen (13) children throughout the day. It should be noted that, in determining the type of child care facility that is being operated, the total number of children cared for during the day and not the number of children at the facility at any one time is determinative. No occupants shall reside within the center.

*CHURCH:* A structure used for religious worship by the public.

*CIRCULATION:* Systems, structures, and physical improvements for the movement of people, goods, water, air, sewage, or power by such means as streets, highways, railways, waterways, towers, airways, pipes, or conduits, and the handling of people and goods by such means as terminals, stations, warehouses, and other storage buildings or transshipment points.

*CITY:* City of Kuna, Ada County, Idaho.

*CLERGY:* Persons ordained to perform religious duties.

*CLINIC:* A building, other than a hospital, used for the care, diagnosis and treatment of sick, ailing, infirm or injured persons, and those who are in need of medical and/or surgical attention, but which building does not provide board, room or regular hospital care and services.

*CLUBHOUSE:* A building or portion thereof, or premises owned and/or operated by an organized association of persons for a social, literary, political, educational or recreational purpose, primarily for the exclusive use of members and their guests, but still not including any organization, group or association, where the principal activity of which is to render a service usually and ordinarily carried on as a business.

*COMMENCEMENT OF CONSTRUCTION:* The construction of the first permanent structure on a site as approved, or off-site improvements intended to primarily benefit said site. On-site improvements include: the pouring of slab or footings; installation of pilings; construction of columns or any other work beyond excavation. Off-site improvements include: installing major infrastructure improvements; payment of prepaid sewer hookup or LID EDUs; sewer lines; water lines; pressurized irrigation lines; well stations; lift stations; pump stations; roads; and other utilities intended to serve the site. Permanent construction does not include land preparation, such as clearing, grading, and filling or excavation for a basement, footings, piers, or foundations; or the erection of temporary forms.

*COMMERCIAL:* A land use or other activity involving the sale of goods or services to others for a profit.

*COMMISSION:* The City Planning and Zoning Commission.

*COMMUNITY:* An area consisting of residential, institutional, and commercial uses; and/or a group of persons living in a particular area, sharing a common identity.

*COMMUNITY CENTER:* A building used as a place of meeting, recreation or social activity and not operated for profit.

*COMMUNITY CHARACTER:* The features that define the built and natural environment within the community help to create its character. These include historic buildings; natural stream corridors; woodlands; green spaces; residential neighborhoods of different types; building density and orientation (auto- or pedestrian-oriented); and the scale and quantity of signage.

*COMMUNITY/URBAN GARDEN:* A private or public shared green space which is planned, designed, built and maintained by community members, for the use and enjoyment of the entire community. Community gardens may be used for the cultivation of fruits, vegetables or plants individual gardeners and/or the surrounding community.

*COMPREHENSIVE PLAN FUTURE LAND USE MAP:* A map showing the present and future land use designation of property/properties; typically referred to as the FLUM.

*COMPREHENSIVE PLAN:* The adopted official statement of a legislative body (City Council) of a local government, as required by Idaho Code § 67-6508, that sets forth (via words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social and economic development that occurs within its planning jurisdiction and that includes a unified physical design for the public/private development of the area.

*CONTRACTOR'S FACILITY:* An office, shop and/or an open area used by a contractor for the storage of materials, vehicles and/or equipment, behind an enclosed fence.

*CONVENIENCE STORE (not to include fuel pumps):* A small retail establishment, usually located within or associated with another use, that offers for sale convenience goods, such as prepackaged food items, tobacco, periodicals, and other household goods.

*COPY CENTER:* A facility for the reproduction of written or graphic materials on a custom order basis, for individuals or businesses. Typical processes include: photocopying; blueprinting; and facsimile sending and receiving; limited computer programs and/or internet access; but not to include offset printing.

*CORRECTIONAL FACILITY:* A publicly or privately operated facility for the detention, confinement, treatment or rehabilitation of persons arrested or convicted for a violation of civil or criminal law. Such facilities include an adult or juvenile detention center, jail or prison.

*COUNCIL:* The City Council, which is the governing body of the city, composed of elected officials.

*COUNTY RECORDER:* The Office of the Ada County Recorder.

*COVENANT:* A written binding agreement, promise or pledge.

*CULVERT:* A pipe, conduit or similar enclosed structure which carries water under or through an embankment; bridge; roadway; driveway; pedestrian walk or other structure.

*DAIRY:* An area of land on which cows are kept for the purpose of producing dairy products in commercial quantities, including the related buildings, equipment and processes.

*DAIRY PRODUCTS PROCESSING:* A facility for the processing of raw milk into consumer dairy products.

*DATA PROCESSING FACILITY:* Facilities where electronic data is processed by employees, including, without limitation, data entry; storage; conversion or analysis; maintenance or compiling of documents; subscription and credit card transaction processing; telephone sales; collections; mail orders; catalog sales; and mailing list preparation.

*DEDICATION:* The voluntary setting apart of land or interest in land by the landowner, for use by the public, and accepted by the City in a manner recognized by Idaho Law.

*DELICATESSEN:* A store selling cold cuts, cheeses, and/or a variety of salads, usually from a counter or section within a supermarket or grocery store, and are consumed off premises.

*DENSITY:* Density measures the amount of development located on a tract of land. For residential development, density is usually expressed as the number of housing units per acre. For non-residential development, density is usually expressed as the gross square footage of a building per acre (e.g., ten thousand (10,000) square feet per acre).

- A. Gross density: The number of dwelling units per acre of total land to be developed, including public right-of-way.
- B. Net density: The number of dwelling units per acre of land, only including the land devoted to residential uses, excluding public right-of-way.

*DEPARTMENT:* The planning and zoning department.

*DESIGN STANDARDS:* A set of guidelines/standards defining parameters to be followed in a site or building design/development plan.

*DEVELOPER:* The person or legal entity presenting an application to the City involving the development of real property. This person entity may or may not be the owner of the land that is the subject of their application, but if not the owner must have received authorization from the legal owner to present a development application to the City.

*DEVELOPMENT:* The act of bringing about growth; making a material change in the use or appearance of a structure or land; dividing land into two (2) or more parcels; or creating or terminating rights of access.

*DIRECTOR*: The Planning and Zoning Director (inclusive of the Director's designee).

*DISABLED VEHICLE*: Any motor vehicle not in an operative condition, not currently licensed, parked on any street or alley, or motor vehicle parts and accessories left on a street or alley for a period of two (2) consecutive weeks.

*DISPATCH CENTER*: A form of logistics, as used in the taxi courier, service delivery industries or emergency services, whereby clients are matched to vehicles according to the order in which the client and the proximity of vehicles to each other correlates.

*DISTILLERY*: A facility where alcoholic beverages are produced.

*DISTRIBUTION CENTER*: A use where goods are received and/or stored for delivery to the ultimate customer at remote locations.

*DIVERSITY*: The condition of having or being composed of differing elements; implies the mixture of land use and/or densities within a given area.

*DOG DAYCARE FACILITY*: A facility providing services as a canine daycare for all or part of a day, obedience classes, training, grooming, or behavioral counseling, however no overnight boarding is permitted.

*DRIVE-IN THEATER*: An area which provides patrons a service of watching plays and movies from their automobiles.

*DRIVE-THROUGH BUSINESS*: A type of service provided by a business that allows customers to purchase products without leaving their vehicles. Such business may include: banks, pharmacies, restaurants or smoke shops.

*DRIVEWAY*: A minor private way used by vehicles and/or pedestrians to access a single lot or facility; or used for common access to multifamily dwelling facilities.

*DRY-CLEANER*: A place of business which launders or dry-cleans articles of clothing dropped off, or other fabrics, using the non-flammable dry-cleaning solvent tetrachlorethylene or similar non-flammable solvents.

*DRY-CLEANING PLANT*: An industrial facility where fabrics are cleaned with substantially nonaqueous, organic solvents or by conventional washing, also, where fabric may be dyed.

*DUSTLESS MATERIALS*: Hard surfaces used for driveways, loading and parking, including: concrete; asphalt; pavers; and bricks.

*DWELLING*: A building or part thereof, containing living, sleeping, housekeeping accommodations, and sanitary facilities for occupancy.

*DWELLING, CONDOMINIUM*: A multiple dwelling or development containing individually owned dwelling units and jointly owned and shared areas and facilities.

*DWELLING, DUPLEX*: A building designed as a single structure on a single lot, containing two (2) separate living units, each of which is designed to be occupied by individuals/families. Each unit shall have its own individual entrance.

*DWELLING, MULTIFAMILY*: A dwelling containing three (3) or more dwelling units on one (1) lot, containing separate living units; includes apartments, four-plex, etc.

*DWELLING, ROWHOUSE/TOWNHOME:* A series of dwelling units attached in a horizontal row, located on individual lots, but joined along a single lot line, each of which is completely separated from the other by an unpierced wall extending from ground to roof.

*DWELLING, SINGLE-FAMILY:* A detached building on a single lot designed to house one (1) single-family unit.

*DWELLING UNIT:* A single unit providing complete, independent living facilities for one (1) or more persons/families, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

*EASEMENT:* An interest in real property generally established in a recorded real estate document, on a recorded Plat, or in some (less common) instances granted by statute, to reserve, convey or dedicate the use of land for a specialized or limited purpose, without transfer of fee title. Such specified uses may include: transportation facilities; utilities; access; stormwater drainage, etc.

*EMERGENCY CARE FACILITY/CLINIC:* Medical or dental offices which provide professional services, or which have designated facilities for providing emergency medical care to the general public without appointment. An "emergency care facility," in contrast to a "hospital," does not provide overnight care or boarding of patients.

*ENERGY PRODUCTION FACILITY, RENEWABLE SOURCES:* Any facility or installation such as a windmill, hydroelectric unit or solar farm, which is designed and intended to produce energy from natural forces such as wind, water, sunlight, or geothermal heat, or from biomass. A facility that converts power into electrical energy to service the electrical grid through non-renewable energy sources such as fossil fuels and nuclear power is prohibited within city limits.

*ENERGY STORAGE FACILITY:* A facility or installation with one or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time to the electrical grid.

*ENGINEER:* Any person who is licensed in the state to practice professional engineering.

*EQUIPMENT SALES/RENTAL/SERVICE:* The sale, rental or service of equipment with a gross unloaded weight of three thousand (3,000) pounds or more; vehicles with a gross unloaded weight of eight thousand five hundred (8,500) pounds or more; tools; agricultural implements; and/or construction/heavy equipment, such as front-end loaders, dump trucks and other commercial vehicles.

*EVENT CENTER:* A public or privately owned structure for the purposes of public performances or events which may include: private receptions or parties; sports games/tournaments; concerts; or similar attractions that generally generate heavy traffic. Accessory uses may include: concessions; offices; museums; parks; training or practice facilities; stores; restaurants; heliports; structured parking facilities; and patron parking facilities.

*EXHIBITION HALL:* A facility to display items of interest to the public.

*FAIRGROUNDS:* An area of land upon which fairs or exhibitions are held; excludes racetracks and motorized contests.

*FAMILY*: One (1), two (2), or more persons living together as a single housekeeping unit, in a dwelling as distinguished from a group occupying a boarding house, lodging house, motel or hotel.

*FARM ANIMALS*: Those animals commonly associated with a farm or performing work in an agricultural setting. Unless otherwise defined, such animals shall include: members of the equine family (horses, mules); bovine family (cows, bulls); sheep; poultry (chickens, turkeys); fowl (ducks, geese); swine (including potbellied pigs); goats; bees; llamas; alpacas; and other animals associated with a farm or ranch.

*FARM MACHINERY/TRAILER SALES AND REPAIR*: Establishments selling, renting, or repairing agricultural machinery, equipment, and supplies for use in farming/ranching activities.

*FARMER'S MARKET*: A building or open area in which stalls or sales areas are set aside, rented, or otherwise provided for use by individuals, tenants, or businesses engaged in the seasonal sale of vegetables, fruits, or other agricultural products.

*FEEDLOT*: A lot or parcel on which livestock are fed intensively in order to fatten for market. This definition does not include short-term holding pens for auction facilities or meatpacking establishments.

*FEED STORE*: A retail sales facility where grain and other foodstuffs for animals and livestock is sold, including other implements and goods related to agricultural processes, but not including farm machinery.

*FINANCIAL INSTITUTION/SERVICE*: Any business and/or building wherein the primary occupation is concerned with such federal or state-regulated businesses and/or the exchange of currency; including banks, credit unions, savings and loans, and investment companies, but excluding retail sales and offices.

*FLOODPLAIN*: Lands, which are within the floodway and the floodway fringe.

*FLOOD, 100-YEAR*: A flood with a one (1) percent chance of occurring in any given year. This is the flood most commonly used for regulatory purposes.

*FLORIST*: A business that sells and arranges cut flowers or potted plants, which are not grown on site.

*FOOD PANTRY*: A distribution center that receives donated food stuffs and disperses the items to hungry families.

*FOOD PROCESSING*: The preparation, processing, or canning and packaging of food products. Example of activities include but is not limited to: dairy products, fruit and vegetable canning, baked goods, etc. This term does not include beverage processing, the killing or processing of animals and animal waste, nor a restaurant preparing food for consumption by patrons on the premises, carry out, and/or delivery.

*FOOD TRUCK COURT*: A property used or developed to accommodate one (1) or more food trucks as the primary use of the property while possibly accommodating areas on the property for entertainment or recreational opportunities. Food truck courts must have a valid certificate of occupancy in addition to all other applicable permits and inspections.

*FRATERNITY/SORORITY/DORMITORY/RESIDENTIAL HALL:* A large facility that consists primarily of sleeping and residential quarters for large numbers of students; and shall be affiliated with an institution of higher education.

*FREIGHT TERMINAL:* An area and building(s) where cargo is stored and where railroad cars, aircraft, and/or trucks, (including tractors and trailer units), load and unloads cargo for shipment or distribution on a regular basis, and which may include facilities for the temporary storage of loads prior to shipment and facilities for the maintenance of transport vehicles.

*FUEL SALES:* Sales made directly to the consumer of the automobile fuel product; this does not include fuel sales at a convenience store.

*FUNERAL HOME:* An establishment engaged in undertaking services such as preparing the dead for burial or cremation; arranging and managing funeral services, viewings and wakes.

*FURNITURE RESTORATION/REFINISHING:* An establishment that provides a service to restore, renew, repurpose, revive or re-establish furniture.

*FURNITURE SHOP:* A retail facility which provides a service for the sale of movable articles such as tables, chairs, desks or cabinets, required for use or ornament in a home, office or the like.

*GOLF COURSE:* A facility providing for the playing of golf, whether private or public, on a tract of land laid out with at least nine (9) holes and improved with tees, greens, fairways and hazards. A golf course may include a clubhouse, restrooms, driving range and shelters as accessory uses. A golf course may provide additional services customarily furnished such as swimming, outdoor recreation, and related retail sales, which may include a restaurant and cocktail lounge, if approved as part of the required Special Use Permit.

*GRAZING/RAISING/FARM ANIMALS:* A method of animal husbandry whereby livestock are allowed to consume wild vegetations in order to convert grass and other forages into meat, milk, wool and other animal products, often on land unsuitable for farming. These animals are commonly associated with a farm or performing work in an agricultural setting.

*GREENBELT/GREENWAY:* An open area, which may be cultivated or maintained in a natural state, surrounding development, or used as a buffer between land uses, or to mark the edge of an urban or developed area. Also, a series of connected open spaces that may follow natural features such as ravines, creeks, or streams.

*GROCERY STORE:* Stores where most of the floor area is devoted to the display and sale of food products, to be consumed off-site, and typically offers other home care and personal care products.

*GROUP HOME:* A residential building housing no more than eight (8) service-dependent or developmentally disabled persons living with professional staff who function as caregivers; usually for persons who are undergoing treatment or rehabilitation and constitutes a single housekeeping unit in which residents share responsibilities, meals, and recreation.

*HANDICRAFT:* The production items from materials, such as cloth, lace, wool, wood, glass, metal, leather, or similar, but not including food items, which are either made to order or involve considerable handwork. The term does not include cabinet making, cabinet assembly or the use of mechanized assembly line production.

*HARDSHIP*: A restriction on property so unreasonable that it results in arbitrary and capricious interference with basic property rights. Hardship relates to the physical characteristics of the property, not the personal circumstances of the owner/user.

*HEALTH/ATHLETIC CLUB*: An establishment that provides exercise facilities such as running, jogging, aerobics, weight lifting, court sports, and swimming, as well as, locker rooms, showers, massage room, saunas, and related accessory uses.

*HEALTH AUTHORITY*: The Central District Health Department or the Idaho Department of Health and Welfare, that has jurisdictional authority.

*HIGHWAY*: A street or roadway which serves a high volume of traffic, or is designated as such by an appropriate state or federal agency.

*HOME IMPROVEMENT CENTER*: A location providing for the retail sale of a diverse range of hardware and related materials generally used in the maintenance, repair, or construction of structures, including lawn and garden supplies, or small equipment/tool rentals.

*HOME OCCUPATION*: A use incidental and secondary to a property's primary residential use, which shall not change the residential character of the property or the neighborhood, and shall meet all applicable local and legal requirements.

*HOSPITAL*: An establishment licensed by the Idaho Department of Health, providing physical or mental health services, inpatient or overnight accommodations, and medical or surgical care of the sick or injured.

*HOTEL or MOTEL*: An establishment providing, for a fee, sleeping accommodations and customary lodging services, including maid service, the furnishing and upkeep of furniture and bed linens, and telephone and desk service.

*IMPACT FEES*: A fee, levied by local government on new development, so that the new development pays a proportionate share of the cost of the facilities needed to service that development; these include Police, Fire, and Parks.

*IMPLEMENTATION*: Actions, procedures, or techniques that carries out the Comprehensive Plan policy from concept to reality, through establishing a standard. Each policy is linked to a specific action-oriented implementation program.

*IMPOUND YARD*: A lot or parcel where vehicles are held or stored on a temporary basis, not to exceed forty-five (45) days, while awaiting claim by titleholders or their agents, or awaiting insurance adjustment.

*IMPROVEMENT*: Any alteration to the land or other physical construction associated with subdivision and building site developments.

*INCINERATION OF GARBAGE, DEAD ANIMALS OR REFUSE*: A facility which burns garbage, dead animals or refuse to ashes via combustion.

*INDUSTRY, LIGHT*: A use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products, but excluding basic industrial processing. Food and Beverage Processing and Production are excluded from this definition.

*INDUSTRY, HEAVY:* A use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials; a use engaged in the storage of, or manufacturing processes utilizing, flammable or explosive materials; or the storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions, including, but not limited to animal products, milling and refining. Food and Beverage Processing and Production are excluded from this definition.

*INFRASTRUCTURE:* Facilities and services needed to sustain industry, Commercial and Residential activities (e.g., water, sewer, streets, roads, fire stations, parks, etc.).

*INFILL:* Development or redevelopment of land that has been bypassed, remained vacant, unincorporated and/or is underused within areas that are surrounded by or in close proximity to areas that are substantially or fully developed, as determined by the Planning and Zoning Director, within Kuna City.

*INSTITUTION:* An establishment designed to aid individuals in need of mental, therapeutic, rehabilitative, counseling, or other correctional services.

*JUNK:* Any old rags, sacks, bottles, cans, papers, metals, automobiles, trucks, machinery, bicycles or similar, which are collected, bought, sold, or otherwise dealt in, after being dismantled or taken apart, or other articles commonly known as "junk."

*JUNK DEALER/SHOPS:* Any person or retail location that buys, exchanges, collects, receives, stores, or sells any article defined as junk.

*JUNKYARDS:* Any lot, parcel, structure, building or combination of the same, on/in which junk is stored, collected, processed or converted.

*KENNEL, COMMERCIAL:* Any premises where dogs/cats over the age of six (6) months, are owned, kept, or harbored for the use of breeding for sale. All kennels shall be registered with the Idaho Humane Society and acquire the applicable licensing from the City Clerk's office.

*KITCHEN:* Any room principally used, intended, or designed to be used for cooking or the preparation of food. The presence of a range or oven, or utility connections suitable for servicing a range or oven, shall normally be considered as establishing a kitchen.

*KCC:* The Kuna City Code which is the official city code of the City of Kuna.

*LABORATORY:* A facility for scientific laboratory analysis of natural resources, medical resources, and manufactured materials. The scientific analysis is generally performed for an outside customer, to support the work of that customer. This category includes: Environmental laboratories for the analysis of air, water and soil; medical or veterinary laboratories for the analysis of blood, tissue, or other human medical or animal products. Forensic laboratories for analysis of evidence in support of law enforcement agencies would also be included in this category.

*LANDING AREA/STRIP:* An improved hard-surface pad or runway without normal air base or airport facilities, used for the landing/taking off of aircraft.

*LAND USE:* A description of how land is occupied or utilized.

*LAUNDROMAT:* A facility where patrons wash, dry, or dry-clean clothing or other fabrics in machines operated by the patron.

*LIBRARY:* A public, nonprofit facility in which literary, musical, artistic, or reference materials such as books, manuscripts, computers, recordings, films, or similar are kept for the use by or loaning to patrons for purpose of study, reference and recreation.

*LIQUOR STORE:* An establishment engaged in the sale of alcoholic beverages for off-premises consumption.

*LIVESTOCK SALES:* The private sale of nondomestic animals through an agreed upon transaction; not to include a Commercial livestock market and/or auction.

*LOADING SPACE, OFF-STREET:* Space logically and conveniently located for freight-like pick-ups and deliveries, scaled to be accessible to a variety of delivery vehicles, where public parking is not permitted. Required off-street loading space is not to be included as off-street parking space in computation of required off-street parking space. All off-street loading spaces shall be located totally outside of any street or alley right-of-way.

*LOCKSMITH:* A facility or person who provides a service of making, mending and/or repairing locks, and/or makes keys for locks.

*LOT:* For the purpose of this title, the terms lot and parcel are interchangeable. A lot is a parcel of land, sufficient to meet minimum size requirements for its zoning designation; meets coverage and area requirements, and provides such yards and other open spaces as are herein required. Such lot shall meet current requirements reflected in the Official Height and Area Standards (see KCC 5-8-503) and consists of:

- A. Lot area: The area of any lot shall be determined exclusive of streets, highways, alleys, roads, irrigation easements or other rights-of-way.
- B. Lot coverage: The area of a lot which is occupied by the principal building, buildings or accessory buildings and the horizontally projected area of the lot. The ratio is expressed as a percentage. This includes the total area of the lot covered by the roof of any enclosed or unenclosed building, including eaves and overhangs; temporary structures less than two-hundred (200) square feet, such as garden sheds, are not included.
- C. Lot frontage: The front of a lot shall be construed to be the portion nearest the street. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under the definition of "YARD" in this section.
- D. Lot Line, front: The property line dividing a lot from a public or private street and from which the required front setback has been measured.

*LOT, FLAG:* A lot in the shape of a flag on a pole or similar design. A flag lot shall have a minimum frontage of thirty (30) feet on a public street. For multiple lots within a flag lot configuration, the private common (or shared) driveway shall be relied upon for access and shall serve a maximum of three (3) lots.

*LOT, INTERIOR:* A lot with only one (1) frontage on a street.

*LOT LINE ADJUSTMENT:* Moving a property line to add or subtract an area no greater than fifteen (15) percent of a property's width or length, whichever is more restrictive, to another lot.

*LOT LINES*: Property lines bounding the lot.

*LOT, MINIMUM AREA OF*: The area of a lot is computed exclusive of any portion of the right-of-way of any public or private street.

*LOT OF RECORD*: A lot which is part of a subdivision, recorded in the office of the Ada County Recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

*LOT SPLIT, PUBLIC UTILITY*: Dividing of a lot, tract or parcel of land for the purpose of creating a public utility lot.

*LOT TYPES*: Terminology used in this title with reference to lots is as follows:

- A. Corner lot: A lot located at the intersection of two (2) or more streets.
- B. Interior lot: A lot with only one (1) frontage on a street.
- C. Through lot: A lot, other than a corner lot, with frontage on more than one (1) street. Through lots abutting two (2) streets may be referred to as double frontage lots.
- D. Reversed frontage lot: A lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.

*MAINTAIN*: Supports, keeps, or continues in an existing state or condition without decline.

*MANUFACTURED HOME*: A structure constructed according to HUD manufactured home construction and safety standards, transportable in one (1) or more sections, which: a) in the traveling mode, is eight (8) body feet or more in width or is forty (40) body feet or more in length; or b) when erected on-site, is one thousand (1,000) or more square feet in size; and c) is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities; and d) includes the plumbing, heating, air conditioning, and electrical systems contained therein; provided, however, that such term shall include any structure which meets all the requirements of this definition except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under 42 USC 5401.

*MANUFACTURED HOME PARK*: Any site or tract of land under single ownership, upon which two (2) or more manufactured home dwellings are parked, including any roadway, building, structure, vehicle or enclosure used or intended for use as a part of the facilities of such park.

*MARINE SALES/RENTAL*: Display, sale and/or rental of new or used boats, jet skis, wave runners, or other marine vessels and trailers, and incidental uses to marine activities.

*MASSAGE THERAPY*: A person licensed by the State of Idaho, that provides manipulative exercises on the human body for a variety of health-related purposes, including the relief of pain, rehabilitate sports injuries, reduce stress, increase relaxation, address anxiety and depression, and aid in general wellness.

*MAUSOLEUM*: A building containing above-ground tombs.

*MIXED USE DEVELOPMENT*: Development incorporating innovative design and a compatible mixture of land uses that promote walkability, strengthen a sense of community and

provides for diverse employment, housing and transportation options to all segments of population. Utilizing the Planned Unit Development process, Mixed use development shall contain two (2) or more different land uses, including office, commercial, public, institutional, light industrial, residential and/or agriculture, that are combined vertically and/or horizontally in an integrated development project with a cohesive physical design. Mixed residential (multi-family, single-family, townhomes, condos, etc.) are encouraged, however they do not satisfy the intent of a mixed-use development.

*MONUMENT*: Any permanent marker either of concrete, stone, galvanized iron pipe or iron or steel rods, used to identify any tract, parcel, lot or street lines, as specified in I.C. § 50-1303.

*MORTUARY*: A place for the storage of the dead prior to burial or cremation.

*MUSEUM*: A building in which objects of historical, scientific, artistic or cultural interest are stored and exhibited.

*NEIGHBORHOOD CENTER*: An area that is central to the surrounding developments. A neighborhood center is an appropriate place for churches, small-scale commercial buildings, civic buildings and parks. In addition, these areas accommodate higher density housing; encouraging a mix of uses under one (1) roof, such as, the placement of a residential use over a retail use.

*NONCONFORMING USE*: A use that lawfully existed prior to the effective date of this title but does not now conform to the allowed uses for the district in which it is located.

*NON-PROFIT ORGANIZATION*: Any person(s), partnership, association, corporation, or other group whose activities are conducted for unselfish, civic or humanitarian motives, or for the benefit of others, and not for the gain of any private individual or group.

*NURSERY(GREENHOUSE)*: Land, building, structure or a combination thereof for raising, storage, cultivation, and/or transplanting of live trees, shrubs or plants offered for retail sale on the premises, including products used for gardening or landscaping. Also referred to as greenhouse.

*NURSING HOME [also known as: Skilled Nursing Facility (SNF), care home, rest home]*: A facility providing skilled care of residents. It is a place of residence for individuals who are chronically/incurably ill, aged, or infirm and require constant nursing care, and where their meals, lodging, and care is provided for compensation. Residents in a Skilled Nursing Facility may also receive physical, occupational, and other rehabilitative therapies following an accident or illness.

*OBJECTIVE*: The objective statement defines the meaning of the goal, describes how to accomplish the goal, and suggests a method of accomplishing it. It advances a specific purpose or element of a goal.

*OFFICE*: A room, group of rooms, or structure used for conducting the affairs of a business, profession, service industry, or government. Uses incidental, such as medical and dental testing and diagnostic services, are permitted in conjunction with medical and dental offices.

*OFFICE (HOME OCCUPATION)*: A business within a dwelling in which there is no more than one (1) customer coming or going from the dwelling at any time.

*OFFICE, TEMPORARY REAL ESTATE SUBDIVISION SALES:* Temporary sales office within a subdivision to market the homes for sale. The temporary status shall not exceed two (2) years.

*OPEN SPACE:* Any substantially open land that is predominantly lacking in structural development and open to the sky, which may be on the same lot with a building. The open space area may include, natural areas, wetlands and open water areas, wildlife habitats, swimming pools and tennis courts, and other recreational facilities that the City Council deems permissible. Streets, private parking areas, structures for habitation, buffer areas along classified roads, encaps, and the like shall not be included.

*ORCHARD/TREE CROP:* A tract and/or piece of land planted with fruit trees or trees grown for the use of wood products or produce.

*OWNERSHIP:* The individual, firm, association, syndicate, partnership or corporation having legal or equitable title to; has charge, care or control of; or any interest in a location, structure, and/or parcel.

*PARCEL:* A parcel, tract, lot, and/or other legally described real property.

*PARK MANAGEMENT:* The person, or persons, who owns or has charge, care or control of a manufactured home park.

*PARK STREET:* The street that affords principal means of access to individual manufactured home lots or auxiliary buildings.

*PARKING SPACE:* An improved usable space for the parking of motor-driven vehicles, other than large vehicles, in a public or private parking area or building. Parking spaces shall have one hundred eighty (180) square feet of surface area constructed of an all-weather surface area that has been approved by the City Engineer, and/or other public agencies with jurisdiction.

*PARKING SPACE, OFF-STREET:* For the purpose of this title, an off-street parking space shall consist of an area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley, and maneuvering room, but shall be located totally outside of any street or alley right-of-way.

*PAWNSHOPS and MOTOR VEHICLE PAWNSHOPS:* Any business that loans money on deposit of personal property or deals in the purchase or possession of personal property on condition of selling the same back again to the pledger or depositor, or loans or advances of money on personal property by taking chattel mortgage security thereon, and takes or receives such personal property. This does not include federal/state licensed lending institutions.

*PAYDAY LOANS/CHARTER INSTITUTIONS:* A monetary loan provided to borrowers based on collateral, that must be paid in full on the date specified in an agreement signed by both parties. The loan amounts granted are based on how much money the borrower grosses each pay period.

*PEDESTRIAN PATHWAY:* An improved path separates and protected from vehicular traffic, which is used solely for pedestrian foot-traffic.

*PERFORMANCE BOND or SURETY BOND:* A financial guarantee by a subdivider or developer with the city in the amount of the estimated construction cost, guaranteeing the

completion of physical improvements according to plans and specifications within the time prescribed by the agreement.

*PERMIT or LICENSE:* A document issued by the city authority, permitting the applicant to undertake certain activities.

*PERSON:* The definition of "PERSON" is set forth in KCC § 1-3-2 and such definition shall apply to this title. Interchangeable with individual(s).

*PERSONAL SERVICES:* Any enterprise conducted for gain which primarily offers services to the general public such as shoe repair, watch repair, barbershops, beauty parlors/salons and similar activities.

*PETS, DOMESTIC:* A tame animal or fowl customarily kept by humans for companionship or pleasure, and is dependent on people for food and shelter; this includes dogs, cats, canaries, and similar pets.

*PHARMACY:* A facility which provides a service where medical drugs are prepared, dispensed and sold.

*PLANETARIUM:* A domed building in which images of stars, planets and constellations are projected for public entertainment or education.

*PLANNED UNIT DEVELOPMENT (PUD):* A project with a single owner or a group of owners acting jointly, involving a related group of residences, businesses, or industries and associated uses. Planned as a single-entity, the project is subject to development and regulations as one (1) land-use unit rather than as an aggregation of individual buildings located on separate lots. The PUD includes usable, functional open space for the mutual benefit of the entire tract, and is designed to provide variety and diversity through the variation of normal zoning and subdivision standards, so that maximum long-range benefits can be gained, and the unique features of the development or site are preserved and enhanced, while still being in harmony with the surrounding neighborhood. Approval of a PUD does not eliminate the requirements of subdividing and recording a plat.

*PLAT:* The drawing, mapping or planning of a subdivision, cemetery, town site or other tract of land or a replating of such, including certifications, descriptions and approvals:

- A. Preliminary plat: The first formal presentation by drawings, of a proposed development; and
- B. Final plat: The final and formal presentation by drawings of an approved development, the original and one (1) copy of which is filed with the County Clerk and Recorder.

*POULTRY/FOWL:* Domestic birds, such as chickens, turkeys, ducks, or geese, raised for meat, eggs or gardening purposes.

*POWER PLANT:* A facility that converts one (1) or more energy sources, including but not limited to, water powers, fossil fuels, nuclear power, or solar power, into electrical energy or steam. Any plant facility and equipment for the purposes of producing, generating, transmitting, delivering or furnishing electricity for the production of power.

*PRESCHOOL:* A facility for organized educational instruction for children who have not reached the enrollment age for kindergarten.

*PROFESSIONAL ACTIVITIES:* The use of offices and related spaces for such professional services as are provided by medical practitioners, lawyers, architects and engineers, or similar professions.

*PUBLIC LAND:* Land owned by local, state, or federal government, used for purposes which benefit public health, safety, general welfare and other needs of society.

*PUBLIC SERVICE FACILITY:* Buildings; distribution substations; source substations; transmission lines; water treatment plants; sewage disposal; and other structures that are owned or leased by a governmental body or public entity which provides service to the public.

*PUBLIC USES:* Government-owned facilities to which the public has access such as, public parks; recreational areas, cultural and service buildings; but not including public land or buildings devoted solely to the storage and maintenance of equipment and materials or the disposal of refuse.

*PUBLIC UTILITIES:* Refers to key facilities, types and levels of the following: potable water; pressurized or gravity irrigation; sanitary facilities; storm drainage facilities; government administrative services; energy and other services deemed necessary by the community for the enjoyment of urban life.

*PUBLIC UTILITY LOT:* A lot that exclusively contains public and private physical infrastructure which is a physical component of an integrated public or private system which provides water, sewer, irrigation, electrical grid and or telecommunication service to the public.

*PUBLIC UTILITY STRUCTURES:* Any underground public utility facility; utility poles; wires; anchors; guys; and other supporting devices, including appurtenant electrical equipment and hardware.

*PUBLISHING:* An activity of preparing and issuing books, journals, software and other materials for sale.

*RECREATIONAL VEHICLE/CAMP TRAILER PARK AND/OR TENT CAMPSITES:* A lot or parcel intended for occupancy by recreational vehicles, travel trailers, and/or tent sites for travel, recreational, or vacation usage for short periods of time.

*RECYCLING CENTER/STAGING AREA:* A building that is not a salvage yard or junkyard, in which recoverable resource materials, such as paper products, glassware, and metal cans, are collected, sorted, flattened, crushed, or bundled prior to shipment to others who use such resource materials to manufacture new products.

*RECYCLING PLANT:* A facility that is not a salvage yard or junkyard, where recyclable materials are reprocessed, and treated into new products and/or raw materials.

*REPAIR SERVICE(S):* An establishment primarily engaged in the provision of repairs to individuals rather than businesses, excluding automotive and equipment style repairs. Typical uses include appliance repair; shoe repair; watch or jewelry repair; musical instrument repair; or similar.

*RESEARCH AND DEVELOPMENT FACILITY:* A use engaged in research and development, testing, assembly, repair, and manufacturing in the following industries: biotechnology, pharmaceuticals, medical instrumentation or supplies, communications and information technology, electronics and instrumentation, and computer hardware and software.

Office, warehousing, wholesaling, and distribution of the finished products produced at the site are allowed as part of this use if the use falls within the above-listed industries.

*RESERVE STRIP*: A strip of land between a partial street and adjacent property, which is reserved or held in public ownership for future street extension or widening.

*RETAIL SALES AND SERVICE*: The sale, service and on-premises incidental production or assembly of general merchandise for direct use or consumption [by] the general public, but not including the sale to another business for resale purposes.

*REVIEW*: An inspection or examination for the purpose of evaluation and the rendering of an opinion or decision. Review by the City may involve public hearings, public meetings, administrative decisions, formal approval or denial of development proposals, etc., as provided for in City ordinances.

*RIDING SCHOOL (ACADEMY) or STABLE*: An establishment where horses or similar (pony, donkey, mule, burro), are boarded and cared for, and where instruction in riding, jumping, and showing is offered, and where horses or similar, may be hired for riding or instruction; or any place that regularly buys, sells, or trains the above animals, including: a small racetrack, trotting track, or rodeo.

*RIGHT-OF-WAY*: A strip of land dedicated for use as a public way. In addition to the roadway, it normally includes streets, sidewalks, irrigation, curbs, lawn strips, lighting, drainage facilities and may include special features (required by the topography or treatment) such as grade separation, landscaped areas, viaducts, bridges and other public utilities or service areas.

*ROADSIDE STAND*: A temporary structure designed or used for the display or sale of agricultural and related products, the majority of which have been grown on adjacent land.

*SALES, WHOLESALE*: The sale of products, to anyone other than the end user of the products, for resale.

*SANITARY LANDFILL*: An area or site where waste is isolated from the surrounding environment, usually buried between layers of earth.

*SCHOOL*: An educational institution for the teaching of academics, skills or trades:

- A. Alternative: A school established to provide instructional courses to eligible at-risk youth so they can earn a high school diploma. Alternative schools are required to offer programs that are clearly designed to serve at-risk students.
- B. Charter: A school that is authorized by Idaho Code § 33-5201 et seq. to deliver public education in Idaho with equal access and authority to participate in all State and Federal programs to the same extent as a traditional public school, irrespective of the instructional delivery method.
- C. Magnet: Free public elementary and secondary schools of choice operated by school districts. These schools have a specific instructional theme, curriculum or instruction method that is used throughout the school. That theme may be around a content area such as humanities or science, technology, engineering and math (STEM). It may use instructional method such as dual immersion language or specific curriculum focus, i.e., International Baccalaureate. The school may have limited enrollment and may require students to apply for admission into the school.

- D. Private: Non-profit or for-profit educational organizations that are operated independent of the public education system; in most cases, there is a charge for students to attend. Private schools are not regulated or licensed by the Idaho State Department of Education.
- E. Trade/Vocational: A specialized instructional establishment that provides on-site training of business, commercial and/or trade skills such as accounting, data processing and computer repair.
- F. Traditional Public: Any school existing or to be built that is operated and controlled by a school district within the State of Idaho; including elementary, middle and high schools. These schools are usually supported by a governmental agency and/or at taxpayers' expense.
- G. Virtual: Either a public charter school or a traditional public school that delivers a full-time, sequential program of synchronous and/or synchronous instruction primarily through the use of technology via the internet in a distributed environment. Per Idaho Code § 33-5202A, a school classified as virtual must have an online component to their school with online lessons and tools for student and data management.

*SEAT*: For purposes of determining the number of off-street parking spaces for certain uses, the number of seats is the number of seating units installed or indicated, or each twenty-four (24) linear inches of benches, pews or space for loose chairs.

*SENIOR HOUSING*: A broad term that is used to describe any type of living facilities that are maintained for the use of people who have reached the age of retirement. There are different types of senior housing, with each type designed to meet the needs of seniors in various states of health and with different levels of activity; except those that provide skilled nursing care, or provide meals.

*SETBACK LINE*: A line established by these zoning regulations, generally parallel with and measured from the lot line, defining the limits of a yard in which no building or structure may be located, except as may be provided in said regulations.

*SEWER CONNECTION*: The connection consisting of all pipes, fittings and appurtenances from the drain outlet of manufactured homes, residences, Commercial or Industrial buildings, to the corresponding sewer main line tee of the sewage system serving the manufactured home park, residential, Commercial or Industrial buildings.

*SHELTER*: A facility that provides temporary protective sanctuary for victims of crime or abuse, including emergency housing during crisis intervention for individuals, or the homeless.

*SHOOTING RANGE (Indoor)*: The use of a structure for archery and/or the discharging of firearms for the purposes of target practice or temporary competitions.

*SHOOTING RANGE (Outdoor)*: The use of land for archery and/or the discharging of firearms for the purposes of target practice, skeet and trap shooting, mock war games, or temporary competitions.

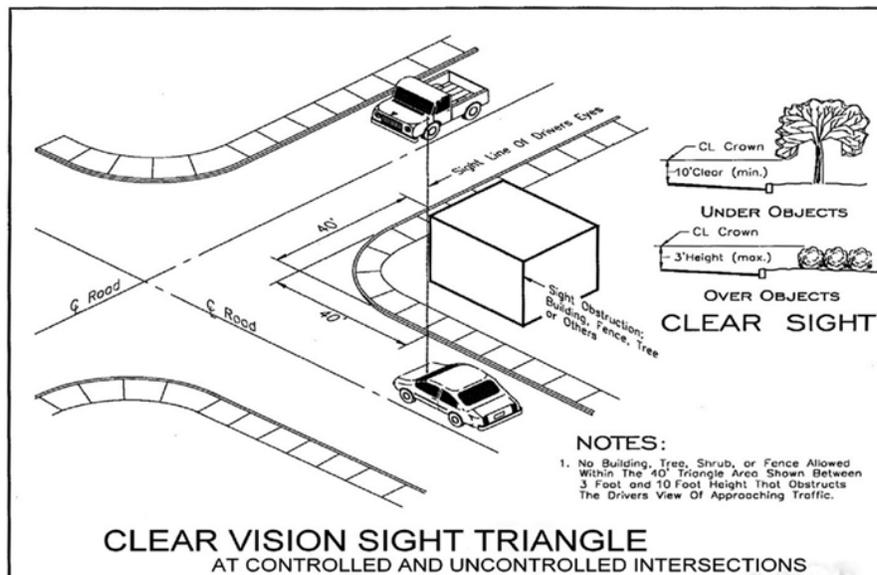
*SHOPPING CENTER*: A group of commercial establishments planned, constructed and managed as a total entity with customer and employee parking provided on-site, provisions for goods delivery is separated from customer access, aesthetic considerations and protection from the elements.

**SIDEWALK:** An improved pedestrian surface portion of the road right-of-way, outside of the roadway.

**SIGN:** Any device used for visual communication, designed to inform or attract the attention of persons not on the premises on which the sign is located.

- A. Sign, on-premises: Any sign related to a business or profession conducted, or a commodity or service sold or offered upon the premises where such sign is located.
- B. Sign, off-premises: Any sign unrelated to a business or profession conducted, or to a commodity or service sold or offered upon the premises where such sign is located.
- C. Sign, illuminated: Any sign illuminated by electricity, gas or other artificial light including reflecting or phosphorescent light.
- D. Sign, lighting device: Any light, string of lights or group of lights located or arranged so as to cast illumination on a sign.
- E. Sign, projecting: Any sign which projects from the exterior of a building.

**SIGHT TRIANGLE (CLEAR VISION TRIANGLE):** The triangular area formed by a diagonal line connecting two (2) points located on intersecting street right-of-way lines (or right-of-way line and curb or edge of driveway).



**SMALL ENGINE REPAIR:** An establishment that maintains and repairs low-power internal combustion engines (gasoline/petrol) or electric engines. This includes, but is not limited to, chain saws, string trimmers, leaf blowers, snow blowers, lawn mowers, and wood chippers.

**SPECIAL USE:** A special use permitted within a district, other than a principally permitted use, requiring a special use permit and approval of the Commission. Special uses permitted in each district are listed in the official schedule of district regulations found in Kuna City Code Part 8 of Chapter 8 of this title.

**SPORTS ARENA:** A place or building for contests or shows; such as, theater, musical performances, or sporting events.

*STANDARD:* Shall be the specifications (minimum requirements) as specified in this title or as officially adopted by the City.

*STATE:* The State of Idaho.

*STORAGE FACILITY:* An area which provides a short-term or long-term parking or storage of patron items inside or outside of the business.

*STORY:* That part of a building between the surface of any floor and the surface of the next floor above, or if there is no floor above, then the space between the floor and the ceiling immediately above it.

*STREET:* A right-of-way which provides vehicular and pedestrian access to adjacent properties, the dedication of which has been officially accepted. The term "street" also includes the terms highway, thoroughfare, parkway, road, avenue, boulevard, lane, place and other such terms.

- A. *Alley:* A public right-of-way with an improved driving surface intended to provide a secondary means of transportation circulation access. An alleyway shall be a minimum width of twenty (20) feet, measured from the adjoining property lines. Substandard alley widths and alley driveway entrances shall be improved to the city's and ACHD's standards as a condition of a zoning or subdivision land use application.
- B. *Minor:* A street other than the main thoroughfare or collector street, that has the primary purpose of providing access to abutting properties.
- C. *Collector:* A street designated on the Comprehensive Land Use Map for the purpose of carrying traffic from minor streets to other collector streets and/or arterial streets.
- D. *Arterial:* A street designated on the Comprehensive Land Use Map for the purpose of carrying fast and/or heavy traffic.
- E. *Private:* A street that is not publicly owned and maintained, and provides access only to the private user(s).
- F. *Loop:* A minor street with both terminal points on the same street of origin.
- G. *Cul-de-sac:* A street with a single common ingress/egress with a turnaround space at its terminus.
- H. *Frontage:* A minor street, parallel to and adjacent to an arterial street to provide access to abutting properties.
- I. *Partial:* A dedicated right-of-way providing only a portion of the required street width, usually along the edge of a subdivision or tract of land.
- J. *Principal arterial:* Principal arterials carry the major portion of trips entering and leaving the urban area, as well as the majority of through movements.

*STRUCTURE:* Anything constructed or erected, the use of which requires location on the ground, or attachment to something having a fixed location on the ground. Among other things, structures include buildings, manufactured homes, walls, fences and billboards.

*STUDIO; DANCE, MUSIC, VOICE:* A facility where persons study the performing arts.

*SUBDIVIDER:* A subdivider shall be deemed to be the individual, firm, corporation, partnership, association, syndicate, trust or other legal entity that executes the application and

initiates proceedings for the subdivision of land in accordance with the provisions of this Code. The subdivider need not be the owner of the property; however, he shall be an agent of the owner or have sufficient proprietary rights in the property to represent the owner. A subdivider may also be referred to in this title as a "Developer."

*SUBDIVISION*: The division or redivision of a lot, tract, or parcel of land into more than three (3) parts, for the purpose of transfer of ownership or development; which shall also include the dedication of a public street and the addition to. However, this Code shall not apply to any of the following:

- A. An adjustment of lot lines as shown on a recorded plat which does not reduce the area, frontage, width, depth or building setback lines of each building site below the minimum zoning requirements, and does not change the original number of lots in any block of the recorded plat;
- B. An allocation of land in the settlement of an estate of a decedent or a court decree for the distribution of property;
- C. The unwilling sale of land as a result of legal condemnation as defined and allowed in the Idaho Code;
- D. Widening of existing streets to conform to the Comprehensive Plan;
- E. The acquisition of street rights-of-way by a public agency in conformance with the Comprehensive Plan;
- F. The exchange of land for the purpose of straightening property boundaries which does not result in the change of the present land usage; and
- G. A Public Utility Lot.

*SUBSTATION (Distribution)*: Converts transmission voltages (138 kV) to distribution voltages (12.5 kV to 34.5 kV) that serve local loads, such as homes and businesses, throughout the community.

*SUBSTATION (Source)*: Converts high-voltage transmission lines (230 kV and above) to lower voltages (138 kV). Acts as a power source for distribution substations.

*SUPPLY YARD*: A commercial establishment storing and offering for sale building supplies, street supplies, coal, heavy equipment, feed and grain, and similar goods.

*SURVEYOR*: Any person who is licensed in the state as a public land surveyor to do professional surveying in which they establish official land boundaries.

*SWALE*: A natural or man-made depression or wide, shallow ditch used to temporarily store, route, or filter runoff.

*SWAP MEET (FLEA MARKET)*: A building or open area in which stalls or sales areas are set aside, rented or otherwise provided for use by individuals, tenants or businesses engaged in retail trade. The sale of merchandise may include secondhand items, specialty items, hand crafted items and home-grown products.

*TATTOO/BODY PIERCING PARLOR*: An establishment for a tattoo artist and/or body piercer to perform a service to apply permanent decorative body art; typically learned via apprenticeship under an established artist. Properly equipped parlors shall have biohazard

containers for any objects that have come into contact with blood or bodily fluids, sharps container for old needles, and an autoclave for sterilizing tools.

*TAVERN/BAR/LOUNGE/NIGHTCLUB:* A place where the sale and service of alcoholic beverages are sold by the drink, where meals are not required.

*TAXIDERMY:* A facility where the art of preparing, stuffing the skins of animals, and mounting to appear life-like, is practiced.

*TERMINAL TRUCK YARD:* A facility for the receipt, transfer, short-term storage and dispatching of goods transported by truck. Included in the use type would be express and other mail and package distribution facilities, including such facilities operated by the U.S. Post Office.

*THEATER:* A building or part of a building used to show motion pictures or for drama, dance, musical, or other like performances.

*TO AND THROUGH:* The act of bringing services (water, sewer, pressurized irrigation) to a site and continuing said services through the entire site to a point certain.

*TRAINING FACILITY:* A private or public establishment that provides training and instruction for law enforcement, security companies, military, fire safety, and accessory facilities including but not limited to, dining, accommodations, classrooms, indoor/outdoor shooting range, motor course, and fire suppression simulations. This may include tactical training for private individuals.

*TRANSITIONAL HOME:* A type of housing for persons currently under the supervision of the State Board of Corrections or other similar agency, that are in the later stages of serving a sentence and are being transitioned back to free society.

*TRANSMISSION LINES:* Electrical circuits used to transfer power (138 kV) from source substations to distribution substations and between distribution substations.

*TRANSMISSION LINES (High Voltage):* Electrical circuits used to transfer large amounts of power (230 kV and above) long distances.

*TREE FARM:* Any parcel of land used to raise or harvest trees for wood products such as lumber, posts and poles, fuel wood, nurseries or Christmas trees where forest products are sold on-site or transported to market.

*TRUCK (SEMI) AND TRAILER REPAIR FACILITY:* A facility designed for the maintenance of semi-trucks and trailers. Maintenance may include, tune-ups, oil changes, lubrication, tire alignments, detailing and warranty work, minimal waste disposal, brake repair, tires, or other similar routine maintenance functions.

*TRUCK STOP:* A commercial facility which may provide a service station; rest (parking); store, often with ready-made food; showers; and other services to motorists and truck drivers.

*TRUCK WASH:* A facility for the washing of commercial vehicles.

*URBAN:* All population and territory within the boundaries of urbanized areas, and the urban portion of places outside of the urbanized area, that have a decennial census population of two thousand five hundred (2,500) or more. (US Census Bureau)

*USE:* The purpose for which land or a building is designated, arranged or intended, or for which it is occupied or maintained, let or leased.

*UTILITIES:* All lines and facility installations for conducting water, sewage, gas, communications, electricity, television, irrigation, stormwater and similar facilities, providing service to and used by the public.

*VARIANCE:* A relief from certain standards as set forth in Chapter 11 of this title and as enabled and defined by Idaho Code section 67-6516.

*VEHICLE (AUTOMOBILE/MOTOR VEHICLE):* Any self-propelled vehicle designed primarily for transportation of persons or goods along public streets, alleys, or other public ways. This shall include, automobile, truck, motorcycle, recreational vehicle, personal recreation item or as otherwise defined in I.C. § 49-123, which includes every device in, upon, or by which any person or property is or may be transported or drawn (e.g., travel trailers) upon a public highway, excepting devices moved by human power or used exclusively upon stationary rails or tracks.

*VEHICLE, COMMERCIAL:* Any currently licensed and operable motor vehicle with a gross vehicle weight rating over twenty-six thousand (26,000) pounds and as defined by I.C. § 49-123.

*VEHICLE EMISSIONS TESTING:* A measurement performed on motor vehicles, required by Idaho law and Idaho Department of Environmental Quality [DEQ] compliances, to prevent issuing valid vehicle registration if an excessive amount of waste fumes is produced during typical use.

*VETERINARY CLINIC:* See Animal Hospital.

*VICINITY MAP:* A one (1) inch = three hundred (300) feet scale drawing which sets forth by dimensions or other means, the relationship of the proposed development to other nearby developments or landmarks, and community facilities and services within the general area, in order to better locate and orient the area in question.

*WALKWAY:* A right-of-way dedicated for public use that is not within a street right-of-way, to facilitate pedestrian access though a subdivision block by means of a hard surface path, any portion of a parking area restricted to the exclusive use of pedestrian travel.

*WAREHOUSE:* An enclosed structure for the storage of goods for distribution or transfer to another location.

*WATER CONNECTION:* The connection consisting of all pipes, fittings and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within a residence.

*WATER RISER PIPE:* That portion of the water supply system that extends vertically to the ground elevation and terminates at a designated point at each home lot.

*WETLANDS:* Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

*WOOD PROCESSING:* A facility that provides a production of forest products, such as pulp and paper, construction materials, and tall oil; including firewood. Paper engineering is a subfield of wood processing.

*WRECKING YARD:* Any premises used for the storage, dismantling or sale of either used motor vehicles, trailers or machinery.

*YARD:* A required open space, other than a court, unoccupied and unobstructed by any structure or portion of a structure from three (3) feet above the general ground level of the graded lot upward; provided, accessories, ornaments and furniture may be permitted in any yard, subject to height limitations and requirements limiting obstruction of visibility.

- A. Yard, front: A yard extending between side lot lines across the front of a lot and from the front lot line, to the front of the principal building.
- B. Yard, rear: A yard extending between side lot lines across the rear of a lot and from the rear lot line, to the rear of principal buildings.
- C. Yard, interior side: A yard extending from the principal building to the side lot line on both sides of the principal building between the lines establishing the front and rear yards.
- D. Yard, street side: A yard extending from the principal building to the secondary street that adjoins the lot between the lines establishing the front and rear yards.

*ZONING:* Local codes regulating the use and development of property. The zoning ordinance divides a community into land use districts or "zones," represented on zoning maps, and specifies the allowable uses within each of those zones. It establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.

*ZONING PERMIT:* A document issued by the Director authorizing the uses of land and structures, and the characteristics of the uses.

**Section 3:** That Chapter 8, Part 503 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

A. *Determining Where Land Uses Are Allowed:*

- 1. Find the land use in subsection B of this section.
- 2. Read across the schedule until either a "P" or "S" appears. If a "P" appears, the use is considered a permitted use in the corresponding zoning district it appears in. If a "S" appears, the use is only allowed in the corresponding zoning district it appears in upon the issuance of a Special Use Permit in accordance with Chapter 8, Part 8, of this title.
- 3. If a "P" or "S" do not appear under a district, that use is not allowed in that district.
- 4. Many of the land uses identified in the land use table are defined in Chapter 2 of this title. In the event the definition is not listed there, please refer to staff's copy of, "A Planners Dictionary" edited by Michael Davidson and Fay Dolnick, American Planning Association Planning Advisory Service for land use definition. If the term sought is not found in either location, the City staff may refer to another Treasure Valley jurisdiction's terminology for land use definition.

5. In the event that a land use is unlisted, the Director, or their designee, shall interpret appropriate zoning district for land uses not specifically identified in the land use table and determine their placement status in a particular zone by comparing the requested land use to similar type uses on the land use table.
6. When several land uses are proposed to be combined together on a land use parcel or need to be reconciled to determine their placement in a zone, the most intensive land use shall be considered as the primary activity and relied upon for establishing zoning placement status.

B. *Schedule of Land Use Regulations:*

Land Uses	Zoning Districts													
	A	R-2	R-4	R-6	R-8	R-12	R-20	C-1	C-2	C-3	CBD	M-1	M-2	P
Agriculture	P	P												P
Accessory Dwelling Unit (aka mother-in-law quarters) 7	S	S	S	S	S									
Accessory Use	P							P	P	P	P	P	P	P
Adult Oriented Business									S					
Agri-tainment	P	P												P
Agritourism	P	P												P
Airport, Landing Strip, Heliport	S												S	S
Amusement Center (Indoor)								S	P	P				
Amusement Center (Outdoor)									S	S		S		S
Animal Boarding	S													
Animal Grooming	P	P1	S1	S1	S1			P	P	P	P			
Animal Hospital	P							S	S	P		P	P	S
Animal Shelter	S									S		S	S	P
Appliance Repair								P	P	P		P		
Aquaculture	P												S	S
Aquarium								P	P	P		P		P
Arboretum	P	P												P
Archery Range	P							P	P	P		P		P
Art Gallery								P	P	P	P			
Assisted Living, Retirement Living, Congregate Living					S	S	S	P	P					
Auction Sales	S								S	P		P		
Auditorium									P	P		S		P
Automobile Body, Paint Shop									S	S		P	P	
Automobile Dealership/Rental								S	P	P		P		
Automobile Detailing								P	P	P		P	P	
Automobile Detailing (Mobile)		S1	S1	S1	S1	S1	S1	P	P	P		P		
Automobile Repair Shop								S	P	P		P	P	
Bakery or Baked Goods Store		S1	S1	S1	S1	S1	S1	P	P	P	P	P		
Bank, Credit Union, Savings & Loan								P	P	P	P	P		

Beauty Salon/Barber Shop/Nail Technician		S1	S1	S1	S1				P	P	P	P	P		
Bed and Breakfast	S	S													
Beekeeping (Hives)	P	P	S	S									P	P	P
Berry and Bush Crop/Vineyard	P	P											P		P
Beverage Processing and Production/Distillery 5									S	S			P	P	
Bicycle Shop									P	P	P	P	P		
Billboards	S													S	
Bookstore									P	P	P	P			
Botanical Garden	P	S							P	S					P
Bowling Alley									P	P	P	P	P		
Brewery/Winery 5	P								S	P	P	P	P	P	
Butcher Shop									P	P	P	S	P		
Call Center									S	S	P	P	P		
Car Wash									P	P	P	S	P		
Carnival/Circus (Temporary)	P								P	P	P		P		P
Catering		S1	S1	S1	S1	S1	S1	P	P	P	P	P	P		
Cell Tower	S	S									S		S	P	P
Cemetery or Mausoleum	P	S	S	S	S	S	S	S							P
Child Care, Center (13+ children) 6									P	P	S				
Child Care, Group (7–12 children) 6		S2	S2	S2	S2				P	S					
Child Care, Home (1–6 children) 6		S2	S2	S2	S2										
Church or Place of Worship	S	S	S	S	S	S	S	P	P	P	P				
Community Center									P	P	P	P	P		P
Community/Urban Garden	P	P	P	P	P	P	P	P				P	P		P
Contractor Facility & Yard	S										S		P	P	
Convenience Store (Including fuel sales)									P	P	P	P	P	P	
Correctional Facility 7-33											S		S	S	S
Dairy Product Processing 7-53	P												S	P	
Data Processing Facility										S	P		P	P	
Dispatch Center 34-47									S	P	P		P		
Distribution Center 15-26-53											S		P	P	
Dog Daycare Facility	P	S								S	S		P		
Drive-in Theater	S								S	S	S		S		P
Driving School									P	P	P	P	P		P
Dry Cleaners									P	P	P	S	P		
Dry-Cleaning Plant 53													S	P	
Dwelling, Condominium				S	P	P	P					S3			
Dwelling, Duplex		S	P	P	P	P	P								
Dwelling, Multifamily/Apartments (3 or more units under one roof)				S	P	P	P					S3			
Dwelling, Rowhouse/Townhome				S	P	P	P								
Dwelling, Single-Family	P	P	P	P	P	P	P								
Emergency Care Facility/Clinic									P	P	P	P	P		

Energy Production Facility, Renewable Sources	S												S	S	S
Energy Storage Facility	S												S	S	S
Equipment Sales and Rental (Light Equipment)	S								P	P			P	P	
Equipment Sales (Large and Heavy Equipment)											S		P	P	
Event Center								S	P	P	P		P		P
Fairground	P	S											S		P
Farm Animals	P	P											S	P	P
Farm Machinery and Trailer Sales and Repair	S								S	S			P	P	
Farmer's Market	S							P	P		P				P
Feed Store	S							P	P	P			P		
Feedlot or Dairy	S														
Flea Market (Permanent)								S	S	S			S		
Flea Market/Swap Meet (Temporary)								P	P	P	P				P
Florist	P	P1	S1	S1	S1			P	P	P	P				
Food Pantry	P							P	P	P					
Food Processing Facility											S		P	P	
Food Truck Court								S	S	S	S				
Fraternity/Sorority/Dormitory/Residential Hall						S	S	S	S	S			S		
Freight Terminal													S	S	
Fuel Sales (Excluding convenience stores)								S	S	S	S		P	P	
Funeral Home/Mortuary								P	P						
Furniture Restoration/Refinishing								S	P	P			P		
Golf Course and Country Club	S	S	S	S	S	S	S	P							P
Grain (Feed and Seed Processing and Sales)	P												S	S	
Grain Storage—Bulk	P												S	S	
Group Home		P	P	P	P	P	P								
Handicraft		P1	P1	P1	P1	P1	P1	P	P	P	P				
Health Club/Gym								P	P	P	P		P		
Home Improvement Center								S	P	P					
Hospital								S	S	S			S		
Hotel/Motel								S	S	S	S		S		
Impound/Storage Yard (vehicle)													S	S	
Incineration (Garbage, Animal Remains or Refuse)	S													S	
Industry, Light											S		P	P	
Industry, Heavy													S	P	

Junkyard/Wrecking Yard														S	
Kennel, Commercial	S									S		S			
Laboratory								S	P	P		P			
Laundromat								P	P	P	S	P			
Library						S	S	P	P	P	P				P
Liquor Store								P	P	P	P	P			
Livestock Sales	S													S	
Locksmith		S1	S1	S1	S1	S1	S1	P	P			P			
Machine or Welding Shop										S		P	P		
Manufactured Home Park						S	S								
Manufactured Home Sales										S		P	P		
Marine Sales/Rentals								S	P	P		P	P		
Massage Therapy		S1	S1	S1	S1	S1	S1	P	P		P				
Monument Works, Stone										S		P	P		
Museum or Planetarium	S							P	P	P	P	P		P	
Nursery, Greenhouse	P	P						S	S			P		P	
Nursing Home					S	S	S	S							
Office (Home Occupation)		P1	P1	P1	P1	P1	P1								
Office (Medical, Professional)								P	P	P	P	P			
Real Estate Subdivision Sales Office, Temporary		P	P	P	P	P	P	P	P	P	P	P	P	P	
Pawnshop								S	P	P		P			
Payday Lending Operation/Non-chartered Institution									S						
Pharmacy								P	P	P	P				
Planned Unit Development		S	S	S	S	S	S	S	S	S	S	S	S	S	
Post Office								P	P	P	P				P
Poultry, Fowl, Rabbits	P	P	P 4	P 4											
Poultry Hatcheries	P											S	S		
Power Plant														S	
Preschool		S	S	S	S	S	S	S	S	S					
Printing, Blueprinting, and/or Mapping Services								P	P	P	P	P	P		
Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Service Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Publishing								P	P	P	P	P			
Radio and TV Stations								P	P	P	S	P			
Railroad Buildings, Yard and Equipment	S											P	P		
Recreational Vehicle/Camp Trailer Park and/or camping Sites	S														P
Recycle Center/Recycle Staging Area										S		P	P		

Recycling Plant													S	P	
Regional Sewage and Waste Treatment Plant	S	S												S	S
Repair Services (Small)		S1	S1	S1	S1			P	P		P	P			
Research and Development Facility									S	S	S	P	P		
Restaurant								P	P	P	P	P			
Restaurant with Bar 5								S	S	S	S	S			
Retail Stores/ Services								P	P	P	P	P			
Riding Arenas/Stables/Schools	P	S													
Roadside Stands, Seasonal	P	P						P	P	P	P				P
Sales									S	S			P		
Sanitary Landfill														S	S
School (College/University/Trade)								S	S	S			S		S
School (Elementary, Middle and High School)		S	S	S	S	S	S	S	S	S					S
Senior Housing				S	S	P	P								
Shelter					S	S	S	S							S
Shoe Repair		S1	S1	S1	S1	S1	S1	P	P	P	P	P	P	P	
Shooting Range (Indoor)									S	P			P	P	
Shooting Range (Outdoor)	S													S	S
Shopping Center								P	P	P					
Sign Shop								P	P	P			P	P	
Small Engine Repair	P	S1	S1	S1				P	P				P		
Sports Arena								S	S	S	S	S	S		S
Storage Facility (public/private) • 10 acres or more													S	S	
Storage Facility (public/private) • 5 to 10 acres									S	S			S	S	
Storage Facility (public/private) • 2 to 5 acres									S	S			S	S	
Storage Facility (public/private) • Up to 2 acres								S	S	S			S	S	
Studio (Art, Dance, Music, Voice, Photographer, etc.)		P1	P1	P1	P1	S	S	P	P	P	P				
Swimming Pool		P	P	P	P	P	P	P	P		S				P
Tattoo Parlors/Body Piercing Establishment								P	P	P	P				
Bar/Nightclub/Lounge 5								S	S	S	S	S			
Taxi Services									S				P		
Taxidermy	P	P1	S1					S	P	P			P	P	
Terminal Yard Trucking													S	S	
Theater								P	P	P	P				
Training Facility	S												S	S	

Transitional Home		S	S	S	S									
Travel Agency		P1	P1	P1	P1	P1	P1	P	P	P	P			
Truck (Semi) and Tractor Repair Facility	S									S		P	P	
Tree Farm	P	P								S		P	P	P
Truck Stop												S	S	
Truck Wash												P	P	
Upholstery Shop		P1	P1	S1	S1			P	P	P		P		
Vehicle Emission Testing Facility								P	P	P	P	P	P	
Veterinary Clinic	S	S						P	P	P		P		
Warehousing										S		P	P	
Wedding Chapel	P	S						P	P	P	P			
Zoo	S									S		S		P

#### LAND USE TABLE NOTES:

1. Subject to the home occupation, accessory use standards set forth in section 5-8-1004-K of this title.
2. Owner/Operator occupancy required for permitted daycares in residential Zoning Districts.
3. Multifamily and Condominium dwelling units shall only exist on secondary levels. The main/ground floor shall not be used for any residential purposes.
4. Up to five (5) animals allowed; however, no roosters are permitted.
5. Alcoholic beverages require city licensure according to the provisions of Title 3, Chapter 1, of Kuna City Code. Consumption of alcohol on-premises is prohibited within three hundred (300) feet of a school or place of worship as measured from the primary entrance, unless the city council provides relief from that distance requirement. The three-hundred-foot distance separation requirement does not apply to temporary beer and wine licenses procured by way of catering license.
6. Child care facilities require a minimum of forty (40) square feet of usable indoor space per child and eighty (80) square feet of usable outdoor space per child.
7. Subject to additional Equivalent Dwelling Unit (EDU) Evaluation.

**Section 4:** That Chapter 8, Part 1004 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

Certain unique land uses pose special problems that may have detrimental influences on surrounding land uses. The following performance standards for such unique land uses shall be adhered to in addition to all other provisions in this title:

- A. *Accessory building*: An accessory building shall not be located in the front yard setback area of the lot's primary building or placed closer than five (5) feet from any side or rear yard setback area.
- B. *Agriculture (buffer area)*: A buffer area shall be maintained as an untilled filler strip or in natural vegetation for placement between the tilled ground and the normal high water elevation of any surface water areas, according to the chart schedules.

Average Slope of Land Between Tilled Land and Normal High Water Elevation (Percent)	Width of Strip Between Tilled Land and Normal High Water Elevation (Feet Along Surface of Ground)
0—4	20
5—9	50
10—14	90
15 and over	110

- 1. Will be maintained to minimize soil erosion, sedimentation, contamination and nutrient enrichment of ground and surface water.
- C. *Animal clinic, animal hospital, veterinary office, animal shelter and kennel*: These types of animal care facilities shall be located in the appropriate zoning district, a minimum distance of three hundred (300) feet from residences, hotels and motels and similar type uses. The director may modify this distance separation standard if the animals are completely housed in soundproof structures that effectively screen them from the aforementioned uses and provided that action is in keeping with the city's animal control ordinance.
- D. *Animal commercial feedlots, meatpacking, processing plant, distribution center, freight terminal, incineration, bottling plant, rendering plant and slaughterhouse facilities*: These types of facilities and associated operations shall be located in the appropriate zoning district, a minimum distance of six hundred (600) feet from any residence or residential zoning district. These facilities shall have a minimum setback of thirty (30) feet from any property line and be designed and located with consideration for noise and odor impacts upon the surrounding properties.
- E. *The storage of bulk flammable liquids and gases for resale, fuel yard and explosive storage*: These types of storage facilities shall be located in the appropriate zoning district at least six hundred (600) feet from any residential district, residences, public or quasi public facility, religious institution, hotels and motels.
  - 1. Will be erected subject to the approval of the fire chief.
  - 2. Will have suitable loading and unloading spaces and off-street parking facilities subject to the approval of the fire chief.
- F. *Chemicals, pesticide, fertilizer storage and manufacturing*: Storage and manufacturing facilities shall be located in the appropriate zoning district at least three hundred (300) feet from residential districts and residential uses located in the zone. The facilities shall meet the permitting agencies' health and safety standards.
- G. *Contractor's yard, lumberyard and supply yard*: The yard shall be located in the appropriate zoning district, a minimum distance of three hundred (300) feet from any

residence and surrounded on all sides by a properly constructed, and city approved, six-foot-high solid fence or masonry wall.

H. *Drive-in restaurant:*

1. Will be enclosed on the property line with landscaping and fencing, except for ingress and egress, to prevent trash from moving onto other properties.
2. Will have a six-foot-high sight obscuring fence along the property lines that adjoin a residence.
3. Will provide for adequate trash receptacles.
4. Will avoid the direction of night-lighting toward any residence.

I. *Filling, grading, lagooning, dredging or other earthmoving activity:*

1. Will result in the smallest amount of bare ground exposed for the shortest time feasible.
2. Will provide temporary groundcover, such as mulch.
3. Will use diversions, silting, basins, terraces and other methods to trap sediment.
4. Will provide lagooning in such a manner as to avoid creation of fish trap conditions.
5. Will not restrict a floodway, channel or natural drainage way.
6. Will construct and stabilize sides and bottom of cuts, fills, channels and artificial watercourses to prevent erosion or soil failure.
7. Will not have below grade elevation except for drainage ways within fifty (50) feet of any lot line or public right-of-way.
8. Will restore topsoil or loam to a depth of not less than four (4) inches.

J. *Natural resources, mineral extraction, processing and storage (pertaining to gravel pits, rock quarries, sand and clay pits and other natural resources extracted for commercial gain):* These types of operations shall be sited and permitted in the M-3 zoning district, according to the permitting agencies' health and safety standards. The operator shall submit a reclamation strategy to the city as part of the permitting process, with provisions for setting aside a sufficient layer of overburden to be placed timely over subterranean waters exposed through such activity.

K. *Home occupation:* Authorized home occupations are permitted in any dwelling unit subject to the following provisions:

1. *Home occupations permitted:* Home occupations include, but are not limited to the following:
  - a. Artists, authors, sculptors.
  - b. Home office for outside salesperson, not to include retail sales or personal visits.
  - c. Dressmakers, seamstresses and tailors.

- d. Family daycare homes.
  - e. Home crafts, and instruction in arts and crafts, limited to not more than four (4) participants.
  - f. Music or dancing teachers, provided that the instruction shall be limited to four (4) pupils at one (1) time, except for occasional groups.
2. *Home occupations not permitted:*
- a. Auto repair, minor or major.
  - b. Cabinet shop.
  - c. Gift shop.
  - d. Painting of vehicles, trailers or boats.
  - e. Photo developing, retail.
3. *Use limitations:* An occupation which does not comply with the following criteria shall not be deemed a "home occupation":
- a. Not more than one (1) person, other than members of a family residing on the premises, shall be engaged in such occupation.
  - b. The use of the dwelling unit shall be clearly incidental and subordinate to its occupants.
  - c. No outdoor storage shall be permitted.
  - d. No visible signs.
  - e. There shall be no other exterior indication of the home occupation.
  - f. No home occupation shall be conducted in such a manner, and/or no materials or mechanical equipment shall be used which will be detrimental to the residential use of said residence or cause a nuisance to surrounding residences because of vibration, noise, dust, smoke, odor, interference with radio or television reception, or other factors.
  - g. Any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front or side yard.
  - h. The home occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises.
  - i. The occupation shall be conducted only in the dwelling unit and not in a building which is detached from the dwelling unit unless a conditional use permit is obtained.
  - j. The occupation shall not generate more than ten (10) vehicle trips to and from the premises daily.
4. *Special use permit required:* The following home occupations may be permitted upon issuance of a special use permit by the planning and zoning commission:
- a. Conduct a home occupation in an accessory building.

- b. Swimming classes in a home pool.
  - c. Barber and beauty shops.
  - d. Photographer.
5. *Determine valid home occupation:* The following criteria shall be used by the commission to determine a valid home occupation:
- a. Conditions of subsections K:3:a through K:3:j of this section.
  - b. The area of the necessary building used shall be no larger than one-fourth of the gross area of one (1) floor of the dwelling.
  - c. Swimming instructions shall be limited to four (4) pupils per class, between the hours of 8:00 a.m. and 6:00 p.m.
- L. *Outdoor storage of commercial and industrial type materials:* These storage materials shall be screened from the view of adjoining residences and/or residentially zoned districts and relying on the city's design review committee or the planning and zoning commission for screening evaluation purposes. The outdoor storage of these materials is prohibited within the front yard setback area.
- M. *Riding stables, arenas and schools:* Equestrian related facilities shall be located in the appropriate zoning district a minimum one hundred (100) feet from any residence and set back a distance of thirty (30) feet from any property line. These facilities and their supporting areas shall be sited on the property with consideration for noise and odor impact upon the adjoining properties.
1. *Commercial stable/riding arena:*
- a. Any establishment that meets one (1) or more of the following criteria shall be deemed a commercial use and shall require special use approval:
    - (1) The riding arena is open to the general public, a homeowners' association or a club.
    - (2) The riding arena is for private use, but is enclosed within a structure that exceeds twenty-four (24) feet in height and/or the total area of the structure exceeds two thousand (2,000) square feet.
    - (3) The riding arena can be rented by an individual or group.
    - (4) Spectator seating for more than fifty (50) people is provided at the arena.
    - (5) Retail sales accessory to the stables or riding arena are conducted on the site.
    - (6) Group lessons are provided to the general public for a fee.
  - b. All commercial riding arenas and commercial stables shall provide sufficient parking and turnaround areas for horse trailers; such areas shall be designed to preclude vehicles from backing out into a roadway.
  - c. Minimum property size for commercial stables or commercial riding arenas shall be five (5) acres.

- d. Only off-site catering is permitted, and must be approved by Central District Health Department (CDHD).
  - 2. *Private stables*: A detached accessory building or structure for the keeping of one (1) or more horses or cows owned and used by the occupant of the premises and not for remuneration, hire or sale.
- N. *Rifle, pistol and archery range*: These sporting facility uses shall be located in the appropriate zoning districts and designed with a backstop that meets city approval. Outdoor facilities shall be designed to avoid a line of fire that is directed towards any residence or business within a one-mile range or other distance separation that meets city approval and sporting standards.
- O. *Sanitary landfill*: A sanitary landfill shall be located in the appropriate zoning district and separated from residential zoning districts and/or residential uses, a minimum distance of one thousand three hundred twenty (1,320) feet (one-fourth mile) and the actual site location determined after review of site plans and pertinent analysis by the approving authorities.
- P. *Wrecking yard, junkyard, vehicle salvage storage yard and impound yard*: These yards shall be located in the appropriate zoning districts and separated from residential zoning districts and/or residential uses a minimum distance of six hundred (600) feet. These yards will be completely enclosed by a six-foot-high, sight-obscuring fence and sited in such a fashion as not to be seen from any public right-of-way. The physical location of these type uses shall be determined by the approving authorities' evaluation of site plans and other health and safety factors.
- 1. Will be completely enclosed by a solid six-foot-high, sight-obscuring fence.
  - 2. Will not result in the storage of automobile, junk or salvage material that is visible from any public right-of-way.
  - 3. Will not result in the storage of automobiles that exceed the height of the fence.
  - 4. Will have such landscaping that is appropriate with the surrounding area.
- Q. *Power transmission*: Power lines transmitting two hundred thirty (230) Kilovolts (kV) of electrical energy up to five hundred (500) kV shall be centered within an eight-hundred-foot-wide utility easement; power lines transmitting greater than five hundred (500) kV of electrical power shall be centered in a one thousand three hundred twenty-foot-wide utility easement. No residential dwelling shall be placed within four hundred (400) feet of a two hundred thirty (230) to five hundred (500) kV power line or six hundred sixty (660) feet of a five hundred (500) to eight hundred (800) kV power line. Distance separations for other habitable structures shall be determined on a case-by-case basis.
- R. *Energy Production Facilities, Renewable Sources and Energy Storage Facilities*: These facilities shall require special use permit approval in zoning districts as set forth in section 5-8-503 of this title.
- 1. Application Requirements:

- a. A decommissioning plan that includes, but is not limited to, the anticipated life of the ground equipment, disposal methods of the equipment, the way the site will be restored, and the timeline for the removal of the ground equipment following the cessation of operations or irreparable damage to equipment. The applicant shall also provide the method in which the panels or components will be recycled at the end of their useful life. Decommissioning shall be completed in accordance with the approved decommissioning plan.
  - b. A fire protection plan that provides fire protection measures and describes fire suppression methods for the construction and operation of the energy project. The applicable fire authority shall approve the fire protection plan prior to application submittal to the city.
  - c. An emergency response plan that outlines procedures for safe shutdown, de-energizing or isolation of equipment and systems under emergency conditions.
2. Use Exceptions:
- a. Energy Storage facilities may be permitted as an accessory and subordinate use to distribution and source substations.
  - b. Where energy storage facilities are utilized as an accessory use a decommissioning plan, fire protection plan, and emergency response plan shall be required.

#### **Section 5: Severability Provision**

This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

#### **Section 6: Directing the City Clerk**

The City Clerk is directed to file, this Ordinance in the official records of the City and to provide a conformed copy to the, Planning and Zoning Director.

#### **Section 7: Effective Date**

This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

*This space intentionally left blank.*

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF KUNA

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

ATTEST:

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

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*(Space above reserved for recording)*

**ORDINANCE NO. 2025-10  
CITY OF KUNA, IDAHO**

**STEVEN & CHARLENE WISCOMBE  
MUNICIPAL ANNEXATION AND ZONING**

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

- **MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND**
- **ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR’S PARCEL NO. S1310336400 OWNED BY STEVEN & CHARLENE WISCOMBE WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND**
- **ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

**THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND DECLARATIONS OF ITS AUTHORITY, HISTORY AND PROCESS OF THIS IDAHO CODE SECTION 50-222 (3) (a) CATEGORY “A” ANNEXATION AND ZONING ORDINANCE AS FOLLOWS:**

**WHEREAS**, the City of Kuna, Idaho is a municipal corporation organized and existing under the laws of the state of Idaho (the “City”) and is authorized to annex into and incorporate within the boundaries of the City Contiguous real property in the manner provided by section 50-222, Idaho Code; and

**WHEREAS**, Steven & Charlene Wiscombe, (The “Owner”) of parcel S1310336400, the subject real property [legally described in Exhibit A attached hereto and by this reference herein incorporated] (the “Real Property”),

**WHEREAS**, The Real Property is situated in the unincorporated area of Ada County, and

**WHEREAS**, The owner has filed with the City the following written request and application:

- Annexation of the Real Property with an R-2 zoning district classification [legally described in Exhibit A], and

**WHEREAS**, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on October 22, 2024, and continued to November 12, 2024, as required by Section §67-6525, Idaho Code, made findings (approved by the Commission on December 10, 2024) where it was recommended to the Mayor and Council that the annexation for Parcel No. S1310336400, legally described in Exhibit A, with R-2 Zoning District Classification request, be approved;

**WHEREAS**, The Council, pursuant to public notice as required by law, held a public hearing on January 25, 2025 on the Owner’s application and request for the Real Property annexation and zoning, as required by Section §67-6525, Idaho Code, and made findings (approved on February 18, 2025) wherein the City Council determined that the Owner’s written request and application for annexation of Parcel No.

S1310336400, legally described in Exhibit A, with a R-2 Zoning District Classification request, be approved;

**WHEREAS**, The zoning classification of R-2 is appropriate to meet the requirements of the Kuna City Code and should be granted.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO**, as follows:

Section 1: The Kuna City Council hereby finds and declares that the Real Property described below is contiguous to the City, that said properties can be reasonably assumed to be used for the orderly development of the City, and that the owner of said properties has requested, in writing, annexation thereof to the City.

Section 2: The Real Property, situated in Ada County, Idaho, adjacent to and contiguous to the City, and legally described in “Exhibit A,” Legal Description, and “Exhibit B” Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Kuna.

Section 4: The zoning land use classification of the land described in Section 2 above is hereby established as R-2, as legally described in Exhibit A as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the Real Property described in Section 2 above in the R-2 zoning land use classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section §50-223, Idaho Code, and to comply with the provisions of Section §63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section §50-901A, Idaho Code, may be published.

DATED this 1st day of April 2025.

CITY OF KUNA

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

ATTEST:

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

**EXHIBIT A  
LEGAL DESCRIPTION  
R-2 ZONE**

**STEVEN & CHARLENE WISCOMBE  
MUNICIPAL ANNEXATION AND ZONING**

Commencing at the southwest corner of Section 10, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, thence S 89°42'33" E 914.27 feet along the section line to a point on the centerline of Indian Creek and the real point of beginning;

Thence S 89°42'33" E, 50.00 feet along the section line to a tack set in a land plug in a lava rock;

Thence continuing S 89°42'33" E, 358.94 feet to an Iron Pin, the sixteenth corner;

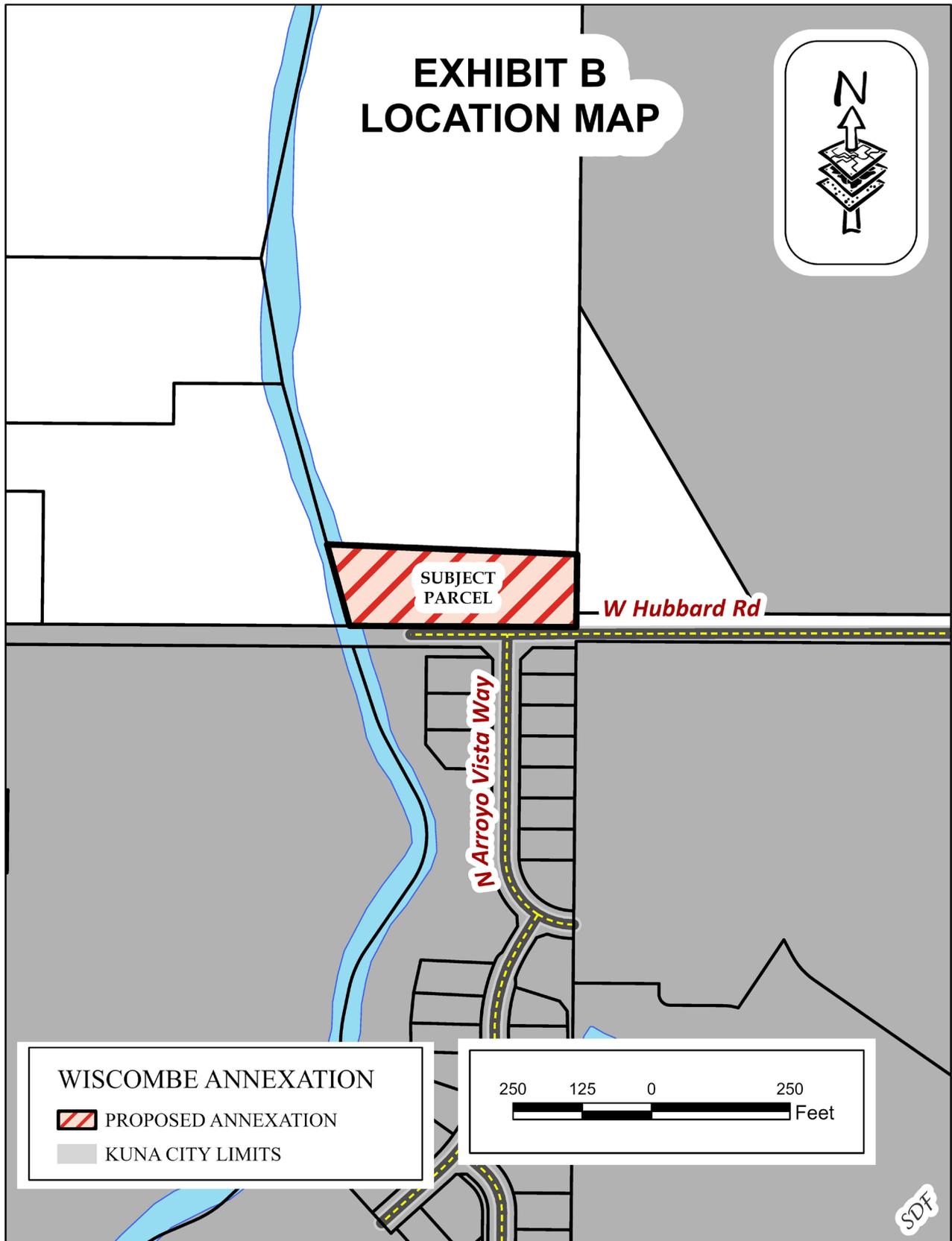
Thence N 00°39'17" E, 130.78 feet along the sixteenth line to a point;

Thence N 87°42'29" W, 401.44 feet to a tack set in a lead plug in a lava rock;

Thence continuing N 87°42'29" W, 50.53 feet to a point on the centerline of Indian Creek;

Thence S 15°29'34" E, 152.72 feet along the centerline to the **Point of Beginning**.

Comprising 1.37 acres, more or less.



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*(Space above reserved for recording)*

**ORDINANCE NO. 2025-11  
CITY OF KUNA, IDAHO**

**STAR ACRES PROPERTIES, LLC,  
MUNICIPAL ANNEXATION AND ZONING**

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

- **MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND**
- **CORRECTING ORDINANCE 2024-36 LEGAL DESCRIPTION CLOSURE ERROR**
- **ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S2008233000 OWNED BY STAR ACRES PROPERTIES, LLC WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND**
- **ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

**THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND DECLARATIONS OF ITS AUTHORITY, HISTORY AND PROCESS OF THIS IDAHO CODE SECTION 50-222 (3) (a) CATEGORY "A" ANNEXATION AND ZONING ORDINANCE AS FOLLOWS:**

**WHEREAS**, the City of Kuna, Idaho is a municipal corporation organized and existing under the laws of the state of Idaho (the "City") and is authorized to annex into and incorporate within the boundaries of the City Contiguous real property in the manner provided by section 50-222, Idaho Code; and

**WHEREAS**, STAR ACRES PROPERTIES, LLC, (The "Owner") of parcels S2008233000, the subject real property [legally described in Exhibit A-1 attached hereto and by this reference herein incorporated] (the "Real Property"),

**WHEREAS**, The Real Property is situated in the unincorporated area of Ada County, and

**WHEREAS**, The owner has filed with the City the following written request and application:

- Annexation of the Real Property with an M-1 zoning district classification [legally described in Exhibit A-1], and

**WHEREAS**, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on July 9, 2024, as required by Section §67-6525, Idaho Code, made findings (approved by the Commission on August 13, 2024) where it was recommended to the Mayor and Council that the annexation for Parcel No. S2008233000, legally described in Exhibit A-1, with M-1 Zoning District Classification request, be approved;

**WHEREAS**, The Council, pursuant to public notice as required by law, held a public hearing on September 3, 2024 on the Owner's application and request for the Real Property annexation and zoning, as required by Section §67-6525, Idaho Code, and made findings (approved on October 1, 2024) wherein the

City Council determined that the Owner’s written request and application for annexation of Parcel No. S2008233000, legally described in Exhibit A-1, with a M-1 Zoning District Classification request, be approved;

**WHEREAS,** The zoning classification of M-1 is appropriate to meet the requirements of the Kuna City Code and should be granted.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO,** as follows:

Section 1: The Kuna City Council hereby finds and declares that the Real Property described below is contiguous to the City, that said properties can be reasonably assumed to be used for the orderly development of the City, and that the owner of said properties has requested, in writing, annexation thereof to the City.

Section 2: The Real Property, situated in Ada County, Idaho, adjacent to and contiguous to the City, and legally described in “Exhibit A-1,” Legal Description, and “Exhibit B” Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Kuna.

Section 4: The zoning land use classification of the land described in Section 2 above is hereby established as M-1, as legally described in Exhibit A-1 as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the Real Property described in Section 2 above in the M-1 zoning land use classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section §50-223, Idaho Code, and to comply with the provisions of Section §63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section §50-901A, Idaho Code, may be published.

DATED this 1st day of April 2025.

CITY OF KUNA

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

ATTEST:

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

**EXHIBIT A-1**  
**LEGAL DESCRIPTION**  
**M-1 ZONE**  
STAR ACRES PROPERTIES, LLC  
MUNICIPAL ANNEXATION AND ZONING

Commencing at the northwest corner of Section 8, Township 1 North, Range 2 East, Boise Meridian, Ada County, Idaho, which is the centerline intersection of W Barker Road and S Curtis Road, thence S 00°34'49" E, 1,335.86 Feet, along the westerly boundary of the northwest quarter of Section 8 to the northwest quarter of the southwest quarter of the northwest quarter of Section, thence S 00°34'49" E, 668.46 feet, to the **Point of Beginning**:

Thence S 00°08'07" W, 668.94 feet;

Thence N 89°38'02" E, 635.15 feet;

Thence N 00°04'48" W, 665.31 feet;

Thence S 89°57'24" W, 631.31 feet to the **Point of Beginning**.

Comprising 10.00 acres, more or less.

