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, May 20, 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 May 06, 2025

B. Accounts Payable Dated May 15, 2025, in the amount of $1,636,187.60

C. Final Plats

1. Case No. 25-03-FP (Final Plat) Bellaro Springs No. 1
2. Case No. 25-04-FP (Final Plat) Bellaro Springs No. 2
3. Case No. 25-07-FP (Final Plat) Ashton Estates No. 8

D. Decision and Reason Statement

1. Case No. 25-05-TE (Time Extension) Linrock Subdivision

E. Resolutions

1. Resolution R39-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE OFFER TO PURCHASE REAL PROPERTY, PUBLIC RIGHT-OF-WAY WARRANTY DEED AND ACCEPTANCE FROM RLG PROPERTIES, LLC, AN IDAHO LIMITED LIABILITY

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.

COMPANY (GRANTOR) AND CITY OF KUNA (GRANTEE) FOR PUBLIC ROAD RIGHT-OF-WAY AND CONSTRUCTION PURPOSES, INCLUDING ALL PUBLIC UTILITY USES ATTENDANT TO PUBLIC RIGHT-OF-WAY USE. AND THE CITY OF KUNA; AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE AND EXECUTION.

2. Resolution R40-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO:

- PROVIDING RECITALS AND FINDINGS; AND
- APPOINTING A NEW COMMISSIONER TO SEAT NO. 1; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

4. Public Comment

5. External Reports/Proclamations

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. Consideration to approve Case No. 24-10-AN (Annexation), 24-07-S (Preliminary Plat) – Applicant requests Annexation and Preliminary Plat Approval to subdivide an approx.. 3.31-acre parcel. Marina Lundy, Planner ACTION ITEM

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

B. Consideration to approve Case No. 25-01-S (Preliminary Plat) – Applicant requests Preliminary Plat approval to subdivide an approx.. 7.95-acre parcel. Marina Lundy, Planner ACTION ITEM

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

C. Consideration to approve Case No. 25-01-CPM (Comprehensive Plan Map Amendment) for Jasper Solar – Troy Behunin, Senior Planner. ACTION ITEM
Applicant requests a comprehensive plan map amendment to remove this land from the Kuna Area of City Impact Boundary (ACI). The request includes seven (7) parcels and

approx. 876.81 acres, in the eastern part of the Kuna ACI Boundary within Sections 29, 30, 31 and 32, T2N, R2E.

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

7. Business Items:

A. Consideration to approve Case No. 25-06-TE (Time Extension) Gran Prado No. 4. Marina Lundy, Planner ACTION ITEM

B. Consideration to approve Decision and Reasoned Statement Case No. 24-01-CPM (Comprehensive Plan Map Amendment), 24-01-ZC (Rezone) – Gemstone Technology Park. Doug Hanson, Planning and Zoning Director ACTION ITEM

B.1. Resolution R41-2025 Authorizing the Mayor to Sign MOU Voluntary Police Contribution – Gemstone Project. ACTION ITEM

8. Ordinances:

9. Executive Session:

10. Mayor/Council Announcements:

11. Adjournment:

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

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

City Council Meeting
AGENDA
Tuesday, May 06, 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 00:00:25)

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
Nancy Stauffer, Human Resources Director
Nathan Stanley, City Clerk

Mayor Stear All right, we will go ahead and call this meeting to order. Nathan, would you take the roll please?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Here.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Here.

City Clerk Nathan Stanley Mayor Stear.

Mayor Stear Here.

2. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:39)

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

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

Mayor Stear Thank you.

3. Consent Agenda: ACTION ITEMS

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

(Timestamp 00:01:00)

A. Regular City Council Meeting Minutes Dated April 15, 2025

B. Accounts Payable Dated May 01, 2025, in the amount of $537,977.65

C. Decision and Reason Statement

1. Case No. 24-04-OA (Ordinance Amendment) – Certificate of Occupancy
2. Case No. 24-01-ZC (Rezone) 24-01-CPM (Comprehensive Plan Map Amendment) – Gemstone Technology Park *-MOVED TO BUSINESS ITEM 7.A.-*

D. Resolutions

1. Resolution R33-2025

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE LEASE AGREEMENT BETWEEN THE CITY OF KUNA, IDAHO AND VETERANS OF FOREIGN WARS.

2. Resolution R34-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING IDAHO POWER COMPANY EASEMENT AGREEMENT BETWEEN THE CITY OF KUNA (OWNER) AND IDAHO POWER COMPANY (COMPANY).

3. Resolution R35-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES, LLC, FOR SABINO'S ROCKY RIDGE PHASE 1 FOR UNCOMPLETED WORK FOR FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

4. Resolution R36-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES, LLC FOR SABINO'S ROCKY RIDGE PHASE 1 FOR UNCOMPLETED WORK FOR STREETLIGHTING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

5. Resolution R37-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES, LLC, FOR SABINO'S ROCKY RIDGE PHASE 1 UNCOMPLETED WORK FOR LANDSCAPING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

6. Resolution R38-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE RELEASE OF DEVELOPMENT AGREEMENT WITH JAPHETH, LLC, AN IDAHO LIMITED LIABILITY COMPANY ("THE OWNER") AND MIRIAM, LLC, AN IDAHO LIMITED LIABILITY COMPANY ("THE OWNER") AND THE CITY OF KUNA; AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE AND EXECUTION.

Mayor Stear First item is the consent agenda. We do have a request to move item C.2 to be item 7.A under Business.

Council President Bruce I move, we move Item 3.C to business item 7.A…

Mayor Stear B.C.2

President Bruce B.C.2 to business item 7.A.

Council Member McPherson I'll second that.

Mayor Stear Motion and a second. All those in favor?

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

(Timestamp 00:01:15)
Motion To: Move Item 3.C. To Business Item 7.A
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
Via: Voice Vote
4-0-0

Mayor Stear That leaves the rest of the consent agenda.

Council Member McPherson *Good.*

Council President Bruce I move we approve the consent agenda, as published…

Council Member McPherson with the exception.

Council President Bruce With the with the amendments.

Council Member McPherson I'll second that.

Mayor Stear Motion is made and seconded. Any further discussion? 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 that motion carries.

(Timestamp 00:01:43)
Motion To: Approve The Consent Agenda With Amendments.
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
Via: Roll Call Vote
4-0-0

4. Public Comment

(Timestamp 00:02:09)

Mayor Stear That takes us to public comment. I have Gale Zarr signed up to testify.

Gail Zarr Good evening. My name is Gail Zarr. I live at 412 E Boise St. And forgive me, I am not comfortable with being on stage. That's my husband's job. So I have notes to read. My public comment is in regard to the April first meeting, which addresses the rezone request. Both the city and area here in the chambers and in the foyer was filled. There are over 60 testimonials with 30% being in favor. Or should I say not in strong opposition. Of that 33% I would say 1/3 had very close ties to the family and or did not live in Kuna, so that were left 67% that were in opposition. They cited concerns related to the demand on power, negative impact of the traffic, loss of ag, potential health risk, potential for too much residential development, bait-and-switch, benefits to the organizations being greater to the city would realize. And I just wanted to let… Remind you guys that you are elected to represent the citizens they came out and did what they were supposed to do. And I'd like to thank Council Member Bruce and Biggs for listening to the people that came out and for their ‘no’ votes. And for the Council members McPherson, Laraway, and Mayors Stear, I would just plead with You. And ask for you to reflect on your decision. I know it's too late to change it. It simply did not go against the wishes of the people that you are to serve, but it also showed a lack of respect. A real lack of respect for the time and effort that went into what I'm going to say as a master plan. There was one gentleman who was here who testified in opposition, mentioning the hours that he and other community members invested for planning in the future. And it seems like in the meetings that I attend or I watch, it seems like rezoning is more common when it should be an exception. And that's all I have for you.

Mayor Stear Thank you. Did anybody else wish to speak to the Council? All right. Very good. Thank you.

5. External Reports/Proclamations

(Timestamp 00:04:36)

A. Mental Health Month Proclamation.
(Timestamp 00:04:36)

Mayor Stear Next we have the Mental health proclamation.

This is the proclamation of Mental Health Month,

Whereas there is a proven connection between good mental health and overall personal health; and

Whereas mental health issues affect almost every family in America; and

Whereas people with mental health issues recover if given the necessary services and supports in their communities; and

Whereas people with mental illness make important contributions to our families and our communities; and

Whereas millions of adults and children are disabled by mental illness every year and only one out of two people with a serious form of mental health illness seeks treatment; and

Whereas stigma and fear of discrimination keep many who would benefit from mental health services from seeking hope; and

Whereas good mental health is critical to the well-being of our families, communities, schools and businesses, and greater public awareness about mental health, illness can change negative attitudes and behaviors towards people with mental illness.

Now, therefore, I Joe Stear Mayor of the city of Kuna, Idaho do hereby proclaim May 2025 as Mental Health Month.

And call upon all Kuna citizens, public and private institutions, businesses, and schools, to recommit our community to increasing awareness and understanding of mental illness, reducing the stigma and discrimination, and promoting appropriate and accessible services for all people with mental illness.

And we have Nancy Stauffer as our city representative for this proclamation.

Council President Bruce Thank you, ladies.

[Pictures Were Taken]

Council President Bruce Thank you, ladies.

Council Member Biggs Thank you.

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.

7. Business Items:

(Timestamp 00:07:22)

Mayor Stear That takes us to item 7.A, which was on the consent agenda as C.2, Marc Bybee.

City Attorney Marc Bybee Thank you, Marc Bybee, City Attorney. So, I requested this be pulled from the consent agenda for two reasons. The first, is Just in regard to the decision obviously a long decision. I worked with your Planning & Zoning Director Doug Hanson to develop the language in here that we believe is consistent with what the Council's decision was and its reasoning. That said, I believe Section 3 of this decision, well Roman numeral 3, and it you guys got a big packet, so it's a lot to review. I want to make sure that a lot of attention and focus of the Council is put on that section and that you're… that it is consistent with your determination and I know we have a split vote, so it obviously I might expect some Council members might not agree with it and some might and just that it's be consistent with what you believed you were approving and the reasoning you made. And so that's one reason I wanted to draw this… your attention to this. The other one and is brought to my attention and that honestly by the applicant. And then the Kuna Fire Chief. That the MOUs that are referenced in this rationale, in this Section 3 are not yet signed by the applicant. It's my understanding that they will be signed, likely this Friday. I know it's the applicants' desire that this still move forward with the decision today. I'm not telling you as a Council have to, you know, approve that this, this decision today or not. I just want you to make to make you aware of this. That it's this circumstance, and if you're not ready to move forward on this decision today that it be continued to the next meeting in order to for there to be time for the applicant to obtain signatures, get the signed MOU's back to the district and city and I'll apologize the applicant because I saw the email from the applicant just before coming here. So I didn't have time to advise their representative that I going to be making this request.

Mayor Stear Okay, what's the wishes of the Council?

Council President Bruce I mean I...

Council Member Biggs I don't know.

Council President Bruce If it hasn't been executed, I mean… How can we approve it if it hasn't been executed?

City Attorney Marc Bybee And that's why I'm drawing it to your attention. I felt that from what I heard from the Council, those MOU's were part of the rationale and approval of those and satisfying the DA. So if they're not yet signed, I felt that would impact, you know, whether this should be at the final decision should be executed or not and that's why I brought it to your attention.

Council President Bruce We just move it to next Week? Two weeks?

Council Member McPherson Until they do their part.

Council President Bruce That's the fire district. Would you say?

City Attorney Marc Bybee The fire district and City, MOU's.

Council President Bruce To a date certain of two weeks?

Mayor Stear Okay.

Council President Bruce Will we have it done by then.

City Attorney Marc Bybee The app I mean it's not me to get it signed. It's the applicant too, but the that what I was told it's on. They said their board, "I'm assuming that's Diode board's agenda this Friday for approval and signature.

Council Member Biggs So, May 20th?

Council President Bruce So is that election? So I move that we move case #24-01-ZC to a date certain of May 20th, 2025.

Council Member Biggs Second.

Mayor Stear Okay, we have a motion and discussion. Any further discussion on that item? Motion and a second, I mean. All right, hearing none, all in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

Council President Bruce Thank you, Marc.

(Timestamp 00:11:21)
Motion To: Move Consideration of Decision and Reasoned Statement of Case No. 24-01-ZC (Rezone) 24-01-CPM (Comprehensive Plan Map Amendment) – Gemstone Technology Park to a date certain of May 20th 2025
Motion By: Council Member Bruce
Seconded By: Council Member Biggs
Further Discussion: None
Members Voting Aye: Council Members Bruce, McPherson, Biggs, Laraway
Members Voting Nay: None
Members Absent: None
Via: Voice Vote
4-0-0

8. Ordinances:

(Timestamp 00:11:48)

A. Consideration to approve Ordinance 2025-14 ACTION ITEM

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

- MAKING CERTAIN FINDINGS; AND
- AMENDING CHAPTER 8, PART 12 OF TITLE 5 KUNA CITY CODE CERTIFICATES OF OCCUPANCY; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

(Timestamp 00:11:48)

Mayor Stear Ordinances: consideration to approve Ordinance 2025-14. An ordinance of the City Council, the city of Kuna making certain findings and amending Chapter 8 part 12 of Title 5, Kuna City Code certificates of occupancy and providing a severability clause and directing the city clerk and providing an effective date.

Council President Bruce I move we waive 3 readings of 2025-14.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:12:25)
Motion To: Waive 3 Readings of Ordinance 2025-14
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
Via: Voice Vote
4-0-0

Council President Bruce I move we approve Ordinance 2025-14.

Council Member McPherson Second.

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

(Timestamp 00:12:45)
Motion To: Approve Ordinance 2025-14
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: Council Member Laraway
Via: Roll Call Vote
4-0-0

9. Executive Session:

(Timestamp 00:13:09)

Mayor Stear We have no executive session.

10. Mayor/Council Announcements:

(Timestamp 00:13:13)

Mayor Stear Is there anything? Anyone wishes for announcements?

Council President Bruce The fair was great.

Mayor Stear The hometown fair went very well. Yes, kudos to the parks to park and everybody that helped out with that.

Council President Bruce I saw some new vendors out there that I hadn't seen before. I don't know if that was just me. They almost got me.

Council Member Biggs I wouldn't know because I went out there during the rainstorm.

[Laughter]

Council President Bruce It's probably the best way to save money.

Mayor Stear That is one thing the hometown fair usually brings rain, so...

Council President Bruce Well, my kid went and he called and I said, 'Are you ready to come home?' He said 'no, I need you to bring me new socks and underwear.' He was in the rain. So He wanted to stay. He didn't want to go.

Mayor Stear Awesome. Yeah, and then the Chief made a comment that it was good all the food vendors were out on 2nd St. there instead of out in the park and it made things a lot smoother and easier and less chance of conflict being in there like that and crowding people in so yeah, and appreciate our police being there to keep an eye on things. Far as I know, there wasn't any trouble of any kind, so…

Council President Bruce I have. I want to give a shout out to the fire department. They loaned me all the gear to do Fire Ops, this weekend.

Mayor Stear Oh good.

Council President Bruce So that's going to be interesting. That's a lot of gear.

Council Member McPherson I'm going to call you Monday and see how sore you are.

Council President Bruce It's a lot of gear. Yeah. I mean, you don't think about it until you put it on and pressurize the mask, carry the tanks. I mean, that's… So I'm bringing my son with me because he was my intern, so he'll be able to pull me out if it goes wrong

Mayor Stear And when are you doing that?

Council President Bruce Thursday and Friday.

Mayor Stear Okay. Yeah, that's a lot of work.

Council President Bruce It should be interesting, but yeah, it'll you know, I guess they do it every year. This year it's in Meridian, so, that would be good.

Mayor Stear Yeah. They've been doing that firefighter 101 for a long time and it's very beneficial. I think they just do it mostly so people can actually see what that's like to get into those situations.

Council President Bruce Yeah. And they were. They were great, getting all the gear out, going over it. I mean, it was just a good interaction, so…

Mayor Stear And you'll find it's kind of like a carnival ride trying to do CPR in the back of the evening ambulance. Good. Well, thank you.

Council Member Biggs In my, in my little sheltered world, I've heard nothing but ‘thank you’s and appreciation for the new stop light at Kay and Avalon.

Mayor Stear That's been working well, yes.

Council Member Laraway Except for *[Inaudible]*.

Council Member Biggs Except for one.

Mayor Stear Yeah, well, there's one person in every crowd.

11. Adjournment:

(Timestamp 00:15:53)

Mayor Stear All right. Anything else?

Council President Bruce No, Sir.

Mayor Stear All right if nothing meeting is adjourned.

_____

Joe L. Stear, Mayor

ATTEST:

_____

Nathan Stanley, City Clerk

Minutes Prepared By Garrett Michaelson, Deputy City Clerk

Date Approved: CCM 05.20.2025

CITY OF KUNA

751 W 4th Street • Kuna, ID 83634
(208) 922-5546 • www.kunacity.id.gov

City Council Public Comment Sign-In Sheet

May 06, 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 Gail Farr	Name	Name
Address 412 E Boise St	Address	Address
City, State, ZIP Kuna	City, State, ZIP	City, State, ZIP
Topic: Rezone in 04/01	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:

KUNA
IDAHO

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	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:

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

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2M COMPANY, INC.												
1461	2M COMPANY, INC.	204041159-00	20635	SOLENOIDS FOR WINCHESTER PARK, J. PEREZ, APR '25	04/28/2025	107.46	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 204041159-00:						107.46	.00					
Total 2M COMPANY, INC.:						107.46	.00					
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	04302025ACH		ACHD IMPACT FEES, APRIL 2025	04/30/2025	401,175.00	401,175.00	30-2081 ACHD IMPACT FEE	0	5/25	05/09/2025	
Total 04302025ACHDI:						401,175.00	401,175.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						401,175.00	401,175.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	122686		SHERIFF-POLICE SERVICES FOR MAY '25	05/01/2025	359,111.60	.00	01-6000 LAW ENFORCEMENT SERVICES	0	5/25		
Total 122686:						359,111.60	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						359,111.60	.00					
ADVANCED SIGN LLC												
2194	ADVANCED SIGN LLC	6100014584	20507	INSTALLATION OF 2 PUBLIC HEARING SIGNS FOR CASE 25-02-AN AND 25-01-DAN, D. HANSON, APR '25	04/28/2025	330.00	330.00	01-6125 LEGAL PUBLICATIONS	1003	5/25	05/02/2025	
Total 6100014584:						330.00	330.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total ADVANCED SIGN LLC:						330.00	330.00					
AGRI-LINES IRRIGATION, INC.												
1066	AGRI-LINES IRRIGATION, INC.	INV133359	20634	SPRINKLER PARTS FOR THE FARM, T. FLEMING, APR '25	04/28/2025	2,456.27	2,456.27	21-6090 FARM EXPENDITURES	0	5/25	05/02/2025	
Total INV133359:						2,456.27	2,456.27					
Total AGRI-LINES IRRIGATION, INC.:						2,456.27	2,456.27					
AKK INVESTMENTS LLC												
2074	AKK INVESTMENTS LLC	I117457256580	20533	SHIPPING OF WATER SAMPLES, J. COX, APR '25	04/16/2025	409.46	409.46	20-6190 POSTAGE & BILLING	0	5/25	05/09/2025	
Total I117457256580:						409.46	409.46					
Total AKK INVESTMENTS LLC:						409.46	409.46					
ALPHA HOME PEST CONTROL, LLC												
1804	ALPHA HOME PEST CONTROL, LLC	101917		QUARTERLY PEST CONTROL, TREATMENT PLANT, MAR '25 - P.I.	03/20/2025	25.60	25.60	25-6140 MAINT. & REPAIR BUILDING	0	5/25	05/02/2025	
1804	ALPHA HOME PEST CONTROL, LLC	101917		QUARTERLY PEST CONTROL, TREATMENT PLANT, MAR '25 - WATER	03/20/2025	67.20	67.20	20-6140 MAINT. & REPAIR BUILDING	0	5/25	05/02/2025	
1804	ALPHA HOME PEST CONTROL, LLC	101917		QUARTERLY PEST CONTROL, TREATMENT PLANT, MAR '25 - SEWER	03/20/2025	67.20	67.20	21-6140 MAINT. & REPAIR BUILDING	0	5/25	05/02/2025	
Total 101917:						160.00	160.00					
Total ALPHA HOME PEST CONTROL, LLC:						160.00	160.00					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	2503021		MONTHLY BACTERIA SAMPLES - APRIL '25 - WATER	04/30/2025	591.85	.00	20-6152 M & R - LABORATORY COSTS	0	5/25		

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
1	ANALYTICAL LABORATORIES	2503021		MONTHLY BACTERIA SAMPLES, KUNA EAST META - APRIL '25 - WATER	04/30/2025	38.00	.00	27-6152 M & R - LABORATORY COSTS	0	5/25		
Total 2503021:						629.85	.00					
1	ANALYTICAL LABORATORIES	2503022		MONTHLY BACTERIA SAMPLES - APRIL '25 - SEWER	04/30/2025	1,574.15	.00	21-6152 M & R - LABORATORY COSTS	0	5/25		
1	ANALYTICAL LABORATORIES	2503022		MONTHLY BACTERIA SAMPLES, KUNA EAST META - APRIL '25 - SEWER	04/30/2025	57.00	.00	28-6152 M & R - LABORATORY COSTS	0	5/25		
Total 2503022:						1,631.15	.00					
1	ANALYTICAL LABORATORIES	2503160		KUNA WASTEWATER MONITORING AT KUNA EAST - META, T. FLEMING, APR '25	04/30/2025	248.00	.00	28-6152 M & R - LABORATORY COSTS	0	5/25		
Total 2503160:						248.00	.00					
Total ANALYTICAL LABORATORIES:						2,509.00	.00					
AWP INC												
2184	AWP INC	H0009399		TRAFFIC CONTROL FOR KUNA HOMETOWN FAIR, MAY 25	04/30/2025	287.85	.00	01-6135 PUBLIC ENTERTAINMENT	1004	5/25		
Total H0009399:						287.85	.00					
Total AWP INC:						287.85	.00					
BIG SKY RENTALS LLC												
1846	BIG SKY RENTALS LLC	9514	20612	ROLLER/COMPACTOR RENTAL AT WINCHESTER PARK, B. VILLANUEVA, APR '25	04/24/2025	120.00	.00	01-6212 RENT - EQUIPMENT	1004	5/25		
Total 9514:						120.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total BIG SKY RENTALS LLC:						120.00	.00					
BLAKE OLSON												
2354	BLAKE OLSON	04302025BO		THE MIDNIGHT JAZZ CATS, ENTERTAINMENT FOR 2025 HOMETOWN FAIR, A. GOODWIN, MAY '25	04/30/2025	400.00	400.00	01-6135 PUBLIC ENTERTAINMENT	1004	5/25	05/02/2025	
Total 04302025BO:						400.00	400.00					
Total BLAKE OLSON:						400.00	400.00					
BOISE SOUND COMPANY LLC												
2240	BOISE SOUND COMPANY LLC	04302025BSC		BOISE SOUND CO, SOUND FOR ENTERTAINMENT AT 2025 HOMETOWN FAIR, A. GOODWIN, MAY '25	04/30/2025	6,000.00	6,000.00	01-6135 PUBLIC ENTERTAINMENT	1004	5/25	05/02/2025	
Total 04302025BSC:						6,000.00	6,000.00					
Total BOISE SOUND COMPANY LLC:						6,000.00	6,000.00					
BUTTE FENCE INC												
2177	BUTTE FENCE INC	0119809-IN		REPLACE PHOTO EYE REFLECTOR AND REWELD REFLECTOR ARM ON GATE AT PARKS SHOP, M. WEBB, MAY '25	02/27/2025	300.00	300.00	01-6140 MAINT. & REPAIR BUILDING	1004	5/25	05/09/2025	
Total 0119809-IN:						300.00	300.00					
Total BUTTE FENCE INC:						300.00	300.00					
CASELLE INC												
1239	CASELLE INC	140773		CONTRACT SUPPORT AND MAINTENANCE FOR 05/01-05/31/25 - ADMIN	05/01/2025	816.24	.00	01-6052 CONTRACT SERVICES	0	5/25		
1239	CASELLE INC	140773		CONTRACT SUPPORT AND MAINTENANCE FOR 05/01-05/31/25 - WATER	05/01/2025	558.48	.00	20-6052 CONTRACT SERVICES	0	5/25		

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
1239	CASELLE INC	140773		CONTRACT SUPPORT AND MAINTENANCE FOR 05/01-05/31/25 - SEWER	05/01/2025	558.48	.00	21-6052 CONTRACT SERVICES	0	5/25		
1239	CASELLE INC	140773		CONTRACT SUPPORT AND MAINTENANCE FOR 05/01-05/31/25 - P.I.	05/01/2025	214.80	.00	25-6052 CONTRACT SERVICES	0	5/25		
Total 140773:						2,148.00	.00					
Total CASELLE INC:						2,148.00	.00					
CENTURYLINK												
62	CENTURYLINK	333719768042		INTERNET SERVICES FOR PARKS, 04/25/2025-05/24/2025	04/25/2025	108.01	108.01	01-6255 TELEPHONE EXPENSE	1004	5/25	05/09/2025	
Total 33371976804252025:						108.01	108.01					
62	CENTURYLINK	509750209042		DEDICATED LANDLINE FOR SCADA, 04/24/2025-05/23/2025 - P.I.	04/24/2025	16.17	16.17	25-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	
62	CENTURYLINK	509750209042		DEDICATED LANDLINE FOR SCADA, 04/24/2025-05/23/2025 - WATER	04/24/2025	42.46	42.46	20-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	
62	CENTURYLINK	509750209042		DEDICATED LANDLINE FOR SCADA, 04/24/2025-05/23/2025 - SEWER	04/24/2025	42.46	42.46	21-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	
Total 50975020904242025:						101.09	101.09					
Total CENTURYLINK:						209.10	209.10					
CHRISTENSEN INC												
2186	CHRISTENSEN INC	0705397-IN		DIESEL FUEL FOR FUEL STATION, MAY '25	05/09/2025	1,477.89	.00	21-6300 FUEL	0	5/25		
2186	CHRISTENSEN INC	0705397-IN		UNLEADED FUEL FOR FUEL STATION, MAY '25	05/09/2025	1,305.67	.00	21-6300 FUEL	0	5/25		

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 0705397-IN:						2,783.56	.00					
Total CHRISTENSEN INC:						2,783.56	.00					
CITY OF BOISE												
571	CITY OF BOISE	571		APRIL - JUNE 2025 CONTRIBUTION FOR ALLUMBAUGH HOUSE	04/07/2025	3,316.25	3,316.25	01-6070 DONATIONS EXPENSE	0	5/25	05/02/2025	
Total 571:						3,316.25	3,316.25					
Total CITY OF BOISE:						3,316.25	3,316.25					
CLEARWATER ADVISORS LLC												
2332	CLEARWATER ADVISORS LLC	64335		MANAGEMENT FEE FOR 03/01/25-03/31/25 - ADMIN	04/09/2025	623.37	623.37	01-6202 PROFESSIONAL SERVICES	0	5/25	05/02/2025	
2332	CLEARWATER ADVISORS LLC	64335		MANAGEMENT FEE FOR 03/01/25-03/31/25 - WATER	04/09/2025	822.84	822.84	20-6202 PROFESSIONAL SERVICES	0	5/25	05/02/2025	
2332	CLEARWATER ADVISORS LLC	64335		MANAGEMENT FEE FOR 03/01/25-03/31/25 - SEWER	04/09/2025	822.84	822.84	21-6202 PROFESSIONAL SERVICES	0	5/25	05/02/2025	
2332	CLEARWATER ADVISORS LLC	64335		MANAGEMENT FEE FOR 03/01/25-03/31/25 - P.I.	04/09/2025	224.42	224.42	25-6202 PROFESSIONAL SERVICES	0	5/25	05/02/2025	
Total 64335:						2,493.47	2,493.47					
2332	CLEARWATER ADVISORS LLC	64391		MANAGEMENT FEE FOR 04/01/25-04/30/25 - ADMIN	05/06/2025	606.02	.00	01-6202 PROFESSIONAL SERVICES	0	5/25		
2332	CLEARWATER ADVISORS LLC	64391		MANAGEMENT FEE FOR 04/01/25-04/30/25 - WATER	05/06/2025	799.95	.00	20-6202 PROFESSIONAL SERVICES	0	5/25		
2332	CLEARWATER ADVISORS LLC	64391		MANAGEMENT FEE FOR 04/01/25-04/30/25 - SEWER	05/06/2025	799.95	.00	21-6202 PROFESSIONAL SERVICES	0	5/25		

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
2332	CLEARWATER ADVISORS LLC	64391		MANAGEMENT FEE FOR 04/01/25-04/30/25 - P.I.	05/06/2025	218.16	.00	25-6202 PROFESSIONAL SERVICES	0	5/25		
Total 64391:						2,424.08	.00					
Total CLEARWATER ADVISORS LLC:						4,917.55	2,493.47					
CMIT SOLUTIONS CORP												
2014	CMIT SOLUTIONS CORP	10741		RELOCATING SCAN FOLDERS FOR ALL DEPARTMENTS - P.I.	04/28/2025	105.13	105.13	25-6142 MAINT. & REPAIR - EQUIPMENT	0	5/25	05/02/2025	
2014	CMIT SOLUTIONS CORP	10741		RELOCATING SCAN FOLDERS FOR ALL DEPARTMENTS - ADMIN	04/28/2025	294.35	294.35	01-6142 MAINT. & REPAIR - EQUIPMENT	0	5/25	05/02/2025	
2014	CMIT SOLUTIONS CORP	10741		RELOCATING SCAN FOLDERS FOR ALL DEPARTMENTS - P & Z	04/28/2025	105.13	105.13	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	5/25	05/02/2025	
2014	CMIT SOLUTIONS CORP	10741		RELOCATING SCAN FOLDERS FOR ALL DEPARTMENTS - SEWER	04/28/2025	273.32	273.32	21-6142 MAINT. & REPAIR - EQUIPMENT	0	5/25	05/02/2025	
2014	CMIT SOLUTIONS CORP	10741		RELOCATING SCAN FOLDERS FOR ALL DEPARTMENTS - WATER	04/28/2025	273.32	273.32	20-6142 MAINT. & REPAIR - EQUIPMENT	0	5/25	05/02/2025	
Total 10741:						1,051.25	1,051.25					
2014	CMIT SOLUTIONS CORP	10764		PHONE SERVICE FOR ALL DEPT, MAY '25 - WATER	05/01/2025	327.32	327.32	20-6255 TELEPHONE EXPENSE	0	5/25	05/02/2025	
2014	CMIT SOLUTIONS CORP	10764		PHONE SERVICE FOR ALL DEPT, MAY '25 - SEWER	05/01/2025	327.32	327.32	21-6255 TELEPHONE EXPENSE	0	5/25	05/02/2025	
2014	CMIT SOLUTIONS CORP	10764		PHONE SERVICE FOR ALL DEPT, MAY '25 - ADMIN	05/01/2025	352.51	352.51	01-6255 TELEPHONE EXPENSE	0	5/25	05/02/2025	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2014	CMIT SOLUTIONS CORP	10764		PHONE SERVICE FOR ALL DEPT, MAY '25 - P.I.	05/01/2025	125.90	125.90	25-6255 TELEPHONE EXPENSE	0	5/25	05/02/2025	
2014	CMIT SOLUTIONS CORP	10764		CONTRACT SERVICES/IT SUPPORT, MAY '25 - ADMIN	05/01/2025	3,857.00	3,857.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	5/25	05/02/2025	
2014	CMIT SOLUTIONS CORP	10764		PHONE SERVICE FOR ALL DEPT, MAY '25 - P & Z	05/01/2025	125.90	125.90	01-6255 TELEPHONE EXPENSE	1003	5/25	05/02/2025	
2014	CMIT SOLUTIONS CORP	10764		CONTRACT SERVICES/IT SUPPORT, MAY '25 - WATER	05/01/2025	2,639.00	2,639.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	5/25	05/02/2025	
2014	CMIT SOLUTIONS CORP	10764		CONTRACT SERVICES/IT SUPPORT, MAY '25 - SEWER	05/01/2025	2,639.00	2,639.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	5/25	05/02/2025	
2014	CMIT SOLUTIONS CORP	10764		CONTRACT SERVICES/IT SUPPORT, MAY '25 - P.I.	05/01/2025	1,015.00	1,015.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	5/25	05/02/2025	
Total 10764:						11,408.95	11,408.95					
2014	CMIT SOLUTIONS CORP	10861		COMPUTER AND PHONE SETUP FOR NEW EMPLOYEE T. VILLANUEVA AND SETUP OF LAPTOP FOR M. LUNDY IN P & Z, MAR '25 - P.I.	05/01/2025	7.60	7.60	25-6142 MAINT. & REPAIR - EQUIPMENT	0	5/25	05/02/2025	
2014	CMIT SOLUTIONS CORP	10861		SETUP OF HP PLOTTER FROM BUILDING DEPT TO PARKS DEPT, MAR '25	05/01/2025	290.00	290.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25	05/02/2025	
2014	CMIT SOLUTIONS CORP	10861		ASSIST G. MICHAELSON WITH PUBLIC RECORDS REQUEST, MAR '25 - ADMIN	05/01/2025	424.13	424.13	01-6142 MAINT. & REPAIR - EQUIPMENT	0	5/25	05/02/2025	
2014	CMIT SOLUTIONS CORP	10861		TROUBLESHOOTING TOUGHBOOK CELL DATA WITH VERIZON & M. BORZICK, MAR '25 - WATER	05/01/2025	243.60	243.60	20-6142 MAINT. & REPAIR - EQUIPMENT	0	5/25	05/02/2025	
2014	CMIT SOLUTIONS CORP	10861		COMPUTER AND PHONE SETUP FOR NEW EMPLOYEE T. VILLANUEVA AND SETUP OF								

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
				LAPTOP FOR M. LUNDY IN P & Z, MAR '25 - WATER	05/01/2025	34.26	34.26	20-6142 MAINT. & REPAIR - EQUIPMENT	0	5/25	05/02/2025	
2014	CMIT SOLUTIONS CORP	10861		ASSIST G. MICHAELSON WITH PUBLIC RECORDS REQUEST, MAR '25 - SEWER	05/01/2025	18.85	18.85	21-6142 MAINT. & REPAIR - EQUIPMENT	0	5/25	05/02/2025	
2014	CMIT SOLUTIONS CORP	10861		TROUBLESHOOTING TOUGHBOOK CELL DATA WITH VERIZON & M. BORZICK, MAR '25 - SEWER	05/01/2025	243.60	243.60	21-6142 MAINT. & REPAIR - EQUIPMENT	0	5/25	05/02/2025	
2014	CMIT SOLUTIONS CORP	10861		TROUBLESHOOTING TOUGHBOOK CELL DATA WITH VERIZON & M. BORZICK, MAR '25 - P.I.	05/01/2025	92.80	92.80	25-6142 MAINT. & REPAIR - EQUIPMENT	0	5/25	05/02/2025	
2014	CMIT SOLUTIONS CORP	10861		COMPUTER AND PHONE SETUP FOR NEW EMPLOYEE T. VILLANUEVA AND SETUP OF LAPTOP FOR M. LUNDY IN P & Z, MAR '25 - SEWER	05/01/2025	34.26	34.26	21-6142 MAINT. & REPAIR - EQUIPMENT	0	5/25	05/02/2025	
2014	CMIT SOLUTIONS CORP	10861		ASSIST G. MICHAELSON WITH PUBLIC RECORDS REQUEST, MAR '25 - P.I.	05/01/2025	9.42	9.42	25-6142 MAINT. & REPAIR - EQUIPMENT	0	5/25	05/02/2025	
2014	CMIT SOLUTIONS CORP	10861		COMPUTER AND PHONE SETUP FOR NEW EMPLOYEE T. VILLANUEVA AND SETUP OF LAPTOP FOR M. LUNDY IN P & Z, MAR '25 - P & Z	05/01/2025	685.13	685.13	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	5/25	05/02/2025	
2014	CMIT SOLUTIONS CORP	10861		ASSIST G. MICHAELSON WITH PUBLIC RECORDS REQUEST, MAR '25 - WATER	05/01/2025	18.85	18.85	20-6142 MAINT. & REPAIR - EQUIPMENT	0	5/25	05/02/2025	
Total 10861:						2,102.50	2,102.50					
Total CMIT SOLUTIONS CORP:						14,562.70	14,562.70					
COASTLINE EQUIPMENT COMPANY												
1788	COASTLINE EQUIPMENT COMPANY	1237212		REPLACEMENT OF PRESSURE SWITCH ON 2023 JOHN DEERE 50G EXCAVATOR, APR '25	04/30/2025	2,495.32	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25		

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 1237212:						2,495.32	.00					
Total COASTLINE EQUIPMENT COMPANY:						2,495.32	.00					
COMMERCIAL TIRE INC												
2204	COMMERCIAL TIRE INC	45-28956	20717	MOUNTED TIRES ON PARKS POLARIS RANGER, R. WARWICK, MAY '25	05/07/2025	67.80	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25		
Total 45-28956:						67.80	.00					
2204	COMMERCIAL TIRE INC	45-29027	20739	TIRES FOR SEWER CRANE TRUCK, J. DURHAM, MAY '25	05/09/2025	3,277.80	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/25		
Total 45-29027:						3,277.80	.00					
Total COMMERCIAL TIRE INC:						3,345.60	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	W931567	20697	GASKETS FOR SPLASH PAD, S. HOWELL, MAY '25	05/07/2025	44.40	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total W931567:						44.40	.00					
Total CORE & MAIN LP:						44.40	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	9497	20636	INSTALLING CRADLEPOINT AND SCADA FOR WELL 12, R. JONES, APR '25	04/28/2025	420.00	.00	20-6150 M & R - SYSTEM	0	5/25		
Total 9497:						420.00	.00					
147	CUSTOM ELECTRIC, INC.	9498	20637	TROUBLESHOOTING CRIMSON POINT, SADIE CREEK P.I. AND INSTALLED CRADLEPOINT AT DANSKIN P.I., R. JONES, APR '25	04/28/2025	1,260.00	.00	25-6150 M & R - SYSTEM (PI)	0	5/25		

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 9498:						1,260.00	.00					
Total CUSTOM ELECTRIC, INC.:						1,680.00	.00					
D & B SUPPLY												
75	D & B SUPPLY	1184	20710	WATER PUMP FOR PARKS WATER TRAILER, S. CAHILL, MAY '25	05/07/2025	499.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25		
Total 1184:						499.99	.00					
75	D & B SUPPLY	1844	20647	ZIP TIES, A. GOODWIN, APR '25	04/29/2025	8.58	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 1844:						8.58	.00					
75	D & B SUPPLY	2069	20660	PRESSURE WASHER, D. ABBOTT, APR '25	04/30/2025	449.99	.00	01-6175 SMALL TOOLS	1004	5/25		
Total 2069:						449.99	.00					
75	D & B SUPPLY	2507	20680	IRRIGATION FITTINGS FOR ASHTON ESTATES, S. CAHILL, MAY '25	05/02/2025	5.27	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 2507:						5.27	.00					
75	D & B SUPPLY	2581	20684	TUBING FOR ASHTON ESTATES, J. WARDEN, MAY '25	05/02/2025	9.99	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 2581:						9.99	.00					
75	D & B SUPPLY	2614	20686	2 HOSE CLAMPS FOR ASHTON ESTATES, S. CAHILL, MAY '25	05/02/2025	3.18	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 2614:						3.18	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
75	D & B SUPPLY	3225	20692	IRRIGATION FITTINGS AND RAZOR KNIVES TO CUT WEED BARRIER FOR ASHTON ESTATES, S. CAHILL, MAY '25	05/05/2025	28.97	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 3225:						28.97	.00					
75	D & B SUPPLY	3616	20695	EXCHANGED FILTERS FOR DIFFERENT SIZE FOR ADD'L CHARGE, S. HARMON, MAY '25 - WATER	05/07/2025	2.10	.00	20-6150 M & R - SYSTEM	0	5/25		
75	D & B SUPPLY	3616		EXCHANGED FILTERS FOR DIFFERENT SIZE FOR ADD'L CHARGE, S. HARMON, MAY '25 - SEWER	05/07/2025	2.10	.00	21-6150 M & R - SYSTEM	0	5/25		
75	D & B SUPPLY	3616		EXCHANGED FILTERS FOR DIFFERENT SIZE FOR ADD'L CHARGE, S. HARMON, MAY '25 - P.I.	05/07/2025	.80	.00	25-6150 M & R - SYSTEM (PI)	0	5/25		
Total 3616:						5.00	.00					
75	D & B SUPPLY	4049A	20735	GOPHER TRAPS, P. FLORES, MAY '25	05/09/2025	65.94	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 4049A:						65.94	.00					
75	D & B SUPPLY	4069	20736	POTTING SOIL, A. GOODWIN, MAY '25	05/09/2025	38.97	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 4069:						38.97	.00					
75	D & B SUPPLY	4221	20631	AIR FITTINGS FOR SHOP, S. CAHILL, APR '25	04/28/2025	10.98	.00	01-6175 SMALL TOOLS	1004	5/25		
Total 4221:						10.98	.00					
75	D & B SUPPLY	4222	20632	WIRE STRIPPERS AND SPLICERS FOR IRRIGATION, D.								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				ABBOTT, APR '25	04/28/2025	24.57	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 4222:						24.57	.00					
75	D & B SUPPLY	4981	20664	BANDSAW BLADES, S. CAHILL, APR '25	04/30/2025	45.98	.00	01-6175 SMALL TOOLS	1004	5/25		
Total 4981:						45.98	.00					
75	D & B SUPPLY	4992	20666	WEED EATER HEADS, J. PEREZ, APR '25	04/30/2025	123.98	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25		
Total 4992:						123.98	.00					
75	D & B SUPPLY	5134	20668	WEED BARRIER AND PLANT STARTER, B. VILLANUEVA, MAY '25	05/01/2025	37.98	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 5134:						37.98	.00					
75	D & B SUPPLY	5230	20673	SPRINKLER PARTS, S. CAHILL, MAY '25	05/01/2025	36.48	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 5230:						36.48	.00					
75	D & B SUPPLY	5327	20766	GREASE AND SLEDGE HAMMER HANDLE, K. PETERSON, MAY '25	05/13/2025	38.97	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 5327:						38.97	.00					
75	D & B SUPPLY	6469	20665	WORK CLOTHING FOR K. PETERSON, APR '25	04/30/2025	246.95	.00	01-6285 UNIFORMS EXPENSE	1004	5/25		

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 6469:						246.95	.00					
75	D & B SUPPLY	6556A	20690	FITTINGS FOR ASHTON PARK, J. WARDEN, MAY '25	05/05/2025	4.28	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 6556A:						4.28	.00					
75	D & B SUPPLY	6565	20678	DRIP LINE FOR ASHTON ESTATES, S. CAHILL, MAY '25	05/02/2025	59.98	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 6565:						59.98	.00					
75	D & B SUPPLY	6747	20695	SHOP VAC AND FILTERS, D. CROSSLEY, MAY '25 - SEWER	05/06/2025	78.53	.00	21-6175 SMALL TOOLS	0	5/25		
75	D & B SUPPLY	6747	20695	SHOP VAC AND FILTERS, D. CROSSLEY, MAY '25 - P.I.	05/06/2025	29.92	.00	25-6175 SMALL TOOLS	0	5/25		
75	D & B SUPPLY	6747	20695	SHOP VAC AND FILTERS, D. CROSSLEY, MAY '25 - WATER	05/06/2025	78.53	.00	20-6175 SMALL TOOLS	0	5/25		
Total 6747:						186.98	.00					
75	D & B SUPPLY	7122	20713	BACKPACK SPRAYER, ZIP TIES AND SHOVEL HANDLE, K. PETERSON, MAY '25	05/07/2025	294.96	.00	01-6175 SMALL TOOLS	1004	5/25		
Total 7122:						294.96	.00					
75	D & B SUPPLY	7125	20715	OIL FILLER CAP FOR COMPACTORS, S. CAHILL, MAY '25	05/07/2025	.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25		
Total 7125:						.99	.00					
75	D & B SUPPLY	7301	20703	WORK AND MUCK BOOTS, C. COUCH, MAY '25 - WATER	05/06/2025	102.05	.00	20-6285 UNIFORMS EXPENSE	0	5/25		

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
75	D & B SUPPLY	7301	20703	WORK AND MUCK BOOTS, C. COUCH, MAY '25 - P.I.	05/06/2025	38.88	.00	25-6285 UNIFORMS EXPENSE	0	5/25		
75	D & B SUPPLY	7301	20703	WORK AND MUCK BOOTS, C. COUCH, MAY '25 -SEWER	05/06/2025	102.05	.00	21-6285 UNIFORMS EXPENSE	0	5/25		
Total 7301:						242.98	.00					
75	D & B SUPPLY	7303A	20704	MUCK BOOTS FOR S. HARMON, MAY '25	05/06/2025	119.99	.00	21-6285 UNIFORMS EXPENSE	0	5/25		
Total 7303A:						119.99	.00					
75	D & B SUPPLY	7480	20711	CABLE TIES AND POTTING SOIL, A. GOODWIN, MAY '25	05/07/2025	72.73	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 7480:						72.73	.00					
75	D & B SUPPLY	7693	20732	POTTING SOIL AND FLOWERS, A. GOODWIN, MAY '25	05/09/2025	76.81	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 7693:						76.81	.00					
75	D & B SUPPLY	7906	20714	PREMIX OIL, J. PEREZ, MAY '25	05/07/2025	47.96	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25		
Total 7906:						47.96	.00					
Total D & B SUPPLY:						2,789.43	.00					
DANIEL ALLEN CRIBB												
2193	DANIEL ALLEN CRIBB	05082025DC		MUSICAL ENTERTAINMENT FOR MIMOSAS WITH MOMS EVENT, A. GOODWIN, MAY '25	05/08/2025	300.00	300.00	01-6135 PUBLIC ENTERTAINMENT	1004	5/25	05/09/2025	

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 05082025DC:						300.00	300.00					
Total DANIEL ALLEN CRIBB:						300.00	300.00					
DENNIS DILLON RV LLC												
2064	DENNIS DILLON RV LLC	54157	20657	TIRES FOR PARKS POLARIS, J. DURHAM, APR '25	04/30/2025	668.12	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25		
Total 54157:						668.12	.00					
2064	DENNIS DILLON RV LLC	56236	20764	MIRRORS FOR PARKS POLARIS SIDE BY SIDE, J. DURHAM, MAY '25	05/13/2025	179.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25		
Total 56236:						179.99	.00					
Total DENNIS DILLON RV LLC:						848.11	.00					
DIGLINE												
25	DIGLINE	0076460-IN		DIG FEES, APR '25 - WATER	04/30/2025	606.88	.00	20-6065 DIG LINE EXPENSE	0	5/25		
25	DIGLINE	0076460-IN		DIG FEES, APR '25 - P.I.	04/30/2025	231.19	.00	25-6065 DIG LINE EXPENSE	0	5/25		
25	DIGLINE	0076460-IN		DIG FEES, APR '25 - SEWER	04/30/2025	606.88	.00	21-6065 DIG LINE EXPENSE	0	5/25		
Total 0076460-IN:						1,444.95	.00					
Total DIGLINE:						1,444.95	.00					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-30427844	20643	TOTE OF CHLORINE, D. CROSSLEY, APR '25	04/30/2025	1,316.70	.00	20-6151 M & R - PROCESS CHEMICALS	0	5/25		

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 IN-30427844:						1,316.70	.00					
512	DUBOIS CHEMICALS INC	IN-30432794	20748	4 BARRELS OF POLYMER, M. NADEAU, MAY '25	05/13/2025	3,790.40	.00	21-6151 M & R - PROCESS CHEMICALS	0	5/25		
Total IN-30432794:						3,790.40	.00					
Total DUBOIS CHEMICALS INC:						5,107.10	.00					
ED STAUB & SONS PETROLEUM, INC												
1731	ED STAUB & SONS PETROLEUM, INC	12434666		TANK RENT AT 475 SHORTLINE RD, MAY '25	05/01/2025	10.00	.00	01-6212 RENT - EQUIPMENT	1004	5/25		
Total 12434666:						10.00	.00					
Total ED STAUB & SONS PETROLEUM, INC:						10.00	.00					
ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	04302025ECI		ELECTRICAL PERMITS, APRIL 2025	04/30/2025	19,403.54	19,403.54	01-6052 CONTRACT SERVICES	1005	5/25	05/09/2025	
Total 04302025ECI:						19,403.54	19,403.54					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						19,403.54	19,403.54					
FATBEAM LLC												
1831	FATBEAM LLC	55753		MONTHLY RECURRING CHARGE FOR INTERNET SERVICE, MAY '25 - SEWER	05/01/2025	65.00	.00	21-6052 CONTRACT SERVICES	0	5/25		
1831	FATBEAM LLC	55753		MONTHLY RECURRING CHARGE FOR INTERNET SERVICE, MAY '25 - WATER	05/01/2025	65.00	.00	20-6052 CONTRACT SERVICES	0	5/25		
1831	FATBEAM LLC	55753		MONTHLY RECURRING CHARGE FOR INTERNET SERVICE, MAY '25 - ADMIN	05/01/2025	95.00	.00	01-6052 CONTRACT SERVICES	0	5/25		

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
1831	FATBEAM LLC	55753		MONTHLY RECURRING CHARGE FOR INTERNET SERVICE, MAY '25 - P.I.	05/01/2025	25.00	.00	25-6052 CONTRACT SERVICES	0	5/25		
Total 55753:						250.00	.00					
Total FATBEAM LLC:						250.00	.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0919886	20656	MISC FIRE HYDRANT PARTS, R. JONES, APR '25	04/29/2025	31.46	.00	20-6150 M & R - SYSTEM	0	5/25		
Total 0919886:						31.46	.00					
219	FERGUSON ENTERPRISES INC	0921970	20663	GASKET PACKS, J. MORFIN, APR '25	04/30/2025	393.90	.00	25-6150 M & R - SYSTEM (PI)	0	5/25		
Total 0921970:						393.90	.00					
Total FERGUSON ENTERPRISES INC:						425.36	.00					
FILMTEC CORPORATION												
2103	FILMTEC CORPORATION	952344711		MEMBRANES AT THE PLANT, M. NADEAU, APR '25	04/09/2025	141,348.00	141,348.00	21-6020 CAPITAL IMPROVEMENTS	0	5/25	05/02/2025	
Total 952344711:						141,348.00	141,348.00					
Total FILMTEC CORPORATION:						141,348.00	141,348.00					
FLUID CONNECTOR PRODUCTS, INC.												
1083	FLUID CONNECTOR PRODUCTS, INC.	9457298	20639	AIR FITTINGS FOR RED DUMP TRUCK, C. REGLI, APR '25	04/28/2025	48.27	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	5/25		
Total 9457298:						48.27	.00					
1083	FLUID CONNECTOR PRODUCTS, INC.	9465524	20701	PARTS FOR KUBOTA BACKHOE, S. HOWELL, MAY '25	05/06/2025	89.67	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25		

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 9465524:					89.67	.00					
	Total FLUID CONNECTOR PRODUCTS, INC.:					137.94	.00					
H.D. FOWLER COMPANY												
1552	H.D. FOWLER COMPANY	I6995949	20688	SPRINKLER VALVES, D. ABBOTT, MAY '25	05/05/2025	277.14	.00	01-6150 M & R - SYSTEM	1004	5/25		
	Total I6995949:					277.14	.00					
	Total H.D. FOWLER COMPANY:					277.14	.00					
HDR ENGINEERING INC												
1646	HDR ENGINEERING INC	1200717642		PROFESSIONAL SERVICES FROM 02/23/25-05/03/25 FOR QUARTERLY GROUNDWATER WELL SAMPLING AND ANNUAL REPORTING, KUNA EAST META	05/08/2025	2,611.32	.00	28-6202 PROFESSIONAL SERVICES	0	5/25		
	Total 1200717642:					2,611.32	.00					
1646	HDR ENGINEERING INC	1200717935		PROFESSIONAL SERVICES FROM BEGINNING OF PROJECT THROUGH 05/03/2025 FOR KUNA COMPLIANCE ACTIVITY SUPPORT	05/08/2025	17,111.17	.00	28-6202 PROFESSIONAL SERVICES	0	5/25		
	Total 1200717935:					17,111.17	.00					
	Total HDR ENGINEERING INC:					19,722.49	.00					
HOLLADAY ENGINEERING CO												
1990	HOLLADAY ENGINEERING CO	51448		PROFESSIONAL SERVICES THROUGH 03/31/25, AFTER HOURS SPECIAL INSPECTION - PEREGRINE - HENSEL PHELPS, KU22-0309A	04/08/2025	879.40	879.40	01-6052 CONTRACT SERVICES	1005	5/25	05/02/2025	

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 51448:						879.40	879.40					
1990	HOLLADAY ENGINEERING CO	51574		PROFESSIONAL SERVICES THROUGH 04/30/25, PEREGRINE PROJECT, KU22-0309	05/08/2025	2,631.75	.00	01-6052 CONTRACT SERVICES	1005	5/25		
Total 51574:						2,631.75	.00					
1990	HOLLADAY ENGINEERING CO	51575		PROFESSIONAL SERVICES THROUGH 04/30/25, LAGOON #8, KU23-0379	05/08/2025	185.00	.00	21-6020 CAPITAL IMPROVEMENTS	0	5/25		
Total 51575:						185.00	.00					
Total HOLLADAY ENGINEERING CO:						3,696.15	879.40					
ICRMP												
35	ICRMP	02101-2025-3		PREMIUM DUE TO INSURE INCREASED PROPERTY VALUES FOR REMAINING 2024-2025 POLICY TERM, KUNA EAST - WATER	05/02/2025	4,226.50	.00	27-6130 LIABILITY & PROPERTY INSURANCE	0	5/25		
35	ICRMP	02101-2025-3		PREMIUM DUE TO INSURE INCREASED PROPERTY VALUES FOR REMAINING 2024-2025 POLICY TERM, KUNA EAST - SEWER	05/02/2025	4,226.50	.00	28-6130 LIABILITY & PROPERTY INSURANCE	0	5/25		
Total 02101-2025-3:						8,453.00	.00					
Total ICRMP:						8,453.00	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	04222025IP		ELECTRIC SERVICE, 03/01/25-04/18/25 - FARM/LAGOONS	04/22/2025	511.57	511.57	21-6090 FARM EXPENDITURES	0	5/25	05/02/2025	
38	IDAHO POWER CO	04222025IP		ELECTRIC SERVICE, 03/01/25-04/18/25 - SEWER	04/22/2025	17,840.33	17,840.33	21-6290 UTILITIES EXPENSE	0	5/25	05/02/2025	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
38	IDAHO POWER CO	04222025IP		ELECTRIC SERVICE, 03/01/25-04/18/25 - PARKS	04/22/2025	1,695.27	1,695.27	01-6290 UTILITIES EXPENSE	1004	5/25	05/02/2025	
38	IDAHO POWER CO	04222025IP		ELECTRIC SERVICE, 03/01/25-04/18/25 - P.I.	04/22/2025	3,928.14	3,928.14	25-6290 UTILITIES EXPENSE	0	5/25	05/02/2025	
Total 04222025IP:						23,975.31	23,975.31					
38	IDAHO POWER CO	04262025IP		ELECTRIC SERVICE, 03/17/25-04/25/25 - WATER	04/26/2025	13,286.54	13,286.54	20-6290 UTILITIES EXPENSE	0	5/25	05/09/2025	
38	IDAHO POWER CO	04262025IP		ELECTRIC SERVICE, 03/17/25-04/25/25 - SEWER	04/26/2025	8,369.64	8,369.64	21-6290 UTILITIES EXPENSE	0	5/25	05/09/2025	
38	IDAHO POWER CO	04262025IP		ELECTRIC SERVICE, 03/17/25-04/25/25 - FARM/LAGOONS	04/26/2025	3,010.32	3,010.32	21-6090 FARM EXPENDITURES	0	5/25	05/09/2025	
38	IDAHO POWER CO	04262025IP		ELECTRIC SERVICE, 03/17/25-04/25/25 - P.I.	04/26/2025	472.06	472.06	25-6290 UTILITIES EXPENSE	0	5/25	05/09/2025	
38	IDAHO POWER CO	04262025IP		ELECTRIC SERVICE, 03/17/25-04/25/25 - STREET LIGHTS	04/26/2025	6,245.20	6,245.20	01-6290 UTILITIES EXPENSE	1002	5/25	05/09/2025	
38	IDAHO POWER CO	04262025IP		ELECTRIC SERVICE, 03/17/25-04/25/25 - KUNA EAST META - WATER	04/26/2025	5,619.39	5,619.39	27-6290 UTILITIES EXPENSE	0	5/25	05/09/2025	
38	IDAHO POWER CO	04262025IP		ELECTRIC SERVICE, 03/17/25-04/25/25 - KUNA EAST META - SEWER	04/26/2025	1,542.27	1,542.27	28-6290 UTILITIES EXPENSE	0	5/25	05/09/2025	
Total 04262025IP:						38,545.42	38,545.42					
Total IDAHO POWER CO:						62,520.73	62,520.73					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	55754	20520	AD #628529, LEGAL NOTICE, SUMMARY OF ORDINANCE 2025-09, AMENDING CITY CODE SECTION 17, CH 3 TITLE 3, N. STANLEY, APR '25	04/25/2025	80.88	80.88	01-6125 LEGAL PUBLICATIONS	0	5/25	05/02/2025	

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 55754:						80.88	80.88					
1802	IDAHO PRESS TRIBUNE, LLC	55755	20520	AD #628531, LEGAL NOTICE, ORDINANCE NO 2025-10, STEVEN & CHARLENE WISCOMBE MUNICIPAL ANNEXATION AND ZONING, N. STANLEY, APR '25	04/25/2025	340.74	340.74	01-6125 LEGAL PUBLICATIONS	1003	5/25	05/02/2025	
Total 55755:						340.74	340.74					
1802	IDAHO PRESS TRIBUNE, LLC	55756		AD #628544, LEGAL NOTICE, ORDINANCE NO 2025-11, STAR ACRES PROPERTIES LLC MUNICIPAL ANNEXATION AND ZONING, N. STANLEY, APR '25	04/25/2025	342.57	342.57	01-6125 LEGAL PUBLICATIONS	1003	5/25	05/02/2025	
Total 55756:						342.57	342.57					
1802	IDAHO PRESS TRIBUNE, LLC	55757	20575	AD #628808, LEGAL NOTICE, SUMMARY OF ORDINANCE NO 2025-07A, AMEMDMENTS TO CITY CODE, N. STANLEY, APR '25	04/25/2025	99.18	99.18	01-6125 LEGAL PUBLICATIONS	0	5/25	05/02/2025	
Total 55757:						99.18	99.18					
1802	IDAHO PRESS TRIBUNE, LLC	55758	20550	AD #629670, LEGAL NOTICE, CASE NO 24-07-S PRELIMINARY PLAT AND CASE NO 24-10-AN ANNEXATION OF PALOMA RIDGE SOUTH , T. IRISH, APR '25	04/25/2025	41.82	41.82	01-6125 LEGAL PUBLICATIONS	1003	5/25	05/02/2025	
Total 55758:						41.82	41.82					
1802	IDAHO PRESS TRIBUNE, LLC	55759	20550	AD #629673, LEGAL NOTICE, CASE NO 25-01-CPM JASPER SOLAR PROJECT, T. IRISH, APR '25	04/25/2025	38.86	38.86	01-6125 LEGAL PUBLICATIONS	1003	5/25	05/02/2025	

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 55759:						38.86	38.86					
1802	IDAHO PRESS TRIBUNE, LLC	55760	20550	AD #629676, LEGAL NOTICE, CASE NO 25-02-AN HUDON ANNEXATION, T. IRISH, APR '25	04/25/2025	35.90	35.90	01-6125 LEGAL PUBLICATIONS	1003	5/25	05/02/2025	
Total 55760:						35.90	35.90					
1802	IDAHO PRESS TRIBUNE, LLC	55761	20550	AD #629677, LEGAL NOTICE, CASE NO 25-01-S & 25-01-DR TRAILS END ESTATES, T. IRISH, APR '25	04/25/2025	38.86	38.86	01-6125 LEGAL PUBLICATIONS	1003	5/25	05/02/2025	
Total 55761:						38.86	38.86					
1802	IDAHO PRESS TRIBUNE, LLC	55762	20586	AD #629682, LEGAL NOTICE, CASE NO 25-01-DAN, DE-ANNEXATION 6820 S TEN MILE RD, D. HANSON, APR '25	04/25/2025	34.42	34.42	01-6125 LEGAL PUBLICATIONS	1003	5/25	05/02/2025	
Total 55762:						34.42	34.42					
Total IDAHO PRESS TRIBUNE, LLC:						1,053.23	1,053.23					
IDAHO STATE POLICE												
1509	IDAHO STATE POLICE	04072025IDSP		SOLICITOR/PEDDLER LICENSE BACKGROUND CHECK, C. PUGH, S25084879, MAR '25	04/07/2025	33.25	33.25	01-2075 UNEARNED REVENUE	0	5/25	05/02/2025	
1509	IDAHO STATE POLICE	04072025IDSP		BACKGROUND CHECK, K. PETERSON, S25093970, MAR '25 - PARKS	04/07/2025	10.00	10.00	01-5950 TEAM BUILDING, ONBOARDING	1004	5/25	05/02/2025	
Total 04072025IDSP:						43.25	43.25					
1509	IDAHO STATE POLICE	05082025IDSP		BACKGROUND CHECKS, J. WARDEN, S25096557; K. PEREZ, S25098094; C. COUCH, S25102188; P. BRYNER, S25104712, PARKS	05/08/2025	40.00	.00	01-5950 TEAM BUILDING, ONBOARDING	1004	5/25		

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
1509	IDAHO STATE POLICE	05082025IDSP		BACKGROUND CHECKS, T. VILLANUEVA, S25103471 - P.I.	05/08/2025	.10	.00	25-5950 TEAM BUILDING, ONBOARDING	0	5/25		
1509	IDAHO STATE POLICE	05082025IDSP		BACKGROUND CHECKS, T. VILLANUEVA, S25103471 - SEWER	05/08/2025	.45	.00	21-5950 TEAM BUILDING, ONBOARDING	0	5/25		
1509	IDAHO STATE POLICE	05082025IDSP		BACKGROUND CHECKS, P. MORFIN, S25100188 - WATER	05/08/2025	8.00	.00	20-5950 TEAM BUILDING, ONBOARDING	0	5/25		
1509	IDAHO STATE POLICE	05082025IDSP		BACKGROUND CHECKS, P. MORFIN, S25100188 - P.I.	05/08/2025	2.00	.00	25-5950 TEAM BUILDING, ONBOARDING	0	5/25		
1509	IDAHO STATE POLICE	05082025IDSP		BACKGROUND CHECKS, T. VILLANUEVA, S25103471 - P & Z	05/08/2025	9.00	.00	01-5950 TEAM BUILDING, ONBOARDING	0	5/25		
1509	IDAHO STATE POLICE	05082025IDSP		BACKGROUND CHECKS, T. VILLANUEVA, S25103471 - WATER	05/08/2025	.45	.00	20-5950 TEAM BUILDING, ONBOARDING	0	5/25		
Total 05082025IDSP:						60.00	.00					
Total IDAHO STATE POLICE:						103.25	43.25					
INSPECT LLC												
2335	INSPECT LLC	04302025IL		PLUMBING PERMITS, APRIL 2025	04/30/2025	23,520.78	23,520.78	01-6052 CONTRACT SERVICES	1005	5/25	05/09/2025	
Total 04302025IL:						23,520.78	23,520.78					
Total INSPECT LLC:						23,520.78	23,520.78					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482128729042		NATURAL GAS CONSUMPTION AT WELL #12, 03/28/25-04/25/25	04/28/2025	39.29	39.29	20-6290 UTILITIES EXPENSE	0	5/25	05/09/2025	
Total 48212872904282025:						39.29	39.29					

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
37	INTERMOUNTAIN GAS CO	482135196042		NATURAL GAS CONSUMPTION AT SENIOR CENTER, 03/28/25-04/25/25	04/28/2025	189.13	189.13	01-6290 UTILITIES EXPENSE	1001	5/25	05/09/2025	
Total 48213519604282025:						189.13	189.13					
37	INTERMOUNTAIN GAS CO	482327707042		NATURAL GAS CONSUMPTION AT PARKS DEPARTMENT, 03/28/25-04/25/25	04/28/2025	18.97	18.97	01-6290 UTILITIES EXPENSE	1004	5/25	05/09/2025	
Total 48232770704282025:						18.97	18.97					
37	INTERMOUNTAIN GAS CO	482634665042		NATURAL GAS CONSUMPTION AT CITY HALL, 03/28/25-04/25/25 - P.I.	04/28/2025	7.21	7.21	25-6290 UTILITIES EXPENSE	0	5/25	05/09/2025	
37	INTERMOUNTAIN GAS CO	482634665042		NATURAL GAS CONSUMPTION AT CITY HALL, 03/28/25-04/25/25 - WATER	04/28/2025	18.73	18.73	20-6290 UTILITIES EXPENSE	0	5/25	05/09/2025	
37	INTERMOUNTAIN GAS CO	482634665042		NATURAL GAS CONSUMPTION AT CITY HALL, 03/28/25-04/25/25 - ADMIN	04/28/2025	27.38	27.38	01-6290 UTILITIES EXPENSE	0	5/25	05/09/2025	
37	INTERMOUNTAIN GAS CO	482634665042		NATURAL GAS CONSUMPTION AT CITY HALL, 03/28/25-04/25/25 - SEWER	04/28/2025	18.73	18.73	21-6290 UTILITIES EXPENSE	0	5/25	05/09/2025	
Total 48263466504282025:						72.05	72.05					
37	INTERMOUNTAIN GAS CO	482746266042		NATURAL GAS CONSUMPTION AT KUNA POLICE STATION, 03/28/25-04/25/25	04/28/2025	11.63	11.63	01-6290 UTILITIES EXPENSE	0	5/25	05/09/2025	
Total 48274626604282025:						11.63	11.63					
37	INTERMOUNTAIN GAS CO	482780423042		NATURAL GAS CONSUMPTION AT VFW, 03/28/25-04/25/25	04/28/2025	34.31	34.31	01-6290 UTILITIES EXPENSE	0	5/25	05/09/2025	
Total 48278042304282025:						34.31	34.31					

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 INTERMOUNTAIN GAS CO:						365.38	365.38					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	04252025-050		SANITATION RECEIPT TRANSFER, 04/25/2025-05/01/2025	05/02/2025	32,336.46	32,336.46	26-7000 SOLID WASTE SERVICE FEES	0	5/25	05/02/2025	
230	J & M SANITATION, INC.	04252025-050		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 04/25/2025-05/01/2025	05/02/2025	-3,194.84	-3,194.84	01-4170 FRANCHISE FEES	0	5/25	05/02/2025	
Total 04252025-05012025:						29,141.62	29,141.62					
230	J & M SANITATION, INC.	04302025JM		ACCT #560, 371 W SHORTLINE, 30 YD DAILY BOX RENT & EMPTY, APRIL '25	04/30/2025	1,336.04	1,336.04	01-6212 RENT - EQUIPMENT	1004	5/25	05/02/2025	
230	J & M SANITATION, INC.	04302025JM		ACCT #560, 6950 S TEN MILE RD, DELIVERY TEMP BOX & 20 YD MONTHLY BOX RENT, APRIL '25	04/30/2025	104.55	104.55	21-6212 RENT - EQUIPMENT	0	5/25	05/02/2025	
230	J & M SANITATION, INC.	04302025JM		ACCT #560, SLUDGE REMOVAL FOR APRIL '25	04/30/2025	8,687.36	8,687.36	21-6153 M & R - SLUDGE DISPOSAL	0	5/25	05/02/2025	
Total 04302025JM:						10,127.95	10,127.95					
230	J & M SANITATION, INC.	05022025-050		SANITATION RECEIPT TRANSFER, 5/2-8/2025	05/09/2025	77,824.82	77,824.82	26-7000 SOLID WASTE SERVICE FEES	0	5/25	05/09/2025	
230	J & M SANITATION, INC.	05022025-050		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 5/2-8/2025	05/09/2025	-7,689.09	-7,689.09	01-4170 FRANCHISE FEES	0	5/25	05/09/2025	
Total 05022025-05082025:						70,135.73	70,135.73					
Total J & M SANITATION, INC.:						109,405.30	109,405.30					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	4950572		MONTHLY ACH PMT PROCESS - APR '25 - WATER	05/01/2025	29.77	.00	20-6505 BANK FEES	0	5/25		

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
1328	JACK HENRY & ASSOCIATES, INC.	4950572		MONTHLY ACH PMT PROCESS - APR '25 - P.I.	05/01/2025	11.45	.00	25-6505 BANK FEES	0	5/25		
1328	JACK HENRY & ASSOCIATES, INC.	4950572		MONTHLY ACH PMT PROCESS - APR '25 - SEWER	05/01/2025	29.77	.00	21-6505 BANK FEES	0	5/25		
1328	JACK HENRY & ASSOCIATES, INC.	4950572		MONTHLY ACH PMT PROCESS - APR '25 - ADMIN	05/01/2025	43.51	.00	01-6505 BANK FEES	0	5/25		
Total 4950572:						114.50	.00					
Total JACK HENRY & ASSOCIATES, INC.:						114.50	.00					
JOHN HEINECK												
2355	JOHN HEINECK	04302025JH		THE FALKONS - ENTERTAINMENT FOR 2025 HOMETOWN FAIR, A. GOODWIN, MAY '25	04/30/2025	400.00	400.00	01-6135 PUBLIC ENTERTAINMENT	1004	5/25	05/02/2025	
Total 04302025JH:						400.00	400.00					
Total JOHN HEINECK:						400.00	400.00					
JONATHAN STRICKLAND												
1976	JONATHAN STRICKLAND	2263		MONTHLY JANITORIAL SERVICES CITY HALL, MAY 25-ADMIN	05/01/2025	276.64	.00	01-6025 JANITORIAL	0	5/25		
1976	JONATHAN STRICKLAND	2263		MONTHLY JANITORIAL SERVICES CITY HALL, MAY 25-WATER	05/01/2025	189.28	.00	20-6025 JANITORIAL	0	5/25		
1976	JONATHAN STRICKLAND	2263		MONTHLY JANITORIAL SERVICES CITY HALL, MAY 25-P.I	05/01/2025	72.80	.00	25-6025 JANITORIAL	0	5/25		
1976	JONATHAN STRICKLAND	2263		MONTHLY JANITORIAL SERVICES CITY HALL, MAY 25-SEWER	05/01/2025	189.28	.00	21-6025 JANITORIAL	0	5/25		

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 2263:						728.00	.00					
1976	JONATHAN STRICKLAND	2264		MONTHLY JANITORIAL SERVICES SENIOR CENTER, MAY 25	05/01/2025	446.00	.00	01-6025 JANITORIAL	1001	5/25		
Total 2264:						446.00	.00					
1976	JONATHAN STRICKLAND	2265		MONTHLY JANITORIAL SERVICES TREATMENT PLANT, MAY 25- SEWER	05/01/2025	193.20	.00	21-6025 JANITORIAL	0	5/25		
1976	JONATHAN STRICKLAND	2265		MONTHLY JANITORIAL SERVICES TREATMENT PLANT, MAY 25- P.I	05/01/2025	73.60	.00	25-6025 JANITORIAL	0	5/25		
1976	JONATHAN STRICKLAND	2265		MONTHLY JANITORIAL SERVICES TREATMENT PLANT, MAY 25- WATER	05/01/2025	193.20	.00	20-6025 JANITORIAL	0	5/25		
Total 2265:						460.00	.00					
1976	JONATHAN STRICKLAND	2266		MONTHLY JANITORIAL SERVICE PARKS OFFICE, MAY 25	05/01/2025	225.00	.00	01-6025 JANITORIAL	1004	5/25		
Total 2266:						225.00	.00					
Total JONATHAN STRICKLAND:						1,859.00	.00					
KNIFE RIVER CORPORATION - MOUNTAIN WEST												
1524	KNIFE RIVER CORPORATION - MOUNTAIN WEST	223073A		E AVALON ST & KAY TRAFFIC SIGNAL CONSTRUCTION, PROJECT #223073, PAY APP #3	04/30/2025	153,906.89	.00	03-6355 TRANSPORTATION EXPENDITURES	0	5/25		
Total 223073A:						153,906.89	.00					
Total KNIFE RIVER CORPORATION - MOUNTAIN WEST:						153,906.89	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	572025		FIBER OPTIC LEASE FOR APRIL '25 - SEWER	05/07/2025	78.00	78.00	21-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	
199	KUNA JT. SCHOOL DISTRICT NO. 3	572025		FIBER OPTIC LEASE FOR APRIL '25 - P.I.	05/07/2025	30.00	30.00	25-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	
199	KUNA JT. SCHOOL DISTRICT NO. 3	572025		FIBER OPTIC LEASE FOR APRIL '25 - ADMIN	05/07/2025	114.00	114.00	01-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	
199	KUNA JT. SCHOOL DISTRICT NO. 3	572025		FIBER OPTIC LEASE FOR APRIL '25 - WATER	05/07/2025	78.00	78.00	20-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	
Total 572025:						300.00	300.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	300.00					
KUNA LUMBER												
499	KUNA LUMBER	A149063	20623	CHAIN FOR REPAIRS AT PLANT, T. FLEMING, APR '25	04/25/2025	64.04	64.04	21-6150 M & R - SYSTEM	0	5/25	05/09/2025	
Total A149063:						64.04	64.04					
499	KUNA LUMBER	A149146	20644	FITTINGS FOR WATER TRAILER, S. CAHILL, APR '25	04/29/2025	70.87	70.87	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25	05/09/2025	
Total A149146:						70.87	70.87					
499	KUNA LUMBER	A149176	20659	MARKING PAINT, J. PEREZ, APR '25	04/30/2025	51.25	51.25	01-6150 M & R - SYSTEM	1004	5/25	05/09/2025	
Total A149176:						51.25	51.25					
499	KUNA LUMBER	A149200	20672	ITEMS FOR CITY HALL DOORS, J. ADAMS, MAY '25	05/01/2025	84.82	.00	01-6140 MAINT. & REPAIR BUILDING	0	5/25		

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 A149200:						84.82	.00					
499	KUNA LUMBER	A149344	20707	PVC PIPE TO REPAIR CHLORINATOR AT FARM, R. HENZE, MAY 25	05/06/2025	74.36	.00	21-6090 FARM EXPENDITURES	0	5/25		
Total A149344:						74.36	.00					
499	KUNA LUMBER	A149386	20720	5/16-18" LOCK NUTS FOR WATER TRAILER, S. CAHILL, MAY '25	05/08/2025	11.69	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25		
Total A149386:						11.69	.00					
499	KUNA LUMBER	A149389	20727	CONCRETE FORM TUBE FOR WINCHESTER, C. REGLI, MAY '25	05/08/2025	20.24	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total A149389:						20.24	.00					
499	KUNA LUMBER	A149416	20738	PLUMBING FITTINGS FOR PATAGONIA, J. WARDEN, MAY '25	05/09/2025	18.28	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total A149416:						18.28	.00					
499	KUNA LUMBER	A149459	20747	REPAIR PARTS FOR FIRE STATION IRRIGATION, S. CAHILL, MAY '25	05/12/2025	88.84	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total A149459:						88.84	.00					
499	KUNA LUMBER	A149462	20749	PVC PIPE FOR IRRIGATION FOR THE FIRE STATION, S. CAHILL, MAY '25	05/12/2025	16.99	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total A149462:						16.99	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
499	KUNA LUMBER	B177182	20755	FITTINGS FOR FIRE STATION IRRIGATION, S. CAHILL, MAY '25	05/12/2025	20.68	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total B177182:						20.68	.00					
499	KUNA LUMBER	B65472	20487	FITTINGS FOR CHAPPAROSA PI STATION, J. COX, APR '25	04/10/2025	5.29	5.29	25-6150 M & R - SYSTEM (PI)	0	5/25	05/09/2025	
Total B65472:						5.29	5.29					
499	KUNA LUMBER	B65575	20511	ITEMS FOR SEGO PRAIRIE PUMP STATION, J. OSBORN, APR '25	04/14/2025	150.36	150.36	25-6150 M & R - SYSTEM (PI)	0	5/25	05/09/2025	
Total B65575:						150.36	150.36					
499	KUNA LUMBER	B65680	20535	PARTS TO REPAIR DISHWASHER AT SENIOR CENTER, S. HOWELL, APR '25	04/17/2025	6.14	6.14	01-6140 MAINT. & REPAIR BUILDING	1001	5/25	05/09/2025	
Total B65680:						6.14	6.14					
499	KUNA LUMBER	B65924	20613	PVC ADAPTER, M. DAVILA, APR '25	04/24/2025	4.28	4.28	25-6150 M & R - SYSTEM (PI)	0	5/25	05/02/2025	
Total B65924:						4.28	4.28					
499	KUNA LUMBER	B66079	20646	FITTINGS FOR WATER TRAILER, S. CAHILL, APR '25	04/29/2025	8.62	8.62	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25	05/09/2025	
Total B66079:						8.62	8.62					
499	KUNA LUMBER	B66082	20648	FITTINGS FOR WATER TRAILER, S. CAHILL, APR '25	04/29/2025	20.23	20.23	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25	05/09/2025	

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 B66082:						20.23	20.23					
499	KUNA LUMBER	B66120	20658	CLAMPS, SCREEN, AND ARMORALL PROTECTANT SPRAY AND WIPES, M. DAVILA, APR '25	04/30/2025	26.89	26.89	20-6140 MAINT. & REPAIR BUILDING	0	5/25	05/09/2025	
Total B66120:						26.89	26.89					
499	KUNA LUMBER	B66157	20671	SPRINKLER PARTS FOR THE FARM, R. HENZE, MAY '25	05/01/2025	14.90	.00	21-6090 FARM EXPENDITURES	0	5/25		
Total B66157:						14.90	.00					
499	KUNA LUMBER	B66201	20676	FITTINGS FOR ASHTON PARK, S. CAHILL, MAY '25	05/02/2025	3.11	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total B66201:						3.11	.00					
499	KUNA LUMBER	B66229	20683	DISTILLED WATER FOR GOLF CART BATTERIES, S. HOWELL, MAY '25	05/02/2025	2.87	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25		
Total B66229:						2.87	.00					
499	KUNA LUMBER	B66290	20689	VAPOR BARRIER & DUCT TAPE FOR CEDAR WELL, R. JONES, MAY '25	05/05/2025	57.75	.00	20-6140 MAINT. & REPAIR BUILDING	0	5/25		
Total B66290:						57.75	.00					
499	KUNA LUMBER	B66293	20691	PVC FITTINGS FOR ASHTON PARK, C. REGLI, MAY '25	05/05/2025	7.17	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total B66293:						7.17	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
499	KUNA LUMBER	B66314	20700	FITTING FOR SPLASH PAD, S. HOWELL, MAY '25	05/06/2025	1.07	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total B66314:						1.07	.00					
499	KUNA LUMBER	B66389	20724	FITTINGS FOR WATER TRAILER, S. CAHILL, MAY '25	05/08/2025	20.30	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25		
Total B66389:						20.30	.00					
499	KUNA LUMBER	B66464	20743	MOUNTING TAPE FOR THE SENIOR CENTER SIGN, S. HOWELL, MAY '25	05/09/2025	10.34	.00	01-6140 MAINT. & REPAIR BUILDING	1001	5/25		
Total B66464:						10.34	.00					
Total KUNA LUMBER:						861.38	407.97					
KUNA RURAL FIRE DISTRICT (IMPACT)												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	04302025KRF		KRFD IMPACT FEES, APRIL 2025	04/30/2025	182,784.00	182,784.00	30-2082 KRFD IMPACT FEE	0	5/25	05/09/2025	
Total 04302025KRFDI:						182,784.00	182,784.00					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						182,784.00	182,784.00					
LEONARD PETROLEUM EQUIPMENT OF BOISE LLC												
2223	LEONARD PETROLEUM EQUIPMENT OF BOISE LLC	43056		SERVICE PERFOMED ON FUEL STATION AT PARKS SHOP DISCONNECTED/RECONNECTED POWER FROM BOARD AT CONNECTOR, J. DURHAM, APR '25 - ADMIN	04/30/2025	147.00	.00	01-6300 FUEL	0	5/25		
2223	LEONARD PETROLEUM EQUIPMENT OF BOISE LLC	43056		SERVICE PERFOMED ON FUEL STATION AT PARKS SHOP DISCONNECTED/RECONNECTED POWER FROM BOARD AT CONNECTOR, J. DURHAM, APR '25 - WATER	04/30/2025	58.80	.00	20-6300 FUEL	0	5/25		

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
2223	LEONARD PETROLEUM EQUIPMENT OF BOISE LLC	43056		SERVICE PERFOMED ON FUEL STATION AT PARKS SHOP DISCONNECTED/RECONNECTED POWER FROM BOARD AT CONNECTOR, J. DURHAM, APR '25 - P.I.	04/30/2025	29.40	.00	25-6300 FUEL	0	5/25		
2223	LEONARD PETROLEUM EQUIPMENT OF BOISE LLC	43056		SERVICE PERFOMED ON FUEL STATION AT PARKS SHOP DISCONNECTED/RECONNECTED POWER FROM BOARD AT CONNECTOR, J. DURHAM, APR '25 - SEWER	04/30/2025	58.80	.00	21-6300 FUEL	0	5/25		
Total 43056:						294.00	.00					
Total LEONARD PETROLEUM EQUIPMENT OF BOISE LLC:						294.00	.00					
MARSING AGRICULTURAL LABOR SPONSOR COMM												
2351	MARSING AGRICULTURAL LABOR SPONSOR COMM	54431		ROCK PICKING AT KUNA EAST - META, T. FLEMING, MAY '25	05/09/2025	2,033.80	2,033.80	28-6090 FARM EXPENDITURES	0	5/25	05/09/2025	
Total 54431:						2,033.80	2,033.80					
Total MARSING AGRICULTURAL LABOR SPONSOR COMM:						2,033.80	2,033.80					
MATT JANTZ												
2285	MATT JANTZ	04302025MJ		MATTY J & THE GRAYS, ENTERTAINMENT FOR 2025 HOMETOWN FAIR, A. GOODWIN, MAY '25	04/30/2025	500.00	500.00	01-6135 PUBLIC ENTERTAINMENT	1004	5/25	05/02/2025	
Total 04302025MJ:						500.00	500.00					
Total MATT JANTZ:						500.00	500.00					
NATALIE SOMA HONSTEIN												
2293	NATALIE SOMA HONSTEIN	04302025NSH		NATALIE SOMA, ENTERTAINMENT FOR 2025 HOMETOWN FAIR, A. GOODWIN, MAY '25	04/30/2025	500.00	500.00	01-6135 PUBLIC ENTERTAINMENT	1004	5/25	05/02/2025	

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 04302025NSH:						500.00	500.00					
Total NATALIE SOMA HONSTEIN:						500.00	500.00					
OLIVIA FROST												
2318	OLIVIA FROST	04302025OF		OLIVIA FROST, ENTERTAINMENT FOR 2025 HOMETOWN FAIR, A. GOODWIN, MAY '25	04/30/2025	200.00	200.00	01-6135 PUBLIC ENTERTAINMENT	1004	5/25	05/02/2025	
Total 04302025OF:						200.00	200.00					
Total OLIVIA FROST:						200.00	200.00					
O'REILLY AUTO ENTERPRISES LLC												
2121	O'REILLY AUTO ENTERPRISES LLC	5841-397239		SEWER TRUCK BATTERY CORE DEPOSIT CREDIT, FROM INVOICE 5841-392642, MARCH 25	03/26/2025	-20.00	.00	21-6097 DEPOSITS ON ACCOUNT	0	5/25		
Total 5841-397239:						-20.00	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-402753	20652	OIL FILTERS FOR FLEET STOCK, J. DURHAM, APR '25-ADMIN	04/30/2025	5.29	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-402753	20652	OIL FILTERS FOR FLEET STOCK, J. DURHAM, APR '25-WATER	04/30/2025	2.12	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-402753	20652	OIL FILTERS FOR FLEET STOCK, J. DURHAM, APR '25-SEWER	04/30/2025	2.12	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-402753	20652	OIL FILTERS FOR FLEET STOCK, J. DURHAM, APR '25- P.I	04/30/2025	1.05	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/25		
Total 5841-402753:						10.58	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2121	O'REILLY AUTO ENTERPRISES LLC	5841-404173	20742	LAWN MOWER LIFT FOR GROUNDS CREW, J. DURHAM, MAY '25	05/09/2025	279.99	.00	01-6175 SMALL TOOLS	1004	5/25		
Total 5841-404173:						279.99	.00					
Total O'REILLY AUTO ENTERPRISES LLC:						270.57	.00					
PACIFIC STEEL												
584	PACIFIC STEEL	9014819	20669	STEEL FOR SIGNS FOR HISTORY CENTER, S. CAHILL, MAY '25	05/01/2025	143.57	.00	01-6140 MAINT. & REPAIR BUILDING	0	5/25		
Total 9014819:						143.57	.00					
Total PACIFIC STEEL:						143.57	.00					
PAIGE MECHANICAL GROUP, INC.												
1654	PAIGE MECHANICAL GROUP, INC.	45009	20441	SPRING HVAC SERVICE AT TREATMENT PLANT, M. NADEAU, APR '25	04/30/2025	2,695.00	.00	21-6150 M & R - SYSTEM	0	5/25		
Total 45009:						2,695.00	.00					
Total PAIGE MECHANICAL GROUP, INC.:						2,695.00	.00					
PALMER BACKFLOW INC												
2208	PALMER BACKFLOW INC	25-1690		COMMERCIAL BACKFLOW TESTING FOR MULTIPLE ASSEMBLIES, APR. 25	04/08/2025	381.50	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 25-1690:						381.50	.00					
Total PALMER BACKFLOW INC:						381.50	.00					
PEAK ALARM COMPANY, INC												
1021	PEAK ALARM COMPANY, INC	6340627		ALARM MONITORING, (SNOWHAWK, CEDAR, DANSKIN, BEST BATH, EL CAJON, BUTLER, AND SEGO								

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
				PRAIRIE WELLS), 5/1-31/2025-WATER	05/01/2025	221.41	.00	20-6150 M & R - SYSTEM	0	5/25		
1021	PEAK ALARM COMPANY, INC	6340627		ALARM MONITORING, (SNOWHAWK, CEDAR, DANSKIN, BEST BATH, EL CAJON, BUTLER, AND SEGO PRAIRIE WELLS), 5/1-31/2025-P.I	05/01/2025	55.35	.00	25-6150 M & R - SYSTEM (PI)	0	5/25		
Total 6340627:						276.76	.00					
Total PEAK ALARM COMPANY, INC:						276.76	.00					
PIPECO, INC												
55	PIPECO, INC	S5812213.001	20420	SPRINKLER CONTROLLERS, D.ABBOTT, APR.'25	04/01/2025	1,250.36	1,250.36	01-6150 M & R - SYSTEM	1004	5/25	05/02/2025	
Total S5812213.001:						1,250.36	1,250.36					
55	PIPECO, INC	S5869948.001	20685	PIPE FOR THE FARM, R.HENZE, MAY'25	05/02/2025	237.50	.00	21-6090 FARM EXPENDITURES	0	5/25		
Total S5869948.001:						237.50	.00					
55	PIPECO, INC	S5873766.001	20687	PIPES FOR ASHTON PARK, S.CAHILL, MAY'25	05/05/2025	487.26	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total S5873766.001:						487.26	.00					
Total PIPECO, INC:						1,975.12	1,250.36					
PRECISION PUMPING SYSTEMS												
952	PRECISION PUMPING SYSTEMS	4885	20745	LABOR FOR P.I. STATION REPAIR, R. JONES, MAY '25	04/29/2025	300.00	.00	25-6150 M & R - SYSTEM (PI)	0	5/25		
Total 4885:						300.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
952	PRECISION PUMPING SYSTEMS	IN112223	20655	PRESSURE TRANSDUCER FOR TOMORROW PUMP STATION, R. JONES, APR '25	04/21/2025	243.50	.00	20-6150 M & R - SYSTEM	0	5/25		
Total IN112223:						243.50	.00					
Total PRECISION PUMPING SYSTEMS:						543.50	.00					
PROFESSIONAL CONSTRUCTION SVCS, INC.												
1643	PROFESSIONAL CONSTRUCTION SVCS, INC.	16230		REMOVED AND REPLACED SUNKEN WATER VALVE COLLAR AT 148 E SCOPS OWL, APR. 25	04/28/2025	1,850.00	1,850.00	20-6150 M & R - SYSTEM	0	5/25	05/09/2025	
Total 16230:						1,850.00	1,850.00					
Total PROFESSIONAL CONSTRUCTION SVCS, INC.:						1,850.00	1,850.00					
QUADIENT LEASING USA, INC												
615	QUADIENT LEASING USA, INC	Q1838458		MAIL METER LEASE PAYMENT 03/01-05/31/25- ADMIN	04/30/2025	164.26	164.26	01-6190 POSTAGE & BILLING	0	5/25	05/09/2025	
615	QUADIENT LEASING USA, INC	Q1838458		MAIL METER LEASE PAYMENT 03/01-05/31/25--P.I	04/30/2025	58.66	58.66	25-6190 POSTAGE & BILLING	0	5/25	05/09/2025	
615	QUADIENT LEASING USA, INC	Q1838458		MAIL METER LEASE PAYMENT 03/01-05/31/25- WATER	04/30/2025	152.52	152.52	20-6190 POSTAGE & BILLING	0	5/25	05/09/2025	
615	QUADIENT LEASING USA, INC	Q1838458		MAIL METER LEASE PAYMENT 03/01-05/31/25- SEWER	04/30/2025	152.52	152.52	21-6190 POSTAGE & BILLING	0	5/25	05/09/2025	
615	QUADIENT LEASING USA, INC	Q1838458		MAIL METER LEASE PAYMENT 03/01-05/31/25- P&Z	04/30/2025	58.66	58.66	01-6190 POSTAGE & BILLING	1003	5/25	05/09/2025	
Total Q1838458:						586.62	586.62					
Total QUADIENT LEASING USA, INC:						586.62	586.62					
RICOH USA, INC. (MAINTENANCE)												
1422	RICOH USA, INC. (MAINTENANCE)	5071334701		COPIER CHARGES, MODEL #IMC2000, SERIAL #C86262110, 04/01-04/30/25- PARKS OFFICE	05/01/2025	31.02	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25		

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 5071334701:					31.02	.00					
	Total RICOH USA, INC. (MAINTENANCE):					31.02	.00					
ROCKITECTURE LLC												
2255	ROCKITECTURE LLC	7075	20677	FITZ ROY PARK SIGN FOR PATAGONIA PARK 50% DEPOSIT, M. WEBB, MAY '25	05/01/2025	2,495.00	.00	50-6045 CONTINGENCY	0	5/25		
	Total 7075:					2,495.00	.00					
	Total ROCKITECTURE LLC:					2,495.00	.00					
ROCKY MOUNTAIN TURF & INDUSTRI												
478	ROCKY MOUNTAIN TURF & INDUSTRI	W07522	20620	DAKOTA SPREADER REPAIR, R. WARWICK, APR '25	04/25/2025	387.10	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25		
	Total W07522:					387.10	.00					
	Total ROCKY MOUNTAIN TURF & INDUSTRI:					387.10	.00					
SAFEBUILT LLC												
2173	SAFEBUILT LLC	1685496		BUILDING INSPECTIONS 04/01-04/30/25	04/30/2025	13,656.25	.00	01-6052 CONTRACT SERVICES	1005	5/25		
	Total 1685496:					13,656.25	.00					
2173	SAFEBUILT LLC	1685804		META BUILDING INSPECTIONS 04/02-04/30/25	04/30/2025	3,657.50	.00	01-6052 CONTRACT SERVICES	1005	5/25		
	Total 1685804:					3,657.50	.00					
2173	SAFEBUILT LLC	1720814		COMMERCIAL & RESIDENTIAL REVIEW INSPECTIONS, PERMIT #44957 PANERA, &								

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
				PERMIT#46813 CIRCLE K, APR 25	04/30/2025	500.00	.00	01-6052 CONTRACT SERVICES	1005	5/25		
Total 1720814:						500.00	.00					
Total SAFEBUILT LLC:						17,813.75	.00					
SAMSARA INC												
2252	SAMSARA INC	310519553900	20467	SHIPPING AND HARDWARE FOR NEW FLEET TRACKERS IN ALL CITY VEHICLES 04/09/25-04/08/26, J. DURHAM, APR 25-SEWER	04/09/2025	79.20	79.20	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/25	05/09/2025	
2252	SAMSARA INC	310519553900	20467	SHIPPING AND HARDWARE FOR NEW FLEET TRACKERS IN ALL CITY VEHICLES 04/09/25-04/08/26, J. DURHAM, APR 25-P.I	04/09/2025	39.60	39.60	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/25	05/09/2025	
2252	SAMSARA INC	310519553900	20467	SHIPPING AND HARDWARE FOR NEW FLEET TRACKERS IN ALL CITY VEHICLES 04/09/25-04/08/26, J. DURHAM, APR 25-ADMIN	04/09/2025	198.00	198.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/25	05/09/2025	
2252	SAMSARA INC	310519553900		MEMBERSHIP DUES FOR NEW FLEET TRACKERS IN ALL CITY VEHICLES, 04/09/25-04/08/26-SEWER	04/09/2025	1,068.01	1,068.01	21-6075 DUES & MEMBERSHIPS	0	5/25	05/09/2025	
2252	SAMSARA INC	310519553900	20467	SHIPPING AND HARDWARE FOR NEW FLEET TRACKERS IN ALL CITY VEHICLES 04/09/25-04/08/26, J. DURHAM, APR 25-WATER	04/09/2025	79.20	79.20	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/25	05/09/2025	
2252	SAMSARA INC	310519553900		MEMBERSHIP DUES FOR NEW FLEET TRACKERS IN ALL CITY VEHICLES, 04/09/25-04/08/26-WATER	04/09/2025	1,068.01	1,068.01	20-6075 DUES & MEMBERSHIPS	0	5/25	05/09/2025	
2252	SAMSARA INC	310519553900		MEMBERSHIP DUES FOR NEW FLEET TRACKERS IN ALL CITY VEHICLES, 04/09/25-04/08/26-ADMIN	04/09/2025	2,670.02	2,670.02	01-6075 DUES & MEMBERSHIPS	0	5/25	05/09/2025	

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
2252	SAMSARA INC	310519553900		MEMBERSHIP DUES FOR NEW FLEET TRACKERS IN ALL CITY VEHICLES, 04/09/25-04/08/26- P.I	04/09/2025	533.99	533.99	25-6075 DUES & MEMBERSHIPS	0	5/25	05/09/2025	
Total 310519553900829:						5,736.03	5,736.03					
Total SAMSARA INC:						5,736.03	5,736.03					
SIMPLOT TURF & HORTICULTURE												
491	SIMPLOT TURF & HORTICULTURE	216079348		HERBICIDE FOR PARKS, MAY 25	05/09/2025	2,016.00	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 216079348:						2,016.00	.00					
491	SIMPLOT TURF & HORTICULTURE	216079395		VOLE-X RODENT PELLETS FOR ALL PARKS, MAY 25	05/12/2025	3,600.00	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 216079395:						3,600.00	.00					
Total SIMPLOT TURF & HORTICULTURE:						5,616.00	.00					
SOUTHWEST OFFICE SUPPLY INC												
2213	SOUTHWEST OFFICE SUPPLY INC	WO-197381-1	20679	COPY PAPER, TISSUE AND PENS FOR CITY HALL, J. MILLER, MAY '25- ADMIN	05/05/2025	37.35	.00	01-6165 OFFICE SUPPLIES	0	5/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-197381-1	20679	COPY PAPER, TISSUE AND PENS FOR CITY HALL, J. MILLER, MAY '25- WATER	05/05/2025	25.55	.00	20-6165 OFFICE SUPPLIES	0	5/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-197381-1	20679	COPY PAPER, TISSUE AND PENS FOR CITY HALL, J. MILLER, MAY '25- SEWER	05/05/2025	25.55	.00	21-6165 OFFICE SUPPLIES	0	5/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-197381-1	20679	TOILET PAPER FOR CITY HALL, J. MILLER, MAY '25- P.I	05/05/2025	9.81	.00	25-6025 JANITORIAL	0	5/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-197381-1	20679	COPY PAPER, TISSUE AND PENS FOR CITY HALL, J. MILLER, MAY '25- P.I	05/05/2025	9.83	.00	25-6165 OFFICE SUPPLIES	0	5/25		

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
2213	SOUTHWEST OFFICE SUPPLY INC	WO-197381-1	20679	TOILET PAPER FOR CITY HALL, J. MILLER, MAY '25- ADMIN	05/05/2025	37.27	.00	01-6025 JANITORIAL	0	5/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-197381-1	20679	TOILET PAPER FOR CITY HALL, J. MILLER, MAY '25- SEWER	05/05/2025	25.50	.00	21-6025 JANITORIAL	0	5/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-197381-1	20679	TOILET PAPER FOR CITY HALL, J. MILLER, MAY '25- WATER	05/05/2025	25.50	.00	20-6025 JANITORIAL	0	5/25		
Total WO-197381-1:						196.36	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-197861-1	20740	10 PACKS OF DIVIDERS WITH TABS FOR UTILITY BILLING, J. MILLER, MAY '25- P.I	05/12/2025	2.54	.00	25-6165 OFFICE SUPPLIES	0	5/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-197861-1	20740	ULTRA FINE SHARPIES FOR CLERKS, J. MILLER, MAY '25- SEWER	05/12/2025	1.60	.00	21-6165 OFFICE SUPPLIES	0	5/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-197861-1	20740	ULTRA FINE SHARPIES FOR CLERKS, J. MILLER, MAY '25- WATER	05/12/2025	1.60	.00	20-6165 OFFICE SUPPLIES	0	5/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-197861-1	20740	10 PACKS OF DIVIDERS WITH TABS FOR UTILITY BILLING, J. MILLER, MAY '25- SEWER	05/12/2025	9.34	.00	21-6165 OFFICE SUPPLIES	0	5/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-197861-1	20740	10 PACKS OF DIVIDERS WITH TABS FOR UTILITY BILLING, J. MILLER, MAY '25- WATER	05/12/2025	9.34	.00	20-6165 OFFICE SUPPLIES	0	5/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-197861-1	20740	ULTRA FINE SHARPIES FOR CLERKS, J. MILLER, MAY '25- P.I	05/12/2025	.80	.00	25-6165 OFFICE SUPPLIES	0	5/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-197861-1	20740	ULTRA FINE SHARPIES FOR CLERKS, J. MILLER, MAY '25- ADMIN	05/12/2025	36.02	.00	01-6165 OFFICE SUPPLIES	0	5/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-197861-1	20740	10 PACKS OF DIVIDERS WITH TABS FOR UTILITY BILLING, J. MILLER, MAY '25- ADMIN	05/12/2025	7.08	.00	01-6165 OFFICE SUPPLIES	0	5/25		
Total WO-197861-1:						68.32	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
	Total SOUTHWEST OFFICE SUPPLY INC:					264.68	.00					
SUPERIOR CONSTRUCTION & EXCAVA												
213	SUPERIOR CONSTRUCTION & EXCAVA	2500-1	20653	EXCAVATE, REPLACE METER PIT & BACK FILL FOR MEMORY RANCH LOT 7 BLK 15, 3859 TRIBUTE, R. JONES, APR '25	04/10/2025	1,000.00	1,000.00	20-6150 M & R - SYSTEM	0	5/25	05/02/2025	
	Total 2500-1:					1,000.00	1,000.00					
213	SUPERIOR CONSTRUCTION & EXCAVA	2500-2	20654	EXCAVATE, REPLACE METER PIT & BACK FILL FOR SPRING HILL SUB, 1162 CUB RIVER, R. JONES, APR '25	04/29/2025	1,000.00	1,000.00	20-6150 M & R - SYSTEM	0	5/25	05/02/2025	
	Total 2500-2:					1,000.00	1,000.00					
	Total SUPERIOR CONSTRUCTION & EXCAVA:					2,000.00	2,000.00					
SYRINGA NETWORKS LLC												
2356	SYRINGA NETWORKS LLC	25MAY0843		INTERNET SERVICES 05/01-05/30/25 META EAST FACILITIES - SEWER	05/01/2025	1,096.76	.00	28-6290 UTILITIES EXPENSE	0	5/25		
2356	SYRINGA NETWORKS LLC	25MAY0843		INTERNET SERVICES 05/01-05/30/25 META EAST FACILITIES - WATER	05/01/2025	1,096.75	.00	27-6290 UTILITIES EXPENSE	0	5/25		
	Total 25MAY0843:					2,193.51	.00					
	Total SYRINGA NETWORKS LLC:					2,193.51	.00					
TACOMA SCREW PRODUCTS, INC												
1768	TACOMA SCREW PRODUCTS, INC	200172956-00	20699	HARDWARE FOR SPLASH PAD, S. HOWELL, MAY 25	05/07/2025	117.29	.00	01-6150 M & R - SYSTEM	1004	5/25		
	Total 200172956-00:					117.29	.00					
	Total TACOMA SCREW PRODUCTS, INC:					117.29	.00					

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TEANCUM LLC												
1959	TEANCUM LLC	376958	20642	OIL FILTER FOR SEWER CRANE TRUCK, J. DURHAM, APR 25	04/30/2025	83.67	83.67	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/25	05/09/2025	
Total 376958:						83.67	83.67					
Total TEANCUM LLC:						83.67	83.67					
TECHNOLOGY SOLUTIONS LLC												
1823	TECHNOLOGY SOLUTIONS LLC	5148	20410	CITY HALL FRONT DOOR UPGRADES, M. WEBB, APR '25-ADMIN	05/05/2025	953.12	953.12	01-6140 MAINT. & REPAIR BUILDING	0	5/25	05/09/2025	
1823	TECHNOLOGY SOLUTIONS LLC	5148	20410	CITY HALL FRONT DOOR UPGRADES, M. WEBB, APR '25-WATER	05/05/2025	652.13	652.13	20-6140 MAINT. & REPAIR BUILDING	0	5/25	05/09/2025	
1823	TECHNOLOGY SOLUTIONS LLC	5148	20410	CITY HALL FRONT DOOR UPGRADES, M. WEBB, APR '25-SEWER	05/05/2025	652.13	652.13	21-6140 MAINT. & REPAIR BUILDING	0	5/25	05/09/2025	
1823	TECHNOLOGY SOLUTIONS LLC	5148	20410	CITY HALL FRONT DOOR UPGRADES, M. WEBB, APR '25-P.I	05/05/2025	250.82	250.82	25-6140 MAINT. & REPAIR BUILDING	0	5/25	05/09/2025	
Total 5148:						2,508.20	2,508.20					
Total TECHNOLOGY SOLUTIONS LLC:						2,508.20	2,508.20					
TMI GROUP INC												
2171	TMI GROUP INC	92379		REPLACED FRONT & REAR BRAKE PADS, CLEANED CALIPERS & RESET CALIPER PISTONS ON KPD 2023 HARLEY, APR '25	04/19/2025	453.74	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/25		
Total 92379:						453.74	.00					
2171	TMI GROUP INC	92486		JIFFY STAND FOR KPD 2023 HARLEY, APR '25	04/24/2025	160.04	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/25		

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 92486:						160.04	.00					
Total TMI GROUP INC:						613.78	.00					
TOTAL EQUIP & RENTAL OF CANYON COUNTY												
2112	TOTAL EQUIP & RENTAL OF CANYON COUNTY	P15638	20702	HOSE FOR PARKS TOOL CAT, J. DURHAM, MAY '25	05/08/2025	416.08	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25		
Total P15638:						416.08	.00					
2112	TOTAL EQUIP & RENTAL OF CANYON COUNTY	P15639		HYDRUALIC FLUID FOR FLEET, J. DURHAM, MAY '25 - P.I.	05/08/2025	3.20	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/25		
2112	TOTAL EQUIP & RENTAL OF CANYON COUNTY	P15639		HYDRUALIC FLUID FOR FLEET, J. DURHAM, MAY '25 - SEWER	05/08/2025	6.40	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/25		
2112	TOTAL EQUIP & RENTAL OF CANYON COUNTY	P15639	20729	HYDRUALIC FLUID FOR FLEET, J. DURHAM, MAY '25 - ADMIN	05/08/2025	15.99	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/25		
2112	TOTAL EQUIP & RENTAL OF CANYON COUNTY	P15639		HYDRUALIC FLUID FOR FLEET, J. DURHAM, MAY '25 - WATER	05/08/2025	6.40	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/25		
Total P15639:						31.99	.00					
TOTAL EQUIP & RENTAL OF CANYON COUNTY:						448.07	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:10945522	20651	2 BOXES OF COFFEE, AND SUGAR FOR TREATMENT PLANT, D.CROSSLEY, APR.'25-SEWER	04/30/2025	73.21	.00	21-6165 OFFICE SUPPLIES	0	5/25		
992	TREASURE VALLEY COFFEE	2160:10945522		2 BOXES OF COFFEE, AND SUGAR FOR TREATMENT PLANT, D.CROSSLEY, APR.'25-P.I	04/30/2025	27.88	.00	25-6165 OFFICE SUPPLIES	0	5/25		

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
992	TREASURE VALLEY COFFEE	2160:10945522	20651	2 BOXES OF COFFEE, AND SUGAR FOR TREATMENT PLANT, D.CROSSLEY, APR.'25-WATER	04/30/2025	73.21	.00	20-6165 OFFICE SUPPLIES	0	5/25		
Total 2160:10945522:						174.30	.00					
992	TREASURE VALLEY COFFEE	2160:10987253		COFFEE FOR PARKS OFFICE, APR. 25	04/30/2025	129.04	.00	01-6165 OFFICE SUPPLIES	1004	5/25		
992	TREASURE VALLEY COFFEE	2160:10987253		BEAN TO CUP RENTAL, 4 WEEKS, PARKS SHOP/OFFICE, APR.'25	04/30/2025	150.00	.00	01-6212 RENT - EQUIPMENT	1004	5/25		
Total 2160:10987253:						279.04	.00					
Total TREASURE VALLEY COFFEE:						453.34	.00					
TROPHY CABIN LLC												
2104	TROPHY CABIN LLC	M6942833	20571	3 MAYOR'S YOUTH AWARDS PLAQUES, Z. MONTENGRO, APR '25	04/28/2025	129.85	.00	01-6155 MEETINGS/COMMITTEES	0	5/25		
Total M6942833:						129.85	.00					
Total TROPHY CABIN LLC:						129.85	.00					
TURF EQUIPMENT & IRRIGATION INC												
1969	TURF EQUIPMENT & IRRIGATION INC	76732-00	20708	BLADES FOR PARKS LAWN MOWER, J. PEREZ, MAY 25	05/07/2025	195.40	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25		
Total 76732-00:						195.40	.00					
Total TURF EQUIPMENT & IRRIGATION INC:						195.40	.00					
U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	007750881000	20390	FIREFLIES.AI, ANNUAL SUBSCRIPTION FOR AI NOTETAKER, 03/28/25-03/28/26, M. WEBB, MAR '25	03/28/2025	360.00	.00	01-6075 DUES & MEMBERSHIPS	1004	5/25		

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 00775088100007806359:						360.00	.00					
1444	U.S. BANK (VISA)	113450911001	20423	AMAZON, SUPPORT SQUAD SEXUAL ASSAULT AWARENESS T-SHIRTS FOR H.R., N. STAUFFER, APR '25- ADMIN	04/01/2025	38.97	.00	01-5950 TEAM BUILDING, ONBOARDING	0	5/25		
Total 11345091100128238627:						38.97	.00					
1444	U.S. BANK (VISA)	113450961000	20446	AMAZON, NAPKINS, KEY FOB BATTERIES AND TEA, C. PATON, APR '25-SEWER	04/06/2025	17.13	.00	21-6165 OFFICE SUPPLIES	0	5/25		
1444	U.S. BANK (VISA)	113450961000	20446	AMAZON, NAPKINS, KEY FOB BATTERIES AND TEA, C. PATON, APR '25- WATER	04/06/2025	17.13	.00	20-6165 OFFICE SUPPLIES	0	5/25		
1444	U.S. BANK (VISA)	113450961000	20446	AMAZON, NAPKINS, KEY FOB BATTERIES AND TEA, C. PATON, APR '25- P.I	04/06/2025	6.53	.00	25-6165 OFFICE SUPPLIES	0	5/25		
Total 11345096100091715366:						40.79	.00					
1444	U.S. BANK (VISA)	113451141001		ZOOM.US, ZOOM RENEWAL 1 YEAR LICENSE RENEWAL FOR CLERKS 4/24/25-04/23/26	04/24/2025	299.80	.00	01-6075 DUES & MEMBERSHIPS	0	5/25		
Total 11345114100106162248:						299.80	.00					
1444	U.S. BANK (VISA)	164151147442	20611	IRRIGATIONSUPPLYPARTS.COM, COMPANION FLANGE TO REPAIR SPLASH PAD, S. HOWELL, APR '25	04/24/2025	512.62	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 16415114744270072793:						512.62	.00					
1444	U.S. BANK (VISA)	316850932941	20426	ALBERTSONS, ZIPLOCK BAGS FOR PARKS SHOP, A. BILLINGS, APR '25	04/02/2025	13.99	.00	01-6165 OFFICE SUPPLIES	1004	5/25		

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 31685093294135266597:						13.99	.00					
1444	U.S. BANK (VISA)	316851013027	20490	ALBERTSONS, SODA FOR EMPLOYEE LUNCH, A. BILLINGS, APR '25	04/10/2025	32.96	.00	01-5950 TEAM BUILDING, ONBOARDING	1004	5/25		
Total 31685101302732134579:						32.96	.00					
1444	U.S. BANK (VISA)	330950940516	20444	IDAHO.GOV, DRINKING WATER DISTRIBUTION RENEWAL CLASS FOR J.LISH, APR.'25- P.I	04/04/2025	6.00	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	5/25		
1444	U.S. BANK (VISA)	330950940516	20444	IDAHO.GOV, DRINKING WATER DISTRIBUTION RENEWAL CLASS FOR J.LISH, APR.'25- WATER	04/04/2025	24.00	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	5/25		
Total 33095094051640000919:						30.00	.00					
1444	U.S. BANK (VISA)	330950940516	20444	IDAHO.GOV, WASTE WATER COLLECTION RENEWAL CLASS FOR J.LISH, APR.'25- WATER	04/04/2025	24.00	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	5/25		
1444	U.S. BANK (VISA)	330950940516	20444	IDAHO.GOV, WASTE WATER COLLECTION RENEWAL CLASS FOR J.LISH, APR.'25- P.I	04/04/2025	6.00	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	5/25		
Total 3309509405164000893:						30.00	.00					
1444	U.S. BANK (VISA)	362950907163	20405	PSI, WATER TREATMENT EXAM FOR JASON LISH, D. CROSSLEY, MAR '25- WATER	03/31/2025	84.80	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	5/25		
1444	U.S. BANK (VISA)	362950907163	20405	PSI, WATER TREATMENT EXAM FOR JASON LISH, D. CROSSLEY, MAR '25- P.I	03/31/2025	21.20	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	5/25		
Total 36295090716325462873:						106.00	.00					
1444	U.S. BANK (VISA)	362951077421	20546	PSI, WASTE WATER TREATMENT CLASS FOR								

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
				W.HANCOCK, APR.'25	04/17/2025	106.00	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	5/25		
Total 36295107742190838980:						106.00	.00					
1444	U.S. BANK (VISA)	374651050015	20514	USPS, RETURNING TERMINATED EMPLOYEE PERSONAL ITEMS, N. STAUFFER, APR. 25	04/14/2025	23.74	.00	01-6190 POSTAGE & BILLING	0	5/25		
Total 37465105001584050192:						23.74	.00					
1444	U.S. BANK (VISA)	390050859000	20336	WESTERN SPECIALTIES, DOOR FOR LAGOONS SHOP, J. ADAMS, MARCH 25	03/25/2025	760.00	.00	21-6150 M & R - SYSTEM	0	5/25		
Total 39005085900017500019:						760.00	.00					
1444	U.S. BANK (VISA)	390051129000	20567	WESTERN SPECIALTIES, DOOR FOR CHEM SHED AT LAGOONS, J. ADAMS, APR. 25	04/21/2025	404.00	.00	21-6150 M & R - SYSTEM	0	5/25		
Total 39005112900019100047:						404.00	.00					
1444	U.S. BANK (VISA)	450050842001	20278	3CMA, 2025 3CMA CONFERENCE FOR Z. MONTENEGRO FOR SEPT 3-5, 2025	03/25/2025	750.00	.00	01-6265 TRAINING & SCHOOLING EXPENSE	0	5/25		
Total 45005084200164884782:						750.00	.00					
1444	U.S. BANK (VISA)	450051144001	20599	WALMART, OFFICE SUPPLIES FOR PARKS, A. BILLINGS, APR 25	04/23/2025	127.53	.00	01-6165 OFFICE SUPPLIES	1004	5/25		
Total 45005114400168993910:						127.53	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	552350993007	20474	WALMART.COM, ORGANIZERS TOTES FOR JOB FAIR, J. EDINGER, APR '25- ADMIN	04/09/2025	40.75	.00	01-6165 OFFICE SUPPLIES	0	5/25		
1444	U.S. BANK (VISA)	552350993007	20474	WALMART.COM, ORGANIZERS TOTES FOR JOB FAIR, J. EDINGER, APR '25- WATER	04/09/2025	53.79	.00	20-6165 OFFICE SUPPLIES	0	5/25		
1444	U.S. BANK (VISA)	552350993007	20474	WALMART.COM, ORGANIZERS TOTES FOR JOB FAIR, J. EDINGER, APR '25- SEWER	04/09/2025	53.79	.00	21-6165 OFFICE SUPPLIES	0	5/25		
1444	U.S. BANK (VISA)	552350993007	20474	WALMART.COM, ORGANIZERS TOTES FOR JOB FAIR, J. EDINGER, APR '25- P.I	04/09/2025	14.67	.00	25-6165 OFFICE SUPPLIES	0	5/25		
Total 55235099300704145715:						163.00	.00					
1444	U.S. BANK (VISA)	554251012610	19681	HOMES TO SUITES BY HILTON, HOTEL LODGING FOR J. REID AT MAIN STREET CONFERENCE, DEC. 24	04/10/2025	1,095.85	.00	01-6270 TRAVEL EXPENSES	4000	5/25		
Total 55425101261011202621:						1,095.85	.00					
1444	U.S. BANK (VISA)	753950859000	20366	JANET'S CAFE, NANCY LUNCH WITH CITY OF EAGLE EMPLOYEE, MARCH 25	03/26/2025	55.47	.00	01-5950 TEAM BUILDING, ONBOARDING	0	5/25		
Total 75395085900018800285:						55.47	.00					
1444	U.S. BANK (VISA)	921650841087	20338	AMAZON, FILE ORGANIZERS FOR T. FLEMING, MARCH 25	03/25/2025	46.49	.00	21-6165 OFFICE SUPPLIES	0	5/25		
Total 92165084108778751655:						46.49	.00					
1444	U.S. BANK (VISA)	921650851000	20359	STOR MOR SHEDS, ROLL UP DOOR FOR LAGOONS SHED, J.ADAMS, MAR.'25	03/25/2025	590.00	.00	21-6090 FARM EXPENDITURES	0	5/25		

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 92165085100006205019:						590.00	.00					
1444	U.S. BANK (VISA)	921650851095	20364	AMAZON, SQWINCHER STIKS, C. PATON, MARCH 25- WATER	03/26/2025	8.97	.00	20-6165 OFFICE SUPPLIES	0	5/25		
1444	U.S. BANK (VISA)	921650851095	20364	AMAZON, SQWINCHER STIKS, C. PATON, MARCH 25- SEWER	03/26/2025	8.97	.00	21-6165 OFFICE SUPPLIES	0	5/25		
1444	U.S. BANK (VISA)	921650851095	20364	AMAZON, SQWINCHER STIKS, C. PATON, MARCH 25-P.I	03/26/2025	3.41	.00	25-6165 OFFICE SUPPLIES	0	5/25		
Total 92165085109542742367:						21.35	.00					
1444	U.S. BANK (VISA)	921650861005		AMAZON, PENS AND LAMINATING POUCHES FOR TREATMENT PLANT, D. CROSSLEY, MAR 25- SEWER	03/27/2025	19.50	.00	21-6165 OFFICE SUPPLIES	0	5/25		
1444	U.S. BANK (VISA)	921650861005		AMAZON, PENS AND LAMINATING POUCHES FOR TREATMENT PLANT, D. CROSSLEY, MAR 25- WATER	03/27/2025	19.50	.00	20-6165 OFFICE SUPPLIES	0	5/25		
1444	U.S. BANK (VISA)	921650861005		AMAZON, PENS AND LAMINATING POUCHES FOR TREATMENT PLANT, D. CROSSLEY, MAR 25- P.I	03/27/2025	7.42	.00	25-6165 OFFICE SUPPLIES	0	5/25		
Total 92165086100539459155:						46.42	.00					
1444	U.S. BANK (VISA)	921650861005	20364	AMAZON, SQWINCHER STIKS, C. PATON, MARCH 25- P.I	03/27/2025	3.13	.00	25-6165 OFFICE SUPPLIES	0	5/25		
1444	U.S. BANK (VISA)	921650861005	20364	AMAZON, SQWINCHER STIKS, C. PATON, MARCH 25- WATER	03/27/2025	8.23	.00	20-6165 OFFICE SUPPLIES	0	5/25		
1444	U.S. BANK (VISA)	921650861005	20364	AMAZON, SQWINCHER STIKS, C. PATON, MARCH 25- SEWER	03/27/2025	8.23	.00	21-6165 OFFICE SUPPLIES	0	5/25		
Total 92165086100552812496:						19.59	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	921650861005	20361	AMAZON, SAFETY GLASSES FOR PARKS, M.WEBB, MAR.'25	03/27/2025	227.10	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	5/25		
Total 92165086100590959150:						227.10	.00					
1444	U.S. BANK (VISA)	921650861006	20379	AMAZON, LED DRIVER FOR STREET LIGHTS , J. LORENTZ, MARCH 25	03/27/2025	280.70	.00	01-6150 M & R - SYSTEM	1002	5/25		
Total 92165086100603449116:						280.70	.00					
1444	U.S. BANK (VISA)	921650871008	20379	AMAZON, FUSE FOR STREET LIGHTS, J. LORENTZ, MARCH 25	03/27/2025	150.00	.00	01-6150 M & R - SYSTEM	1002	5/25		
Total 92165087100821437736:						150.00	.00					
1444	U.S. BANK (VISA)	921650871008	20364	AMAZON, SQWINCHER, PENS AND BATTERIES, C. PATON, MARCH 25- WATER	03/28/2025	37.41	.00	20-6165 OFFICE SUPPLIES	0	5/25		
1444	U.S. BANK (VISA)	921650871008	20364	AMAZON, SQWINCHER, PENS AND BATTERIES, C. PATON, MARCH 25-P.I	03/28/2025	14.25	.00	25-6165 OFFICE SUPPLIES	0	5/25		
1444	U.S. BANK (VISA)	921650871008	20364	AMAZON, SQWINCHER, PENS AND BATTERIES, C. PATON, MARCH 25- SEWER	03/28/2025	37.41	.00	21-6165 OFFICE SUPPLIES	0	5/25		
Total 92165087100882480732:						89.07	.00					
1444	U.S. BANK (VISA)	921650871010	20361	AMAZON, PENS, CLOROX WIPES, AND DESK ORGANIZER FOR PARKS OFFICE, M. WEBB. APR 25	03/28/2025	106.73	.00	01-6165 OFFICE SUPPLIES	1004	5/25		
Total 92165087101032922672:						106.73	.00					
1444	U.S. BANK (VISA)	921650881000	20391	AVI ON DEMAND, ASE TRAINING CERTIFICATION FOR								

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
				J. DURHAM, MAR '25- SEWER	03/28/2025	239.00	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	5/25		
1444	U.S. BANK (VISA)	921650881000	20391	AVI ON DEMAND, ASE TRAINING CERTIFICATION FOR J. DURHAM, MAR '25- P.I	03/28/2025	119.50	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	5/25		
1444	U.S. BANK (VISA)	921650881000	20391	AVI ON DEMAND, ASE TRAINING CERTIFICATION FOR J. DURHAM, MAR '25- WATER	03/28/2025	239.00	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	5/25		
1444	U.S. BANK (VISA)	921650881000	20391	AVI ON DEMAND, ASE TRAINING CERTIFICATION FOR J. DURHAM, MAR '25- ADMIN	03/28/2025	597.50	.00	01-6265 TRAINING & SCHOOLING EXPENSE	0	5/25		
Total 92165088100010426830:						1,195.00	.00					
1444	U.S. BANK (VISA)	921650891033	20379	AMAZON, PHOTOCONTROLS FOR STREET LIGHT, J. LORENTZ, MARCH 25	03/30/2025	190.80	.00	01-6150 M & R - SYSTEM	1002	5/25		
Total 92165089103356846691:						190.80	.00					
1444	U.S. BANK (VISA)	921650921056	20407	AMAZON, CLIPBOARDS FOR WATER DEPT, WELLS STATIONS META, D. CROSSLEY APR. 25	04/02/2025	13.44	.00	27-6165 OFFICE SUPPLIES	0	5/25		
1444	U.S. BANK (VISA)	921650921056	20407	AMAZON, CLIPBOARDS FOR WATER DEPT, WELLS STATIONS, D. CROSSLEY, APR '25	04/02/2025	13.44	.00	20-6165 OFFICE SUPPLIES	0	5/25		
Total 92165092105607760329:						26.88	.00					
1444	U.S. BANK (VISA)	921650931061	20401	AMAZON, STING-KILL, AND SPRAY INSECT BITES, ETC, D. CROSSLEY, MAR '25- SEWER	04/02/2025	15.45	.00	21-6165 OFFICE SUPPLIES	0	5/25		
1444	U.S. BANK (VISA)	921650931061	20401	AMAZON, STING-KILL, AND SPRAY INSECT BITES, ETC, D. CROSSLEY, MAR '25- P.I	04/02/2025	5.88	.00	25-6165 OFFICE SUPPLIES	0	5/25		

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
1444	U.S. BANK (VISA)	921650931061	20401	AMAZON, STING-KILL, AND SPRAY INSECT BITES, ETC, D. CROSSLEY, MAR '25- WATER	04/02/2025	15.45	.00	20-6165 OFFICE SUPPLIES	0	5/25		
Total 92165093106180729862:						36.78	.00					
1444	U.S. BANK (VISA)	921650941078	20435	AMAZON, DESK CALENDAR, WIRELESS COMPUTER MOUSE AND COFFEE CREAMER, A.BILLINGS, APR.'25	04/04/2025	54.83	.00	01-6165 OFFICE SUPPLIES	1004	5/25		
Total 92165094107800848776:						54.83	.00					
1444	U.S. BANK (VISA)	921650991019	20471	AMAZON, WIRELESS KEYBOARD AND MOUSE FOR M NADEAU, D. CROSSELY, APR. 25	04/09/2025	37.04	.00	21-6141 IT SMALL EQUIPMENT	0	5/25		
Total 92165099101941233480:						37.04	.00					
1444	U.S. BANK (VISA)	921650991020	20472	AMAZON, DISPOSABLE COFFEE CUPS FOR PARKS, A BILLINGS, APR 25	04/09/2025	69.25	.00	01-6165 OFFICE SUPPLIES	1004	5/25		
Total 92165099102013235908:						69.25	.00					
1444	U.S. BANK (VISA)	921650991022	20447	AMAZON, DOOR HINGE SCREWS FOR TREATMENT PLANT- P.I	04/09/2025	1.60	.00	25-6140 MAINT. & REPAIR BUILDING	0	5/25		
1444	U.S. BANK (VISA)	921650991022	20447	AMAZON, ALLEN WRENCH DRILL BIT SET FOR FACILITIES, APR. 25- ADMIN	04/09/2025	4.75	.00	01-6175 SMALL TOOLS	0	5/25		
1444	U.S. BANK (VISA)	921650991022	20447	AMAZON, SCREW DRIVER HOLDER, IMPACT NUT DRIVER SET, ALLEN WRENCH DRILL BIT SETS FOR FACILITIES, J. LORENTZ, APR. 25- SEWER	04/09/2025	15.71	.00	21-6175 SMALL TOOLS	0	5/25		
1444	U.S. BANK (VISA)	921650991022	20447	AMAZON, SCREW DRIVER HOLDER, IMPACT NUT DRIVER SET, ALLEN WRENCH DRILL BIT								

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
				SETS FOR FACILITIES, J. LORENTZ, APR. 25- WATER	04/09/2025	15.71	.00	20-6175 SMALL TOOLS	0	5/25		
1444	U.S. BANK (VISA)	921650991022	20447	AMAZON, ALLEN WRENCH DRILL BIT SET FOR FACILITIES, APR. 25- WATER	04/09/2025	1.90	.00	20-6175 SMALL TOOLS	0	5/25		
1444	U.S. BANK (VISA)	921650991022	20447	AMAZON, DOOR HINGE SCREWS FOR TREATMENT PLANT- SEWER	04/09/2025	4.20	.00	21-6140 MAINT. & REPAIR BUILDING	0	5/25		
1444	U.S. BANK (VISA)	921650991022	20447	AMAZON, DOOR HINGE SCREWS FOR TREATMENT PLANT- WATER	04/09/2025	4.20	.00	20-6140 MAINT. & REPAIR BUILDING	0	5/25		
1444	U.S. BANK (VISA)	921650991022	20447	AMAZON, SCREW DRIVER HOLDER, IMPACT NUT DRIVER SET, ALLEN WRENCH DRILL BIT SETS FOR FACILITIES, J. LORENTZ, APR. 25- P.I	04/09/2025	7.86	.00	25-6175 SMALL TOOLS	0	5/25		
1444	U.S. BANK (VISA)	921650991022	20447	AMAZON, ALLEN WRENCH DRILL BIT SET FOR FACILITIES, APR. 25- SEWER	04/09/2025	1.90	.00	21-6175 SMALL TOOLS	0	5/25		
1444	U.S. BANK (VISA)	921650991022	20447	AMAZON, ALLEN WRENCH DRILL BIT SET FOR FACILITIES, APR. 25- P.I	04/09/2025	.94	.00	25-6175 SMALL TOOLS	0	5/25		
1444	U.S. BANK (VISA)	921650991022	20447	AMAZON, SCREW DRIVER HOLDER, IMPACT NUT DRIVER SET, ALLEN WRENCH DRILL BIT SETS FOR FACILITIES, J. LORENTZ, APR. 25- ADMIN	04/09/2025	39.29	.00	01-6175 SMALL TOOLS	0	5/25		
1444	U.S. BANK (VISA)	921650991022	20447	AMAZON, REPLACEMENT BULBS USED AT LAGOONS, J. LORENTZ, APR. 25	04/09/2025	135.22	.00	21-6090 FARM EXPENDITURES	0	5/25		
Total 92165099102250173770:						233.28	.00					
1444	U.S. BANK (VISA)	921651001030	20472	AMAZON, PLASTIC CUPS, FILE FOLERS AND LOG BOOKS FOR PARKS, A. BILLINGS, APR. 25	04/10/2025	68.85	.00	01-6165 OFFICE SUPPLIES	1004	5/25		

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 92165100103011409880:						68.85	.00					
1444	U.S. BANK (VISA)	921651031054	20501	AMAZON, COAT HANGERS FOR PLANT TO HANG IN LOCKERS, D. CROSSLEY, APR. 25- WATER	04/13/2025	33.59	.00	20-6165 OFFICE SUPPLIES	0	5/25		
1444	U.S. BANK (VISA)	921651031054	20501	AMAZON, COAT HANGERS FOR PLANT TO HANG IN LOCKERS, D. CROSSLEY, APR. 25- SEWER	04/13/2025	33.59	.00	21-6165 OFFICE SUPPLIES	0	5/25		
1444	U.S. BANK (VISA)	921651031054	20501	AMAZON, COAT HANGERS FOR PLANT TO HANG IN LOCKERS, D. CROSSLEY, APR. 25- P.I	04/13/2025	12.80	.00	25-6165 OFFICE SUPPLIES	0	5/25		
Total 92165103105412022557:						79.98	.00					
1444	U.S. BANK (VISA)	921651031056	20497	AMAZON, INFORMATIONAL FLAG FOR HOMETOWN FAIR, A. GOODWIN, APR. 25	04/13/2025	73.99	.00	01-6135 PUBLIC ENTERTAINMENT	1004	5/25		
Total 92165103105670467262:						73.99	.00					
1444	U.S. BANK (VISA)	921651051072	20513	AMAZON, ITEMS FOR THE HISTORY/ART CENTER DISPLAYS, L TORRES, APR. 25	04/15/2025	19.99	.00	01-6165 OFFICE SUPPLIES	0	5/25		
Total 92165105107244066024:						19.99	.00					
1444	U.S. BANK (VISA)	921651051074	20513	AMAZON, ITEMS FOR THE HISTORY/ART CENTER DISPLAYS, L TORRES, APR. 25	04/15/2025	48.38	.00	01-6165 OFFICE SUPPLIES	0	5/25		
Total 92165105107467184306:						48.38	.00					
1444	U.S. BANK (VISA)	921651061076	20506	AMAZON, CAUTION STICKERS FOR PARKS SLOW MOVING EQUIPMENT, J. PEREZ, APR 25	04/15/2025	37.02	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25		

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 92165106107682670880:						37.02	.00					
1444	U.S. BANK (VISA)	921651061085	20529	NW MIXER FEEDERS, PARTS FOR PARKS FERTILIZER SPREADER, C. REGLI, APR 25	04/16/2025	85.95	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25		
Total 92165106108553041847:						85.95	.00					
1444	U.S. BANK (VISA)	921651071093	20537	AMAZON, BATTERIES FOR PARKS, A. BILLINGS, APR. 25	04/17/2025	41.98	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 92165107109368515032:						41.98	.00					
1444	U.S. BANK (VISA)	921651071093	20513	AMAZON, ITEMS FOR THE HISTORY/ART CENTER DISPLAYS, L TORRES, APR. 25	04/17/2025	55.48	.00	01-6165 OFFICE SUPPLIES	0	5/25		
Total 92165107109379026201:						55.48	.00					
1444	U.S. BANK (VISA)	921651101016	20541	AMAZON, INK FOR PARKS PRINTER, A. BILLINGS, APR 25	04/20/2025	652.00	.00	01-6165 OFFICE SUPPLIES	1004	5/25		
Total 92165110101627574434:						652.00	.00					
1444	U.S. BANK (VISA)	921651111029	20560	AMAZON, INSPECTIONS JOURNALS FOR J. MORFIN- P.I	04/21/2025	2.91	.00	25-6165 OFFICE SUPPLIES	0	5/25		
1444	U.S. BANK (VISA)	921651111029	20560	AMAZON, INSPECTIONS JOURNALS FOR J. MORFIN - WATER	04/21/2025	11.68	.00	20-6165 OFFICE SUPPLIES	0	5/25		
1444	U.S. BANK (VISA)	921651111029	20560	AMAZON, COAT HANGERS FOR LOCKERS, D. CROSSLEY, APR '25- WATER	04/21/2025	14.70	.00	20-6165 OFFICE SUPPLIES	0	5/25		
1444	U.S. BANK (VISA)	921651111029	20560	AMAZON, COAT HANGERS FOR LOCKERS, D. CROSSLEY, APR '25- SEWER	04/21/2025	14.70	.00	21-6165 OFFICE SUPPLIES	0	5/25		

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
1444	U.S. BANK (VISA)	921651111029	20560	AMAZON, COAT HANGERS FOR LOCKERS, D. CROSSLEY, APR '25- P.I	04/21/2025	5.59	.00	25-6165 OFFICE SUPPLIES	0	5/25		
Total 92165111102929083891:						49.58	.00					
1444	U.S. BANK (VISA)	921651121033	20563	AMAZON, KEYBOARD FOR T. BEHUNIN T. IRISH, APR '25- P.I	04/22/2025	.50	.00	25-6141 IT SMALL EQUIPMENT	0	5/25		
1444	U.S. BANK (VISA)	921651121033	20563	AMAZON, ADDRESS LABELS FOR P&Z, T. IRISH, APR '25	04/22/2025	33.98	.00	01-6165 OFFICE SUPPLIES	1003	5/25		
1444	U.S. BANK (VISA)	921651121033	20563	AMAZON, KEYBOARD FOR T. BEHUNIN T. IRISH, APR '25- SEWER	04/22/2025	.98	.00	21-6141 IT SMALL EQUIPMENT	0	5/25		
1444	U.S. BANK (VISA)	921651121033	20563	AMAZON, KEYBOARD FOR T. BEHUNIN T. IRISH, APR '25- WATER	04/22/2025	.98	.00	20-6141 IT SMALL EQUIPMENT	0	5/25		
1444	U.S. BANK (VISA)	921651121033	20563	AMAZON, KEYBOARD FOR T. BEHUNIN T. IRISH, APR '25- ADMIN	04/22/2025	22.23	.00	01-6141 IT SMALL EQUIPMENT	0	5/25		
Total 92165112103358244268:						58.67	.00					
1444	U.S. BANK (VISA)	921651131045	20592	AMAZON, NAME TAGS FOR BUILDING DEPT, T. IRISH, APR '25	04/23/2025	55.26	.00	01-6165 OFFICE SUPPLIES	1005	5/25		
Total 92165113104513594091:						55.26	.00					
1444	U.S. BANK (VISA)	921651141048	20581	AMAZON, PRINTER INK FOR PARKS, M. WEBB, APR '25	04/24/2025	169.99	.00	01-6165 OFFICE SUPPLIES	1004	5/25		
Total 92165114104842192285:						169.99	.00					
1444	U.S. BANK (VISA)	921651141052	20579	AMAZON, ERGONOMIC MOUSE FOR T. IRISH, APR '25	04/24/2025	33.93	.00	01-6165 OFFICE SUPPLIES	1003	5/25		

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 92165114105216108989:						33.93	.00					
1444	U.S. BANK (VISA)	921651141052	20591	HOME DEPOT, HEATER FOR LAGOONS STORAGE BUILDING, S. HOWELL, APR. 25	04/23/2025	208.00	.00	21-6150 M & R - SYSTEM	0	5/25		
Total 92165114105280919329:						208.00	.00					
1444	U.S. BANK (VISA)	921651141054	20583	AMAZON, MENTAL HEALTH AWARENESS SUPPLIES, N. STAUFFER, APR '25	04/24/2025	234.83	.00	01-5950 TEAM BUILDING, ONBOARDING	0	5/25		
Total 92165114105487546271:						234.83	.00					
1444	U.S. BANK (VISA)	939850880899	20392	METRO EXPRESS, SPRAY LICENSE FOR B. REED, MAR '25	03/28/2025	55.00	.00	01-6265 TRAINING & SCHOOLING EXPENSE	1004	5/25		
Total 93985088089947332544:						55.00	.00					
1444	U.S. BANK (VISA)	962951137441	20629	PSI, CLASS FOR J.MORFIN, D. CROSSLEY, APR. 25- P.I	04/23/2025	21.20	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	5/25		
1444	U.S. BANK (VISA)	962951137441	20629	PSI, CLASS FOR J.MORFIN, D. CROSSLEY, APR. 25- WATER	04/23/2025	84.80	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	5/25		
Total 96295113744140062564:						106.00	.00					
Total U.S. BANK (VISA):						10,506.91	.00					
UNITED SITE SERVICES OF NEVADA INC												
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5291747		STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE 04/01-04/30/25- STROEBEL PARK	04/30/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	5/25		

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 INV-5291747:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5293042		ADA AND STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE 04/01-04/30/25- NORTH AVE E	04/30/2025	238.00	.00	01-6212 RENT - EQUIPMENT	1004	5/25		
Total INV-5293042:						238.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5293752		ADA AND STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE 04/01-04/30/25- GREENBELT	04/30/2025	238.00	.00	01-6212 RENT - EQUIPMENT	1004	5/25		
Total INV-5293752:						238.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5296636		STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 04/01-04/30/25- PATAGONIA PARK	04/30/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	5/25		
Total INV-5296636:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5296995		ADA AND STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 04/01-04/30/25- ZAMZOWS PARK	04/30/2025	238.00	.00	01-6212 RENT - EQUIPMENT	1004	5/25		
Total INV-5296995:						238.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5299397		STANDARD PORTABLE RESTROOM RENTAL, BI-WEEKLY SERVICE 05/01-05/28/25- BOOSTER 5750 E KUNA RD	05/01/2025	66.00	.00	21-6212 RENT - EQUIPMENT	0	5/25		
Total INV-5299397:						66.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total UNITED SITE SERVICES OF NEVADA INC:						1,018.00	.00					
UNIVAR SOLUTIONS USA, INC.												
1410	UNIVAR SOLUTIONS USA, INC.	52992377	20674	ONE TOTE OF HYPO, M.NADEAU, MAY'25	05/07/2025	1,485.00	.00	21-6151 M & R - PROCESS CHEMICALS	0	5/25		
1410	UNIVAR SOLUTIONS USA, INC.	52992377	20674	ONE EACH CONTAINER DEPOSIT, MAY 25	05/07/2025	700.00	.00	21-6097 DEPOSITS ON ACCOUNT	0	5/25		
Total 52992377:						2,185.00	.00					
1410	UNIVAR SOLUTIONS USA, INC.	97842688		3 EACH CONTAINER DEPOSITS, MAY 25	05/07/2025	-2,100.00	.00	21-6097 DEPOSITS ON ACCOUNT	0	5/25		
Total 97842688:						-2,100.00	.00					
Total UNIVAR SOLUTIONS USA, INC.:						85.00	.00					
UTILITY REFUND #18												
2325	UTILITY REFUND #18	111570.02		ALEXANDER CHASE RINKER, 535 N MOONGLOW PL UTILITY REFUND - WATER	05/12/2025	29.35	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	111570.02		ALEXANDER CHASE RINKER, 535 N MOONGLOW PL UTILITY REFUND - TRASH	05/12/2025	35.64	.00	26-4975 SOLID WASTE USER FEES	0	5/25		
2325	UTILITY REFUND #18	111570.02		ALEXANDER CHASE RINKER, 535 N MOONGLOW PL UTILITY REFUND - SEWER	05/12/2025	52.03	.00	21-4600 SEWER USER FEES	0	5/25		
Total 111570.02:						117.02	.00					
2325	UTILITY REFUND #18	142026.00		HATHAWAY HOMES, 899 E ODYSSEY ST UTILITY REFUND - WATER	04/14/2025	88.82	.00	20-4500 METERED WATER SALES	0	5/25		
Total 142026.00:						88.82	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2325	UTILITY REFUND #18	171161.00		CBH, 228 N MEADOWSWEET AVE UTILITY REFUND - WATER	04/29/2025	54.86	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	171161.00		CBH, 228 N MEADOWSWEET AVE UTILITY REFUND - SEWER	04/29/2025	58.53	.00	21-4600 SEWER USER FEES	0	5/25		
Total 171161.00:						113.39	.00					
2325	UTILITY REFUND #18	171164.00		CBH, 277 N MEADOWSWEET AVE UTILITY REFUND - WATER	05/02/2025	112.42	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	171164.00		CBH, 277 N MEADOWSWEET AVE UTILITY REFUND - SEWER	05/02/2025	48.03	.00	21-4600 SEWER USER FEES	0	5/25		
Total 171164.00:						160.45	.00					
2325	UTILITY REFUND #18	171166.00		CBH, 281 N MADRONE AVE UTILITY REFUND - WATER	04/22/2025	47.43	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	171166.00		CBH, 281 N MADRONE AVE UTILITY REFUND - SEWER	04/22/2025	56.55	.00	21-4600 SEWER USER FEES	0	5/25		
Total 171166.00:						103.98	.00					
2325	UTILITY REFUND #18	171169.00		CBH, 263 N COLTSFOOT AVE UTILITY REFUND - WATER	05/13/2025	40.88	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	171169.00		CBH, 263 N COLTSFOOT AVE UTILITY REFUND - SEWER	05/13/2025	48.48	.00	21-4600 SEWER USER FEES	0	5/25		
Total 171169.00:						89.36	.00					
2325	UTILITY REFUND #18	171211.00		CBH, 200 N COLTSFOOT AVE UTILITY REFUND - SEWER	05/06/2025	6.77	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	171211.00		CBH, 200 N COLTSFOOT AVE UTILITY REFUND - WATER	05/06/2025	82.42	.00	20-4500 METERED WATER SALES	0	5/25		
Total 171211.00:						89.19	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2325	UTILITY REFUND #18	172000.02		NICOLE R PORTER RINE, 779 S IRON SPRINGS AVE UTILITY REFUND - TRASH	05/09/2025	11.10	.00	26-4975 SOLID WASTE USER FEES	0	5/25		
2325	UTILITY REFUND #18	172000.02		NICOLE R PORTER RINE, 779 S IRON SPRINGS AVE UTILITY REFUND - SEWER	05/09/2025	17.37	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	172000.02		NICOLE R PORTER RINE, 779 S IRON SPRINGS AVE UTILITY REFUND - WATER	05/09/2025	10.09	.00	20-4500 METERED WATER SALES	0	5/25		
Total 172000.02:						38.56	.00					
2325	UTILITY REFUND #18	174219.01		CARRIE SCOTT, 1441 W SAHARA DR UTILITY REFUND - SEWER	05/05/2025	9.20	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	174219.01		CARRIE SCOTT, 1441 W SAHARA DR UTILITY REFUND - WATER	05/05/2025	4.84	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	174219.01		CARRIE SCOTT, 1441 W SAHARA DR UTILITY REFUND - TRASH	05/05/2025	3.94	.00	26-4975 SOLID WASTE USER FEES	0	5/25		
Total 174219.01:						17.98	.00					
2325	UTILITY REFUND #18	200985.03		STEVEN ELGAN, 365 E WOOD OWL DR UTILITY REFUND - SEWER	05/12/2025	5.46	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	200985.03		STEVEN ELGAN, 365 E WOOD OWL DR UTILITY REFUND - TRASH	05/12/2025	3.59	.00	26-4975 SOLID WASTE USER FEES	0	5/25		
2325	UTILITY REFUND #18	200985.03		STEVEN ELGAN, 365 E WOOD OWL DR UTILITY REFUND - WATER	05/12/2025	3.69	.00	20-4500 METERED WATER SALES	0	5/25		
Total 200985.03:						12.74	.00					
2325	UTILITY REFUND #18	220440.01		DEBORAH FAULKNER-JONES, 600 E WILD LILAC ST UTILITY								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				REFUND - TRASH	05/06/2025	39.47	.00	26-4975 SOLID WASTE USER FEES	0	5/25		
2325	UTILITY REFUND #18	220440.01		DEBORAH FAULKNER-JONES, 600 E WILD LILAC ST UTILITY REFUND - WATER	05/06/2025	23.80	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	220440.01		DEBORAH FAULKNER-JONES, 600 E WILD LILAC ST UTILITY REFUND - SEWER	05/06/2025	31.50	.00	21-4600 SEWER USER FEES	0	5/25		
Total 220440.01:						94.77	.00					
2325	UTILITY REFUND #18	256246.00		HUBBLE HOMES LLC, 219 W WILLOW DALE DR UTILITY REFUND - WATER	05/13/2025	44.90	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	256246.00		HUBBLE HOMES LLC, 219 W WILLOW DALE DR UTILITY REFUND - SEWER	05/13/2025	44.23	.00	21-4600 SEWER USER FEES	0	5/25		
Total 256246.00:						89.13	.00					
2325	UTILITY REFUND #18	260820.01		SHANNON H MCMULLEN, 2160 W QUILCEDA ST UTILITY REFUND - SEWER	05/06/2025	6.27	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	260820.01		SHANNON H MCMULLEN, 2160 W QUILCEDA ST UTILITY REFUND - TRASH	05/06/2025	3.26	.00	26-4975 SOLID WASTE USER FEES	0	5/25		
2325	UTILITY REFUND #18	260820.01		SHANNON H MCMULLEN, 2160 W QUILCEDA ST UTILITY REFUND - WATER	05/06/2025	3.78	.00	20-4500 METERED WATER SALES	0	5/25		
Total 260820.01:						13.31	.00					
2325	UTILITY REFUND #18	268228.00		CBH, 2600 N ARROYO VISTA WAY UTILITY REFUND - WATER	05/13/2025	67.38	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	268228.00		CBH, 2600 N ARROYO VISTA WAY UTILITY REFUND - SEWER	05/13/2025	85.19	.00	21-4600 SEWER USER FEES	0	5/25		

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 268228.00:						152.57	.00					
2325	UTILITY REFUND #18	268230.00		CBH, 2566 N ARROYO VISTA WAY UTILITY REFUND - SEWER	04/22/2025	101.58	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	268230.00		CBH, 2566 N ARROYO VISTA WAY UTILITY REFUND - WATER	04/22/2025	71.41	.00	20-4500 METERED WATER SALES	0	5/25		
Total 268230.00:						172.99	.00					
2325	UTILITY REFUND #18	268231.00		CBH, 2548 N ARROYO VISTA WAY UTILITY REFUND - WATER	05/05/2025	114.88	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	268231.00		CBH, 2548 N ARROYO VISTA WAY UTILITY REFUND - SEWER	05/05/2025	47.54	.00	21-4600 SEWER USER FEES	0	5/25		
Total 268231.00:						162.42	.00					
2325	UTILITY REFUND #18	268245.00		CBH, 2877 W LEMHI CREEK ST UTILITY REFUND - WATER	05/02/2025	155.05	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	268245.00		CBH, 2877 W LEMHI CREEK ST UTILITY REFUND - SEWER	05/02/2025	98.71	.00	21-4600 SEWER USER FEES	0	5/25		
Total 268245.00:						253.76	.00					
2325	UTILITY REFUND #18	268261.00		CBH, 2850 W TAIBAN CREEK DR UTILITY REFUND - WATER	04/22/2025	62.25	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	268261.00		CBH, 2850 W TAIBAN CREEK DR UTILITY REFUND - SEWER	04/22/2025	57.64	.00	21-4600 SEWER USER FEES	0	5/25		
Total 268261.00:						119.89	.00					
2325	UTILITY REFUND #18	277506.01		JOEL RODE, 345 W STRIPED OWL ST UTILITY REFUND - WATER	05/06/2025	5.64	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	277506.01		JOEL RODE, 345 W STRIPED OWL ST UTILITY REFUND -								

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
				TRASH	05/06/2025	6.74	.00	26-4975 SOLID WASTE USER FEES	0	5/25		
2325	UTILITY REFUND #18	277506.01		JOEL RODE, 345 W STRIPED OWL ST UTILITY REFUND - SEWER	05/06/2025	10.50	.00	21-4600 SEWER USER FEES	0	5/25		
Total 277506.01:						22.88	.00					
2325	UTILITY REFUND #18	277554.01		NATHAN JAMES DOUGLAS, 763 W PIN CHERRY ST UTILITY REFUND - WATER	05/13/2025	28.52	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	277554.01		NATHAN JAMES DOUGLAS, 763 W PIN CHERRY ST UTILITY REFUND - SEWER	05/13/2025	64.49	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	277554.01		NATHAN JAMES DOUGLAS, 763 W PIN CHERRY ST UTILITY REFUND - TRASH	05/13/2025	45.77	.00	26-4975 SOLID WASTE USER FEES	0	5/25		
Total 277554.01:						138.78	.00					
2325	UTILITY REFUND #18	277767.00		CBH, 2214 N HONEYSUCKLE AVE UTILITY REFUND - SEWER	05/06/2025	44.81	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	277767.00		CBH, 2214 N HONEYSUCKLE AVE UTILITY REFUND - WATER	05/06/2025	107.76	.00	20-4500 METERED WATER SALES	0	5/25		
Total 277767.00:						152.57	.00					
2325	UTILITY REFUND #18	277774.00		CBH, 710 W SMOKY QUARTZ ST UTILITY REFUND - SEWER	05/05/2025	48.34	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	277774.00		CBH, 710 W SMOKY QUARTZ ST UTILITY REFUND - WATER	05/05/2025	112.11	.00	20-4500 METERED WATER SALES	0	5/25		
Total 277774.00:						160.45	.00					
2325	UTILITY REFUND #18	282091.00		CBH, 1200 W PENDULUM COVE DR UTILITY REFUND - WATER	05/06/2025	120.05	.00	20-4500 METERED WATER SALES	0	5/25		

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	282091.00		CBH, 1200 W PENDULUM COVE DR UTILITY REFUND - SEWER	05/06/2025	42.93	.00	21-4600 SEWER USER FEES	0	5/25		
Total 282091.00:						162.98	.00					
2325	UTILITY REFUND #18	282095.00		CBH, 1201 W PENDULUM COVE DR UTILITY REFUND - SEWER	05/13/2025	52.48	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	282095.00		CBH, 1201 W PENDULUM COVE DR UTILITY REFUND - WATER	05/13/2025	56.12	.00	20-4500 METERED WATER SALES	0	5/25		
Total 282095.00:						108.60	.00					
2325	UTILITY REFUND #18	292169.01		SOMMERS FAMILY TRUST, 8643 S FORAKER WAY UTILITY REFUND - WATER	05/02/2025	131.55	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	292169.01		SOMMERS FAMILY TRUST, 8643 S FORAKER WAY UTILITY REFUND - SEWER	05/02/2025	49.65	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	292169.01		SOMMERS FAMILY TRUST, 8643 S FORAKER WAY UTILITY REFUND - TRASH	05/02/2025	31.26	.00	26-4975 SOLID WASTE USER FEES	0	5/25		
Total 292169.01:						212.46	.00					
2325	UTILITY REFUND #18	292263.00		CBH, 8543 S TYRION WAY UTILITY REFUND - WATER	05/13/2025	41.19	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	292263.00		CBH, 8543 S TYRION WAY UTILITY REFUND - SEWER	05/13/2025	46.01	.00	21-4600 SEWER USER FEES	0	5/25		
Total 292263.00:						87.20	.00					
2325	UTILITY REFUND #18	303385.01		KELLY MARIE SCHILZ, 725 E CELTIC DR UTILITY REFUND - SEWER	05/02/2025	57.74	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	303385.01		KELLY MARIE SCHILZ, 725 E CELTIC DR UTILITY REFUND - TRASH	05/02/2025	41.77	.00	26-4975 SOLID WASTE USER FEES	0	5/25		

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2325	UTILITY REFUND #18	303385.01		KELLY MARIE SCHILZ, 725 E CELTIC DR UTILITY REFUND - WATER	05/02/2025	31.65	.00	20-4500 METERED WATER SALES	0	5/25		
Total 303385.01:						131.16	.00					
2325	UTILITY REFUND #18	304552.01		TOMMY PROCTOR, 3059 N MOONSHADOW AVE UTILITY REFUND - SEWER	05/06/2025	49.41	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	304552.01		TOMMY PROCTOR, 3059 N MOONSHADOW AVE UTILITY REFUND - WATER	05/06/2025	26.15	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	304552.01		TOMMY PROCTOR, 3059 N MOONSHADOW AVE UTILITY REFUND - TRASH	05/06/2025	32.57	.00	26-4975 SOLID WASTE USER FEES	0	5/25		
Total 304552.01:						108.13	.00					
2325	UTILITY REFUND #18	304711.00		CBH, 2811 E VALLEY WIND ST UTILITY REFUND - WATER	05/07/2025	82.93	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	304711.00		CBH, 2811 E VALLEY WIND ST UTILITY REFUND - SEWER	05/07/2025	6.31	.00	21-4600 SEWER USER FEES	0	5/25		
Total 304711.00:						89.24	.00					
2325	UTILITY REFUND #18	304713.00		CBH, 2779 E VALLEY WIND ST UTILITY REFUND - WATER	04/29/2025	19.05	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	304713.00		CBH, 2779 E VALLEY WIND ST UTILITY REFUND - SEWER	04/29/2025	7.32	.00	21-4600 SEWER USER FEES	0	5/25		
Total 304713.00:						26.37	.00					
2325	UTILITY REFUND #18	304721.00		CBH, 2833 N EAGLE MEADOW AVE UTILITY REFUND - WATER	05/06/2025	114.58	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	304721.00		CBH, 2833 N EAGLE MEADOW AVE UTILITY REFUND - SEWER	05/06/2025	47.84	.00	21-4600 SEWER USER FEES	0	5/25		

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 304721.00:						162.42	.00					
2325	UTILITY REFUND #18	304724.00		CBH, 2879 N EAGLE MEADOW AVE UTILITY REFUND - WATER	05/06/2025	81.85	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	304724.00		CBH, 2879 N EAGLE MEADOW AVE UTILITY REFUND - SEWER	05/06/2025	5.35	.00	21-4600 SEWER USER FEES	0	5/25		
Total 304724.00:						87.20	.00					
2325	UTILITY REFUND #18	310345.02		KEVIN R DENMAN, 9296 S RUSSELL AVE UTILITY REFUND - WATER	05/06/2025	3.07	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	310345.02		KEVIN R DENMAN, 9296 S RUSSELL AVE UTILITY REFUND - TRASH	05/06/2025	3.22	.00	26-4975 SOLID WASTE USER FEES	0	5/25		
2325	UTILITY REFUND #18	310345.02		KEVIN R DENMAN, 9296 S RUSSELL AVE UTILITY REFUND - SEWER	05/06/2025	5.11	.00	21-4600 SEWER USER FEES	0	5/25		
Total 310345.02:						11.40	.00					
2325	UTILITY REFUND #18	310524.00		TOLL BROS INC, 8807 S WATERCLOVER WAY UTILITY REFUND - SEWER	04/22/2025	48.57	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	310524.00		TOLL BROS INC, 8807 S WATERCLOVER WAY UTILITY REFUND - WATER	04/22/2025	23.43	.00	20-4500 METERED WATER SALES	0	5/25		
Total 310524.00:						72.00	.00					
2325	UTILITY REFUND #18	311069.00		TOLL BROS INC, 8143 S COOPER FLATS AVE UTILITY REFUND - WATER	04/22/2025	24.21	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	311069.00		TOLL BROS INC, 8143 S COOPER FLATS AVE UTILITY REFUND - SEWER	04/22/2025	50.19	.00	21-4600 SEWER USER FEES	0	5/25		

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 311069.00:						74.40	.00					
2325	UTILITY REFUND #18	311104.00		TOLL BROS INC, 1399 W DOVEFIELD ST UTILITY REFUND - SEWER	04/29/2025	58.03	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	311104.00		TOLL BROS INC, 1399 W DOVEFIELD ST UTILITY REFUND - WATER	04/29/2025	27.98	.00	20-4500 METERED WATER SALES	0	5/25		
Total 311104.00:						86.01	.00					
2325	UTILITY REFUND #18	320402.00		HAYDEN HOMES, 1164 N ROCKDALE WAY UTILITY REFUND - SEWER	04/29/2025	44.23	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	320402.00		HAYDEN HOMES, 1164 N ROCKDALE WAY UTILITY REFUND - WATER	04/29/2025	59.53	.00	20-4500 METERED WATER SALES	0	5/25		
Total 320402.00:						103.76	.00					
2325	UTILITY REFUND #18	323122.00		TH CONSTRUCTION LLC, 2180 N PEAKHURT AVE UTILITY REFUND - WATER	04/29/2025	57.26	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	323122.00		TH CONSTRUCTION LLC, 2180 N PEAKHURT AVE UTILITY REFUND - SEWER	04/29/2025	46.20	.00	21-4600 SEWER USER FEES	0	5/25		
Total 323122.00:						103.46	.00					
2325	UTILITY REFUND #18	323128.00		TH CONSTRUCTION LLC, 2046 N PEAKHURT AVE UTILITY REFUND - SEWER	04/29/2025	32.75	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	323128.00		TH CONSTRUCTION LLC, 2046 N PEAKHURT AVE UTILITY REFUND - WATER	04/29/2025	38.93	.00	20-4500 METERED WATER SALES	0	5/25		

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 323128.00:						71.68	.00					
2325	UTILITY REFUND #18	340169.00		CBH, 1232 W BASS RIVER DR UTILITY REFUND - WATER	05/13/2025	38.45	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	340169.00		CBH, 1232 W BASS RIVER DR UTILITY REFUND - SEWER	05/13/2025	44.83	.00	21-4600 SEWER USER FEES	0	5/25		
Total 340169.00:						83.28	.00					
2325	UTILITY REFUND #18	340171.00		CBH, 1280 W BASS RIVER DR UTILITY REFUND - SEWER	04/29/2025	57.39	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	340171.00		CBH, 1280 W BASS RIVER DR UTILITY REFUND - WATER	04/29/2025	59.88	.00	20-4500 METERED WATER SALES	0	5/25		
Total 340171.00:						117.27	.00					
2325	UTILITY REFUND #18	340172.00		CBH, 1298 W BASS RIVER DR UTILITY REFUND - WATER	05/08/2025	82.17	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	340172.00		CBH, 1298 W BASS RIVER DR UTILITY REFUND - SEWER	05/08/2025	5.03	.00	21-4600 SEWER USER FEES	0	5/25		
Total 340172.00:						87.20	.00					
2325	UTILITY REFUND #18	340175.00		CBH, 1356 W BASS RIVER DR UTILITY REFUND - WATER	04/29/2025	53.41	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	340175.00		CBH, 1356 W BASS RIVER DR UTILITY REFUND - SEWER	04/29/2025	50.05	.00	21-4600 SEWER USER FEES	0	5/25		
Total 340175.00:						103.46	.00					
2325	UTILITY REFUND #18	340188.00		CBH, 1279 W BASS RIVER DR UTILITY REFUND - SEWER	05/06/2025	47.30	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	340188.00		CBH, 1279 W BASS RIVER DR UTILITY REFUND - WATER	05/06/2025	115.10	.00	20-4500 METERED WATER SALES	0	5/25		

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 340188.00:						162.40	.00					
2325	UTILITY REFUND #18	340192.00		CBH, 1346 W CROOKED RIVER DR UTILITY REFUND - WATER	05/06/2025	113.73	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	340192.00		CBH, 1346 W CROOKED RIVER DR UTILITY REFUND - SEWER	05/06/2025	48.69	.00	21-4600 SEWER USER FEES	0	5/25		
Total 340192.00:						162.42	.00					
2325	UTILITY REFUND #18	341087.00		CBH, 5649 S MEMORY AVE UTILITY REFUND - WATER	04/29/2025	93.10	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	341087.00		CBH, 5649 S MEMORY AVE UTILITY REFUND - SEWER	04/29/2025	75.58	.00	21-4600 SEWER USER FEES	0	5/25		
Total 341087.00:						168.68	.00					
2325	UTILITY REFUND #18	341146.00		CBH, 3519 W MORERE DR UTILITY REFUND - WATER	05/06/2025	116.19	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	341146.00		CBH, 3519 W MORERE DR UTILITY REFUND - SEWER	05/06/2025	48.18	.00	21-4600 SEWER USER FEES	0	5/25		
Total 341146.00:						164.37	.00					
2325	UTILITY REFUND #18	341149.00		CBH, 3565 W MORERE DR UTILITY REFUND - WATER	04/29/2025	51.76	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	341149.00		CBH, 3565 W MORERE DR UTILITY REFUND - SEWER	04/29/2025	49.96	.00	21-4600 SEWER USER FEES	0	5/25		
Total 341149.00:						101.72	.00					
2325	UTILITY REFUND #18	341150.00		CBH, 3575 W MORERE DR UTILITY REFUND - WATER	04/29/2025	65.48	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	341150.00		CBH, 3575 W MORERE DR UTILITY REFUND - SEWER	04/29/2025	42.15	.00	21-4600 SEWER USER FEES	0	5/25		

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 341150.00:						107.63	.00					
2325	UTILITY REFUND #18	341153.00		CBH, 5510 S MEMORY PL UTILITY REFUND - SEWER	04/29/2025	8.75	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	341153.00		CBH, 5510 S MEMORY PL UTILITY REFUND - WATER	04/29/2025	20.71	.00	20-4500 METERED WATER SALES	0	5/25		
Total 341153.00:						29.46	.00					
2325	UTILITY REFUND #18	341155.00		CBH, 5472 S MEMORY PL UTILITY REFUND - WATER	05/06/2025	119.45	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	341155.00		CBH, 5472 S MEMORY PL UTILITY REFUND - SEWER	05/06/2025	50.83	.00	21-4600 SEWER USER FEES	0	5/25		
Total 341155.00:						170.28	.00					
2325	UTILITY REFUND #18	341171.00		CBH, 3550 W MORERE DR UTILITY REFUND - SEWER	05/06/2025	45.46	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	341171.00		CBH, 3550 W MORERE DR UTILITY REFUND - WATER	05/06/2025	118.93	.00	20-4500 METERED WATER SALES	0	5/25		
Total 341171.00:						164.39	.00					
2325	UTILITY REFUND #18	341173.00		CBH, 3518 W MORERE DR UTILITY REFUND - WATER	05/06/2025	110.28	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	341173.00		CBH, 3518 W MORERE DR UTILITY REFUND - SEWER	05/06/2025	42.29	.00	21-4600 SEWER USER FEES	0	5/25		
Total 341173.00:						152.57	.00					
2325	UTILITY REFUND #18	341174.00		CBH, 3488 W MORERE DR UTILITY REFUND - SEWER	04/22/2025	55.14	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	341174.00		CBH, 3488 W MORERE DR UTILITY REFUND - WATER	04/22/2025	48.84	.00	20-4500 METERED WATER SALES	0	5/25		

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 341174.00:						103.98	.00					
2325	UTILITY REFUND #18	360078.00		SHEA HOMES, 11966 W CHEER LN UTILITY REFUND - SEWER	04/29/2025	48.77	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	360078.00		SHEA HOMES, 11966 W CHEER LN UTILITY REFUND - WATER	04/29/2025	23.52	.00	20-4500 METERED WATER SALES	0	5/25		
Total 360078.00:						72.29	.00					
2325	UTILITY REFUND #18	360130.00		SHEA HOMES, 11915 S GLORY LN UTILITY REFUND - WATER	04/29/2025	23.99	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	360130.00		SHEA HOMES, 11915 S GLORY LN UTILITY REFUND - SEWER	04/29/2025	49.75	.00	21-4600 SEWER USER FEES	0	5/25		
Total 360130.00:						73.74	.00					
2325	UTILITY REFUND #18	360221.00		SHALC GC INC, 12017 W ANTHOS LN UTILITY REFUND - WATER	04/29/2025	39.82	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	360221.00		SHALC GC INC, 12017 W ANTHOS LN UTILITY REFUND - SEWER	04/29/2025	82.58	.00	21-4600 SEWER USER FEES	0	5/25		
Total 360221.00:						122.40	.00					
2325	UTILITY REFUND #18	360245.00		SHALC GC INC, 11924 W ANTHOS LN UTILITY REFUND - SEWER	04/22/2025	46.30	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	360245.00		SHALC GC INC, 11924 W ANTHOS LN UTILITY REFUND - WATER	04/22/2025	22.33	.00	20-4500 METERED WATER SALES	0	5/25		
Total 360245.00:						68.63	.00					
2325	UTILITY REFUND #18	361564.00		TH CONSTRUCTION LLC, 11715 W BALLAD CT UTILITY REFUND - SEWER	05/13/2025	53.60	.00	21-4600 SEWER USER FEES	0	5/25		

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	361564.00		TH CONSTRUCTION LLC, 11715 W BALLAD CT UTILITY REFUND - WATER	05/13/2025	25.84	.00	20-4500 METERED WATER SALES	0	5/25		
Total 361564.00:						79.44	.00					
2325	UTILITY REFUND #18	361907.00		TH CONSTRUCTION LLC, 11403 W LAHINCH LN UTILITY REFUND - SEWER	04/29/2025	17.51	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	361907.00		TH CONSTRUCTION LLC, 11403 W LAHINCH LN UTILITY REFUND - WATER	04/29/2025	34.29	.00	20-4500 METERED WATER SALES	0	5/25		
Total 361907.00:						51.80	.00					
2325	UTILITY REFUND #18	361915.00		TH CONSTRUCTION LLC, 11484 W LAHINCH LN UTILITY REFUND - WATER	04/22/2025	23.52	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	361915.00		TH CONSTRUCTION LLC, 11484 W LAHINCH LN UTILITY REFUND - SEWER	04/22/2025	48.77	.00	21-4600 SEWER USER FEES	0	5/25		
Total 361915.00:						72.29	.00					
2325	UTILITY REFUND #18	361917.00		BERKELEY BUILDING CO, 11466 W LAHINCH LN UTILITY REFUND - WATER	04/22/2025	23.55	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	361917.00		BERKELEY BUILDING CO, 11466 W LAHINCH LN UTILITY REFUND - SEWER	04/22/2025	48.82	.00	21-4600 SEWER USER FEES	0	5/25		
Total 361917.00:						72.37	.00					
2325	UTILITY REFUND #18	361932.00		TH CONSTRUCTION LLC, 11391 W PERTHSHIRE LN UTILITY REFUND - SEWER	04/11/2025	47.88	.00	21-4600 SEWER USER FEES	0	5/25		

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	361932.00		TH CONSTRUCTION LLC, 11391 W PERTHSHIRE LN UTILITY REFUND - WATER	04/11/2025	23.09	.00	20-4500 METERED WATER SALES	0	5/25		
Total 361932.00:						70.97	.00					
2325	UTILITY REFUND #18	361933.00		TH CONSTRUCTION LLC, 11367 W PERTHSHIRE LN UTILITY REFUND - SEWER	04/11/2025	87.86	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	361933.00		TH CONSTRUCTION LLC, 11367 W PERTHSHIRE LN UTILITY REFUND - WATER	04/11/2025	42.37	.00	20-4500 METERED WATER SALES	0	5/25		
Total 361933.00:						130.23	.00					
2325	UTILITY REFUND #18	60270.01		MARIA STEUER, 880 W ALOE VERA CT UTILITY REFUND - TRASH	05/02/2025	3.98	.00	26-4975 SOLID WASTE USER FEES	0	5/25		
2325	UTILITY REFUND #18	60270.01		MARIA STEUER, 880 W ALOE VERA CT UTILITY REFUND - WATER	05/02/2025	2.57	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	60270.01		MARIA STEUER, 880 W ALOE VERA CT UTILITY REFUND - SEWER	05/02/2025	5.29	.00	21-4600 SEWER USER FEES	0	5/25		
Total 60270.01:						11.84	.00					
2325	UTILITY REFUND #18	90950.04		JUSTIN HUGHES, 987 N PYRITE PL UTILITY REFUND - TRASH	05/13/2025	7.23	.00	26-4975 SOLID WASTE USER FEES	0	5/25		
2325	UTILITY REFUND #18	90950.04		JUSTIN HUGHES, 987 N PYRITE PL UTILITY REFUND - SEWER	05/13/2025	10.24	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	90950.04		JUSTIN HUGHES, 987 N PYRITE PL UTILITY REFUND - WATER	05/13/2025	6.45	.00	20-4500 METERED WATER SALES	0	5/25		
Total 90950.04:						23.92	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total UTILITY REFUND #18:						6,792.51	.00					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	100403		STATEMENT PRINTING AND POSTAGE, ARP '25 - ADMIN	04/30/2025	2,618.98	2,618.98	01-6190 POSTAGE & BILLING	0	5/25	05/09/2025	
857	VALLI INFORMATION SYSTEMS, INC	100403		STATEMENT PRINTING AND POSTAGE, ARP '25 -WATER	04/30/2025	1,791.93	1,791.93	20-6190 POSTAGE & BILLING	0	5/25	05/09/2025	
857	VALLI INFORMATION SYSTEMS, INC	100403		STATEMENT PRINTING AND POSTAGE, ARP '25 - P.I	04/30/2025	689.20	689.20	25-6190 POSTAGE & BILLING	0	5/25	05/09/2025	
857	VALLI INFORMATION SYSTEMS, INC	100403		STATEMENT PRINTING AND POSTAGE, ARP '25 - SEWER	04/30/2025	1,791.93	1,791.93	21-6190 POSTAGE & BILLING	0	5/25	05/09/2025	
Total 100403:						6,892.04	6,892.04					
857	VALLI INFORMATION SYSTEMS, INC	100404		LOCKBOX TRANSACTIONS, APR. '25 - SEWER	04/30/2025	33.08	33.08	21-6505 BANK FEES	0	5/25	05/09/2025	
857	VALLI INFORMATION SYSTEMS, INC	100404		LOCKBOX TRANSACTIONS, APR. '25 - P.I	04/30/2025	12.72	12.72	25-6505 BANK FEES	0	5/25	05/09/2025	
857	VALLI INFORMATION SYSTEMS, INC	100404		LOCKBOX TRANSACTIONS, APR. '25 - WATER	04/30/2025	33.08	33.08	20-6505 BANK FEES	0	5/25	05/09/2025	
857	VALLI INFORMATION SYSTEMS, INC	100404		LOCKBOX TRANSACTIONS, APR. '25 - ADMIN	04/30/2025	48.36	48.36	01-6505 BANK FEES	0	5/25	05/09/2025	
Total 100404:						127.24	127.24					
Total VALLI INFORMATION SYSTEMS, INC:						7,019.28	7,019.28					
VARIOUS LAZY LLC												
2281	VARIOUS LAZY LLC	04302025VL		THE VARIOUS LAZY, ENTERTAINMENT FOR 2025 HOMETOWN FAIR, A. GOODWIN, MAY '25	04/30/2025	500.00	500.00	01-6135 PUBLIC ENTERTAINMENT	1004	5/25	05/02/2025	
Total 04302025VL:						500.00	500.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total VARIOUS LAZY LLC:						500.00	500.00					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	6112392358		CELL PHONE SERVICE FOR 04/02-05/01/25- ECONOMIC DEVELOPMENT	05/01/2025	39.44	39.44	01-6255 TELEPHONE EXPENSE	4000	5/25	05/09/2025	
1575	VERIZON WIRELESS	6112392358		CELL PHONE SERVICE FOR 04/02-05/01/25- ADMIN	05/01/2025	49.30	49.30	01-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	
1575	VERIZON WIRELESS	6112392358		CELL PHONE SERVICE FOR 04/02-05/01/25- P.I	05/01/2025	225.22	225.22	25-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	
1575	VERIZON WIRELESS	6112392358		CELL PHONE SERVICE FOR 04/02-05/01/25- SEWER	05/01/2025	902.02	902.02	21-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	
1575	VERIZON WIRELESS	6112392358		CELL PHONE SERVICE FOR 04/02-05/01/25- PARKS	05/01/2025	611.34	611.34	01-6255 TELEPHONE EXPENSE	1004	5/25	05/09/2025	
1575	VERIZON WIRELESS	6112392358		CELL PHONE SERVICE FOR 04/02-05/01/25- BUILDING INSPECTOR	05/01/2025	118.32	118.32	01-6255 TELEPHONE EXPENSE	1005	5/25	05/09/2025	
1575	VERIZON WIRELESS	6112392358		CELL PHONE SERVICE FOR 04/02-05/01/25- META WATER	05/01/2025	70.99	70.99	27-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	
1575	VERIZON WIRELESS	6112392358		CELL PHONE SERVICE FOR 04/02-05/01/25- WATER	05/01/2025	618.04	618.04	20-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	
1575	VERIZON WIRELESS	6112392358		CELL PHONE SERVICE FOR 04/02-05/01/25- META SEWER	05/01/2025	86.77	86.77	28-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	
Total 6112392358:						2,721.44	2,721.44					
1575	VERIZON WIRELESS	6112392359		TABLET AND CELL PHONE SERVICE FOR 04/02-05/01/25- META SEWER	05/01/2025	7.51	7.51	28-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1575	VERIZON WIRELESS	6112392359		TABLET AND CELL PHONE SERVICE FOR 04/02-05/01/25- P.I	05/01/2025	92.94	92.94	25-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	
1575	VERIZON WIRELESS	6112392359		TABLET AND CELL PHONE SERVICE FOR 04/02-05/01/25- META WATER	05/01/2025	11.27	11.27	27-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	
1575	VERIZON WIRELESS	6112392359		TABLET AND CELL PHONE SERVICE FOR 04/02-05/01/25- ADMIN	05/01/2025	28.17	28.17	01-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	
1575	VERIZON WIRELESS	6112392359		TABLET AND CELL PHONE SERVICE FOR 04/02-05/01/25- PARKS	05/01/2025	104.22	104.22	01-6255 TELEPHONE EXPENSE	1004	5/25	05/09/2025	
1575	VERIZON WIRELESS	6112392359		TABLET AND CELL PHONE SERVICE FOR 04/02-05/01/25- WATER	05/01/2025	136.14	136.14	20-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	
1575	VERIZON WIRELESS	6112392359		TABLET AND CELL PHONE SERVICE FOR 04/02-05/01/25- BUILDING INSPECTOR	05/01/2025	20.66	20.66	01-6255 TELEPHONE EXPENSE	1005	5/25	05/09/2025	
1575	VERIZON WIRELESS	6112392359		TABLET AND CELL PHONE SERVICE FOR 04/02-05/01/25- SEWER	05/01/2025	106.09	106.09	21-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	
Total 6112392359:						507.00	507.00					
1575	VERIZON WIRELESS	6112392360		CELL AND TABLET SERVICE 04/02-05/01/25- ECONOMIC DEVELOPMENT	05/01/2025	30.80	30.80	01-6255 TELEPHONE EXPENSE	4000	5/25	05/09/2025	
1575	VERIZON WIRELESS	6112392360		CELL AND TABLET SERVICE 04/02-05/01/25- META SEWER	05/01/2025	15.40	15.40	25-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	
1575	VERIZON WIRELESS	6112392360		CELL AND TABLET SERVICE 04/02-05/01/25- P.I	05/01/2025	37.27	37.27	25-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	
1575	VERIZON WIRELESS	6112392360		CELL AND TABLET SERVICE 04/02-05/01/25- META WATER	05/01/2025	6.16	6.16	27-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1575	VERIZON WIRELESS	6112392360		CELL AND TABLET SERVICE 04/02-05/01/25- ADMIN	05/01/2025	99.79	99.79	01-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	
1575	VERIZON WIRELESS	6112392360		CELL AND TABLET SERVICE 04/02-05/01/25- P&Z	05/01/2025	27.72	27.72	01-6255 TELEPHONE EXPENSE	1003	5/25	05/09/2025	
1575	VERIZON WIRELESS	6112392360		CELL AND TABLET SERVICE 04/02-05/01/25- WATER	05/01/2025	114.73	114.73	20-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	
1575	VERIZON WIRELESS	6112392360		CELL AND TABLET SERVICE 04/02-05/01/25- PARKS	05/01/2025	227.92	227.92	01-6255 TELEPHONE EXPENSE	1004	5/25	05/09/2025	
1575	VERIZON WIRELESS	6112392360		CELL AND TABLET SERVICE 04/02-05/01/25- SEWER	05/01/2025	210.21	210.21	21-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	
Total 6112392360:						770.00	770.00					
1575	VERIZON WIRELESS	6112392361		MODEM SERVICES FOR ALL PI STATIONS, 04/02-05/01/25	05/01/2025	280.07	280.07	25-6255 TELEPHONE EXPENSE	0	5/25	05/09/2025	
Total 6112392361:						280.07	280.07					
Total VERIZON WIRELESS:						4,278.51	4,278.51					
VIBEKA AMADOR												
2284	VIBEKA AMADOR	04302025VA		VIBEKA AMADOR, ENTERTAINMENT FOR 2025 HOMETOWN FAIR, A. GOODWIN, MAY '25	04/30/2025	200.00	200.00	01-6135 PUBLIC ENTERTAINMENT	1004	5/25	05/02/2025	
Total 04302025VA:						200.00	200.00					
Total VIBEKA AMADOR:						200.00	200.00					
VICTORY GREENS												
364	VICTORY GREENS	792944	20682	DECORATIVE ROCK FOR ASHTON PARK, S.CAHILL,								

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
				MAY'25	05/02/2025	539.50	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 792944:						539.50	.00					
364	VICTORY GREENS	792948	20682	DECORATIVE ROCK FOR ASHTON PARK, S.CAHILL, MAY'25	05/02/2025	539.50	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 792948:						539.50	.00					
364	VICTORY GREENS	793867	20694	ROCK FOR ASHTON PARK, S. CAHILL, MAY'25	05/06/2025	539.50	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 793867:						539.50	.00					
364	VICTORY GREENS	793872	20694	ROCK FOR ASHTON PARK, S. CAHILL, MAY'25	05/06/2025	269.75	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 793872:						269.75	.00					
364	VICTORY GREENS	793876	20694	ROCK FOR ASHTON PARK, S. CAHILL, MAY'25	05/06/2025	161.85	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 793876:						161.85	.00					
Total VICTORY GREENS:						2,050.10	.00					
WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0751923		RECORDS DESTRUCTION, 04/01-04/30/25- WATER	05/01/2025	9.36	.00	20-6052 CONTRACT SERVICES	0	5/25		
1633	WESTERN RECORDS DESTRUCTION, INC.	0751923		RECORDS DESTRUCTION, 04/01-04/30/25- SEWER	05/01/2025	9.36	.00	21-6052 CONTRACT SERVICES	0	5/25		
1633	WESTERN RECORDS DESTRUCTION, INC.	0751923		RECORDS DESTRUCTION, 04/01-04/30/25- P.I	05/01/2025	3.60	.00	25-6052 CONTRACT SERVICES	0	5/25		

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
1633	WESTERN RECORDS DESTRUCTION, INC.	0751923		RECORDS DESTRUCTION, 04/01-04/30/25- ADMIN	05/01/2025	13.68	.00	01-6052 CONTRACT SERVICES	0	5/25		
Total 0751923:						36.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						36.00	.00					
WEX FLEET UNIVERSAL												
2160	WEX FLEET UNIVERSAL	104450956		FUEL, APR 25- SEWER	04/30/2025	10.90	10.90	21-6300 FUEL	0	5/25	05/09/2025	
2160	WEX FLEET UNIVERSAL	104450956		FUEL, APR 25- P.I	04/30/2025	4.19	4.19	25-6300 FUEL	0	5/25	05/09/2025	
2160	WEX FLEET UNIVERSAL	104450956		FUEL, APR 25- PARKS	04/30/2025	45.47	45.47	01-6300 FUEL	1004	5/25	05/09/2025	
2160	WEX FLEET UNIVERSAL	104450956		FUEL, APR 25- P&Z	04/30/2025	4.19	4.19	01-6300 FUEL	1003	5/25	05/09/2025	
2160	WEX FLEET UNIVERSAL	104450956		FUEL, APR 25- ADMIN	04/30/2025	11.74	11.74	01-6300 FUEL	0	5/25	05/09/2025	
2160	WEX FLEET UNIVERSAL	104450956		FUEL, APR 25- WATER	04/30/2025	10.90	10.90	20-6300 FUEL	0	5/25	05/09/2025	
Total 104450956:						87.39	87.39					
Total WEX FLEET UNIVERSAL:						87.39	87.39					
Grand Totals:						1,636,187.60	1,003,877.6					

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

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Treasurer: _____

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

CASE NO. 25-03-FP

Bellaro Springs W. No. 1, FINAL PLAT

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

ALL APPLICATION MATERIALS: 25-03-FP BELLARO SPRINGS NO.1 (FKA PATAGONIA LAKES)

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.

KUNA Planning & Zoning

CITY OF KUNA:
CITY COUNCIL
STAFF MEMO

City of Kuna Council Staff Memo

Entitlements Requested:	Final Plat	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Time Extension

Title:	Bellaro Springs No. 1	**Application Number:**	25-03-FP
Date:	5/6/2025	**Staff Contact:**	Marina Lundy
Owner(s)/Applicant:	Jason Horne (Hayden Homes Idaho LLC)	**Applicant Contact:**	208.985.0155 jhorne@hayden-homes.com
Representative:	Ross Erickson (Erickson Civil Inc.)	**Representative Contact:**	208.846.8955 ross@ericksoncivil.com

Purpose

Applicant requests Final Plat approval for Bellaro Springs No. 1 which is 33 single family residential lots and 8 common lots on 8.52 acres. The property is located at East Hubbard Rd., Kuna, ID 83634 (APN S1417212450) S17, T2N, R1E.

Statement of Fact

Parcel Number(s):	S1417212450
Future Land Use Map Designation:	Medium Density Residential
Existing Land Use:	Undeveloped/agriculture
Current Zoning:	R-6, Medium Density Residential – Kuna City
Proposed Zoning:	R-6, Medium Density Residential
Development Area:	8.52 Acres
Adjacent Zoning Districts:	**North:** R-4 (Medium Density Residential), RR (rural Residential; **East:** RR (Rural Residential); **South:** R-6 (Medium Density Residential) RR (Rural Residential); **West:** RR (Rural Residential)
Adjacent Street(s) Existing & Proposed:	**North:** E Hubbard Rd. (Existing); **East:** Nothing; **South:** Nothing; **West:** N Locust Grove Rd. (Existing)
Internal Street(s) Existing & Proposed:	E Fitz Roy Pl. (Proposed), N La Quinta Way, N Trevelin Ave.
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis

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

Recommended Conditions of Approval

1. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to provide public access to the site as this project will have internal private streets, as detailed in the Ada County Highway District staff report.

2. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.

3. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 5-9-308.

4. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot.

5. Fencing within and around the site shall comply with KCC 5-8-1005 (unless specifically approved otherwise and permitted).

6. All required landscaping shall be permanently maintained in a healthy condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.

7. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.

8. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in KCC 5-8-1704 through 1706.

9. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.

10. Develop/Owner/Applicant is hereby notified this project is subject to Design Review inspections and fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.

11. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 5-9-402-B-22.

12. Connection to City Services (Sewer and Water) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.

13. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

14. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.

15. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties

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

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

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

19. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.

20. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

CASE NO. 25-04-FP

Bellaro Springs W. No. 2, FINAL PLAT

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

ALL APPLICATION MATERIALS: 25-04-FP BELLARO SPRINGS NO.2 (FKA PATAGONIA LAKES)

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

CITY OF KUNA:
CITY COUNCIL
STAFF MEMO

City of Kuna Council Staff Memo

Entitlements Requested:	Final Plat	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Time Extension
Title:	Bellaro Springs No. 2		Application Number:		25-04-FP		
Date:	5/06/2025		Staff Contact:		Marina Lundy		
Owner(s)/Applicant:	Jason Horne (Hayden Homes Idaho LLC)		Applicant Contact:		208.985.0155 jhorne@hayden-homes.com		
Representative:	Ross Erickson (Erickson Civil Inc.)		Representative Contact:		208.846.8955 ross@ericksoncivil.com		

Purpose

Applicant requests Final Plat approval for Bellaro Springs No. 2 which is 31 single family residential lots and 3 common lots on 6.91 acres. The property is located at East Hubbard Rd., Kuna, ID 83634 (APN S1417212450 and S1417212475) S17, T2N, R1E.

Statement of Fact

Parcel Number(s):	S1417212450 & S1417212475
Future Land Use Map Designation:	Medium Density Residential
Existing Land Use:	Undeveloped/agriculture
Current Zoning:	R-6, Medium Density Residential – Kuna City
Proposed Zoning:	R-6, Medium Density Residential
Development Area:	8.52 Acres
Adjacent Zoning Districts:	**North:** R-4 (Medium Density Residential), RR (rural Residential; **East:** RR (Rural Residential); **South:** R-6 (Medium Density Residential) RR (Rural Residential); **West:** RR (Rural Residential)
Adjacent Street(s) Existing & Proposed:	**North:** E Hubbard Rd. (Existing); **East:** Nothing; **South:** Nothing; **West:** N Locust Grove Rd. (Existing)
Internal Street(s) Existing & Proposed:	E Fitz Roy Pl. (Proposed), N Lake Moreno Pl.
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis

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

Recommended Conditions of Approval

1. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to provide public access to the site as this project will have internal private streets, as detailed in the Ada County Highway District staff report.

2. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.

3. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 5-9-308.

4. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot.

5. Fencing within and around the site shall comply with KCC 5-8-1005 (unless specifically approved otherwise and permitted).

6. All required landscaping shall be permanently maintained in a healthy condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.

7. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.

8. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in KCC 5-8-1704 through 1706.

9. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.

10. Develop/Owner/Applicant is hereby notified this project is subject to Design Review inspections and fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.

11. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 5-9-402-B-22.

12. Connection to City Services (Sewer and Water) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.

13. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

14. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.

15. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties

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

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

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

19. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.

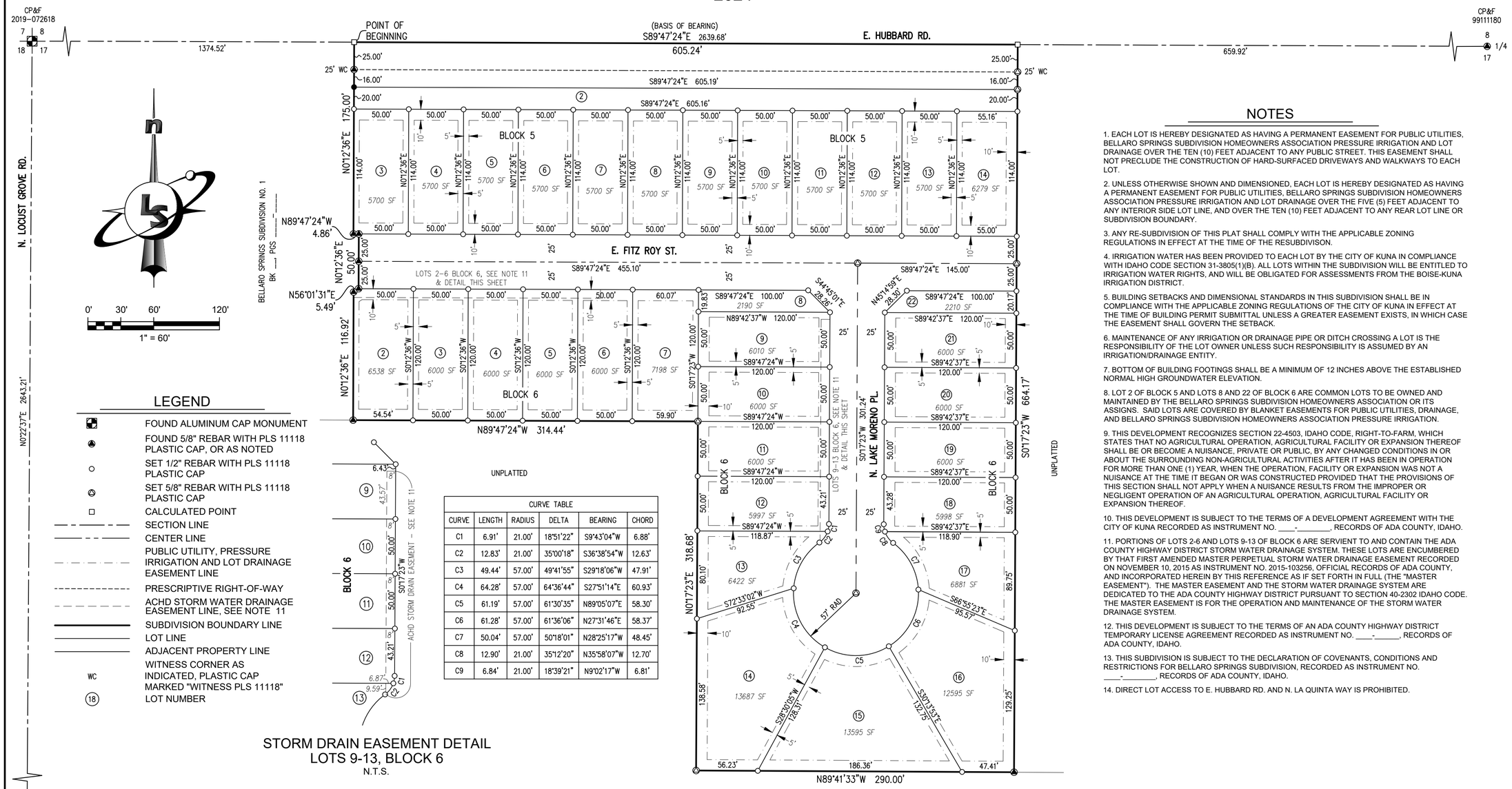
20. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

BOOK ____ , PAGE _____

BELLARO SPRINGS SUBDIVISION NO. 2

A PORTION OF THE NW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO

2024

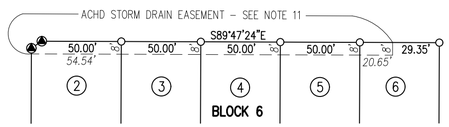


LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
- SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
- SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
- CALCULATED POINT
- SECTION LINE
- CENTER LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION AND LOT DRAINAGE EASEMENT LINE
- PRESCRIPTIVE RIGHT-OF-WAY
- ACHD STORM WATER DRAINAGE EASEMENT LINE, SEE NOTE 11
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- WC — WITNESS CORNER AS INDICATED, PLASTIC CAP MARKED "WITNESS PLS 11118"
- (18) — LOT NUMBER

STORM DRAIN EASEMENT DETAIL
LOTS 9-13, BLOCK 6
N.T.S.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	6.91'	21.00'	18°51'22"	S9°43'04"W	6.88'
C2	12.83'	21.00'	35°00'18"	S36°38'54"W	12.63'
C3	49.44'	57.00'	49°41'55"	S29°18'06"W	47.91'
C4	64.28'	57.00'	64°36'44"	S27°51'14"E	60.93'
C5	61.19'	57.00'	61°30'35"	N89°05'07"E	58.30'
C6	61.28'	57.00'	61°36'06"	N27°31'46"E	58.37'
C7	50.04'	57.00'	50°18'01"	N28°25'17"W	48.45'
C8	12.90'	21.00'	35°12'20"	N35°58'07"W	12.70'
C9	6.84'	21.00'	18°39'21"	N9°02'17"W	6.81'



STORM DRAIN EASEMENT DETAIL
LOTS 2-6, BLOCK 6
N.T.S.

NOTES

1. EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, BELLARO SPRINGS SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.

2. UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, BELLARO SPRINGS SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.

3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISON.

4. IRRIGATION WATER HAS BEEN PROVIDED TO EACH LOT BY THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE BOISE-KUNA IRRIGATION DISTRICT.

5. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF BUILDING PERMIT SUBMITTAL UNLESS A GREATER EASEMENT EXISTS, IN WHICH CASE THE EASEMENT SHALL GOVERN THE SETBACK.

6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.

7. BOTTOM OF BUILDING FOOTINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUNDWATER ELEVATION.

8. LOT 2 OF BLOCK 5 AND LOTS 8 AND 22 OF BLOCK 6 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE BELLARO SPRINGS SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, DRAINAGE, AND BELLARO SPRINGS SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION.

9. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.

10. THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF KUNA RECORDED AS INSTRUMENT NO. ____-_____, RECORDS OF ADA COUNTY, IDAHO.

11. PORTIONS OF LOTS 2-6 AND LOTS 9-13 OF BLOCK 6 ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO THE ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.

12. THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. ____-_____, RECORDS OF ADA COUNTY, IDAHO.

13. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BELLARO SPRINGS SUBDIVISION, RECORDED AS INSTRUMENT NO. ____-_____, RECORDS OF ADA COUNTY, IDAHO.

14. DIRECT LOT ACCESS TO E. HUBBARD RD. AND N. LA QUINTA WAY IS PROHIBITED.

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF WESTFALL SUBDIVISION, BELLARO SPRINGS SUBDIVISION NO. 1, INFORMATION FROM RECORD OF SURVEY NUMBERS 1460, 10554, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

CLINTON W. HANSEN
PLS 11118

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 10/25/24 STATE OF IDAHO CLINTON W. HANSEN

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

JOB NO. 24-39

BELLARO SPRINGS SUBDIVISION NO. 2

BOOK ____ , PAGE _____

CERTIFICATE OF OWNERS

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

A PARCEL BEING A PORTION OF THE NW ¼ OF THE NE ¼ OF THE NW ¼ OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF THE NW ¼ OF SAID SECTION 17, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID NW ¼ BEARS S 89°47'24" E A DISTANCE OF 2639.68 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID NW ¼ S 89º47'24" E A DISTANCE OF 1374.52 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID BOUNDARY S 89º47'24" E A DISTANCE OF 605.24 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY S 0º17'23" W A DISTANCE OF 664.17 FEET TO A POINT;

THENCE N 89º41'33" W A DISTANCE OF 290.00 FEET TO A POINT;

THENCE N 0º17'23" E A DISTANCE OF 318.68 FEET TO A POINT;

THENCE N 89º47'24" W A DISTANCE OF 314.44 FEET TO A POINT ON THE EASTERLY BOUNDARY OF BELLARO SPRINGS SUBDIVISION NO. 1 AS SHOWN IN BOOK ___ OF PLATS ON PAGES ____ THROUGH ____, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING DESCRIBED COURSES AND DISTANCES:

THENCE N 0º12'36" E A DISTANCE OF 116.926 FEET TO A POINT;

THENCE N 56º01'31" E A DISTANCE OF 5.49 FEET TO A POINT;

THENCE N 0º12'36" E A DISTANCE OF 50.00 FEET TO A POINT;

THENCE N 89º47'24" W A DISTANCE OF 4.86 FEET TO A POINT;

THENCE N 0º12'36" E A DISTANCE OF 175.00 FEET TO THE **POINT OF BEGINNING**.

THIS PARCEL CONTAINS 6.91 ACRES MORE OR LESS.

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

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

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

HAYDEN HOMES IDAHO, LLC, AN IDAHO LIMITED LIABILITY COMPANY

_____
BY DAVID WOODS, ACCOUNTING DIRECTOR

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF DESCHUTES } S.S.

ON THIS ____ DAY OF _____ , 20___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED DAVID WOODS, KNOWN OR IDENTIFIED TO ME TO BE THE ACCOUNTING DIRECTOR OF HAYDEN HOMES IDAHO, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

MY COMMISSION EXPIRES _____

RESIDING AT _____

_____
NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

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

CLINTON W. HANSEN
PLS 11118

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 10/25/24 STATE OF IDAHO CLINTON W. HANSEN

LandSolutions
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231 E. 5TH ST.
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(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

JOB NO. 24–39

BELLARO SPRINGS SUBDIVISION NO. 2

BOOK ____ , PAGE _____

HEALTH CERTIFICATE

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

_____

CENTRAL DISTRICT HEALTH, EHS DATE

APPROVAL OF THE CITY COUNCIL

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

_____

CITY CLERK OF KUNA CITY, IDAHO

APPROVAL OF THE CITY ENGINEER

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

_____

CITY ENGINEER ~ KUNA, IDAHO

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

_____

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

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

_____

ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

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

DATE: _____ _____

COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

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

INSTRUMENT NO. _____

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

_____ _____

DEPUTY EX-OFFICIO RECORDER

FEE: _____

CLINTON W. HANSEN
PLS 11118

PROFESSIONAL LAND SURVEYOR
REGISTERED
11118
STATE OF IDAHO
CLINTON W. HANSEN
10/25/24

LandSolutions
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(208) 288-2040 fax (208) 288-2557
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JOB NO. 24–39

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IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

February 12, 2025

Adam Miera, P.E.
Traffic Services Regional Directior, NV5

RE: Patagonia Subdivision - ITD Development Staff Report

Dear Adam,

The Idaho Transportation Department (ITD) has completed our review of the Patagonia Subdivision Traffic Impact Study. The proposed development will be located at the intersection of Locust Grove & Hubbard Road in Kuna, Idaho.

Development Summary

- The proposed development will consist of 603 residential units.

ITD Staff Requirements

- ITD does not have any mitigation requirements for this development.

Mitigation Funding

- Per ITD's Conditions Memo dated April 24, 2020, the Department still requires the developer to enter into a proportionate share agreement for $172,353.00, as this development will add significant traffic to the SH-69 corridor (memo attached).

Expiration of Staff Report

- This staff report is valid for one year beyond the expected build out year. In the event of significant delays, ITD may request an updated TIS to reflect current traffic conditions.

Notices

- This report does not supersede or nullify any local land use requirements or legal property restrictions. Legal property restrictions include but are not limited to easements, access agreements, deed restrictions, plat restrictions, liens or other encumbrances. Removing, modifying, or establishing legal property restrictions is the responsibility of the developer.
- This report does not constitute a permit approval, or denial issued pursuant to IDAPA 29.03.42.
- Any allowance for access/encroachment on a state highway granted in this report is subject to changes in requirements/restrictions, and removal in the future for reasons of safety, capacity, and other ITD planning efforts.

ITD Staff Recommendations are intended to assure that the proposed development will not place an undue burden on the existing State Highway system within the vicinity impacted by the proposed development. Maintaining safety and mobility for Idaho's motorists is of utmost importance to ITD. We appreciate your improvements to livability in Kuna, Idaho, as we want all residents to travel safely and efficiently on the highway system.

If you have any questions, feel free to contact me at Brian.Duran@itd.idaho.gov or Kendra Conder, Development Services Coordinator, at (208) 334-8377 or email Kendra.Conder@itd.idaho.gov.

Sincerely,

Development Services Manager

Outlook

RE: City of Kuna Transmittal Notice 25-04-FP

From Ashley Wolgast <AWolgast@kunaid.gov>
Date Fri 4/4/2025 9:38 AM
To Marina Lundy <MLundy@kunaid.gov>

Public Works supports Final Plat approval for Bellaro Springs 2.

Ashley

KUNA IDAHO

6950 S. Ten Mile
P.O. Box 13
Kuna, ID 83634

Ashley Wolgast
Project Support Coordinator
City of Kuna | Public Works

Phone: 208-947-7713
Email: awolgast@kunaid.gov
www.kunacity.id.gov

From: Marina Lundy <MLundy@kunaid.gov>
Sent: Thursday, April 3, 2025 12:33 PM
To: Ada County Highway District <planningreview@achdidaho.org>; Central District Health Department <lbadigian@cdhd.idaho.gov>; COMPASS <gisshared@compassidaho.org>; Idaho Transportation Department <D3Development.Services@itd.idaho.gov>; Idaho Transportation Department - Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <chad.gordon@jmsanitation.com>; Jessica Reid <jhall@kunaid.gov>; Morgan Treasure <mtreasure@kunaid.gov>; Kuna Police Department <mfratusco@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Kuna Rural Fire District Plan Review <scott@fccnw.com>; PWoffice <PWoffice@kunaid.gov>
Subject: City of Kuna Transmittal Notice 25-04-FP

Good afternoon,

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

CASE NUMBER:	25-04-FP BELLARO SPRINGS NO.2 (FKA PATAGONIA LAKES)
PROJECT DESCRIPTION	Applicant requests Final Plat approval for Bellaro Springs No. 2 which is 31 single family residential lots and 3 common lots on 6.91 acres. The property is located at East Hubbard Rd., Kuna, ID 83634 (APN S1417212450 and S1417212475) S17, T2N, R1E.
APPLICANT	Jason Horne Jhorne@hayden-homes.com
REPRESENTATIVE	Ross Erickson Ross@ericksoncivil.com

SCHEDULED HEARING DATE	Tuesday, **May 6, 2025,** at 6:00 P.M.
STAFF CONTACT	Marina Lundy 986.269.8341 mlundy@kunaid.gov

- 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. *If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.*
- *No response within **15 business days** will indicate you have no objection or comments regarding this project*.
- The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions.

DEVELOPMENT SERVICES KUNA IDAHO

Marina Lundy

Planner

City of Kuna | Development Services

751 W. 4th Street

P.O. Box 13

Kuna, ID 83634

Phone: 986.269.8341

Email: mlundy@kunaid.gov

www.kunacity.id.gov

CASE NO. 25-07-FP

ASHTON ESTATES NO. 8, FINAL PLAT

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

ALL APPLICATION MATERIALS: 25-07-FP ASHTON ESTATES NO.8

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

CITY OF KUNA:
CITY COUNCIL
STAFF MEMO

City of Kuna Council Staff Memo

Entitlements Requested:	Final Plat	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Time Extension
Title:	Ashton Estates No. 8		Application Number:		25-07-FP		
Date:			Staff Contact:		Marina Lundy		
Owner(s)/Applicant:	Cheryl Heath		Applicant Contact:		cheath@kmengllp.com		
Representative:	Same		Representative Contact:		Same		

Purpose
Applicant requests Final Plat approval for Ashton Estates No. 8, which is approx. 6.705 acres with an R-8 zone and will consist of 34 buildable lots and 7 common lots. The site is located at 2320 E. Meadow View Road off of Meridian Road and Meadow View Road, Kuna, ID (APN S1419244300).

Statement of Fact	
Parcel Number(s):	S1419244300
Future Land Use Map Designation:	High Density Residential
Existing Land Use:	undeveloped
Current Zoning:	R-8, High Density Residential
Proposed Zoning:	R-8, High Density Residential
Development Area:	6.705 Acres
Adjacent Zoning Districts:	**North:** Medium **East:** Medium **South:** Medium **West:** Medium, Commercial
Adjacent Street(s) Existing & Proposed:	**North:** None **East: None** **South:** E Meadow View Rd. **West:** None
Internal Street(s) Existing & Proposed:	S Belgian Way(Proposed), N Peakhurt Ave. (proposed), E Jade Falls St. (proposed)
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis
The Comprehensive Plan identifies the subject property as High Density Residential, the existing zone is a City of Kuna Zone; R-8 (High Density Residential). The proposed zoning and land use for the subject site agrees with the Future Land Use Map (FLUM) of the City of Kuna.

Recommended Conditions of Approval

1. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to provide public access to the site as this project will have internal private streets, as detailed in the Ada County Highway District staff report.

2. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.

3. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 5-9-308.

4. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot.

5. Fencing within and around the site shall comply with KCC 5-8-1005 (unless specifically approved otherwise and permitted).

6. All required landscaping shall be permanently maintained in a healthy condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.

7. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.

8. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in KCC 5-8-1704 through 1706.

9. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.

10. Develop/Owner/Applicant is hereby notified this project is subject to Design Review inspections and fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.

11. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 5-9-402-B-22.

12. Connection to City Services (Sewer and Water) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.

13. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

14. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.

15. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties

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

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

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

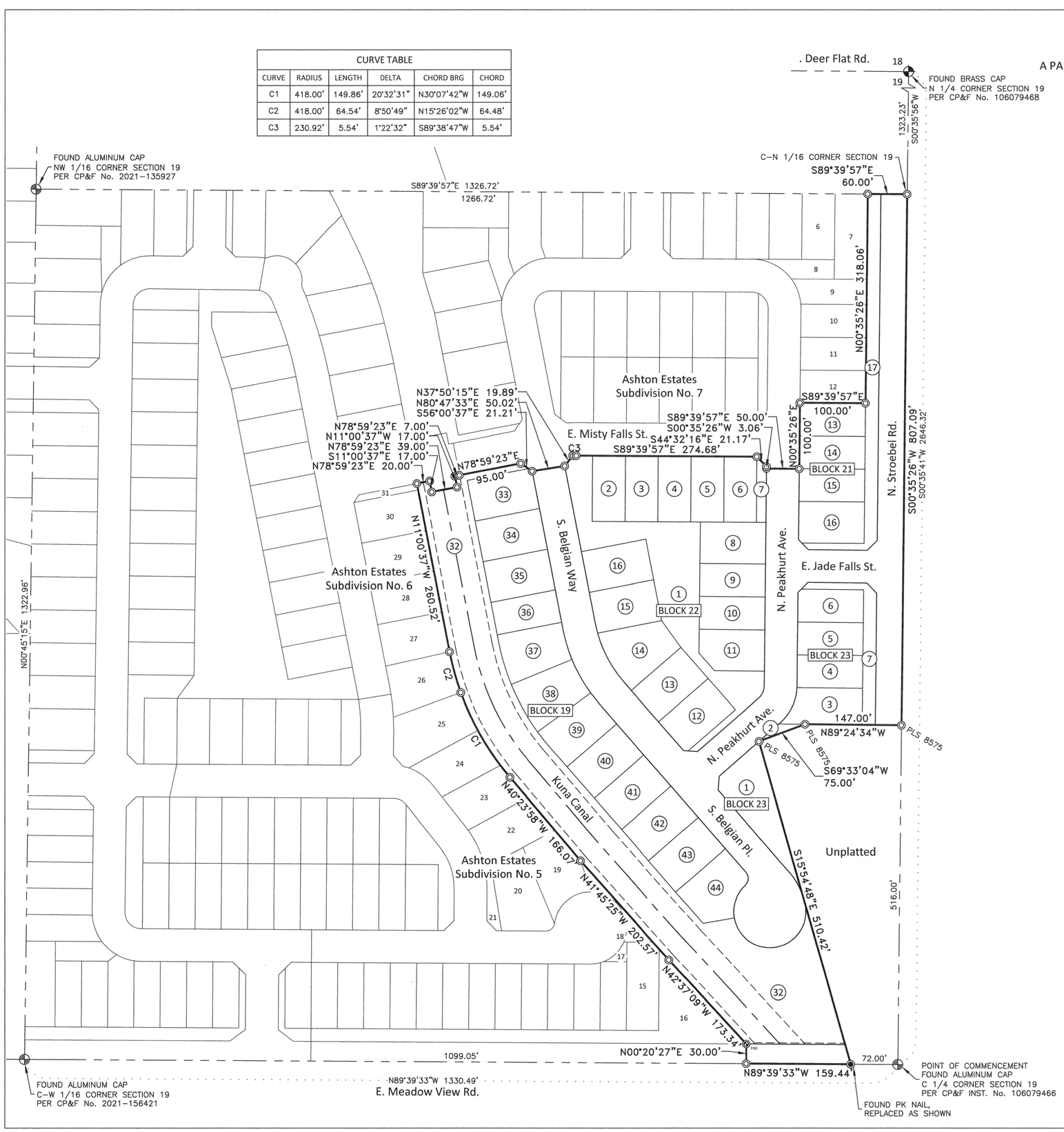
19. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.

20. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	418.00'	149.86'	20°32'31"	N30°07'42"W	149.06'
C2	418.00'	64.54'	8°50'49"	N15°26'02"W	64.48'
C3	230.92'	5.54'	1°22'32"	S89°38'47"W	5.54'

PLAT OF
ASHTON ESTATES SUBDIVISION No. 8

A PARCEL OF LAND SITUATED IN A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, B.M., CITY OF KUNA, ADA COUNTY, IDAHO.
2025



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

LEGEND

- FOUND ALUMINUM CAP
- FOUND BRASS CAP
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459", UNLESS NOTED OTHERWISE
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- FOUND 1–1/4" BRASS PLUG MARKED "ALB 12459"
- SET 1–1/4" BRASS PLUG (WITH MAGNETIC INSERT) MARKED "ALB 12459"
- CALCULATED POINT, NOTHING FOUND OR SET
- (8) LOT NUMBER
- 7 EXISTING LOT NUMBER
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- ADJACENT LOT LINE
- ROAD CENTERLINE
- EASEMENT LINE
- ACHD STORM DRAINAGE EASEMENT (SEE NOTE 15)

SHEET INDEX

SHEET 1 – OVERALL SUBDIVISION MAP AND LEGEND

SHEET 2 – DETAIL PLAT MAP, LINE/CURVE TABLE, AND NOTES

SHEET 3 – DETAIL PLAT MAP, AND LINE/CURVE TABLE

SHEET 4 – CERTIFICATE OF OWNERS

SHEET 5 – CERTIFICATES AND APPROVALS

REFERENCES

R1. RECORD OF SURVEY No. 6738, RECORDS OF ADA COUNTY, IDAHO.

R2. PLAT OF ASHTON ESTATES SUBDIVISION No. 5, BOOK 127 OF PLATS AT PAGES 20450–20453, RECORDS OF ADA COUNTY, IDAHO.

R3. PLAT OF ASHTON ESTATES SUBDIVISION No. 6, BOOK 128 OF PLATS AT PAGES 20803–20805, RECORDS OF ADA COUNTY, IDAHO.

R4. PLAT OF ASHTON ESTATES SUBDIVISION No. 7, BOOK 129 OF PLATS AT PAGES 21184–21186, RECORDS OF ADA COUNTY, IDAHO.

R3. RECORD OF SURVEY No. 2499, RECORDS OF ADA COUNTY, IDAHO.

R4. RECORD OF SURVEY No. 6019, RECORDS OF ADA COUNTY, IDAHO.

R5. DEED PER INSTRUMENT No. 2019–074865, RECORDS OF ADA COUNTY, IDAHO.

SURVEY NARRATIVE

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

PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
2·11·2025

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

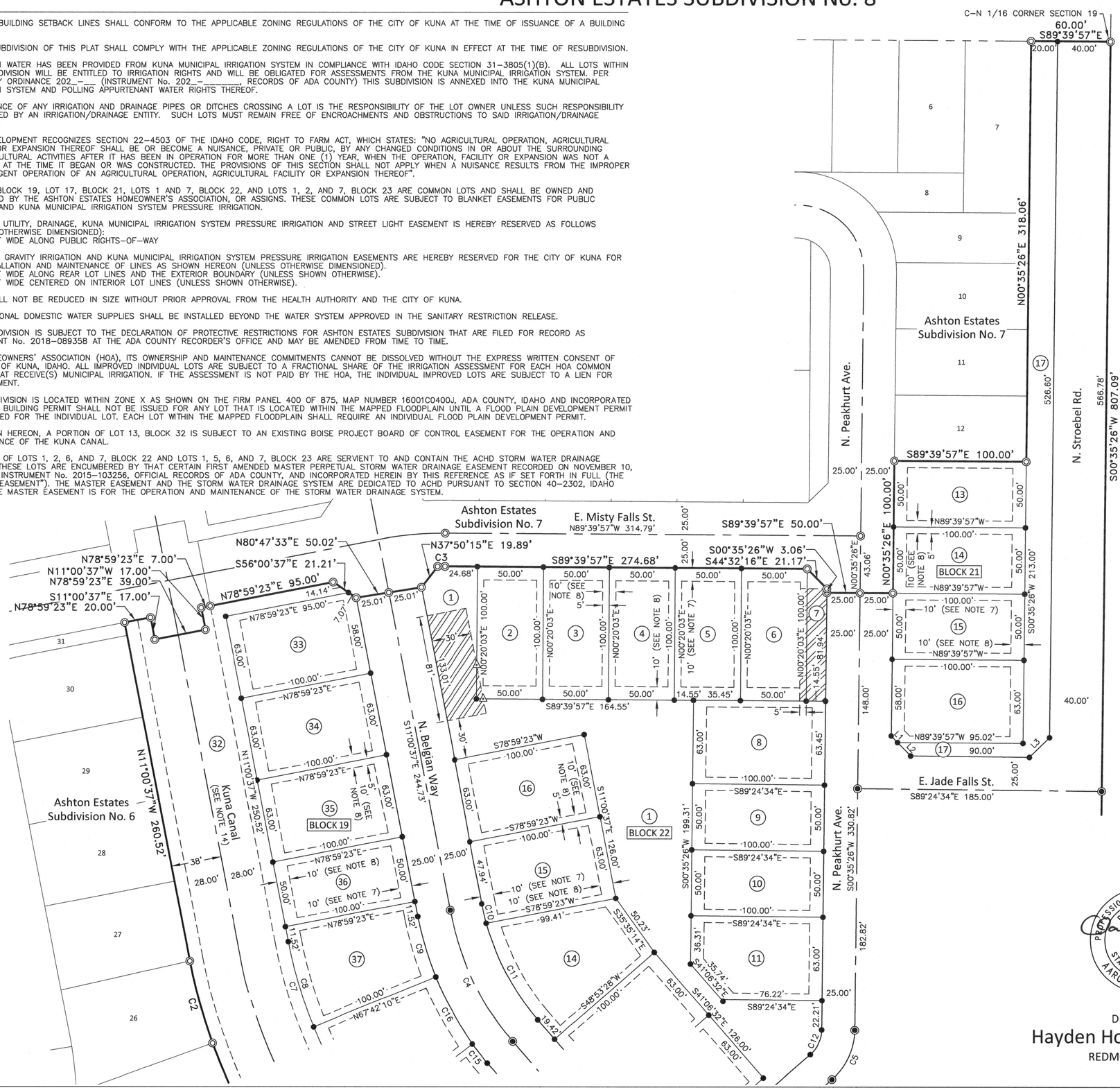
DEVELOPER
Hayden Homes Idaho, LLC
REDMOND, OREGON

JOB NO. 22-213	SHEET 1 OF 5

PLAT OF
ASHTON ESTATES SUBDIVISION No. 8

NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF RESUBDIVISION.
3. IRRIGATION WATER HAS BEEN PROVIDED FROM KUNA MUNICIPAL IRRIGATION SYSTEM IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE KUNA MUNICIPAL IRRIGATION SYSTEM. PER KUNA CITY ORDINANCE 202_-___ (INSTRUMENT No. 202_-_____, RECORDS OF ADA COUNTY) THIS SUBDIVISION IS ANNEXED INTO THE KUNA MUNICIPAL IRRIGATION SYSTEM AND POLLING APPURTENANT WATER RIGHTS THEREOF.
4. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY. SUCH LOTS MUST REMAIN FREE OF ENCROACHMENTS AND OBSTRUCTIONS TO SAID IRRIGATION/DRAINAGE FACILITIES.
5. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
6. LOT 32, BLOCK 19, LOT 17, BLOCK 21, LOTS 1 AND 7, BLOCK 22, AND LOTS 1, 2, AND 7, BLOCK 23 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE ASHTON ESTATES HOMEOWNER'S ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION.
7. A PUBLIC UTILITY, DRAINAGE, KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION AND STREET LIGHT EASEMENT IS HEREBY RESERVED AS FOLLOWS (UNLESS OTHERWISE DIMENSIONED):
   -10-FEET WIDE ALONG PUBLIC RIGHTS-OF-WAY
8. DRAINAGE, GRAVITY IRRIGATION AND KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION EASEMENTS ARE HEREBY RESERVED FOR THE CITY OF KUNA FOR THE INSTALLATION AND MAINTENANCE OF LINES AS SHOWN HEREON (UNLESS OTHERWISE DIMENSIONED).
   -10-FEET WIDE ALONG REAR LOT LINES AND THE EXTERIOR BOUNDARY (UNLESS SHOWN OTHERWISE).
   -10-FEET WIDE CENTERED ON INTERIOR LOT LINES (UNLESS SHOWN OTHERWISE).
9. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF KUNA.
10. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
11. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF PROTECTIVE RESTRICTIONS FOR ASHTON ESTATES SUBDIVISION THAT ARE FILED FOR RECORD AS INSTRUMENT No. 2018-089358 AT THE ADA COUNTY RECORDER'S OFFICE AND MAY BE AMENDED FROM TIME TO TIME.
12. THE HOMEOWNERS' ASSOCIATION (HOA), ITS OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO A FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
13. THE SUBDIVISION IS LOCATED WITHIN ZONE X AS SHOWN ON THE FIRM PANEL 400 OF 875, MAP NUMBER 16001C0400J, ADA COUNTY, IDAHO AND INCORPORATED AREAS. A BUILDING PERMIT SHALL NOT BE ISSUED FOR ANY LOT THAT IS LOCATED WITHIN THE MAPPED FLOODPLAIN UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT IS OBTAINED FOR THE INDIVIDUAL LOT. EACH LOT WITHIN THE MAPPED FLOODPLAIN SHALL REQUIRE AN INDIVIDUAL FLOOD PLAIN DEVELOPMENT PERMIT.
14. AS SHOWN HEREON, A PORTION OF LOT 13, BLOCK 32 IS SUBJECT TO AN EXISTING BOISE PROJECT BOARD OF CONTROL EASEMENT FOR THE OPERATION AND MAINTENANCE OF THE KUNA CANAL.
15. PORTIONS OF LOTS 1, 2, 6, AND 7, BLOCK 22 AND LOTS 1, 5, 6, AND 7, BLOCK 23 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT No. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302, IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.



0 50 100 150
Plan Scale: 1" = 50'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	418.00'	149.86'	20°32'31"	N30°07'42"W	149.06'
C2	418.00'	64.54'	8°50'49"	N15°26'02"W	64.48'
C3	230.92'	5.54'	1°22'32"	S89°38'47"W	5.54'
C4	217.00'	111.31'	29°23'20"	S25°42'17"E	110.09'
C5	50.00'	42.15'	48°18'02"	S24°44'27"W	40.91'
C6	38.00'	22.31'	33°38'20"	N24°56'15"W	21.99'
C7	342.00'	183.03'	30°39'50"	S26°20'32"E	180.86'
C8	342.00'	67.37'	11°17'13"	S16°39'14"E	67.26'
C9	242.00'	47.67'	11°17'13"	S16°39'14"E	47.60'
C10	192.00'	15.08'	4°30'00"	S13°15'37"E	15.08'
C11	192.00'	83.25'	24°50'39"	S27°55'57"E	82.60'
C12	25.00'	21.08'	48°18'02"	S24°44'27"W	20.46'
C13	75.00'	2.18'	1°39'51"	S1°25'22"W	2.18'
C14	75.00'	61.05'	46°38'10"	S25°34'22"W	59.38'
C15	242.00'	18.28'	4°19'44"	S38°16'21"E	18.28'
C16	242.00'	58.33'	13°48'38"	S29°12'10"E	58.19'
C17	342.00'	82.44'	13°48'38"	S29°12'10"E	82.24'
C18	342.00'	33.23'	5°33'59"	S38°53'28"E	33.21'
C19	13.00'	20.20'	89°00'52"	N3°23'53"E	18.23'
C20	55.00'	55.45'	57°45'50"	S19°01'24"W	53.13'
C21	55.00'	178.60'	186°03'17"	N77°06'51"E	109.85'
C22	100.00'	43.97'	25°11'41"	N28°30'39"W	43.62'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S44°24'34"E	7.04
L2	S44°24'34"E	14.17
L3	N45°35'26"E	21.21
L4	N44°24'34"W	21.21
L5	S45°35'26"W	14.14
L6	S45°35'26"W	7.07
L7	N86°06'32"W	7.07
L8	N86°06'32"W	14.14
L9	S3°53'28"W	21.21

PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
2.11.2025

DEVELOPER
Hayden Homes Idaho, LLC
REDMOND, OREGON

km ENGINEERING
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PHONE (208) 639-6939
kmengllp.com

JOB NO. 22-213 | SHEET 2 OF 5

PLAT OF
ASHTON ESTATES SUBDIVISION No. 8



0 50 100 150

Plan Scale: 1" = 50'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	418.00'	149.86'	20°32'31"	N30°07'42"W	149.06'
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C5	50.00'	42.15'	48°18'02"	S24°44'27"W	40.91'
C6	38.00'	22.31'	33°38'20"	N24°56'15"W	21.99'
C7	342.00'	183.03'	30°39'50"	S26°20'32"E	180.86'
C8	342.00'	67.37'	11°17'13"	S16°39'14"E	67.26'
C9	242.00'	47.67'	11°17'13"	S16°39'14"E	47.60'
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C11	192.00'	83.25'	24°50'39"	S27°55'57"E	82.60'
C12	25.00'	21.08'	48°18'02"	S24°44'27"W	20.46'
C13	75.00'	2.18'	1°39'51"	S1°25'22"W	2.18'
C14	75.00'	61.05'	46°38'10"	S25°34'22"W	59.38'
C15	242.00'	18.28'	4°19'44"	S38°16'21"E	18.28'
C16	242.00'	58.33'	13°48'38"	S29°12'10"E	58.19'
C17	342.00'	82.44'	13°48'38"	S29°12'10"E	82.24'
C18	342.00'	33.23'	5°33'59"	S38°53'28"E	33.21'
C19	13.00'	20.20'	89°00'52"	N3°23'53"E	18.23'
C20	55.00'	55.45'	57°45'50"	S19°01'24"W	53.13'
C21	55.00'	178.60'	186°03'17"	N77°06'51"E	109.85'
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L5	S45°35'26"W	14.14
L6	S45°35'26"W	7.07
L7	N86°06'32"W	7.07
L8	N86°06'32"W	14.14
L9	S3°53'28"W	21.21

PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
2.11.2025

DEVELOPER
Hayden Homes Idaho, LLC
REDMOND, OREGON

km ENGINEERING
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JOB NO. 22-213 | SHEET 3 OF 5

PLAT OF
ASHTON ESTATES SUBDIVISION No. 8

CERTIFICATE OF OWNERS

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

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

COMMENCING AT AN ALUMINUM CAP MARKING THE CENTER 1/4 CORNER OF SAID SECTION 19, WHICH BEARS S00°35'41"W A DISTANCE OF 1,323.09 FEET FROM AN ALUMINUM CAP MARKING THE CENTER–NORTH 1/16 CORNER OF SAID SECTION 19, THENCE FOLLOWING THE SOUTHERLY LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, N89°39'33"W A DISTANCE OF 72.00 FEET TO A 5/8–INCH REBAR AND THE POINT OF BEGINNING.

THENCE FOLLOWING SAID SOUTHERLY LINE, N89°39'33"W A DISTANCE OF 159.44 FEET TO A 5/8–INCH REBAR ON THE SUBDIVISION BOUNDARY OF ASHTON ESTATES SUBDIVISION NO. 5 (BOOK 127 OF PLATS, PAGES 20450–20453, RECORDS OF ADA COUNTY, IDAHO);
THENCE FOLLOWING SAID SUBDIVISION THE FOLLOWING FIVE (5) COURSES:

1. N00°20'27"E A DISTANCE OF 30.00 FEET TO A 5/8–INCH REBAR;
2. N42°37'09"W A DISTANCE OF 173.34 FEET TO A 5/8–INCH REBAR;
3. N41°45'25"W A DISTANCE OF 202.57 FEET TO A 5/8–INCH REBAR;
4. N40°23'58"W A DISTANCE OF 166.07 FEET TO A 5/8–INCH REBAR;
5. 149.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 418.00 FEET, A DELTA ANGLE OF 20°32'31", A CHORD BEARING OF N30°07'42"W, AND A CHORD DISTANCE OF 149.06 FEET TO A 5/8–INCH REBAR ON THE SUBDIVISION BOUNDARY OF ASHTON ESTATES SUBDIVISION NO. 6 (BOOK 128 OF PLATS, PAGES 20803–20805, RECORDS OF ADA COUNTY, IDAHO);

THENCE LEAVING SAID SUBDIVISION BOUNDARY OF ASHTON ESTATES SUBDIVISION NO. 5 AND FOLLOWING SAID SUBDIVISION BOUNDARY OF ASHTON ESTATES SUBDIVISION NO. 6 THE FOLLOWING SEVEN (7) COURSES:

1. 64.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 418.00 FEET, A DELTA ANGLE OF 08°50'49", A CHORD BEARING OF N15°26'02"W, AND A CHORD DISTANCE OF 64.48 FEET TO A 5/8–INCH REBAR;
2. N11°00'37"W A DISTANCE OF 260.52 FEET TO A 5/8–INCH REBAR;
3. N78°59'23"E A DISTANCE OF 20.00 FEET TO A 5/8–INCH REBAR;
4. S11°00'37"E A DISTANCE OF 17.00 FEET TO A 5/8–INCH REBAR;
5. N78°59'23"E A DISTANCE OF 39.00 FEET TO A 5/8–INCH REBAR;
6. N11°00'37"W A DISTANCE OF 17.00 FEET TO A 5/8–INCH REBAR;
7. N78°59'23"E A DISTANCE OF 7.00 FEET TO A 5/8–INCH REBAR ON THE SUBDIVISION BOUNDARY OF ASHTON ESTATES SUBDIVISION NO. 7 (BOOK 129 OF PLATS, PAGES 21184–21186, RECORDS OF ADA COUNTY, IDAHO);

THENCE LEAVING SAID SUBDIVISION BOUNDARY OF ASHTON ESTATES SUBDIVISION NO. 6 AND FOLLOWING SAID SUBDIVISION BOUNDARY OF ASHTON ESTATES SUBDIVISION NO. 7 THE FOLLOWING TWELVE (12) COURSES:

1. N78°59'23"E A DISTANCE OF 95.00 FEET TO A 5/8–INCH REBAR;
2. S56°00'37"E A DISTANCE OF 21.21 FEET TO A 5/8–INCH REBAR;
3. N80°47'33"E A DISTANCE OF 50.02 FEET TO A 5/8–INCH REBAR;
4. N37°50'15"E A DISTANCE OF 19.89 FEET TO A 5/8–INCH REBAR;
5. 5.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 230.92 FEET, A DELTA ANGLE OF 01°22'32", A CHORD BEARING OF N89°38'47"E, AND A CHORD DISTANCE OF 5.54 FEET TO A 5/8–INCH REBAR;
6. S89°39'57"E A DISTANCE OF 274.68 FEET TO A 5/8–INCH REBAR;
7. S44°32'16"E A DISTANCE OF 21.17 FEET TO A 5/8–INCH REBAR;
8. S00°35'26"W A DISTANCE OF 3.06 FEET TO A 5/8–INCH REBAR;
9. S89°39'57"E A DISTANCE OF 50.00 FEET TO A 5/8–INCH REBAR;
10. N00°35'26"E A DISTANCE OF 100.00 FEET TO A 5/8–INCH REBAR;
11. S89°39'57"E A DISTANCE OF 100.00 FEET TO A 5/8–INCH REBAR;
12. N00°35'26"E A DISTANCE OF 318.06 FEET TO A 5/8–INCH REBAR ON THE NORTHERLY LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4;

THENCE LEAVING SAID SUBDIVISION BOUNDARY OF ASHTON ESTATES SUBDIVISION NO. 7AND FOLLOWING SAID NORTHERLY LINE, S89°39'57"E A DISTANCE OF 60.00 FEET TO AN ALUMINUM CAP MARKING THE CENTER–NORTH 1/16 CORNER OF SAID SECTION 19;
THENCE LEAVING SAID NORTHERLY LINE AND FOLLOWING THE EASTERLY LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, S00°35'26"W A DISTANCE OF 807.09 FEET TO A 5/8–INCH REBAR;
THENCE LEAVING SAID EASTERLY LINE, N89°24'34"W A DISTANCE OF 147.00 FEET TO A 5/8–INCH REBAR;
THENCE S69°33'04"W A DISTANCE OF 75.00 FEET TO A 5/8–INCH REBAR;
THENCE S15°54'48"E A DISTANCE OF 510.42 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10.648 ACRES, MORE OR LESS.

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

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

ACKNOWLEDGMENT

STATE OF OREGON }
DESCHUTES COUNTY } SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON February 13 2025, ~~2024~~, BY DAVID WOODS, AS CONTROLLER, OF HAYDEN HOMES, LLC.

Kimberly D. Guthrie
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES May 21 2027

OFFICIAL STAMP
KIMBERLY DIANE GUTHRIE
NOTARY PUBLIC-OREGON
COMMISSION NO. 1037104
MY COMMISSION EXPIRES MAY 21, 2027

CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF ASHTON ESTATES SUBDIVISION No. 8 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

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

PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
2·13·2025

DEVELOPER
Hayden Homes Idaho, LLC
REDMOND, OREGON

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

PLAT OF
ASHTON ESTATES SUBDIVISION No. 8

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

_____
PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF KUNA CITY ENGINEER

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

_____
CITY ENGINEER, P.E. No._____

APPROVAL OF CITY COUNCIL

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

_____
KUNA CITY CLERK

CERTIFICATE OF COUNTY SURVEYOR

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

_____ _____
COUNTY SURVEYOR DATE

HEALTH CERTIFICATE

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

CENTRAL DISTRICT HEALTH ★ ADA COUNTY ★

REHS 2·19·25
HEALTH OFFICER DATE

CERTIFICATE OF ADA COUNTY TREASURER

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

_____ _____
COUNTY TREASURER DATE:

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO)
) SS
ADA COUNTY)

I HEREBY CERTIFY THAT THIS PLAT OF ASHTON ESTATES SUBDIVISION No. 8 WAS FILED AT THE REQUEST OF _____ AT ____ MINUTES PAST ____ O'CLOCK __.M., THIS __DAY OF _____, _____ A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK _____ OF PLATS AT PAGES _____ THRU _____.

INSTRUMENT NUMBER _____.

_____ _____
DEPUTY EX–OFFICIO RECORDER

FEE:

PROFESSIONAL LAND SURVEYOR REGISTERED 12459 STATE OF IDAHO AARON L. BALLARD
2·11·2025

DEVELOPER
Hayden Homes Idaho, LLC
REDMOND, OREGON

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

CENTRAL DISTRICT HEALTH

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

File Number: 6229

February 19, 2025

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

RE: Ashton Estates Subdivision No 8

Dear Mr. Tripple:
Central District Health has reviewed and does approve the final plat for this subdivision for central water and central sewer facilities. Final approval was given February 19, 2025.

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

Sincerely,

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

cc: Hayden Homes Idaho, LLC
CW-Kuna, LLC
KM Engineering, LLP
City of Kuna

LB:dc

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 25-07-FP

Development Name/Section Ashton Estates 8 CDH File # _____

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
- ☐ high seasonal ground water
- ☐ bedrock from original grade
- ☐ waste flow characteristics
- ☐ other _____

☐ 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☒ 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
- ☒ central sewage
- ☐ interim sewage
- ☐ individual sewage
- ☐ community sewage system
- ☒ central water
- ☐ individual water
- ☐ community water well

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

☒ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.

☐ 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.

☐ 11. Land development application, fee per lot, test holes and full engineering report is required.

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

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

☐ 14. _____

_____

_____

_____ Reviewed By: Rob Brady Date: 4/21/25

Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

March 13, 2020

Troy Behunin
City of Kuna
751 W. 4th Street
Kuna, ID 83634

VIA EMAIL

RE: Ashton Estates East Subdivision – ITD Traffic Impact Study Acceptance Letter

Dear Mr. Behunin,

The Idaho Transportation Department (ITD) completed the review of the Ashton Estates East Subdivision Traffic Impact Study (TIS) dated February 19, 2020. The development is located east of SH-69 on Meadow View Road. The proposed subdivision does not directly abut the State Highway system. The proposed subdivision adds to the congested SH-69 corridor thus causing impacts to safety and mobility of the intersection of SH-69 / Deer Flat Road.

ITD requests the City of Kuna require Ashton Estates East Subdivision to mitigate impacts to the State Highway system. The following improvements are required prior to occupancy:

Intersection of SH-69 and Deer Flat Road

The TIS identified that in 2024 the intersection of Deer Flat Road ad SH-69 is anticipated to exceed ITD's minimum operational thresholds. Congestion increases from trips generated by this development. The TIS recommended an additional eastbound left turn lane on Deer Flat Road be constructed to meet minimum operational thresholds.

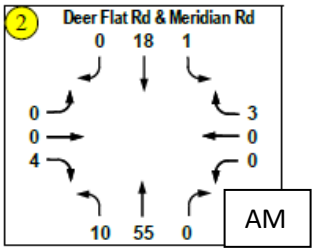
ITD is in the process of developing a SH-69 corridor plan to determine ultimate future width and intersection improvements along SH-69. The report is anticipated to be finalized in Spring 2020. ITD is uncertain if the existing signal will be the preferred intersection treatment identified in the SH-69 corridor plan, however an additional eastbound left turn lane on Deer Flat Road is a reasonable solution on which to base proportionate share contribution.

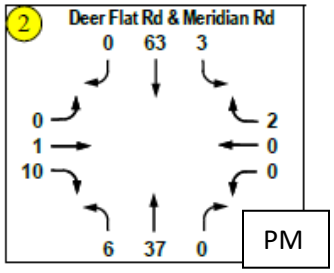
- ITD estimates the cost of the additional eastbound left turn lane design, installation, and construction to be $943,332. See attached estimate.
- ITD requests the developer pay a proportionate share of $37,261 (3.95%) to the future intersection treatment based off of total 2024 Deer Flat Rd intersection trips compared to total site trips.

Your Safety • Your Mobility
Your Economic Opportunity

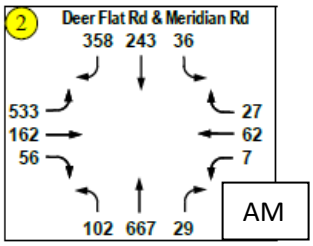
IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

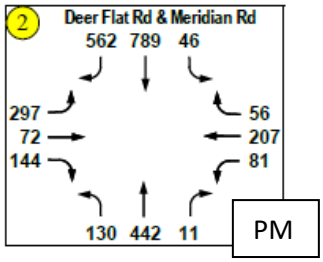
Site Trips





2024 Buildout Total





AM Site = 91	*AM Total = 2,282*	*AM % = 4.0*
PM Site = 122	*PM Total = 2,837*	*PM % = 3.9*
Proportionate Share for SH-69 / Deer Flat Road Intersection Improvement		***Avg % = 3.95***

ITD is in discussions with the City of Kuna regarding creation of an interagency agreement to hold the developer's proportionate share contribution for use in a future project(s) on SH-69 within Kuna's area of impact. We appreciate the opportunity to work with the City of Kuna in identifying priority projects on the SH-69 corridor once the SH-69 Corridor Plan is complete.

This letter acknowledges ITD's acceptance of the Ashton Estates East Subdivision TIS. Maintaining safety and mobility for Idaho's motorists is of the utmost importance to ITD. ITD encourages the City of Kuna to require the Ashton Estates East Subdivision to contribute a proportionate share of $37,261 towards future improvements on SH-69 to mitigate for their impacts to the State Highway system. If you have any questions please do not hesitate to contact me at erika.bowen@itd.idaho.gov or 208-265-4312 extension #7.

Sincerely,

Erika R. Bowen, P.E.
ITD – District 3
Traffic Technical Engineer

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

cc.
Mindy Wallace – ACHD
Chhang Ream – CR Engineering, Inc

Intersection Widening - Conceptual Cost Estimate

Estimated By: E. Bowen Date: 3-13-2020
Checked By: Date:

Location: Deer Flat Road and SH-69
Scope: Additional eastbound left turn lane. Pavement widening on eastern leg to reposition lanes. Relocate two signal poles. One-half acre right-of-way acquisition.

	Item Description	Quantity		Unit Price	Cost	Source
SECTION 1						
201-010A	CLEARING & GRUBBING	0.86	ACRE	$ 6,833.00	$ 5,879.37	KN 18872
203-015A	REM OF BITUMINOUS SURF	1021.48	SY	$ 9.67	$ 9,877.73	KN 18872
203-130A	REMOVAL OF PAV MARKINGS	6895.00	FT	$ 1.00	$ 6,895.00	KN 18852
205-005A	EXCAVATION	3404.94	CY	$ 15.25	$ 51,925.31	KN 18872
301-005A	GRANULAR SUBBASE	2296.08	TON	$ 15.90	$ 36,507.69	KN 18872
303-022A	3/4" AGGR TY B FOR BASE	1978.72	TON	$ 18.30	$ 36,210.62	KN 18872
401-020A	CSS-1 DIL EMUL ASPH FOR TACK COAT	403.91	GAL	$ 3.48	$ 1,405.61	KN 18872
405-435A	SUPERPAVE HMA PAV INCL ASPH&ADD CL SP-3	1082.99	TON	$ 70.00	$ 75,809.07	KN 18872
614-015A	SIDEWALK	0.00	SY	$ 80.00	$ -	KN 20294
614-025A	CURB RAMP	0.00	SY	$ 193.50	$ -	KN 19965
615-492A	CURB & GUTTER TYPE 2	0.00	FT	$ 50.00	$ -	KN 20294
621-005A	SEED BED PREPARATION	0.54	ACRE	$ 1,529.67	$ 831.93	KN 18872
621-010A	SEEDING	0.54	ACRE	$ 1,663.33	$ 904.62	KN 18872
615-651A	TRAFFIC SEPARATOR TYPE 1	350.00	FT	$ 20.00	$ 7000.00	KN 19965 KN 20798
630-020A	TRANSVERSE, WORD, SYMBOL, ARROW PAV MKG – WATERBORNE	356.00	SF	$ 3.40	$ 1,210.40	KN 13962
630-025A	LONGITUDINAL PAVEMENT MARKING	9013.60	FT	$ 1.05	$ 9,464.28	KN 18872
656-005A	TRAF SIGNAL INSTALLATION	0.50	LS	$ 229,000.00	$ 114,500.00	KN 18872
675-005A	SURVEY	1.00	LS	$ 20,000.00	$ 20,000.00	KN 18872
	Traffic Control	1.00	LS	$ 73,000.00	$ 73,000.00	KN 18872
	Miscellaneous Minor Items	5%			$ 22,571.08	
	Mobilization	10%			$ 45,142.16	
	SECTION 1 Sub-Total				$ 519,134.90	
SECTION 2						
	CN Change Order / Quantity Variance	5%			$ 25,956.74	
	CN Non-Bid Items	3.5%			$ 18,169.72	
	SECTION 2 Sub-Total				$ 44,126.46	
SUMMARY						
	Sub-Total: SECTION 1 & SECTION 2				$ 563,261.30	
	Contingency - Scoping Level	30%			$ 168,978.40	
	TOTAL CONSTRUCTION COST				$ 732,239.70	

Summary of Project Costs			Amount
Construction			$ 732,239.70
Design Services	10%		$ 73,223.97
Construction Services	12%		$ 87,868.77
Right-of-Way	0.50	ACRES	$ 50,000.00
Total Cost			$ 943,332.50

Outlook

RE: City of Kuna Transmittal Notice 25-07-FP

From Ashley Wolgast <AWolgast@kunaid.gov>
Date Fri 4/18/2025 9:24 AM
To Marina Lundy <MLundy@kunaid.gov>

Public Works supports the Final Plat approval for Ashton Estates 8.

KUNA IDAHO

6950 S. Ten Mile
P.O. Box 13
Kuna, ID 83634

Ashley Wolgast
Project Support Coordinator
City of Kuna | Public Works

Phone: 208-947-7713
Email: awolgast@kunaid.gov
www.kunacity.id.gov

From: Marina Lundy <MLundy@kunaid.gov>
Sent: Thursday, April 17, 2025 4:38 PM
To: Ada County Highway District <planningreview@achdidaho.org>; Central District Health Department <lbadigian@cdhd.idaho.gov>; COMPASS <gisshared@compassidaho.org>; Idaho Transportation Department <D3Development.Services@itd.idaho.gov>; Idaho Transportation Department - Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <chad.gordon@jmsanitation.com>; Jessica Reid <jhall@kunaid.gov>; Morgan Treasure <mtreasure@kunaid.gov>; Kuna Police Department <mfratusco@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Kuna Rural Fire District Plan Review <scott@fccnw.com>; PWoffice <PWoffice@kunaid.gov>
Subject: City of Kuna Transmittal Notice 25-07-FP

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

CASE NUMBER:	25-07-FP ASHTON ESTATES NO.8
PROJECT DESCRIPTION	Applicant requests Final Plat approval for Ashton Estates No. 8, which is approx. 6.705 acres with an R-8 zone and will consist of 34 buildable lots and 7 common lots. The site is located at 2320 E. Meadow View Road off of Meridian Road and Meadow View Road, Kuna, ID (APN S1419244300).
APPLICANT	Cheryl Heath cheath@kmengllp.com
REPRESENTATIVE	Same as above
SCHEDULED HEARING DATE	Tuesday, **May 20, 2025,** at 6:00 P.M.
STAFF CONTACT	Marina Lundy

	986.269.8341 mlundy@kunaid.gov

- 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. *If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.*
- *No response within **15 business days** will indicate you have no objection or comments regarding this project*.
- The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions.

DEVELOPMENT SERVICES KUNA IDAHO

Marina Lundy

Planner

City of Kuna | Development Services

751 W. 4th Street

P.O. Box 13

Kuna, ID 83634

Phone: 986.269.8341

Email: mlundy@kunaid.gov

www.kunacity.id.gov

BEFORE THE CITY COUNCIL
CITY OF KUNA, ADA COUNTY IDAHO

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 25-05-TE**
	)	
LINROCK SUBDIVISION	)	
	)	
In Connection with Linrock Subdivision located at South Linder Road, Kuna, ID.	)	**DECISION AND REASONED STATEMENT.**

SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND

These matters came before the City Council on April 15, 2025 where the Council voted to approve case No. 25-05-TE. Thereafter, this Decision was prepared and presented to the Council on May 6, 2025 for formal adoption of the Council's decision.

SECTION 2
DECISION

The Linrock Subdivision Time Extension (Case No. 25-05-TE) is Approved.

SECTION 3
RECORD OF EXHIBITS

I. List of Exhibits.

- TIME EXTENSION APPLICATION
- NARRATIVE

SECTION 4
REASONED STATEMENT

I. Relevant Criteria and Standards Considered

a. Kuna City Code (KCC) Title 5 Development Regulations, Chapter 9 Subdivision Code.

II. Factual Findings

a. General Factual Findings.

1. Statement of Fact

Parcel Number(s):	S1236315400
Future Land Use Map Designation:	Medium Use
Existing Land Use:	Agricultural
Current Zoning:	R-12 (high density residential), C-1 (neighborhood commercial district), R-6 (medium density residential)
Proposed Zoning:	R-12 (high density residential), C-1 (neighborhood commercial district), R-6 (medium density residential)
Development Area:	39.64 acres
Adjacent Zoning Districts:	**North:** A (Agriculture); **East:** RUT (Rural Urban Transition); **South:** RUT (Rural Urban Transition); **West:** RUT (Rural Urban Transition), R-2 (Low Density Residential)
Adjacent Street(s) Existing & Proposed:	**North:** W Linderwood Dr (Existing); **East:** Nothing; **South:** W Lake Hazel Rd; **West:** S Linder Rd (Existing)
Internal Street(s) Existing & Proposed:	None
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

2. Procedural Findings:

Agency Comments Request	March 7, 2025
City Council Public Meeting	Held on April 15, 2025

III. Conditions of Approval

1. Developer/Owner/Applicant shall adhere to the Conditions of Approval as provided in the final written decision.

2. The Perdido Cove Subdivision Preliminary Plat time extension approval will expire April 15, 2026.

3. Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all Conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.

_____

Joe Stear, Mayor

RESOLUTION NO. R39-2025
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE OFFER TO PURCHASE REAL PROPERTY, PUBLIC RIGHT-OF-WAY WARRANTY DEED AND ACCEPTANCE FROM RLG PROPERTIES, LLC, AN IDAHO LIMITED LIABILITY COMPANY (GRANTOR) AND CITY OF KUNA (GRANTEE) FOR PUBLIC ROAD RIGHT-OF-WAY AND CONSTRUCTION PURPOSES, INCLUDING ALL PUBLIC UTILITY USES ATTENDANT TO PUBLIC RIGHT-OF-WAY USE. AND THE CITY OF KUNA; AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE AND EXECUTION.

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

Section 1. The Mayor is hereby authorized to sign, attached hereto the Offer to Purchase Real Property and Public Right -of- Way Warranty Deed and Acceptance from RLG Properties, LLC, an Idaho Limited Liability Company (Grantor) and City of Kuna, an Idaho Municipal Corporation (Grantee) and the City Clerk is hereby authorized to attest to said signature.

Section 2. The Mayor of the City of Kuna, Idaho is hereby authorized to execute said the Purchase of Real Property and the Public Right-Of-Way Warranty Deed and Acceptance and the City Clerk is hereby authorized to attest to said execution as so authorized and approved for on behalf of the City of Kuna, Idaho.

PASSED BY THE COUNCIL of Kuna, Idaho this 20th day of May, 2025.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of May, 2025.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

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

MEMO

Date: May 20, 2025

From: Doug Hanson, Planning & Zoning Director

To: Kuna City Council

RE: Offer to Purchase Right-of-Way – Southwest Corner of Kay and Avalon

---

Mayor and City Council Members,

As part of the Kay and Avalon Traffic Signal Project, an additional 328 SF right-of-way on the southwest corner was required. As the subject site from which the right-of-way is to be acquired was under a Small Business Administration loan, the Ada County Highway District (ACHD) tasked the city, specifically the Economic Development Department, to work directly with the property/business owner. This Offer to Purchase Right-of-Way is a result of said cooperation.

Enclosed you will find the Offer to Purchase and it's supporting documents, as well as the Public Right-of-Way Warranty Deed and Acceptance. The Offer to Purchase shall be sent to the property owner with the condition that the Real Property be free from the encumbrances of Washington Trust Bank Deed of Trust so the Title Company may remove exception nos. 17 and 19 from the Fidelity National Title Commitment No. 34602442223, dated April 7, 2025.

Upon receipt of the signed purchase agreement and the Title being clear of Washington Trust Bank, the city will then dedicate the right-of-way to ACHD.

Sincerely,

Doug Hanson
Planning & Zoning Director

CITY OF KUNA

OFFER TO PURCHASE REAL PROPERTY FOR PUBLIC ROAD RIGHT-OF-WAY AND CONSTRUCTION PURPOSES
Including All Public Utility Uses Attendant to Public Road Right-of-Way Use

Reputed Property Owner: RLG Properties, LLC, an Idaho limited liability company
Project No. 200392
Address: 762 E Wythe Creek CT Ste 102 Kuna, Idaho 83634

BRIEF DESCRIPTION OF PUBLIC ROAD PROJECT:
Improvement of the southwest corner of the intersection of E Avalon St. and Kay Ave. in Kuna, Idaho.

EXHIBITS:

A- Real Property Description
B- Public Right-of-Way Warranty Deed and Acceptance
C- Notice of Rights
D-Appraisal

DESCRIPTION OF REAL PROPERTY TO BE PURCHASED:

Public Right-of-Way Warranty Deed and Acceptance: See Exhibit B attached hereto.

Public Right-of-Way Real Property Description: See Exhibit A attached hereto.

OFFERED PURCHASE PRICE: Total purchase price: $8,116.00.
Basis for the offer: The City of Kuna seeks to improve the intersection of E. Avalon St. and Kay Ave. in Kuna, Idaho to include a traffic signaling and has been tasked by Ada County Highway District to acquire additional right-of-way at the intersection of E. Avalon St. and Kay Ave. in Kuna, Idaho. In this regard the City of Kuna seeks to acquire the Public Right-of-Way Warranty Deed and Acceptance for 328 square feet more or less of real property which is described in Exhibit A. The survey by Thomas Taylor PLS drawing, which is part of Exhibit A, depicts the location of the subject real property. The offered purchase price is based upon the H.S. Calhoun, LLC Real Estate Appraisal & Consultation by H. Scott Calhoun, MAI Idaho CGA #657 dated September 20, 2024.

The Mayor and City Council appreciate your consideration and timely response to this offer. You have thirty (30) days to respond to this offer.

Signed: _____
Mayor/ Joe Stear

EXHIBIT A
REAL PROPERTY DESCRIPTION

Project No. Avalon Road
Parcel No. 1
Fee Acquisition Parcel 1 RLG Properties LLC.
August 29, 2024

Description for fee Acquisition – Parcel 1

A portion of Lot 1, Block 1 of Cement Falls Park Subdivision according to the Plat thereof recorded in Book 89 of Plats, pages 10387, records of Ada county, Idaho, being more particularly described as follows:

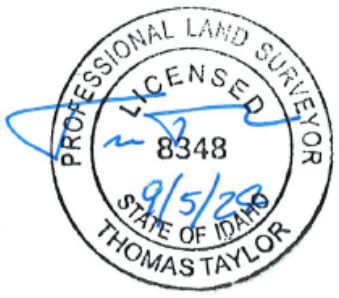
Commencing at the North 1/4 Corner of Section 25, Township 2 North, Range 1 West, which is a found Aluminum Cap with a C.P.&F. Instrument No. 2019-015476, from which the West 16th Corner of Sections 24 & 25 which is a found Aluminum Cap with a C.P.&F. Instrument No. 2018-121777, bears N88°38'36" W, 1309.20 feet being basis of bearing for this description, thence N88°38'36"W along the northerly line of said Section 24, 28.79 feet; thence leaving the northerly line of said Section 24 S01°21'24" W, 40.00 feet to the NE Corner of said Lot 1, Block 1 of Cement Falls Park Subdivision said point being the POINT OF BEGINNING.

Thence S00°24'05" E, along the east line of said Lot 1, Block 1, 25.56 feet;

Thence leaving said easterly line of said Lot1, Block 1, N44°40'24" W, 36.79 feet, to a point on the north line of said Lot 1, Block 1;

Thence along said northerly line, S 88°38'36" E, 25.70 feet to the POINT OF BEGINNING.

Containing 328 square feet or (0.01 acres), more or less.



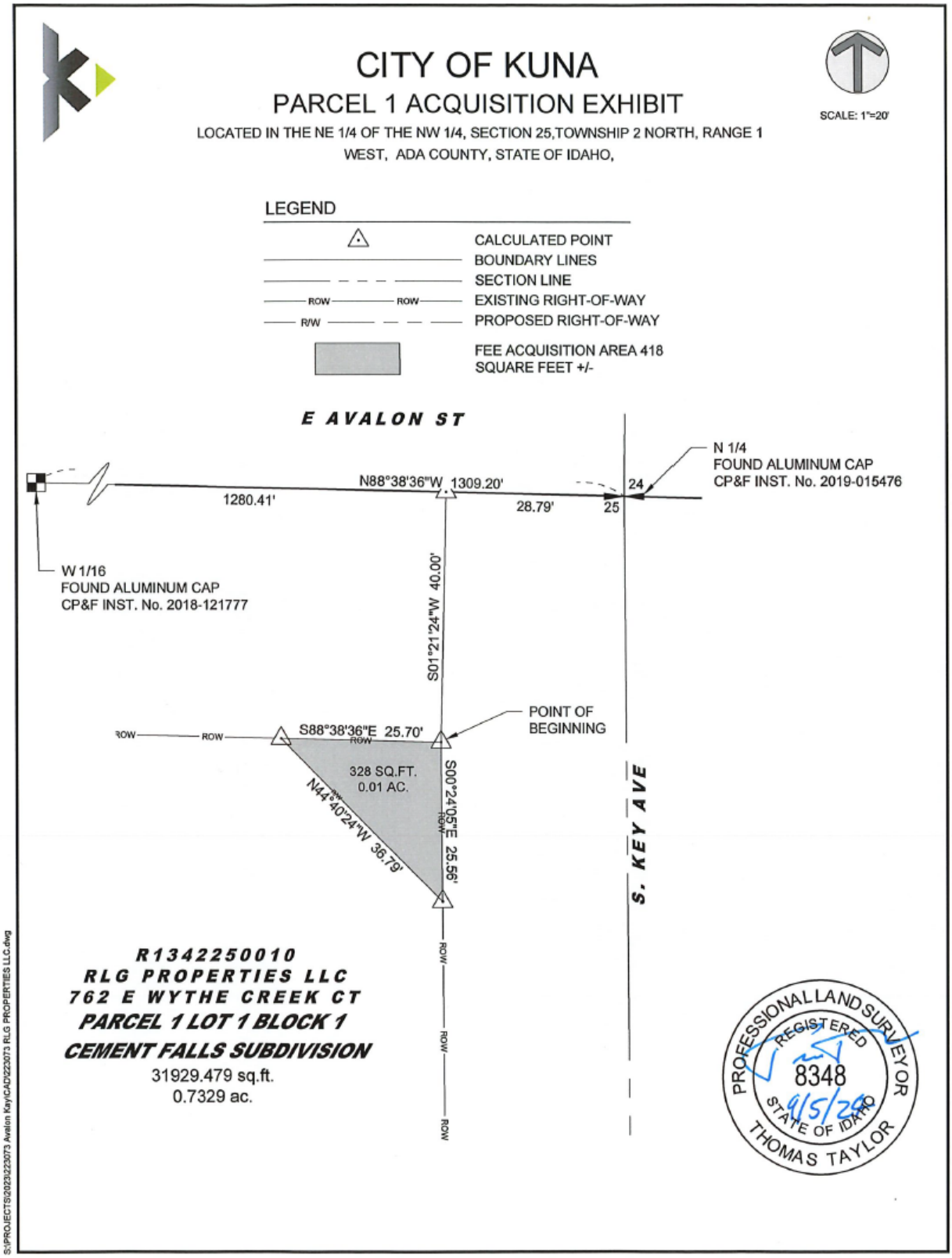

CITY OF KUNA
PARCEL 1 ACQUISITION EXHIBIT
LOCATED IN THE NE 1/4 OF THE NW 1/4, SECTION 25,TOWNSHIP 2 NORTH, RANGE 1 WEST, ADA COUNTY, STATE OF IDAHO,
SCALE: 1"=20'
LEGEND
CALCULATED POINT
BOUNDARY LINES
SECTION LINE
EXISTING RIGHT-OF-WAY
PROPOSED RIGHT-OF-WAY
FEE ACQUISITION AREA 418 SQUARE FEET +/-
E AVALON ST
N88°38'36"W 1309.20'
1280.41'
28.79'
24
25
N 1/4
FOUND ALUMINUM CAP
CP&F INST. No. 2019-015476
W 1/16
FOUND ALUMINUM CAP
CP&F INST. No. 2018-121777
S01°21'24"W 40.00'
POINT OF BEGINNING
S88°38'36"E 25.70'
328 SQ.FT.
0.01 AC.
N44°40'24"W 36.79'
S00°24'05"E 25.56'
S. KEY AVE
R1342250010
RLG PROPERTIES LLC
762 E WYTHE CREEK CT
PARCEL 1 LOT 1 BLOCK 1
CEMENT FALLS SUBDIVISION
31929.479 sq.ft.
0.7329 ac.
PROFESSIONAL LAND SURVEYOR
REGISTERED
8348
STATE OF IDAHO
9/5/25
THOMAS TAYLOR
S:\PROJECTS\2023\223073 Avalon Key\CAD\223073 RLG PROPERTIES LLC.dwg

EXHIBIT B

Recording Requested By and When Recorded Return to:

City of Kuna
Attn: Clerk
751 W. 4th Street
Kuna, Idaho 83634

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

PUBLIC RIGHT-OF-WAY WARRANTY DEED AND ACCEPTANCE

PARTIES:

Grantor: RLG Properties, LLC, an Idaho limited liability company
Grantee: City of Kuna, an Idaho municipal corporation

Agreement made, effective as of the _____ day of _____, 2025, by and between RGL Properties, LLC, an Idaho limited liability company, Grantor herein, hereinafter referred to as "Grantor", whose address is 762 E Wythe Creek CT Ste 102 Kuna, Idaho 83634, and the City of Kuna, an Idaho municipal corporation, Grantee herein, whose address is 751 W. 4th Street, Kuna, Idaho 83634.

SECTION 1
DEFINITIONS

For all purposes of this Public Right-of-Way Warranty Deed and Acceptance, the following words in **bold** print that appear in this Agreement have the definitions as herein provided in this Section unless the context of the term clearly requires otherwise or is not capitalized:

1.1 **City:** means and refers to the City of Kuna, an Idaho municipal corporation who is the Grantee party to this instrument.

1.2 **Grantee:** means and refers to the City of Kuna, an Idaho municipal corporation who is the Grantee party to this instrument.

1.3 **Grantor:** means and refers to RGL Properties, LLC, an Idaho limited liability company who is the Grantor party to this instrument.

1.4 **Real Property:** means that certain real property as legally described on "**Exhibit A"** attached hereto and by this reference incorporated herein this definition.

SECTION 2
RECITALS

The parties recite and declare:

2.1 Grantor is the owner of the Real Property which is within the boundaries of the City; and

2.2 The City has the authority and the right to acquire either by purchase or other legal means, lands necessary for public use; and

2.3 The City of Kuna seeks to improve the intersection of E. Avalon St. and Kay Ave. in Kuna, Idaho to include a traffic signaling and has been tasked by Ada County Highway District to acquire additional right-of-way at the intersection of E. Avalon St. and Kay Ave. in Kuna, Idaho to accomplish this purpose; and

2.4 The Mayor and City Council of the City have determined that the acquisition of the Real Property pursuant to this Public Right-of-Way Warranty Deed and Acceptance herein provided for is necessary in the public interest; and

2.5 Grantor and the City have negotiated mutually acceptable terms consideration and conditions for this Public Right-of-Way Warranty Deed and Acceptance

In consideration of the mutual covenants contained in this agreement, the parties agree as follows:

SECTION 3
WARRANTY DEED GRANT AND CONVEYANCE OF REAL PROPERTY

3.1 Grantor has granted, bargained, and sold, and, by this deed, grants, bargains, sells, conveys, and confirms to Grantee, and its assigns forever, from the effective date hereof the Real Property herein described.

3.2 Grantor covenants to the Grantee that Grantor is the owner in fee simple of the Real Property; that the Real Property is free from all encumbrances, excepting those as may be of record, and that Grantor will warrant and defend the same from all lawful claims.

SECTION 4
ACCEPTANCE OF GRANT OF PUBLIC RIGHT-OF-WAY WARRANTY DEED AND ACCEPTANCE

4.1 The City does hereby accept this Warranty Deed granting and conveying the City the Real Property herein provided for in accordance with the terms and conditions of this Public Right-of-Way Warranty Deed and Acceptance.

SECTION 5
REAL PROPERTY SUBJECT TO LAW OF VACATION OF PUBLIC RIGHT-OF-WAY

5.1 Any transfer by the City of the Real Property, except to the Ada County Highway District, shall be subject to the laws of the state of Idaho governing the vacation of public rights-of-way and this agreement shall otherwise be governed by, construed, and enforced in accordance with the laws of the state of Idaho.

SECTION 6
NOTICE

6.1 Any notice provided for concerning this agreement shall be in writing and shall be deemed sufficiently given when sent by Certified or Registered mail, if sent to the respective address of each party as set forth at the beginning of this agreement.

IN WITNESS WHEREOF, this Public Right-of-Way Warranty Deed and Acceptance has been executed on the ____ day of _____ with the intent that it shall be recorded in the office of the recorder of the County of Ada, State of Idaho.

GRANTOR

_____
RLG Properties, LLC, an Idaho limited liability company
By: Sky Management, LLC an Alaska limited liability company / Robert Griggs Member

GRANTEE

City of Kuna

_____
By: Joe Stear, Mayor

Attest:

_____
Nathan Stanley, Clerk

State of Idaho)
: ss.
County of Ada)

On this _____ day of _____ in the year of 2025, before me, a notary public, personally appeared Robert Griggs, known or identified to me to be the Member of Sky Management, LLC an Alaska limited liability company which is the Member of RLG Properties, LLC, an Idaho limited liability company that executed this Public Right-of-Way Warranty Deed and Acceptance, and acknowledged to me that RLG Properties, LLC executed the same.

DATED this _____ day of _____, 2025.

(SEAL)

_____
Notary Public for Idaho
My Commission Expires: _____

State of Idaho)
: ss.
County of Ada)

On this _____ day of _____ in the year of 2025, before me, a notary public, personally appeared Joe Stear, known or identified to me to be the Mayor of the City of Kuna, an Idaho municipal corporation that executed this Public Right-of-Way Warranty Deed and Acceptance, and acknowledged to me that such City executed the same.

DATED this _____ day of _____, 2025.

(SEAL)

_____
Notary Public for Idaho
My Commission Expires: _____

EXHIBIT A
REAL PROPERTY DESCRIPTION

Project No. Avalon Road
Parcel No. 1
Fee Acquisition Parcel 1 RLG Properties LLC.
August 29, 2024

Description for fee Acquisition – Parcel 1

A portion of Lot 1, Block 1 of Cement Falls Park Subdivision according to the Plat thereof recorded in Book 89 of Plats, pages 10387, records of Ada county, Idaho, being more particularly described as follows:

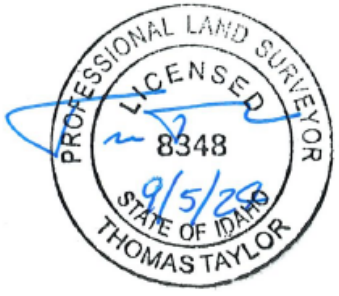
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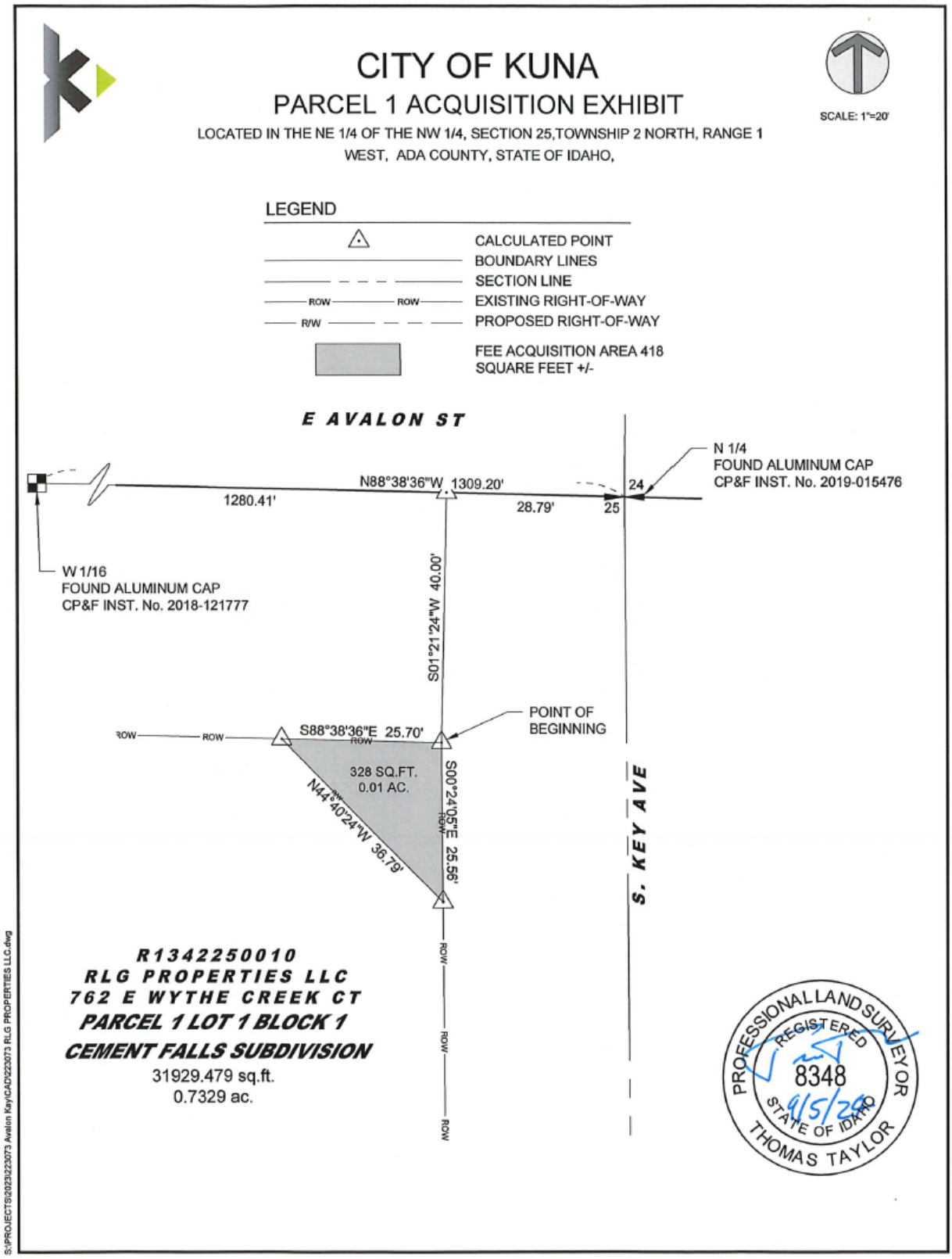
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Containing 328 square feet or (0.01 acres), more or less.

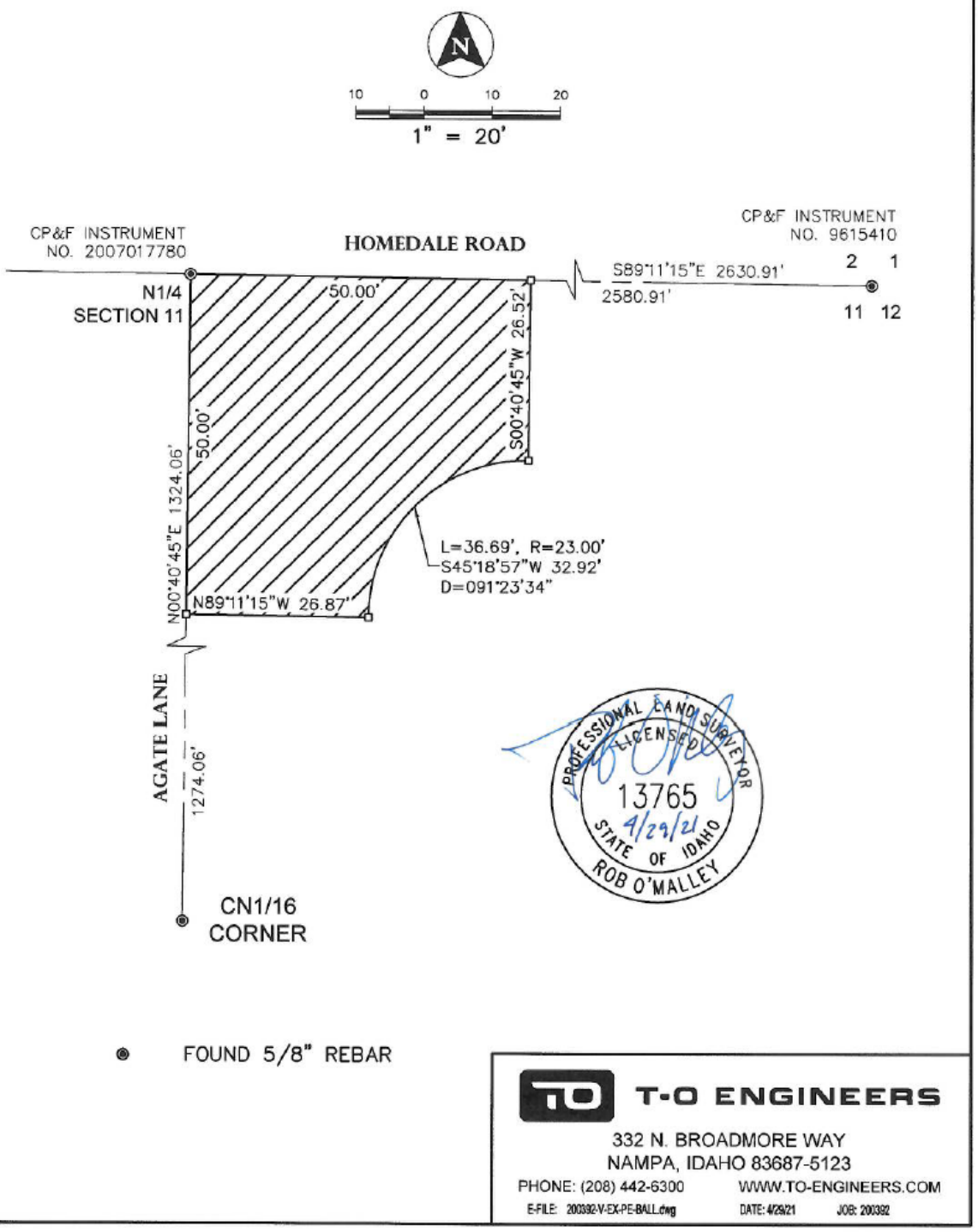



CITY OF KUNA
PARCEL 1 ACQUISITION EXHIBIT
LOCATED IN THE NE 1/4 OF THE NW 1/4, SECTION 25,TOWNSHIP 2 NORTH, RANGE 1 WEST, ADA COUNTY, STATE OF IDAHO,
SCALE: 1"=20'
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CALCULATED POINT
BOUNDARY LINES
SECTION LINE
EXISTING RIGHT-OF-WAY
PROPOSED RIGHT-OF-WAY
FEE ACQUISITION AREA 418 SQUARE FEET +/-
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S01°21'24"W 40.00'
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RLG PROPERTIES LLC
762 E WYTHE CREEK CT
PARCEL 1 LOT 1 BLOCK 1
CEMENT FALLS SUBDIVISION
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PROFESSIONAL LAND SURVEYOR
REGISTERED
8348
STATE OF IDAHO
9/5/20
THOMAS TAYLOR
S:\PROJECTS\2023\223073 Avalon Key\CAD\223073 RLG PROPERTIES LLC.dwg

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EXHIBIT SKETCH - PERMANENT EASEMENT

LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO
2021



T-O ENGINEERS
332 N. BROADMORE WAY
NAMPA, IDAHO 83687-5123
PHONE: (208) 442-6300 WWW.TO-ENGINEERS.COM
E-FILE: 200392-V-EX-PE-BALL.dwg DATE: 4/29/21 JOB: 200392

EXHIBIT C

CITY OF KUNA
OFFICE OF THE MAYOR

ADVICE AND RIGHTS NOTICE TO REAL PROPERTY OWNER
[Not associated with the exercise of eminent domain authority.]

This Notice is not, nor is it intended to imply, that the City Council of the City of Kuna has determined to use or invoke eminent domain powers or to initiate eminent domain proceedings. In the event that should occur, you will receive a subsequent Advice and Rights Notice that will so indicate.

Date: _____

From: City of Kuna

To: Members of RLG Properties, LLC, an Idaho limited liability company***VIA CERTIFIED MAIL***

ADVICE AND RIGHTS: Please take notice that the City of Kuna [herein referred to as "City"] seeks to negotiate for the acquisition of for the real property which is depicted and legally described in **Exhibit A** of this Notice. According to our record search you are the owner of said real property, the City provides you notice of the following summary of property rights in accordance with Idaho Code § 7-711A, to wit:

Subject Real Property: See Exhibit A in the Offer To Purchase Real Property For Public Road Right-of-Way and Construction Purposes.

ADVICE AND RIGHTS CONTINUED: The City provides you notice of the following summary of property rights in accordance with Idaho Code § 7-711A, to wit:

1. The City is allowed to use eminent domain proceedings pursuant to chapter 7, title 7, Idaho Code and has the power under the constitution and the laws of the state of Idaho and the United States to take private property for public use. This power is generally referred to as the power of "eminent domain" or condemnation. The power can only be exercised when:

(a) The property is needed for a public use authorized by Idaho law;

(b) The taking of the property is necessary to such use;

(c) The taking must be located in the manner which will be most compatible with the greatest public good and the least private injury.

2. City must negotiate with the property owner in good faith to purchase the property sought to be taken and/or to settle with the owner for any other damages which might result to the remainder of the owner's property.

3. The owner of private property to be acquired by the City is entitled to be paid for any diminution in the value of the owner's remaining property which is caused by the taking and the use of the property taken proposed by the City. This compensation, called "severance damages," is generally measured by comparing the value of the property before the taking and the value of the property after the taking. Damages are assessed according to Idaho Code.

4. The value of the property to be taken is to be determined based upon the highest and best use of the property.

5. If the City's negotiations to purchase the property and settle damages are unsuccessful, the property owner is entitled to assessment of damages from a court, jury or referee as provided by Idaho law.

6. The owner has the right to consult with an appraiser of the owner's choosing at any time during the acquisition process at the owner's cost and expense.

7. The City has obtained an appraisal report by H.S. Calhoun, LLC Real Estate Appraisal & Consultation by H. Scott Calhoun, MAI Idaho CGA #657 dated September 20, 2024. See Exhibit C in the Offer To Purchase Real Property For Public Road Right-of-Way and Construction Purposes.

8. The owner has the right to consult with an attorney at any time during the acquisition process. In cases in which the City condemns property and the owner is able to establish that just compensation exceeds the last amount timely offered by the condemning authority by ten percent (10%) or more, the City may be required to pay the owner's reasonable costs and attorney's fees. The court will make the determination whether costs and fees will be awarded.

9. Any initial offer of the City which is accompanying this notice is null and void if the offer has a time deadline for the owner to respond of less than thirty (30) days.

10. This form notice is deemed delivered by United States certified mail, postage prepaid, addressed to the person or persons shown in the official records of the Ada County Assessor as the owner of the above-described property.

11. The providing of this form notice and the process herein followed by the City for negotiation to purchase the property does not change the method by which assessment of damages is determined in the event negotiations are not successful and an eminent domain action is brought as provided in I.C. § 7-711.

12. If a business has been in existence for five years or more on the subject property, and the business is owned by the owner of the subject property, and the business is located on the property or upon adjoining property owned or held by the same owner, then the owner of the business may be entitled to damages to the business. (A tenant, business owner does not qualify.) A business owner has the right to consult with an attorney.

The business owner has the burden of making a claim by sending it certified mail return receipt requested to City, 762 E. Wythe Creek CT Ste 102 Kuna, Idaho 83634 no later than ninety (90) days after service of the summons and complaint for condemnation on the property owner. The business damages claim must be clearly segregated from a claim for property damages and cannot duplicate damages paid for land or for severance damages. The business owner, a CPA, or a business damage expert, must prepare the claim. The claim must include an explanation of the nature, extent and monetary amount of damages and be supported by copies of federal and state income tax returns, state sales tax returns, balance sheets, profit and loss statements and any other records relied upon for five preceding years.

No business damages will be awarded if the loss can reasonably be prevented by a relocation of the business or by taking steps that a reasonably prudent person would take. No business damages will be paid for temporary business interruption due to construction.

This Notice is not, nor is it intended to imply, that the City Council of the City have determined to use or invoke their eminent domain powers or to initiate eminent domain proceedings. In the event that should occur, you will receive a subsequent Advice and Rights Notice that will so indicate.

_____ _____

Date Mayor/ Joe Stear
City of Kuna

EXHIBIT D
APPRAISAL

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=3 DAN RYALLS
CAPITAL MATRIX
2025-019117
03/31/2025 09:38 AM
AMOUNT:$15.00
01420193202500191170030032

When recorded, return to:
U.S. Small Business Administration
801 R Street, Ste 101
Fresno, CA 93721-2365

Loan No. 65066150-02
RLG Properties, LLC
ClarifEye, PC

PARTIAL RECONVEYANCE

KNOW ALL MEN BY THESE PRESENT:

That the SMALL BUSINESS ADMINISTRATION, an Agency of the United States Government, does hereby release all of its right, title, and interest in and to a portion of that certain real property described in and encumbered by that certain Deed of Trust instrument executed by RLG Properties, LLC, as Grantor, dated January 27, 2015 and recorded January 29, 2015 as instrument No. 2015-007181 in the records of Ada County, Idaho. **The obligation secured by said Deed of Trust has not been satisfied.**

Said Deed of Trust was duly assigned to the SMALL BUSINESS ADMINISTRATION, an Agency of the United States Government, by Assignment recorded January 29, 2015 as instrument No. 2015-007182 in the records of Ada County, Idaho.

That portion of the real property in which all right, title and interest are hereby released is described as follows:

328 sq. ft. of Lot 1, Block 1 of Cement Falls Park Subdivision in the NE ¼ NW ¼ of Section 25, T2N, R1W Ada County, Idaho as described in the attached Exhibit A

In WITNESS WHEREOF, this instrument has been executed by a Supervisory Loan Specialist, Fresno Commercial Loan Servicing Center, SMALL BUSINESS ADMNISTRATION, an Agency of the United States Government, at Fresno, California, this 11 day of March, 2025.

SMALL BUSINESS ADMINISTRATION

By: _____
John L. Gossett
Assistant Center Director

State of California)
County of Fresno MAR 11 2025

On John L. Gossett John L. Gossett before me, Graciela Torres Ramirez, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

GRACIELA TORRES RAMIREZ
Notary Public - California
Fresno County
Commission # 2401862
My Comm. Expires May 21, 2026

ALTA COMMITMENT FOR TITLE INSURANCE

issued by:

Fidelity National Title Insurance Company

Commitment Number:

34602442223
Revision 2

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Countersigned By:

Karissa Sutton, Commercial Title Assistant
Authorized Officer or Agent

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COMMITMENT NO. 34602442223

FIDELITY NATIONAL TITLE INSURANCE COMPANY **REVISION 2**

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Karissa Sutton Fidelity National Title Company 485 East Riverside Dr., Suite 200 Eagle, ID 83616 Phone: 208-947-2750 Main Phone: (208)377-3190 Email: Karissa.Sutton@fnf.com	

Order Number: **34602442223**

Property Address: 762 E. Wythe Creek Court (PTN OF), Kuna, ID 83634

SCHEDULE A

1. Commitment Date: April 7, 2025 at 07:30 AM

2. Policy to be issued:

   (a) ALTA Owner's Policy 2021 Standard

Proposed Insured:	City of Kuna	
Proposed Amount of Insurance:	$10,000.00	
The estate or interest to be insured:	Fee Simple	
Premium:		$ 0.00
Total:		$ 0.00

3. The estate or interest in the Land at the Commitment Date is:

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   RLG Properties, LLC, an Idaho limited liability company

5. The Land is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

Lot 1 in Block 1 of Cement Falls Park Subdivision, according to the official plat thereof, filed in Book 89 of Plats at Page(s) 10387-10388, records of Ada County, Idaho.

Proposed Fee Acquisition Parcel:

A portion of Lot 1, Block 1 of Cement Falls Park Subdivision, according to the plat thereof, recorded in Book 89 of Plats at Page(s) 10387-10388, records of Ada County, Idaho, being more particularly described as follows:

COMMENCING at the North 1/4 corner of Section 25, Township 2 North, Range 1 West, which is a found aluminum cap with a C.P.&F. Instrument No. 2019-015476, from which the West 16th corner of Sections 24 & 25 which is a found aluminum cap with a C.P.&F. Instrument No. 2018-121777, bears N88°38'36" W, 1309.20 feet being basis of bearing for this description, thence N88°38'36" W along the Northerly line of said Section 24, 28.79 feet;
Thence leaving the Northerly line of said Section 24, S01°21'24" W, 40.00 feet to the NE corner of said Lot 1, Block 1 of Cement Falls Park Subdivision, said point being the POINT OF BEGINNING.

Thence S00°24'05" E, along the East line of said Lot 1, Block 1, 25.56 feet;
Thence leaving said Easterly line of said Lot 1, Block 1, N44°40'24" W, 36.79 feet, to a point on the North line of said Lot 1, Block 1;
Thence along said Northerly line, S88°38'36" E, 25.70 feet to the POINT OF BEGINNING.

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. The Company reserves the right to impose additional requirements or add exceptions that may become necessary once the terms of this transaction have been disclosed and/or upon review of this commitment by underwriting counsel.

6. Furnish recording instructions with the documents to be recorded in this transaction. Said instructions must address each requirement made herein, list any endorsements to be issued with the policy and specify the recording order of any documents furnished.

   The Company reserves the right to add additional items or make further requirements after review of the requested instructions prior to recording the documents or issuing any requested endorsement.

   The Company also reserves the right to charge any applicable additional fees for any endorsement requested.

7. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

   Party(s): RLG Properties, LLC

   The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

8. The Company has prepared this commitment based on the legal description submitted by the customer or by information available at the time of preparation. We require verification by all parties to subject transaction that the legal description being used is true and correct.

9. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

   Limited Liability Company: RLG Properties, LLC, an Idaho limited liability company

   a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

   b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment

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SCHEDULE B, PART I - Requirements
(continued)

thereto with the appropriate filing stamps.

c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

GENERAL EXCEPTIONS

1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

4. Any lien or right to a lien for services, labor or material not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.

6. (a)Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.

8. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

Paragraphs 1 through 8 will not appear as printed exceptions on extended coverage loan policies, except as to such parts thereof which may be typed as shown below.

SPECIAL EXCEPTIONS

9. Water rights, claims or title to water, whether or not disclosed by the Public Records.

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SCHEDULE B, PART II - Exceptions
(continued)

10. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.

11. Any off record facts, encumbrances, easements or possessory claims, a survey or inspection would disclose.

12. General taxes for the year 2024, which are a lien, of which the first half is paid and the second half is due and payable on or before June 20, 2025 and not delinquent until after said date.

13. Liens, levies and assessments of the CITY OF KUNA. No search has been made.

14. Liens and assessments of the BOISE KUNA IRRIGATION DISTRICT, and the rights, powers and easements of said district as by law provided. No search has been made.

15. Easements, reservations, restrictions and dedication, if any, as shown on the official plat of said Cement Falls Park Subdivision, according to the official plat thereof, filed in Book 89 of Plats at Page(s) 10387-10388, official records of Ada County, Idaho.

16. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the Amended and Restated Declaration of Covenants, Conditions and Restrictions and Reciprocal Easement Agreement of Cement Falls Park Subdivision.

    Recording Date: November 8 2011
    Recording No: 111091432

17. A Deed of Trust to secure an indebtedness in the amount shown below,

Amount:	$455,900.00
Dated:	August 15, 2014
Trustor/Grantor:	RLG Properties, LLC, an Idaho limited liability company
Trustee:	Brad L. Williams, Attorney at Law
Beneficiary:	Washington Trust Bank
Recording Date:	August 19, 2014
Recording No:	2014-067314

18. Intentionally deleted

    Intentionally deleted

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SCHEDULE B, PART II - Exceptions
(continued)

19. Terms and conditions as set forth in that certain Third Party Lender Agreement
By and Between: Washington Trust Bank and Capital Matrix, Inc.
Recorded: January 29, 2015
Instrument No: 2015-007183, of Official Records.

20. A Request for Notice of Default and Sale, under the terms of said Deed of Trust,

Executed by: U.S. Small Business Administration c/o Capital Matrix, Inc.
Recording Date: January 29, 2015
Recording No: 2015-007184

21. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by Memorandum of Lease:

Lessor: RLG Properties, LLC
Lessee: ClarifEye, PC
Recording Date: January 29, 2015
Recording No: 2015-007185

22. Boundary map and legal descriptions for City of Kuna Urban Renewal Project Area
Recorded: December 4, 2020
Instrument No: 2020-166790, of Official Records.

City of Kuna Ordinance No. 2020-32
Recorded: December 4, 2020
Instrument No: 2020-167167

23. Unrecorded leaseholds, if any; rights of parties in possession other than the vestees herein; rights of chattel mortgagees and vendors under conditional sales contracts of personal property installed on the premises herein; and the rights of tenants to remove trade fixtures.

24. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2025.

END OF EXCEPTIONS

NOTES

Note A: NOTE: According to the records of the County Assessor's office,
Parcel No.: R1342250010
Code Area: 04
General Taxes for the year 2024, are $6,056.06

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SCHEDULE B, PART II - Exceptions
(continued)

Note B: Note: The last conveyance(s) affecting said Land as of the date of this report is as follows:

Warranty Deed
Grantor: Don Young Land Company, Inc., an Idaho corporation
Grantee: RLG Properties, LLC, an Idaho limited liability company
Recording Date: December 31, 2013
Recording No: 113138396

Note C: NOTE: Pursuant to the State of Idaho Insurance Regulations, a cancellation fee is to be charged on all cancelled orders. Unless otherwise advised, orders will be considered cancelled six months after the effective date on the commitment. The amount of the fee assessed shall be in accordance with our rate filing with the Idaho Department of Insurance.

Note D: NOTE: The Policy or Policies of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

Note E: NOTE: We have searched our records for judgments or liens that may affect the title to the land described in Schedule A, to include judgments or liens against City of Kuna. As of the effective date of this commitment we find none, EXCEPT as may be shown as an exception in Schedule B.

Note F: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

END OF NOTES

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;

b. the Commitment to Issue Policy;

c. the Commitment Conditions;

d. Schedule A;

e. Schedule B, Part I-Requirements;

f. Schedule B, Part II-Exceptions; and

g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

i. comply with the Schedule B, Part I-Requirements;

ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

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(continued)

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is Two Million And No/100 Dollars ($2,000,000.00) or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

END OF CONDITIONS

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RESOLUTION NO. R40-2025
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO:

- **PROVIDING RECITALS AND FINDINGS; AND**
- **APPOINTING A NEW COMMISSIONER TO SEAT NO. 1; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

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

Section 1: Findings

The Mayor and City Council of the City of Kuna recite, declare, and find that:

1.1 The City Council approved Resolution No. R21-2011 on the 3rd day of April, 2011 (the "Resolution"); and

1.2 The Resolution established the Kuna Urban Renewal Agency and provided in Section 6 "*pursuant to Idaho Code § 50-2006 (b), the Mayor is authorized and directed to appoint, with the advice and consent of the City Council, a number of commissioners of the urban renewal agency as allowed by the Law.*"; and

1.3 The Mayor designated five (5) total seats for the Kuna Urban Renewal Agency as the number of commissioners to be appointed; and

1.4 Commissioner Seat No. 1 has become vacant due to the completion of the previous Commissioners term; and

1.5 The Mayor appoints, subject to the advice and consent of the City Council as herein provided, the following named person as Commissioner of the Kuna Urban Renewal Agency for the term herein set forth:

Frederick Wheeler to Commissioner Seat No. 1, whose term shall commence upon written acceptance of the appointment filed with the City Clerk and which term shall expire at the commencement of new business item at the regular meeting of the Urban Renewal Commission in March 2026.

Section 2: Advice and Consent of the City Council to the appointment of a new Commissioner:

Frederick Wheeler is appointed to Commissioner Seat No. 1, whose term shall commence upon written acceptance of the appointment filed with the City Clerk and which term shall

expire at the commencement of new business item at the regular meeting of the Urban Renewal Commission in March 2026.

Section 3: Directing the City Clerk

3.1 The City Clerk is directed to issue a certificate of appointment of the above-named commissioner and is directed to file this Resolution and the certificate of appointment forthwith in the official records of the City of Kuna and provide a copy thereof to the Commission member herein appointed.

Section 4: Effective Date

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

PASSED BY THE COUNCIL of Kuna, Idaho the 20th day of May, 2025.

APPROVED BY THE MAYOR of Kuna, Idaho the 20th day of May, 2025.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

Application to be considered for City-Appointed or Volunteer Positions

Applications will be accepted when vacancies occur.

SECTION 1: Position applying for:

- ☐ Art and History Commission
- ☐ Future Land Use Map Advisory Committee
- ☐ Impact Fee Advisory Committee
- ☐ Planning and Zoning Commission
- ■ Urban Renewal Agency

Name: Frederick Wheeler

Home Address: 846 S Ash, Kuna, ID 83634

Telephone: (208) 412-3467

E-mail Address: fwheeler@ivorybuilt.com

Occupation: Residential Builder

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

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

SECTION 2:

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

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

Why do you want to become involved?

I grew up in Kuna, and I want to be involved in helping the community. My kids are growing up here, so I have a personal interest in this community.

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

If so, please list: _____

What areas of city government are of most interest to you? Planning and zoning; real estate development

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

If so, please list: _____

SECTION 3:

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

Signature _____ Date: 04.02.25

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

Dear Kuna Urban Renewal Agency,

I am writing this letter to express interest in the current opening on the Kuna Urban Renewal Agency. As a local business owner of two businesses based in Kuna (one being a construction company), I have a special interest in the future of Kuna. I want to help keep it a desirable place for generations to come.

Kuna has always been a special town for me and my family. I grew up in Kuna, graduating in 2009. My wife also grew up and graduated from Kuna high school. Now, our own kids attend Kuna schools and participate in community activities with us. It was an incredible community for us during our formative years, and we want to make sure it remains that way for our own kids.

As a hobby, my wife and I find old homes in different communities around the Treasure Valley and update them. The first one we ever did was on East Pine Avenue in Meridian. That was before the sidewalks, streetlights, and other updates to the infrastructure were made on that street. Over the years, we still sometimes intentionally drive that road on our way to somewhere else just to drive through the Pine Avenue community—it has improved significantly since we fixed up that old house!

The city's improvements on that street brought the spark back to those old 1940s homes. Now, the next generation of families is taking up the torch and carrying on the legacy of the Pine Avenue community. It is a wonderful thing! I look forward to being a part of those types of changes in my own community—Kuna.

Respectfully,



Freddy Wheeler

Freddy Wheeler

fwheeler@ivorybuilt.com 846 S. Ash Ave. Kuna, ID 83634 (208) 412-3467

EDUCATION

J. Reuben Clark Law School, Brigham Young University, Provo, UT
Juris Doctor Candidate, June 2025

Brigham Young University, Provo, UT
Bachelor of Science, Construction and Facilities Management, April 2018

WORK EXPERIENCE

Ivory Construction, Kuna, ID
Owner, July 2015–Present

- General contractor for remodels and new home builds ranging from $1,000,000 to $2,500,000
- Contracted with Utah developer to build $20,000,000 multifamily project
- Perform all contract buy-outs, schedules, and financial aspects of each project
- Negotiate with architects, banks, lenders, and developers to meet client needs and budget

Evade Pest Management, Kuna, ID
Owner, April 2021-Present

- Kuna-based pest control business for residential and commercial clients
- This company is 100% managed by two talented and dedicated individuals—I simply started the business and generated the initial revenue to make it profitable. To claim contribution beyond that would misrepresent my skillset and actual contribution to the business.

Armored Building, Boise, ID
Co-owner, April 2018–December 2023

- Managed schedule, contracts, and finances for drywall and painting work
- Generated over $2,000,000 of revenue yearly in drywall and painting contracts
- Successfully renegotiated over $1,000,000 in contracts during COVID-19 to maintain profitability
- Secured commercial and multifamily projects for drywall and painting contracts

American Construction Supply, Boise, ID
Concrete Form Division Manager, April 2013–December 2014

- Provided concrete form solutions for general contractors and subcontractors
- Bid, managed, and completed concrete form projects from $20,000-$400,000
- Negotiated contracts for rental agreements with contractors

SKILLS

- Spanish
- Construction
- Building Relationships

INTERESTS

- Running
- Camping
- Team Roping

Paloma Ridge South Subdivision

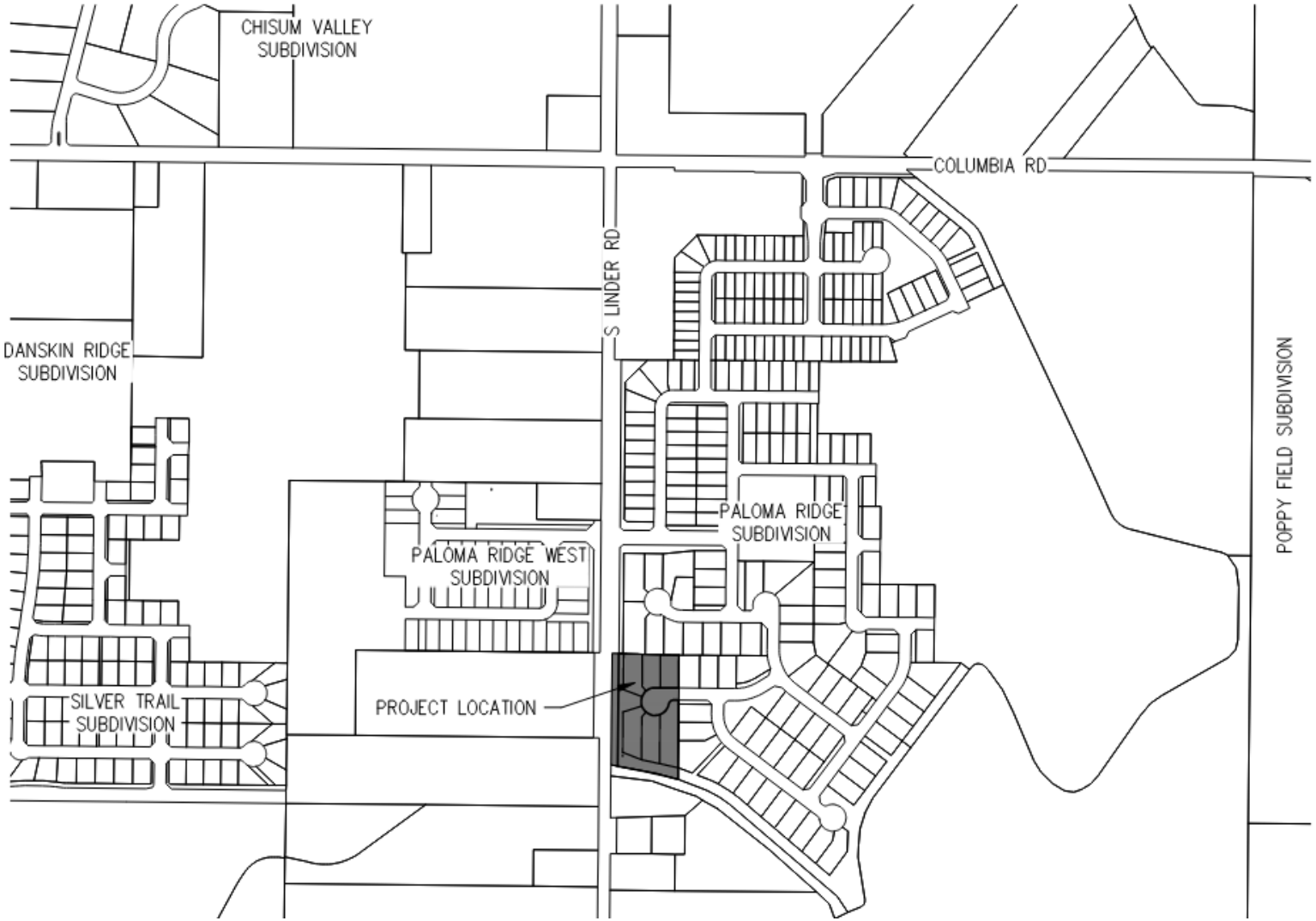
Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

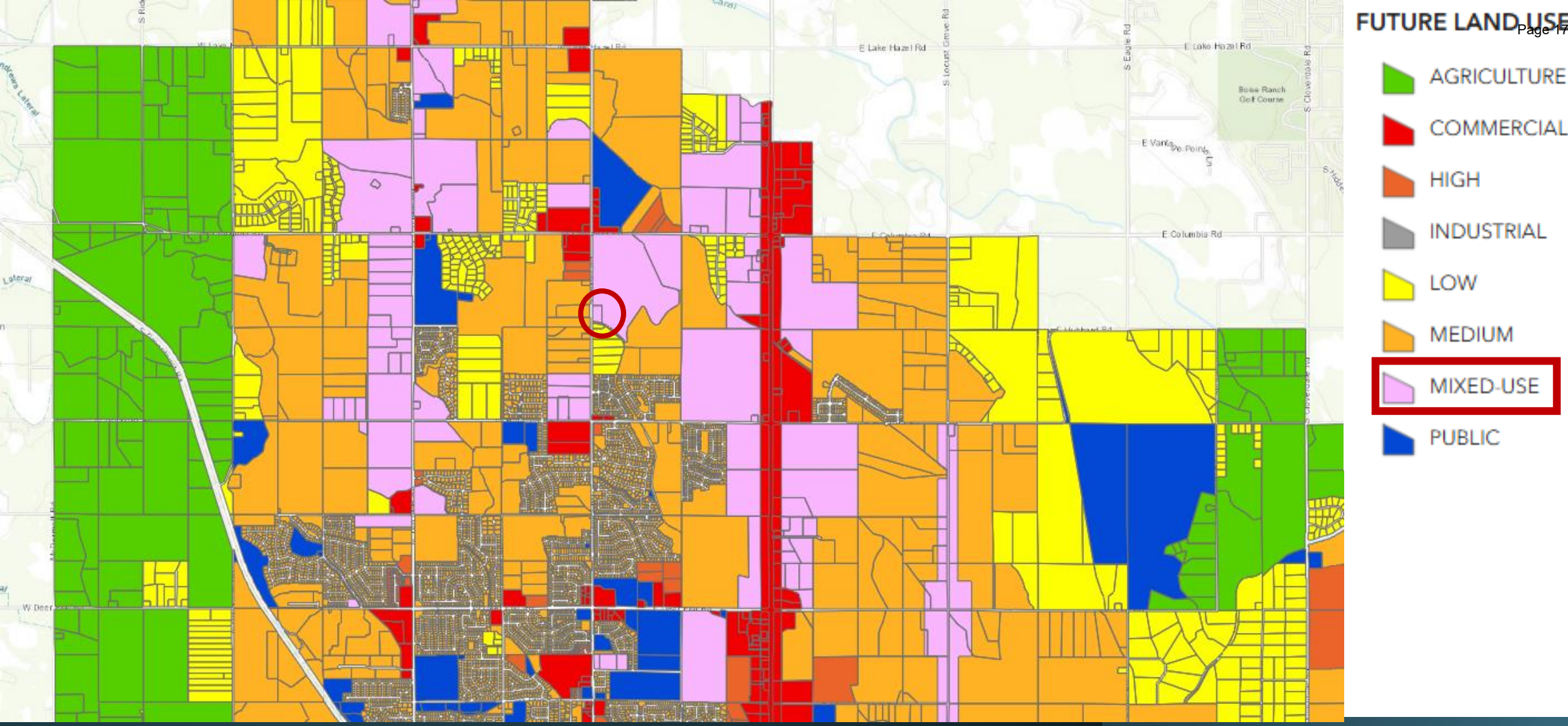




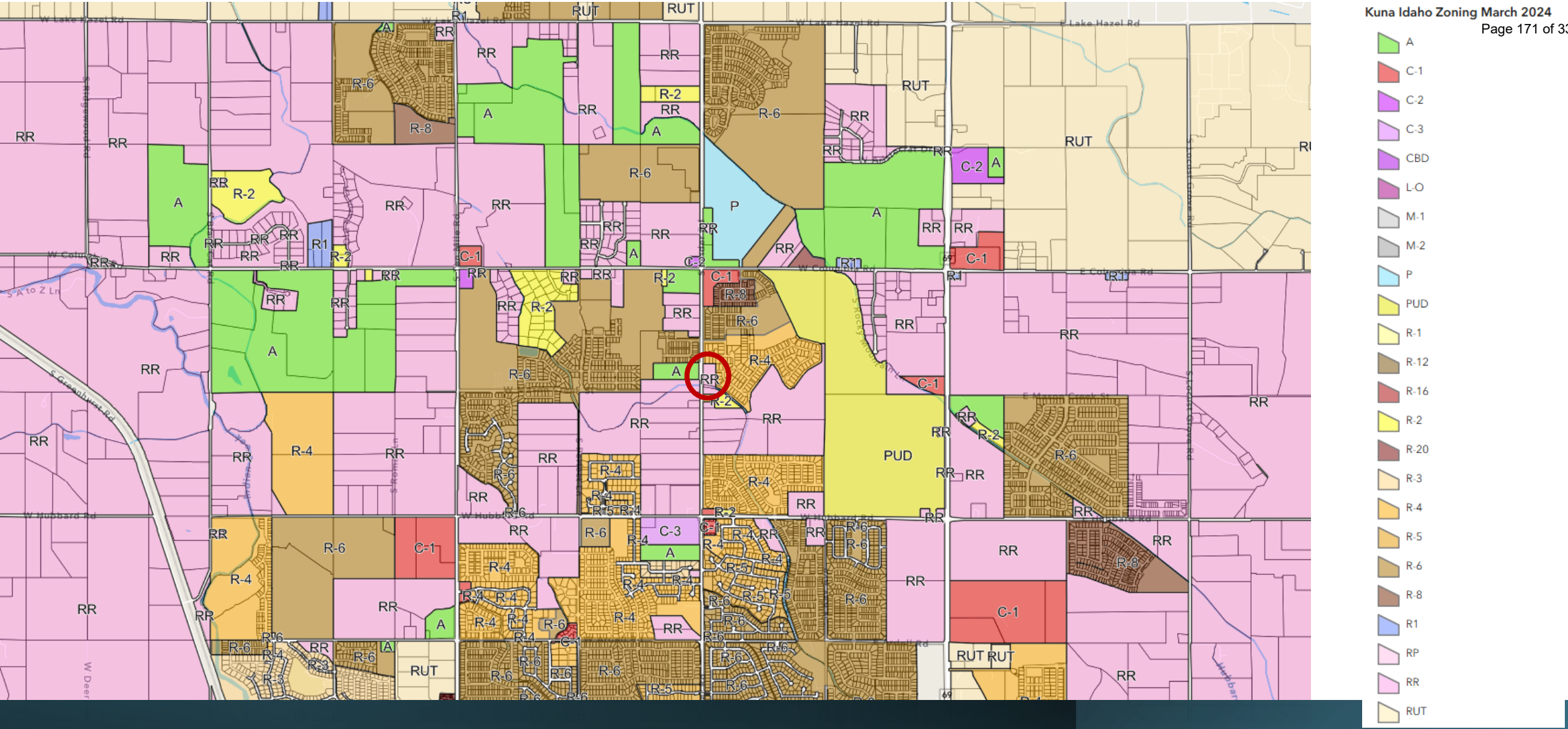
Before You Tonight

- Preliminary Plat
- Annexation & Zoning
- Landscaping Design Review

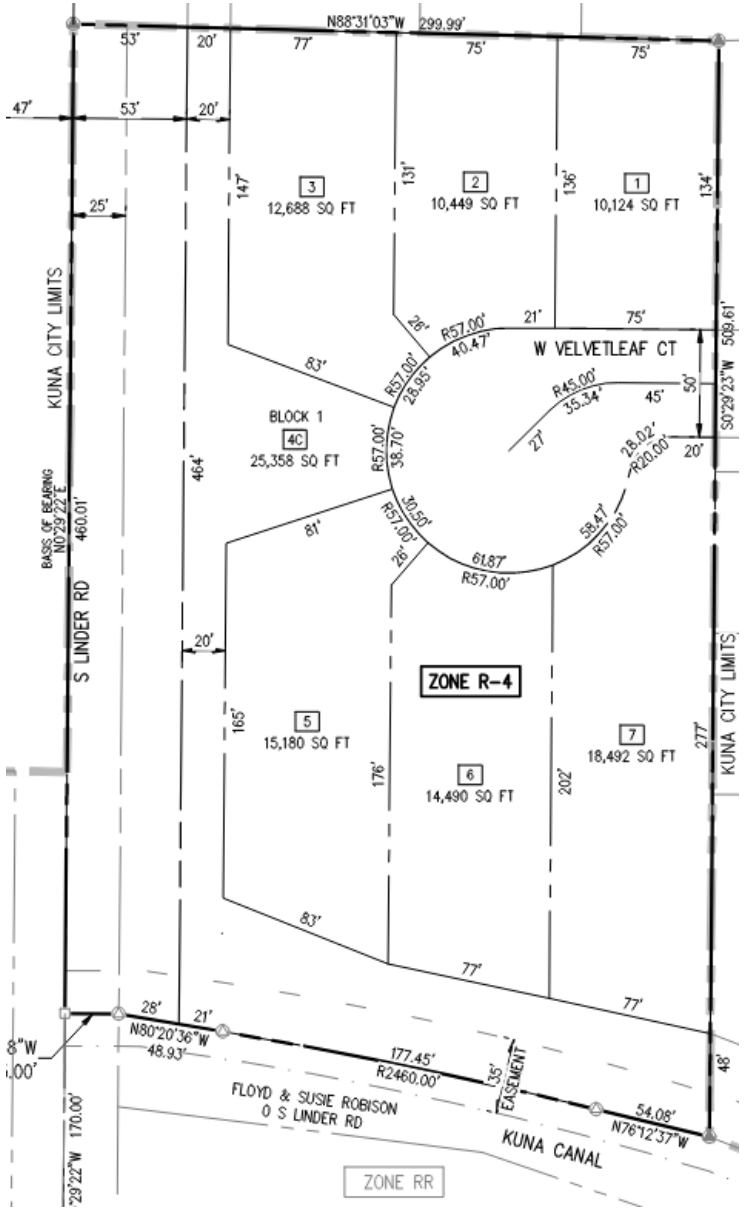




Future Land Use Map

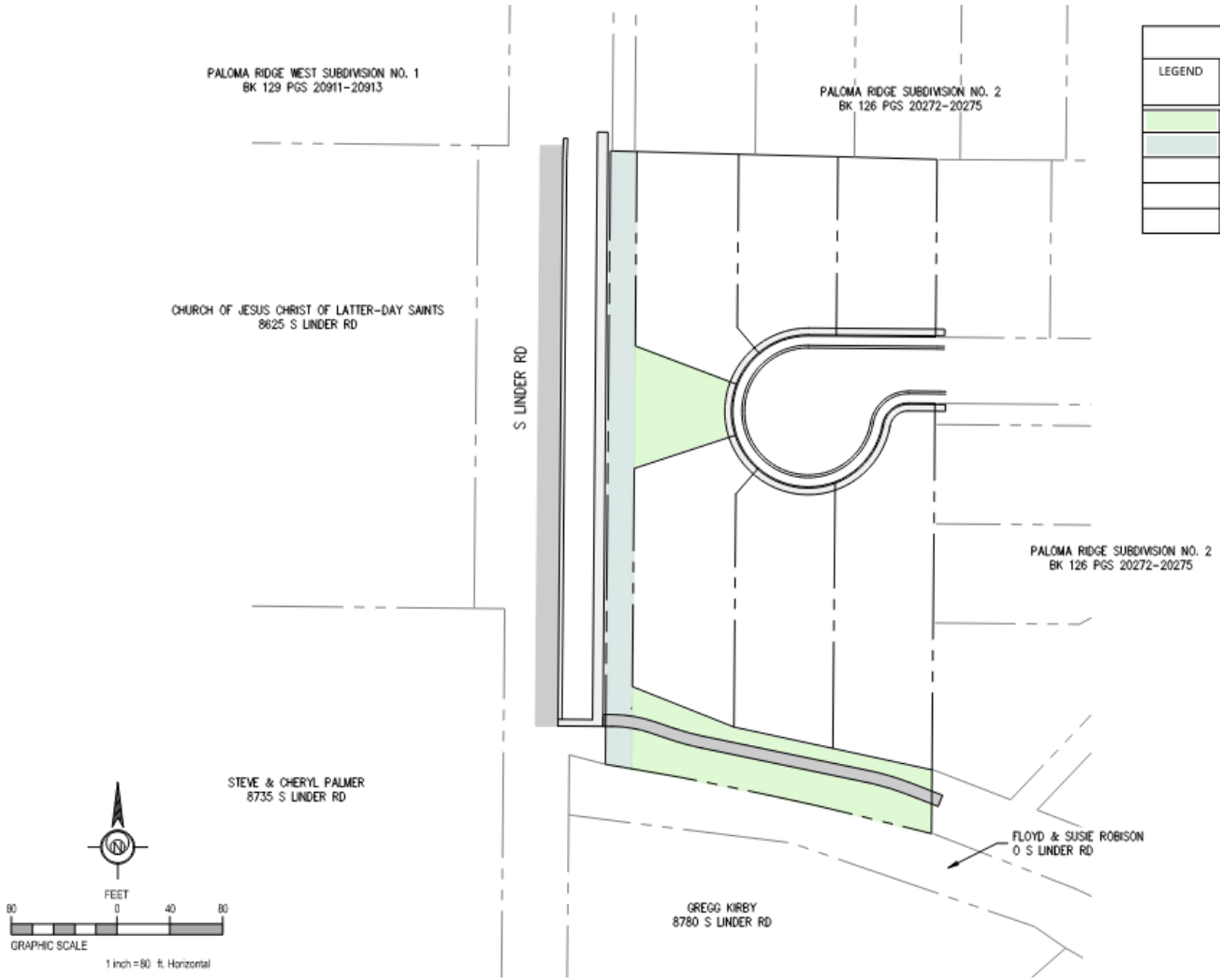

A
C-1
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C-3
CBD
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R-12
R-16
R-2
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R-4
R-5
R-6
R-8
R1
RP
RR
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Zoning Map



Paloma Ridge South

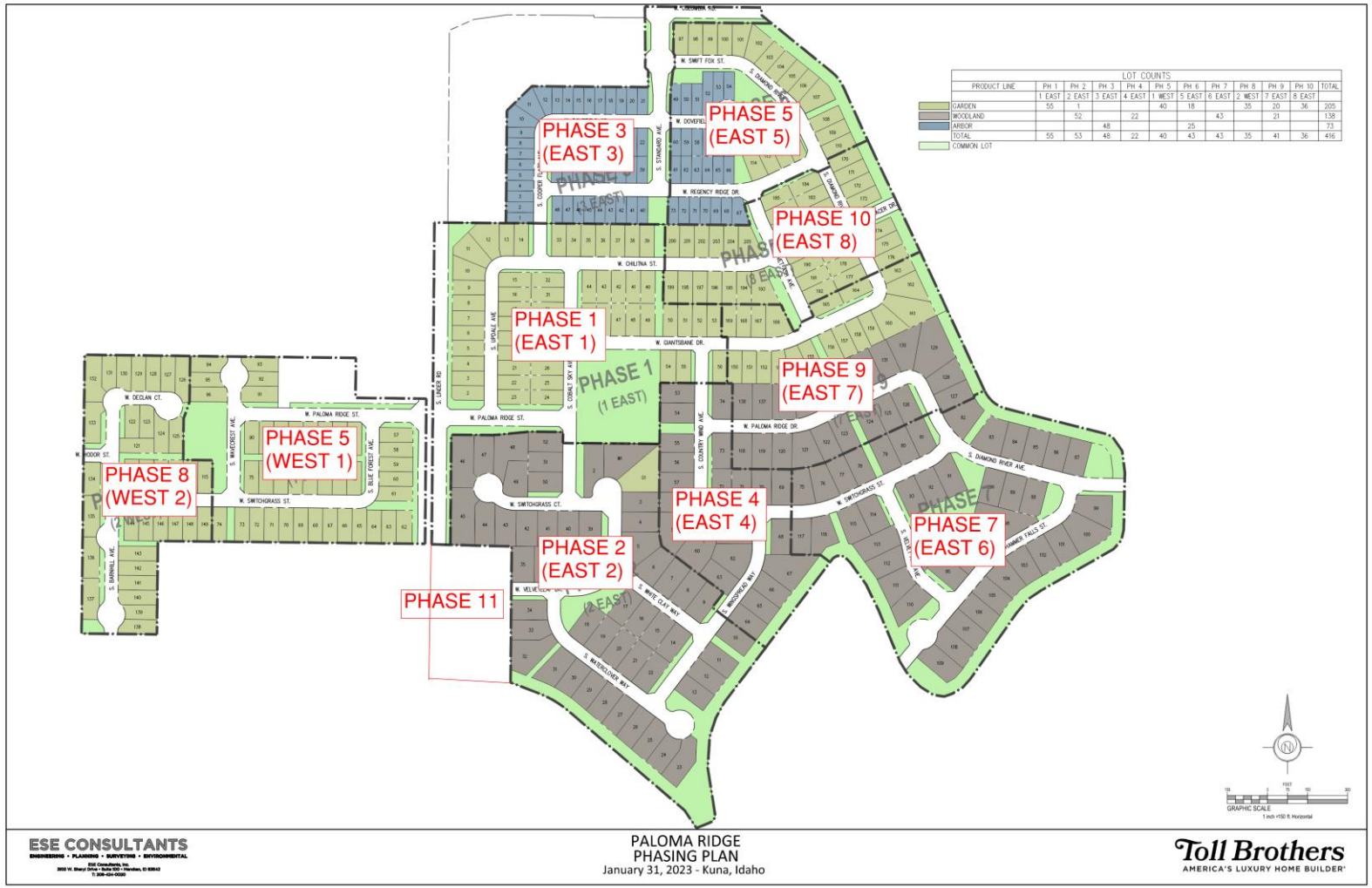
Future Land Use Designation:	Mixed-Use
Requested Zoning:	R-4
Front Garage:	20 FT
Front Living:	15 FT
Rear:	15 FT
Interior Side:	5 FT
Street Side:	15 FT
Minimum Lot Size:	6,000 SF
Max Lot Coverage:	N/A



OPEN SPACE CALCULATIONS			
LEGEND	QUALIFIED OPEN SPACE	AREA	
		SF	ACRES
	PARKS AND PATHWAYS	16,057	0.37
	COLLECTOR LANDSCAPE BUFFER	9,301	0.21
	TOTAL AREA (ACRES)		0.58
	PARCEL AREA (ACRES)		3.31
	PERCENT OPEN SPACE		17.6%

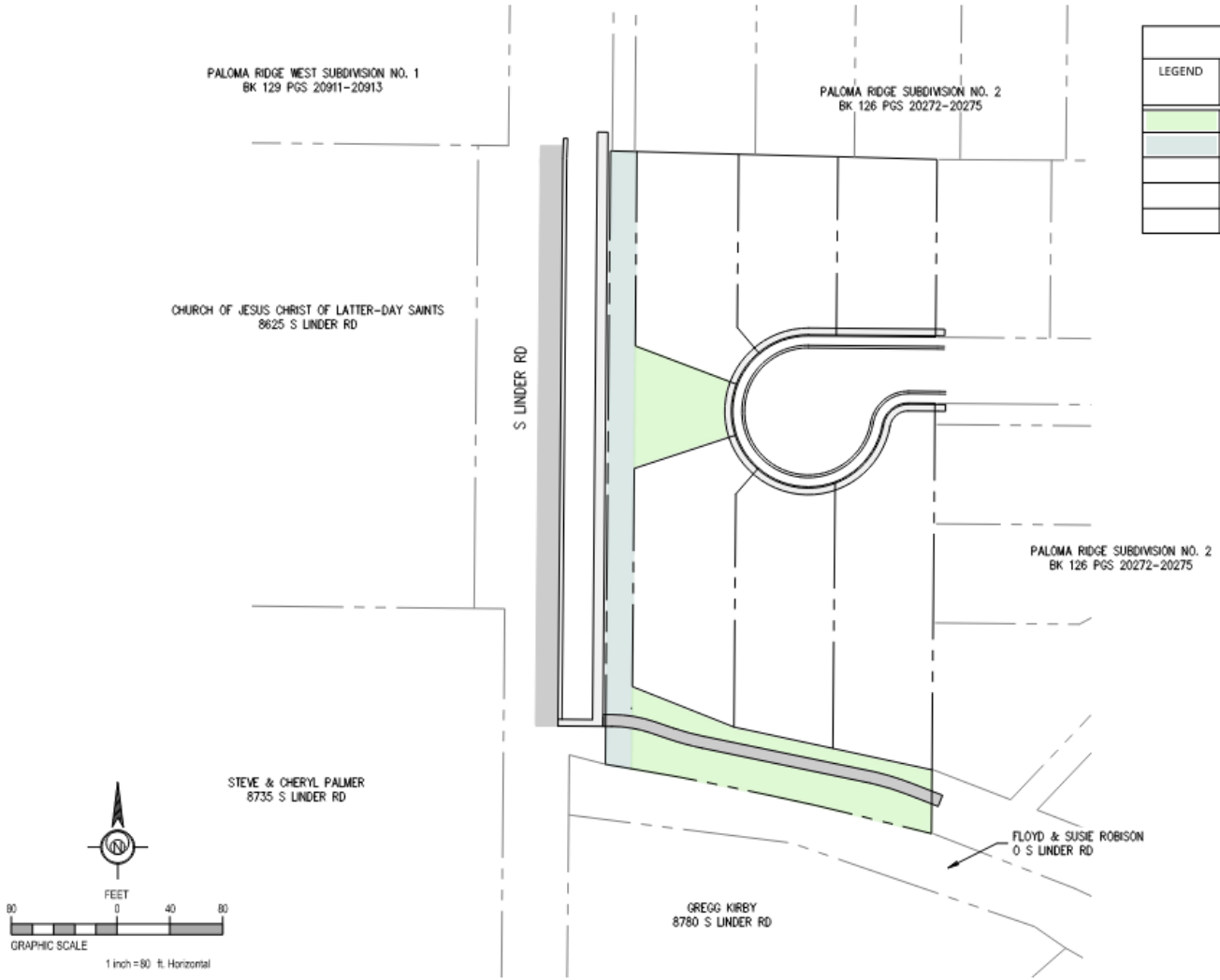
Paloma Ridge South (Paloma Ridge Phase 11)

Property Size:	3.31 Acres (138.66 Acres)
Total Units:	6 (354)
Density:	1.8 du/acre (3.4 du/acre)
Minimum Lot Size:	10,124 SF
Average Lot Size:	13,676 SF (8,381 SF)
Common Lots:	1 (61)



Paloma Ridge – Remaining Phases

Phase	Lots	Plat Recording
Phase 8 (West 2)	35	July 2025
Phase 9 (East 7)	41	December 2025
Phase 10 (East 8)	36	January 2026
Phase 11 (Paloma South)	6	July 2026



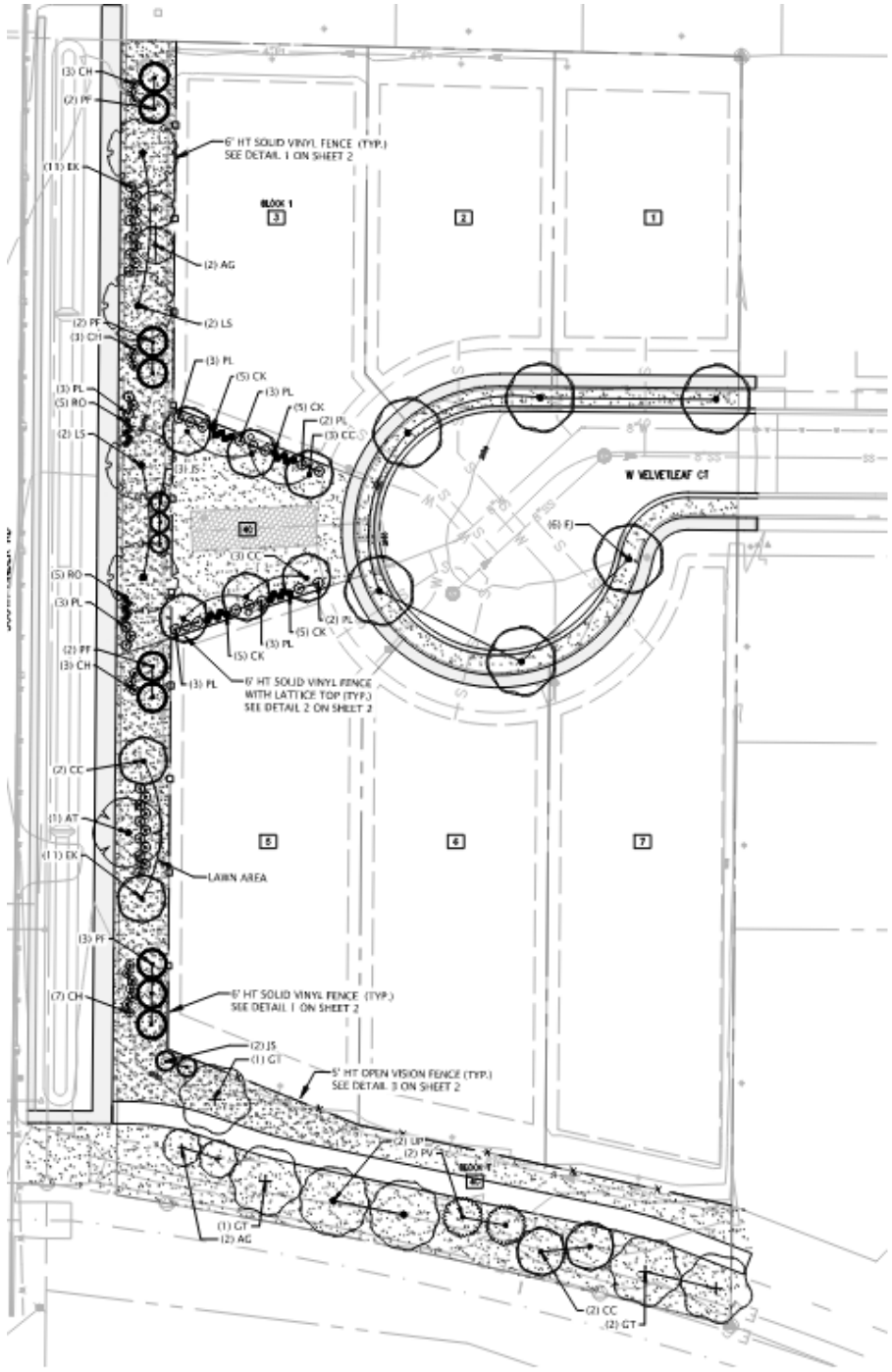
OPEN SPACE CALCULATIONS			
LEGEND	QUALIFIED OPEN SPACE	AREA	
		SF	ACRES
	PARKS AND PATHWAYS	16,057	0.37
	COLLECTOR LANDSCAPE BUFFER	9,301	0.21
	TOTAL AREA (ACRES)		0.58
	PARCEL AREA (ACRES)		3.31
	PERCENT OPEN SPACE		17.6%

Paloma Ridge – Open Space

Total % of Required Open Space:	Exempt
Parks & Pathways Provided:	16,057 SF, 0.37 Acres, 11.2 %
Collector Landscape Buffer:	9,301 SF, 0.21 Acres, 6.4%
Total Area:	25,358 SF, 0.58 Acres, 17.6%

Landscape Plan

Evergreen Trees:	14
Shade Trees:	33
Shrubs:	99



Exterior Elevations – Willow Collection











Thank You!



1. BREEZEWAY
2. RESTROOMS
3. OUTDOOR POOL
4. PAVILION SEATING
5. PICKLEBALL COURT
6. TOT LOT
7. MAIL KIOSKS



CASE NO. 24-07-S & 24-10-AN

PALOMA RIDGE SOUTH; PRE-PLAT AND ANNEXATION

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

ALL APPLICATION MATERIALS: PALOMA RIDGE SOUTH 24-07-S & 24-10-AN

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.

KUNA Planning & Zoning

CITY OF KUNA:
CITY COUNCIL
STAFF REPORT

Planning & Zoning Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Time Extension

Title:	Paloma Ridge South	**Application Number:**	24-07-S 24-10-AN
Date:	05/20/2025	**Staff Contact:**	Marina Lundy
Owner(s)/Applicant:	Kyle Prewett (Toll Brother)	**Applicant Contact:**	831.801.9724 kprewett@tollbrothers.com
Representative:	Same as applicant	**Representative Contact:**	Same as applicant

Purpose

Applicant requests approval for Annexation of approx. 3.31 acres into Kuna City and is proposing a R-4 (Medium Density Residential) zone; and requests Preliminary Plat approval to subdivide the same land into 6 single family lots and 1 common lot. The site is located at 8780 S Linder Rd, Meridian, ID 83642 (APN: S1312233600) S12, T2N, R1W.

Statement of Fact

Parcel Number(s):	S1312233600
Future Land Use Map Designation:	Mixed-Use
Existing Land Use:	Agricultural/storage
Current Zoning:	Rural Residential
Proposed Zoning:	R-4, Medium Density Residential
Development Area:	3.31 Acres
Adjacent Zoning Districts:	**North:** R-4 (Medium Density Residential) **East:** R-4 (Medium Density Residential); **South:** RR (Rural Residential); **West:** RR (Rural Residential), A (Agricultural)
Adjacent Street(s) Existing & Proposed:	**North:** W Switchgrass St. (Existing); **East:** W Velvetleaf Dr. (Existing) S Water Clover Way (Existing); **South:** W Firehouse Ln. (Existing); **West:** S Linder Rd (Existing)
Internal Street(s) Existing & Proposed:	Public Streets (Existing) W Velvetleaf Ct.
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan designates this site as Mixed Use. The size of the site does not allow for two district land uses to be present, but the project will be integrated within the Paloma Ridge Subdivision which does feature commercial lots.

The Comprehensive Plan identifies the goal of working to ensure that all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure. (see Goal Area 4 "Connected"). The proposed amenities within the Project include a common lot with open space and a landscaped pathway along the Kuna Canal satisfying the goal of connectivity from the Comprehensive plan (Goal Area 4).

The addition of 6 dwelling units on this lot supports Goal 3.D. of the Comprehensive Plan to encourage development of housing options and strong neighborhoods.

Staff Analysis

The applicant is submitting a request for Annexation of approx. 3.31 acres and proposes a R-6 zone. The Project will be directly integrated and connected to the existing Paloma Ridge Subdivision via W Velvetleaf Court, developing an underutilized parcel. Upon annexation, the Project would not require any significant extensions to the City sanitary sewer or water services. Upon annexation, the Project should be considered orderly development as the proposed zoning designation matches the neighboring Paloma Ridge Subdivision and can connect to municipal services located within Paloma Ridge Subdivision.

The proposal seeks to subdivide approx. 3.31 acres into 6 single family residential lots and 1 common lot, with a proposed gross density of 1.81 Dwelling Units an Acre (DUA) and a Net Density of 3.19 DUA.

Pre-plat and Landscape plan deficiencies:

- The planting detail for trees shall reflect the wire basket and the burlap shall be removed at least ½ way down the root ball.

Should case numbers 24-07-S and 24-10-AN be approved the above changes must be reflected on the construction plans/civil plans to receive final approval from the City.

Recommended Conditions of Approval

1. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with *KCC 5-10-13-B-1-b.*
2. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.
3. Developer/Owner/Applicant shall connect the new development to the existing stub street.
4. Developer shall place a Contractors Sign at the entry of the subdivision.
5. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
6. Developer/Owner/Applicant shall ensure the proper easement widths on all lots in accordance with *KCC 5-8-1117-D-6.*
7. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with *KCC 5-8-503.*
8. Fencing within and around the site shall comply with *KCC 5-8-905* (unless specifically approved otherwise and permitted).

9. All required landscaping shall be permanently maintained in a healthy growing 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.
10. 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.
11. The Landscape Plan and Preliminary Plat as submitted will be considered binding site plans as amended and/or approved.
12. 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 5-8-901-B*.
13. 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.
14. A fence shall be installed in lot 4c block 1 of the preplat.
15. Developer/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
16. 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*.
17. Compliance with *I.C. §31-3805* is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
18. 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).
19. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required with the exception of Pressurized irrigation. The Applicant shall conform to all corresponding City of Kuna Master Plans.
20. The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or a Water Booster Station as necessary.
21. The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.
22. In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to *KCC 5-9-203-J*, a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.
23. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
24. 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 lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

A. The City Engineer shall approve all 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 an approved 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 the Fire District are required.
E. The Kuna Municipal Irrigation System 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). Please consult staff if there are questions about the process.
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.

25. 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.
26. 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.
27. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements *KCC 8-1-3.* Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
28. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
29. Developer/Owner/Applicant shall submit a Preliminary Plat to reflect Code compliant planting procedure of trees and shrubs for staffs approval.
30. Applicant is conditioned to submit a Landscape plan with the plant schedule to reflect the required changes for staffs approval.
31. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 24-07-S

Development Name/Section Palomo Ridge South CDH File # _____

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____

☐ 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☒ 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☒ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water
☐ individual sewage ☐ individual water

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

☒ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.

☐ 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.

☐ 11. Land development application, fee per lot, test holes and full engineering report is required.

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

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

☐ 14. _____

_____

_____

_____ Reviewed By: Rob Bach Date: 2/4/25

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

Brad Little, Governor
Jess Byrne, Director

February 4, 2025

Marina Lundy-Planner
City of Kuna
751 W. 4th Street
Kuna, ID 83634
MLundy@kunaid.gov

Subject: Paloma Ridge South 24-29-DR

Dear Ms. Lundy:

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

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

1. **AIR QUALITY**
   - Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
   - For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
   - DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
   - Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

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

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/. For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of stormwater or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

  For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

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

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

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

6. ADDITIONAL NOTES

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

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

Sincerely,



Troy Smith
Regional Administrator

Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

October 20, 2020

*Corrections made by Erika Bowen (12/9/2020)

Adam Capell
Toll Brothers
3103 W. Sheryl Drive, Suite 100
Meridian, DI 83642
acapell@tollbrothers.com

VIA EMAIL

RE: Paloma Ridge Mixed Use Development – ITD Development Condition Memo

Dear Mr. Capell,

I really appreciate the work you are doing to help those who are living in this beautiful area of Kuna, ID. The Paloma Ridge Mixed Use Development (TIS) provided by Kittelson & Associates has been reviewed. The trips generated by your development adds congestion to SH-69. ITD is working with the city of Kuna to collect a proportionate share contribution from each new development for impacts to the State highway system. The city of Kuna shall include the recommended proportionate share amount into their development agreement with you and ITD shall collect the funds. As two agencies we will work together to accelerate highway construction on SH-69 to accommodate new development growth. ITD values your contribution to the transportation system so we can help keep goods, services and the public moving efficiently.

ITD determined ~~Lugarno Terra North's~~ Paloma Ridge's total proportionate share contribution to be $249,557 (4.85%). This is based off site traffic volumes versus 2040 total traffic volumes at the intersection of SH-69/~~Deer Flat Road~~ Columbia Road. ITD's preliminary findings in the Sh-69 Corridor Study is that the future SH-69/~~Deer Flat~~ Columbia Road intersection is anticipated to be a Median U-turn Crossing (MUT). Details of the proportionate share calculations are included in the attached *ITD Staff Technical Report.*

The TIS identified that there are two separate developers for the residential versus commercial portions of the Paloma Ridge Development. ITD is willing to consider the proportionate share be split by land use. In doing so, the department arrived at the following proportionate share contributions by land use.

Residential (350 units):	$136,757
Commercial (562,800 sqft):	$112,800

Thank you again for your partnership. If there are any questions or concerns, please do not hesitate to email me at Justin.Price@itd.idaho.gov or give me a call at 208-334-8340.

Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

Sincerely,

Justin Price

Justin Price
ITD District 3 Traffic Engineer

Cc:
Troy Behunin – City of Kuna
Paige Bankhead – ACHD

Your Safety • Your Mobility
Your Economic Opportunity

Staff Technical Report
10/7/2020
UPDATED 10/16/2020

Development: Paloma Ridge Mixed Use Development

Lead Agency: City of Kuna
Troy Behunin
TBehunin@KunaId.Gov
Phone: (208) 922-5274

Location: Southeast corner of Columbia Road and Linder Road
SH-69 MP 5.123

Applicant: Toll Brothers
Adam Capell
3103 W. Sheryl Drive, Suite 100
Meridian, DI 83642
acapell@tollbrothers.com

Consultant: Kittelson & Associates
Lauren Nuxoll
101 S Capitol Boulevard, Suite 600
Boise, ID 83702
lnuxoll@kittelson.com
Phone: 208.338.2683

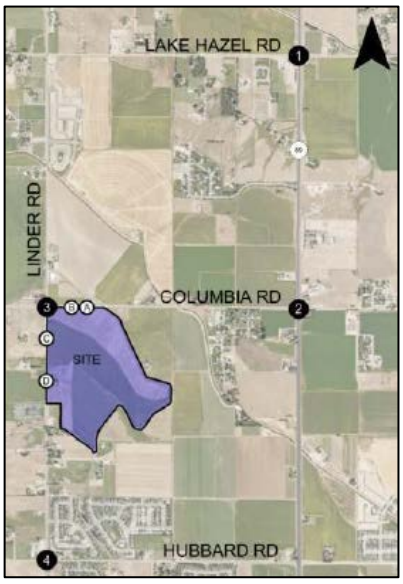
Staff Contact: Erika Bowen
Traffic Technical Engineer
Erika.Bowen@itd.idaho.gov
Phone: 208-265-4312 ext. #7

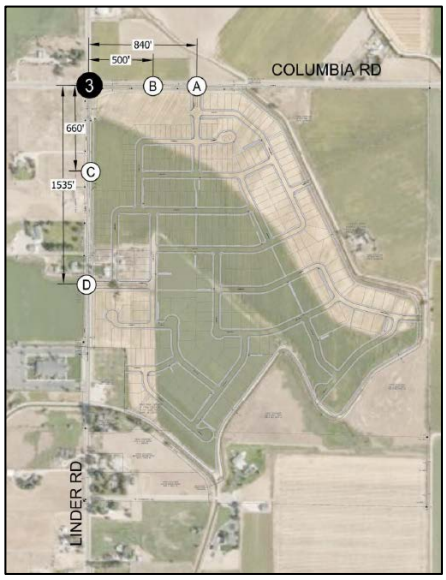
Traffic Findings for Consideration

1. Proposed Development

The proposed Paloma Ridge Mixed Use Development includes 350 single-family homes in Phase 1 with 6.46 acres of commercial retail in Phase 2. The commercial land use shall be developed independently from the residential land use. For purposes of this TIS, both phases are assumed to have a buildout year of 2025.

2. Vicinity Map





3. Trip Generation:

Table 14. Proposed Phase 1 Trip Generation for the Paloma Ridge Mixed-Use Development

Land Use	ITE Code	Units	Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
Single Family Houses	210	350	3,292	253	63	190	338	213	125

Table 18. Proposed Phase 1 + 2 Trip Generation for the Paloma Ridge Mixed-Use Development

Land Use	ITE Code	Units	Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
Single Family Houses	210	350	3,292	253	63	190	338	213	125
Internal Trips (AM = 1%, PM = 19%)			*(313)*	*(3)*	*(1)*	*(2)*	*(65)*	*(48)*	*(17)*
External Residential Trips			**2,979**	**250**	**62**	**188**	**273**	**165**	**108**
Shopping Center	820	56,280	4,067	180	112	68	355	171	184
Internal Trips (AM = 1%, PM = 19%)			*(346)*	*(3)*	*(2)*	*(1)*	*(65)*	*(17)*	*(48)*
External Commercial Trips			**3,721**	**177**	**110**	**67**	**290**	**154**	**136**
Pass-by Trips (0% AM/34% PM)			*(1,265)*	*0*	*0*	*0*	*(98)*	*(49)*	*(49)*
Net New Commercial Trips			**2,456**	**177**	**110**	**67**	**192**	**105**	**87**
Subtotal Trips			**7,359**	**433**	**175**	**258**	**693**	**384**	**309**
Total Internalization			*(658)*	*(6)*	*(3)*	*(3)*	*(130)*	*(65)*	*(65)*
Total External Trips			**6,701**	**427**	**172**	**255**	**563**	**319**	**244**
Total Pass-by Trips			*(1,265)*	*0*	*0*	*0*	*(98)*	*(49)*	*(49)*
Total Net New Trips			**5,435**	**427**	**172**	**255**	**465**	**270**	**195**

The TIS clearly identified that there are two separate developers for the residential vs commercial portions of Paloma Ridge Mixed Use Development. ITD should consider separating the proportionate share requirements for each usage.

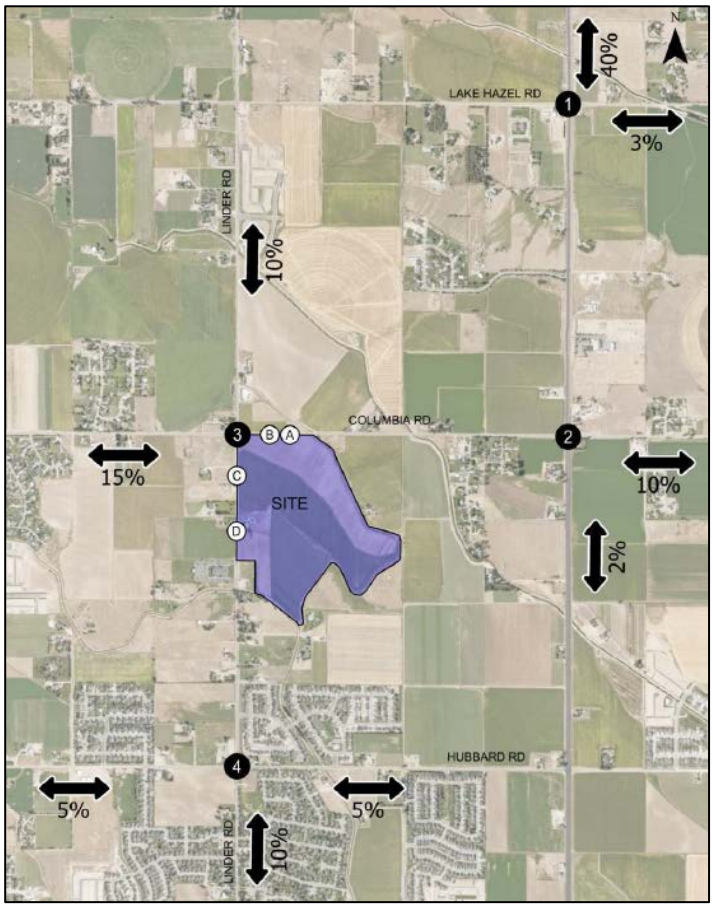
Comparing the external residential trips to external commercial trips results in:

Land Use	ITE Code	Units	Daily Trips
Single Family Houses	210	350	3,292
Internal Trips (AM = 1%, PM = 19%)			*(313)*
External Residential Trips			**2,979**
Shopping Center	820	56,280	4,067
Internal Trips (AM = 1%, PM = 19%)			*(346)*
External Commercial Trips			**3,721**
Pass-by Trips (0% AM/34% PM)			*(1,265)*
Net New Commercial Trips			**2,456**
Subtotal Trips			**7,359**
Total Internalization			*(658)*
Total External Trips			**6,701**
Total Pass-by Trips			*(1,265)*
Total Net New Trips			**5,435**

54.8%

45.2%

4. Trip Distribution:



5. Traffic Impact Study

Dated: September 2020

a. Executive Summary

Kittelson & Associates prepared a traffic impact study for the proposed Paloma Ridge Mixed Use Development. Below is an executive summary of the findings as presented by Kittelson & Associates. The following executive summary is not the opinion of ITD staff. ITD Staff has reviewed the submitted traffic impact study for consistency with ITD policies and practices and may have additional and/or varied requirements beyond what is noted in the summary.

Table 26. Mitigation Threshold Evaluation

Intersection or Roadway	2020 Existing Need?	2025 Background Need?	Percent of Site Traffic at Buildout 2025	Mitigation Need	Proposed Mitigation	Approx. Year of Need	Estimated Site Units/SqFt at Time of Need
SH 69/Lake Hazel Road	Yes	Yes	1.8% (Phase 2)	Signal Exceed V/C Policy	WBRT Lane or proportional share of future MUT	2020[3] 2023[1]	NA 350 units + 20,000 sqft
SH 69/Columbia Road	No	No	4.6% - Phase 1 2.4% - Phase 2	Signal Exceeds V/C Policy	Proportional share of future MUT	2022[1]	200 units
Linder Road/Hubbard Road	Yes	Yes	2.0% - Phase 2	AWSC Exceeds Capacity	Single Lane Roundabout or Interim 3x3 Traffic Signal	2020[2]	NA
Columbia Road Segment (SH 69 to Linder Road)	No	Yes	14.6% - Phase 1	EB/WB Vol Exceeds ACHD 2-Lane Policy	LT lanes/ Signal/ Roundabout at Linder Road or Three Lanes	2021	50 units
		No	18.5% - Phase 1+2	EB/WB Vol Exceeds ACHD 3-Lane Policy	LT lanes/ Signal/ Roundabout at Linder Road or Five Lanes	2023	210 units + 33,000 sqft
Site Access A	NA	No	NA	Turn Lane Warranted	WB LT Lane	At Time Access is Constructed	
Site Access B	NA	No	NA	Turn Lane Warranted	WB LT Lane EB RT Lane	At Time Access is Constructed	
Site Access C	NA	No	NA	Turn Lane Warranted	SB LT Lane	At Time Access is Constructed	
Site Access D	NA	No	NA	Turn Lane Warranted	SB LT Lane SB RT Lane	At Time Access is Constructed	

[1]Signal intx and lane groups v/c ≤ 1.0. [2]v/c ratio exceeds 1.0 with no growth plus in-process. [3]Signal intx and lane groups v/c ≤ 0.90.

FINDINGS

Existing Conditions

- The study evaluated four off-site intersections during the a.m. and p.m. peak hour of a typical weekday.
- All study intersections were found to operate acceptably during the existing weekday a.m. and p.m. peak hours with the exception of:
  - **SH 69 / Lake Hazel Road (PM Peak Hour)**
    - The westbound through/right approach operates at V/C = 0.94 and LOS F during the weekday p.m. peak hour.
    - The overall the intersection operates at a 0.88 v/c ratio in the weekday p.m. peak hour, which is under ITD's desired 0.90 v/c ratio.
  - **Linder Road / Hubbard Road (AM and PM Peak Hour)**
    - The intersection operates at LOS F in the weekday p.m. peak hour. Several lane groups have a v/c greater than 1.0.
    - The intersection is projected to meet the 8-hour, 4-hour, and peak hour traffic signal volume warrants under 2020 existing conditions.
    - The intersection is shown as a future roundabout on the ACHD Master Street Map. In addition, an interim traffic signal with left-turn lanes or a single lane roundabout mitigates this intersection to meet ACHD standards.
- All ACHD study roadways segments operate at acceptable levels-of-service.
- Crash data at the study intersections and roadway segments for the most recent five years of complete data (2015-2019) were analyzed for any existing crash trends. The most common crash type was an angle crash at SH 69 / Lake Hazel Road. A traffic signal was installed in September 2018 at this intersection which should reduce angle crashes.

Year 2025 Background Traffic Conditions

- Year 2025 background traffic volumes were forecasted using a 3% compounded annual growth rate on SH 69 and Linder Road and a 6% compounded annual growth rate on all other roadways as well as the addition of in-process traffic from Whispering Meadows Subdivision and the new Kuna High School.
- Year 2025 background traffic analysis (without inclusion of site-generated traffic) found that none of the study intersections are expected to operate at acceptable operating standards during the weekday a.m. and p.m. peak hours.
  - **SH 69 / Lake Hazel Road (AM and PM Peak Hour)**
    - The intersection is operating with a V/C = 0.95 during the weekday a.m. peak hour with the following movements with a V/C > 0.90:
      - WBTR: V/C = 0.96
      - NBTR: V/C = 0.94

- The intersection is operating with a V/C = 0.98 during the weekday p.m. peak hour with the following movements with a V/C > 0.90:
  - WBTR: V/C = 1.02
  - NBTR: V/C = 0.97
- To meet ACHD operating standards, the following are required:
  - Westbound right-turn lane (it should be noted that some vehicles use the wide approach similar to a westbound right-turn lane)
- To meet ITD operating standards an additional northbound and southbound through lane on SH 69 with a westbound right-turn lane is needed.
  - ITD is currently completing a corridor study for SH 69 in this area and the vision presented by that study identifies a future Median U Turn (MUT) intersection at this location along with widening of SH 69 to three lanes in each direction from Overland Road to Lake Hazel Road (likely through the intersection and then tapering to two lanes in each direction south of Lake Hazel Road).

- **SH 69 / Columbia Road (AM Peak Hour)**
  - The intersection is operating with a v/c ratio of 0.89 overall but has the eastbound through-right movement operating with a v/c ratio of 0.94.
  - ITD is currently completing a corridor study for SH 69 in this area and the vision presented by that study identifies a future Median U Turn (MUT) intersection at this location.

- **Linder Road / Hubbard Road (AM and PM Peak Hour)**
  - As found in the 2020 existing traffic conditions, the intersection is operating over capacity and can be mitigated by an interim traffic signal with left-turn lanes or a single lane roundabout in the 2025 background conditions.

- All ACHD study roadway segments are projected to continue operating at acceptable levels of service except for Columbia Road between Linder Road and SH 69.
  - **Columbia Road (AM and PM Peak Hour)**
    - This section on roadway is not on ACHD's CIP, however the roadway will need to be widened to a three-lane cross section with a center turn lane to meet ACHD roadway segment operation standards under 2025 background or total traffic conditions.

Year 2025 Total Traffic Conditions – Phase 1 (Residential)

- Phase 1 of the development only studied the following intersections:
  - SH 69 / Columbia Road
  - Linder Road / Columbia Road
- As under the 2025 background conditions, the year 2025 phase 1 total traffic analysis (with the inclusion of phase 1 site-generated traffic) found that the following study intersection is expected to exceed operational guidelines during the weekday a.m. and p.m. peak hours.

- **SH 69 / Columbia Road (AM Peak Hour)**
  - This intersection is operating at LOS E in the weekday a.m. peak hour. The overall intersection operates with a v/c ratio of 0.94 and 0.92 in the weekday a.m. and p.m. peak hours, respectively. The eastbound left-turn lane group is over capacity while several other lane groups operate with a v/c ratio > 0.90.
  - ITD is currently completing a corridor study for SH 69 in this area and the vision presented by that study identifies a future Median U Turn (MUT) intersection at this location.
  - The Phase 1 development traffic is projected to be approximately 4.6% of the 2025 total traffic at this intersection. The MUT intersection is the planned 2040 horizon year mitigation so the development's proportional share for contributions for this intersection should be calculated based on the 2040 projected intersection volumes.

Year 2025 Total Traffic Conditions – Phases 1 + 2 (Residential + Commercial)

- As under the 2025 background conditions, the year 2025 phases 1 + 2 total traffic analysis (with the inclusion of phases 1 + 2 site-generated traffic) found that the following study intersections are expected to exceed operational guidelines during the weekday a.m. and p.m. peak hours.
  - **SH 69 / Lake Hazel Road (AM and PM Peak Hour)**
    - As found in the 2025 background traffic conditions, this intersection operates overcapacity.
    - ITD is currently completing a corridor study for SH 69 in this area and the vision presented by that study identifies a future Median U Turn (MUT) intersection at this location along with widening of SH 69 to three lanes in each direction from Overland Road to Lake Hazel Road (likely through the intersection and then tapering to two lanes in each direction south of Lake Hazel Road).
    - The Phase 2 total development traffic is projected to be approximately 1.8% of the 2025 total traffic at this intersection. The MUT intersection is the planned 2040 horizon year mitigation so the development's proportional share for contributions for this intersection should be calculated based on the 2040 projected intersection volumes.
  - **SH 69 / Columbia Road (AM Peak Hour)**
    - This intersection is operating at LOS E and D in the weekday a.m. and p.m. peak hours, respectively. The overall intersection operates with a v/c ratio of 1.05 and 0.96 in the weekday a.m. and p.m. peak hours, respectively. The eastbound left-turn lane group is over capacity while several other lane groups operate with a v/c ratio > 0.90.
    - ITD is currently completing a corridor study for SH 69 in this area and the vision presented by that study identifies a future Median U Turn (MUT) intersection at this location.

- The Phase 2 development traffic is an additional approximately 2.4% of the 2025 total traffic at this intersection (in addition to the 4.6% of Phase 1 traffic at this intersection). The MUT intersection is the planned 2040 horizon year mitigation so the development's proportional share for contributions for this intersection should be calculated based on the 2040 projected intersection volumes.

- **Linder Road / Hubbard Road (AM and PM Peak Hour)**
  - As found in the 2020 existing traffic conditions, the intersection does not meet standards and can be mitigated by an interim traffic signal with left-turn lanes or a single lane roundabout.
  - The proposed Phase 2 development traffic is projected to be approximately 2.0% of the 2025 total traffic at this intersection.

- The ACHD study roadway segments are projected to exceed ~~operate at~~ acceptable levels of service:
  - **Columbia Road (AM and PM Peak Hour)**
    - As under 2025 background conditions, this section on roadway is not on ACHD's CIP, however, needs to be widened in order to meet ACHD roadway segment level-of-service standards.
    - The key intersections on either side of this section will be either widened to include left-turn lanes or converted into a single lane roundabout which increases the capacity of the roadway.
  - **Linder Road (AM Peak Hour)**
    - This section of roadway barely doesn't meeting ACHD segment level-of-service standards. However, the key intersections along the site frontage of this section is already or will be widened to include left-turn lanes which increases the capacity of the roadway.

RECOMMENDATIONS

Based on the report's analyses and evaluation findings, recommendations were developed accordingly for time scenario's conditions.

Year 2020 Existing Traffic Condition Mitigations (Without the Proposed Development)

The following mitigations are recommended to accommodate the year 2020 existing traffic volume and meet ACHD policy.

Linder Road / Hubbard Road

- Construct an interim traffic signal with left-turn lanes on all approaches or a single-lane roundabout if right-of-way is obtained by ACHD. This intersection meets signal warrants and is over capacity in existing traffic conditions. The Phase 2 development traffic accounts for 2.0 percent of the projected 2025 total traffic at the intersection.

Year 2025 Background Traffic Condition Mitigations (Without the Proposed Development)

The following mitigations are recommended to accommodate the year 2025 background traffic volume and meet ACHD policy.

SH 69 / Lake Hazel Road

- Install a westbound right-turn lane. Note that the development can build up to approximately 350 units and 20,000 sq ft of commercial occupied before the westbound left-turn is required for all v/c ratios to remain ≤ 1.0. The Phase 2 development traffic accounts for approximately 1.8 percent of the proposed traffic at the intersection.

Additional Year 2025 Mitigations Needed With the Paloma Ridge Mixed-Use Development Phase 1 (Residential)

The following mitigations are recommended due to the inclusion of Paloma Ridge Mixed-Use Development's Phase 1 (Residential) site generated trips.

Columbia Road / Site Access A

- Construct a westbound left-turn lane with approximately 100 feet of vehicle storage.

Linder Road / Site Access D

- Construct a southbound left-turn lane with approximately 100 feet of vehicle storage.

Additional Year 2025 Mitigations Needed With the Paloma Ridge Mixed-Use Development Phases 1 + 2 (Residential + Commercial)

The following mitigations are recommended due to the inclusion of Paloma Ridge Mixed-Use Development's Phases 1 +2 (Residential + Commercial) site generated trips.

Columbia Road / Site Access B

- Construct a westbound left-turn lane with approximately 100 feet of vehicle storage.
- Construct an eastbound right-turn lane with approximately 100 feet of vehicle storage.

Linder Road / Site Access C

- Construct a southbound left-turn lane with approximately 100 feet of vehicle storage.

All Site Accesses

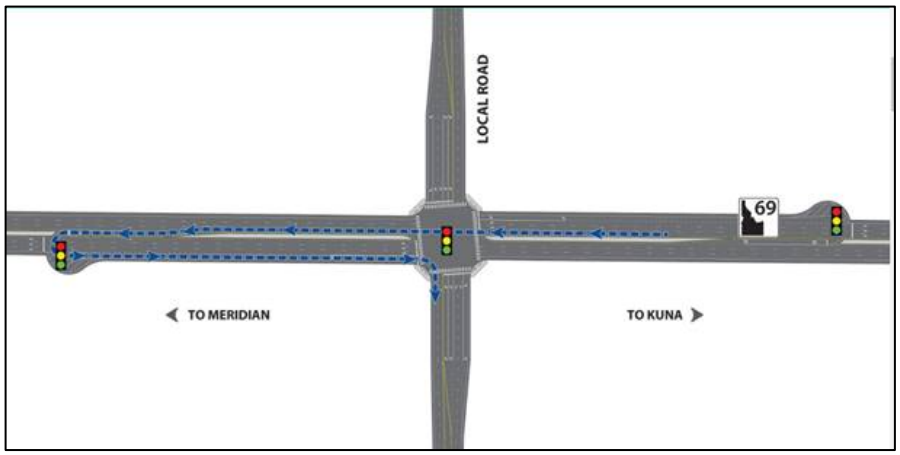
- With approval from ACHD, construct all accesses to the development with the following designations:
  - All local streets within the development should be constructed with one travel lane in each direction.
  - Site driveways with access to public streets should provide sufficient stacking distance for four vehicles (100 feet) to ensure acceptable operation and accommodate larger vehicles, including utility service and delivery vehicles.
  - Site accesses along Linder Road and Columbia Road should match the existing grade or be higher at the intersection to ensure the best possible sight distance.
  - All accesses and internal streets should be designed to provide adequate intersection site distance. Shrubbery and landscaping near the intersection and site access point should be maintained to ensure adequate sight distance is maintained.

6. ITD Policy Review

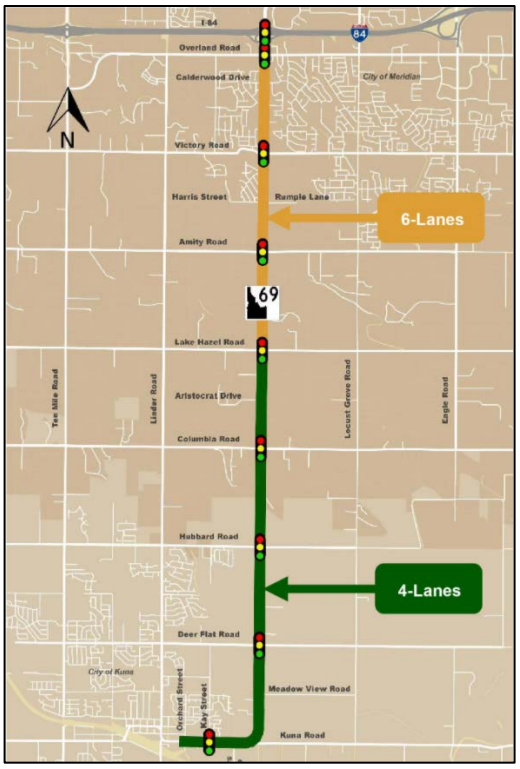
a. SH-69 Corridor Study

ITD's SH-69 Corridor Study has gone out for public comment with preliminary findings showing median u-turn crossings (MUTs) at the mile (i.e. Lake Hazel Rd and Columbia Road) achieves an acceptable level of service in 2040. At this time, MUTs cost estimates shall be used as the basis for any proportionate share contributions for mile-intersections along SH-69. It is possible that the SH-69 Corridor Study may alter its preliminary intersection recommendations before the study is finalized.

The SH-69 Corridor Study also shows that SH-69 shall remain a four lane facility south of Lake Hazel Road and be widened to a 6 lane facility north of Lake Hazel Road.



Mile Median U-Turn Crossing (MUT)



b. Proportionate Share Contribution

ITD District 3 has issued *Memo 39-Development Proportionate Share Contribution* as a means to request equitable contribution from developers to improve public facilities needed to serve new growth and development.

c. Jurisdictional Authority

ITD does not have jurisdictional authority to require improvements from the developer. A formal letter of request will be sent to the City of Kuna requesting them to include any mitigation to the State highway system in their development agreement.

7. Staff Comments Recommendations

Intersection of SH-69 and Columbia Road

Per the TIS, the intersection of Columbia Road and SH-69 functions at an acceptable level of service (LOS = D/C) in 2025 background conditions with the exception of the AM EBTR movement (V/C = 0.94). See Appendix A.

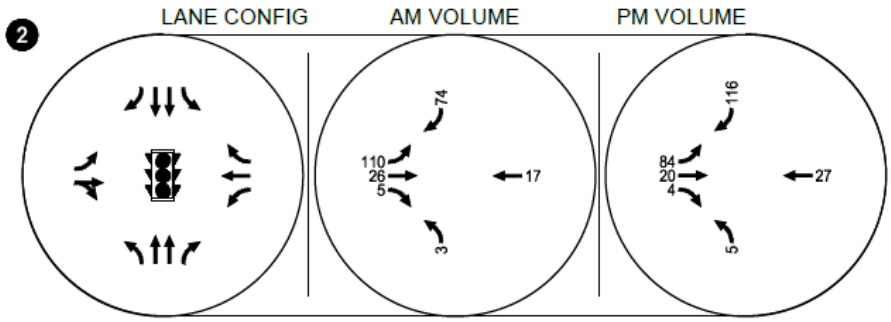
With just the Phase 1 residential traffic, the intersection's LOS increase to a LOS = E/D with increased delay and v/c ratios above 0.9 for the EBL, EBTR and WBT movements.

With the additional traffic in Phase 1+2 combined, delay continues to exceed operational thresholds. The overall intersection v/c exceeds 1.0 in the AM peak hour. See Appendix B.

ITD is currently developing the SH-69 Corridor Plan. The preliminary plan shows that mile intersections (i.e. Lake Hazel Rd and Columbia Rd) are identified as median u-turns (MUTs). This recommended intersection treatment may change before a finalized SH-69 Corridor Study is completed. For the purposes of ITD's proportionate share calculation a MUT cost estimate will be used. Forecasted AM/PM trips are available for 2040. Total site traffic will be compared to 2040 total traffic volumes to calculate proportionate share.

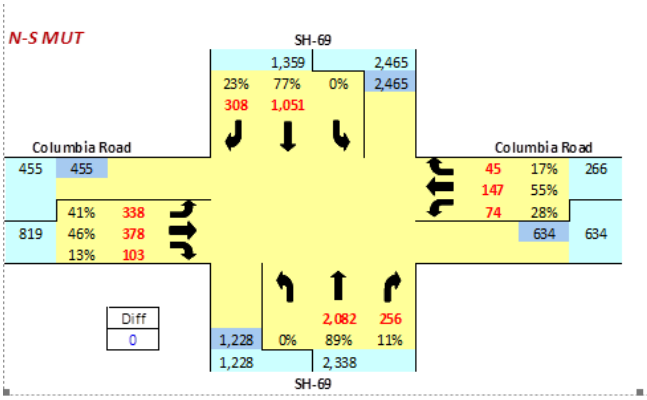
ITD estimated the design and construction costs of a Median U-Turn Intersection (MUT) at the intersection of SH-69 / Columbia Road to be $5,145,500. See Appendix C. SH-69 is not anticipated to be widened beyond a 4-lane section thru this intersection.

2025 Site Traffic

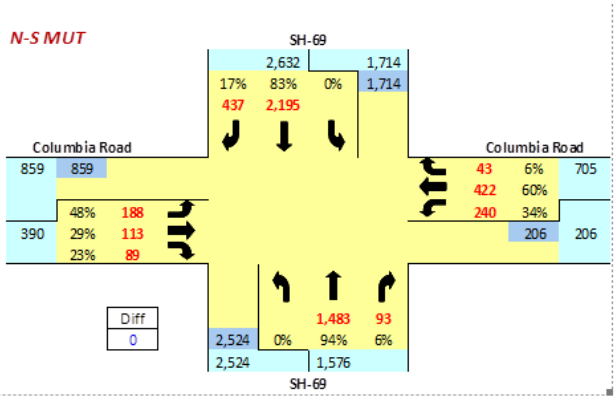


2040 Traffic Volumes @ Columbia Road / Meridian Rd (SH-69 Corridor Study)

AM



PM



AM Site = 235	*AM Total = 4782*	*AM % = 4.9*
PM Site = 256	*PM Total = 5303*	*PM % = 4.8*
Proportionate Share for Columbia Rd / Meridian Rd Median U-turn Intersection Improvements		***Avg % = 4.85***

Staff recommends the developer pay a total proportionate share of $249,557 (4.85%) towards future median u-turn improvements at the intersection of Columbia Rd / Meridian Rd. Proportionate share needs to be provided prior to occupancy of the development.

Proportionate Share Contribution by Land Use:
Residential (54.8%) = $136,757
Commercial (45.2%) = $112,800

Intersection of SH-69 and Lake Hazel Road

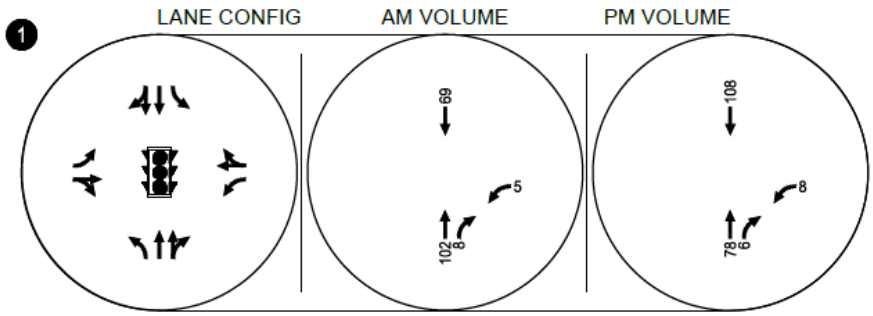
Per the TIS, the intersection of Lake Hazel and SH-69 has failing movements with v/c ratios exceeding 0.9 at 2025 Background traffic levels (WBTR, NBTR, SBTR). See Appendix A. The TIS recommends adding a westbound right turn lane at the intersection to mitigate for some of the delay. It helps, but the movements still exceed operational thresholds.

With the additional traffic in Phase 1+2 combined, delay continues to exceed operational thresholds. See Appendix B.

ITD is currently developing the SH-69 Corridor Plan. The preliminary plan shows that mile intersections (i.e. Lake Hazel Rd and Columbia Rd) are identified as median u-turns (MUTs). This recommended intersection treatment may change before a finalized SH-69 Corridor Study is completed. For the purposes of ITD's proportionate share calculation a MUT cost estimate will be used. Forecasted AM/PM trips are available for 2040. Total site traffic will be compared to 2040 total traffic volumes to calculate proportionate share.

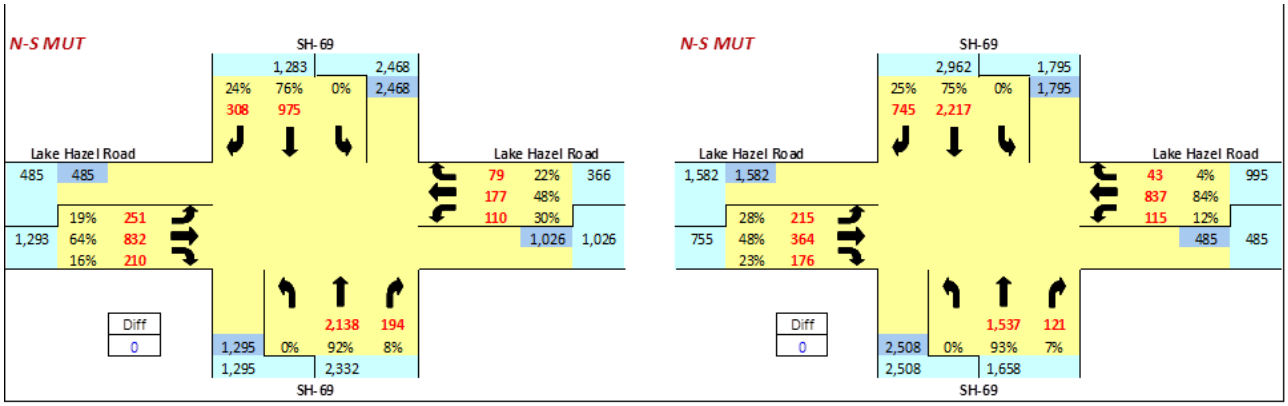
ITD estimated the design and construction costs of a Median U-Turn Intersection (MUT) at the intersection of SH-69 / Lake Hazel Road to be $7,239,541. See Appendix E. SH-69 shall be widened to a 3 Lane section thru this intersection.

2025 Site Traffic



2040 Traffic Volumes @ Lake Hazel Rd / Meridian Rd (SH-69 Corridor Study)

AM



PM

AM Site = 184	*AM Total = 5274*	*AM % = 3.5*
PM Site = 200	*PM Total = 6370*	*PM % = 3.1*
Proportionate Share for Lake Hazel Rd / Meridian Rd Median U-Turn Intersection Improvements		***Avg % = 3.3***

The majority of the trip distribution from the development heads first to the intersection of SH-69 / Columbia Road. This does not change between Phase 1 and Phase 2 of the development. Although, the TIS analyzed both the intersections of Lake Hazel Rd and Columbia Road with SH-69, staff finds it most appropriate to only request proportionate share for the first intersection that traffic encounters on SH-69 (i.e. Columbia Road)

If proportionate share were to be requested, the amount comes out to $238,905.

Staff does not recommend the developer contribute proportionate share for the intersection of Lake Hazel Rd / Meridian Rd.

**ITD Staff Recommendations are intended to assure that the proposed development will not place an undue burden on the existing State Highway system within the vicinity impacted by the proposed development.*

*** Recommendations included in ITD's Staff Technical Report along with any development conditions (see associated Permit Committee Agenda/Minutes) is only valid for the period of one year from the date of the TIS report. ITD reserves the right to request an updated TIS to reflect current traffic conditions if an approved encroachment application and/or proportionate share contribution are not obtained/provided within one year.*

8. Appendices

Appendix A	2025 Background Traffic and Mitigations
Appendix B	2025 Buildout Year Phase 1 +2 Total Traffic and Mitigations
Appendix C	Cost Estimate: SH-69 Median U-Turn Intersection (4 Lane Section)
Appendix D	2025 Buildout Year Phase 1 Total Traffic and Mitigations
Appendix E	Cost Estimate: SH-69 Median U-Turn Intersection (6 Lane Section)

Appendix A

2025 Background Traffic and Mitigations

Table 10. Year 2025 Background Intersection Operations – Weekday AM and PM Peak Hour

No.	Intersection	Intersection Control	Intersection AM / PM			Lane Group	AM Peak Hour			PM Peak Hour		
			V/C	LOS	Delay		V/C	LOS	Delay	V/C	LOS	Delay
1	SH 69 / Lake Hazel Road	Traffic Signal	***0.95/ 0.98***	***D/ E***	***49.0/ 55.2***	EBL	0.84	F	102.8	0.46	E	60.8
						EBTR	0.90	F	96.4	0.27	E	58.2
						WBL	0.38	E	62.4	0.27	D	54.4
						WBTR	***0.96***	***F***	***116.3***	***1.02***	***F***	***120.0***
						NBL	0.03	B	14.7	0.27	D	44.1
						NBTR	***0.94***	***D***	***42.2***	0.57	C	29.5
						SBL	0.60	D	51.7	0.43	C	22.5
						SBTR	0.38	B	18.8	***0.97***	***E***	***59.3***
2	SH 69 / Columbia Road	Traffic Signal	0.89/ 0.83	D/ C	43.0/ 30.6	EBL	0.89	E	77.1	0.89	F	99.0
						EBTR	***0.94***	***E***	***79.7***	0.48	D	54.2
						WBL	0.53	D	50.3	0.67	E	62.4
						WBT	0.20	D	49.9	0.89	E	63.4
						WBR	0.34	D	51.5	0.21	D	52.6
						NBL	0.13	B	16.9	0.35	C	25.2
						NBT	0.85	D	36.7	0.41	B	16.9
						NBR	0.15	B	19.3	0.06	B	13.0
						SBL	0.25	C	28.6	0.13	B	12.3
						SBT	0.31	C	21.5	0.83	C	25.2
						SBR	0.06	B	18.5	0.27	B	15.0
3	Linder Road / Columbia Road	Traffic Signal	0.88/ 0.77	D/ C	42.9/ 29.4	EBL	0.25	C	20.9	0.17	C	22.3
						EBTR	0.93	D	48.6	0.48	C	24.7
						WBL	0.16	C	27.1	0.27	B	19.3
						WBTR	0.31	C	25.5	0.88	C	31.9
						NBL	0.15	C	24.1	0.30	C	23.1
						NBTR	0.93	E	56.8	0.35	C	23.3
						SBL	0.28	C	29.1	0.06	C	20.8
						SBTR	0.33	C	28.8	0.87	D	36.1
4	Linder Road / Hubbard Road	AWSC	-	***E/ F***	***41.9/ 180.3***	EBLTR	0.43	B	14.2	***1.25***	***F***	***76.2***
						WBLTR	0.28	B	12.6	***1.59***	***F***	***205.0***
						NBLTR	***1.03***	***F***	***64.5***	***1.54***	***F***	***176.5***
						SBLTR	0.30	B	12.6	***1.67***	***F***	***232.3***

V/C ratio is defined as vehicle-to-capacity ratio, which calculates the number of vehicles divided by the capacity of the roadway/intersection during the peak 15 minutes of the peak hour. LOS stand for Level of Service. Delay is reported in seconds per vehicle. Cells in the table above that are **bolded**, *italicized*, and highlighted indicate an intersection and/or lane group operating below the jurisdictional standards.

Year 2025 Background Conditions Intersection Mitigations

This section highlights the mitigations needed to address each of the intersections not meeting traffic operational standards under the year 2025 background traffic conditions. *Appendix H contains the year 2025 mitigated background traffic operational worksheets including findings from the signal warrant analysis.*

SH 69 / Lake Hazel Road

Under 2025 background conditions, the overall intersection and the westbound through and northbound through lane groups exceed ITD's desired 0.90 v/c threshold in the weekday a.m. peak hour. In the p.m. peak hour, the overall intersection operates at LOS E and exceeds ITD's desired 0.90 v/c threshold. In addition, the westbound and southbound through lane groups exceed ITD's desired 0.90 v/c threshold (the westbound through is overcapacity). Based on a review of the traffic volumes and operations, the most effective mitigation is adding a westbound right-turn lane. Table 11 show the operations of the intersection with this mitigation.

Table 11. Lake Hazel Rd / SH 69 Intersection Mitigation Operations – Year 2025 Background Traffic Conditions

No.	Intersection	Intersection Control	Intersection AM / PM			Lane Group	AM Peak Hour			PM Peak Hour		
			V/C	LOS	Delay		V/C	LOS	Delay	V/C	LOS	Delay
1	SH 69 / Lake Hazel Road	Traffic Signal (with WBR turn-lane)	***0.92/ 0.90***	D/ D	44.8/ 40.6	EBL	0.39	E	61.4	0.38	E	64.4
						EBTR	***0.94***	***F***	***107.5***	0.36	E	66.8
						WBL	0.43	E	64.8	0.35	E	63.3
						WBT	0.27	E	65.4	***0.93***	***F***	***100.8***
						WBR	0.76	F	82.8	0.40	E	66.0
						NBL	0.03	B	13.9	0.20	C	33.3
						NBTR	***0.92***	***D***	***41.1***	0.51	C	22.4
						SBL	0.57	D	48.5	0.38	B	17.0
						SBTR	0.37	B	17.9	0.89	D	39.2

V/C ratio is defined as vehicle-to-capacity ratio, which calculates the number of vehicles divided by the capacity of the roadway/intersection during the peak 15 minutes of the peak hour. LOS stand for Level of Service. Delay is reported in seconds per vehicle. Cells in the table above that are **bolded**, *italicized*, and highlighted indicate an intersection and/or lane group operating below the jurisdictional standards.

As shown in Table 11, the addition of a westbound right-turn lane improves the overall operations and v/c ratios at the intersection. It brings all lane groups under capacity, although some still exceed ITD's desire v/c threshold of 0.90. ITD is currently completing a corridor study for SH 69 in this area and the vision presented by that study identifies a future Median U Turn (MUT) intersection at this location along with widening of SH 69 to three lanes in each direction from Overland Road to Lake Hazel Road (likely through the intersection and then tapering to two lanes in each direction south of Lake Hazel Road).

SH 69 / Columbia Road

Under 2025 background conditions in the a.m. peak hour, the eastbound right/through movement operates at a v/c ratio of 0.94. This exceeds ITD's desire threshold of 0.90. The overall the intersection operates at a 0.89 V/C ratio in the weekday a.m. peak hour. ITD is currently completing a corridor study for SH 69 in this area and the vision presented by that study identifies a future Median U Turn (MUT) intersection at this location.

Linder Road / Hubbard Road

Under 2025 background conditions, the overall intersection operates at LOS E with the northbound lane group movement over capacity in the weekday a.m. peak hour. In the weekday p.m. peak hour, the overall intersection operates at LOS F with all lane groups over capacity.

As summarized previously, the intersection meets the 8-hour, 4-hour, and peak hour traffic signal volume warrants under 2020 existing conditions.

The ACHD Master Street Map (Reference 15) references this intersection as a future single lane roundabout. Table 13 shows mitigations of the intersection of Linder Road / Hubbard Road as either an interim traffic signal with left-turn lanes or a single lane roundabout.

Table 12. Linder Rd / Hubbard Rd Intersection Mitigation Operations - Year 2025 Background Traffic Conditions

No.	Intersection	Intersection Control	Intersection AM / PM			Lane Group	AM Peak Hour			PM Peak Hour		
			V/C	LOS	Delay		V/C	LOS	Delay	V/C	LOS	Delay
4	Linder Road / Hubbard Road	Single Lane Roundabout	0.58/ 0.71	8.2/ 14.4	A/ B	NBLTR	0.58	B	10.1	0.40	A	7.0
						WBLTR	0.21	A	7.9	0.55	B	11.2
						SBLTR	0.15	A	4.6	0.71	C	19.0
						EBLTR	0.23	A	5.6	0.67	C	21.8
		Traffic Signal	0.63/ 0.81	B/ C	17.5/ 29.9	EBL	0.07	B	17.5	0.02	C	20.3
						EBTR	0.75	C	25.4	0.88	D	40.3
						WBL	0.23	B	17.6	0.85	C	23.1
						WBTR	0.27	B	18.9	0.24	B	13.8
						NBL	0.16	A	9.4	0.42	C	23.7
						NBTR	0.83	B	17.2	0.82	C	31.5
						SBL	0.08	B	12.6	0.15	C	23.4
						SBTR	0.22	B	12.3	0.85	C	34.0

V/C ratio is defined as vehicle-to-capacity ratio, which calculates the number of vehicles divided by the capacity of the roadway/intersection during the peak 15 minutes of the peak hour. LOS stand for Level of Service. Delay is reported in seconds per vehicle. Cells in the table above that are **bolded**, *italicized*, and highlighted indicate an intersection and/or lane group operating below the jurisdictional standards.

As shown in Table 13, the intersection of Linder Road / Hubbard Road will operate within ACHD standards under 2025 background conditions as either an interim traffic signal with left-turn lanes or a single lane roundabout. An interim traffic signal with left-turn lanes could be installed until ACHD obtains the right-of-way for the roundabout.

Appendix B

2025 Buildout Year Phase 1+2 Total Traffic and Mitigations

Table 19 Year 2025 Total Intersection Operations Phases 1 & 2– Weekday AM and PM Peak Hour

No.	Intersection	Intersection Control	Intersection AM / PM			Lane Group	AM Peak Hour			PM Peak Hour		
			V/C	LOS	Delay		V/C	LOS	Delay	V/C	LOS	Delay
1	SH 69 / Lake Hazel Road	Traffic Signal	***0.99/ 1.07***	***D/ E***	***51.6/ 70.2***	EBL	0.90	F	119.8	0.47	E	60.7
						EBTR	***0.95***	***F***	***109.2***	0.28	E	58.3
						WBL	0.48	E	65.7	0.32	E	56.0
						WBTR	***1.02***	***F***	***135.7***	***1.05***	***F***	***127.5***
						NBL	0.04	B	14.2	0.31	D	46.0
						NBTR	***0.98***	***D***	***43.3***	0.64	C	31.9
						SBL	***0.96***	***E***	***64.5***	0.50	C	25.5
						SBTR	0.41	B	18.4	***1.07***	***F***	***87.9***
2	SH 69 / Columbia Road	Traffic Signal	***1.05/ 0.96***	***E/ D***	***58.7/ 44.9***	EBL	***1.15***	***F***	***145.4***	***1.09***	***F***	***150.6***
						EBTR	***0.94***	***E***	***75.1***	0.50	E	65.8
						WBL	0.53	D	48.1	0.56	E	61.9
						WBT	0.26	D	48.0	***0.93***	***F***	***99.2***
						WBR	0.34	D	49.1	0.20	E	65.0
						NBL	0.17	B	19.2	0.55	D	43.0
						NBT	***0.96***	***D***	***50.9***	0.44	C	23.4
						NBR	0.17	C	21.7	0.06	B	17.8
						SBL	0.33	C	34.7	0.15	B	17.6
						SBT	0.35	C	24.4	0.90	D	35.3
						SBR	0.18	C	22.3	0.44	C	22.9
3	Linder Road / Columbia Road	Traffic Signal	0.89/ 0.81	D/ C	48.0/ 34.3	EBL	0.26	C	24.5	0.17	C	26.8
						EBTR	0.94	E	55.2	0.58	C	30.6
						WBL	0.24	C	33.0	0.37	C	23.1
						WBTR	0.35	C	30.2	0.90	D	37.4
						NBL	0.18	C	27.6	0.45	C	27.4
						NBTR	0.94	E	62.0	0.43	C	28.4
						SBL	0.38	D	35.4	0.09	C	22.3
						SBTR	0.32	C	32.7	0.89	D	41.5
4	Linder Road / Hubbard Road	AWSC	-	***F/ F***	***70.0/ 223.7***	EBLTR	0.51	C	16.4	***1.45***	***F***	***93.5***
						WBLTR	0.33	B	13.8	***1.75***	***F***	***237.3***
						NBLTR	***1.18***	***F***	***117.8***	***1.79***	***F***	***223.7***
						SBLTR	0.43	B	14.5	***1.92***	***F***	***298.0***

V/C ratio is defined as vehicle to capacity ratio, which calculates the number of vehicles divided by the capacity of the roadway/intersection during

Year 2025 Total Traffic Intersection Mitigations – Phases 1 + 2

This section highlights the mitigations needed to address each of the study intersections and site accesses not meeting traffic operational standards under the year 2025 total traffic conditions. *Appendix K contains the year 2025 mitigated Phase 1 + 2 total traffic operational worksheets including findings from the signal warrant analysis.*

SH 69 / Lake Hazel Road

As in 2025 background conditions, this intersection is over capacity in the westbound lane group in the weekday a.m. peak hour. In the p.m. peak hour, the overall intersection operates at LOS E and the westbound and southbound lane groups are over capacity. To meet ACHD standards for signalized intersections, a westbound right turn lane should be added. Table 21 show the operations of the intersection with this mitigation.

Table 21. Lake Hazel Rd / SH 69 Intersection Mitigation Operations – Year 2025 Total Traffic Conditions

No.	Intersection	Intersection Control	Intersection AM / PM			Lane Group	AM Peak Hour			PM Peak Hour		
			V/C	LOS	Delay		V/C	LOS	Delay	V/C	LOS	Del
1	SH 69 / Lake Hazel Road	Traffic Signal (with WBR turn lane)	***0.97/ 0.99***	***D/ D***	***48.1/ 49.7***	EBL	0.41	E	61.9	0.40	E	62.
						EBTR	***0.97***	***F***	***114.5***	0.36	E	64.
						WBL	0.50	E	63.7	0.41	E	64.
						WBT	0.25	E	62.5	***0.94***	***F***	***104***
						WBR	0.73	E	77.8	0.41	E	64.
						NBL	0.04	B	13.9	0.28	D	445
						NBTR	***0.98***	***D***	***48.2***	0.59	C	24.
						SBL	0.68	E	61.4	0.45	B	19.
						SBTR	0.41	B	18.1	***0.99***	***E***	***57.***

V/C ratio is defined as vehicle-to-capacity ratio, which calculates the number of vehicles divided by the capacity of the roadway/intersection during the peak 15 minutes of the peak hour. LOS stand for Level of Service. Delay is reported in seconds per vehicle. Cells in the table above that are **bolded**, *italicized*, and highlighted indicate an intersection and/or lane group operating below the jurisdictional standards.

As shown in Table 21, the intersection of Lake Hazel Road / SH 69 and all lane groups improve to be under capacity with the right turn lane. However, the intersection will still exceed the ITD desired v/c ratio of 0.90. ITD is currently completing a corridor study for SH 69 in this area and the vision presented by that study identifies a future Median U Turn (MUT) intersection at this location along with widening of SH 69 to three lanes in each direction from Overland Road to Lake Hazel Road (likely through the intersection and then tapering to two lanes in each direction south of Lake Hazel Road).

The proposed Phase 2 development traffic is projected to be approximately 1.8% of the 2025 total traffic at this intersection. The MUT intersection is the planned 2040 horizon year mitigation so the development's proportional share for contributions for this intersection should be calculated based on the 2040 projected intersection volumes. Sensitivity mitigation analysis is shown later in the report in Table 25.

SH 69 / Columbia Road

As under 2025 background conditions, intersection does not meet ACHD or ITD's standard for operations in the 2025 total traffic conditions. The intersection operates at LOS E and overcapacity during the weekday a.m. peak hour. In addition, the eastbound left-turn lane group is over capacity in both the weekday a.m. and p.m. peak hours.

ITD is currently completing a corridor study for SH 69 in this area and the vision presented by that study identifies a future Median U Turn (MUT) intersection at this location. The proposed Phase 2 development traffic is projected to be approximately 2.4% of the 2025 total traffic at this intersection, in addition to the 4.6% for Phase 1 traffic. The MUT intersection is the planned 2040 horizon year mitigation so the

development's proportional share for contributions for this intersection should be calculated based on the 2040 projected intersection volumes. Sensitivity mitigation analysis is shown later in the report in Table 26.

Linder Road / Hubbard Road

Under 2025 total traffic conditions, the overall intersection operates at LOS F with the northbound lane group movement over capacity in the weekday a.m. peak hour. In the weekday p.m. peak hour, the overall intersection operated at LOS F with each lane group over capacity. The intersection meets the 8-hour, 4-hour, and peak hour traffic signal volume warrants in 2020 existing conditions.

The ACHD Master Street Map (Reference 15) references this intersection as a future single lane roundabout. Table 21 shows mitigations of the intersection of Linder Road / Hubbard Road as either an interim traffic signal with left-turn lanes or a single lane roundabout.

Linder Road / Hubbard Road

Under 2025 total traffic conditions, the overall intersection operates at LOS F with the northbound lane group movement over capacity in the weekday a.m. peak hour. In the weekday p.m. peak hour, the overall intersection operated at LOS F with each lane group over capacity. The intersection meets the 8-hour, 4-hour, and peak hour traffic signal volume warrants in 2020 existing conditions.

The ACHD Master Street Map (Reference 15) references this intersection as a future single lane roundabout. Table 21 shows mitigations of the intersection of Linder Road / Hubbard Road as either an interim traffic signal with left-turn lanes or a single lane roundabout.

Table 22. Linder Rd / Hubbard Rd Intersection Mitigation Operations - Year 2025 Total Traffic Conditions

No.	Intersection	Intersection Control	Intersection AM / PM			Lane Group	AM Peak Hour			PM Peak Hour		
			V/C	LOS	Delay		V/C	LOS	Delay	V/C	LOS	Delay
4	Linder Road / Hubbard Road	Single Lane Roundabout	0.61 / 0.77	A / C	8.8 / 16.6	NBLTR	0.61	B	11.0	0.44	A	7.6
						WBLTR	0.24	A	8.5	0.59	B	12.6
						SBLTR	0.20	A	5.1	0.77	C	22.4
						EBLTR	0.25	A	5.9	0.72	D	25.3
		Traffic Signal	0.67/ 0.85	B/ D	18.9/ 36.4	EBL	0.10	B	19.7	0.05	C	25.2
						EBTR	0.76	C	28.4	0.92	E	58.2
						WBL	0.25	C	20.1	0.87	C	33.1
						WBTR	0.30	C	22.0	0.29	B	19.9
						NBL	0.17	A	9.5	0.48	C	24.8
						NBTR	0.86	B	18.7	0.70	C	28.5
						SBL	0.13	B	13.2	0.19	C	21.5
						SBTR	0.26	B	12.5	0.89	D	39.6

V/C ratio is defined as vehicle-to-capacity ratio, which calculates the number of vehicles divided by the capacity of the roadway/intersection during the peak 15 minutes of the peak hour. LOS stand for Level of Service. Delay is reported in seconds per vehicle. Cells in the table above that are **bolded**, *italicized*, and highlighted indicate an intersection and/or lane group operating below the jurisdictional standards.

As shown in Table 22, the intersection of Linder Road / Hubbard Road will operate within ACHD standards under 2025 total traffic conditions as either an interim traffic signal with left-turns or a single lane roundabout. An interim traffic signal with left-turn lanes could be installed until ACHD obtains the right-of-way for the roundabout.

The proposed Phase 2 development traffic is projected to be approximately 2.0% of the 2025 total traffic at this intersection. Sensitivity mitigation analysis is shown later in the report in Table 26.

Appendix C

Cost Estimate: SH-69 Median U-Turn (4 Lane Section)

Conceptual Cost Estimate

Estimated By: Dan Block Date: 10/14/2020
Checked By: Date:
Location: SH-69; 4-Lane Section MUT (Segment 002150)

Scope:
Widen SH-69 north and south of the intersection to allow for 2 thru lanes and 1 right turn lane from both approaches of SH-69. Left turns are provided downstream of the main intersection via median u-turns (MUTs).

Right-of-way needs are estimated based on impacts of the conceptual layout.

	Item	Quantity	Unit Price	Cost	Note
SECTION 1					
201-010A	CLEARING & GRUBBING	1.00 LS	$ 10,000.00	$ 10,000.00	KN 18872
205-005A	EXCAVATION	28,136.00 CY	$ 12.75	$ 358,734.00	KN 13387
203-015A	REM OF BITUMINOUS SURF	6,910.00 SY	$ 5.64	$ 38,972.40	KN 20073
301-005A	GRANULAR SUBBASE	38,615.00 TON	$ 15.90	$ 613,978.50	KN 19944
401-020A	CSS-1 DIL EMUL ASPH FOR TACK COAT	2,667.00 GAL	$ 3.24	$ 8,641.08	KN 19944
405-435A	SUPERPAVE HMA PAV INCL ASPH&ADD CL SP-3	7,250.00 TON	$ 75.00	$ 543,750.00	KN 19944
303-022A	3/4" AGGR TY B FOR BASE	11,757.00 TON	$ 18.12	$ 213,036.84	KN 19944
615-258A	CURB TYPE 3	3,538.00 FT	$ 18.50	$ 65,453.00	KN 19944
621-005A	SEED BED PREPARATION	3.18 ACRE	$ 4,000.00	$ 12,720.00	KN 13387
621-010A	SEEDING	3.18 ACRE	$ 2,400.00	$ 7,632.00	KN 13387
630-025A	LONGITUDINAL PAV MKG- WATERBORNE	98,144.00 FT	$ 0.15	$ 14,721.60	KN 20842
656-005A	TRAFFIC SIGNAL INSTALLATION (Deer Flat Rd)	1.00 EA	$ 325,000.00	$ 325,000.00	KN 19814
675-005A	SURVEY	1.00 LS	$ 75,000.00	$ 75,000.00	KN 19944
SP	MEDIAN CONCRETE	1,453.00 SY	$ 38.79	$ 56,361.87	KN 19944
SP	Traffic Control	1.00 LS	$ 150,000.00	$ 150,000.00	
	Mobilization	10%		$ 249,400.13	
	SECTION 1 Sub-Total			$ 2,743,401.42	
SECTION 2					
	CN Change Order / Quantity Variance	5%		$ 137,170.07	
	CN Non-Bid Items	3.5%		$ 96,019.05	
	SECTION 2 Sub-Total			$ 233,189.12	
SUMMARY					
	Sub-Total: SECTION 1 & SECTION 2			$ 2,976,590.54	
	Contingency - Scoping Level	40%		$ 1,190,636.22	
	TOTAL CONSTRUCTION COST			**$ 4,167,226.76**	

Summary of Project Costs		**Amount**	**Note**
Construction		$ 4,167,226.76	
Design Services	10%	$ 416,722.68	
Construction Services	12%	$ 500,067.21	
Right-of-Way		$ 61,483.86	
Total Cost		**$ 5,145,500.50**	



Appendix D

2025 Buildout Year Phase 1 Total Traffic and Mitigations

Table 15 Year 2025 Total Intersection Operations Phase 1 – Weekday AM and PM Peak Hour

No.	Intersection	Intersection Control	Intersection AM / PM			Lane Group	AM Peak Hour			PM Peak Hour		
			V/C	LOS	Delay		V/C	LOS	Delay	V/C	LOS	Delay
1	SH 69 / Columbia Road	Traffic Signal	***0.94/ 0.92***	***E/ D***	***55.7/ 41.3***	EBL	***1.07***	***F***	***127.4***	***0.93***	***F***	***104.5***
						EBTR	***0.95***	***F***	***89.3***	0.49	E	65.9
						WBL	0.64	E	77.4	0.56	E	62.2
						WBT	0.31	E	67.9	***0.93***	***F***	***98.5***
						WBR	0.47	E	70.0	0.21	E	65.6
						NBL	0.15	B	19.2	0.53	D	41.5
						NBT	0.87	D	42.1	0.44	C	23.1
						NBR	0.15	C	21.6	0.06	B	17.6
						SBL	0.29	C	34.9	0.15	B	17.4
						SBT	0.31	C	24.2	0.89	C	34.7
						SBR	0.10	C	22.2	0.41	C	22.0
2	Linder Road / Columbia Road	Traffic Signal	0.88/ 0.81	D/ C	44.5/ 33.7	EBL	0.27	C	23.7	0.17	C	26.4
						EBTR	0.93	D	50.6	0.56	C	29.7
						WBL	0.23	C	31.3	0.37	C	22.4
						WBTR	0.35	C	29.5	0.90	D	36.5
						NBL	0.16	C	26.2	0.37	C	27.0
						NBTR	0.93	E	56.5	0.41	C	28.6
						SBL	0.32	C	33.1	0.09	C	22.2
						SBTR	0.31	C	31.3	0.89	D	40.5

V/C ratio is defined as vehicle-to-capacity ratio, which calculates the number of vehicles divided by the capacity of the roadway/intersection during the peak 15 minutes of the peak hour. LOS stand for Level of Service. Delay is reported in seconds per vehicle. Cells in the table above that are **bolded**, *italicized*, and highlighted indicate an intersection and/or lane group operating below the jurisdictional standards.

As Table 15 shows, SH 69 / Columbia Road is the only study intersection that exceeds operations guidelines during the year 2025 total traffic weekday a.m. and p.m. peak hours. Mitigations are discussed in the 2025 Total Traffic Intersection Mitigations for Phase 1 section.

SH 69 / Columbia Road

As under 2025 background conditions, intersection does not meet ACHD or ITD's standard for operations in the 2025 total traffic conditions. The intersection operates at LOS E during the weekday a.m. peak hour. In addition, the eastbound left-turn lane group is over capacity in the weekday a.m. peak hour.

ITD is currently completing a corridor study for SH 69 in this area and the vision presented by that study identifies a future Median U Turn (MUT) intersection at this location. The proposed Phase 1 development traffic is projected to be approximately 4.6% of the 2025 total traffic at this intersection. The MUT intersection is the planned 2040 horizon year mitigation so the development's proportional share for contributions for this intersection should be calculated based on the 2040 projected intersection volumes. Sensitivity mitigation analysis is shown later in the report in Table 26.

Appendix E

Cost Estimate: SH-69 Median U-Turn (6 Lane Section)

Conceptual Cost Estimate

Estimated By: Dan Block Date: 10/14/2020
Checked By: Date:
Location: SH-69; 6 Lane Section MUT (Segment 002150)

Scope:
Widen SH-69 north and south of the intersection to allow for 3 thru lanes and 1 right turn lane from both approaches of SH-69. Left turns are provided via signalized median u-turns (MUTs).

Right-of-way needs are estimated based on impacts of the conceptual layout.

	Item	Quantity	Unit Price	Cost	Note
SECTION 1					
201-010A	CLEARING & GRUBBING	1.00 LS	$ 10,000.00	$ 10,000.00	KN 18872
205-005A	EXCAVATION	37,664.00 CY	$ 12.75	$ 480,216.00	KN 13387
203-015A	REM OF BITUMINOUS SURF	11,127.00 SY	$ 5.64	$ 62,756.28	KN 20073
301-005A	GRANULAR SUBBASE	50,776.00 TON	$ 15.90	$ 807,338.40	KN 19944
401-020A	CSS-1 DIL EMUL ASPH FOR TACK COAT	3,914.00 GAL	$ 3.24	$ 12,681.36	KN 19944
405-435A	SUPERPAVE HMA PAV INCL ASPH&ADD CL SP-3	10,641.00 TON	$ 75.00	$ 798,075.00	KN 19944
303-022A	3/4" AGGR TY B FOR BASE	16,738.00 TON	$ 18.12	$ 303,292.56	KN 19944
615-258A	CURB TYPE 3	3,538.00 FT	$ 18.50	$ 65,453.00	KN 19944
621-005A	SEED BED PREPARATION	3.18 ACRE	$ 4,000.00	$ 12,720.00	KN 13387
621-010A	SEEDING	3.18 ACRE	$ 2,400.00	$ 7,632.00	KN 13387
630-025A	LONGITUDINAL PAV MKG- WATERBORNE	98,144.00 FT	$ 0.15	$ 14,721.60	KN 20842
656-005A	TRAFFIC SIGNAL INSTALLATION (Deer Flat Rd)	1.00 EA	$ 325,000.00	$ 325,000.00	KN 19814
656-005B	TRAFFIC SIGNAL INSTALLATION (MUT)	2.00 EA	$ 170,000.00	$ 340,000.00	KN 19814
675-005A	SURVEY	1.00 LS	$ 75,000.00	$ 75,000.00	KN 19944
SP	MEDIAN CONCRETE	1,453.00 SY	$ 38.79	$ 56,361.87	KN 19944
SP	Traffic Control	1.00 LS	$ 150,000.00	$ 150,000.00	
	Mobilization	10%		$ 352,124.81	
	SECTION 1 Sub-Total			$ 3,873,372.88	
SECTION 2					
	CN Change Order / Quantity Variance	5%		$ 193,668.64	
	CN Non-Bid Items	3.5%		$ 135,568.05	
	SECTION 2 Sub-Total			$ 329,236.69	
SUMMARY					
	Sub-Total: SECTION 1 & SECTION 2			$ 4,202,609.57	
	Contingency - Scoping Level	40%		$ 1,681,043.83	
	TOTAL CONSTRUCTION COST			**$ 5,883,653.40**	

Summary of Project Costs		**Amount**	**Note**
Construction		$ 5,883,653.40	
Design Services	10%	$ 588,365.34	
Construction Services	12%	$ 706,038.41	
Right-of-Way		$ 61,483.86	
Total Cost		**$ 7,239,541.01**	



Kuna School District
Future Ready

Kuna School District

Empowering students to lead productive lives.

Date: 3/25/25

RE: Paloma Ridge South

Dear Commissioners,

Kuna School District has reviewed the application for Paloma Ridge South and has no objections to the application as the six lots are completing an already approved project.

Feel free to reach out to either Mr. Jensen or Mr. Reddy if you would like more information.

Regards,
Jason Reddy and Tim Jensen
Kuna School District Planning Team

Kim Bekkedahl, Superintendent
Brian Graves, *Asst. Superintendent*
Jason Reddy, *Asst. Superintendent*
Allison Westfall, *Communications Director*
Brad Steadman, *Chief Financial Officer*
Kelly Schamber, *Special Education Director*
Kevin Gifford, Curriculum, Instruction & Assessment Director

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

PRELIMINARY PLAT MEMORANDUM

Date: **24 March 2025**

From: **Mike Borzick, GIS Manager – Construction Plan Review Manager**

Adam Wenger, Public Works Director

To: **Doug Hanson, Planning and Zoning Director**

RE: **Paloma Ridge South Subdivision**

The Paloma Ridge South Subdivision, is located 2000'-2500' south of the intersection of S. Linder Road and Columbia Road. Review of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions.

1. **Inspection Fees**
   a. An inspection fee will apply to inspect the final construction of water, sewer and irrigation facilities associated with this development.
   b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
   c. The developer's engineer and the City's inspector are permitted to coordinate inspections. The current inspection fee is $1.70 per lineal foot of sewer, water and pressure irrigation pipe. *Payment is due and payable prior to the pre-construction meeting.*
   d. The Kuna Rural Fire District's current hydrant flow testing and plat base fee are $300.00 and $75.00 respectively for a total of $375.00. *Payment is due and payable prior to the pre-construction meeting.*

2. **General**
   a. The development site consists of 3.17 acres with a County RR (Rural Residential) zoning designation.
   b. Toll Brothers Land Development requests the entire development site be rezoned from RR-(Rural Residential) to R-6 (medium density residential) for 6 lots.
   c. Toll Brothers Land Development requests 6 lots for single family residential lots and 0 Attached or Detached Dwelling Units.
   d. Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 19. This makes the realized density approximately 6 people/acre. A commensurate impact on the City of Kuna's street infrastructure, pressurized irrigation, sewer, and water utilities will result.

e. The preliminary plat shows one (1) total access to the subdivision, off of S. Linder Rd.
f. Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
g. All positional information shall be from the most recent state plane coordinate system.
h. Provide engineering certification on all final engineering drawings.
i. The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible. The streetlight standards drawing detail is K-1116 and can be located at http://www.kunacity.id.gov/408/Engineering
j. KRFD requires fire hydrants at 500-foot intervals.

3. Right-of-Way

a. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
b. Approaches onto classified streets must comply with ACHD approach policies.
c. All street construction must meet or exceed City of Kuna and ACHD development standards.
d. All city mainlines crossing proposed lots or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
e. The KRFD Deputy Fire Marshal must approve fire access to the subdivision and any traffic calming measures.

4. Sanitary Sewer

a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load. City Code 6-4-2-O requires the subdivision to connect to the City sewer system. City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
b. The proposed Paloma Ridge South Subdivision must convey its associated sewage directly to the Paloma Lift Station; there are no pipeline connection points. Paloma Lift Station has limited capacity but can serve the 6 proposed EDUs.
c. All sewer infrastructure must meet or exceed City of Kuna requirements.
d. The developer has committed to participate with sewer upgrades including the Mason Creek Gravity Trunkline.
e. Sewer flow models will be required to verify pipe sizes.
f. Sewer connection fees apply to each lot containing a home or other facility.
g. All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.
h. This application shall conform to the sewer master plan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5. Potable Water

a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected water demand. City Code 6-4-2-X requires the subdivision to connect to the City water system. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels.

b. The nearest available water main line runs along the property site on S. Linder Rd.
c. All water infrastructure must meet or exceed City of Kuna requirements.
d. Water flow models will be required to verify adequate water supply and fire suppression.
e. Water connection fees apply to each lot containing a home or other facility.
f. All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
g. This application shall conform to the water master plan as applicable.
h. Fire hydrants are required in a layout acceptable to the KRFD.

6. Pressurized Irrigation

a. The applicant's property does not possess any irrigation water rights. The subdivision must support their own PI system, and cannot connect to the City's PI system.
b. PI mainline must be constructed on the subdivisions' frontage but the subdivision may not connect to it.
c. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-I.
d. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
e. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
f. Pressurized irrigation flow model will be required to verify adequate pressurized irrigation supply.
g. This application shall be conditioned to conform to the Pressure Irrigation Master Plan where applicable.

7. Grading and Storm Drainage

a. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
b. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
c. Sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.
d. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
e. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
f. Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

8. As-Built Drawings

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

9. Property Description

a. The applicant provided a preliminary plat and supporting documents as part of the application.

BEFORE THE PLANNING & ZONING COMMISSION
CITY OF KUNA, ADA COUNTY, IDAHO

IN THE MATTER OF THE APPLICATIONS OF **PALOMA RIDGE SOUTH** *Related to the development of real property located AT 8780 S Linder Road (Parcel No. S1312233600).*	)	**Case Nos.:** 24-07-S (Preliminary Plat), 24-10-AN (Annexation) And 24-29-DR (Design Review) **DECISION AND REASONED STATEMENT FOR PALOMA RIDGE SOUTH.**

SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the "Commission") for Public Hearing on March 25, 2025, the Commission entered recommendations and decisions on the three (3) applications. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on April 8, 2025, for formal adoption of the Commission recommendation and decisions.

SECTION 2
DECISION

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

The Preliminary Plat Application (Case No. 24-07-S) is hereby *Recommended Approval.*

The Annexation Application (24-10-AN) is hereby *Recommended Approval.*

The Design Review Application (24-029-DR) is hereby *Approved.*

SECTION 3
RECORD OF EXHIBITS AND WITNESSES

I. List of Exhibits.

- ANNEXATION&ZONING - AFFIDAVIT OF LEGAL INTEREST
- ANNEXTATION & ZONING - APPLICATION
- ANNEXATION & ZONING - COMMITMENT TO PROPERTY POSTING

- ANNEXATION & ZONING - COVERSHEET
- ANNEXATION & ZONING - DEED
- ANNEXATION & ZONING - LEGAL DESCRIPTION
- ANNEXATION & ZONING - NARRATIVE
- ANNEXATION & ZONING - VICINITY MAP
- DESIGN REVIEW - AFFIDAVIT OF LEGAL INTEREST
- DESIGN REVIEW - APPLICATION
- DESIGN REVIEW - COVERSHEET
- DESIGN REVIEW - DEED
- DESIGN REVIEW - GRADING & DRAINAGE PLAN
- DESIGN REVIEW - LANDSCAPE PLAN
- DESIGN REVIEW - LIGHTING PLAN
- DESIGN REVIEW - NARRATIVE
- DESIGN REVIEW - OPEN SPACE EXHIBIT
- DESIGN REVIEW - SITE PLAN
- DESIGN REVIEW - VICINITY MAP
- NEIGHBORHOOD MEETING CERTIFICATION
- PRELIMINARY PLAT - AFFIDAVIT OF LEGAL INTEREST
- PRELIMINARY PLAT - APPLICATION
- PRELIMINARY PLAT - COMMITMENT TO PROPERTY POSTING
- PRELIMINARY PLAT - CONSTRUCTION DRAWINGS
- PRELIMINARY PLAT - COVERSHEET
- PRELIMINARY PLAT - DEED
- PRELIMINARY PLAT - GEOTECHNICAL REPORT
- PRELIMINARY PLAT - LANDSCAPE PLAN
- PRELIMINARY PLAT - LEGAL DESCRIPTION
- PRELIMINARY PLAT - NARRATIVE
- PRELIMINARY PLAT - NEIGHBORHOOD MEETING CERTIFICATION
- PRELIMINARY PLAT - PRELIMINARY PLAT

- PRELIMINARY PLAT - SUBDIVISION NAME RESERVATION
- PRELIMINARY PLAT - VICINITY MAP
- AGENCY TRANSMITTAL
- PALOMA SOUTH SITE POSTING 1
- PALOMA SOUTH SITE POSTING 2
- PALOMA SOUTH SITE POSTING 3
- PALOMA SOUTH PROOF OF PROPERTY POSTING NOTARIZED
- CDHD AGENCY COMMENT
- IDEQ AGENCY COMMENT
- ITD TIS
- ITD MIXED USE DEVELOPMENT CONDITION MEMO
- KSD AGENCY COMMENT
- PW AGENCY COMMENT

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Commission June 11, 2024, hearing are as follows, to-wit:

a. City Staff:
Marina Lundy, Planner

b. Appearing for the Applicant:
Kyle Prewett, 3103 W Sheryl Dr., Ste 100, Meridian, ID 83642

c. Appearing in Favor:
Tim Jensen, 711 E Porter St., Kuna, ID 83634

d. Appearing Neutral:
None

e. Appearing in Opposition:
None

SECTION 4
REASONED STATEMENT

I. Relevant Criteria and Standards Considered

a. Relevant City Ordinance Provisions.

1. Kuna City Code 1-14-3

2. Title 5 Kuna City Code, Zoning Regulations

b. Relevant Statutory Provisions.

1. Chapter 13 of Title 50, Idaho Code.

2. I.C. § 67-6511A.

3. I.C. § 67-6513

4. I.C. § 50-222

5. Chapter 65 of Title 67, Idaho Code

c. Pertinent Constitutional Provisions

II. Factual Findings

a. General Factual Findings.

1. Statement of Fact

Parcel Number(s):	S1312233600
Future Land Use Map Designation:	Mixed Use
Existing Land Use:	Agricultural/storage
Current Zoning:	Rural Residential
Proposed Zoning:	R-4, Medium Density Residential
Development Area:	3.31 Acres Total
Adjacent Zoning Districts:	**North:** R-4 (Medium Density Residential) **East:** R-4 (Medium Density Residential); **South:** RR (Rural Residential); **West:** RR (Rural Residential), A (Agricultural)
Adjacent Street(s) Existing & Proposed:	**North:** W Switchgrass St. (Existing); **East:** W Velvetleaf Dr. (Existing) S Water Clover Way (Existing); **South:** W Firehouse Ln. (Existing); **West:** S Linder Rd (Existing)
Internal Street(s) Existing & Proposed:	Public Streets (Existing) W Velvetleaf Ct.
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

2. Procedural Findings:

Neighborhood Meeting	Held on December 9, 2024. 10 Attendees were present.
Pre-Application Meeting	Held on November 14, 2024.
Agency Comments Request	January 30, 2025.
300 FT Legal Mailer Notice	Sent on March 7, 2025.

Idaho Press Newspaper Published Hearing Notice	Published on March 7, 2025.
Site Posting	Posted on March 3, 2025.
Planning and Zoning Public Hearing	Held on March 25, 2025.
Planning and Zoning Commission Written Recommendation and Decision Entered	Held on April 22, 2025.

b. Relevant Contested Facts.

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

c. Commissions Factual Findings on Relevant Contested Fact.

1. None

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

It is the rationale of the Commission that the annexation, design review, and preliminary plat are compliant with Idaho Code, Kuna City Code and the Comprehensive plan.

IV. Conditions of Approval.

1. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with *KCC 5-10-13-B-1-b.*
2. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.
3. Developer/Owner/Applicant shall connect the new development to the existing stub street.
4. Developer shall place a Contractors Sign at the entry of the subdivision.
5. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
6. Developer/Owner/Applicant shall ensure the proper easement widths on all lots in accordance with *KCC 5-8-1117-D-6.*
7. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with *KCC 5-8-503.*
8. Fencing within and around the site shall comply with *KCC 5-8-905* (unless specifically approved otherwise and permitted).
9. All required landscaping shall be permanently maintained in a healthy growing 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.

10. 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.
11. The Landscape Plan and Preliminary Plat as submitted will be considered binding site plans as amended and/or approved.
12. 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 5-8-901-B.*
13. 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.
14. A fence shall be installed in lot 4c block 1 of the preplat.
15. Developer/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
16. 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.*
17. Compliance with *I.C. §31-3805* is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
18. 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).
19. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required with the exception of Pressurized irrigation. The Applicant shall conform to all corresponding City of Kuna Master Plans.
20. The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or a Water Booster Station as necessary.
21. The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.
22. In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to *KCC 5-9-203-J*, a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.

23. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
24. 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 lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
    A. The City Engineer shall approve all 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 an approved 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 the Fire District are required.
    E. The Kuna Municipal Irrigation System 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). Please consult staff if there are questions about the process.
    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.
25. 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.
26. 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.
27. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements *KCC 8-1-3.* Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
28. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.

29. Developer/Owner/Applicant shall submit a Preliminary Plat to reflect Code compliant planting procedure of trees and shrubs for staffs approval.
30. Applicant is conditioned to submit a Landscape plan with the plant schedule to reflect the required changes for staffs approval.
31. Developer/Owner/Applicant and all successors 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 8th day of April 2025.

Dana Hennis, Chairman

CITY OF KUNA

751 W 4th Street • Kuna, ID 83634
(208) 922-5546 • www.kunacity.id.gov

P&Z Commission Public Hearing Sign-In Sheet
March 25, 2025

Case No.: 24-07-S, 24-10-AN, 24-29-DR

Case Name: Paloma Ridge South

IN FAVOR	NEUTRAL	IN OPPOSITION
☒ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Tim Jensen - KSD		
Name 711 E Porter St	Name	Name
Address Kuna, ID 83634	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
☒ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
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☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
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City, State, ZIP	City, State, ZIP	City, State, ZIP

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
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☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP

CASE NO. 25-01-S

TRAILS END ESTATES PRELIMINARY PLAT

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

ALL APPLICATION MATERIALS: TRAILS END ESTATES 25-01-S

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.

KUNA Planning & Zoning

CITY OF KUNA:
CITY COUNCIL
STAFF REPORT

Planning & Zoning Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Time Extension

Title:	Trails End Estates	**Application Number:**	25-01-S
Date:	05/20/2025	**Staff Contact:**	Marina Lundy
Owner(s)/Applicant:	Chynna Charlee Tipton	**Applicant Contact:**	208.861.1671 charlee@paddockconstructioninc.com
Representative:	Same as applicant	**Representative Contact:**	Same as applicant

Purpose

Applicant requests preliminary plat approval to subdivide approx. 7.95 acres into 17 single family residential lots and 3 common lots with one existing dwelling unit on site. The site is located at 360 South Stroebel Road Kuna ID 83634. (APN: R0615250135, R0615250145) S30, T2N, R1E.

Statement of Fact	
Parcel Number(s):	R0615250135, R061525014
Future Land Use Map Designation:	Mixed-Use
Existing Land Use:	Medium Density Residential
Current Zoning:	R-4, Medium Density Residential
Proposed Zoning:	R-4, Medium Density Residential
Development Area:	7.95 Acres
Adjacent Zoning Districts:	**North:** R-4 (Rural Residential) **East:** R-4 (Rural Residential); **South:** RR (Rural Residential); **West:** RR (Rural Residential), R-4 (Medium Density Residential)
Adjacent Street(s) Existing & Proposed:	**North:** E Kuna Rd. (Existing); **East:** None; **South:** E Rock Falls Ln. (Existing); **West:** E Rock Falls Ln. (Existing)
Internal Street(s) Existing & Proposed:	Public Streets: E Odyssey St.; Bobcat Loop (Existing)
Adjacent Bike/Pedestrian Facilities:	Greenbelt walkway
Adjacent Parks:	Small park along Indian Creek (To be added)
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan designates this site as Mixed Use. The current zoning of the lot is R-4 Medium density residential which matches the proposed project of the applicant. The proposed R-4 zoning designation can be supported in this location because there are limited options for growth South of the lot across Indian Creek, due to current limitations for crossing and serviceability.

The Comprehensive Plan identifies the goal of working to ensure that all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure. (see Goal Area 4

"Connected"). The proposed amenities within the Project include a common lot with open space and an extension of the Greenbelt walking path along Indian Creek satisfying the goal of connectivity from the Comprehensive plan (Goal Area 4).

The addition of 17 residential lots on this lot supports Goal 3.D. of the Comprehensive Plan to encourage development of housing options and strong neighborhoods.

Staff Analysis

The applicant submitted a Preliminary Plat request to subdivide the approx. 7.95 acres into 17 residential lots, 3 common lots, and maintain one lot with a dwelling unit that is currently being constructed and will be incorporated into the subdivision. The area would have a proposed gross density of +/- 2.39 and +/- 2.39 net density with 12.92% open space provided or .47 acres.

The Project would not require any significant extensions to City sanitary sewer or water services.

Pre-plat and Landscape plan deficiencies:

- The planting details for trees shall reflect the wire basket and the burlap shall be removed at least ½ way down from the root ball.
- Staff recommends making the green belt path in lot 10 a 10 foot wide path to match the City standard for the Green Belt walking path.

Should case number 25-01-S be approved the above changes must be reflected on the construction plans/civil plans to receive final approval from the City.

Recommended Conditions of Approval

1. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with *KCC 5-10-13-B-1-b.*
2. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.
3. Developer/Owner/Applicant shall install a sign at the terminus of the proposed stub street stating; "this road will continue in the future". Developer/Owner/Applicant shall obtain proper language from Ada County Highway District.
4. Developer shall place a Contractors Sign at the entry of the subdivision.
5. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
6. Developer/Owner/Applicant shall ensure the proper easement widths on all lots in accordance with *KCC 5-8-1117-D-6.*
7. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with *KCC 5-8-503.*
8. Fencing within and around the site shall comply with *KCC 5-8-905* (unless specifically approved otherwise and permitted).

9. All required landscaping shall be permanently maintained in a healthy growing 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.
10. 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.
11. The Landscape Plan and Preliminary Plat as submitted will be considered binding site plans as amended and/or approved.
12. 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 5-8-901-B*.
13. 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.
14. Developer/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
15. 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*.
16. Compliance with *I.C. §31-3805* is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
17. 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).
18. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
19. The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or a Water Booster Station as necessary.
20. The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.
21. In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to *KCC 5-9-203-J*, a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.
22. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
23. 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 lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
    A. The City Engineer shall approve all 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 an approved 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 the Fire District are required.
E. The Kuna Municipal Irrigation System 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). Please consult staff if there are questions about the process.
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.

24. 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.
25. 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.
26. Developer/Owner/Applicant is hereby notified of Kuna’s weed control policies and requirements *KCC 8-1-3.* Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
27. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
28. Applicant is conditioned to submit a pre-plat or Landscape plan with the plant schedule to reflect the required changes for staffs approval.
29. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

PROJECT NARRATIVE

1. CURRENT ZONE: R-4
   ZONE CHANGE NOT REQUESTED
TOTAL ACREAGE: ±7.95 ACRES; TOTAL LOTS: 23
TOTAL BUILDABLE LOTS: 17
AVERAGE BUILDABLE LOT SIZE IS: 13,188 SQUARE FEET
TOTAL COMMON LOTS: 6 INCLUDING 1 LANDSCAPE BUFFER LOTS
TOTAL COMMON LOTS REPRESENT 11.45% OF TOTAL LAND AREA
DENSITY OF PROPOSED DEVELOPMENT IS: 2.14 DWELLINGS PER ACRE

2. PUBLIC UTILITY EASEMENTS TO BE PROVIDED
   UNLESS OTHERWISE SHOWN
   SUBDIVISION BOUNDARY : 10 FEET
   STREET FRONTAGE : 10 FEET
   REAR LOTS : 10 FEET
   SIDE LOTS : 5 FEET

CANDY COLTR
180 S STROB
KUNA, ID 83E

3. DOMESTIC WATER SHALL BE PROVIDED BY THE CITY OF KUNA

4. SANITARY SEWER SHALL BE PROVIDED BY THE CITY OF KUNA

5. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS. PRESSURE IRRIGATION PROVIDED BY CITY OF KUNA MUNICIPAL SYSTEM.

6. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF KUNA STANDARDS FOR THE APPLICABLE ZONE

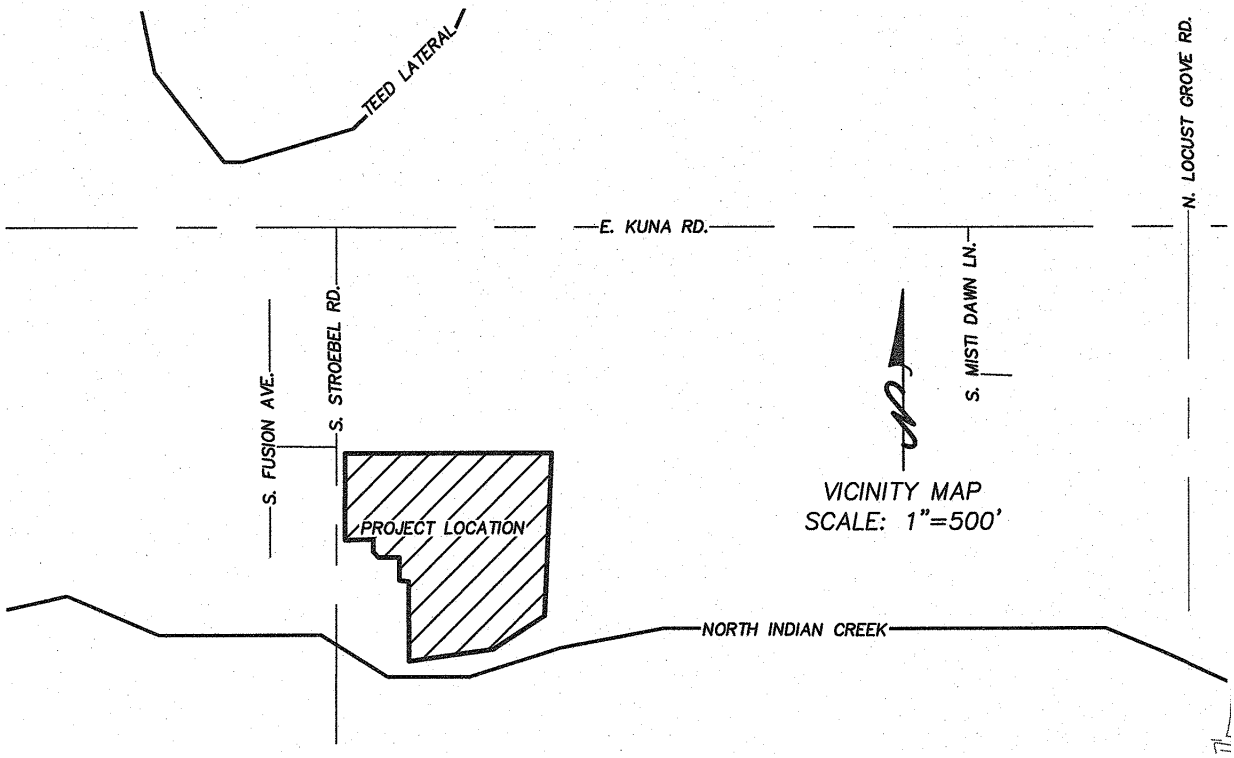
7. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION.

8. IMPROVEMENTS SHOULD NOT SIGNIFICANTLY INCREASE STORM WATER RUNOFF. INCREASED RUNOFF WILL BE RETAINED VIA DRYWELLS.

9. AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE - EXCEPTION. NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.

Line Table		
Line #	Direction	Length
L1	S2°15'59"W	55.53
L2	S0°31'30"E	58.40
L3	N89°40'41"E	27.99
L4	N64°21'06"W	23.98
L5	S89°39'53"E	25.00

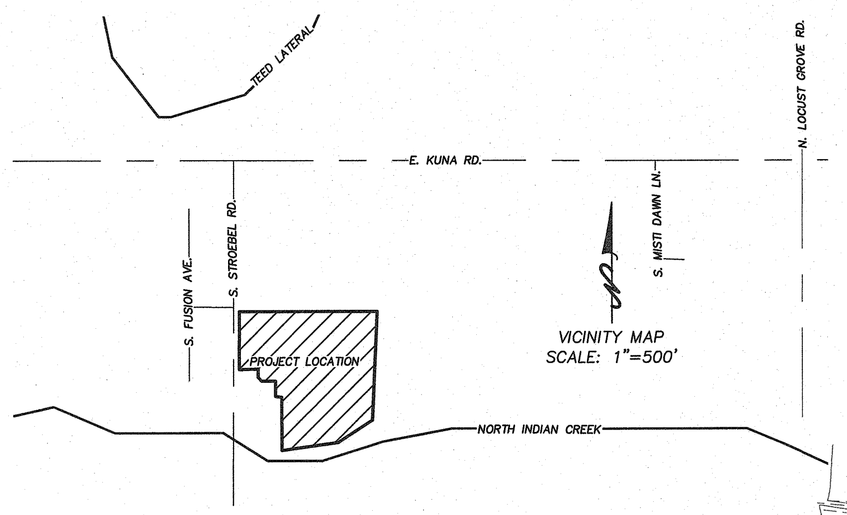
COMMON LOTS		
LOT #	BLOCK	AREA
L1	1	2,400 SF
L8	1	9,617 SF
L10	1	16,169 SF
L15	1	4,594 SF
L1	2	3,228 SF
L5	2	3,618 SF



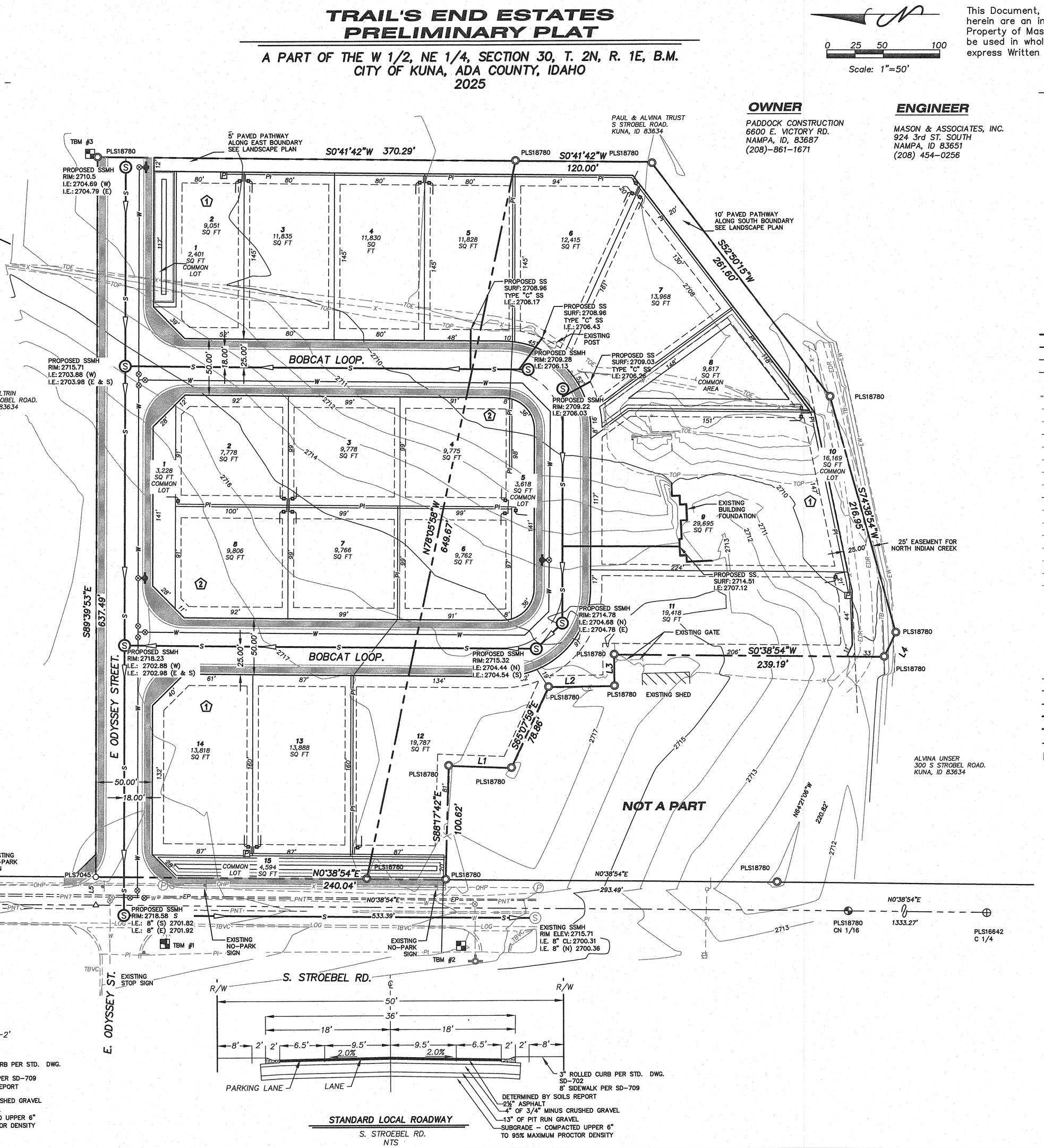
VICINITY MAP
SCALE: 1"=500'

TRAIL'S END ESTATES
PRELIMINARY PLAT

A PART OF THE W 1/2, NE 1/4, SECTION 30, T. 2N, R. 1E, B.M.
CITY OF KUNA, ADA COUNTY, IDAHO
2025



VICINITY MAP
SCALE: 1"=500'



0 25 50 100
Scale: 1"=50'

This Document, and the Concepts, Ideas and Design Incorporated herein are an instrument of professional services and are the Property of Mason and Associates, Inc., therefore they are not to be used in whole or part for any other project without the express Written Authorization of Mason and Associates, Inc.©

OWNER

PADDOCK CONSTRUCTION
6600 E. VICTORY RD.
NAMPA, ID, 83687
(208)-861-1671

ENGINEER

MASON & ASSOCIATES, INC.
924 3rd ST. SOUTH
NAMPA, ID 83651
(208) 454-0256

LEGEND

- Benchmark (TBM)
- Found Aluminum Cap Monument
- Found Brass Cap Monument
- Found 5/8" Iron Pin
- Found 1/2" Iron Pin
- Calculated Point
- Existing Catch Basin
- Existing Gate Valve
- Existing Mail Box
- Existing PI Service
- Existing PI Valve
- Existing Power Pole
- Existing Sanitary Sewer Manhole
- Existing Sign
- Existing Street Light
- Existing Telephone Riser
- Existing Fire Hydrant
- Sand & Grease Trap
- Property Boundary Line
- Right-of-Way
- Section Line
- Lot Line
- Natural Ground Contour Line
- Existing Double Yellow Paint Stripe
- Existing Edge Dirt Road
- Existing Edge of Gravel
- Existing Edge of Pavement
- Existing Edge of Water
- Existing Fence
- Existing Lip of Gutter
- Existing Overhead Power
- Existing Paint Stripe
- Existing Pressure Irrigation
- Existing Toe
- Existing Top Back Vertical Curb
- Existing Top of Bank
- Existing Top of Slope
- Existing Water
- Existing Sewer
- Catch Basin
- Sanitary Sewer Manhole
- Fire Hydrant
- Gate Valve
- Pressure Irrigation Pump Out
- PI Service
- Block Number
- Easement Line
- Pressure Irrigation
- Right-of-Way
- Sewer Main
- Sewer Service
- Water Main
- Sidewalk
- Direction of Flow

PROJECT NARRATIVE

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   ZONE CHANGE NOT REQUESTED
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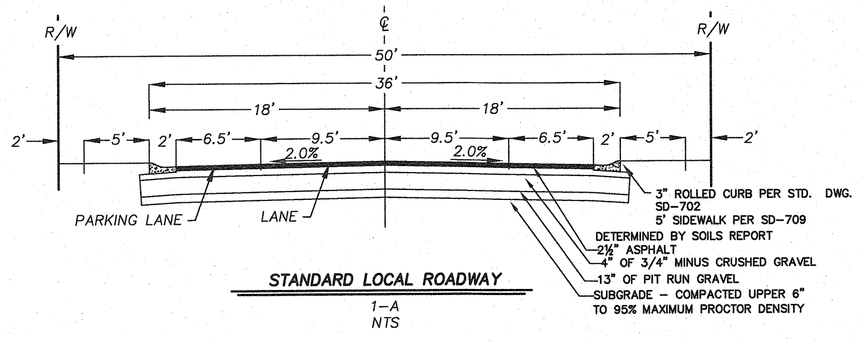
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L4	N64°21'06"W	23.98
L5	S89°39'53"E	25.00

COMMON LOTS		
LOT #	BLOCK	AREA
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L8	1	9,617 SF
L10	1	16,169 SF
L15	1	4,594 SF
L1	2	3,228 SF
L5	2	3,618 SF



STANDARD LOCAL ROADWAY
1-A
NTS

STANDARD LOCAL ROADWAY
S. STROEBEL RD.
NTS

PROJECT BENCHMARKS

TBM #1
CHISELED "X" IN SOUTHERN ANGLE POINT OF BACK OF SIDEWALK AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SOUTH STROEBEL ROAD AND EAST ODYSSEY STREET.
NAVD88 ELEVATION=2718.86

TBM #2
CHISELED "X" IN ANGLE POINT IN BACK OF SIDEWALK AT THE NORTH SIDE ENTRANCE TO PARK ON THE WEST SIDE OF SOUTH STROEBLE ROAD.
NAVD88 ELEVATION=2717.18

TBM #3
FOUND 5/8" IRON PIN MONUMENT, PLS 18780 AT THE NORTHEAST PROPERTY CORNER OF NORTHERN PARCEL.
NAVD88 ELEVATION=2710.41

PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON

January 16, 2025

NO	BY	DATE	DESCRIPTION
			REVISIONS
		8/24	

DESIGNED BY:
DRAWN BY: CS
CHECKED BY:
APPV'D BY:

Professional Engineers, Land Surveyors & Planners
924 3rd St. South, Nampa, ID 83651
(208) 454-0256
Mason & Associates

CLIENT:
PADDOCK PROPERTIES LLC
6600 E. VICTORY ROAD
NAMPA, ID, 83687
(208) 861-1671

JOB NO. JN0324
DWG NO. JN0324PP
SCALE: Vert: N/A Horz: 1"=50'
FIELD BOOK NO.

DRAWING TITLE:
TRAIL'S END ESTATES
PRELIMINARY PLAT
SHEET NO. 1 OF 1 SHEETS
Rev

RICHARD MURGOITIO
CHAIRMAN OF THE BOARD

DAN SHEIRBON
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

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

RECEIVED
FEB 13 2025
CITY OF KUNA

11 February 2025

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

RE: Trails End Estates Subdivision/ Paddock Properties — **25-01-S, 25-01-DR**
Kuna and Stroebel Rd Kuna 83634
Boise-Kuna Irrigation District — BK-1217F, 1217G
Wilcox Lateral 57+60
Sec. 30, T2N, R1E, BM.

Marina Lundy, Planner:

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

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

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

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

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

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC
tbr/tr

cc: Kevin Reeves — Watermaster, Div; 2 BPBC
Alicia Flavel — Secretary – Treasurer, BKID

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 25-01-S, 25-01-DR

Development Name/Section Trails End Estates CDH File # _____

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____

☐ 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☒ 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☒ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water
☐ individual sewage ☐ individual water

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

☒ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.

☐ 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.

☐ 11. Land development application, fee per lot, test holes and full engineering report is required.

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

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

☐ 14. _____

_____

_____

_____ Reviewed By: _____ Date: 2/26/25

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

Brad Little, Governor
Jess Byrne, Director

February 12, 2025

Marina Lundy, Planner
City of Kuna
751 W. 4th Street
Kuna, ID 83634
mlundy@kunaid.gov

Subject: City of Kuna Request for Comment Case No. 25-01-S (Subdivision), 25-01-DR (Design Review) Trails End Estates

Dear Ms. Lundy:

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

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

1. AIR QUALITY

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

- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.

- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

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

2. WASTEWATER AND RECYCLED WATER

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

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.

- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

3. DRINKING WATER

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

- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.

- All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/. For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.

- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to

explore options to both best serve the future residents of this development and provide for protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of stormwater or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

  For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

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

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

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

6. ADDITIONAL NOTES

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

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

Sincerely,



Troy Smith
Regional Administrator

Outlook

RE: City of Kuna Request for Comment Case No. 25-01-S (Subdivision), 25-01-DR (Design Review) Trails End Estates

From Kendra Conder <Kendra.Conder@itd.idaho.gov>
Date Wed 2/12/2025 10:11 AM
To Marina Lundy <MLundy@kunaid.gov>

Good Morning Marina,

ITD has reviewed the application transmittal for 25-01-DR and does not have any comments.

Thank you!

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



From: Marina Lundy <MLundy@kunaid.gov>
Sent: Monday, February 10, 2025 2:35 PM
To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <tritthaler@boiseproject.org>; Boise Project Board of Control 2 <gashley@boiseproject.org>; 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>; Sam Feist <SFeist@kunaid.gov>; 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>; PWoffice <PWoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Scott Arellano (KRFD) <scott@fccnw.com>; Sparklight/Cable One (John Walburn) <john.walburn@cableone.biz>; Stacey Yarrington (Ada County) <syarrington@adacounty.id.gov>; Tim Jensen (Kuna School District) <tejensen@kunaschools.org>; TLawrence Kuna Fire <tlawrence@kunafire.com>
Cc: Doug Hanson <dhanson@kunaid.gov>; Troy Behunin <tbehunin@kunaid.gov>

Subject: City of Kuna Request for Comment Case No. 25-01-S (Subdivision), 25-01-DR (Design Review) Trails End Estates

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.

Good afternoon,

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

CASE NUMBER:	**TRAILS END ESTATES 25-01-S, 25-01-DR**
PROJECT DESCRIPTION	Applicant requests preliminary plat and design review approval for a single-family residential development with 17 residential lots on 7.95 acres. The site is located at 360 South Strobel Road Kuna ID 83634. (APN: R0615250135, R061525014) S30, T2N, R1E.
APPLICANT	Chynna Charlee Tipton charlee@paddockconstructioninc.com
REPRESENTATIVE	Same as above
SCHEDULED HEARING DATE	Tuesday, **March 25, 2025,** at 6:00 P.M.
STAFF CONTACT	Marina Lundy 208.922.5546 mlundy@kunaid.gov

- 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. *If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.*
- *No response within **15 business days** will indicate you have no objection or comments regarding this project*.
- The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions.

DEVELOPMENT SERVICES KUNA IDAHO

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

Marina Lundy
Planner
City of Kuna | Development Services

Phone: 986.269.8341
Email: mlundy@kunaid.gov
www.kunacity.id.gov

Kuna School District
Future Ready

Kuna School District

Empowering students to lead productive lives.

Date: 3/25/25

RE: Trails End Estates Updated Letter

Dear Commissioners and City Council Members,

Kuna School District has reviewed the application for Trails End Estates and provides the following comments for your consideration.

To reduce our reliance on bonds and to promote reasonable growth within our district, we seek partnerships with residential developers. Through these partnerships with developers, we hope to mitigate the impact new homes will have on the Kuna School District and our ability to deliver educational services without compromising the quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate proposed subdivisions or other developments. (*See* Idaho Code §67-6513).

The developer has agreed to a future partnership with the Kuna School District for this project; therefore, we endorse and support this application.

Feel free to reach out to either Mr. Jensen or Mr. Reddy if you would like more information.

Regards,
Jason Reddy and Tim Jensen
Kuna School District Planning Team

Kim Bekkedahl, Superintendent
Brian Graves, *Asst. Superintendent*
Jason Reddy, *Asst. Superintendent*
Allison Westfall, *Communications Director*
Brad Steadman, *Chief Financial Officer*
Kelly Schamber, *Special Education Director*
Kevin Gifford, Curriculum, Instruction & Assessment Director

Kuna School District
Future Ready

Kuna School District

Empowering students to lead productive lives.

Date: 3/25/25

RE: Trails End Estates

Dear Commissioners and City Council Members,

Kuna School District has reviewed the application for Trails End Estates and provides the following comments for your consideration.

To reduce our reliance on bonds and to promote reasonable growth within our district, we seek partnerships with residential developers. Through these partnerships with developers, we hope to mitigate the impact new homes will have on the Kuna School District and our ability to deliver educational services without compromising the quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate proposed subdivisions or other developments. (*See* Idaho Code §67-6513).

The developer is yet to establish a partnership with the Kuna School District for this project; therefore, we do not endorse or support this application. A letter of support will be submitted upon establishment of a partnership with the developer.

Feel free to reach out to either Mr. Jensen or Mr. Reddy if you would like more information.

Regards,
Jason Reddy and Tim Jensen
Kuna School District Planning Team

Kim Bekkedahl, Superintendent
Brian Graves, *Asst. Superintendent*
Jason Reddy, *Asst. Superintendent*
Allison Westfall, *Communications Director*
Brad Steadman, *Chief Financial Officer*
Kelly Schamber, *Special Education Director*
Kevin Gifford, Curriculum, Instruction & Assessment Director

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

PRELIMINARY PLAT MEMORANDUM

Date: **25 March 2025**

From: **Mike Borzick, GIS Manager – Construction Plan Review Manager**

Adam Wenger, Public Works Director

To: **Doug Hanson, Planning and Zoning Director**

RE: **Paloma Ridge South Subdivision**

The Trails End Subdivision, is located 660'-900' south of the intersection of S. Strobel Road and Kuna Roads. Review of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions.

1. **Inspection Fees**
   a. An inspection fee will apply to inspect the final construction of water, sewer and irrigation facilities associated with this development.
   b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
   c. The developer's engineer and the City's inspector are permitted to coordinate inspections. The current inspection fee is $1.70 per lineal foot of sewer, water and pressure irrigation pipe. *Payment is due and payable prior to the pre-construction meeting.*
   d. The Kuna Rural Fire District's current hydrant flow testing and plat base fee are $300.00 and $75.00 respectively for a total of $375.00. *Payment is due and payable prior to the pre-construction meeting.*

2. **General**
   a. The development site consists of 7.96 acres with a City of Kuna zoning of R-4 (Medium Residential) zoning designation.
   b. The Developer is requesting 16 lots for single family residential lots with zero (0) Attached or Detached Dwelling Units.
   c. Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 51. This makes the realized density approximately 6 people/acre. A commensurate impact on the City of Kuna's street infrastructure, pressurized irrigation, sewer, and water utilities will result.
   d. The preliminary plat shows one (1) total access to the subdivision, off of S. Strobel Rd.

e. Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
f. All positional information shall be from the most recent state plane coordinate system.
g. Provide engineering certification on all final engineering drawings.
h. The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible. The streetlight standards drawing detail is K-1116 and can be located at http://www.kunacity.id.gov/408/Engineering
i. KRFD requires fire hydrants at 500-foot intervals.

3. Right-of-Way

a. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
b. Approaches onto classified streets must comply with ACHD approach policies.
c. All street construction must meet or exceed City of Kuna and ACHD development standards.
d. All city mainlines crossing proposed lots or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
e. The KRFD Deputy Fire Marshal must approve fire access to the subdivision and any traffic calming measures.

4. Sanitary Sewer

a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load. City Code 6-4-2-O requires the subdivision to connect to the City sewer system. City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
b. The proposed Trails End Subdivision must convey its associated sewage directly to the sewer main in S Strobel Rd. Orchard Lift Station has limited capacity but can serve the 16 proposed EDUs.
c. All sewer infrastructure must meet or exceed City of Kuna requirements.
d. We would request that the developer be open to the idea of participating in a Sewer project for what is deemed the J&M Lift Station and its associated Force Mains.
e. Sewer flow models will be required to verify pipe sizes.
f. Sewer connection fees apply to each lot containing a home (existing or proposed) or other facility.
g. All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.
h. This application shall conform to the sewer master plan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5. Potable Water

a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected water demand. City Code 6-4-2-X requires the subdivision to connect to the City water system. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels.

b. The nearest available water main line runs along the property site on S. Strobel Rd.
c. All water infrastructure must meet or exceed City of Kuna requirements.
d. Water flow models will be required to verify adequate water supply and fire suppression.
e. Water connection fees apply to each lot containing a home (existing or proposed) or other facility.
f. All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
g. This application shall conform to the water master plan as applicable.
h. Fire hydrants are required in a layout acceptable to the KRFD.

6. Pressurized Irrigation

a. PI mainline must be constructed around the subdivisions' boundary and pulled from the west side of S Strobel Rd for a connection.
b. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-I.
c. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
d. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
e. Pressurized irrigation flow model will be required to verify adequate pressurized irrigation supply.
f. This application shall be conditioned to conform to the Pressure Irrigation Master Plan where applicable.

7. Grading and Storm Drainage

a. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
b. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
c. Sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.
d. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
e. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
f. Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

8. As-Built Drawings

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

9. Property Description

a. The applicant provided a preliminary plat and supporting documents as part of the application.

CITY OF KUNA

751 W 4th Street • Kuna, ID 83634
(208) 922-5546 • www.kunacity.id.gov

P&Z Commission Public Hearing Sign-In Sheet
March 25, 2025

Case No.: 25-01-S, 25-01-DR

Case Name: Trails End Estates

IN FAVOR	NEUTRAL	IN OPPOSITION
☑ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name: Tim Jensen - KSD	Name	Name
Address: 711 E Porter St	Address	Address
City, State, ZIP: Kuna, ID 83634	City, State, ZIP	City, State, ZIP
☑ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name: Sid Anderson	Name	Name
Address: 7100 E Pak Tail	Address	Address
City, State, ZIP: Kuna	City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
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Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
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Address	Address	Address
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BEFORE THE PLANNING & ZONING COMMISSION
CITY OF KUNA, ADA COUNTY, IDAHO

IN THE MATTER OF THE APPLICATIONS OF **TRAILS END ESTATES** *Related to the development of real property located at 360 South Stroebel Road (Parcel No. R0615250135, R061525014).*	)	**Case Nos.:** 25-01-S (Preliminary Plat) And 25-01-DR (Design Review) **DECISION AND REASONED STATEMENT FOR TRAILS END ESTATES.**

SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the "Commission") for Public Hearing on March 25, 2025, the Commission entered recommendations and decisions on the two (2) applications. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on April 8, 2025, for formal adoption of the Commission recommendation and decisions.

SECTION 2
DECISION

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

The Preliminary Plat Application (Case No. 25-01-S) is hereby *Recommended Approval.*

The Design Review Application (25-01-DR) is hereby *Approved.*

SECTION 3
RECORD OF EXHIBITS AND WITNESSES

I. List of Exhibits.

- APPLICATION COVERSHEET
- PRELIMINARY PLAT APPLICATION
- DESIGN REVIEW APPLICATION
- NARRATIVE
- VICINITY MAP
- WARRANTY DEED
- AFFIDAVIT
- LEGAL DESCRIPTION
- NEIGHBORHOOD MEETING CERTIFICATION

- COMMITMENT TO PROPERTY POSTING
- SUBDIVISION NAME RESERVATION
- PRE-PLAT
- LANDSCAPE PLAN
- GEOTECHNICAL REPORT
- GEOTECHNICAL REPORT ADD 1
- IDEQ AGENCY COMMENT
- ACHD REPORT
- BPBC AGENCY COMMENT
- ITD AGENCY COMMENT
- CENTRAL DISTRICT HEALTH AGENCY COMMENT
- PROOF OF SITE POSTING 1
- PROOF OF SITE POSTING 2
- PROOF OF SITE POSTING 3
- PROOF OF POSTING
- KSD AGENCY COMMENT
- KSD UPDATED LETTER
- PW AGENCY COMMENT

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Commission June 11, 2024, hearing are as follows, to-wit:

a. City Staff:
Marina Lundy, Planner

b. Appearing for the Applicant:
Chynna Charlee Tipton, 6600 E. Victory Rd. Nampa, ID 83687

c. Appearing in Favor:
Tim Jensen, 711 E Porter St., Kuna, ID 83634

Sid Anderson, 2500 E Rock Falls Lane, Kuna, ID 83634

d. Appearing Neutral:
None

e. Appearing in Opposition:
None

SECTION 4
REASONED STATEMENT

I. Relevant Criteria and Standards Considered

a. Relevant City Ordinance Provisions.

1. Kuna City Code 1-14-3

2. Title 5 Kuna City Code, Development Regulations

b. Relevant Statutory Provisions.

1. Chapter 13 of Title 50, Idaho Code.

2. Chapter 65 of Title 67, Idaho Code

c. Pertinent Constitutional Provisions

II. Factual Findings

a. General Factual Findings.

1. Statement of Fact

Parcel Number(s):	R0615250135, R061525014
Future Land Use Map Designation:	Mixed Use
Existing Land Use:	Medium Density Residential
Current Zoning:	R-4, Medium Density Residential
Proposed Zoning:	R-4, Medium Density Residential
Development Area:	7.95 Acres Total
Adjacent Zoning Districts:	**North:** R-4 (Rural Residential) **East:** R-4 (Rural Residential); **South:** RR (Rural Residential); **West:** RR (Rural Residential), R-4 (Medium Density Residential)
Adjacent Street(s) Existing & Proposed:	**North:** E Kuna Rd. (Existing); **East:** None; **South:** E Rock Falls Ln. (Existing); **West:** E Rock Falls Ln. (Existing)
Internal Street(s) Existing & Proposed:	Public Streets: E Odyssey St.; Bobcat Loop (Existing)
Adjacent Bike/Pedestrian Facilities:	Greenbelt Walkway
Adjacent Parks:	Small park along Indian Creek (to be added)
Land Dedication Requirements:	N/A

2. Procedural Findings:

Neighborhood Meeting	Held on January 2, 2025. 2 Attendees were present.

Pre-Application Meeting	Held on December 12, 2024.
Agency Comments Request	February 10, 2025.
300 FT Legal Mailer Notice	Sent on March 7, 2025.
Idaho Press Newspaper Published Hearing Notice	Published on March 7, 2025.
Site Posting	Posted on March 10, 2025.
Planning and Zoning Public Hearing	Held on March 25, 2025.
Planning and Zoning Commission Written Recommendation and Decision Entered	Held on April 8, 2025.

b. Relevant Contested Facts.

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

c. Commissions Factual Findings on Relevant Contested Fact.

1. None.

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

It is the rationale of the Commission that the preliminary plat and design review are in compliance with Idaho Code, Kuna City Code and the Comprehensive plan.

IV. Conditions of Approval.

1. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with *KCC 5-10-13-B-1-b.*
2. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.
3. Developer/Owner/Applicant shall install a sign at the terminus of the proposed stub street stating; "this road will continue in the future". Developer/Owner/Applicant shall obtain proper language from Ada County Highway District.
4. Developer shall place a Contractors Sign at the entry of the subdivision.
5. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
6. Developer/Owner/Applicant shall ensure the proper easement widths on all lots in accordance with *KCC 5-8-1117-D-6.*
7. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with *KCC 5-8-503.*
8. Fencing within and around the site shall comply with *KCC 5-8-905* (unless specifically approved otherwise and permitted).

9. All required landscaping shall be permanently maintained in a healthy growing 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.
10. 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.
11. The Landscape Plan and Preliminary Plat as submitted will be considered binding site plans as amended and/or approved.
12. 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 5-8-901-B.*
13. 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.
14. Developer/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
15. 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.*
16. Compliance with *I.C. §31-3805* is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
17. 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).
18. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
19. The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or a Water Booster Station as necessary.
20. The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.
21. In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to *KCC 5-9-203-J,* a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.
22. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
23. 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 lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

A. The City Engineer shall approve all 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 an approved 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 the Fire District are required.
E. The Kuna Municipal Irrigation System 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). Please consult staff if there are questions about the process.
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.

24. 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.
25. 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.
26. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements *KCC 8-1-3*. Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
27. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
28. Applicant is conditioned to submit a pre-plat or Landscape plan with the plant schedule to reflect the required changes for staffs approval.
29. Developer/Owner/Applicant and all successors 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 8th day of April 2025.

Dana Hennis, Chairman

CASE NO. 25-01-CPM
COMPREHENSIVE PLAN MAP AMENDMENT

DESRI / JASPER SOLAR PROJECT

Planner: Troy Behunin
TBehunin@KunaID.gov
Phone: 208.387.7729

ALL APPLICATION MATERIALS:
25-01-CPM: For a
COMPREHENSIVE PLAN MAP AMENDMENT

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

CITY OF KUNA:
CITY COUNCIL
STAFF MEMO

City of Kuna City Council - Staff Memo

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Comp Plan Map Amendment	Development Agreement	Other

Title:	DESRI / Jasper Solar	**Application Number:**	25-01-CPM
Date:	05/20/2025	**Staff Contact:**	Troy Behunin
Owner(s):	State of Idaho (Dept. of Corrections)	**Owner Contact:**	Josh Tewalt, Director, IDOC
Applicant:	JS Solar, LLC, Caitlin Clancy	**Applicant Contact:**	caitlin.clancy@deshaw.com

Purpose

The applicant requests a comprehensive plan map amendment in order to remove this land from the Kuna Area of City Impact Boundary (ACI). The request includes seven (7) parcels and Approx. 876.81 acres, in the eastern part of the Kuna ACI Boundary within Sections 29, 30, 31 & 32, T2N, R2E.

Statement of Fact

Parcel Number(s):	S1529321100, S1529314800, S1530142220, S1530131250, S1531111100, S1532212400, and S1532314800.
Future Land Use Map Designation:	Public and Light Industrial
Existing Land Use:	Bare Ground
Current Zoning:	Rural Preservation
Proposed Zoning:	County
Development Area:	876.81 acres
Adjacent Zoning Districts:	**North:** RP (Rural Preservation); **East:** RP (Rural Preservation), A (Agriculture); **South:** RP (Rural Preservation), M1 (Industrial – Ada County); **West:** RP (Rural Preservation), M-1 (Light Industrial – Kuna City)
Adjacent Street(s) Existing & Proposed:	**North:** None; **East:** None; **South:** None; **West:** None
Internal Street(s) Existing & Proposed:	N/A
Adjacent Bike/Pedestrian Facilities:	N/A
Adjacent Parks:	N/A
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Public and Industrial. Using the comprehensive plan map amendment the applicant proposes to remove these lands out of the Kuna City Area of City Impact boundary to pursue a Solar Project application with the County.

Staff Analysis

The applicant requests a comprehensive plan map amendment in order to remove approx. 876.81 acres from the Kuna Area of City Impact Boundary (ACI). The request includes seven (7) parcels and Approx. 876.81 acres, in the eastern part of the Kuna ACI Boundary within Sections 29, 30, 31 & 32, T2N, R2E.

Recommended Conditions of Approval

Standard Conditions

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

DESRI

January 10, 2025

City of Kuna
Attn: Doug Hanson, Planning & Zoning Director
751 W. 4th St.
P.O. Box 13
Kuna, ID 83634
dhanson@kunaid.gov

Dear Director Hanson:

Pursuant to Kuna City Code, Title 5, Chapter 6 (Area of City Impact) and Idaho Code Section 67-6526 (Areas of Impact), JS Solar, L.L.C. ("Jasper Solar"), an affiliate of DESRI, hereby requests the modification of Kuna's Area of City Impact to remove certain parcels owned by the Idaho Department of Corrections and leased by Jasper Solar for the development of a paired solar and battery storage project. Per Ada County code, centralized power facilities may not be located in an Area of City Impact, which is defined by the City of Kuna 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." My team and I are requesting an amendment to Kuna's Comprehensive Plan Map to remove seven parcels as listed below and further depicted in the attached application materials.

Parcels within Kuna Area of City Impact:

- S1532314800 – 81.80 acres
- S1532212400 – 40.00 acres
- S1531111100 – 193.73 acres
- S1530131250 – 241.91 acres
- S1530142220 – 110.42
- S1529314800 – 168.95
- S1529321100 – 40.00 acres

Jasper Solar is a proposed 150 megawatt ("MW") solar plus battery project sited on approximately 1,500 acres of undeveloped desert land in a heavy industrial use location at the intersection of Kuna Mora Road and South Pleasant Valley Road in Ada County, ID. The project is adjacent to the new Meta data center in Kuna, a beef packing plant, multiple gun clubs, and a correctional facility complex, and is therefore sited away from prime agricultural lands or land slated for potential commercial and residential development. My team and I initiated development of the project in 2022 and have since achieved significant progress in our land acquisition, environmental studies, and interconnection processes. Removal of these parcels from the Kuna Area of City Impact will allow us to successfully permit the Jasper Solar project with Ada County.

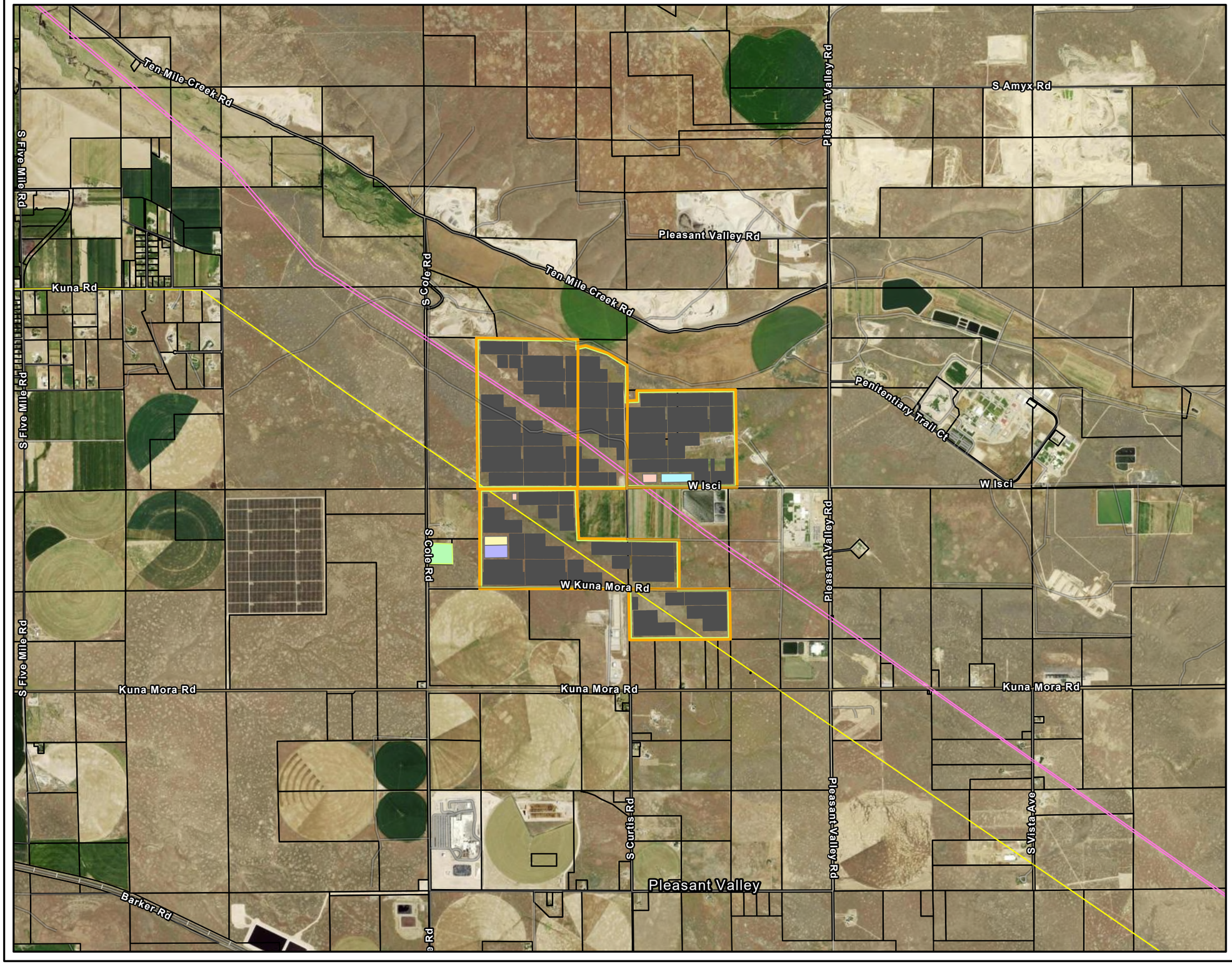
DESRI is proud to be on the leading edge of renewable energy investing and development in the U.S and to be one of the largest owners and constructors of new renewable projects in the Intermountain West. To date, DESRI has 2 gigawatts ("GW") of assets that are in development, construction, or operations in the Intermountain West, including the 45 MW Power County Wind Parks near American Falls, Idaho. In addition, DESRI is currently the largest owner and constructor of new renewable assets in Utah, where we currently have over 1,000 MW of projects in operations and construction.

575 Fifth Ave
35th Floor
New York, NY 10017
(212) 478-0000
FAX (212) 478-0100

We are excited about the opportunity to work with the city of Kuna through this Comprehensive Plan Map Amendment as a step in Jasper Solar's local permitting process, which is a key milestone in the renewable energy development process. Should you require additional information about any piece of our application, please advise. We stand ready to assist with this process, as needed.

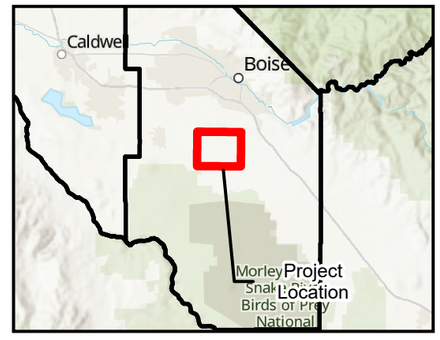
Sincerely,

Hy Martin
Authorized Signatory



Legend

- Project Boundary
- BESS Location
- Existing Substation
- Laydown Yard
- Potential O&M Building
- Project Substation
- Parcel Boundary
- Security Fence
- Natural Gas Pipeline
- Preliminary Solar Array
- Existing 230kV Transmission Line



N

0 400 800 1,600 Meters

Project Name: Jasper Solar **Entity: JS Solar L.L.C.** **Ada County, Idaho**	**Date:** **01/2025**

Source: Esri, et. al., 2024; DESRI 2024

Coordinate System: World Geodetic System, 1984
Universal Transverse Mercator, Zone 11 North

Document Path: N:\projDESRI\Mapping\GIS\Active\Projects\Idaho\Jasper\ProArcGIS Pro\Map\template.aprx

ADA COUNTY DEVELOPMENT SERVICES

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

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

April 2, 2025

Troy Behunin
Kuna City Planning Department
PO Box 13
Kuna, ID 83634

RE: City of Kuna Comprehensive Plan Future Land Use Map Amendment and Area of City Impact Boundary Reduction

Troy,

The City of Kuna has requested feedback regarding the proposed Comprehensive Plan Future Land Use Map Amendment and a reduction of its eastern Area of City Impact Boundary. The subject properties are generally located east of Cole Road, south of Ten Mile Creek Road, and west of Pleasant Valley Road, more specifically Parcel Nos: S1532314800, S1532212400, S1531111100, S1530131250, S1530142220, S1529314800, and S1529321100 for a total of approximately 877-acres.

If the city council votes to amend its area of impact boundary, Ada County looks forward to working with the city on a future application to be presented to the Board of Ada County Commissioners for their consideration.

Please feel free to contact me with any questions.

Sincerely,

Stacey DuPuis

Stacey DuPuis
Community & Regional Planner
Ada County Development Services

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 25-01-CPM

Development Name/Section City of Kuna CDH File # _____

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____

☐ 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☒ 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☒ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water
☐ individual sewage ☐ individual water

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

☐ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.

☐ 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.

☐ 11. Land development application, fee per lot, test holes and full engineering report is required.

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

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

☐ 14. _____

_____

_____

_____ Reviewed By: Rob Bass Date: 3/14/25

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

Brad Little, Governor
Jess Byrne, Director

March 17, 2025

Troy Behunin, Senior Planner
City of Kuna
751 W. 4th Street
Kuna, ID 83634
TBehunin@KunaID.Gov

Subject: Request for Official Agency Comments - Jasper Solar / DESRI

Dear Mr. Behunin:

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

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

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

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/. For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

6. ADDITIONAL NOTES

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

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

Sincerely,



Troy Smith
Regional Administrator

Morgan Treasure, PCED
Economic Development Director
(208)559-5926
mtreasure@kunaid.gov

KUNA
Economic Development

City of Kuna
P.O. Box 13
Kuna, ID 83634
(208)922-5546
www.KunaCity.id.gov

March 11, 2025

RE: Case No 25-01-CPM Jasper Solar Project

Dear Commissioners,

It is my pleasure to support this application for the removal of seven parcels of State-owned property from the Kuna Area of City Impact to allow DESRI to move forward with the application process for the development of the Jasper Solar Project.

In a recent presentation for the Idaho Economic Association, our partners at Idaho Power presented on the enormous demand for power that they have seen in the past few years from technology and advanced manufacturing projects looking to site their projects in Idaho. These projects bring good paying jobs and stable, high paying contracts to our businesses in the construction industry. There is a need in our region for power generation projects to support this growth, and the Jasper Solar Project is one of the most sensitively designed solar projects that I have seen proposed in my career in economic development.

Idaho Code 63-602JJ exempts projects related wind, solar and geothermal energy from property taxes. By designing this project on under-utilized, state-owned property that is already tax-exempt, DESRI is proposing to create a much -needed resource without taking viable agricultural property or property that could potentially be developed by a tax-paying industrial or commercial users in the future.

From an economic development standpoint, this project is a win-win and I would support the recommendation of approval of this application to City Council.

Sincerely,

Morgan Treasure

Morgan Treasure
Economic Development Director

THIS IS NOT A BILL
DO NOT PAY

REBECCA W. ARNOLD
Ada County Assessor
190 E. Front Street Suite 107
Boise, ID 83702-7300
www.adacounty.id.gov/assessor

2024
ASSESSMENT NOTICE
Property Roll

PARCEL DESCRIPTION:
SW4SW4 E2SW4 SE4
SEC 29 2N 2E
#651847
S1529720000-R

STATE OF IDAHO (BOARD CORRECTIONS)
1299 N ORCHARD ST STE 110
BOISE ID 83706

For any questions, please notify the Assessor's Office immediately

Assessor's Telephone Number: (208) 287-7222
jaman@adacounty.id.gov

Property Address: 14195 S PLEASANT VALLEY RD
KUNA ID 83634

Appeals of your property value must be filed in writing, on a form provided by the County by:
June 24, 2024

Tax Code Area: 234

Parcel Number: S1529314800

ASSESSED VALUE OF YOUR PROPERTY

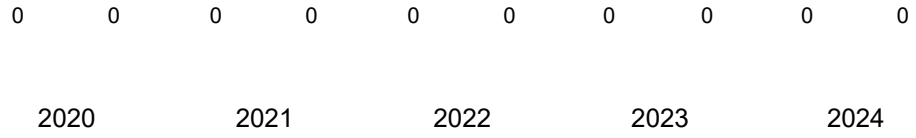
CURRENT DESCRIPTION	LOTS/ACRES	CURRENT YEAR'S VALUE
OTHER LAND	280.000	0
TOTAL ASSESSED VALUE:		0
LESS EXEMPTION:	280.000	0
NET TAXABLE PROPERTY VALUE:		0

APPROVED EXEMPTIONS

GOVERNMENT

Not all exemptions will be listed as value deductions on this notice

Assessments reflect MARKET VALUE as of 1/1/24; tax amounts listed below do not include HTR/ATR state tax credits.



HISTORICAL ASSESSED VALUES & TAXES
Property Roll
Black = Total Assessed Value
Gray = Taxes
Current Year Tax not yet available

TAXING DISTRICT INFORMATION

TAXING DISTRICTS	2022 Taxes	2023 Taxes	% Change	PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING	PREV YEAR PROPERTY TAX BUDGET CHG
ADA COUNTY	0.00	0.00	0%	(208) 287-7000	7-30-2024	4%
PEST EXTERMINATION	0.00	0.00	0%	(208) 577-4646	7-30-2024	5%
EMERGENCY MEDICAL	0.00	0.00	0%	(208) 287-2975	7-30-2024	5%
ADA COUNTY HIGHWAY DIST	0.00	0.00	0%	(208) 387-6100	8-28-2024	2%
SCHOOL DISTRICT NO. 2	0.00	0.00	0%	(208) 350-5951	6-10-2024	-50%
ADA COMMUNITY LIBRARY	0.00	0.00	0%	(208) 362-0181	8-20-2024	6%
MOSQUITO ABATEMENT	0.00	0.00	0%	(208) 577-4646	7-30-2024	5%
COLLEGE OF WESTERN IDAHO	0.00	0.00	0%	(208) 562-3291	6-13-2024	6%

THIS IS NOT A BILL. DO NOT PAY.

Please note: The Assessor's office does not calculate or collect taxes, for questions on budget changes and their impact on your taxes please contact the districts listed above.

See the back of this Notice for details
BDS-A

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DO NOT PAY

REBECCA W. ARNOLD
Ada County Assessor
190 E. Front Street Suite 107
Boise, ID 83702-7300
www.adacounty.id.gov/assessor

2024
ASSESSMENT NOTICE
Property Roll

PARCEL DESCRIPTION:
NW4
SEC 32 2N 2E
#111010-S

For any questions, please notify the Assessor's Office immediately

Assessor's Telephone Number: (208) 287-7222
jaman@adacounty.id.gov

Property Address: S PLEASANT VALLEY RD
KUNA ID 83634

STATE OF IDAHO (DEPT OF CORRECTIONS)
1299 N ORCHARD ST STE 110
BOISE ID 83706

Appeals of your property value must be filed in writing, on a form provided by the County by:
June 24, 2024

Tax Code Area: 237

Parcel Number: S1532212400

ASSESSED VALUE OF YOUR PROPERTY		
CURRENT DESCRIPTION	**LOTS/ACRES**	**CURRENT YEAR'S VALUE**
OTHER LAND	160.000	0
TOTAL ASSESSED VALUE:		0
LESS EXEMPTION:	160.000	0
NET TAXABLE PROPERTY VALUE:		0

APPROVED EXEMPTIONS
GOVERNMENT
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0 0

2024

HISTORICAL ASSESSED VALUES & TAXES
Property Roll
Black = Total Assessed Value
Gray = Taxes
Current Year Tax not yet available

TAXING DISTRICT INFORMATION

TAXING DISTRICTS	2022 Taxes	2023 Taxes	% Change	PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING	PREV YEAR PROPERTY TAX BUDGET CHG
ADA COUNTY	**0.00**	**0.00**	**0%**	**(208) 287-7000**	**7-30-2024**	**4%**
PEST EXTERMINATION	**0.00**	**0.00**	**0%**	**(208) 577-4646**	**7-30-2024**	**5%**
EMERGENCY MEDICAL	**0.00**	**0.00**	**0%**	**(208) 287-2975**	**7-30-2024**	**5%**
ADA COUNTY HIGHWAY DIST	**0.00**	**0.00**	**0%**	**(208) 387-6100**	**8-28-2024**	**2%**
SCHOOL DISTRICT NO 3	**0.00**	**0.00**	**0%**	**(208) 922-1000**	**6-11-2024**	**-42%**
KUNA LIBRARY	**0.00**	**0.00**	**0%**	**(208) 922-1025**	**8-20-2024**	**7%**
MOSQUITO ABATEMENT	**0.00**	**0.00**	**0%**	**(208) 577-4646**	**7-30-2024**	**5%**
COLLEGE OF WESTERN IDAHO	**0.00**	**0.00**	**0%**	**(208) 562-3291**	**6-13-2024**	**6%**

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BDS-A

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REBECCA W. ARNOLD
Ada County Assessor
190 E. Front Street Suite 107
Boise, ID 83702-7300
www.adacounty.id.gov/assessor

2024
ASSESSMENT NOTICE
Property Roll

PARCEL DESCRIPTION:
N2 EXC LOTS 1 & 2
SEC 31 2N 2E
530/7

For any questions, please notify the Assessor's Office immediately

Assessor's Telephone Number: (208) 287-7222
jaman@adacounty.id.gov

Property Address: S COLE RD
KUNA ID 83634

STATE OF IDAHO (DEPT OF CORRECTIONS)
1299 N ORCHARD ST STE 110
BOISE ID 83706

Appeals of your property value must be filed in writing, on a form provided by the County by:
June 24, 2024

Tax Code Area: 236

Parcel Number: S1531111100

ASSESSED VALUE OF YOUR PROPERTY

CURRENT DESCRIPTION	LOTS/ACRES	CURRENT YEAR'S VALUE
OTHER LAND	233.920	0
TOTAL ASSESSED VALUE:		0
LESS EXEMPTION:	233.920	0
NET TAXABLE PROPERTY VALUE:		0

APPROVED EXEMPTIONS

GOVERNMENT

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Assessments reflect MARKET VALUE as of 1/1/24; tax amounts listed below do not include HTR/ATR state tax credits.



HISTORICAL ASSESSED VALUES & TAXES
Property Roll
Black = Total Assessed Value
Gray = Taxes
Current Year Tax not yet available

TAXING DISTRICT INFORMATION

TAXING DISTRICTS	2022 Taxes	2023 Taxes	% Change	PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING	PREV YEAR PROPERTY TAX BUDGET CHG
ADA COUNTY	0.00	0.00	0%	(208) 287-7000	7-30-2024	4%
PEST EXTERMINATION	0.00	0.00	0%	(208) 577-4646	7-30-2024	5%
EMERGENCY MEDICAL	0.00	0.00	0%	(208) 287-2975	7-30-2024	5%
ADA COUNTY HIGHWAY DIST	0.00	0.00	0%	(208) 387-6100	8-28-2024	2%
SCHOOL DISTRICT NO 3	0.00	0.00	0%	(208) 922-1000	6-11-2024	-42%
KUNA LIBRARY	0.00	0.00	0%	(208) 922-1025	8-20-2024	7%
KUNA CEMETERY	0.00	0.00	0%	(208) 559-4017	8-21-2024	4%
MOSQUITO ABATEMENT	0.00	0.00	0%	(208) 577-4646	7-30-2024	5%
COLLEGE OF WESTERN IDAHO	0.00	0.00	0%	(208) 562-3291	6-13-2024	6%

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REBECCA W. ARNOLD
Ada County Assessor
190 E. Front Street Suite 107
Boise, ID 83702-7300
www.adacounty.id.gov/assessor

2024
ASSESSMENT NOTICE
Property Roll

PARCEL DESCRIPTION:
SW4NE4 SE4NW4
E2SW4 W2 SE4
SEC 30 2N02E
#131200-B

For any questions, please notify the Assessor's Office immediately

Assessor's Telephone Number: (208) 287-7222
jaman@adacounty.id.gov

Property Address: S COLE RD
KUNA ID 83634

STATE OF IDAHO (BOARD CORRECTIONS)
1299 N ORCHARD ST STE 110
BOISE ID 83706

Appeals of your property value must be filed in writing, on a form provided by the County by:
June 24, 2024

Tax Code Area: 65

Parcel Number: S1530131250

ASSESSED VALUE OF YOUR PROPERTY

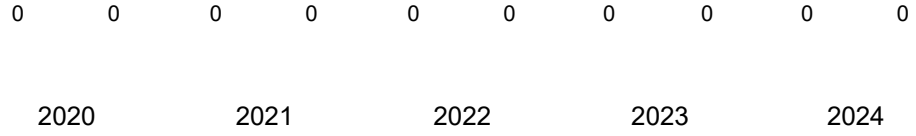
CURRENT DESCRIPTION	LOTS/ACRES	CURRENT YEAR'S VALUE
OTHER LAND	240.000	0
TOTAL ASSESSED VALUE:		0
LESS EXEMPTION:	240.000	0
NET TAXABLE PROPERTY VALUE:		0

APPROVED EXEMPTIONS

GOVERNMENT

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HISTORICAL ASSESSED VALUES & TAXES
Property Roll
Black = Total Assessed Value
Gray = Taxes
Current Year Tax not yet available

TAXING DISTRICT INFORMATION

TAXING DISTRICTS	2022 Taxes	2023 Taxes	% Change	PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING	PREV YEAR PROPERTY TAX BUDGET CHG
ADA COUNTY	0.00	0.00	0%	(208) 287-7000	7-30-2024	4%
PEST EXTERMINATION	0.00	0.00	0%	(208) 577-4646	7-30-2024	5%
EMERGENCY MEDICAL	0.00	0.00	0%	(208) 287-2975	7-30-2024	5%
ADA COUNTY HIGHWAY DIST	0.00	0.00	0%	(208) 387-6100	8-28-2024	2%
SCHOOL DISTRICT NO. 2	0.00	0.00	0%	(208) 350-5951	6-10-2024	-50%
ADA COMMUNITY LIBRARY	0.00	0.00	0%	(208) 362-0181	8-20-2024	6%
KUNA CEMETERY	0.00	0.00	0%	(208) 559-4017	8-21-2024	4%
MOSQUITO ABATEMENT	0.00	0.00	0%	(208) 577-4646	7-30-2024	5%
COLLEGE OF WESTERN IDAHO	0.00	0.00	0%	(208) 562-3291	6-13-2024	6%

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BDS-A

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REBECCA W. ARNOLD
Ada County Assessor
190 E. Front Street Suite 107
Boise, ID 83702-7300
www.adacounty.id.gov/assessor

2024
ASSESSMENT NOTICE
Property Roll

PARCEL DESCRIPTION:
PAR #2220 OF SE4NE4 & OF
E2SE4 SEC 30 2N 2E
#141826-B #142210-C

For any questions, please notify the Assessor's Office immediately

Assessor's Telephone Number: (208) 287-7222
jaman@adacounty.id.gov

Property Address: S PLEASANT VALLEY RD
KUNA ID 83634

STATE OF IDAHO (DEPT OF LANDS)
PO BOX 83720
BOISE ID 83720

Appeals of your property value must be filed in writing, on a form provided by the County by:
June 24, 2024

Tax Code Area: 65

Parcel Number: S1530142220

ASSESSED VALUE OF YOUR PROPERTY

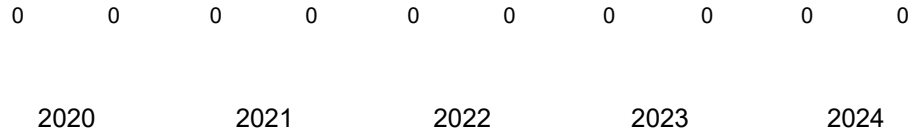
CURRENT DESCRIPTION	LOTS/ACRES	CURRENT YEAR'S VALUE
OTHER LAND	109.720	0
TOTAL ASSESSED VALUE:		0
LESS EXEMPTION:	109.720	0
NET TAXABLE PROPERTY VALUE:		0

APPROVED EXEMPTIONS

GOVERNMENT

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HISTORICAL ASSESSED VALUES & TAXES
Property Roll
Black = Total Assessed Value
Gray = Taxes
Current Year Tax not yet available

TAXING DISTRICT INFORMATION

TAXING DISTRICTS	2022 Taxes	2023 Taxes	% Change	PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING	PREV YEAR PROPERTY TAX BUDGET CHG
ADA COUNTY	0.00	0.00	0%	(208) 287-7000	7-30-2024	4%
PEST EXTERMINATION	0.00	0.00	0%	(208) 577-4646	7-30-2024	5%
EMERGENCY MEDICAL	0.00	0.00	0%	(208) 287-2975	7-30-2024	5%
ADA COUNTY HIGHWAY DIST	0.00	0.00	0%	(208) 387-6100	8-28-2024	2%
SCHOOL DISTRICT NO. 2	0.00	0.00	0%	(208) 350-5951	6-10-2024	-50%
ADA COMMUNITY LIBRARY	0.00	0.00	0%	(208) 362-0181	8-20-2024	6%
KUNA CEMETERY	0.00	0.00	0%	(208) 559-4017	8-21-2024	4%
MOSQUITO ABATEMENT	0.00	0.00	0%	(208) 577-4646	7-30-2024	5%
COLLEGE OF WESTERN IDAHO	0.00	0.00	0%	(208) 562-3291	6-13-2024	6%

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REBECCA W. ARNOLD
Ada County Assessor
190 E. Front Street Suite 107
Boise, ID 83702-7300
www.adacounty.id.gov/assessor

2024
ASSESSMENT NOTICE
Property Roll

PARCEL DESCRIPTION:
N2SW4
SEC 32 2N 2E
#311000-B

For any questions, please notify the Assessor's Office immediately

Assessor's Telephone Number: (208) 287-7222
jaman@adacounty.id.gov

Property Address: S PLEASANT VALLEY RD
KUNA ID 83634

STATE OF IDAHO (DEPT OF CORRECTIONS)
1299 N ORCHARD ST STE 110
BOISE ID 83706

Appeals of your property value must be filed in writing, on a form provided by the County by:
June 24, 2024

Tax Code Area: 237

Parcel Number: S1532314800

ASSESSED VALUE OF YOUR PROPERTY		
CURRENT DESCRIPTION	**LOTS/ACRES**	**CURRENT YEAR'S VALUE**
OTHER LAND	80.000	0
TOTAL ASSESSED VALUE:		0
LESS EXEMPTION:	80.000	0
NET TAXABLE PROPERTY VALUE:		0

APPROVED EXEMPTIONS
GOVERNMENT
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0 0

2024

HISTORICAL ASSESSED VALUES & TAXES
Property Roll
Black = Total Assessed Value
Gray = Taxes
Current Year Tax not yet available

TAXING DISTRICT INFORMATION

TAXING DISTRICTS	2022 Taxes	2023 Taxes	% Change	PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING	PREV YEAR PROPERTY TAX BUDGET CHG
ADA COUNTY	**0.00**	**0.00**	**0%**	**(208) 287-7000**	**7-30-2024**	**4%**
PEST EXTERMINATION	**0.00**	**0.00**	**0%**	**(208) 577-4646**	**7-30-2024**	**5%**
EMERGENCY MEDICAL	**0.00**	**0.00**	**0%**	**(208) 287-2975**	**7-30-2024**	**5%**
ADA COUNTY HIGHWAY DIST	**0.00**	**0.00**	**0%**	**(208) 387-6100**	**8-28-2024**	**2%**
SCHOOL DISTRICT NO 3	**0.00**	**0.00**	**0%**	**(208) 922-1000**	**6-11-2024**	**-42%**
KUNA LIBRARY	**0.00**	**0.00**	**0%**	**(208) 922-1025**	**8-20-2024**	**7%**
MOSQUITO ABATEMENT	**0.00**	**0.00**	**0%**	**(208) 577-4646**	**7-30-2024**	**5%**
COLLEGE OF WESTERN IDAHO	**0.00**	**0.00**	**0%**	**(208) 562-3291**	**6-13-2024**	**6%**

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BDS-A

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REBECCA W. ARNOLD
Ada County Assessor
190 E. Front Street Suite 107
Boise, ID 83702-7300
www.adacounty.id.gov/assessor

2024
ASSESSMENT NOTICE
Property Roll

PARCEL DESCRIPTION:
NW4SW4
SEC 29 2N 2E
#630044

For any questions, please notify the Assessor's Office immediately

Assessor's Telephone Number: (208) 287-7222
jaman@adacounty.id.gov

Property Address: S PLEASANT VALLEY RD
KUNA ID 83634

STATE OF IDAHO (BOARD CORRECTIONS)
1299 N ORCHARD ST STE 110
BOISE ID 83706

Appeals of your property value must be filed in writing, on a form provided by the County by:
June 24, 2024

Tax Code Area: 234

Parcel Number: S1529321100

ASSESSED VALUE OF YOUR PROPERTY

CURRENT DESCRIPTION	LOTS/ACRES	CURRENT YEAR'S VALUE
OTHER LAND	40.000	0
TOTAL ASSESSED VALUE:		0
LESS EXEMPTION:	40.000	0
NET TAXABLE PROPERTY VALUE:		0

APPROVED EXEMPTIONS

GOVERNMENT

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Property Roll
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Gray = Taxes
Current Year Tax not yet available

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TAXING DISTRICTS	2022 Taxes	2023 Taxes	% Change	PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING	PREV YEAR PROPERTY TAX BUDGET CHG
ADA COUNTY	0.00	0.00	0%	(208) 287-7000	7-30-2024	4%
PEST EXTERMINATION	0.00	0.00	0%	(208) 577-4646	7-30-2024	5%
EMERGENCY MEDICAL	0.00	0.00	0%	(208) 287-2975	7-30-2024	5%
ADA COUNTY HIGHWAY DIST	0.00	0.00	0%	(208) 387-6100	8-28-2024	2%
SCHOOL DISTRICT NO. 2	0.00	0.00	0%	(208) 350-5951	6-10-2024	-50%
ADA COMMUNITY LIBRARY	0.00	0.00	0%	(208) 362-0181	8-20-2024	6%
MOSQUITO ABATEMENT	0.00	0.00	0%	(208) 577-4646	7-30-2024	5%
COLLEGE OF WESTERN IDAHO	0.00	0.00	0%	(208) 562-3291	6-13-2024	6%

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See the back of this Notice for details
BDS-A

From: Kendra Conder
To: Troy Behunin
Subject: RE: Request for Official Agency Comments - Jasper Solar / DESRI
Date: Monday, March 10, 2025 12:01:13 PM
Attachments: image002.png
image003.png

Hi Troy,

ITD has reviewed the application transmittal for Jasper Solar and does not have any comments or concerns.

Thanks!

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



From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Monday, March 10, 2025 11:21 AM
To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Angel Robins (Idaho Power) <ARobins@idahopower.com>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <tritthaler@boiseproject.org>; Boise Project Board of Control 2 <gashley@boiseproject.org>; Brent Moore (Ada County) <bmoore@adacounty.id.gov>; Brian Graves Kuna School District <bgraves@kunaschools.org>; Camille Burt (USPS) <camille.r.burt@usps.gov>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <gisshared@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>; Tim Jensen - KSD <tejensen@kunaschools.org>; 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>; PWoffice <PWoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Sam Feist <SFeist@kunaid.gov>; Scott Arellano (KRFD) <scott@fccnw.com>; Sparklight/Cable One (John Walburn) <john.walburn@cableone.biz>; Stacey DuPuis <sdupuis@adacounty.id.gov>; Tim Jensen (Kuna School District) <tejensen@kunaschools.org>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Jason Reddy KSD

<jjreddy@kunaschools.org>
Cc: Doug Hanson <dhanson@kunaid.gov>; Topacio Irish <TIrish@kunaid.gov>
Subject: Request for Official Agency Comments - Jasper Solar / DESRI

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.

Good Morning Everyone,
The City of Kuna requests official comments from your organization for this project in relation to the services it provides.

*To view submittal packet please click **BLUE** link below next to Case Number.

Agency Transmittal – March 10, 2025

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

CASE NUMBER:	**25-01-CPM, Jasper Solar Project**
PROJECT DESCRIPTION	The applicant requests a comprehensive plan map amendment in order to remove these lands from the Kuna Area of City Impact Boundary (ACI). The request includes seven (7) parcels and Approx. 876.81 acres, in the eastern part of the Kuna ACI Boundary within Sections 29, 30, 31 & 32, T2N, R2E.
APPLICANT	JS Solar, LLC Caitlin Clancy 575 5th Ave. 24th Floor, New York, NY, 10017 908.514.7096 caitlin.clancy@deshaw.com
REPRESENTATIVE	Meghan Knudsen 575 5th Ave. 24th Floor, New York, NY, 10017 706.847.9702 Meghan.knudsen@deshaw.com
SCHEDULED HEARING DATE	Tuesday, **April 8, 2025,** at 6:00 P.M.
STAFF CONTACT	Troy Behunin 208.387.7729 TBehunin@KunaID.Gov

- 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. *If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.*
- *No response within 15 business days will indicate you have no objection or comments regarding this project.*
- The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions.

Please let out office know if you have any questions or need additional information.

Troy

PLANNING & ZONING KUNA IDAHO

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

Troy Behunin
Senior Planner
City of Kuna | Development Services
Phone: 208.387.7729
Email: TBehunin@KunaID.Gov
www.kunacity.id.gov

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From: Timothy Jensen
To: Troy Behunin
Subject: Re: Request for Official Agency Comments - Jasper Solar / DESRI
Date: Friday, March 14, 2025 5:25:15 PM
Attachments: image001.png

Kuna School District has reviewed application 25-01-CPM and has no comment or objections.

Tim Jensen Ed.S
KSD Planning & Development Team
Principal-Fremont MS
IMLA President

On Mon, Mar 10, 2025 at 11:20 AM Troy Behunin <tbehunin@kunaid.gov> wrote:

> Good Morning Everyone,
>
> The City of Kuna requests official comments from your organization for this project in relation to the services it provides.
>
> *To view submittal packet please click **BLUE** link below next to Case Number.
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> **Agency Transmittal – March 10, 2025**
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APPLICANT	JS Solar, LLC Caitlin Clancy 575 5th Ave. 24th Floor, New York, NY, 10017 908.514.7096 caitlin.clancy@deshaw.com
REPRESENTATIVE	Meghan Knudsen 575 5th Ave. 24th Floor, New York, NY, 10017 706.847.9702

	Meghan.knudsen@deshaw.com
SCHEDULED HEARING DATE	Tuesday, **April 8, 2025,** at 6:00 P.M.
STAFF CONTACT	Troy Behunin 208.387.7729 TBehunin@KunaID.Gov
• 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. *If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.* • *No response within **15 business days** will indicate you have no objection or comments regarding this project.* • The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions.	

Please let out office know if you have any questions or need additional information.

Troy

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Kuna, ID 83634

Troy Behunin

Senior Planner

City of Kuna | Development Services

Phone: 208.387.7729

Email: TBehunin@KunaID.Gov

www.kunacity.id.gov

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in regard to both release and retention, and may be released upon request, unless exempt from disclosure by law.

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CASE NO. 25-06-TE

GRAN PRADO NO. 4, TIME EXTENSION

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

ALL APPLICATION MATERIALS: 25-06-TE GRAN PRADO NO.4

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.

KUNA Planning & Zoning

CITY OF KUNA:
CITY COUNCIL
STAFF MEMO

City of Kuna Council Staff Memo

Entitlements Requested:	Final Plat	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Time Extension

Title:	Gran Prado No. 4	**Application Number:**	25-06-TE
Date:	5/6/2025	**Staff Contact:**	Marina Lundy
Owner(s)/Applicant:	Cheryl Heath	**Applicant Contact:**	cheath@kmengllp.com
Representative:	Same	**Representative Contact:**	Same

Purpose

Applicant requests time extension approval for Gran Prado No. 4, which is approx.. 15.46 acres with an R-4 zone and will consist of 51 buildable lots and 10 common lots. The site is located at S Bittercreek Ave near the intersection of Amity Rd. and S Ten Mile, Kuna, ID (APN R0367660167).

Statement of Fact

Parcel Number(s):	R0367660167
Future Land Use Map Designation:	Residential
Existing Land Use:	Medium Density Residential
Current Zoning:	R-4, Medium Density Residential
Proposed Zoning:	R-4. Medium Density Residential
Development Area:	15.46 acres
Adjacent Zoning Districts:	**North:** RUT (Rural Urban Transition) **East:** RUT (Rural Urban Transition) **South:** RUT (Rural Urban Transition) **West:** RUT (Rural Urban Transition)
Adjacent Street(s) Existing & Proposed:	**North:** W Amity Rd. (Existing) **East:** S Ten Mile Rd. (Existing) **South:** W Lake Hazel Rd. (Existing) **West:** S Blackcat Rd. (Existing)
Internal Street(s) Existing & Proposed:	Private Streets (Proposed) W Piscina Dr., S Clavel Ave., W Amapola Dr., S Memory Ave., S Desert Cactus Ave., S Bitter Creek Ave.
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Medium Density Residential, the existing zone is a City of Kuna Zone; R-4 (Medium Density Residential). The proposed zoning and land use for the subject site agrees with the Future Land Use Map (FLUM) of the City of Kuna.

Staff Analysis

The applicant requests a Time Extension for Gran Prado No. 4. The third phase of the Gran Prado Subdivision was recorded on March 21, 2023. A time extension was previously approved by Council on May 7, 2024 and the expiration date is May 7, 2025.

The applicant is requesting their second time extension due to unforeseen delays involving coordination with the City and ACHD on design changes and additional coordination with Idaho Power on a transformer location. The requested time extension should provide them with the time to complete the necessary development improvements and record the final plat for phase four. The Construction Drawings are approved by the regulatory agencies, and construction is substantially underway. The final plat application was approved by Council on March 4, 2025.

Upon staff review, the proposed application meets the requirements and intent of Kuna City Code and Comprehensive Plan. Staff recommends the Commission approve the application with the conditions outlined in staff's report.

Recommended Conditions of Approval

1. Developer/Owner/Applicant shall adhere to the Conditions of Approval as provided in the final written decision on March 4, 2025.

2. The Gran Prado No. 4 Final Plat time extension approval will expire May 7, 2026.

3. Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all Conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.

Outlook

RE: City of Kuna Request for Comment Case No. 25-06-TE

From Kendra Conder <Kendra.Conder@itd.idaho.gov>
Date Fri 4/4/2025 11:19 AM
To Marina Lundy <MLundy@kunaid.gov>

Hi Marina,

ITD has no concerns with the requested time extension.

Thanks!

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: Marina Lundy <MLundy@kunaid.gov>
Sent: Thursday, April 3, 2025 4:06 PM
To: Ada County Highway District <planningreview@achdidaho.org>; Central District Health Department <lbadigian@cdhd.idaho.gov>; COMPASS <gisshared@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <chad.gordon@jmsanitation.com>; Jessica Reid <jhall@kunaid.gov>; Morgan Treasure <mtreasure@kunaid.gov>; Kuna Police Department <mfratusco@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Kuna Rural Fire District Plan Review <scott@fccnw.com>; PWoffice <PWoffice@kunaid.gov>
Subject: City of Kuna Request for Comment Case No. 25-06-TE

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Good afternoon,

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CASE NUMBER:	25-06-TE GRAN PRADO NO.4
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	The final plat application was recently approved by City Council on March 4, 2025.
APPLICANT	Cheryl Heath cheath@kmengllp.com
REPRESENTATIVE	Same as above
SCHEDULED HEARING DATE	Tuesday, **May 6, 2025** at 6:00 P.M.
STAFF CONTACT	Marina Lundy 986.269.8341 mlundy@kunaid.gov

- 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. *If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.*
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DEVELOPMENT SERVICES KUNA IDAHO

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

Marina Lundy
Planner
City of Kuna | Development Services

Phone: 986.269.8341
Email: mlundy@kunaid.gov
www.kunacity.id.gov

Outlook

RE: City of Kuna Request for Comment Case No. 25-06-TE

From Ashley Wolgast <AWolgast@kunaid.gov>
Date Fri 4/4/2025 11:55 AM
To Marina Lundy <MLundy@kunaid.gov>

Public Works can support the time extension for Gran Prado 4 😊

KUNA IDAHO

6950 S. Ten Mile
P.O. Box 13
Kuna, ID 83634

Ashley Wolgast
Project Support Coordinator
City of Kuna | Public Works

Phone: 208-947-7713
Email: awolgast@kunaid.gov
www.kunacity.id.gov

From: Marina Lundy <MLundy@kunaid.gov>
Sent: Thursday, April 3, 2025 4:06 PM
To: Ada County Highway District <planningreview@achdidaho.org>; Central District Health Department <lbadigian@cdhd.idaho.gov>; COMPASS <gisshared@compassidaho.org>; Idaho Transportation Department <D3Development.Services@itd.idaho.gov>; Idaho Transportation Department - Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <chad.gordon@jmsanitation.com>; Jessica Reid <jhall@kunaid.gov>; Morgan Treasure <mtreasure@kunaid.gov>; Kuna Police Department <mfratusco@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Kuna Rural Fire District Plan Review <scott@fccnw.com>; PWoffice <PWoffice@kunaid.gov>
Subject: City of Kuna Request for Comment Case No. 25-06-TE

Good afternoon,

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

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APPLICANT	Cheryl Heath cheath@kmengllp.com
REPRESENTATIVE	Same as above

SCHEDULED HEARING DATE	Tuesday, **May 6, 2025** at 6:00 P.M.
STAFF CONTACT	Marina Lundy 986.269.8341 mlundy@kunaid.gov

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DEVELOPMENT SERVICES KUNA IDAHO

751 W. 4th Street

P.O. Box 13

Kuna, ID 83634

Marina Lundy

Planner

City of Kuna | Development Services

Phone: 986.269.8341

Email: mlundy@kunaid.gov

www.kunacity.id.gov

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

IN THE MATTER OF THE APPLICATION OF **D YAMAMOTO DEVELOPMENT LLC** *Related to the development of real property located at 3250 S Locust Grove Road, Kuna, Idaho 83634.*	)	**Case No.:** 24-01-CPM (Comprehensive Plan Map Amendment), 24-01-ZC (Rezone) **DECISION AND REASONED STATEMENT FOR GEMSTONE TECHNOLOGY PARK**

SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND

THESE MATTERS came before the City Council of the City of Kuna (the "Council") for Public Hearing on April ,1 2025. During this hearing, the City Council voted to approve applications 24-01-CPM and 24-01-ZC.

This written Decision and Reasoned Statement was prepared thereafter, and considered and formally adopted by the Council on May 20, 2025.

SECTION 2
DECISION

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

1. The Comprehensive Plan Map Amendment application (Case No. 24-01-CPM) is hereby *Approved*, subject to the conditions set forth herein. Therefore, the Comprehensive Plan Future Land Use Map ("FLUM") is hereby amended to redesignate the lands subject to this decision as industrial.

2. The Rezone application (24-01-ZC) is hereby *Approved*, subject to the conditions set forth herein. Therefore, the lands subject to this decision are hereby rezoned to the City's M-1, light manufacturing/industrial zoning district.

SECTION 3
RECORD OF EXHIBITS AND WITNESSES

I. List of Exhibits.

- APPLICATION COVERSHEET
- COMPREHENSICE PLAN MAP AMENDMENT APPLICATION
- NARRATIVE

- VICINITY
- WARRANTY DEED
- AFFIDAVIT
- LEGAL DESCRIPTION
- NEIGHBORHOOD MEETING CERTIFICATION
- 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
- PZ COMMISSION DECISION AND REASONED STATEMENT
- PZ COMMISSION SIGN IN SHEET
- PZ COMMISSION MINUTES 01.28.2025
- STAFF REPORT CC 04.01.2025
- CC PROOF OF PROPERTY POSTING
- IP PUBLICATION CC 04.01.2025
- PROOF OF LEGAL MAILER CC 04.01.2025

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Council's April 1, 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
John Handley - Diode Ventures

c. Appearing in Favor:
David Crawford
Tim Gordon
Dana Hennis
Judy Yamamoto
Tricia Waters
Anthony Miller
Marc Boyer
Michael Hunter
Mike Lane
Gill Arouxtet, Regional Western States Council of Carpenters
Ray Nebeker
Ana M Paz
Tye Thomas
Ashley Miller

d. Appearing Neutral:
John Gannon
Michael Van Veghten
T.J. Lawrence, Kuna Rural Fire District
Dustin Ferdinand
Jim Lowe
Linda Ostolesa
Sue Howard
Gene Born

e. Appearing in Opposition:
Shaylee Murray
Omar Burna
Kelly Hardy
Michael Thorton
Brian Stewart
Michael Smith
Hillary Lowe, Kuna School District
Beverly Wolf
Dr. Elizabeth Swearingen
James Ed Hodges
Layne Thorton

Claudette Klinchuch
Sid Anderson
Laura Anderson
Jason McGregor
Douglas Croft
Ted Vander Schaaf
Susan Peterson
Cindy Giesen
Brigham Murray

SECTION 4
REASONED STATEMENT

I. Relevant Criteria and Standards Considered

a. Relevant City Ordinance Provisions:

i. Title 5 Kuna City Code, Development Regulations, particularly including (but not limited to) the following Chapters and provisions:

1. Chapter 6: Comprehensive Plan, Part 1: Updates and Amendments

2. Chapter 8: Zoning Code.

b. Relevant Statutory Provisions:

i. Chapter 65 of Title 67, Idaho Code
ii. I.C. § 67-6509 – Recommendation and Adoption, Amendment, and Repeal of the Plan
iii. I.C. § 67-6511 – Zoning Ordinance
iv. I.C. § 67-6511A – Development Agreements

c. Envision Kuna: City of Kuna 2019 Comprehensive Plan (available here: https://www.kunacity.id.gov/591/Plans-and-Studies)

II. Factual Findings

a. General Uncontested Factual Findings.

1. The parcels under consideration in the applications are designated as Ada County Assessor Parcels S2105300000, S2105223075, S2108212405 (the "Subject Parcels"). The Subject Parcels comprise approximately 643.3 combined total acres with approximately 622.7 acres subject to the Comprehensive Plan Map Amendment and Rezone. The Subject Parcels were previously annexed into the Kuna City boundaries on June 17, 2008.

2. Applicant: The applicant in this matter was D. Yamamoto Development, LLC (the "Applicant"), who is the current Owner of the Subject Parcels. However, the Applicant was represented through these proceedings by Diode Ventures, LLC (the "Developer"), and their legal counsel, Hethe Clark of Clark Wardle, LLP. It is the understanding of the Council that Developer is the likely entity to own, and subsequently develop, the Subject Parcels following approval of these applications.

3. Summary table of relevant facts:

Current Future Land Use Map Designation:	Agriculture
Existing Land Use:	Agricultural
Current Zoning District:	Agricultural
Proposed FLUM Designation:	Industrial
Proposed Zoning:	M-1
Adjacent Zoning Districts:	North: RP (Rural Preservation, County); East: RP (Rural Preservation, County), A (Agriculture, City); South: RP (Rural Preservation, County); West: RP (Rural Preservation, County), A (Agriculture, City)
Adjacent Street(s) Existing & Proposed:	North: E Lava Lane (Existing); East: S Eagle Road (Existing); South: E Barker Road (Existing); West: S Locust Grove Road (Existing)
Internal Street(s) Existing & Proposed:	None
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	None

4. Procedural Findings:

Neighborhood Meeting	Held on September 10, 2024. 24 Attendees were present.
Pre-Application Meeting	September 3, 2024.
Agency Comments Requested by City	August 21, 2024.
300 FT Legal Mailer Notice for P&Z Commission Hearing	Sent on November 19, 2024.
Idaho Press Newspaper Published Hearing Notice for P&Z Commission HEaring	Published on January 3, 2025.
Site Posting for P&Z Commission Hearing	Posted on January 9, 2025.
P&Z Commission Public Hearing	Held on January 28, 2025.
P&Z Commission Recommended Written Decision and Reasoned Statement Entered	Entered on February 11, 2025.
300 FT Legal Mailer Notice for Council Hearing	Sent on March 14, 2025

Idaho Press Newspaper Published Hearing Notice for Council Hearing	Published on March 14, 2025
Site Posting for Council Hearing	Posted on March 13, 2025
Council Public Hearing	Held on April 1, 2025
Council Written Decision and Reasoned Statement Entered	Entered on May 6, 2025

5. Osprey Ridge Development Agreement: The Subject Parcels are subject to the terms and conditions of a development agreement recorded as Ada County Instrument No. 108073049, which was recorded on July 8, 2008 (the "Osprey Ridge DA). Notably, through Exhibit C to the Osprey Ridge DA, the owner of the Subject Parcels is entitled to develop the parcels at a gross density of three (3) buildable lots/density units per acre. It also requires the property owner to work closely with government entities that would be impacted by development of the Subject Parcels to mitigate the impacts development would have on their ability to provide services. The Developer, and multiple political subdivisions testified that they had negotiated regarding mitigation and either reached agreements or memorandums of understanding that would provide for mitigation by the Developer.

6. Intended Use of the Subject Parcels: The only applications presented by the Applicant in this matter were for Comprehensive Plan Map Amendment and Rezoning. However, it is the understanding of the Council, based upon testimony of both members of the public and the Applicant, that the Developer intends to pursue future applications with the City that will enable the Developer (if the future applications are approved) to develop the site as data center facilities. A basic Site Plan was included with the applications that shows silhouettes of potential future buildings the Council understood to represent data center facilities that would be pursued by the Developer through future applications.

b. Relevant Contested Facts.

1. Traffic:

i. Multiple members of the public testified that this development would increase traffic in the area to unsafe levels, and that existing road infrastructure is inadequate for the potential increased demand.

ii. The Ada County Highway District (ACHD) reviewed the application and required two separate traffic impact studies (TIS). First, a permanent TIS that outlines site specific conditions of approval for day to day operations once onsite construction was finished, the permanent TIS has been accepted by ACHD. Second, a construction TIS that outlines site specific conditions of approval for the construction period, the construction TIS is currently under review by ACHD. Future land use applications will not be accepted for review by the City until the construction TIS is finalized and accepted by ACHD.

2. Locust Grove Road:

    i. Multiple members of the public testified that Locus Grove Road was not suitable to provide access to the site with existing road infrastructure. They testified to safety concerns surrounding increased traffic that was likely to occur during construction of a project on the Subject Parcels, and also the permanent traffic increases that would occur upon full build out of a project. Further, testimony was received that explained that during a neighborhood meeting held by the Applicant, the Applicant had represented that Locust Grove Road would not be used for access to the Subject Parcels once developed. Members of the public expressed an opinion and concern that it appears Locust Grove Road will now provide access to the Subject Parcels.

    ii. The Applicant testified and clarified that it was not intending to utilize Locust Grove as a primary access to the Subject Parcels once developed, and apologized for the misunderstanding that had developed since the neighborhood meeting. The Applicant further testified that it was their intent that Locust Grove Road would only be utilized only to provide secondary emergency access to the Subject Parcels upon development of a project, and that it was further agreeable to adding a condition of approval to the present applications that would ensure that it could only use south Locust Grove Road as secondary emergency access.

3. Water and Wastewater:

    i. Multiple Members of the public expressed concern over water and wastewater.

    ii. Water and Wastewater – All water permitting would be required to go through Idaho Department of Water Resources (IDWR). The wastewater permitting is required to go through Idaho Department of Environmental Quality (IDEQ) and Central District Health (CDH). The onsite water and wastewater facilities will be independent of city infrastructure and will not be operated or maintained by the city.

4. 20-acre Buffer Parcel.

    i. Multiple Members of the public testified that the northern 20-acre buffer parcel would become an issue if not maintained.

    ii. The Applicant initially testified that it was their intent to allow 20-acres north of their intended future data center project to return to native vegetative growth. The Applicant and Developer then offered as part of their rebuttal testimony to provide a landscaping plan in conjunction with future applications for site development, and agreed to include a condition of approval requiring such in this decision.

c. Council's Determination on Relevant Contested Facts.

1. Traffic: The current applications pending before the City are for Comprehensive Plan Map Amendment and Rezone, and approval of these applications will not result in substantial traffic increase to the Subject Parcels. Further, in the event future applications are approved for the development of the Subject Parcels as a data center, the Council will review the relevant traffic impact study(ies) accepted by ACHD in conjunction with those future applications.

2. Locust Grove Road: Locust Grove Road does not appear to be adequate to provide primary access to the Subject Parcels should they be developed in the future as data center facilities. However, the Applicant and Developer do not intend to use Locust Grove Road as primary access, and the belief of the public they intended to do so appears to be the product of misunderstanding between the Applicant and neighboring property owners. Further, the Applicant and Developer have agreed to include a special condition of approval being added to this decision that prevents Locust Grove Road from being used for primary access to a future development on the Subject Parcels.

3. Water and Wastewater: The present applications are for Comprehensive Plan Map Amendment and Rezone. No information was presented to the Council that indicates approval of either application will significantly impact water and wastewater needs at the Subject Parcels. It is the determination of the Council that this issue is relevant to a potential future development project application that is likely to be presented by the Developer, and issues related to water and wastewater consumption and usage must be addressed by the City and other appropriate governmental authorities in conjunction with the future development applications.

4. 20-Acer Buffer Parcel: The present applications are for Comprehensive Plan Map Amendment and Rezone, not for actual development of the Subject Parcels. The 20-acre buffer concept arose from the concept site plan presented by the Applicant for potential future data center development, as well as through the Applicant's testimony at public hearing. Concerns regarding the 20-acre buffer parcel returning to native vegetative growth can be more appropriately addressed at the time of future project development applications, and such issues don't significantly impact the decisions entered in this matter. Further, the Developer's agreement to include a condition in this decision that requires a landscaping plan to be presented in conjunction with future development applications adequately positions the City to ensure proper development of this buffer area in the future.

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

The City's rationale in this matter was driven by compliance with applicable state and City code provisions, consideration of the goals of the City's Comprehensive plan, and consideration of the terms and conditions of the Osprey Ridge DA.

a. Rationale for Comprehensive Plan Map Amendment

In regards to Case No. 24-01-CPM, the proposed Comprehensive Plan Map Amendment is consistent with stated goals and objectives of the City's comprehensive plan, including the following specific goals and objections:

1. 3.A.1.b: Concentrate commercial and mixed-use areas along main entryway corridors, and reserve areas for low-density residential development, open space, industrial and agricultural uses at Kuna's outer areas and along the rail line.

2. 3.E.1.c: Encourage the development of industrial land uses in areas that are not averse to neighboring areas.

The Subject Parcels are in the outer areas of the City's existing boundaries, and are amongst other parcels currently in use as low-density residential development, open space or agricultural use. Goal 3.A.1.b contemplates that low-density residential, open space, industrial, and agricultural uses will all be placed in the "outer areas" of the City. Therefore, locating light industrial use amongst the low-density residential, agricultural, and open space is in line with this goal, and the rezoning of the Subject Parcels is not averse to the neighboring areas.

Additionally, the Comprehensive Plan Map Amendment is consistent with KCC 5-6-105 Amendment Standards.

1. The amendment is compatible with the other planning components of the comprehensive plan with the specific goals 3.A.1.b and 3.E.1.c. as outlined above.

2. Notice of the intent to amend the Comprehensive Plan Map sent to all political subdivisions providing services within the planning jurisdiction boundary of the City on November 19, 2024, to gather substantial and competent data from reliable sources. Comments, letters, and/or reports were received from:

    i. Boise Kuna Irrigation District
    ii. Idaho Transportation Department
    iii. Kuna Rural Fire District
    iv. Ada County Highway District
    v. Kuna School District
    vi. City of Kuna Public Works
    vii. Kuna Library District
    viii. Kuna Police Department

3. As required by the Osprey Ridge DA agreements are in place with multiple political subdivisions to mitigate the impacts that may arise because of the development.

4. Onsite water and wastewater facilities will be constructed by the Developer as part of a future project to serve the Subject Parcels. These facilities will be independent of City

infrastructure and will not be operated or maintained by the city, eliminating the burden on existing and planned public service capabilities.

Under the Osprey Ridge DA, the Subject Parcels, which total approximately 643 acres, could result in 1,929 new homes. (i.e. 643 acres x 3 buildable lots per gross acre = 1,929 possible future homes). Improvement standards required for a subdivision ordinarily include connection to the City's municipal pressurized irrigation system, sanitary sewer system and municipal water supply system. None of these services currently exist within multiple miles of the Subject Parcels for connection. Development of the Subject Parcels and the greater Osprey Ridge DA would require infrastructure master plans for irrigation, water and sewer. Therefore, development as planned by Developer avoids the requirement to develop City systems in this area.

b. Rationale for Rezone Decision

The rezoning of this Subject Parcels to M-1, light manufacturing/industrial district, is not inconsistent with the purpose of this zone which is "to serve as a transitional buffer between heavy type manufacturing and less intense commercial and industrial type uses." KCC 5-8-501(E). Additionally, rezoning is consistent with stated goals and objectives of the City's comprehensive plan, including the following specific goals and objections:

1. 3.A.1.b: Concentrate commercial and mixed-use areas along main entryway corridors, and reserve areas for low-density residential development, open space, industrial and agricultural uses at Kuna's outer areas and along the rail line.

2. 3.E.1.c: Encourage the development of industrial land uses in areas that are not averse to neighboring areas.

The Subject Parcels are in the outer areas of the City's existing boundaries, and are amongst other parcels currently in use as low-density residential development, open space or agricultural use. Goal 3.A.1.b contemplates that low-density residential, open space, industrial, and agricultural uses will all be placed in the "outer areas" of the City. Therefore, locating light industrial use amongst the low-density residential, agricultural, and open space is in line with this goal, and the rezoning of the Subject Parcels is not averse to the neighboring areas.

In addition to the code and Comprehensive Plan considerations above, Exhibit C to the Osprey Ridge DA includes the following significant language:

> 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.

The lands subject to the Osprey Ridge DA include a total of approximately 3,400 acres and are generally located along the outer rim of the City's southern boundaries (see map attached as

Exhibit D to Osprey Ridge DA). The guarantee of three (3) buildable lots/density units per gross acre on the Subject Parclels is at odds with the following goals form the City Comprehensive Plan:

1. 3.A.1.a: Concentrate a mix of medium-to-high density residential, commercial and mixed-use areas in Kuna's core.

2. 3.A.1.b: Concentrate commercial and mixed-use areas along main entryway corridors, and reserve areas for low-density residential development, open space, industrial and agricultural uses at Kuna's outer areas and along the rail line.

In sum, the Osprey Ridge DA appears to grant property owners the right to more dense development of the Subject Parcels and surrounding areas than what the City desires as set forth in the Comprehensive Plan. The Council desires to keep the commitments required of the City by the terms and conditions of the Osprey Ridge DA, and simultaneously adhere to the goals and objectives set forth in the Comprehensive Plan. Both of these objectives may not be attainable in all circumstances, and therefore the Council desires through this decision to balance these competing obligations and objectives as best it possibly can.

Additionally, the guarantee of three (3) buildable lots/density units per gross acre presents a concern to the Council due to the impact it could have on services provided by the Kuna School District ("KSD"). I.C. § 67-6511 and KCC § 5-8-103 require the Council to consider the adverse impacts a rezone could have on a political subdivision's ability to provide service, including school districts. These applications present a unique opportunity for the City to avoid potential adverse impacts the Osprey Ridge DA could have on the KSD by rezoning these lands in manner of far less density than what is not merely available to the Applicant, but guaranteed to the Applicant, through the Osprey Ridge DA.

Under the Osprey Ridge DA, the Subject Parcels, which total approximately 643 acres, could result in 1,929 new homes. (i.e. 643 acres x 3 buildable lots per gross acre = 1,929 possible future homes). By rezoning the Subject Parcels as light industrial, it removes them from the inventory of lands that could be developed at the guaranteed Osprey Ridge DA density. Simply stated, 1,929 new homes would have a far greater impact on KSD's services than a single large industrial user. This rezoning decision helps mitigate the impact the Osprey Ridge DA density guarantee can have on KSD's ability to provide services.

Finally, in addition to the above, the applicant, through voluntary memorandums of understanding ("MOU(s)") with the City and the Kuna Rural Fire District ("KRFD"), has assisted the City in accomplishing the following goal of the Comprehensive Plan:

1. 2.F.1.a: Plan for future growth and ensure funding and resources are available to increase emergency response staff and construct capital projects.

Notably, recent tax law changes by the Idaho legislature made it difficult for Idaho local governments to increase emergency response staffing needs. The Developer in this matter recognized this issue and has agreed through MOUs with the City and the KRFD to provide financial support that both entities ability to increase emergency response staffing. In addition to

MOUs with the City and KRFD, and as required by the Osprey Ridge DA, the Developer engaged in negotiations with KSD and the Kuna Library District and came to terms with these entities to mitigate the impact development of a project is likely to have on those district's ability to provide services.

Fort the foregoing reasons, the Council determined to approve Case Numbers 24-01-CPM (Comprehensive Plan Map Amendment) and 24-01-ZC (Rezone), subject to the conditions set forth in the following section.

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.

10. On any project development plans presented in the future, Locust Grove Road shall be utilized for secondary emergency access only. Primary access to the Subject Parcels must come through another access point.

11. The Applicant shall provide a landscape and maintenance plan for the 20-acre buffer parcel to the north of the subject site, with such plan subject to approval by the City.

SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES

Pursuant to I.C. § 67-6535(2)(b) and KCC 5-4-12, an applicant or affected person has fourteen (14) days after entry of the rezone decision set forth herein to seek reconsideration by submitting a written request to the City. Such written request must identify specific deficiencies in this decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. The City shall provide a written decision shall to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration. If no decision is issued by the City within sixty (60) days, the request for reconsideration is deemed denied.

Pursuant to I.C. § 67-6535(2)(b) & (3), after exhausting the request for reconsideration remedy described in the prior paragraph, an applicant or affected person may, within twenty-eight (28) days after the decision on reconsideration (or within twenty-eight (28) days after the period to enter decision regarding reconsideration expires), seek judicial review of this decision under Chapter 52 of Title 67, Idaho Code. The judicial review proceedings will not be limited to the issues raised in the request for reconsideration, but also includes review of this decision.

Pursuant to I.C. § 67-6535(3), an applicant has a right to request a regulatory taking analysis pursuant to I.C. § 67-8003.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 20th day of May 2025.

_____

Joe Stear, Mayor

MEMORANDUM OF UNDERSTANDING
(Voluntary Police Contribution – Gemstone Project)

Parties: Diode Ventures, LLC, a Kansas limited liability company and its wholly owned subsidiary, Gemstone Technology Park, LLC, an Idaho limited liability company (collectively, "**Diode**").

City of Kuna, a governmental subdivision of the State of Idaho and body politic and corporate (the "**City**").

Property: That certain real property, located in Ada County, Idaho (the "**Property**"), legally described on **Exhibit A**, attached hereto and made a part hereof.

Background: Diode intends to develop the Property (the "**Project**") according to development approvals, including rezoning, currently being processed by the City (collectively, the "**Entitlements**"). In connection with and contingent upon approval of the Entitlements, Diode wishes to make a voluntary donation of funds to the City to mitigate impacts the Project is anticipated to have on police services provided by the City.

Contribution of Funds: Contingent upon approval by the City of the Entitlements for the Property (and running of all appeal periods applicable thereto), prior to obtaining a building permit and on each anniversary thereafter, Diode shall make a voluntary contribution to the City on the schedule set forth on **Exhibit A**, attached hereto and made a part hereof (collectively, the "**Contribution**").

Diode agrees and acknowledges that, while voluntarily offered, the Contribution shall be a requirement of the Entitlements and agrees that the Contribution may be reflected as a condition of approval thereof. Current payment of the Contribution shall be a requirement of ongoing building permit applications. The City agrees that, in the event of an appeal of the Entitlements, any obligation to make the Contribution shall be tolled until a resolution of such appeal is reached that is satisfactory to Diode in its sole discretion.

City Obligations: City agrees that the Contribution is intended to address budget shortfalls regarding provision of policing. City agrees that the Contribution will be used solely for addressing policing needs in the City and acknowledges that the Contribution is the required contribution by Diode toward such requirements. City staff will provide written or oral testimony confirmation that policing requirements are satisfied with the Contribution in connection with Entitlements hearings.

Detailed Agreement: The parties agree and acknowledge that Diode is in the process of pursuing the Entitlements. Conditioned upon successful receipt of the Entitlements, City and Diode shall enter into a detailed agreement consistent with the terms of this Memorandum of Understanding (the "**Detailed Agreement**").

General Provisions: Notices. All notices, demands, requests, and other communications under this Memorandum of Understanding shall be in writing and shall be properly served or delivered if delivered by hand to the party to whose attention it is directed, or when sent, three (3) days after deposit in the U.S. mail, postage prepaid, addressed as follows:

If to City:	City of Kuna Attn: City Clerk 751 W. 4th St. Kuna, Idaho 83634
with a copy to:	White, Peterson, Gigray and Nichols, PA Attn: Marc Bybee 5700 E. Franklin Rd. Ste. 200 Nampa, Idaho 83687-7901
If to Diode:	Diode Ventures, LLC Attn: Bradley Hardin 11401 Lamar Ave. Overland Park, Kansas 66211
with a copy to:	Clark Wardle LLP Attn: Hethe Clark PO Box 639Boise, Idaho 83701

or to such other addresses as either Party hereto may from time to time designate in writing and delivery in a like manner.

Successors. This Memorandum of Understanding shall be construed as a covenant running with the Property and shall be binding upon and shall inure to the benefit of the Parties hereto and their successors and assigns. Upon transfer or sale of the Property by Diode, any obligations hereunder or pursuant to the Detailed Agreement shall be deemed transferred to the new owner as a covenant running with the Property.

Entire Agreement. This Memorandum of Understanding embodies the entire agreement between the Parties with respect to the subject matter hereof. No modification or amendment to or of this Memorandum of Understanding of any kind whatsoever shall have any force or effect whatsoever unless the same shall be endorsed in writing and be signed by the party against which the enforcement of such modification or amendment is sought, and then only to the extent set forth in such instrument.

Representation. All Parties have either been represented by separate legal counsel or have had the opportunity to be so represented. Thus, in all cases, the language herein shall be construed simply and in accordance with its fair meaning and not strictly for or against a Party, regardless of which party prepared or caused the preparation of this Memorandum of Understanding.

Captions. The captions at the beginning of the several paragraphs, respectively, are for convenience in locating the context, but are not part of the text.

Governing Law. This Memorandum of Understanding shall be governed by the laws of the State of Idaho.

No Third-Party Beneficiaries. This Memorandum of Understanding shall not confer any rights or remedies upon any person other than the Parties and their respective successors and permitted assigns.

Counterparts. This Memorandum of Understanding may be executed in one or more counterparts each of which shall be deemed an original but all of which together will constitute one and the same instrument.

Interpretation. In the event any term or provisions of this Memorandum of Understanding shall be held illegal, invalid, unenforceable or inoperative as a matter of law, the remaining terms and provisions of this Memorandum of Understanding shall not be affected thereby but each such term and provision shall be valid and shall remain in full force and effect.

[*end of text – signatures on following page*]

Diode and the City are duly authorized to execute this Memorandum of Understanding to be effective as of the date last written below, and each Party agrees to be bound by the terms and conditions set forth herein.

DIODE:

DIODE VENTURES, LLC,
a Kansas limited liability company

DocuSigned by:
Bradley Hardin
D2651D2512CE493...

By: Bradley Hardin
Its: President

Dated: 12-May-2025 | 6:52 PM CDT

DS
HC

CITY:

CITY OF KUNA,
a governmental subdivision of the State of Idaho
and body politic and corporate

By: _____
Its: _____

Dated: _____

Attest:

By: _____
Its: _____
Dated: _____

Schedule of Exhibits:
Exhibit A – Legal Description of Property
Exhibit B – Schedule of Payments

Exhibit A
Legal Description of Property

Kimley»Horn

January 15, 2025

Property Boundary Description

A portion of Section 5 and the Northwest Quarter of Section 8, Township 1 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 5, said point also being the Northwest Corner of Govt. Lot 4 from which the West Quarter Corner of said Seciton 5 bears South 01°23'42" East, 2723.59 feet, thence South 01°23'42" East, along the section line, 736.02 feet to the POINT OF BEGINNING;

THENCE South 89°32'49" East, a distance of 1,325.29 feet, to a point on the Easterly line of said Govt. Lot 4;

THENCE South 01°18'31" East, a distance of 659.91 feet, to the Southeast Corner of said Lot 4 which is also the Southwest Corner of Govt. Lot 3;

Thence South 89°32'55" East, along the lot line, a distance of 1,324.28 feet, to the Southeast Corner of said Lot 3, which is also the Southwest Corner of Govt. Lot 2;

Thence South 89°22'54" East, along the lot line, a distance of 1,326.31 feet, to the Southeast Corner of said Lot 2;

Thence South 01°06'41" East, along the 1/16th section line, a distance of 1,327.13 feet, to the Center-East 1/16th of said Section 5;

Thence South 89°29'47" East, along the quarter section line, a distance of 1,323.65 feet, to the East Quarter Corner of said Section 5 ;

Thence South 01°00'00" East, along the section line, a distance of 2,643.18 feet, to the Southeast Corner of said Section 5 which is also the Northeast Corner of Section 8;

Thence North 89°35'23" West, along the section line, a distance of 2,636.91 feet, to the Quarter Corner common to Sections 5 & 8;

Thence South 00°30'48" West, along the quarter section line, a distance of 2,648.71 feet, to the Center Quarter Corner of said Section 8;

Thence North 89°39'43" West, along the quarter section line, a distance of 2,640.57 feet, to the West Quarter Corner of said Section 8;

Thence North 00°35'32" East, along the sectio line, a distance of 2,652.04 feet to the Northwest Corner of said Section 8 which is also the Southwest Corner of said Section 5;

Thence North 01°23'11" West, along the section line, a distance of 2,652.31 feet to the West Quarter Corner of said Section 2;

Kimley»Horn

Thence North 01°23'42" West, along the section a distance of 1,987.57 feet; to the POINT OF BEGINNING.

Containing 27,123,623 square feet or 622.67 acres of land.



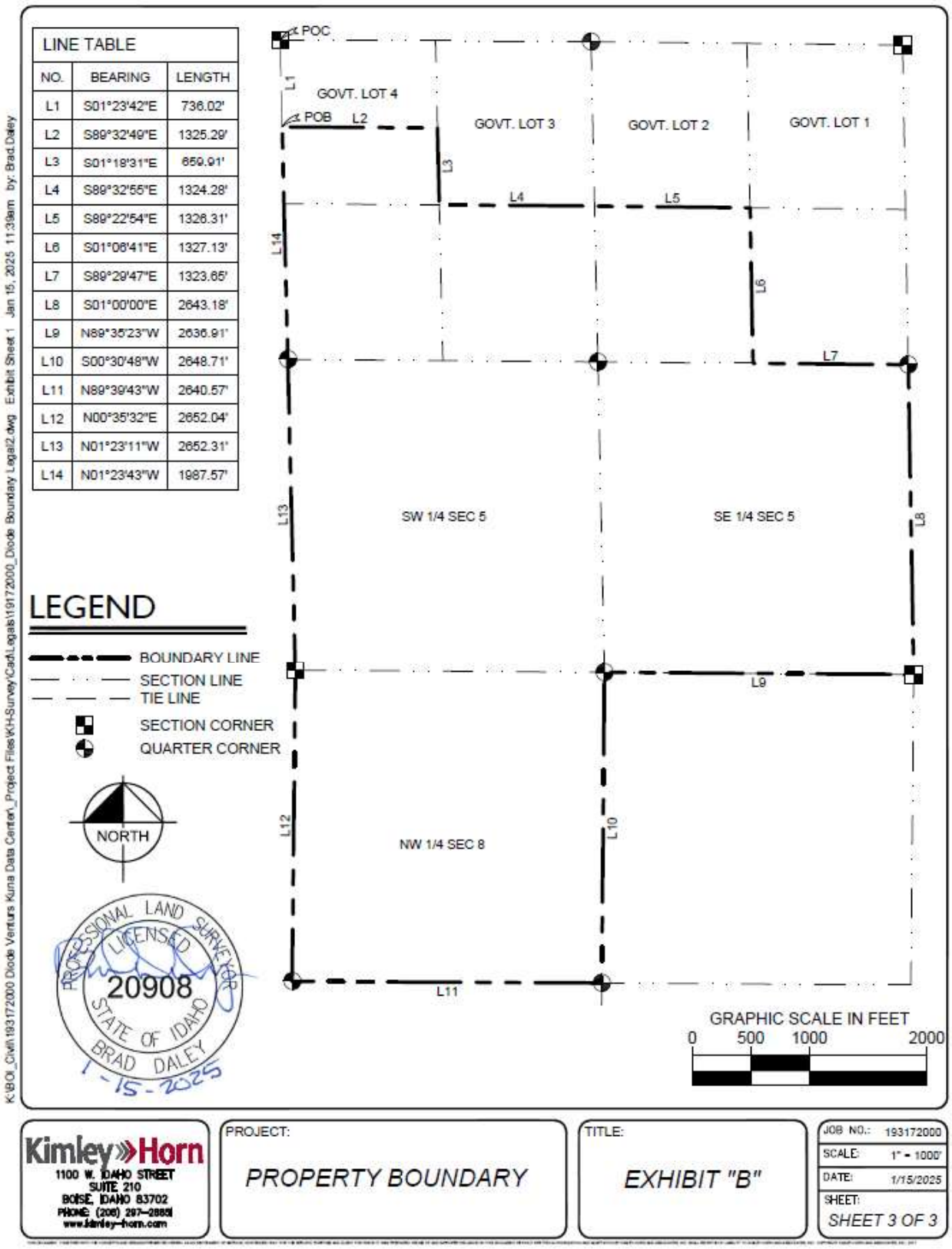

LINE TABLE
NO. BEARING LENGTH
L1 S01°23'42"E 736.02'
L2 S89°32'49"E 1325.29'
L3 S01°18'31"E 659.91'
L4 S89°32'55"E 1324.28'
L5 S89°22'54"E 1326.31'
L6 S01°06'41"E 1327.13'
L7 S89°29'47"E 1323.65'
L8 S01°00'00"E 2643.18'
L9 N89°35'23"W 2636.91'
L10 S00°30'48"W 2648.71'
L11 N89°39'43"W 2640.57'
L12 N00°35'32"E 2652.04'
L13 N01°23'11"W 2652.31'
L14 N01°23'43"W 1987.57'
POC
POB
GOVT. LOT 4
GOVT. LOT 3
GOVT. LOT 2
GOVT. LOT 1
SW 1/4 SEC 5
SE 1/4 SEC 5
NW 1/4 SEC 8
LEGEND
BOUNDARY LINE
SECTION LINE
TIE LINE
SECTION CORNER
QUARTER CORNER
NORTH
PROFESSIONAL LAND SURVEYOR LICENSED 20908 STATE OF IDAHO BRAD DALEY
1-15-2025
GRAPHIC SCALE IN FEET
0 500 1000 2000
K:\BOI_Civil\193172000 Diode Ventures Kuna Data Center_Project Files\KH-Survey\Cad\Logals\193172000_Diode Boundary Legal2.dwg Exhibit Sheet 1 Jan 15, 2025 11:39am by: Brad.Daley
Kimley»Horn
1100 W. IDAHO STREET
SUITE 210
BOISE, IDAHO 83702
PHONE: (208) 297-2888
www.kimley-horn.com
PROJECT:
PROPERTY BOUNDARY
TITLE:
EXHIBIT "B"
JOB NO.: 193172000
SCALE: 1" = 1000'
DATE: 1/15/2025
SHEET:
SHEET 3 OF 3

Exhibit B
Payment Schedule

Year	Payment (3.75% Increase)
1	400,000.00
2	415,000.00
3	430,562.50
4	446,708.59
5	463,460.17
6	480,839.92
7	498,871.42
8	517,579.10
9	536,988.31
10	557,125.38
11	578,017.58
12	599,693.24
13	622,181.73
14	645,513.55
15	669,720.31
16	694,834.82
17	720,891.12
18	747,924.54
19	775,971.71
20	805,070.65
	11,606,954.63

MEMORANDUM OF UNDERSTANDING
(Voluntary Fire Contribution – Gemstone Project)

Parties: Diode Ventures, LLC, a Kansas limited liability company and its wholly owned subsidiary, Gemstone Technology Park, LLC, an Idaho limited liability company (collectively, "**Diode**").

Kuna Rural Fire District, a governmental subdivision of the State of Idaho and body politic and corporate ("**KRFD**").

Property: That certain real property, located in Ada County, Idaho (the "**Property**"), legally described on **Exhibit A**, attached hereto and made a part hereof.

Background: Diode intends to develop the Property (the "**Project**") according to development approvals, including rezoning, currently being processed by the City of Kuna (the "**City**") (collectively, the "**Entitlements**"). In connection with and contingent upon approval of the Entitlements, Diode wishes to make a voluntary donation of funds to the KRFD to mitigate impacts the Project is anticipated to have on firefighting and other emergency services provided by KRFD within its service area.

Contribution of Funds: Contingent upon approval by the City of Kuna (the "**City**") of the Entitlements for the Property (and running of all appeal periods applicable thereto), prior to obtaining a building permit and on each anniversary thereafter, Diode shall make a voluntary contribution to KRFD on the schedule set forth on **Exhibit A**, attached hereto and made a part hereof (collectively, the "**Contribution**").

Diode agrees and acknowledges that, while voluntarily offered, the Contribution shall be a requirement of the Entitlements and agrees that the Contribution may be reflected as a condition of approval thereof. Current payment of the Contribution shall be a requirement of ongoing building permit applications. KRFD agrees that, in the event of an appeal of the Entitlements, any obligation to make the Contribution shall be tolled until a resolution of such appeal is reached that is satisfactory to Diode in its sole discretion.

KRFD Obligations: KRFD agrees that the Contribution is intended to address budget shortfalls regarding provision of firefighting and other emergency services provided by KRFD within its service area. KRFD agrees that the Contribution will be used solely for addressing KRFD's firefighting and other emergency service needs in the KRFD service area and acknowledges that the Contribution is the required contribution by Diode toward such requirements. KRFD staff will provide written or oral testimony confirmation that firefighting requirements are satisfied with the Contribution in connection with Entitlements hearings.

Detailed Agreement: The parties agree and acknowledge that Diode is in the process of pursuing the Entitlements. Conditioned upon successful receipt of the Entitlements, KRFD and Diode shall enter into a detailed agreement consistent with the terms of this Memorandum of Understanding (the "**Detailed Agreement**"). The Detailed Agreement shall include, in addition, provisions related to the following:

(i) The parties acknowledge and agree that the magnitude of the investment is made, in part, on expectation of service by KRFD to the Project. Accordingly, the Detailed Agreement shall provide that, subject to payment of the Contribution, KRFD will work to: (i) acquire a ladder truck necessary to service the Project; (ii) increase KRFD staffing to increase its level of service; and (iii), when staffing levels are sufficient and funds for construction are available, undertake construction and staffing of "Station 3";

(ii) The parties acknowledge and agree that contribution requirements should be equitable both in terms of amount and application. KRFD accordingly agrees that it will require mitigation contributions from third parties that are similar in magnitude when comparing the amount of the contribution to the overall value of the proposed project;

(iii) KRFD and Diode agree to meet on an annual basis (the "**Annual Review**") to review current Contribution payments and determine whether other sources of revenue have been identified by KRFD or required in connection with other applications. The parties acknowledge and agree that after the third Contribution payment (as shown on Exhibit B), equitable modifications to the Contribution amount may be made in the event third parties or other funding sources are identified by KRFD, with such modifications to be made only via mutually executed amendment to the Detailed Agreement.

(iv) The Contribution is premised on the loss of revenue created by House Bill 389 (2021) of the Idaho Legislature. In the event of a legislative change such that budgets for emergency services can be increased, the parties will, in connection with each Annual Review, determine whether the Contribution should be equitably modified in order to reflect increased revenue to KRFD and/or increased property tax burden placed on the Property that would otherwise contribute to by KRFD to provide firefighting and other emergency services..

General Provisions:

Notices. All notices, demands, requests, and other communications under this Memorandum of Understanding shall be in writing and shall be properly served or delivered if delivered by hand to the party to whose attention it is directed, or when sent, three (3) days after deposit in the U.S. mail, postage prepaid, addressed as follows:

If to KRFD:	Kuna Rural Fire District Attn: Fire Chief 150 W. Boise St. Kuna, Idaho 83634
with a copy to:	White, Peterson, Gigray and Nichols, PA Attn: Marc Bybee 5700 E. Franklin Rd. Ste. 200 Nampa, Idaho 83687-7901
If to Diode:	Diode Ventures, LLC Attn: Bradley Hardin 11401 Lamar Ave. Overland Park, Kansas 66211
with a copy to:	Clark Wardle LLP Attn: Hethe Clark PO Box 639Boise, Idaho 83701

or to such other addresses as either Party hereto may from time to time designate in writing and delivery in a like manner.

Successors. This Memorandum of Understanding shall be construed as a covenant running with the Property and shall be binding upon and shall inure to the benefit of the Parties hereto and their successors and assigns. Upon transfer or sale of the Property by

Docusign Envelope ID: D2F67474-30A5-4F3C-804E-BF1F38666C4A

Diode, any obligations hereunder or pursuant to the Detailed Agreement shall be deemed transferred to the new owner as a covenant running with the Property.

Entire Agreement. This Memorandum of Understanding embodies the entire agreement between the Parties with respect to the subject matter hereof. No modification or amendment to or of this Memorandum of Understanding of any kind whatsoever shall have any force or effect whatsoever unless the same shall be endorsed in writing and be signed by the party against which the enforcement of such modification or amendment is sought, and then only to the extent set forth in such instrument.

Representation. All Parties have either been represented by separate legal counsel or have had the opportunity to be so represented. Thus, in all cases, the language herein shall be construed simply and in accordance with its fair meaning and not strictly for or against a Party, regardless of which party prepared or caused the preparation of this Memorandum of Understanding.

Captions. The captions at the beginning of the several paragraphs, respectively, are for convenience in locating the context, but are not part of the text.

Governing Law. This Memorandum of Understanding shall be governed by the laws of the State of Idaho.

No Third-Party Beneficiaries. This Memorandum of Understanding shall not confer any rights or remedies upon any person other than the Parties and their respective successors and permitted assigns.

Counterparts. This Memorandum of Understanding may be executed in one or more counterparts each of which shall be deemed an original but all of which together will constitute one and the same instrument.

Interpretation. In the event any term or provisions of this Memorandum of Understanding shall be held illegal, invalid, unenforceable or inoperative as a matter of law, the remaining terms and provisions of this Memorandum of Understanding shall not be affected thereby but each such term and provision shall be valid and shall remain in full force and effect.

[*end of text – signatures on following page*]

Diode and KRFD are duly authorized to execute this Memorandum of Understanding to be effective as of the date last written below, and each Party agrees to be bound by the terms and conditions set forth herein.

DIODE:

DIODE VENTURES, LLC,
a Kansas limited liability company

DocuSigned by:
Bradley Hardin
D2651D2512CE493...

By: Bradley Hardin
Its: President

Dated: 12-May-2025 | 6:52 PM CDT

DS
HC

KRFD:

KUNA RURAL FIRE DISTRICT,
a governmental subdivision of the State of Idaho
and body politic and corporate

Scott RK

By: Scott Buem
Its: _____

Dated: 3/31/25

Attest:

T.J.

By: T.J. Lawrence
Its: _____
Dated: 3/31/2025

Schedule of Exhibits:
Exhibit A – Legal Description of Property
Exhibit B – Schedule of Payments

Docusign Envelope ID: D2F67474-30A5-4F3C-804E-BF1F38666C4A

Exhibit A
Legal Description of Property

Kimley»Horn

January 15, 2025

Property Boundary Description

A portion of Section 5 and the Northwest Quarter of Section 8, Township 1 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 5, said point also being the Northwest Corner of Govt. Lot 4 from which the West Quarter Corner of said Seciton 5 bears South 01°23'42" East, 2723.59 feet, thence South 01°23'42" East, along the section line, 736.02 feet to the POINT OF BEGINNING;

THENCE South 89°32'49" East, a distance of 1,325.29 feet, to a point on the Easterly line of said Govt. Lot 4;

THENCE South 01°18'31" East, a distance of 659.91 feet, to the Southeast Corner of said Lot 4 which is also the Southwest Corner of Govt. Lot 3;

Thence South 89°32'55" East, along the lot line, a distance of 1,324.28 feet, to the Southeast Corner of said Lot 3, which is also the Southwest Corner of Govt. Lot 2;

Thence South 89°22'54" East, along the lot line, a distance of 1,326.31 feet, to the Southeast Corner of said Lot 2;

Thence South 01°06'41" East, along the 1/16th section line, a distance of 1,327.13 feet, to the Center-East 1/16th of said Section 5;

Thence South 89°29'47" East, along the quarter section line, a distance of 1,323.65 feet, to the East Quarter Corner of said Section 5 ;

Thence South 01°00'00" East, along the section line, a distance of 2,643.18 feet, to the Southeast Corner of said Section 5 which is also the Northeast Corner of Section 8;

Thence North 89°35'23" West, along the section line, a distance of 2,636.91 feet, to the Quarter Corner common to Sections 5 & 8;

Thence South 00°30'48" West, along the quarter section line, a distance of 2,648.71 feet, to the Center Quarter Corner of said Section 8;

Thence North 89°39'43" West, along the quarter section line, a distance of 2,640.57 feet, to the West Quarter Corner of said Section 8;

Thence North 00°35'32" East, along the sectio line, a distance of 2,652.04 feet to the Northwest Corner of said Section 8 which is also the Southwest Corner of said Section 5;

Thence North 01°23'11" West, along the section line, a distance of 2,652.31 feet to the West Quarter Corner of said Section 2;

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Kimley»Horn

Thence North 01°23'42" West, along the section a distance of 1,987.57 feet; to the POINT OF BEGINNING.

Containing 27,123,623 square feet or 622.67 acres of land.



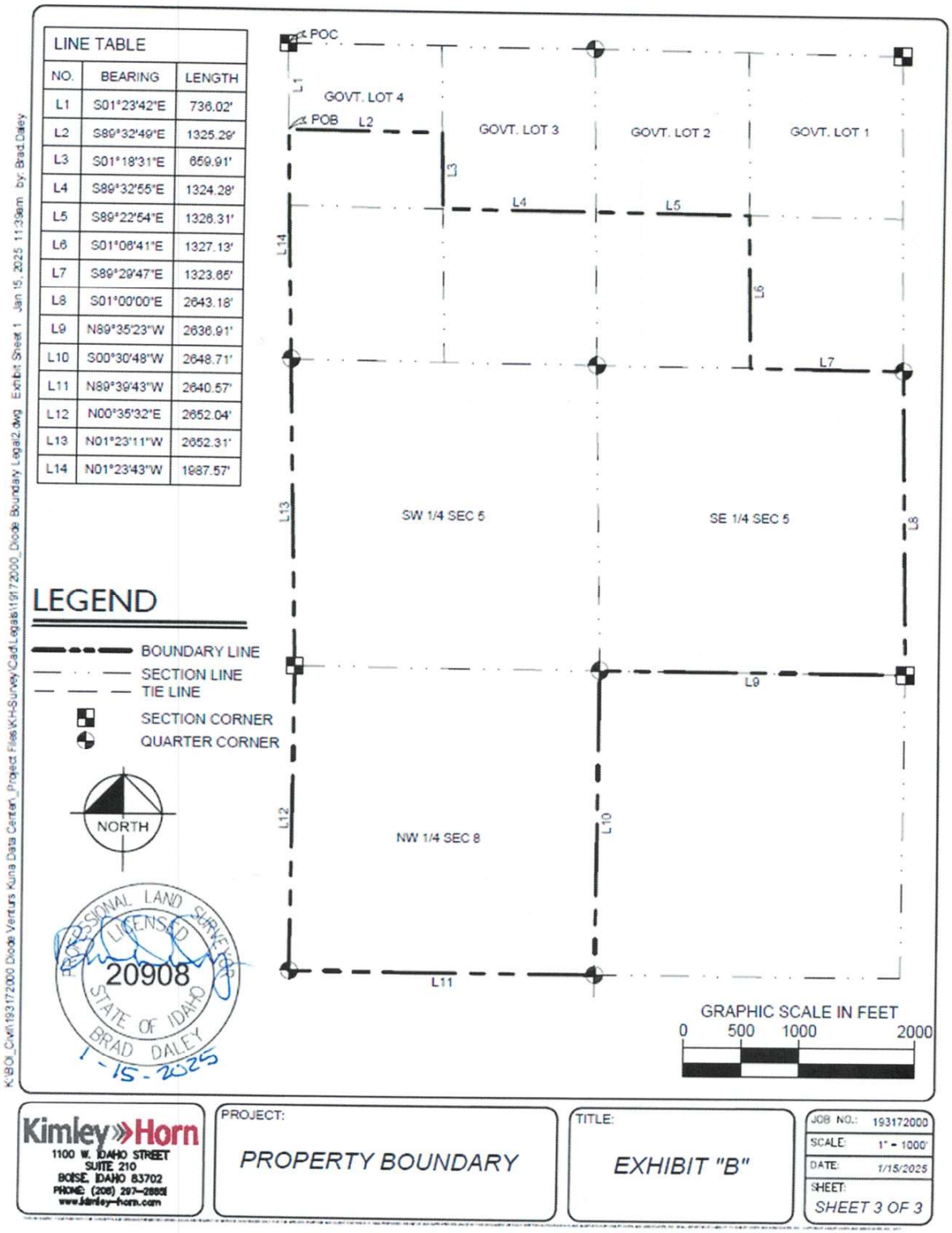

LINE TABLE
NO. BEARING LENGTH
L1 S01°23'42"E 736.02'
L2 S89°32'49"E 1325.29'
L3 S01°18'31"E 659.91'
L4 S89°32'55"E 1324.28'
L5 S89°22'54"E 1326.31'
L6 S01°08'41"E 1327.13'
L7 S89°29'47"E 1323.65'
L8 S01°00'00"E 2643.18'
L9 N89°35'23"W 2636.91'
L10 S00°30'48"W 2648.71'
L11 N89°39'43"W 2640.57'
L12 N00°35'32"E 2652.04'
L13 N01°23'11"W 2652.31'
L14 N01°23'43"W 1987.57'
POC
POB
GOVT. LOT 4
GOVT. LOT 3
GOVT. LOT 2
GOVT. LOT 1
SW 1/4 SEC 5
SE 1/4 SEC 5
NW 1/4 SEC 8
LEGEND
BOUNDARY LINE
SECTION LINE
TIE LINE
SECTION CORNER
QUARTER CORNER
NORTH
PROFESSIONAL LAND SURVEYOR
LICENSED
20908
STATE OF IDAHO
BRAD DALEY
1-15-2025
GRAPHIC SCALE IN FEET
0 500 1000 2000
K:\BOI_Civil\193172000 Diode Venture Kuna Data Center_Project Files\KH-Survey\Cad\Legals\193172000_Diode Boundary Legal2.dwg ExhBit Sheet 1 Jan 15, 2025 11:39am by: Brad Daley
Kimley»Horn
1100 W. IDAHO STREET
SUITE 210
BOISE, IDAHO 83702
PHONE: (208) 297-2600
www.kimley-horn.com
PROJECT:
PROPERTY BOUNDARY
TITLE:
EXHIBIT "B"
JOB NO.: 193172000
SCALE: 1" = 1000'
DATE: 1/15/2025
SHEET:
SHEET 3 OF 3

Exhibit B
Payment Schedule

Year	Upfront Development Impact Fee Payment	Periodic	Total
1		$ 5,000,000	$ 5,000,000
2	$1,593,000	$ 5,000,000	$ 6,593,000
3		$ 5,000,000	$ 5,000,000
4		$ 1,500,000	$ 1,500,000
5		$ 1,556,250	$ 1,556,250
6		$ 1,614,609	$ 1,614,609
7		$ 1,675,157	$ 1,675,157
8		$ 1,737,976	$ 1,737,976
9		$ 1,803,150	$ 1,803,150
10		$ 1,870,768	$ 1,870,768
11		$ 1,940,922	$ 1,940,922
12		$ 2,013,706	$ 2,013,706
13		$ 2,089,220	$ 2,089,220
TOTAL	$1,593,000	$32,801,758	$ 34,394,758

RESOLUTION NO. R41-2025
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF KUNA, IDAHO AND DIODE VENTURES, LLC, A KANSAS LIMITED LIABILITY COMPANY, REGARDING VOLUNTARY POLICE CONTRIBUTIONS; AND AUTHORIZING THE MAYOR TO SIGN AND EXECUTE THE MEMORANDUM OF UNDERSTANDING; AND AUTHORIZING THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

Section 1. The *"Memorandum of Understanding"* between the City of Kuna, Idaho and Diode Ventures, LLC, A Kansas Limited Liability Company, regarding Voluntary Police Contributions; in substantially the format attached hereto as **"Exhibit A"** is hereby approved.

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

PASSED BY THE COUNCIL of Kuna, Idaho this 20th day of May 2025.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of May 2025.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

MEMORANDUM OF UNDERSTANDING
(Voluntary Police Contribution – Gemstone Project)

Parties: Diode Ventures, LLC, a Kansas limited liability company and its wholly owned subsidiary, Gemstone Technology Park, LLC, an Idaho limited liability company (collectively, "**Diode**").

City of Kuna, a governmental subdivision of the State of Idaho and body politic and corporate (the "**City**").

Property: That certain real property, located in Ada County, Idaho (the "**Property**"), legally described on **Exhibit A**, attached hereto and made a part hereof.

Background: Diode intends to develop the Property (the "**Project**") according to development approvals, including rezoning, currently being processed by the City (collectively, the "**Entitlements**"). In connection with and contingent upon approval of the Entitlements, Diode wishes to make a voluntary donation of funds to the City to mitigate impacts the Project is anticipated to have on police services provided by the City.

Contribution of Funds: Contingent upon approval by the City of the Entitlements for the Property (and running of all appeal periods applicable thereto), prior to obtaining a building permit and on each anniversary thereafter, Diode shall make a voluntary contribution to the City on the schedule set forth on **Exhibit A**, attached hereto and made a part hereof (collectively, the "**Contribution**").

Diode agrees and acknowledges that, while voluntarily offered, the Contribution shall be a requirement of the Entitlements and agrees that the Contribution may be reflected as a condition of approval thereof. Current payment of the Contribution shall be a requirement of ongoing building permit applications. The City agrees that, in the event of an appeal of the Entitlements, any obligation to make the Contribution shall be tolled until a resolution of such appeal is reached that is satisfactory to Diode in its sole discretion.

City Obligations: City agrees that the Contribution is intended to address budget shortfalls regarding provision of policing. City agrees that the Contribution will be used solely for addressing policing needs in the City and acknowledges that the Contribution is the required contribution by Diode toward such requirements. City staff will provide written or oral testimony confirmation that policing requirements are satisfied with the Contribution in connection with Entitlements hearings.

Detailed Agreement: The parties agree and acknowledge that Diode is in the process of pursuing the Entitlements. Conditioned upon successful receipt of the Entitlements, City and Diode shall enter into a detailed agreement consistent with the terms of this Memorandum of Understanding (the "**Detailed Agreement**").

General Provisions: Notices. All notices, demands, requests, and other communications under this Memorandum of Understanding shall be in writing and shall be properly served or delivered if delivered by hand to the party to whose attention it is directed, or when sent, three (3) days after deposit in the U.S. mail, postage prepaid, addressed as follows:

If to City:	City of Kuna Attn: City Clerk 751 W. 4th St. Kuna, Idaho 83634
with a copy to:	White, Peterson, Gigray and Nichols, PA Attn: Marc Bybee 5700 E. Franklin Rd. Ste. 200 Nampa, Idaho 83687-7901
If to Diode:	Diode Ventures, LLC Attn: Bradley Hardin 11401 Lamar Ave. Overland Park, Kansas 66211
with a copy to:	Clark Wardle LLP Attn: Hethe Clark PO Box 639Boise, Idaho 83701

or to such other addresses as either Party hereto may from time to time designate in writing and delivery in a like manner.

Successors. This Memorandum of Understanding shall be construed as a covenant running with the Property and shall be binding upon and shall inure to the benefit of the Parties hereto and their successors and assigns. Upon transfer or sale of the Property by Diode, any obligations hereunder or pursuant to the Detailed Agreement shall be deemed transferred to the new owner as a covenant running with the Property.

Entire Agreement. This Memorandum of Understanding embodies the entire agreement between the Parties with respect to the subject matter hereof. No modification or amendment to or of this Memorandum of Understanding of any kind whatsoever shall have any force or effect whatsoever unless the same shall be endorsed in writing and be signed by the party against which the enforcement of such modification or amendment is sought, and then only to the extent set forth in such instrument.

Representation. All Parties have either been represented by separate legal counsel or have had the opportunity to be so represented. Thus, in all cases, the language herein shall be construed simply and in accordance with its fair meaning and not strictly for or against a Party, regardless of which party prepared or caused the preparation of this Memorandum of Understanding.

Captions. The captions at the beginning of the several paragraphs, respectively, are for convenience in locating the context, but are not part of the text.

Governing Law. This Memorandum of Understanding shall be governed by the laws of the State of Idaho.

No Third-Party Beneficiaries. This Memorandum of Understanding shall not confer any rights or remedies upon any person other than the Parties and their respective successors and permitted assigns.

Counterparts. This Memorandum of Understanding may be executed in one or more counterparts each of which shall be deemed an original but all of which together will constitute one and the same instrument.

Interpretation. In the event any term or provisions of this Memorandum of Understanding shall be held illegal, invalid, unenforceable or inoperative as a matter of law, the remaining terms and provisions of this Memorandum of Understanding shall not be affected thereby but each such term and provision shall be valid and shall remain in full force and effect.

[*end of text – signatures on following page*]

Diode and the City are duly authorized to execute this Memorandum of Understanding to be effective as of the date last written below, and each Party agrees to be bound by the terms and conditions set forth herein.

DIODE:

DIODE VENTURES, LLC,
a Kansas limited liability company

DocuSigned by:
Bradley Hardin
D2651D2512CE493...

By: Bradley Hardin
Its: President

Dated: 12-May-2025 | 6:52 PM CDT

DS
HC

CITY:

CITY OF KUNA,
a governmental subdivision of the State of Idaho
and body politic and corporate

By: _____
Its: _____

Dated: _____

Attest:

By: _____
Its: _____
Dated: _____

Schedule of Exhibits:
Exhibit A – Legal Description of Property
Exhibit B – Schedule of Payments

Exhibit A
Legal Description of Property

Kimley»Horn

January 15, 2025

Property Boundary Description

A portion of Section 5 and the Northwest Quarter of Section 8, Township 1 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 5, said point also being the Northwest Corner of Govt. Lot 4 from which the West Quarter Corner of said Seciton 5 bears South 01°23'42" East, 2723.59 feet, thence South 01°23'42" East, along the section line, 736.02 feet to the POINT OF BEGINNING;

THENCE South 89°32'49" East, a distance of 1,325.29 feet, to a point on the Easterly line of said Govt. Lot 4;

THENCE South 01°18'31" East, a distance of 659.91 feet, to the Southeast Corner of said Lot 4 which is also the Southwest Corner of Govt. Lot 3;

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Thence South 89°22'54" East, along the lot line, a distance of 1,326.31 feet, to the Southeast Corner of said Lot 2;

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Thence South 89°29'47" East, along the quarter section line, a distance of 1,323.65 feet, to the East Quarter Corner of said Section 5 ;

Thence South 01°00'00" East, along the section line, a distance of 2,643.18 feet, to the Southeast Corner of said Section 5 which is also the Northeast Corner of Section 8;

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Thence South 00°30'48" West, along the quarter section line, a distance of 2,648.71 feet, to the Center Quarter Corner of said Section 8;

Thence North 89°39'43" West, along the quarter section line, a distance of 2,640.57 feet, to the West Quarter Corner of said Section 8;

Thence North 00°35'32" East, along the sectio line, a distance of 2,652.04 feet to the Northwest Corner of said Section 8 which is also the Southwest Corner of said Section 5;

Thence North 01°23'11" West, along the section line, a distance of 2,652.31 feet to the West Quarter Corner of said Section 2;

Docusign Envelope ID: D2F67474-30A5-4F3C-804E-BF1F38666C4A

Kimley»Horn

Thence North 01°23'42" West, along the section a distance of 1,987.57 feet; to the POINT OF BEGINNING.

Containing 27,123,623 square feet or 622.67 acres of land.



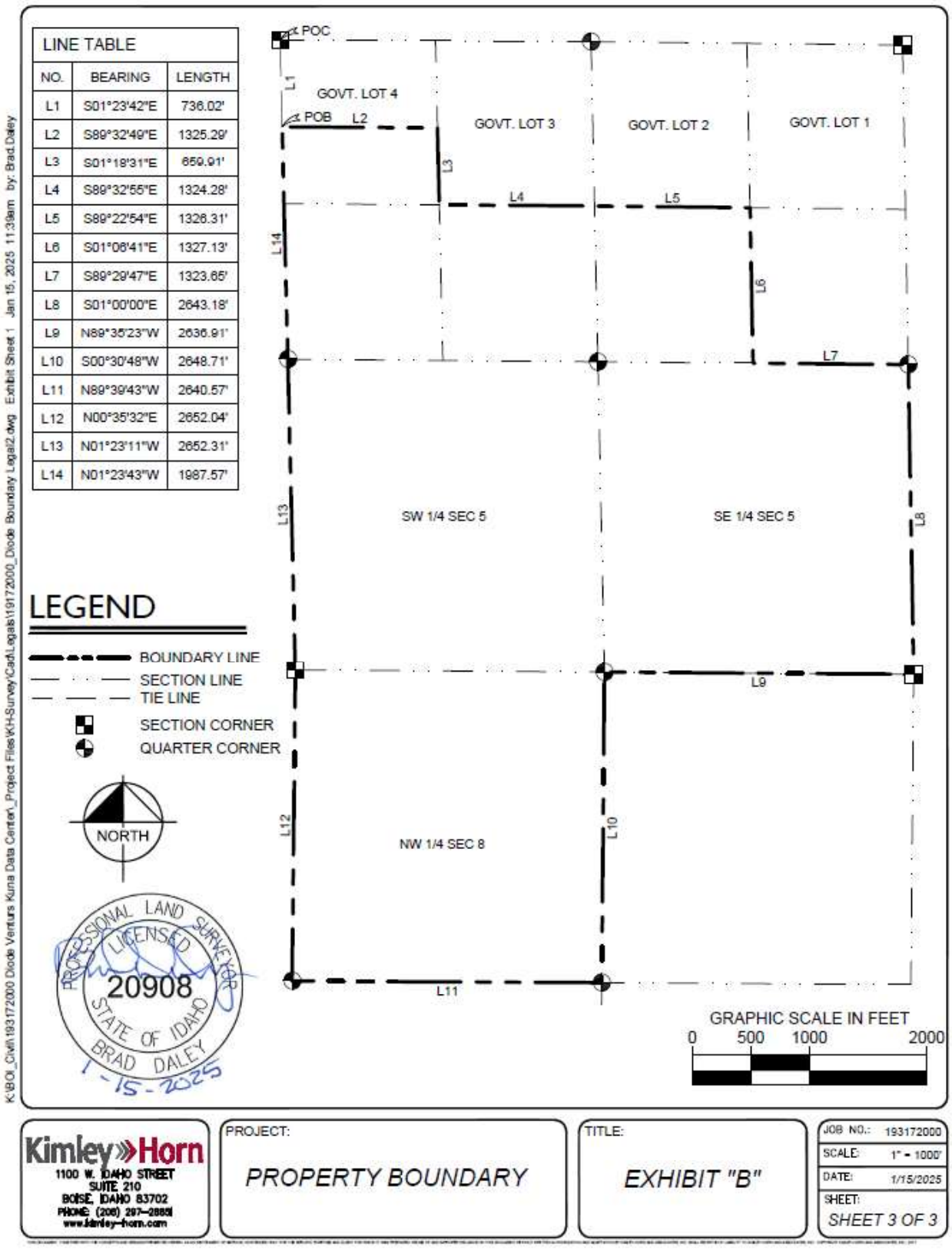

LINE TABLE
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POC
POB
GOVT. LOT 4
GOVT. LOT 3
GOVT. LOT 2
GOVT. LOT 1
SW 1/4 SEC 5
SE 1/4 SEC 5
NW 1/4 SEC 8
LEGEND
BOUNDARY LINE
SECTION LINE
TIE LINE
SECTION CORNER
QUARTER CORNER
NORTH
PROFESSIONAL LAND SURVEYOR LICENSED 20908 STATE OF IDAHO BRAD DALEY
1-15-2025
GRAPHIC SCALE IN FEET
0 500 1000 2000
K:\BOI_Civil\193172000 Diode Ventures Kuna Data Center_Project Files\KH-Survey\Cad\Legals\193172000_Diode Boundary Legal2.dwg Exhibit Sheet 1 Jan 15, 2025 11:39am by: Brad.Daley
Kimley»Horn
1100 W. IDAHO STREET
SUITE 210
BOISE, IDAHO 83702
PHONE: (208) 297-2888
www.kimley-horn.com
PROJECT:
PROPERTY BOUNDARY
TITLE:
EXHIBIT "B"
JOB NO.: 193172000
SCALE: 1" = 1000'
DATE: 1/15/2025
SHEET:
SHEET 3 OF 3

Exhibit B
Payment Schedule

Year	Payment (3.75% Increase)
1	400,000.00
2	415,000.00
3	430,562.50
4	446,708.59
5	463,460.17
6	480,839.92
7	498,871.42
8	517,579.10
9	536,988.31
10	557,125.38
11	578,017.58
12	599,693.24
13	622,181.73
14	645,513.55
15	669,720.31
16	694,834.82
17	720,891.12
18	747,924.54
19	775,971.71
20	805,070.65
	11,606,954.63