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, July 15, 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 July 01, 2025

B. Accounts Payable Dated July 09, 2025, in the amount of $1,413,028.12

C. Subdivision Name Change

1. Case No. 25-02-SNC – Patagonia Ridge Subdivision to Arboleda Subdivision
2. Case No. 25-01-SNC – Ewing Meadows Subdivision to Thunder Rock Subdivision

D. Alcohol License

1. Nara Ramen and Sushi Bar LLC

E. Final Plats

1. Case No. 25-11-FP (Final Plat) Linrock No. 1

F. Decision and Reason Statements

1. Case No. 25-02-AN (Annexation) 847 S Ash Ave.

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.

2. Case No. 25-01-DAN (De-annexation) 6820 S Ten Mile Road

G. Resolutions

1. Resolution R45-2025

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE RELEASE OF DEVELOPMENT AGREEMENT RELEASING THE DEVELOPMENT AGREEMENT FOR THE LAMP DISTRICT, INSTRUMENT NUMBER 2023-037093, RECORDED ON JUNE 28, 2023, AND RECORDED AGAINST THE REAL PROPERTY, AS DESCRIBED BY LEGAL DESCRIPTION IN EXHIBIT A ATTACHED HERETO.

2. Resolution R46-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE BITTERCREEK SEWER CONNECTION AGREEMENT BETWEEN THE CITY OF MERIDIAN, AN IDAHO MUNICIPAL CORPORATION, AND THE CITY OF KUNA, AN IDAHO MUNICIPAL CORPORATION, RELATING TO MUNICIPAL SEWER SERVICES AND UTILITY USAGE BY THE BITTERCREEK MEADOWS SUBDIVISION HOMEOWNERS ASSOCIATION, INC. AN IDAHO NON-PROFIT CORPORATION; AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE AND EXECUTION.

4. Public Comment

5. External Reports

6. Public Hearings:

Public Hearing Process: Items begin with the presentation of the project by staff for up to 15 minutes. The applicant is then allowed 10 minutes to present their project. Members of the public are allowed up to 3 minutes each, to address City Council with testimony restricted to the matter at hand. After all public testimony, the applicant is allowed 5 minutes for rebuttal.
City Council members may ask questions throughout the public hearing process.
Once the public hearing is closed, no further testimony or comments are heard.
City Council may move to continue the application to a future meeting or approve or deny the application.

A. Consideration to approve Case Nos. 24-09-AN (Annexation) and 25-06-S (Preliminary Plat); Blossom Meadows Subdivision – Applicant requests approval for Annexation of approx. 30.92 ac. Into Kuna City and proposing the R-6 (Medium Density Residential) zone; and requests Preliminary Plat approval to subdivide the same lands into 100 single-family lots, and 19 common lots. The site is in Section 19, Township 2 North, Range 1 East (Parcel number; S1419131300). Troy Behunin, Senior Planner ACTION ITEM

Open Public Hearing
Receive evidence

Consideration to close evidence presentation and proceed to deliberation

B. Consideration to approve Case No. 24-07-AN (Annexation) Star Acres No. 3. Applicant requests annexation of approx. 37.5 acres with an M-1 (Light Industrial/Manufacturing) zone. The subject site is located at 5434 W Barker Road, SEC 5, T2N, R2E. – Jessica Hall, Economic & Community Development Specialist. ACTION ITEM

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

C. Reconsideration Hearing for Case No. 24-01-CPM (Comprehensive Plan Map Amendment) 24-01-ZC (Rezone) Gemstone Technology Park. The Request for Reconsideration asks the Council to reconsider the Decision and Reasoned Statement it entered in this case on 05.06.2025, which approved the applicant's request for a comprehensive plan map amendment changing the future land use designation of the subject site from agriculture to industrial and a rezone from the A (Agriculture) to M-1 (Light Industrial/Manufacturing) zone. The site is located at 3250 S Locust Grove Road, SEC 5, T1N, R1E. Doug Hanson, Planning and Zoning Director ACTION ITEM.

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

7. Business Items:

A. Tentative Budget Presentation. Jared Empey, City Treasurer. ACTION ITEM

8. Ordinances:

9. Executive Session:

10. Mayor/Council Announcements:

11. Adjournment:

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

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

City Council Meeting
MINUTES
Tuesday, July 01, 2025

6:00 P.M. REGULAR CITY COUNCIL

For questions, please call the Kuna City Clerk's Office at (208) 387-7726.

ALL ITEMS ON THE KUNA CITY COUNCIL AGENDA ARE CONSIDERED ACTION ITEMS UNLESS OTHERWISE INSTRUCTED BY THE CITY COUNCIL.

1. Call to Order and Roll Call

(Timestamp 00:00:06)

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 - Absent

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
Nancy Stauffer, Human Resources Director
Nathan Stanley, City Clerk

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

City Clerk Nathan Stanley Councilmember 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 00:00:21)

Mayor Stear And if you've joined 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. I'm going to go ahead and just get this out right now. So, we…. We have the unfortunate news that our Parks Director lost his battle with cancer today. And… He's going to be missed. He was… He was a guy that was loved by everybody, he was always there to… never once did I hear Bobby say anything like it's not my job. It didn't matter what it was, he would step up and he would go do it. He was a friend of the Fire District, and the Police Department, and Ada County Highway District, and the school district, and anybody you can name, he at least at one point or another helped them out. We're going to miss him a lot and it's been a tough day. I also want to thank all the… our city family for having been so encouraging to him over the last little bit of time here. He needed… he was the one that actually needed a lot of help instead of being the helper. So, big thank you to our city family and Bobby had friends everywhere. So, big thank you to all of them for being supportive for him. But… We did name the baseball diamonds over at the Helen Zamzow's Park after him and we'll…. we'll have some more discussions on what else we can do about that. But, anywhere you look in the city of Kuna, you'll find something that Bobby had his hand in, development of parks. He would make things happen when we didn't have budget for it, figure out a way to make things happen, get them done for a reasonable cost. I don't…. I don't remember, Bobby had been with us, I think 24 years, something like that. So, it's going to leave a big hole and it's a little tough to swallow today, but, at any rate.

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 00:03:09)

A. Regular City Council Meeting Minutes Dated June 17, 2025

B. Accounts Payable Dated June 25, 2025, in the amount of $660,551.79

C. Final Plats

1. Case No. 25-13-FP (Final Plat) Linrock No. 2

D. Subdivision Name Change

1. Case No. 25-03-SNC, Sabinos Rocky Ridge. Applicant requests to change the name of the approved Subdivision Name from Sabinos Rocky Ridge to Sunridge Subdivision.

(Timestamp 00:03:09)

Mayor Stear First item on the agenda is the Consent Agenda. If there's any questions or comments.

Council President Bruce I move we approve the Consent Agenda, as published.

Council Member Biggs Second.

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

City Clerk Nathan Stanley Councilmember 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 00:03:18)
Motion To: Approve The Consent Agenda, As Published
Motion By: Council Member Bruce
Seconded By: Council Member Biggs
Further Discussion: None
Members Voting Aye: Council Members Laraway, Biggs, Bruce
Members Voting Nay: None
Members Absent: Council Member McPherson
Via: Roll Call Vote
3-0-1

4. Public Comment

(Timestamp 00:03:46)

Mayor Stear Is there anybody who didn't get a chance to sign in, who wishes to address the Council? I have Michael Rocco. You may have the floor, sir.

Michael Rocco Mr. Mayor, City Council, I… I did have an opportunity on various occasions to interact and work with Bobby and so I'm saddened to hear the news. My heart aches for that and… I did know and I had told him on numerous occasions that I prayed for him frequently and for his family and continue to pray in that manner. So, I'm sorry. I'm sorry for the staff and for that loss.

I'm here tonight because it's probably one of the more important meetings that a citizen should be attending from the City of Kuna and that's related to the budget. And, I would say overall that I would encourage you to take a hard look, 153 million from 112 million. It's an extraordinary jump. And I… I would just hope that we don't have a rubber stamping here and you know what you look at the proprietary funds you know we've gone from fiscal year ending 2025 from 62 million to '26 proposed 88.7 million.

This, I understand this includes substantial increases in the sewer fund from 27… 24 million to 41 million as well as notable increases in the water and irrigation funds. According to the budget, these increases are largely attributed to infrastructure capital projects such as Mason Creek Line and Lift Station and Cedar and Butler Wells. What I'd like to know though is, is what other specific replacement and rehabilitation project cited as a justification for 62 million and half dollar increase? Can the construction dates and system ages of the underlying infrastructure be provided? Now, I've looked in the 38 pages and I see the notations; I think you need to dig a lot deeper. Have you had a chance to visit with the Public Works Director to authenticate these projects and assess the necessity and the timing? Look at the City reserves and according to the 2026 proposed budget, the City is carrying over $87,000,000 in reserves of this, more than 49,000,000 is allocated to water, sewer, and irrigation funds. Why is the City accumulate reserves to this scale, particularly when there is nearly 6 million in the current budget that remains unspent? Every year the budget is growing exponentially, as do the reserves. Would it not be more appropriate to rebalance the priorities and consider returning a portion of these funds to the taxpayers through rate or levy reductions? So, I just implore you to just please don't rubberstamp this and I know this is going to multipl… multi-step process. I only have… I only have three minutes to actually give input on this but I… you're…. you're our mouthpieces. I'm just saying, don't… just don't repeat it again.

And then the last thing, it's just more of a question is, is I'd like to know when was the last time that a salary review and benchmark compensation was done for all of the Kuna City staff? Because this is important to know what is the level of competitiveness with likewise cities and that relates to when you're going to use a cost-of-living increase. And I think it's… it's the relevancy of that. If somebody is severely, or staff is severely undercompensated, maybe there needs to be a cost of living increase higher than the projected 3%. It's just a thought. Thank you.

Council Member Biggs Thank you.

Council President Bruce Thank you.

Mayor Stear Was there anybody else who wishes to address the Council?

5. External Reports

(Timestamp 00:07:47)

A. Crime Stoppers Presentation.

(Timestamp 00:07:47)

Mayor Stear Okay, thank you. Next, we have the Crime Stoppers presentation. Thank you. If you would just state your name and address for the record and you may have the floor.

Brii Mason, Crime Stoppers of Idaho I should know that by now. Brii Mason, I live at 11814 West Touch Rock Lane here in Kuna. And I am the President of Crime Stoppers of…now Crime Stoppers of Idaho. Up until this year, we've been Southwest Idaho and thank you to you guys and the other city contracts and county contracts we have. We've been able to start really growing and expanding the program and starting to seek further financial assistance from other cities and counties outside of the Treasure Valley. So. *I think. Oh, is this? Just a.. it's not a PowerPoint. Okay. I'll go down here. I don't know. That's not going to play then.* We have a little short video. We'll get that emailed over to you. Just so if you guys want to share it with anybody, that you guys want to look at it, if staff wants to look at it, we can send that over via e-mail.

Mayor Stear Okay.

Brii Mason, Crime Stoppers of Idaho So just a reminder, we are a 501-C3, we are the nonprofit behind 343-COPS. We give the community the ability to report information anonymously to law enforcement. So, we collect the tips. We actively work with law enforcement, and they can conduct an investigation if they see fit. If the tipster's tip leads to a felony arrest, they can receive a reward up to $1000. *I wonder if I…there we go.* So just some fun facts we added so Crime Stoppers started, the original Crime Stoppers started in 1976 in Albuquerque, New Mexico. There was a fatal gas station shooting and they believed that they would be able to find somebody that had information, but they didn't want to come forward and worry about retribution. So, a detective was able to create an anonymous tip line, and since then… it worked, they were able to solve the crime and then since then, we've had programs pop up all over the country. Boise Area Crime Stoppers is how we originally started in 1981. As I mentioned, we transitioned

to Crime Stoppers of Southwest Idaho. And then this year, we've been able to expand to Crime Stoppers of Idaho. There is one other program in East Idaho operating right now, East Idaho Crime Stoppers, and we're actively working with them to look at merging our programs and figuring out how can… how we can better help the entire state. It's just where Idaho is not big enough yet, hopefully never, to need more than one Crime Stoppers program, so we're trying to work smarter, not harder.

As I mentioned, there's three ways to submit a tip 343-COPS. We have a 24/7 call center out of Texas, we have our website, and then we have the P3 app. Just kind of some inside information, the tipster receives a unique code, and then we have a dialogue platform within the app, and that's how we communicate with them. We have no names, no phone numbers, no IP addresses, no way of linking back who's corresponding with us, and then all of the information, even how to pick up their reward, is all through that unique ID number. There's over 1200 programs operating throughout the United States and across 30 different countries. And over 1,000,000 arrests have been made globally thanks to tips through the Crime Stoppers program. So, as you guys know, we have been creating these contracts and fortunately I believe this is the third year that we'll be able to hopefully continue this partnership with you guys. Who we're contracting with and who we're continuing to, as I mentioned, we're continuing to try and grow this working closely with Twin Falls area and then the North Idaho / Kootenai County area.

So, part of our agreement that we come up with every year, that includes our 24/7 call center. We do appreciate having them, they can immediately contact dispatch. So, if they receive something from us that needs immediate action, they can immediately contact dispatch on our behalf. We also have our website that has all the information, has our most wanted guys on there, and they can submit a tip as well. And then our city events, we participated in Kuna Days last year which was great, and we are signed up and looking forward to doing that and participating in that again this year. Just a couple other ideas that we've done. We've done some Saturday markets, coffees with the cop, shred days and we just recently did the Star Fishing Rodeo. As I mentioned, there's the app and then we have the Crime Stoppers signs that have the QR codes that need to go… That can be hung at parks or wherever you guys would like them. So, if those need updated or you want any new ones, feel free to let us know. And we can get you those.

Mayor Stear Okay.

Brii Mason, Crime Stoppers of Idaho Our annual budget is about $80,000 and in order to reach that goal, we came up with a per capita number of $0.11. We have not raised that since 2020, since we started our endeavors with the contracts, the amount has gone up just a little bit just because of population…we've changed the… The population has changed a little bit, so this year we're requesting $3,465. This money would go towards our software, our website, the call center, the phone line, our trailer, marketing materials. Fortunately, we were able to hire a administrative coordinator. She's been with us for just over a year. That's Casey back here. She's really helped us, allow us to get these meetings scheduled, get all of our city events coordinated, and make sure that we're really continuing to keep our bonds strong and those relationships intact with each of our law enforcement agencies. And then as well as going to the conference at Crime Stoppers USA where we're able to bring back a lot of really good best practices, make sure that we're running the program the way that we should be. And then just a reminder, our rewards are not paid out through city funds that we do all of our funds are paid out by private donations and corporate sponsorships.

Since inception of our program, we've had over 19,000 tips and 665 arrests. And we've paid out over $81,000 in rewards. And then here are those… are a couple of stats about 1,100 tips last year, 11 arrests. We're a little higher, now we're about 900 tips since we made this and seven arrests so far for. And these are calendar year to date. So last year and this year, we had 17 approved rewards. We paid out $5800. Here's just a few of the mug shots of… of people that we were able to assist law enforcement with capturing one of them was a 15-year fugitive with the Department of Corrections. We were able to get a tip and lead them to him. A lot of felony possessions of firearms, aggravated assault, commercial burglary, trafficking, cocaine, grand theft, a lot of felony warrants, drug possession, and home robbery.

And then here's just a couple pictures from events that we've… that we've been at. These two, I believe these two right here are from Kuna Days. Yeah, last year, so. If you guys have any questions, I'm happy to answer them.

Mayor Stear All right, very nice. Any question?

Council Member Laraway I do have a question. You have all the badges and patches up here. Does Eagle not participate?

Brii Mason, Crime Stoppers of Idaho Eagle did not participate in 2025. They did not participate, as far as assisting….for the funder… like for financially. We do continue to support them, and they did have us come back and we just presented for them a couple weeks ago.

Council Member Laraway Thank you.

Council President Bruce I just want to say thank you for helping get these folks off the street, so.

Brii Mason, Crime Stoppers of Idaho Absolutely.

Mayor Stear I appreciate it. It's been a great program and… and we are proud to be a part of.

Brii Mason, Crime Stoppers of Idaho Well, thank you. We greatly appreciate the opportunity to present and continue to partnership with you guys.

Mayor Stear I know it's…. I know it's helpful when we get tips if we can cut down the hours the detectives have to work, that's a big deal, so.

Brii Mason, Crime Stoppers of Idaho That's our hope. Our biggest thing is we know that they're going to do their job with or without us. We just want to be an extra resource for them.

Council President Bruce That's great. Thank you.

Brii Mason, Crime Stoppers of Idaho Yep.

Council Member Laraway Thank you.

Brii Mason, Crime Stoppers of Idaho Thank you.

Council Member Biggs Thank you.

Mayor Stear Thanks very much.

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.
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City Council may move to continue the application to a future meeting or approve or deny the application.
(Timestamp 00:17:04)

Mayor Stear All right. And that takes us to the first public hearing.

A. Consideration to approve Case No. 25-02-AN (Annexation) – Applicant requests Annexation and Zoning for 8475 Ash Ave, Kuna ID 83634 located along W Sunbeam and S Ash Ave. Applicant is requesting the R-6 zone. Marina Lundy, Planner ACTION ITEM

Open Public Hearing
Receive evidence
Consideration to close evidence presentation and proceed to deliberation
(Timestamp 00:17:11)

Mayor Stear Consideration to approve case #25-02-AN. Marina or Doug, take this, okay.

Planning and Zoning Direct Doug Hanson Good evening, Mayor and members of the Council. For the record, Doug Hanson, Planning and Zoning Director, 751 West 4th Street, Kuna, presenting on behalf of Marina Lundy. The application before you this evening requests annexation into Kuna City Limits with an R-6 zone. The applicant has requested to annex in order to receive pressurized irrigation through Public Works. The parcel touches City Limits on the South and West property boundaries, and the proposed R6 zone matches the City's Future Land Use Map. Staff would like to know that the applicant currently uses the property for agricultural purposes, which will be allowed to continue as a legal non-conforming use until such time that the property develops in the future. The applicant will also maintain their agricultural exemption with the Ada County Assessor's Office. Staff has reviewed the application for compliance with Kuna City Code, Idaho Statutes, and the Comprehensive Plan. And should the Council approve the application, Staff recommends the applicant be subject to the proposed conditions as recommended and outlined in Staff's report. And with that, I will stand by for any questions.

Mayor Stear Okay. Questions for Doug?

Council Member Biggs I have one. Hey Doug, so you mentioned at the beginning from R-1 to R-6, so that they can utilize pressurized irrigation. Why couldn't… why couldn't you use it as an R-1 designation?

Planning and Zoning Direct Doug Hanson For the record, Doug Hanson, Planning and Director, so that is a county zone, so they needed to annex into the City in order to receive a City service. They chose the R-6 zone because it complied with the Future Land Use Map.

Council Member Biggs Okay. So, there's… okay. Thank you.

Council President Bruce Actually, I have a question for the applicant.

Mayor Stear Oh, okay. Yeah, Noel, if you would like to come up you may step up to the mic. And if you would just state your name and address for the record, please.

Noel Hudon My name is Noel Houdon, 847 South Ash Avenue, Kuna, Idaho.

Council President Bruce I just wanted to make sure that you reviewed everything. This was a long time coming, so.

Noel Hudon Yes, well, we're working hand in hand. I mean, I'm working with Adam quite a bit.

Council President Bruce Yeah.

Noel Hudon You know, we're still working. You know it's…it's… proofs in the pudding. I mean, we're all coming to the table. We're all talking. Everything's up front, so I really appreciate that.

Council President Bruce Yeah.

Noel Hudon And it is… is definitely nice to, you know, look at this annexation because, you know, it started off… I mean, I've been…. I've been a Kuna resident for many, many years. Many years. And I started off, you know, my kid was in the, you know, with the Mayor's Youth Council.

Mayor Stear Yeah.

Noel Hudon You know, so, I mean, we go way back, you know. So, it's kind of nice. I mean, I moved out. I'm still in Kuna, but we just happened to get, you know, a property that was in the county. So, for me it's kind of like, hey, I'm… I'm happy to be back, you know. I mean, I like the City of Kuna, and I helped grow the City of Kuna. I'm retired Air Force, my wife's retired Air Force. I'm a retired clinical social worker. You know, I'm…. like to say I'm a benefit to this community and happy to be here.

Council President Bruce I just wanted to make sure, I know we had the water issue, this fixes what you were…

Noel Hudon Well, I'll tell you what, it definitely… we're working on it.

Council President Bruce Okay.

Noel Hudon You know, we don't know because, you know, we're… we're looking at, you know, as Adam says, I mean, we're… we're taking something that's conceptual and we're trying to make something work the best that we can work.

Council President Bruce Okay.

Noel Hudon Is it going to be perfect? No, it's going to be bumps and scrapes along the way. And we're going to work with that.

Council President Bruce Okay.

Noel Hudon You know, I'm not, you know… that's… that's what we're here to do. I mean, I'm not your enemy.

Council President Bruce Yeah.

Noel Hudon You know. I mean, I'm… I'm here. I'm part of the City. You know I mean. You know, take our time and we've been here five years, guys. Five years, you know, and you know, it's… it's taking some time. But you know, we're going to work these last little kinks out.

Council President Bruce Yeah.

Noel Hudon We're going to work them out, you know.

Council President Bruce Well, I just wanted to make sure that that it was meeting your needs. I know we had talked a lot and that… Adam, thank you a lot.

Noel Hudon Yeah, this gentleman right here, man, he's just awesome, you know, so thank you.

Mayor Stear Okay. Anything further?

Council President Bruce No, Sir. Councilman B….

Noel Hudon Thank you.

Council President Bruce Thank you, Noel.

Mayor Stear And this is a public hearing. I didn't happen to be signed up to testify. Is there anybody who wishes to testify in this matter? All right. Very good.

Council President Bruce I move we…

Mayor Stear Well, then the question is rightfully before the Council.

Council President Bruce I move, we close the public hearing and move to deliberation.

Council Member Biggs Second.

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

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

(Timestamp 00:21:46)
Motion To: Close The Public Hearing And Move To Deliberation
Motion By: Council Member Bruce
Seconded By: Council Member Biggs
Further Discussion: None
Members Voting Aye: Council Members Laraway, Biggs, Bruce
Members Voting Nay: None
Members Absent: Council Member McPherson
Via: Voice Vote
3-0-1

Council Member Biggs So, there were a couple of… in the findings for consideration from the Staff about any future… so requiring some improvements to Sunbeam and Ash or… yeah, Ash. If there was any sort of improvements in the future... Now I don't… I don't know if legally we can hold them… hold that to them with just an annexation. That would, that would come down later down the road.

Council President Bruce Right.

Council Member Biggs As I understand this.

Council President Bruce Right. Yeah, and this… this started off with the… he had the property that the water head was cut off, access to it and he was using the waterhead at the bottom. So this brings him into the City and allows them to get access back to his irrigation water.

Mayor Stear Yeah, it's solving a water issue rather than an annexation so that he can develop. But it's part of that process, so, yep. Anything further?

Council Member Laraway Nope.

Council President Bruce No.

Mayor Stear Okay.

Council President Bruce I move we approve case #25-02-AN.

Council Member Laraway Second.

Mayor Stear Motion is made and seconded for approval of case #25-02-AN. Any further discussion on that motion? All those in favor say 'aye.'

All Council Members Aye.

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

(Timestamp 00:23:00)
Motion To: Approve Case #25-02-AN
Motion By: Council Member Bruce
Seconded By: Council Member Laraway
Further Discussion: None
Members Voting Aye: Council Members Laraway, Biggs, Bruce
Members Voting Nay: None
Members Absent: Council Member McPherson
Via: Voice Vote
3-0-1

B. Consideration to approve Case No. 25-01-DAN (De-Annexation) 6820 S Ten Mile Road – Applicant requests de-annexation from Kuna City Limits. The site is located at 6820 S Ten Mile Road within SEC 2, T2N, R1W. Doug Hanson, Planning and Zoning Director. ACTION ITEM

Open Public Hearing
Receive evidence
Consideration to close evidence presentation and proceed to deliberation
(Timestamp 00:23:23)

Mayor Stear That takes us to consideration to approve case #25-01-DAN. De-Annexation. Doug Hanson.

Planning and Zoning Direct Doug Hanson Mayor and Council for the record, Doug Hanson, Planning and Zoning Director, 751 West 4th Street, Kuna. The applicant requests De-Annexation from Kuna City Limits. The site is located at 6820 South Ten Mile Road. The property was originally annexed on May 2nd, 2006, as a part of a ten-acre annexation. The property is not serviced by City water or wastewater utilities. The result of De-Annexation is not anticipated to cause any immediate or foreseeable future complications or detriment to the continued operation of City infrastructure. Kuna City Limits are adjacent to the East, South, and West of the subject site. Therefore, the De-Annexation, if approved, will not create an enclave to prohibit surrounding property owners from requesting annexation in the future, if desired. With that, I will stand by for any questions.

Mayor Stear Okay. Questions for Doug?

Council President Bruce I have none on this one. Councilman Biggs, Councilman Laraway?

Mayor Stear Okay. And this is a public hearing. I didn't have anybody signed up to testify. Was there anybody who wished to testify in this matter? All right, seeing none.

Council President Bruce I move, we close the public hearing and move to deliberation.

Council Member Biggs Second.

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

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

(Timestamp 00:24:50)
Motion To: Close The Public Hearing And Move To Deliberation
Motion By: Council Member Bruce
Seconded By: Council Member Biggs
Further Discussion: None
Members Voting Aye: Council Members Laraway, Biggs, Bruce
Members Voting Nay: None
Members Absent: Council Member McPherson
Via: Voice Vote
3-0-1

Council President Bruce Any thoughts, Councilman Laraway, to add?

Council Member Laraway Yeah, I've… I've never been involved in the De-Annexation before. I don't know. I… I don't know why they would do it, but I guess that's their prerogative as landowners. It just seems odd but.

Council President Bruce And they're not using any… any City services anyway.

Council Member Biggs Well, if they decide to develop in the future, they'll have to just come right back in.

Mayor Stear But it's basically one housing lot.

Council President Bruce Yeah.

Mayor Stear There's really no…

Council President Bruce Do you have anything?

Mayor Stear They just felt it would be better in their instance, and this is something that we had… part of the negotiation that we had with the family. It's the one adjacent to the wastewater plant.

Council President Bruce Okay.

Council Member Laraway So this revert… reverts back to county.

Mayor Stear Yes.

Council Member Laraway Okay.

Mayor Stear And the County didn't have a problem… They did it first because the county thought we were providing the services. Once that was clarified, then the county didn't have…

Council President Bruce A problem with it. Councilman Biggs, anything else? I move we approve case #25-01-DAN.

Council Member Laraway Second.

Mayor Stear Motion is made designated to approve case #25-01-DAN. Is there any further discussion on that motion? All those in favor say 'aye.'

All Council Members Aye.

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

(Timestamp 00:26:15)
Motion To: Approve Case #25-01-DAN
Motion By: Council Member Bruce
Seconded By: Council Member Biggs
Further Discussion: None
Members Voting Aye: Council Members Laraway, Biggs, Bruce
Members Voting Nay: None
Members Absent: Council Member McPherson
Via: Voice Vote
3-0-1

C. Consideration to approve Case Nos. 24-09-AN (Annexation) and 25-06-S (Preliminary Plat); Blossom Meadows Subdivision – Applicant requests approval for Annexation of approx. 30.92 ac. Into Kuna City and proposing the R-6 (Medium Density Residential) zone; and requests Preliminary Plat approval to subdivide the same lands into 100 single-family lots, and 19 common lots. The site is in Section 19, Township 2 North, Range 1 East (Parcel number; S1419131300). Troy Behunin, Senior Planner ACTION ITEM

Open Public Hearing
Receive evidence
Consideration to close evidence presentation and proceed to deliberation
(Timestamp 00:26:41)

Council President Bruce And then we are going to table this case number to July 15th. Is that correct, Mr. Doug?

Planning and Zoning Direct Doug Hanson For the record, Doug Hanson, Planning and Zoning Director, that is correct.

Council President Bruce Okay. I move…. We… we want to table case #24-09-AN and 25-06-S to a time and date certain of July 15th.

Council Member Laraway Second.

Mayor Stear Motion is made and seconded to table this public hearing for the July 15th's regular Council meeting. Any further discussion on that motion? All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Anyone opposed? And that motion carries.

(Timestamp 00:26:53)
Motion To: Table Case #24-09-AN And #25-06-S To A Date Certain Of July 15th
Motion By: Council Member Bruce
Seconded By: Council Member Laraway
Further Discussion: None
Members Voting Aye: Council Members Laraway, Biggs, Bruce
Members Voting Nay: None
Members Absent: Council Member McPherson
Via: Voice Vote
3-0-1

7. Business Items:

(Timestamp 00:27:30)

A. Budget Workshop. Jared Empey, City Treasurer. DISCUSSION ITEM
(Timestamp 00:27:30)

Mayor Stear That takes us to Budget Workshop, Jared Empey.

City Treasurer Jared Empey Good evening, Mayor and Council. Per Councilman Bruce's request, tonight is a continuation of the Budget Workshop that we started last meeting. The numbers presented in the packet are the same, as we still have outstanding true ups from the following categories. Payroll, Capital Expenditures, and property… Property Tax Revenue, and Police Services. Necessary payroll changes include the true up of recently hired employees, and the finalization of COLA numbers. Then the expected Capital Expenditures include a reduction in expenditures from the Parks dump truck purchase, and a shift in cash flows from fiscal '25 to '26 for the Council Chamber build project. Lastly, we have now received better property tax figures from the Council, from the County for tax year 2025. This levy will be collected in fiscal 20… in fiscal year 2026 of the City, which will result in a very modest increase in the figure presented in the first workshop for property tax revenue. Then, just before entering the meeting tonight, the Police Chief informed me that we will have a reduction in our police contract amount due to a lower approved COLA than he had previously thought. All of these changes will be fully reflected at the next meeting for our tentative budget, which will be on 7/15. In addition, I have included a historical reference of the property tax levy of the City as compared to police services on page 265 of the packet. This page shows the ratio of the City of Kuna's police budget compared to the levy as a percentage. This historical trend clearly shows the effects of House Bill 389 of 2021 and the side effects on Kuna's ability to fund police services and obtain the important one officer per thousand ratio. Moreover, this page highlights the effects of House Bill 389 on individual residents' property taxes. As we discussed last time, this is an open forum for the Mayor and Council to openly discuss the fiscal 2026 budget and address any concerns you may have. I await any questions you may have.

Mayor Stear Any questions?

Council President Bruce Mr. Biggs did you have any questions?

Mayor Stear Yes, go ahead.

Council President Bruce So, I think, I originally wanted… I appreciate the… the input, Jared. Just looking at… at the whole, when we look at what we've grown in and proportion to multiple years. You know, 112 million now to 153. I just have concerns about what we keep… same thing as… as was stated earlier. And I've asked… also asked you guys what's a percentage of that the City should… should keep in… in funds. You know, how much is too much, how much is enough? Have you ever given that any thought to how much, you know, take your Treasurer hat off and… and what should a city government keep in its accounts rather than continuing to grow it, because I… I just have concerns. I voted against it last year and… and you know, because of the… the increase there and I have the same kind of concerns for this year. What… what's a good number? Can someone… can you give me a good number of what you think we should have in our accounts?

City Treasurer Jared Empey Yeah. So, to answer your first question. So, the reason for increases overtime is mainly due to conservative budgeting the… the top numbers, you know, 153 million and 112 mill… million, 106 million is reflected on page 263 of the packet. Those aren't as important as the actual spending, so in the e-mail that I sent you, Councilman Bruce, we went over the… what the actual amounts that we were expecting as opposed to the expenses that we were expecting. Those top line numbers include carryover and they also include contingency carryover is what the money that the carryovers carries over from one year to the next. And contingency is what we expect to basically put in our savings account. This savings account is used for depreciation, essentially for asset replacement in the future, for investment purposes so that we can subsidize our current residence through… through interest earnings. And so, when you actually look at the true spending, which is if you strip out, carry over and contingency, honestly the budget hasn't really increased dramatically. So, for instance, if you look at… I think that originally in our conversations, fiscal 2021, that was originally formulated in 2020. 2020 was a year marked by lockdowns. Once in a century, pandemic and a lot of market uncertainty, high unemployment that spiked for at least one quarter. And so, there was a lot of uncertainty that arose in the spring of 2020, which would have reflected the 2021 budget. As such, we were very, very cautious and we made sure to not get out over our skis. And so that's item number one. Then as we came out of COVID, it was pretty obvious that the economic recovery that resulted either was difficult to determine if it was going to be long lived because many of the… the reasons for growth were due specifically to COVID. Essentially, people were moving to… for greater freedom or for other reasons, and so we weren't sure if those migration patterns were going to continue. As such, if you look at the actual… the actual spending as opposed to just the top line numbers, which essentially inflate everything, fiscal 2023, we actually saw a reduction in revenue that we were budgeting, expenses actually went down 5.5% from fiscal ‘22. Fiscal ‘24, we saw a little bit of an increase. Fiscal ‘25 as appeared… as compared to fiscal ’24, we actually saw a decrease in revenue. In fiscal ‘26 we're… we're projecting an increase of, which is substantial, 40% over the prior year. The reason is because fiscal ’25… that was developed during an election year, in which there was a lot of uncertainty. You never really know how things are going to turn out. And so again we very cautiously budgeted. And as such with fiscal ’26, we're seeing in the current fiscal year a record-breaking year for… for building. Essentially we're up 60% from where we were last year at the current point for building permit revenue. And so there's a lot of optimism in the local market, because of that, if you remember from our last budget workshop, we discuss what each market… real estate market is doing in the… in the West and the Boise market is one of the lower markets, which reflects kind of where people may be looking and there's a lot of positive remarks in national publications about… about the Boise area, which has drawn a lot of people in. As such, fiscal ‘26 is a… is a year in which we're kind of

having a little bit more confidence in the.. in the economic situation and you can see that through Fund 5, which is our Latecomers Fund. We expect a very robust year, and, you know, some of the other funds didn't exist in prior years, such as our Sewer and Water East funds. So, it isn't always an apples-to-apples comparison if you just look year over year, you actually have to look in the nuts and bolts of each… of each year to really determine what… what is going on.

Then, to answer your second question, what is sufficient? Since this is an open forum, I would then ask every elected official rhetorically if they were comfortable a few years later going to the public and requesting additional tax levy, or for rates to go back up in case they were needed.

Council President Bruce Oh, and I asked that question is… is because I know that we've discussed not using bonds or not having to bond and… and continually to keep money. But … but at the same time, if we're taking money from people that are here and… and so we don't have to bond in the future when people that are here are paying for it and not new growth or people that are going to be moving here. And so, we continue to take the 3% and 5% new construction were we're taxing the folks who are here and not the people who are coming down the road. I would just like to see maybe and… and maybe this is a… a bigger conversation… from… for Council to have about what we think we should have in our, you know, what is a good number for us, three, four months, five months, you know, just maybe that's a different conversation that we have. But when you say that this number is not really… that we shouldn't be… look at the 153,000,000. Is that what you're asking to spend, is that what you want us to approve?

City Treasurer Jared Empey So, that's the top line number that we always put in our… in our ordinance. However, that isn't… that…. that isn't saying that we'll actually spend that much money. Those are just because essentially when you have savings, you are buying investments and so you… that every dollar has to have a name. As a famous… As this famous finance guy always says, so....

Mayor Stear Well, I think also we're… you're talking about an overall budget and the… the proprietary funds aren't something that we can flip over to use for other things.

Council President Bruce Right. Yeah. And I get that.

Mayor Stear So, with the proprietary funds, you know, we have a… we have an aging wastewater system that's going to be hitting 50 years old here soon. Adam came on and I believe that he is still working through what that looks like for capital projects. We've got the… the Ten Mile Lift Station over here is going to be really expensive to replace. Going to have to happen, haven't pulled the trigger on it yet just because of circumstances but, those funds are going to be used up. You know, I used to… so, when I first came on Council, I think we're using $1,000,000 per mile is what it costs to put in a sewer line. Now, I think we're somewhere in the $3,000,000 range because of inflation. So, these costs are going up and they continue to go up. So, we're… we're trying to work our way through the system, so we can get these dollars spent and get the improvements made that need… that need to happen. City of Nampa here four or five years ago, they had to run a bond for wastewater treatment because they didn't plan ahead on replacing aging infrastructure and… and keeping up. And, so, that's… that's been our goal is to keep up so that we don't have to go out, raise people's property taxes in order to cover those funds.

Council President Bruce And they…

Mayor Stear I don't know where we're at now on… so the actual monies for property taxes. Jared ran the numbers and 101% of the property taxes we're going to go to policing. Now I guess there's a little reduction in that, so we may be under 101%, but…

Council President Bruce And… and maybe the… the… the… the breakdown is some of the other cities they'll… they'll actually talk with every director. So the director will come in and… and that's where it's important for maybe Adam to say hey, these are the projects that we have, we're saving this money for that rather than them going to Jared and… and he knows and then presenting us with a number. Because all our constituency is the… the big number.

Mayor Stear Sure.

Council President Bruce So they're you know, so they're like this is.

Mayor Stear Yeah, certainly.

Council President Bruce You know, an extreme amount of increase overtime. So, I'd like to get to a point to where we could say, hey, that… each department comes to us and said this is what we need to operate. This is what we're saving for and maybe it would be a little clearer for us and for the Community.

Mayor Stear And I appreciate that. I think that's something that we need to start doing. So, we'll make that happen.

Council Member Biggs Provide the… that'll provide the valuable context because… because me, as a non-accountant and not the smartest guy, I go online, and I just look and see. You know, *[Inaudible]*. I go in the Treasure Valley, you know, I just look at the bottom-line numbers for Meridian, 256 million; Nampa, 290 million; Caldwell, which is, their populations are quite a bit more than Kuna. Meridians 130,000; Nampa is about the same. Caldwell is with 70,000, 60,000… And they're at 137 million. And Eagle, which is about the same size as Kuna, is 61 million and we both had and so some of them also their own police force and stuff. So those are the things I'm kind of looking at and comparing and I know you can't compare apples-to-apples in this situation. There's a lot of variables, some of them don't have the same, you know, sewer, wastewater like we do. Eagle, I think… I think the Eagle feeds off of Meridian or…

Multiple Speakers Boise.

Council Member Biggs So, those are the things that I look at and… and like Councilman Bruce just said, our constituents look at that bottom line and there isn't a whole lot of context behind. So that's where this… something like this would be valuable, having the department heads, you know, say this is what we're. You know, Adam's mentioning this is the project we're going to work on because of the… the… the condition of the wastewater treatment plant or pipes or lift stations.

Mayor Stear And we… and we will certainly have no problem. I think that would be educational for all of us.

Council President Bruce And, I look too at… at 112 last year, we spent 106 total. So, we had roughly six million that we didn't spend from what… where we gave the okay. So, it's just hard for me to swallow that we're moving up that… that amount, you know, we were okay then we weren't firing people. We were

still hiring people. We took care of their wages. You know, so, so for… you know, I still just have a hard time wrapping my mind around that. Those numbers have increased in general, so.

City Treasurer Jared Empey Councilman Bruce, so, you were referencing that we spent 106 million. Where are you getting that?

Council President Bruce So that's on the Comptroller's website, so the transparen...

City Treasurer Jared Empey Yeah, there… there is no.. there is no fiscal year in which we have spent 106 million dollars.

Council President Bruce So, the… then the Comptroller's Transparent Idaho website is incorrect?

City Treasurer Jared Empey It must be, because the most we've ever spent in one fiscal year is 49… is 60 million.

Council Member Laraway No wonder our state taxes are so high, right?

Council President Bruce Well, and we get… and that's the… the… The Transparent Idaho website, so you can go and look at cities and it'll tell you what… So, last year alone, you said not to look at this 112 million. So, out of this 112 million you said we spent how much?

City Treasurer Jared Empey So last year the actual revenues were about 49 million, and in the budget we had about 60 million.

Council President Bruce And then how much did we have in transfers? Because I know that was something that you discussed.

City Treasurer Jared Empey I don't have that number for fiscal 2024.

Council Member Laraway May I say something?

Mayor Stear Yes, you, Sir can.

Council Member Laraway I guess it's simplicity on my part, I know we have Ada County Prosecutors come in here and they give us a line budget of what they need. I think it would be helpful for us and I'm not going to use Adam for an example, but I am, if he got up and said this is how much public or private… I don't care how we do it, but… I need this much because this is what I'm budgeting for. Here's the number and then Parks Department, here's what we're budgeting for. Here's the number… that way, we're understanding where the money is going and why rather than this big number where we really… don't know where everything is going.

City Treasurer Jared Empey Yeah, so…

Council Member Laraway So, that make sense?

City Treasurer Jared Empey Yeah. So, Councilman Laraway, so we provide all the detail in the supporting documents. So, if… maybe if… Nate could scroll down.

Council President Bruce So, Transparent Idaho, actually….

City Treasurer Jared Empey So, if you… so if you scroll down, Nate, this is the detail for the past what is that five or six years, so you'll have budget ,actual, and those all add up to the totals. So, those are… this is the meat of… of everything that… The… the summary page provides. And those say everything that we spend on tools, on… on office supplies, on police services, this is really the… the detail of everything. And so, I mean, one reason that we omitted individual director reports with the budgeting process was to streamline the process since at the staff level, we had already kind of worked those kinks out. And because we had already kind of fine-tuned exactly what everyone was wanting and already balanced everything in the preliminary director negotiations.

In fact, when we went through everything as directors, I believe that we cut $31 million out of… out of the budget for unnecessary purchases. So, we're definitely cutting down and making sure that our budgets are balancing.

Council President Bruce So, it includes… it includes the General Fund expenditures, which I think is what you were talking about, and it includes Capital Improvement projects as well, plus Law Enforcement, Wastewater…. so, it breaks it all down. That's how it got that total.

City Treasurer Jared Empey Yeah, I mean….

Council President Bruce Did you turn these numbers into the Comptroller correct?

City Treasurer Jared Empey I mean, I believe so, but I'd have to look at exactly what you're referencing, so. But, these are the numbers that… that show the detail of everything.

Council President Bruce So yeah, I think overall we just need more transparency about what… so everyone up here understands it.

Mayor Stear Yeah.

Council Member Bruce What we're spending money on, where it's going, how much we're actually increasing it. Because you know, if we look at this numbers, we see a number here and we have the Treasurer saying, well, you don't want to look at that number which we're putting this out to the… to the community, you know. And, so, when we look at… it… and… and I don't remember even coming out of COVID, I know that you said we… we had tightened our belt. But we weren't laying off people then, we weren't , you know. So, it's hard for me to grasp this kind of growth overtime and… and maybe, you know ,we do it at the State level. What does it take to run the government and then the maintenance, everything it takes to run it and then everything else extra that we need. So, I think maybe discussing it with the directors, especially as we grow into a bigger city, have that discussion so.

Mayor Stear Well, that might work for General Operations and Capital Projects and… and replacement… that type of thing that's going to be hard to put a percentage on, but I think we can certainly do that with estimating population growth and… and system growth, and number of employees that are needed, and we make those requests every year. So, they shouldn't be difficult. Then the question did come up earlier, how often do we do a study on wages for our employees. Those studies are really expensive. What we were able to do actually, I think it was three weeks ago, Nancy… the City of Eagle, did one and Nancy met with them, and we were able to farm off of what they had paid for to get done, so we were able to… to do those crosses that way. We're actually looking at membership into a program that would update every time we put out a request for a new employee. So, then that would keep us current up

to date every time we're looking at a new hire. So, this is a system that I learned about at the conference. So, I think the membership for that was like 600 bucks a year or so that would be very valuable for us as a city to have. Anyway, we're… I've got I…

Council President Bruce Yeah, you got some ideas.

Mayor Stear Yeah. So, I got it through HR to make sure that it fits everything that they want to see and… and work on. So.

Council President Bruce Well, thank you, Jared.

Mayor Stear Thats not even a budget request that Jared knows about yet so.

[Laughter]

Council President Bruce Well, and this will give more people context for who's listening, who can come back to the public hearing and have input on it as well. So, I appreciate you taking the time.

Council Member Biggs I do too, and this is… it's fascinating. Well, this is… there's a lot of numbers and a lot of details, so it's… it's helpful to get the explanations. One of the things that I was going back to that I think, Mr. Rocco was mentioning earlier, was that City reserve carryover $87.6 million and then going back to what Councilman Bruce is saying is how much is enough?

Council President Bruce Yeah.

Council Member Biggs For that and is there… is there flex? You know, instead of taking 6%, we take 3% or something to this for this to give something back to the taxpayer I don't know if that's something on your minds or not but…

Council President Bruce Well and I know we talked about it last year, not taking the 3% of property tax, just the new construction. You know, but also, too, if we're paying for just law enforcement there. You know what… Where… Where is the… the cap of our contracts with Ada County because I think you said that we're paying our total… our… essentially our property tax covers our law enforcement contracts, so. But it gives us some food for thought and we can have more conversation about it down the road. I would like to know where our transfers are.

City Treasurer Specifically for?

Council President Bruce Next year, you know, the transfers that go back and forth in the accounts because I think those, you know, when we spoke before those couldn't...

City Treasurer Jared Empey Yeah. So, they're outlined in the detail pages. So.

Council President Bruce What page?

City Treasurer So, essentially there's transfers between the Latecomers Fund… What is that?

Council President Bruce If you just tell me the fund, I can look it up.

City Treasurer Jared Empey Yeah. So, the Latecomers Fund, there's a transfer between the Latecomers Fund and the Sewer Fund, because the Latecomers Fund is reimbursing the Sewer Fund for the

construction of the Mason Creek Line. And there's also a… a transfer between the Police Impact Fund and the General Fund essentially repaying the General Fund for construction of the of the building here.

Council President Bruce Okay.

Council Member Laraway I have another question for you, Jared.

City Treasurer Jared Empey Sure.

Council Member Laraway Make this simplicity if you will, you say… and I'm looking at, well, that's 2021. What's the police budget for 2025?

City Treasurer Jared Empey So, maybe let's just scroll back to page 265 of the packet.

Council Member Laraway So that's the current one.

City Treasurer Jared Empey So on page 265, I kind of have it outlined here. All the way back to 2017. So, as you can see in 2017, you have our budget, we were about 77% of police. The police budget was 77% of the property tax overall budget and that stayed pretty consistent, you know between 70 and 80% roughly clear up until 2022, '23 roughly. And then once the House Bill 389 got enacted, basically that started that trend kind of started getting really, really close to 100% and now we're basically right at 100%.

So, if… if you take less than less than the maximum amount, it's pretty inadvisable because then essentially you're not funding police services. Also, if you look at the property tax year down below, it shows kind of what the average is for resident paying property taxes in the City, I did an analysis of about 30 properties. Some of them been here, you know, a long time. Some have been here three or four years. And as you can see, if you look at the 2024 number that the average property tax that somebody pays is about $1400. The height of the property tax bill was about 2021, which is right when House Bill 389 was enacted and that was about… that amount that someone would… would have… was about $2070. So, as you can see, most people's property taxes have decreased 30% despite the fact that we've taken the 3% and the… the full amount from new construction every year. So really not taking the full amount that we're eligible for is really pretty inadvisable, because we're not funding ourselves.

Mayor Stear And that's City property taxes, not all property taxes.

Council President Bruce Well, I think it's not necessarily we're not funding it. We would just carry a lower balance in our cash carryover.

Council Member Biggs Right.

Council President Bruce So… so it's that… that's just a difference of, again, how much cash should a city government keep on hand for the future.

Council Member Laraway The reason I asked about the police budget being… here in 2017 of 77%, I understand that's years ago, but with the money that Meta has thrown in, does that change the property tax number?

City Treasurer Jared Empey So, it doesn't necess…. It hasn't changed the property tax level yet because they haven't began paying yet. Because they haven't gotten their certificate of occupancy yet, so that

hasn't necessarily factored into anything. That said, we did get a mitigation payment, which is making it possible to still fund police services. So, getting rid of carryover balances is essentially eroding our ability to… to subsidize the…. the homeowners, because if you get rid of your carryover balances, that's reducing how much interest you're earning. And if you're reducing how much interest you're earning, then that hole has to be made up somewhere.

Council President Bruce And I didn't say get… get rid of it completely. I think then it goes back to the question of where… what is enough? You know, for… for a government to have. So, that… and that's a difference we can have a discussion on. Now, the other thing I had a question about… the… I know Star does a mitigation fee. Does that… have you looked into that for police services or…?

City Treasurer Jared Empey Yeah, so, the Mayor and I… So, we've looked at that… that really only makes sense at time of annexation or through very specific projects in which the developer is amenable to that. So, we enacted that with project Gemstone, the… the second data center that came before you in April and they were amenable to a mitigation fee. And so really only with specific projects is that really an option. If you do it like Star did, I mean I'm not an attorney, but that's questionable on legal grounds and I don't want to venture into questionable legal grounds.

Mayor Stear And that does the… the monies that Meta has paid us, that does skew the carryover for the General Fund because that's going to be paid out over a period of 21 years. It shows as a carryover from our General Fund, but we have to use that, as we agreed in the contract, over that period of time.

Council President Bruce Time. Okay.

Mayor Stear So… so that money can actually be taken off the top of that, if you're looking at carryover and what we're carrying as a balance on the General Fund. Because that's already contracted, it's going to be spent. It's just sitting there for now. But… but it does skew that number to make it look like we got a lot of extra money.

Council President Bruce Okay… So…

City Treasurer Jared Empey Right.

Mayor Stear That's already accounted for.

City Treasurer Jared Empey Yeah, and… and another issue is… is that just from a general finance standpoint, if you have a fixed service that you're legally required to provide, you should have a… a fixed stream of revenue. Because if you have a variable revenue then you can have a situation where you wake up one morning and you don't have the money to provide the service. So, for that reason we try and have a fixed revenue stream for police services because we're… I mean, as a government, that's really your number one priority is to maintain the safety of your city.

Council President Bruce And do you… do we also fund police services through our Ada County taxes, do you know? That we pay to the county.

City Treasurer Jared Empey I mean…

Council President Bruce I haven't looked. I was just curious.

City Treasurer Jared Empey I mean… I mean…

[Inaudible]

Police Chief Mike Fratusco Mike Fratusco, Chief of Police, City of Kuna, 793 West 4th Street. I believe you have to, due to the jail. I would like to add in there that… if I may, if you look at the City of Star and Eagle, they're playing… paying way over 100% of their property taxes. The City of Kuna, correct me if I'm wrong, I sent that information out. Our… our taxpayers pay the least amount amongst any city in Ada County for law enforcement.

Council President Bruce 88% is what it says here, right?

Police Chief Mike Fratusco The yearly report I sent out to you gentlemen through e-mail will show you that we are… City of Kuna, pays the least amount for law enforcement.

Mayor Stear That was broken down in dollars per citizen.

Council President Bruce Sorry, I was talking about what Jared had provided in the packet. He broke down… it broke it down for us. And I'm not saying get rid of it. I don't want to. I just want to clarify that I just, you know, I think, but thank you for the conversation. I don't have anything else.

Mayor Stear And then I think that you've had some questions about what to do that you're speaking… working through on House Bill 389. I think Jared's got some good insight for that. If you want to have an offline discussion with him about what that looks like.

Council President Bruce Yeah. And just trying to figure out what you know how that's constrained us, you know, for services like that that need to be maintained. So… so.

City Treasurer Jared Empey Yeah. So, Councilman Bruce, just as an aside, if we have the same levy rate that we did in 2021, we could fund nine more officers.

Council President Bruce Okay.

City Treasurer Jared Empey And that… that's just the… the effect that House Bill 389 of 2021 has had, we could fund nine more officers than we currently have. And that was after House Bill 389 was implemented for one year.

Council President Bruce Awesome. I don't have any other questions. I appreciate the conversation. I just, I think, you know, if we get it to where we can discuss it with the directors like we… did.. like we talked about, that'd be better.

Mayor Stear Okay, alright.

Council President Bruce You know, just as a whole for the Community, for the Council, for.

Mayor Stear Okay, very good.

Council President Bruce Thank you, Jared.

Mayor Stear Alright. No further questions for Jared and we'll be back with that again next time, so.

8. Ordinances:

9. Executive Session:

(Timestamp 01:01:27)

A. Consideration to enter Executive Session under Idaho Code 74-206 (1)(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

(Timestamp 01:01:27)

Mayor Stear We do need an executive session if you would motion.

Council President Bruce Who do we need?

Mayor Stear We will need legal and Jared and who else we need? I think that's it for this discussion.

Council President Bruce I move, we adjourn to Executive Session under Idaho Code 74-206 (1)(F) with the legal team and Jared and Council and the Mayor.

Council Member Laraway Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carries. And that's all we're going to have tonight. We aren't going to make any decisions in Executive Session, so.

(Timestamp 01:01:44)
Motion To: Enter Executive Session Under Idaho Code 74-206(1)(F)
Motion By: Council Member Bruce
Seconded By: Council Member Laraway
Further Discussion: None
Members Voting Aye: Council Members Laraway, Biggs, Bruce
Members Voting Nay: None
Members Absent: Council Member McPherson
Via: Voice Vote
3-0-1

10. Mayor/Council Announcements:

11. Adjournment:

Adjournment at 7:34 P.M.

_____

Joe L. Stear, Mayor

ATTEST:

_____

Nathan Stanley, City Clerk

Minutes prepared by Garrett Michaelson, Deputy City Clerk & Cortnee Manning, City Clerk's Office

Date Approved: CCM 07.15.2025

KUNA
IDAHO

CITY OF KUNA

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

City Council Public Comment Sign-In Sheet

July 01, 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 Michael Rocco	Name	Name
Address 1986 E. Fort Ernest St	Address	Address
City, State, ZIP KUNA	City, State, ZIP	City, State, ZIP
Topic: 2026 Budget	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
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Topic:	Topic:	Topic:
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City, State, ZIP	City, State, ZIP	City, State, ZIP
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City, State, ZIP	City, State, ZIP	City, State, ZIP
Topic:	Topic:	Topic:

CITY OF KUNA

751 W 4th Street • Kuna, ID 83634

(208) 922-5546 • www.kunacity.id.gov

City Council Public Hearing Sign-In Sheet

July 1, 2025

Case No.: 25-02-AN

Case Name: Hudon Annexation

☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
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City, State, ZIP	City, State, ZIP
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Name	Name
Address	Address
City, State, Zip	City, State, Zip

CITY OF KUNA

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City Council Public Hearing Sign-In Sheet

July 1, 2025

Case No.: 25-01-DAN (De-Annexation)

Case Name: 6820 S Ten Mile Road

☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
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Name	Name
Address	Address
City, State, ZIP	City, State, ZIP

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Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, Zip	City, State, Zip

KUNA
IDAHO

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

EXECUTIVE SESSION
MINUTES
Tuesday, July 01, 2025

1.) Executive Session

Authority: *Idaho Code 74-206 (1)(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.*

Start Time: 7 : 05

Persons Present:	Title:
	COUNCILPERSON
	Council person
	Council Pres
	Treasurer
	Attorney
	Mayor
	Public Works Director

Motion to Exit Executive Session By: Bruce
Second on Motion to Exit Executive Session By: Biggs

All In Favor: _____, _____, _____, _____
All Opposed: _____, _____, _____, _____

End Time: 7 : 34

Information Received; No Action Taken.

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

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
ABQ INDUSTRIAL LP												
2368	ABQ INDUSTRIAL LP	QW7187	21167	HORIBA METER, CALIBRATION METER,EAST SEWER-U RAMIREZ JULY'25	07/02/2025	4,210.00	.00	28-6150 M & R - SYSTEM	0	7/25		
Total QW7187:						4,210.00	.00					
Total ABQ INDUSTRIAL LP:						4,210.00	.00					
ADA COUNTY EMERGENCY MGMT.												
839	ADA COUNTY EMERGENCY MGMT.	60425.00		4TH QTR MEMBERSHIP CONTRIBUTION DUES FOR FY 2025	07/02/2025	3,088.50	3,088.50	01-6075 DUES & MEMBERSHIPS	0	7/25	07/07/2025	
Total 60425.00:						3,088.50	3,088.50					
Total ADA COUNTY EMERGENCY MGMT.:						3,088.50	3,088.50					
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	06302025ACH		ACHD IMPACT FEES, JUN.'25	06/30/2025	374,125.00	374,125.00	30-2081 ACHD IMPACT FEE	0	7/25	07/07/2025	
Total 06302025ACHDI:						374,125.00	374,125.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						374,125.00	374,125.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	19479		475 W SHORTLINE JULY RENT	07/01/2025	121.50	.00	21-6211 RENT - BUILDINGS & LAND	0	7/25		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	19479		475 W SHORTLINE JULY RENT	07/01/2025	148.50	.00	01-6211 RENT - BUILDINGS & LAND	1004	7/25		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	19479		475 W SHORTLINE JULY RENT	07/01/2025	126.00	.00	20-6211 RENT - BUILDINGS & LAND	0	7/25		

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
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	19479		475 W SHORTLINE JULY RENT	07/01/2025	54.00	.00	25-6211 RENT - BUILDINGS & LAND	0	7/25		
Total 19479:						450.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	122760		KUNA PATROL CONTRACT SERVICES, JUL.'25	07/01/2025	359,111.60	.00	01-6000 LAW ENFORCEMENT SERVICES	0	7/25		
Total 122760:						359,111.60	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						359,111.60	.00					
AGRI-LINES IRRIGATION, INC.												
1066	AGRI-LINES IRRIGATION, INC.	140793	21191	AIR RELEASE FOR THE FARM, T. FLEMING, JULY 25	07/08/2025	68.40	.00	21-6090 FARM EXPENDITURES	0	7/25		
Total 140793:						68.40	.00					
Total AGRI-LINES IRRIGATION, INC.:						68.40	.00					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	2504764		MONTHLY BACTERIAL SAMPLES- JUNE 25	06/30/2025	632.70	.00	20-6152 M & R - LABORATORY COSTS	0	7/25		
1	ANALYTICAL LABORATORIES	2504764		MONTHLY BACTERIAL SAMPLES EAST WATER- JUNE 25	06/30/2025	38.00	.00	27-6152 M & R - LABORATORY COSTS	0	7/25		
Total 2504764:						670.70	.00					
1	ANALYTICAL LABORATORIES	2504765		WASTEWATER MONITORING AND SAMPLES, JUNE'25	06/30/2025	1,938.00	.00	21-6152 M & R - LABORATORY COSTS	0	7/25		

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	2504765		WASTEWATER MONITORING AND SAMPLES, JUNE'25	06/30/2025	142.50	.00	28-6152 M & R - LABORATORY COSTS	0	7/25		
Total 2504765:						2,080.50	.00					
Total ANALYTICAL LABORATORIES:						2,751.20	.00					
AUMA ACTUATORS INC												
2021	AUMA ACTUATORS INC	6321977	21137	SERVICE TECH TO REPAIR AUMA ACUTATOR ON BIO TRAIN, M. NADEAU, JUNE 25	07/02/2025	1,789.43	.00	21-6150 M & R - SYSTEM	0	7/25		
Total 6321977:						1,789.43	.00					
Total AUMA ACTUATORS INC:						1,789.43	.00					
AWP INC												
2184	AWP INC	H0009802		TRAFFIC CONTROL 4TH OF JULY- JUNE'25 PARKS	06/30/2025	50.00	.00	01-6135 PUBLIC ENTERTAINMENT	1004	7/25		
Total H0009802:						50.00	.00					
Total AWP INC:						50.00	.00					
B.A. FISCHER SALES CO., INC.												
1651	B.A. FISCHER SALES CO., INC.	0240744-IN	21166	GASKETS, M.NADEAU, JUL.'25	07/03/2025	31.50	.00	21-6150 M & R - SYSTEM	0	7/25		
Total 0240744-IN:						31.50	.00					
Total B.A. FISCHER SALES CO., INC.:						31.50	.00					
BPA HEALTH INC												
2357	BPA HEALTH INC	607330		EMPLOYEE ASSISTANCE PROGRAM 06/01-06/30/2025, JUNE'25	07/01/2025	27.98	27.98	25-5950 TEAM BUILDING, ONBOARDING	0	7/25	07/07/2025	

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
2357	BPA HEALTH INC	607330		EMPLOYEE ASSISTANCE PROGRAM 06/01-06/30/2025, JUNE'25	07/01/2025	71.74	71.74	21-5950 TEAM BUILDING, ONBOARDING	0	7/25	07/07/2025	
2357	BPA HEALTH INC	607330		EMPLOYEE ASSISTANCE PROGRAM 06/01-06/30/2025, JUNE'25	07/01/2025	104.48	104.48	01-5950 TEAM BUILDING, ONBOARDING	0	7/25	07/07/2025	
2357	BPA HEALTH INC	607330		EMPLOYEE ASSISTANCE PROGRAM 06/01-06/30/2025, JUNE'25	07/01/2025	71.74	71.74	20-5950 TEAM BUILDING, ONBOARDING	0	7/25	07/07/2025	
Total 607330:						275.94	275.94					
Total BPA HEALTH INC:						275.94	275.94					
BSN SPORTS, LLC												
1739	BSN SPORTS, LLC	930053696		COMPOST FOR BASKESTBALL COURTS PARKS- JUNE/25	06/19/2025	59.34	.00	01-6150 M & R - SYSTEM	1004	7/25		
Total 930053696:						59.34	.00					
1739	BSN SPORTS, LLC	930073187		PITCHERS PLATE AND ANCHOR PARKS- JUNE'25	06/23/2025	147.90	.00	01-6150 M & R - SYSTEM	1004	7/25		
Total 930073187:						147.90	.00					
Total BSN SPORTS, LLC:						207.24	.00					
CAPITAL PAVING CO												
20	CAPITAL PAVING CO	16125		PATCH AT 566 SWAN FALLS 203 SF 4" DEEP @ $6.35 SF, JUNE'25	06/30/2025	1,289.05	1,289.05	20-6150 M & R - SYSTEM	0	7/25	07/07/2025	
Total 16125:						1,289.05	1,289.05					
Total CAPITAL PAVING CO:						1,289.05	1,289.05					
CASELLE INC												

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	INV-08513		MONTHLY CONTRACT SERVICES AND SUPPORT, 8/1-31/2025 - SEWER	07/01/2025	627.12	.00	21-6052 CONTRACT SERVICES	0	7/25		
1239	CASELLE INC	INV-08513		MONTHLY CONTRACT SERVICES AND SUPPORT, 8/1-31/2025 - WATER	07/01/2025	627.12	.00	20-6052 CONTRACT SERVICES	0	7/25		
1239	CASELLE INC	INV-08513		MONTHLY CONTRACT SERVICES AND SUPPORT, 8/1-31/2025 - ADMIN	07/01/2025	916.56	.00	01-6052 CONTRACT SERVICES	0	7/25		
1239	CASELLE INC	INV-08513		MONTHLY CONTRACT SERVICES AND SUPPORT, 8/1-31/2025 - P.I	07/01/2025	241.20	.00	25-6052 CONTRACT SERVICES	0	7/25		
Total INV-08513:						2,412.00	.00					
Total CASELLE INC:						2,412.00	.00					
CENTURYLINK												
62	CENTURYLINK	333719768062		PARKS INTERNET 06/25-07/24/2025 JUNE'25	06/25/2025	108.01	108.01	01-6255 TELEPHONE EXPENSE	1004	7/25	07/07/2025	
Total 33371976806252025:						108.01	108.01					
62	CENTURYLINK	509750209060		TREATMENT PLANT INTERNET 06/24-07/23/2025, JUNE'25	06/24/2025	17.00	17.00	25-6255 TELEPHONE EXPENSE	0	7/25	07/07/2025	
62	CENTURYLINK	509750209060		TREATMENT PLANT INTERNET 06/24-07/23/2025, JUNE'25	06/24/2025	44.61	44.61	21-6255 TELEPHONE EXPENSE	0	7/25	07/07/2025	
62	CENTURYLINK	509750209060		TREATMENT PLANT INTERNET 06/24-07/23/2025, JUNE'25	06/24/2025	44.61	44.61	20-6255 TELEPHONE EXPENSE	0	7/25	07/07/2025	
Total 50975020906042025:						106.22	106.22					
Total CENTURYLINK:						214.23	214.23					

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
CHRISTENSEN INC												
2186	CHRISTENSEN INC	0722611-IN		723.60 GALLONS OF DIESEL, JUNE'25	06/27/2025	2,407.55	.00	21-6300 FUEL	0	7/25		
2186	CHRISTENSEN INC	0722611-IN		473.80 GALLONS OF UNLEADED, JUNE'25	06/27/2025	1,450.71	.00	21-6300 FUEL	0	7/25		
Total 0722611-IN:						3,858.26	.00					
Total CHRISTENSEN INC:						3,858.26	.00					
CITY OF BOISE												
571	CITY OF BOISE	581		JULY-SEPTEMBER 2025 CONTRIBUTION FOR ALLUMBAUGH HOUSE	07/02/2025	3,316.34	.00	01-6070 DONATIONS EXPENSE	0	7/25		
Total 581:						3,316.34	.00					
Total CITY OF BOISE:						3,316.34	.00					
CLEARWATER ADVISORS LLC												
2332	CLEARWATER ADVISORS LLC	64466		MANAGEMENT FEE FOR 06/1-06-30/2025- JUNE'25 PI	07/07/2025	244.08	.00	25-6202 PROFESSIONAL SERVICES	0	7/25		
2332	CLEARWATER ADVISORS LLC	64466		MANAGEMENT FEE FOR 06/1-06-30/2025- JUNE'25 SEWER	07/07/2025	634.62	.00	21-6202 PROFESSIONAL SERVICES	0	7/25		
2332	CLEARWATER ADVISORS LLC	64466		MANAGEMENT FEE FOR 06/1-06-30/2025- JUNE'25 WATER	07/07/2025	634.62	.00	20-6202 PROFESSIONAL SERVICES	0	7/25		
2332	CLEARWATER ADVISORS LLC	64466		MANAGEMENT FEE FOR 06/1-06-30/2025- JUNE'25 ADMIN	07/07/2025	927.51	.00	01-6202 PROFESSIONAL SERVICES	0	7/25		
Total 64466:						2,440.83	.00					
Total CLEARWATER ADVISORS LLC:						2,440.83	.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
CMIT SOLUTIONS CORP												
2014	CMIT SOLUTIONS CORP	11062		SONIC WALL 2 YEAR LICENSE FOR ALL DEPARTMENTS PI-JUNE'25	06/27/2025	155.10	.00	25-6075 DUES & MEMBERSHIPS	0	7/25		
2014	CMIT SOLUTIONS CORP	11062		SONIC WALL 2 YEAR LICENSE FOR ALL DEPARTMENTS P&Z-JUNE'25	06/27/2025	155.10	.00	01-6075 DUES & MEMBERSHIPS	1003	7/25		
2014	CMIT SOLUTIONS CORP	11062		SONIC WALL 2 YEAR LICENSE FOR ALL DEPARTMENTS SEWER-JUNE'25	06/27/2025	403.29	.00	21-6075 DUES & MEMBERSHIPS	0	7/25		
2014	CMIT SOLUTIONS CORP	11062		SONIC WALL 2 YEAR LICENSE FOR ALL DEPARTMENTS WATER-JUNE'25	06/27/2025	403.29	.00	20-6075 DUES & MEMBERSHIPS	0	7/25		
2014	CMIT SOLUTIONS CORP	11062		SONIC WALL 2 YEAR LICENSE FOR ALL DEPARTMENTS ADMIN -JUNE'25	06/27/2025	434.30	.00	01-6075 DUES & MEMBERSHIPS	0	7/25		
Total 11062:						1,551.08	.00					
2014	CMIT SOLUTIONS CORP	11084		IT SUPPORT ALL DEPARTMENTS JULY'25 ADMIN	07/01/2025	3,029.18	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	7/25		
2014	CMIT SOLUTIONS CORP	11084		IT SUPPORT ALL DEPARTMENTS- JULY'25 P&Z	07/01/2025	1,081.85	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	7/25		
2014	CMIT SOLUTIONS CORP	11084		IT SUPPORT ALL DEPARTMENTS JULY'25 WATER	07/01/2025	2,812.81	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	7/25		
2014	CMIT SOLUTIONS CORP	11084		PHONE SERVICE FOR ALL DEPARTMENTS- JULY'25 ADMIN	07/01/2025	352.74	.00	01-6255 TELEPHONE EXPENSE	0	7/25		
2014	CMIT SOLUTIONS CORP	11084		IT SUPPORT ALL DEPARTMENTS- JULY'25 PI	07/01/2025	1,081.85	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	7/25		
2014	CMIT SOLUTIONS CORP	11084		IT SUPPORT ALL DEPARTMENTS- JULY'25 SEWER	07/01/2025	2,812.81	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	7/25		

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
2014	CMIT SOLUTIONS CORP	11084		PHONE SERVICE FOR ALL DEPARTMENTS- JULY'25 PI	07/01/2025	125.98	.00	25-6255 TELEPHONE EXPENSE	0	7/25		
2014	CMIT SOLUTIONS CORP	11084		PHONE SERVICE FOR ALL DEPARTMENTS- JULY'25 SEWER	07/01/2025	327.54	.00	21-6255 TELEPHONE EXPENSE	0	7/25		
2014	CMIT SOLUTIONS CORP	11084		PHONE SERVICE FOR ALL DEPARTMENTS- JULY'25 P&Z	07/01/2025	125.98	.00	01-6255 TELEPHONE EXPENSE	1003	7/25		
2014	CMIT SOLUTIONS CORP	11084		PHONE SERVICE FOR ALL DEPARTMENTS- JULY'25 WATER	07/01/2025	327.54	.00	20-6255 TELEPHONE EXPENSE	0	7/25		
Total 11084:						12,078.28	.00					
2014	CMIT SOLUTIONS CORP	11176		IT TICKET SERVICE FOR ALL DEPARTMENTS-JUNE-25 P&Z	07/02/2025	1,152.75	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	7/25		
2014	CMIT SOLUTIONS CORP	11176		IT TICKET SERVICE FOR ALL DEPARTMENTS-JUNE-25 PARKS	07/02/2025	688.75	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	7/25		
2014	CMIT SOLUTIONS CORP	11176		IT TICKET SERVICE FOR ALL DEPARTMENTS-JUNE-25 ADMIN	07/02/2025	1,324.93	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	7/25		
2014	CMIT SOLUTIONS CORP	11176		IT TICKET SERVICE FOR ALL DEPARTMENTS-JUNE-25 EAST WATER	07/02/2025	561.88	.00	27-6142 MAINT. & REPAIR - EQUIPMENT	0	7/25		
2014	CMIT SOLUTIONS CORP	11176		IT TICKET SERVICE FOR ALL DEPARTMENTS-JUNE-25 EAST SEWER	07/02/2025	561.88	.00	28-6142 MAINT. & REPAIR - EQUIPMENT	0	7/25		
2014	CMIT SOLUTIONS CORP	11176		IT TICKET SERVICE FOR ALL DEPARTMENTS-JUNE-25 PI	07/02/2025	322.99	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	7/25		
2014	CMIT SOLUTIONS CORP	11176		IT TICKET SERVICE FOR ALL DEPARTMENTS-JUNE-25 SEWER	07/02/2025	854.41	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	7/25		

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
2014	CMIT SOLUTIONS CORP	11176		IT TICKET SERVICE FOR ALL DEPARTMENTS-JUNE-25 ECON DEV	07/02/2025	326.25	.00	01-6052 CONTRACT SERVICES	4000	7/25		
2014	CMIT SOLUTIONS CORP	11176		IT TICKET SERVICE FOR ALL DEPARTMENTS-JUNE-25 WATER	07/02/2025	1,129.91	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	7/25		
Total 11176:						6,923.75	.00					
Total CMIT SOLUTIONS CORP:						20,553.11	.00					
COMPASS												
4	COMPASS	0293		FY 2025 ANNUAL MEMBERSHIP DUES, FOURTH QUARTER	07/01/2025	3,471.00	.00	01-6075 DUES & MEMBERSHIPS	0	7/25		
Total 0293:						3,471.00	.00					
Total COMPASS:						3,471.00	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	X173432	21138	HYDRANTS, J.COX, JUN.'25	07/01/2025	1,495.26	.00	20-6150 M & R - SYSTEM	0	7/25		
Total X173432:						1,495.26	.00					
63	CORE & MAIN LP	X188421	21126	RINGS & BRACKETS, J. OSBORN, JUN.'25	06/27/2025	195.60	.00	20-6150 M & R - SYSTEM	0	7/25		
Total X188421:						195.60	.00					
63	CORE & MAIN LP	X230059	21095	PLUMBING PIECES FOR SPLASH PAD, S. HOWELL, JUNE 25	06/25/2025	116.92	.00	01-6150 M & R - SYSTEM	1004	7/25		
Total X230059:						116.92	.00					
63	CORE & MAIN LP	X240354	21126	RINGS & BRACKETS, J. OSBORN, JUN.'25	06/27/2025	795.24	.00	20-6150 M & R - SYSTEM	0	7/25		

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 X240354:						795.24	.00					
63	CORE & MAIN LP	X262589	21131	3 INCH MEGA LUG X2 AND GASKETS, R. IVEY, JUNE 25	07/01/2025	166.56	.00	20-6150 M & R - SYSTEM	0	7/25		
Total X262589:						166.56	.00					
Total CORE & MAIN LP:						2,769.58	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	9534	21180	REPAIR AT SEGO PI STATION, R. JONES, JULY 25	07/03/2025	326.23	.00	25-6150 M & R - SYSTEM (PI)	0	7/25		
Total 9534:						326.23	.00					
Total CUSTOM ELECTRIC, INC.:						326.23	.00					
D & B SUPPLY												
75	D & B SUPPLY	1545	21164	8 FT T POST FOR TEN MILE AND SUNSET, R. IVEY,	07/02/2025	9.29	.00	21-6150 M & R - SYSTEM	0	7/25		
Total 1545:						9.29	.00					
75	D & B SUPPLY	1896	21112	GREASE, C REGLI, PARKS JUNE'25	06/26/2025	63.88	.00	01-6150 M & R - SYSTEM	1004	7/25		
Total 1896:						63.88	.00					
75	D & B SUPPLY	1964	21116	SOLENOID AND VALVE FOR IRRIGATION, D. ABBOT, JUNE 25	06/26/2025	30.98	.00	01-6150 M & R - SYSTEM	1004	7/25		
Total 1964:						30.98	.00					
75	D & B SUPPLY	3082	21136	SPILL KIT WATER CONTAINERS AND ORGANIZERS FOR CHEMICALS, B. REED, JUNE 25	06/30/2025	318.95	.00	01-6150 M & R - SYSTEM	1004	7/25		

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 3082:						318.95	.00					
75	D & B SUPPLY	5326	21117	WEED EATER TRIM, J. BOSTON, JUNE 25	06/26/2025	75.98	.00	21-6175 SMALL TOOLS	0	7/25		
Total 5326:						75.98	.00					
75	D & B SUPPLY	6342	21146	SPRAYER HARDWARE, R.HENZE, JUN.'25	06/30/2025	201.94	.00	21-6090 FARM EXPENDITURES	0	7/25		
Total 6342:						201.94	.00					
Total D & B SUPPLY:						701.02	.00					
DIGLINE												
25	DIGLINE	0076798-IN		DIG FEES, JUNE 2025 - SEWER	06/30/2025	574.94	.00	21-6065 DIG LINE EXPENSE	0	7/25		
25	DIGLINE	0076798-IN		DIG FEES, JUNE 2025 - PI	06/30/2025	219.02	.00	25-6065 DIG LINE EXPENSE	0	7/25		
25	DIGLINE	0076798-IN		DIG FEES, JUNE 2025 - WATER	06/30/2025	574.94	.00	20-6065 DIG LINE EXPENSE	0	7/25		
Total 0076798-IN:						1,368.90	.00					
Total DIGLINE:						1,368.90	.00					
DS SERVICES OF AMERICA INC												
2311	DS SERVICES OF AMERICA INC	24328251 0621	20968	11 EACH 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR CITY HALL, A. PETERSON, JUNE 25- SEWER	06/21/2025	37.10	37.10	21-6165 OFFICE SUPPLIES	0	6/25	06/27/2025	
2311	DS SERVICES OF AMERICA INC	24328251 0621	20968	11 EACH 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR CITY HALL, A. PETERSON, JUNE 25- P.I	06/21/2025	14.25	14.25	25-6165 OFFICE SUPPLIES	0	6/25	06/27/2025	
2311	DS SERVICES OF AMERICA INC	24328251 0621	20968	11 EACH 5 GALLON WATER BOTTLES AND ONE COOLER								

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
				RENTAL FOR CITY HALL, A. PETERSON, JUNE 25- WATER	06/21/2025	37.10	37.10	20-6165 OFFICE SUPPLIES	0	6/25	06/27/2025	
2311	DS SERVICES OF AMERICA INC	24328251 0621	20968	11 EACH 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR CITY HALL, A. PETERSON, JUNE 25- ADMIN	06/21/2025	54.21	54.21	01-6165 OFFICE SUPPLIES	0	6/25	06/27/2025	
Total 24328251 062125:						142.66	142.66					
2311	DS SERVICES OF AMERICA INC	24330369 0621		13 EACH BOTTLES OF WATER AND ONE COOLER RENTAL FOR TREATMENT PLANT, D. CROSSLEY, MAY '25- P.I	06/21/2025	27.69	27.69	25-6165 OFFICE SUPPLIES	0	6/25	06/27/2025	
2311	DS SERVICES OF AMERICA INC	24330369 0621		13 EACH BOTTLES OF WATER AND ONE COOLER RENTAL FOR TREATMENT PLANT, D. CROSSLEY, MAY '25- SEWER	06/21/2025	72.68	72.68	21-6165 OFFICE SUPPLIES	0	6/25	06/27/2025	
2311	DS SERVICES OF AMERICA INC	24330369 0621	20890	13 EACH BOTTLES OF WATER AND ONE COOLER RENTAL FOR TREATMENT PLANT, D. CROSSLEY, MAY '25- WATER	06/21/2025	72.68	72.68	20-6165 OFFICE SUPPLIES	0	6/25	06/27/2025	
Total 24330369 062125:						173.05	173.05					
2311	DS SERVICES OF AMERICA INC	243361820	20968	17 EACH 5 GALLON WATER BOTTLES, ONE COOLER RENTAL AND ONE BOTTLE RACK FOR PARKS, A. PETERSON, JUNE 25	06/21/2025	190.57	190.57	01-6165 OFFICE SUPPLIES	1004	6/25	06/27/2025	
Total 243361820:						190.57	190.57					
Total DS SERVICES OF AMERICA INC:						506.28	506.28					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-30454244	21160	TOTE OF CHLORINE, D.CROSSLEY, JUN.'25	07/03/2025	1,316.70	.00	20-6151 M & R - PROCESS CHEMICALS	0	7/25		

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-30454244:						1,316.70	.00					
Total DUBOIS CHEMICALS INC:						1,316.70	.00					
DYNA PARTS LLC												
2115	DYNA PARTS LLC	319832	21157	SEA FOAM FOR WORK TRUCK, T. FLEMING JULY 25	07/02/2025	8.49	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/25		
2115	DYNA PARTS LLC	319832	21157	TRAILER PARTS FOR EAST WATER WEED BURNER, T. FLEMING JULY 25- WATER	07/02/2025	18.31	.00	27-6142 MAINT. & REPAIR - EQUIPMENT	0	7/25		
2115	DYNA PARTS LLC	319832	21157	TRAILER PARTS FOR EAST SEWER WEED BURNER, T. FLEMING JULY 25- SEWER	07/02/2025	18.31	.00	28-6142 MAINT. & REPAIR - EQUIPMENT	0	7/25		
Total 319832:						45.11	.00					
2115	DYNA PARTS LLC	319874	21165	DEF, J. BOSTON, JULY 25	07/02/2025	25.98	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/25		
Total 319874:						25.98	.00					
2115	DYNA PARTS LLC	320119		WINDSHIELD WIPER BLADES FOR FLEET BUCKET TRUCK, S. HOWELL, JULY 25- WATER	07/08/2025	5.00	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/25		
2115	DYNA PARTS LLC	320119		WINDSHIELD WIPER BLADES FOR FLEET BUCKET TRUCK, S. HOWELL, JULY 25- SEWER	07/08/2025	5.00	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/25		
2115	DYNA PARTS LLC	320119		WINDSHIELD WIPER BLADES FOR FLEET BUCKET TRUCK, S. HOWELL, JULY 25- P.I	07/08/2025	2.49	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/25		
2115	DYNA PARTS LLC	320119		WINDSHIELD WIPER BLADES FOR FLEET BUCKET TRUCK, S. HOWELL, JULY 25- ADMIN	07/08/2025	12.49	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/25		

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Total 320119:						24.98	.00					
Total DYNA PARTS LLC:						96.07	.00					
ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	06302025ECI		ELECTRICAL PERMITS, JUN.'25	06/30/2025	20,402.26	20,402.26	01-6052 CONTRACT SERVICES	1005	7/25	07/07/2025	
Total 06302025ECI:						20,402.26	20,402.26					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						20,402.26	20,402.26					
FATBEAM LLC												
1831	FATBEAM LLC	58036		1M INTERNET SERIVCE JUNE	07/01/2025	65.00	.00	21-6052 CONTRACT SERVICES	0	7/25		
1831	FATBEAM LLC	58036		1M INTERNET SERIVCE JUNE	07/01/2025	25.00	.00	25-6052 CONTRACT SERVICES	0	7/25		
1831	FATBEAM LLC	58036		1M INTERNET SERIVCE JUNE	07/01/2025	65.00	.00	20-6052 CONTRACT SERVICES	0	7/25		
1831	FATBEAM LLC	58036		1M INTERNET SERIVCE JUNE	07/01/2025	95.00	.00	01-6052 CONTRACT SERVICES	0	7/25		
Total 58036:						250.00	.00					
Total FATBEAM LLC:						250.00	.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0919886-1		BRS NOZZLE HYDRANT PARTS, JUNE'25	06/26/2025	890.02	.00	20-6150 M & R - SYSTEM	0	7/25		
Total 0919886-1:						890.02	.00					

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219	FERGUSON ENTERPRISES INC	0920860-1	21107	SETTER ITEMS FOR IRR PUMP, J.COX, JUNE. '25 - P.I	06/27/2025	1,104.68	1,104.68	25-6150 M & R - SYSTEM (PI)	0	7/25	07/07/2025	
Total 0920860-1:						1,104.68	1,104.68					
219	FERGUSON ENTERPRISES INC	0926113-1	21027	PARTS FOR CRIMSON FORGE MAIN, T. FLEMING, JUNE 25	07/03/2025	848.53	.00	21-6150 M & R - SYSTEM	0	7/25		
Total 0926113-1:						848.53	.00					
Total FERGUSON ENTERPRISES INC:						2,843.23	1,104.68					
HARBOR FREIGHT TOOLS												
1312	HARBOR FREIGHT TOOLS	AC29658C	21163	SOCKET SET FOR FLEET, J. DURHAM, JULY 25	07/02/2025	219.99	.00	01-6175 SMALL TOOLS	0	7/25		
Total AC29658C:						219.99	.00					
Total HARBOR FREIGHT TOOLS:						219.99	.00					
HDR ENGINEERING INC												
1646	HDR ENGINEERING INC	1200734334		06/01-06/28/25 QUATERLY GROUNDWATER WELL SAMPLING, ANNUAL REPORTING	07/02/2025	1,037.34	.00	28-6202 PROFESSIONAL SERVICES	0	7/25		
Total 1200734334:						1,037.34	.00					
Total HDR ENGINEERING INC:						1,037.34	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	06272024I		ELECTRIC SERVICE, 05/15/25-06/13/25-ADMIN	06/27/2025	801.80	801.80	01-6290 UTILITIES EXPENSE	0	6/25	06/27/2025	
38	IDAHO POWER CO	06272024I		ELECTRIC SERVICE, 05/15/25-06/13/25 -WATER	06/27/2025	164.68	164.68	20-6290 UTILITIES EXPENSE	0	6/25	06/27/2025	
38	IDAHO POWER CO	06272024I		ELECTRIC SERVICE, 05/15/25-06/13/25 -SENIOR CENTER	06/27/2025	476.75	476.75	01-6290 UTILITIES EXPENSE	1001	6/25	06/27/2025	

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	06272024I		ELECTRIC SERVICE, 05/15/25-06/13/25-STREET LIGHTS	06/27/2025	2,103.93	2,103.93	01-6290 UTILITIES EXPENSE	1002	6/25	06/27/2025	
38	IDAHO POWER CO	06272024I		ELECTRIC SERVICE, 05/15/25-06/13/25 -PARKS	06/27/2025	1,911.35	1,911.35	01-6290 UTILITIES EXPENSE	1004	6/25	06/27/2025	
38	IDAHO POWER CO	06272024I		ELECTRIC SERVICE, 05/15/25-06/13/25 - pi	06/27/2025	29,797.75	29,797.75	25-6290 UTILITIES EXPENSE	0	6/25	06/27/2025	
38	IDAHO POWER CO	06272024I		ELECTRIC SERVICE, 05/15/25-06/13/25 - FARM	06/27/2025	9,148.58	9,148.58	21-6090 FARM EXPENDITURES	0	6/25	06/27/2025	
38	IDAHO POWER CO	06272024I		ELECTRIC SERVICE, 05/15/25-06/13/25 -SEWER	06/27/2025	18,045.45	18,045.45	21-6290 UTILITIES EXPENSE	0	6/25	06/27/2025	
Total 06272024I:						62,450.29	62,450.29					
Total IDAHO POWER CO:						62,450.29	62,450.29					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	647113		AD#647113,LEGAL/PUBLIC NOTICE/22-10-ZC,22-17-S,REZONE AND PRELIM PLAT,SEASONS CREEK NORTH, T.VILLANUEVA JUNE'25	06/20/2025	41.82	41.82	01-6125 LEGAL PUBLICATIONS	1003	6/25	06/27/2025	
Total 647113:						41.82	41.82					
1802	IDAHO PRESS TRIBUNE, LLC	650365	21101	STAR ACRES PROPERTIES ANNEXATION, T. VILLANUEVA, JUNE 25	06/26/2025	36.64	.00	01-6125 LEGAL PUBLICATIONS	1003	7/25		
Total 650365:						36.64	.00					
Total IDAHO PRESS TRIBUNE, LLC:						78.46	41.82					
INSPECT LLC												
2335	INSPECT LLC	06302025I		PLUMBING PERMITS, JUN.'25	06/30/2025	25,390.32	25,390.32	01-6052 CONTRACT SERVICES	1005	7/25	07/07/2025	

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 06302025I:						25,390.32	25,390.32					
Total INSPECT LLC:						25,390.32	25,390.32					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482128729062		NATURAL GAS CONSUMPTION AT WELL #12, 05/28-06/26/2025	06/27/2025	10.50	.00	20-6290 UTILITIES EXPENSE	0	7/25		
Total 48212872906272025:						10.50	.00					
37	INTERMOUNTAIN GAS CO	482135196062		NATURAL GAS CONSUMPTION AT THE SENIOR CENTER, 05/28 -06/26/2025	06/27/2025	59.46	.00	01-6290 UTILITIES EXPENSE	1001	7/25		
Total 48213519606272025:						59.46	.00					
37	INTERMOUNTAIN GAS CO	482327707062		NATURAL GAS CONSUMPTION AT THE ART HISTORY BUILDING, 5/28-6/26/2025	06/27/2025	8.24	.00	01-6290 UTILITIES EXPENSE	0	7/25		
Total 48232770706272025:						8.24	.00					
37	INTERMOUNTAIN GAS CO	482634665062		NATURAL GAS CONSUMPTION CITY HALL 5/28-6/26/2025- SEWER	06/27/2025	5.36	.00	21-6290 UTILITIES EXPENSE	0	7/25		
37	INTERMOUNTAIN GAS CO	482634665062		NATURAL GAS CONSUMPTION CITY HALL 5/28-6/26/2025- WATER	06/27/2025	5.36	.00	20-6290 UTILITIES EXPENSE	0	7/25		
37	INTERMOUNTAIN GAS CO	482634665062		NATURAL GAS CONSUMPTION CITY HALL 5/28-6/26/2025- ADMIN	06/27/2025	7.82	.00	01-6290 UTILITIES EXPENSE	0	7/25		
37	INTERMOUNTAIN GAS CO	482634665062		NATURAL GAS CONSUMPTION CITY HALL 5/28-6/26/2025- PI	06/27/2025	2.06	.00	25-6290 UTILITIES EXPENSE	0	7/25		
Total 48263466506272025:						20.60	.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
37	INTERMOUNTAIN GAS CO	482746266062		NATURAL GAS CONSUMPTION AT THE POLICE STATION, 5/28-6/26/2025	06/27/2025	11.07	.00	01-6290 UTILITIES EXPENSE	0	7/25		
Total 48274626606272025:						11.07	.00					
Total INTERMOUNTAIN GAS CO:						109.87	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	06202025-062		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 6/20-26/2025	06/27/2025	-1,861.59	-1,861.59	01-4170 FRANCHISE FEES	0	6/25	06/27/2025	
230	J & M SANITATION, INC.	06202025-062		SANITATION RECEIPT TRANSFER, 6/20-26/2025	06/27/2025	18,842.01	18,842.01	26-7000 SOLID WASTE SERVICE FEES	0	6/25	06/27/2025	
Total 06202025-06262025:						16,980.42	16,980.42					
230	J & M SANITATION, INC.	06302025JM		20 YARD BOX PICKUP AND RENTAL, JUNE'25	06/30/2025	456.26	456.26	21-6212 RENT - EQUIPMENT	0	7/25	07/07/2025	
230	J & M SANITATION, INC.	06302025JM		SLUDGE REMOVAL FOR JUN'25	06/30/2025	10,589.12	10,589.12	21-6153 M & R - SLUDGE DISPOSAL	0	7/25	07/07/2025	
230	J & M SANITATION, INC.	06302025JM		30 YD EMPTY PLUS RENT, JUNE'25 - PARKS	06/30/2025	1,354.94	1,354.94	01-6212 RENT - EQUIPMENT	1004	7/25	07/07/2025	
Total 06302025JM:						12,400.32	12,400.32					
230	J & M SANITATION, INC.	20272025-070		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES,06/27-07/03/2025	07/07/2025	-8,494.41	-8,494.41	01-4170 FRANCHISE FEES	0	7/25	07/07/2025	
230	J & M SANITATION, INC.	20272025-070		SANITATION RECEIPT TRANSFER, 06/27-07/03/2025	07/07/2025	85,975.78	85,975.78	26-7000 SOLID WASTE SERVICE FEES	0	7/25	07/07/2025	
Total 20272025-07032025:						77,481.37	77,481.37					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total J & M SANITATION, INC.:						106,862.11	106,862.11					
JASON LAROSE												
2304	JASON LAROSE	062425JL		UMPIRE SERVICES FOR 2 GAMES 06/16/25 AND 06/23/25	06/24/2025	200.00	200.00	01-6135 PUBLIC ENTERTAINMENT	1004	6/25	06/27/2025	
Total 062425JL:						200.00	200.00					
Total JASON LAROSE:						200.00	200.00					
JONATHAN STRICKLAND												
1976	JONATHAN STRICKLAND	2305		MONTLY JANITORIAL SERVICES, CITY HALL, JULY 25- SEWER	07/01/2025	189.28	.00	21-6025 JANITORIAL	0	7/25		
1976	JONATHAN STRICKLAND	2305		MONTLY JANITORIAL SERVICES, CITY HALL, JULY 25- WATER	07/01/2025	189.28	.00	20-6025 JANITORIAL	0	7/25		
1976	JONATHAN STRICKLAND	2305		MONTLY JANITORIAL SERVICES, CITY HALL, JULY 25- P.I	07/01/2025	72.80	.00	25-6025 JANITORIAL	0	7/25		
1976	JONATHAN STRICKLAND	2305		MONTLY JANITORIAL SERVICES, CITY HALL, JULY 25- ADMIN	07/01/2025	276.64	.00	01-6025 JANITORIAL	0	7/25		
Total 2305:						728.00	.00					
1976	JONATHAN STRICKLAND	2306		MONTHLY JANITORIAL SERVICES, SENIOR CENTER, JULY 258	07/01/2025	446.00	.00	01-6025 JANITORIAL	1001	7/25		
Total 2306:						446.00	.00					
1976	JONATHAN STRICKLAND	2307		MONTHLY JANITORIAL SERVICE, TREATMENT PLANT, JULY 25- SEWER	07/01/2025	184.80	.00	21-6025 JANITORIAL	0	7/25		
1976	JONATHAN STRICKLAND	2307		MONTHLY JANITORIAL SERVICE, TREATMENT PLANT, JULY 25- P.I	07/01/2025	70.40	.00	25-6025 JANITORIAL	0	7/25		

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
1976	JONATHAN STRICKLAND	2307		MONTHLY JANITORIAL SERVICE, TREATMENT PLANT, JULY 25- WATER	07/01/2025	184.80	.00	20-6025 JANITORIAL	0	7/25		
Total 2307:						440.00	.00					
1976	JONATHAN STRICKLAND	2308		MONTHLY JANITORIAL SERVICE, PARKS OFFICE, JULY 25	07/01/2025	400.00	.00	01-6025 JANITORIAL	1004	7/25		
Total 2308:						400.00	.00					
Total JONATHAN STRICKLAND:						2,014.00	.00					
K & S WELDING & FABRICATION												
2165	K & S WELDING & FABRICATION	2675	21141	BUILD OF TRAILER BUNER, T. FLEMING, JUNE 25	07/01/2025	1,321.45	.00	28-6142 MAINT. & REPAIR - EQUIPMENT	0	7/25		
2165	K & S WELDING & FABRICATION	2675	21141	BUILD OF TRAILER BUNER, T. FLEMING, JUNE 25	07/01/2025	1,321.44	.00	27-6142 MAINT. & REPAIR - EQUIPMENT	0	7/25		
Total 2675:						2,642.89	.00					
Total K & S WELDING & FABRICATION:						2,642.89	.00					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	0251564		05/01-05/31/2025 PRELIMIARY ENGINEERING REPORT	06/15/2025	9,205.00	9,205.00	21-6020 CAPITAL IMPROVEMENTS	0	7/25	07/07/2025	
Total 0251564:						9,205.00	9,205.00					
429	KELLER ASSOCIATES, INC.	0251565		05/04-05/31/2025 J&M LIFT STATION PER, MAY'25	06/15/2025	6,700.00	6,700.00	21-6202 PROFESSIONAL SERVICES	0	7/25	07/07/2025	
Total 0251565:						6,700.00	6,700.00					

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
429	KELLER ASSOCIATES, INC.	0251585		PROFESSIONAL SERVICES FROM 5/4-5/31/2025 PATAGONIA PARK PHASE II	06/15/2025	4,653.90	.00	50-6045 CONTINGENCY	0	7/25		
Total 0251585:						4,653.90	.00					
Total KELLER ASSOCIATES, INC.:						20,558.90	15,905.00					
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	712025		FIBER OPTIC LEASE-- JUNE'25 PI	07/01/2025	30.00	.00	25-6255 TELEPHONE EXPENSE	0	7/25		
199	KUNA JT. SCHOOL DISTRICT NO. 3	712025		FIBER OPTIC LEASE- JUNE'25 SEWER	07/01/2025	78.00	.00	21-6255 TELEPHONE EXPENSE	0	7/25		
199	KUNA JT. SCHOOL DISTRICT NO. 3	712025		FIBER OPTIC LEASE- JUNE'25 ADMIN	07/01/2025	114.00	.00	01-6255 TELEPHONE EXPENSE	0	7/25		
199	KUNA JT. SCHOOL DISTRICT NO. 3	712025		FIBER OPTIC LEASE-JUNE'25 WATER	07/01/2025	78.00	.00	20-6255 TELEPHONE EXPENSE	0	7/25		
Total 712025:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A150454	21118	SPRAY PAINT AND SUPER GLUE FOR THE PLANT, U. RAMIREZ, JUNE 25	06/26/2025	49.26	49.26	21-6150 M & R - SYSTEM	0	7/25	07/07/2025	
Total A150454:						49.26	49.26					
499	KUNA LUMBER	A150481	21129	CONCRETE , SCREWS TO FIX MANHOLE, J BOSTOM, JUNE'25	06/27/2025	33.87	33.87	21-6150 M & R - SYSTEM	0	7/25	07/07/2025	
Total A150481:						33.87	33.87					

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	A150549	21148	2X4 BASKETBALL HOOPS PATAGONIA- C REGLI, JULY'25	07/01/2025	47.47	.00	01-6150 M & R - SYSTEM	1004	7/25		
Total A150549:						47.47	.00					
499	KUNA LUMBER	A150566	21151	PALLET OF CONCRETE, BASKETBALL HOOPS, C REGLI JULY'25	07/01/2025	357.98	.00	01-6150 M & R - SYSTEM	1004	7/25		
Total A150566:						357.98	.00					
499	KUNA LUMBER	A150591	21158	LUMBER FOR NICHOLSON PARK, J.ADAMS, JUL.'25	07/02/2025	701.10	.00	01-6150 M & R - SYSTEM	1004	7/25		
Total A150591:						701.10	.00					
499	KUNA LUMBER	A150689	21181	ELECTRICAL SWITCH FOR SEGO PUMP HOUSE, S. HOWELL, JUNE 25	07/08/2025	12.41	.00	25-6150 M & R - SYSTEM (PI)	0	7/25		
Total A150689:						12.41	.00					
499	KUNA LUMBER	B178313	21077	EXIT SIGNS PAINT AND TAPE, P. MORFIN, JUNE 25	06/20/2025	43.92	43.92	20-6150 M & R - SYSTEM	0	7/25	07/07/2025	
Total B178313:						43.92	43.92					
499	KUNA LUMBER	B178318	21080	BATTERIES FOR CITY HALL ALARM, JUN.'25	06/20/2025	11.68	11.68	01-6140 MAINT. & REPAIR BUILDING	0	7/25	07/07/2025	
Total B178318:						11.68	11.68					
499	KUNA LUMBER	B178319	21081	PLATE COVER AND TAPE, P MORFIN, JUN.'25	06/20/2025	30.17	30.17	20-6150 M & R - SYSTEM	0	7/25	07/07/2025	
Total B178319:						30.17	30.17					

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	B178379	21087	PAINT AND GRIP, U. RAMIREZ, JUN.25	06/23/2025	12.40	12.40	21-6150 M & R - SYSTEM	0	7/25	07/07/2025	
Total B178379:						12.40	12.40					
499	KUNA LUMBER	B178484	21119	BOLTS, R.WARWICK, JUN.'25	06/26/2025	38.68	38.68	01-6150 M & R - SYSTEM	1004	7/25	07/07/2025	
Total B178484:						38.68	38.68					
499	KUNA LUMBER	B178533	21127	ELECTRICAL TAPE, NUT, BOLT, R JONES JUNE'25	06/27/2025	9.20	9.20	25-6150 M & R - SYSTEM (PI)	0	7/25	07/07/2025	
Total B178533:						9.20	9.20					
499	KUNA LUMBER	B178584	21132	STRAIGHT BOLT FITTINGS AND BATTERIES, D.ABBOTT, JUN.'25	06/30/2025	30.95	30.95	01-6150 M & R - SYSTEM	1004	7/25	07/07/2025	
Total B178584:						30.95	30.95					
499	KUNA LUMBER	B178586	21134	DROP CLOTH AND PAPER, FOR THE POLICE STATION, J.ADAMS, JUN.'25	06/30/2025	31.48	31.48	01-6140 MAINT. & REPAIR BUILDING	0	7/25	07/07/2025	
Total B178586:						31.48	31.48					
499	KUNA LUMBER	B178638	21158	PAINT FOR THE POLICE DEPT, J.ADAMS, JUL.'25	07/02/2025	13.49	.00	01-6140 MAINT. & REPAIR BUILDING	0	7/25		
Total B178638:						13.49	.00					
499	KUNA LUMBER	E9665	21135	DEGREASER, JUN.'25	06/30/2025	17.99	17.99	01-6150 M & R - SYSTEM	1004	7/25	07/07/2025	
Total E9665:						17.99	17.99					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total KUNA LUMBER:						1,442.05	309.60					
KUNA MACHINE LLC												
1775	KUNA MACHINE LLC	3765	21029	10 PARK BENCHES, C. REGLI JUNE 25	06/12/2025	8,653.90	.00	01-6150 M & R - SYSTEM	1004	7/25		
Total 3765:						8,653.90	.00					
Total KUNA MACHINE LLC:						8,653.90	.00					
KUNA RURAL FIRE DISTRICT (IMPACT)												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	06302025KRF		KRFD IMPACT FEES, JUN.'25	06/30/2025	208,641.00	208,641.00	30-2082 KRFD IMPACT FEE	0	7/25	07/07/2025	
Total 06302025KRFDI:						208,641.00	208,641.00					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						208,641.00	208,641.00					
MIKE J. KAUFMAN												
2302	MIKE J. KAUFMAN	062725MK		UMPIRE SERVICES FOR 2 GAMES 06/16/25 AND 06/23/25	06/24/2025	200.00	200.00	01-6135 PUBLIC ENTERTAINMENT	1004	6/25	06/27/2025	
Total 062725MK:						200.00	200.00					
Total MIKE J. KAUFMAN:						200.00	200.00					
MISCELLANEOUS #2												
1849	MISCELLANEOUS #2	06232025ZM		Z. MONTENEGRO, PARKING REIMBURSEMENT WHILE ATTENDING AIC CONFERENCE, JUNE 25	06/23/2025	42.00	42.00	01-6265 TRAINING & SCHOOLING EXPENSE	0	6/25	06/27/2025	
Total 06232025ZM:						42.00	42.00					
1849	MISCELLANEOUS #2	07072025NS		N. STAUFFER HOTEL REIMBURSEMENT WHILE AT SHRM CONFERENCE, JULY 25-SEWER	07/02/2025	649.09	649.09	21-6270 TRAVEL EXPENSES	0	7/25	07/07/2025	

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
1849	MISCELLANEOUS #2	07072025NS		N. STAUFFER HOTEL REIMBURSEMENT FOR WHILE AT SHRM CONFERENCE, JULY 25- WATER	07/02/2025	649.09	649.09	20-6270 TRAVEL EXPENSES	0	7/25	07/07/2025	
1849	MISCELLANEOUS #2	07072025NS		N. STAUFFER REIMBURSMENT FOR A BOOK WHILE AT SHRM CONFERENCE, JULY- P.I	07/02/2025	.90	.90	25-6165 OFFICE SUPPLIES	0	7/25	07/07/2025	
1849	MISCELLANEOUS #2	07072025NS		N. STAUFFER REIMBURSMENT FOR A BOOK WHILE AT SHRM CONFERENCE, JULY- SEWER	07/02/2025	3.30	3.30	21-6165 OFFICE SUPPLIES	0	7/25	07/07/2025	
1849	MISCELLANEOUS #2	07072025NS		N. STAUFFER REIMBURSMENT FOR A BOOK WHILE AT SHRM CONFERENCE, JULY- WATER	07/02/2025	3.30	3.30	20-6165 OFFICE SUPPLIES	0	7/25	07/07/2025	
1849	MISCELLANEOUS #2	07072025NS		N. STAUFFER HOTEL REIMBURSEMENT WHILE AT SHRM CONFERENCE, JULY 25- ADMIN	07/02/2025	491.74	491.74	01-6270 TRAVEL EXPENSES	0	7/25	07/07/2025	
1849	MISCELLANEOUS #2	07072025NS		N. STAUFFER HOTEL REIMBURSEMENT WHILE AT SHRM CONFERENCE, JULY 25- P.I	07/02/2025	177.02	177.02	25-6270 TRAVEL EXPENSES	0	7/25	07/07/2025	
1849	MISCELLANEOUS #2	07072025NS		N. STAUFFER REIMBURSMENT FOR A BOOK WHILE AT SHRM CONFERENCE, JULY- ADMIN	07/02/2025	2.50	2.50	01-6165 OFFICE SUPPLIES	0	7/25	07/07/2025	
Total 07072025NS:						1,976.94	1,976.94					
Total MISCELLANEOUS #2:						2,018.94	2,018.94					
MISCELLANEOUS #3												
2270	MISCELLANEOUS #3	07072025JE		J. EDINGER TRAVEL REIMBURSEMENT FOR SHRM CONFERENCE, JULY 25- WATER	07/03/2025	324.26	324.26	20-6270 TRAVEL EXPENSES	0	7/25	07/07/2025	
2270	MISCELLANEOUS #3	07072025JE		J. EDINGER TRAVEL REIMBURSEMENT FOR SHRM CONFERENCE, JULY 25- SEWER	07/03/2025	324.26	324.26	21-6270 TRAVEL EXPENSES	0	7/25	07/07/2025	

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
2270	MISCELLANEOUS #3	07072025JE		J. EDINGER TRAVEL REIMBURSEMENT FOR SHRM CONFERENCE, JULY 25- P.I	07/03/2025	88.43	88.43	25-6270 TRAVEL EXPENSES	0	7/25	07/07/2025	
2270	MISCELLANEOUS #3	07072025JE		J. EDINGER TRAVEL REIMBURSEMENT FOR SHRM CONFERENCE, JULY 25- ADMIN	07/03/2025	245.65	245.65	01-6270 TRAVEL EXPENSES	0	7/25	07/07/2025	
Total 07072025JE:						982.60	982.60					
Total MISCELLANEOUS #3:						982.60	982.60					
NCC CONCRETE CONSTRUCTION LLC												
2338	NCC CONCRETE CONSTRUCTION LLC	1270		CONCRETE WORK AT PATAGONIA BASKETBALL COURTS, JULY 25	07/02/2025	32,900.00	.00	50-6045 CONTINGENCY	0	7/25		
Total 1270:						32,900.00	.00					
Total NCC CONCRETE CONSTRUCTION LLC:						32,900.00	.00					
NORCO, INC.												
222	NORCO, INC.	0043945564		WELDING WIRE AND CUT OFF WHEEL FOR PARKS, JUNE 25	06/30/2025	157.57	.00	01-6175 SMALL TOOLS	1004	7/25		
Total 0043945564:						157.57	.00					
Total NORCO, INC.:						157.57	.00					
NORTH AMER CENTRAL SCH BUS HLDING CO LLC												
2200	NORTH AMER CENTRAL SCH BUS HLDING CO LLC	580-01246		PARK RANGERS TO BABBY FARMS- JUNE'25	06/25/2025	552.65	.00	01-6135 PUBLIC ENTERTAINMENT	1004	7/25		
Total 580-01246:						552.65	.00					
Total NORTH AMER CENTRAL SCH BUS HLDING CO LLC:						552.65	.00					
O'REILLY AUTO ENTERPRISES LLC												

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	5841-412784	21152	THRED LOCK FLEET SUPPLIES - J DURHAM JULY'25- P.I	07/01/2025	1.43	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-412784	21152	THRED LOCK FLEET SUPPLIES - J DURHAM JULY'25- WATER	07/01/2025	2.88	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-412784	21152	THRED LOCK FLEET SUPPLIES - J DURHAM JULY'25- ADMIN	07/01/2025	7.20	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-412784	21152	THRED LOCK FLEET SUPPLIES - J DURHAM JULY'25- SEWER	07/01/2025	2.88	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/25		
Total 5841-412784:						14.39	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-413119	21171	AIR FILTER FOR SEWER TRUCK, J.DURHAM, JUL.'25	07/03/2025	31.00	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/25		
Total 5841-413119:						31.00	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-413143	21172	CABIN AIR FILTER FOR SEWER TRUCK #8, J. DURHAM, JULY 25	07/03/2025	10.57	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/25		
Total 5841-413143:						10.57	.00					
Total O'REILLY AUTO ENTERPRISES LLC:						55.96	.00					
PEAK ALARM COMPANY, INC												
1021	PEAK ALARM COMPANY, INC	6631200		ALARM MONITORING, (SNOWHAWK, CEDAR, DANSKIN, BEST BATH, EL CAJON, BUTLER, AND SEGO PRAIRIE WELLS), 07/01-07/31/25- P.I	07/01/2025	55.35	.00	25-6150 M & R - SYSTEM (PI)	0	7/25		
1021	PEAK ALARM COMPANY, INC	6631200		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), 07/01-07/31/25- WATER	07/01/2025	221.41	.00	20-6150 M & R - SYSTEM	0	7/25		
Total 6631200:						276.76	.00					
Total PEAK ALARM COMPANY, INC:						276.76	.00					
PRIDE ELECTRICAL CONTRACTORS INC												
2137	PRIDE ELECTRICAL CONTRACTORS INC	2013	21169	ELECTRICAL WORK DONE IN POLICE STATION, J.ADAMS, JUL.'25	07/02/2025	850.00	.00	01-6140 MAINT. & REPAIR BUILDING	0	7/25		
Total 2013:						850.00	.00					
Total PRIDE ELECTRICAL CONTRACTORS INC:						850.00	.00					
RICOH USA, INC. (MAINTENANCE)												
1422	RICOH USA, INC. (MAINTENANCE)	5071613296		COPIER CHARGES, MODEL #IMC2000, SERIAL #C86262110 06/01-06/30/25- PARKS OFFICE	07/01/2025	48.64	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	7/25		
Total 5071613296:						48.64	.00					
Total RICOH USA, INC. (MAINTENANCE):						48.64	.00					
RUSH TRUCK CENTERS OF IDAHO INC												
2233	RUSH TRUCK CENTERS OF IDAHO INC	3042300237	21149	SEAL FOR PARKS BIG RED DUMP TURCK, J DURHAM-JULY'25	07/01/2025	85.49	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	7/25		
Total 3042300237:						85.49	.00					
Total RUSH TRUCK CENTERS OF IDAHO INC:						85.49	.00					
SAFEBUILT LLC												
2173	SAFEBUILT LLC	2023694		RESIDENTIAL AND COMMERCIAL INSPECTIONS 06/02-06/30/25	06/30/2025	15,081.25	.00	01-6052 CONTRACT SERVICES	1005	7/25		

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 2023694:						15,081.25	.00					
2173	SAFEBUILT LLC	2024005		META BUILDING INSPECTIONS, 06/03-06/30/25	06/30/2025	3,443.75	.00	01-6052 CONTRACT SERVICES	1005	7/25		
Total 2024005:						3,443.75	.00					
2173	SAFEBUILT LLC	2091430		COMMERCIAL INSPECTION REVIEWS, PERMIT 46942 PANERA, PERMIT 47409 BURGER KING & PERMIT 48173 GROCERY OUTLET, JUNE 25	06/30/2025	550.00	.00	01-6052 CONTRACT SERVICES	1005	7/25		
Total 2091430:						550.00	.00					
Total SAFEBUILT LLC:						19,075.00	.00					
SIMPLOT TURF & HORTICULTURE												
491	SIMPLOT TURF & HORTICULTURE	216080872		FERTILIZER FOR THE PARKS, B. REED, JUNE 25	06/25/2025	27,090.94	.00	01-6150 M & R - SYSTEM	1004	7/25		
Total 216080872:						27,090.94	.00					
Total SIMPLOT TURF & HORTICULTURE:						27,090.94	.00					
SITECRETE LLC												
2369	SITECRETE LLC	501424	21189	REPAIR MAN HOLE COVER ON BEST BUSINESS WAY, T. FLEMING, JULY 25	07/08/2025	386.38	.00	21-6150 M & R - SYSTEM	0	7/25		
Total 501424:						386.38	.00					
Total SITECRETE LLC:						386.38	.00					
SOUTHWEST OFFICE SUPPLY INC												
2213	SOUTHWEST OFFICE SUPPLY INC	WO-201028-1	21125	PAPER TOWELS FOR EAST SEWER, JULY 25	06/30/2025	61.57	.00	28-6025 JANITORIAL	0	7/25		

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-201028-1	21125	RULER FOR L. PIERCE, JULY 25 - ADMIN	06/30/2025	1.62	.00	01-6165 OFFICE SUPPLIES	0	7/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-201028-1	21125	HAND SANITIZER FOR CITY HALL, JULY 25- ADMIN	06/30/2025	26.08	.00	01-6165 OFFICE SUPPLIES	0	7/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-201028-1	21125	RULER FOR L. PIERCE, JULY 25 - WATER	06/30/2025	2.13	.00	20-6165 OFFICE SUPPLIES	0	7/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-201028-1	21125	RULER FOR L. PIERCE, JULY 25 - P.I	06/30/2025	.58	.00	25-6165 OFFICE SUPPLIES	0	7/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-201028-1	21125	RULER FOR L. PIERCE, JULY 25 - SEWER	06/30/2025	2.13	.00	21-6165 OFFICE SUPPLIES	0	7/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-201028-1	21125	PAPER FOR CLERKS, JULY 25- SEWER	06/30/2025	2.05	.00	21-6165 OFFICE SUPPLIES	0	7/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-201028-1	21125	PAPER FOR CLERKS, JULY 25- P.I	06/30/2025	1.03	.00	25-6165 OFFICE SUPPLIES	0	7/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-201028-1	21125	PAPER FOR CLERKS, JULY 25- WATER	06/30/2025	2.05	.00	20-6165 OFFICE SUPPLIES	0	7/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-201028-1	21125	PAPER FOR CLERKS, JULY 25- ADMIN	06/30/2025	46.19	.00	01-6165 OFFICE SUPPLIES	0	7/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-201028-1	21125	HAND SANITIZER FOR CITY HALL, JULY 25- P.I	06/30/2025	6.86	.00	25-6165 OFFICE SUPPLIES	0	7/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-201028-1	21125	HAND SANITIZER FOR CITY HALL, JULY 25- WATER	06/30/2025	17.84	.00	20-6165 OFFICE SUPPLIES	0	7/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-201028-1	21125	HAND SANITIZER FOR CITY HALL, JULY 25- SEWER	06/30/2025	17.84	.00	21-6165 OFFICE SUPPLIES	0	7/25		
Total WO-201028-1:						187.97	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-201028-2	21125	TRASH BAGS FOR CITY HALL, , JULY 25- WATER	07/01/2025	20.31	.00	20-6025 JANITORIAL	0	7/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-201028-2	21125	TRASH BAGS FOR CITY HALL, , JULY 25- ADMIN	07/01/2025	29.68	.00	01-6025 JANITORIAL	0	7/25		

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-201028-2	21125	TRASH BAGS FOR CITY HALL, , JULY 25- SEWER	07/01/2025	20.31	.00	21-6025 JANITORIAL	0	7/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-201028-2	21125	TRASH BAGS FOR CITY HALL, , JULY 25- P.I	07/01/2025	7.80	.00	25-6025 JANITORIAL	0	7/25		
Total WO-201028-2:						78.10	.00					
Total SOUTHWEST OFFICE SUPPLY INC:						266.07	.00					
SPECIALTY CONSTRUCTION SUPPLY												
780	SPECIALTY CONSTRUCTION SUPPLY	0255471-IN	21128	3" CHISSELL SHANK FOR THE JACK HAMMER, S HARMON, JUNE'25	06/27/2025	115.00	115.00	21-6175 SMALL TOOLS	0	7/25	07/07/2025	
Total 0255471-IN:						115.00	115.00					
Total SPECIALTY CONSTRUCTION SUPPLY:						115.00	115.00					
SPF WATER ENGINEERING, L.L.C.												
1498	SPF WATER ENGINEERING, L.L.C.	98428	20963	10 HALF INCH PVC AND UNION NUT AND ONE PINT 724 LOVOX FOR PLANT CHLORINE SKID, M. NADEAU, JUNE 25	07/01/2025	711.59	.00	21-6150 M & R - SYSTEM	0	7/25		
Total 98428:						711.59	.00					
Total SPF WATER ENGINEERING, L.L.C.:						711.59	.00					
STEVEN PERRY												
2315	STEVEN PERRY	1076		PINE TREE REMOVAL AT ARBOR RIDGE PARK, JUNE 25	06/26/2025	600.00	.00	01-6150 M & R - SYSTEM	1004	7/25		
Total 1076:						600.00	.00					
Total STEVEN PERRY:						600.00	.00					
STRICKLY CLEAN LLC												

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
2225	STRICKLY CLEAN LLC	2280-A		INSTALLATION OF SYNTHETIC GRASS AT PATAGONIA, FINAL PAYMENT, MAY 25	05/27/2025	15,333.00	15,333.00	50-6045 CONTINGENCY	0	7/25	07/07/2025	
Total 2280-A:						15,333.00	15,333.00					
Total STRICKLY CLEAN LLC:						15,333.00	15,333.00					
SUNROC CORPORATION												
1826	SUNROC CORPORATION	41418866		PIT RUN, B. VILLANUEVA, JUNE 25	06/23/2025	720.62	.00	01-6150 M & R - SYSTEM	1004	7/25		
Total 41418866:						720.62	.00					
1826	SUNROC CORPORATION	41419296	21089	PIT RUN, JUN.'25	06/24/2025	167.55	.00	01-6150 M & R - SYSTEM	1004	7/25		
Total 41419296:						167.55	.00					
Total SUNROC CORPORATION:						888.17	.00					
SYRINGA NETWORKS LLC												
2356	SYRINGA NETWORKS LLC	25JUL0845		INTERNET SERVICE 07/01-07/31/25 WATER OPS FACILITY-SEWER	07/01/2025	425.00	.00	28-6290 UTILITIES EXPENSE	0	7/25		
2356	SYRINGA NETWORKS LLC	25JUL0845		INTERNET SERVICE 07/01-07/31/25 WATER OPS FACILITY-WATER	07/01/2025	425.00	.00	27-6290 UTILITIES EXPENSE	0	7/25		
Total 25JUL0845:						850.00	.00					
Total SYRINGA NETWORKS LLC:						850.00	.00					
TACOMA SCREW PRODUCTS, INC												
1768	TACOMA SCREW PRODUCTS, INC	200179811-00	21161	NUTS AND BOLTS FOR SPLASH PAD, S. HOWELL, JULY 25	07/02/2025	208.46	.00	01-6150 M & R - SYSTEM	1004	7/25		

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 200179811-00:						208.46	.00					
Total TACOMA SCREW PRODUCTS, INC:						208.46	.00					
TAYLOR CORPORATION												
1435	TAYLOR CORPORATION	254247941	21122	250 BUSINESS CARDS FOR J. MILLER, JUNE 25- P.I	06/27/2025	4.25	.00	25-6165 OFFICE SUPPLIES	0	7/25		
1435	TAYLOR CORPORATION	254247941	21122	250 BUSINESS CARDS FOR R. JONES, JUNE 25- WATER	06/27/2025	21.28	.00	20-6165 OFFICE SUPPLIES	0	7/25		
1435	TAYLOR CORPORATION	254247941	21122	250 BUSINESS CARDS FOR R. JONES, JUNE 25- P.I	06/27/2025	5.31	.00	25-6165 OFFICE SUPPLIES	0	7/25		
1435	TAYLOR CORPORATION	254247941	21122	250 BUSINESS CARDS FOR J. MILLER, JUNE 25- WATER	06/27/2025	11.17	.00	20-6165 OFFICE SUPPLIES	0	7/25		
1435	TAYLOR CORPORATION	254247941	21122	250 BUSINESS CARDS FOR J. MILLER, JUNE 25- SEWER	06/27/2025	11.17	.00	21-6165 OFFICE SUPPLIES	0	7/25		
Total 254247941:						53.18	.00					
Total TAYLOR CORPORATION:						53.18	.00					
TEANCUM LLC												
1959	TEANCUM LLC	379246	21162	FUEL FILTERS FOR SEWERS RAM TRUCK, J. DURHAM, JULY 25	07/02/2025	202.64	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/25		
Total 379246:						202.64	.00					
Total TEANCUM LLC:						202.64	.00					
TECHNOLOGY SOLUTIONS LLC												
1823	TECHNOLOGY SOLUTIONS LLC	5214		ALARM MONITORING FOR ARTS AND HISTORY CENTER 07/01/25-06/30/26, JULY 25	07/01/2025	469.56	469.56	01-6140 MAINT. & REPAIR BUILDING	0	7/25	07/07/2025	
Total 5214:						469.56	469.56					

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 TECHNOLOGY SOLUTIONS LLC:					469.56	469.56					
TIMBER CREEK RECYCLING LLC												
2018	TIMBER CREEK RECYCLING LLC	T13992	20967	RECYCLING BRANCHES AND WEEDS, J.PEREZ, JUN.'25	06/30/2025	60.40	.00	01-6150 M & R - SYSTEM	1004	7/25		
	Total T13992:					60.40	.00					
2018	TIMBER CREEK RECYCLING LLC	T14012	21010	RECYCLE OF TREES AFTER WIND STORM, R. WARWICK, JUNE 25	06/30/2025	60.40	.00	01-6150 M & R - SYSTEM	1004	7/25		
	Total T14012:					60.40	.00					
2018	TIMBER CREEK RECYCLING LLC	T14036	21034	TREE WASTE DROP OFF, R. WARWICK, JUNE 25	06/30/2025	33.98	.00	01-6150 M & R - SYSTEM	1004	7/25		
	Total T14036:					33.98	.00					
	Total TIMBER CREEK RECYCLING LLC:					154.78	.00					
TOTAL EQUIP & RENTAL OF CANYON COUNTY												
2112	TOTAL EQUIP & RENTAL OF CANYON COUNTY	P16385		DOOR STRAP FOR PARKS TOOL CAT, J. DURHAM, JULY 25	07/08/2025	25.41	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	7/25		
	Total P16385:					25.41	.00					
	TOTAL EQUIP & RENTAL OF CANYON COUNTY:					25.41	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:11050422		BEAN TO CUP RENTAL, 4 WEEKS, PARKS SHOP/OFFICE, JUNE.'25	06/25/2025	149.99	.00	01-6212 RENT - EQUIPMENT	1004	7/25		
	Total 2160:11050422:					149.99	.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
Total TREASURE VALLEY COFFEE:						149.99	.00					
TURF EQUIPMENT & IRRIGATION INC												
1969	TURF EQUIPMENT & IRRIGATION INC	767635-00		HOOD INLET FILTER FOR PARKS, JUNE 25	06/25/2025	59.69	59.69	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	7/25	07/07/2025	
Total 767635-00:						59.69	59.69					
1969	TURF EQUIPMENT & IRRIGATION INC	767641-00		PARTS FOR PARKS SWEEPER, JUNE 25	06/25/2025	113.10	113.10	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	7/25	07/07/2025	
Total 767641-00:						113.10	113.10					
Total TURF EQUIPMENT & IRRIGATION INC:						172.79	172.79					
U. S. POST OFFICE												
67	U. S. POST OFFICE	07072025USP		2025 POST OFFICE BOX FEE, JUNE'25- P.I	07/07/2025	22.60	22.60	25-6190 POSTAGE & BILLING	0	7/25	07/07/2025	
67	U. S. POST OFFICE	07072025USP		2025 POST OFFICE BOX FEE, JUNE'25- WATER	07/07/2025	58.76	58.76	20-6190 POSTAGE & BILLING	0	7/25	07/07/2025	
67	U. S. POST OFFICE	07072025USP		2025 POST OFFICE BOX FEE, JUNE'25- SEWER	07/07/2025	58.76	58.76	21-6190 POSTAGE & BILLING	0	7/25	07/07/2025	
67	U. S. POST OFFICE	07072025USP		2025 POST OFFICE BOX FEE, JUNE'25- P&Z	07/07/2025	22.60	22.60	01-6190 POSTAGE & BILLING	1003	7/25	07/07/2025	
67	U. S. POST OFFICE	07072025USP		2025 POST OFFICE BOX FEE, JUNE'25- ADMIN	07/07/2025	63.28	63.28	01-6190 POSTAGE & BILLING	0	7/25	07/07/2025	
Total 07072025USPO:						226.00	226.00					
Total U. S. POST OFFICE:						226.00	226.00					
U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	042951540027	20938	TEAMVIEWER, MEMBERSHIP RENEWAL FOR CITY HALL, A. PETERSON, JUNE 25- ADMIN	06/03/2025	514.82	.00	01-6075 DUES & MEMBERSHIPS	0	7/25		

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1444	U.S. BANK (VISA)	042951540027	20938	TEAMVIEWER, MEMBERSHIP RENEWAL FOR CITY HALL, A. PETERSON, JUNE 25- P.I	06/03/2025	135.48	.00	25-6075 DUES & MEMBERSHIPS	0	7/25		
1444	U.S. BANK (VISA)	042951540027	20938	TEAMVIEWER, MEMBERSHIP RENEWAL FOR CITY HALL, A. PETERSON, JUNE 25- SEWER	06/03/2025	352.25	.00	21-6075 DUES & MEMBERSHIPS	0	7/25		
1444	U.S. BANK (VISA)	042951540027	20938	TEAMVIEWER, MEMBERSHIP RENEWAL FOR CITY HALL, A. PETERSON, JUNE 25- WATER	06/03/2025	352.25	.00	20-6075 DUES & MEMBERSHIPS	0	7/25		
Total 04295154002730892023:						1,354.80	.00					
1444	U.S. BANK (VISA)	113451531000	20901	AMAZON, KINDLE SCRIBE, N. STANLEY, MAY '25 - P.I.	06/02/2025	9.93	.00	25-6141 IT SMALL EQUIPMENT	0	7/25		
1444	U.S. BANK (VISA)	113451531000	20901	AMAZON, KINDLE SCRIBE, N. STANLEY, MAY '25 - SEWER	06/02/2025	19.88	.00	21-6141 IT SMALL EQUIPMENT	0	7/25		
1444	U.S. BANK (VISA)	113451531000	20901	AMAZON, KINDLE SCRIBE, N. STANLEY, MAY '25 - WATER	06/02/2025	19.88	.00	20-6141 IT SMALL EQUIPMENT	0	7/25		
1444	U.S. BANK (VISA)	113451531000	20901	AMAZON, KINDLE SCRIBE, N. STANLEY, MAY '25 - CLERKS	06/02/2025	447.29	.00	01-6141 IT SMALL EQUIPMENT	0	7/25		
Total 11345153100047591051:						496.98	.00					
1444	U.S. BANK (VISA)	113451551001		AMAZON, CREDIT DUE TO KINDLE CASE THAT CLERKS PUCHASED SHIPPED LATE, JUNE 25- SEWER	06/03/2025	-.09	.00	21-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	113451551001		AMAZON, CREDIT DUE TO KINDLE CASE THAT CLERKS PUCHASED SHIPPED LATE, JUNE 25- P.I	06/03/2025	-.04	.00	25-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	113451551001		AMAZON, CREDIT DUE TO KINDLE CASE THAT CLERKS PUCHASED SHIPPED LATE, JUNE 25- ADMIN	06/03/2025	-2.01	.00	01-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	113451551001		AMAZON, CREDIT DUE TO KINDLE CASE THAT CLERKS PUCHASED SHIPPED LATE,								

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
				JUNE 25- WATER	06/03/2025	-.09	.00	20-6165 OFFICE SUPPLIES	0	7/25		
Total 11345155100104491375:						-2.23	.00					
1444	U.S. BANK (VISA)	113451551001		AMAZON, CREDIT DUE TO KINDLE SCRIBE AND CHARGER THAT WAS PURCHASED BY CLERKS SHIPPED LATE, JUNE 25- P.I	06/04/2025	-.09	.00	25-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	113451551001		AMAZON, CREDIT DUE TO KINDLE SCRIBE AND CHARGER THAT WAS PURCHASED BY CLERKS SHIPPED LATE, JUNE 25- SEWER	06/04/2025	-.19	.00	21-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	113451551001		AMAZON, CREDIT DUE TO KINDLE SCRIBE AND CHARGER THAT WAS PURCHASED BY CLERKS SHIPPED LATE, JUNE 25- WATER	06/04/2025	-.19	.00	20-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	113451551001		AMAZON, CREDIT DUE TO KINDLE SCRIBE AND CHARGER THAT WAS PURCHASED BY CLERKS SHIPPED LATE, JUNE 25- ADMIN	06/04/2025	-4.29	.00	01-6165 OFFICE SUPPLIES	0	7/25		
Total 11345155100010684821:						-4.76	.00					
1444	U.S. BANK (VISA)	113451561001	20946	AMAZON, OFFICE SUPPLIES FOR P&Z, T VILLANUEVA, JUN.'25	06/05/2025	55.00	.00	01-6165 OFFICE SUPPLIES	1003	7/25		
Total 11345156100122075589:						55.00	.00					
1444	U.S. BANK (VISA)	113451571000	20943	AMAZON, WIRELESS MOUSE FOR A. WENGER AND J. MILLER, JUNE 25- P.I	06/06/2025	5.80	.00	25-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	113451571000	20943	AMAZON, WIRELESS MOUSE FOR A. WENGER AND J. MILLER, JUNE 25- SEWER	06/06/2025	15.24	.00	21-6165 OFFICE SUPPLIES	0	7/25		

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)	113451571000	20943	AMAZON, WIRELESS MOUSE FOR A. WENGER AND J. MILLER, JUNE 25- WATER	06/06/2025	15.24	.00	20-6165 OFFICE SUPPLIES	0	7/25		
Total 11345157100015602944:						36.28	.00					
1444	U.S. BANK (VISA)	113451601001	20885	E-RIGGING, 2 ROLLS OF 200' REEL POLY ROPE FOR NICHOLSON PARK PARKING LOT, J. PEREZ, MAY '25	06/09/2025	507.04	.00	01-6150 M & R - SYSTEM	1004	7/25		
Total 11345160100116766981:						507.04	.00					
1444	U.S. BANK (VISA)	113451731001	21078	AMAZON, ATTIC FAN FOR SUTTERS MILL PI STATION, J. COX, JUNE 25	06/22/2025	94.97	.00	25-6150 M & R - SYSTEM (PI)	0	7/25		
Total 11345173100117698519:						94.97	.00					
1444	U.S. BANK (VISA)	113451751001	21090	AMAZON, CAUTION SIGNS FOR WELL HOUSES, J. COX, JUNE 25	06/24/2025	39.63	.00	20-6150 M & R - SYSTEM	0	7/25		
Total 11345175100103191881:						39.63	.00					
1444	U.S. BANK (VISA)	133951560008		IDAHO PIZZA, DIRECTORS MEETING, JUNE 25	06/04/2025	83.86	.00	01-6155 MEETINGS/COMMITTEES	4000	7/25		
Total 13395156000875062474:						83.86	.00					
1444	U.S. BANK (VISA)	170551532615	20924	HUB CAP ANNIES, 4X8 SIGN FOR ART & HISTORY CENTER, J. ADAMS, JUNE 25	06/02/2025	600.00	.00	01-6140 MAINT. & REPAIR BUILDING	0	7/25		
1444	U.S. BANK (VISA)	170551532615	20924	HUB CAP ANNIES, POWDER COATING FOR BASKETBALL HOOPS AT THE FARM PARK, J. ADAMS, JUNE 25	06/02/2025	900.00	.00	01-6150 M & R - SYSTEM	1004	7/25		

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 17055153261537122088:						1,500.00	.00					
1444	U.S. BANK (VISA)	170551702917	21068	HSI, CPR INSTRUCTOR RENEWAL FOR J.LORENTZ, JUN.'25	06/19/2025	15.00	.00	01-6265 TRAINING & SCHOOLING EXPENSE	1004	7/25		
Total 17055170291704144598:						15.00	.00					
1444	U.S. BANK (VISA)	316851493552	20897	CHEF STORE, COFFEE SUPPLIES FOR PARKS OFFICE, A.BILLINGS, MAY'25	05/29/2025	63.80	.00	01-6165 OFFICE SUPPLIES	1004	7/25		
Total 31685149355263210865:						63.80	.00					
1444	U.S. BANK (VISA)	330951610633	20829	ITD, EXEMPT PLATES FOR SEWER TRAILER, M.NADEAU, MAY'25	06/09/2025	23.57	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/25		
Total 33095161063382077813:						23.57	.00					
1444	U.S. BANK (VISA)	330951690648		IDAHO.GOV, CPA RENEWAL FEE FOR J. EMPEY, JUNE 25- SEWER	06/17/2025	39.60	.00	21-6075 DUES & MEMBERSHIPS	0	7/25		
1444	U.S. BANK (VISA)	330951690648		IDAHO.GOV, CPA RENEWAL FEE FOR J. EMPEY, JUNE 25- P.I	06/17/2025	10.80	.00	25-6075 DUES & MEMBERSHIPS	0	7/25		
1444	U.S. BANK (VISA)	330951690648		IDAHO.GOV, CPA RENEWAL FEE FOR J. EMPEY, JUNE 25- WATER	06/17/2025	39.60	.00	20-6075 DUES & MEMBERSHIPS	0	7/25		
1444	U.S. BANK (VISA)	330951690648		IDAHO.GOV, CPA RENEWAL FEE FOR J. EMPEY, JUNE 25- ADMIN	06/17/2025	30.00	.00	01-6075 DUES & MEMBERSHIPS	0	7/25		
Total 33095169064885011624:						120.00	.00					
1444	U.S. BANK (VISA)	330951720654	21075	IDAHO.GOV, LICENSE RENEWAL OF FOR J. COX, D. CROSSELY JUNE 25- WATER	06/20/2025	24.00	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	7/25		

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)	330951720654	21075	IDAHO.GOV, LICENSE RENEWAL OF FOR J. COX, D. CROSSELY JUNE 25- P.I	06/20/2025	6.00	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	7/25		
Total 330951720654680004634:						30.00	.00					
1444	U.S. BANK (VISA)	330951720654	21075	IDAHO.GOV, LICENSE RENEWAL OF FOR J. COX, D. CROSSELY JUNE 25- P.I	06/20/2025	6.00	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	7/25		
1444	U.S. BANK (VISA)	330951720654	21075	IDAHO.GOV, LICENSE RENEWAL OF FOR J. COX, D. CROSSELY JUNE 25- WATER	06/20/2025	24.00	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	7/25		
Total 33095172065468004493:						30.00	.00					
1444	U.S. BANK (VISA)	362951567185	20956	EB SOCIAL MEDIA/KUNA CHAMBER, SOCIAL DIGITAL BOOT CAMP FOR Z. MONTENGEGRO , JUNE 25	06/05/2025	7.18	.00	01-6155 MEETINGS/COMMITTEES	0	7/25		
1444	U.S. BANK (VISA)	362951567185		EB SOCIAL MEDIA/KUNA CHAMBER, SOCIAL DIGITAL BOOT CAMP FOR J. REID , JUNE 25	06/05/2025	7.18	.00	01-6155 MEETINGS/COMMITTEES	4000	7/25		
Total 36295156718587665939:						14.36	.00					
1444	U.S. BANK (VISA)	396451753838	21084	NRPA, CPRP RENEWAL FOR J. LORENTZ, JUNE 25	06/23/2025	70.00	.00	01-6265 TRAINING & SCHOOLING EXPENSE	1004	7/25		
Total 39645175383867613479:						70.00	.00					
1444	U.S. BANK (VISA)	430051642257	21032	CUMMUINS SALES AND SERVICE, PARTS FOR THE BUCKET TRUCK, S. HOWELL, JUNE 25	06/13/2025	202.62	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	7/25		

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 43005164225775012606:						202.62	.00					
1444	U.S. BANK (VISA)	430151570102	20966	HOME DEPOT, TREX DECKING FOR PATAGONIA, S. CAHILL, JUNE 25	06/05/2025	164.79	.00	50-6045 CONTINGENCY	0	7/25		
Total 43015157010206673O4:						164.79	.00					
1444	U.S. BANK (VISA)	450051473005	20861	INFLATABLE BOOKING PRO, DEPOSIT FOR BUNGEE TRAMPOLINE AT TERA TACTILE, A GOODWIN, MAY'25	05/27/2025	667.00	.00	01-6135 PUBLIC ENTERTAINMENT	1004	7/25		
Total 45005147300586189086:						667.00	.00					
1444	U.S. BANK (VISA)	450051493005	20868	WALMART.COM, CHAIRS FOR H.R. OFFICE, MAY '25- ADMIN	05/29/2025	50.00	.00	01-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	450051493005	20868	WALMART.COM, CHAIRS FOR H.R. OFFICE, MAY '25- P.I	05/29/2025	17.99	.00	25-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	450051493005	20868	WALMART.COM, CHAIRS FOR H.R. OFFICE, MAY '25- WATER	05/29/2025	66.00	.00	20-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	450051493005	20868	WALMART.COM, CHAIRS FOR H.R. OFFICE, MAY '25- SEWER	05/29/2025	66.00	.00	21-6165 OFFICE SUPPLIES	0	7/25		
Total 45005149300588387207:						199.99	.00					
1444	U.S. BANK (VISA)	450051563006	20861	INFLATABLE BOOKING PRO, FINAL PAYMENT FOR BUNGEE TRAMPOLINE AT TERA TACTILE, A GOODWIN, MAY'25	06/05/2025	667.00	.00	01-6135 PUBLIC ENTERTAINMENT	1004	7/25		
Total 45005156300610639773:						667.00	.00					
1444	U.S. BANK (VISA)	450051614001	20981	WALMART, WATER JUG, PENS INDEX CARDS AND HOLE PUNCH FOR RANGERS , A BILLINGS, JUNE 25	06/09/2025	40.31	.00	01-6135 PUBLIC ENTERTAINMENT	1004	7/25		

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)	450051614001	20981	WALMART, TOILET PAPER FOR PARKS OFFICE, A BILLINGS, JUNE 25	06/09/2025	51.88	.00	01-6025 JANITORIAL	1004	7/25		
1444	U.S. BANK (VISA)	450051614001	20981	WALMART, HOSE AND HOSE SPRAY NOZEL FOR PARKS A BILLINGS, JUNE 25	06/09/2025	29.85	.00	01-6150 M & R - SYSTEM	1004	7/25		
Total 45005161400176866985:						122.04	.00					
1444	U.S. BANK (VISA)	693351562715	20953	INK TECHNOLOGIES, INK FOR HR PRINTERS, N. STAUFFER, JUNE 25- ADMIN	06/05/2025	74.25	.00	01-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	693351562715	20953	INK TECHNOLOGIES, INK FOR HR PRINTERS, N. STAUFFER, JUNE 25- WATER	06/05/2025	98.01	.00	20-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	693351562715	20953	INK TECHNOLOGIES, INK FOR HR PRINTERS, N. STAUFFER, JUNE 25- P.I	06/05/2025	26.73	.00	25-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	693351562715	20953	INK TECHNOLOGIES, INK FOR HR PRINTERS, N. STAUFFER, JUNE 25- SEWER	06/05/2025	98.01	.00	21-6165 OFFICE SUPPLIES	0	7/25		
Total 69335156271562620518:						297.00	.00					
1444	U.S. BANK (VISA)	710551566271	20950	IRWA, CONFINED SPACE COMPETENT SPACE CERT. TRAINING FOR S.HARMON & J.BOSTON, JUN.25	06/05/2025	250.00	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	7/25		
Total 71055156627135157477:						250.00	.00					
1444	U.S. BANK (VISA)	921651451029	20865	AMAZON, ELECTRICAL BOX PANEL COVERS FOR CEDAR WELL, D. CROSSLEY, MAY 25	05/28/2025	19.91	.00	20-6150 M & R - SYSTEM	0	7/25		
1444	U.S. BANK (VISA)	921651451029	20865	AMAZON, LAMINATING SHEETS FOR PLANT, D. CROSSLEY, MAY 25- WATER	05/28/2025	11.74	.00	20-6165 OFFICE SUPPLIES	0	7/25		

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)	921651451029	20865	AMAZON, LAMINATING SHEETS FOR PLANT, D. CROSSLEY, MAY 25- SEWER	05/28/2025	11.74	.00	21-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	921651451029	20865	AMAZON, LAMINATING SHEETS FOR PLANT, D. CROSSLEY, MAY 25- P.I	05/28/2025	4.48	.00	25-6165 OFFICE SUPPLIES	0	7/25		
Total 92165145102994292564:						47.87	.00					
1444	U.S. BANK (VISA)	921651481033	20872	AMAZON, HOOKS AND CORDS TO HANG ITEMS AT HISTORY CENTER, L. TORRES, MAY 25	05/28/2025	157.52	.00	01-6165 OFFICE SUPPLIES	0	7/25		
Total 92165148103336445589:						157.52	.00					
1444	U.S. BANK (VISA)	921651491041	20883	AMAZON, NEW IPHONE CASE FOR MAYOR, A. PETERSON, MAY 25- SEWER	05/29/2025	2.20	.00	21-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	921651491041	20883	AMAZON, NEW IPHONE CASE FOR MAYOR, A. PETERSON, MAY 25- WATER	05/29/2025	2.20	.00	20-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	921651491041	20883	AMAZON, NEW IPHONE CASE FOR MAYOR, A. PETERSON, MAY 25- ADMIN	05/29/2025	49.49	.00	01-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	921651491041	20883	AMAZON, NEW IPHONE CASE FOR MAYOR, A. PETERSON, MAY 25- P.I	05/29/2025	1.09	.00	25-6165 OFFICE SUPPLIES	0	7/25		
Total 92165149104192435499:						54.98	.00					
1444	U.S. BANK (VISA)	921651501052	20911	AMAZON, AC MOTOR CONTROLLER FOR PARKS GOLF CART, J. LORTENZ, MAY 25	05/30/2025	1,025.95	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	7/25		
Total 92165150105252515779:						1,025.95	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	921651501053		DROPBOX, MEMBERSHIP RENEWAL FOR BUILDING DEPARTMENT 05/30/25-05/30/26, MAY 25	05/30/2025	119.88	.00	01-6075 DUES & MEMBERSHIPS	1005	7/25		
Total 92165150105387119596:						119.88	.00					
1444	U.S. BANK (VISA)	921651531074	20902	AMAZON, PAPER TOWELS AND MAGNETS, A. BILLINGS, MAY '25	06/02/2025	56.09	.00	01-6165 OFFICE SUPPLIES	1004	7/25		
Total 92165153107461478093:						56.09	.00					
1444	U.S. BANK (VISA)	921651541081	20915	AMAZON, OFFICE SUPPLIES FOR PARKS, A. GOODWIN, MAY '25	06/02/2025	125.60	.00	01-6165 OFFICE SUPPLIES	1004	7/25		
1444	U.S. BANK (VISA)	921651541081	20915	AMAZON, RANGERS SUPPLIES, A. GOODWIN, MAY '25	06/02/2025	337.67	.00	01-6135 PUBLIC ENTERTAINMENT	1004	7/25		
Total 92165154108181558148:						463.27	.00					
1444	U.S. BANK (VISA)	921651551000	20943	AMAZON, HOT CHOCOLATE FOR TREATMENT PLANT, J. MILLER, JUNE 25- SEWER	06/04/2025	9.77	.00	21-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	921651551000	20943	AMAZON, HOT CHOCOLATE FOR TREATMENT PLANT, J. MILLER, JUNE 25- WATER	06/04/2025	9.77	.00	20-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	921651551000	20943	AMAZON, HOT CHOCOLATE FOR TREATMENT PLANT, J. MILLER, JUNE 25- P.I	06/04/2025	3.71	.00	25-6165 OFFICE SUPPLIES	0	7/25		
Total 92165155100094838971:						23.25	.00					
1444	U.S. BANK (VISA)	921651551094	20926	AMAZON, HAND SANITIZER FOR CITY HALL, JUNE 25- P.I	06/04/2025	1.96	.00	25-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	921651551094	20926	AMAZON, HAND SANITIZER FOR CITY HALL, JUNE 25- ADMIN	06/04/2025	7.51	.00	01-6165 OFFICE SUPPLIES	0	7/25		

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)	921651551094	20926	AMAZON, HAND SANITIZER FOR CITY HALL, JUNE 25- SEWER	06/04/2025	5.14	.00	21-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	921651551094	20926	AMAZON, HAND SANITIZER FOR CITY HALL, JUNE 25- WATER	06/04/2025	5.14	.00	20-6165 OFFICE SUPPLIES	0	7/25		
Total 92165155109439772316:						19.75	.00					
1444	U.S. BANK (VISA)	921651561006	20949	HOME DEPOT, DECKING & FASTENERS FOR PATAGONIA, S.CAHILL, JUN.25	06/04/2025	982.89	.00	50-6045 CONTINGENCY	0	7/25		
Total 92165156100680418807:						982.89	.00					
1444	U.S. BANK (VISA)	921651571014		AMAZON, RIVETS FOR ARTS AND HISTORY CENTER, JUNE 25	06/06/2025	20.78	.00	01-6140 MAINT. & REPAIR BUILDING	0	7/25		
1444	U.S. BANK (VISA)	921651571014	20921	AMAZON, CREAMER, PAPER TOWELS FOR PARKS, JUN.'25	06/06/2025	66.87	.00	01-6165 OFFICE SUPPLIES	1004	7/25		
Total 92165157101435099776:						87.65	.00					
1444	U.S. BANK (VISA)	921651581018	20972	AMAZON, I-PHONE CELL PHONE CASE FOR J. EMPEY, B. JACKSON, JUNE 25- ADMIN	06/06/2025	7.49	.00	01-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	921651581018	20972	AMAZON, I-PHONE CELL PHONE CASE FOR J. EMPEY, B. JACKSON, JUNE 25- P.I	06/06/2025	2.70	.00	25-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	921651581018	20972	AMAZON, I-PHONE CELL PHONE CASE FOR ECONOMIC DIRECTOR, B. JACKSON, JUNE 25	06/06/2025	29.95	.00	01-6165 OFFICE SUPPLIES	4000	7/25		
1444	U.S. BANK (VISA)	921651581018	20972	AMAZON, I-PHONE CELL PHONE CASE FOR J. EMPEY, B. JACKSON, JUNE 25- WATER	06/06/2025	9.88	.00	20-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	921651581018	20972	AMAZON, I-PHONE CELL PHONE CASE FOR J. EMPEY, B.								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				JACKSON, JUNE 25- SEWER	06/06/2025	9.88	.00	21-6165 OFFICE SUPPLIES	0	7/25		
Total 92165158101878554294:						59.90	.00					
1444	U.S. BANK (VISA)	921651601036	20952	AMAZON, OFFICE CHAIRS, ADAPTER AND LAMINATING POUCHES, A. BILLINGS, JUNE 25	06/08/2025	335.88	.00	01-6165 OFFICE SUPPLIES	1004	7/25		
Total 92165160103634513065:						335.88	.00					
1444	U.S. BANK (VISA)	921651621059	20986	AMAZON, ARBORIST STUDY GUIDES FOR K. PETERSON, A.GOODWIN, JUN.'25	06/11/2025	288.60	.00	01-6265 TRAINING & SCHOOLING EXPENSE	1004	7/25		
Total 92165162105976900741:						288.60	.00					
1444	U.S. BANK (VISA)	921651631064	21002	AMAZON, DESK FOR HR, N. STAUFFER, JUNE 25- P.I	06/11/2025	21.58	.00	25-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	921651631064	21002	AMAZON, DESK FOR HR, N. STAUFFER, JUNE 25- SEWER	06/11/2025	79.20	.00	21-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	921651631064	21002	AMAZON, DESK FOR HR, N. STAUFFER, JUNE 25- WATER	06/11/2025	79.20	.00	20-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	921651631064	21002	AMAZON, DESK FOR HR, N. STAUFFER, JUNE 25- ADMIN	06/11/2025	60.00	.00	01-6165 OFFICE SUPPLIES	0	7/25		
Total 92165163106458933941O:						239.98	.00					
1444	U.S. BANK (VISA)	921651641073		AMAZON, LAPTOP BAG FOR HR, JUNE 25- ADMIN	06/12/2025	9.25	.00	01-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	921651641073		AMAZON, LAPTOP BAG FOR HR, JUNE 25- WATER	06/12/2025	12.21	.00	20-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	921651641073		AMAZON, LAPTOP BAG FOR HR, JUNE 25- P.I	06/12/2025	3.32	.00	25-6165 OFFICE SUPPLIES	0	7/25		

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)	921651641073		AMAZON, LAPTOP BAG FOR HR, JUNE 25- SEWER	06/12/2025	12.21	.00	21-6165 OFFICE SUPPLIES	0	7/25		
Total 92165164107328367403:						36.99	.00					
1444	U.S. BANK (VISA)	921651651081	21022	AMAZON, AGE VERIFICATION WRIST BANDS FOR SPECIAL EVENTS, K.PEREZ, JUN.'25	06/13/2025	37.98	.00	01-6135 PUBLIC ENTERTAINMENT	1004	7/25		
Total 92165165108134269535:						37.98	.00					
1444	U.S. BANK (VISA)	921651671000	21008	AMAZON, HEARING PROTECTION EAR PLUGS FOR PARKS CREW, JUN.'25	06/15/2025	63.80	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	7/25		
Total 92165167100006500426:						63.80	.00					
1444	U.S. BANK (VISA)	921651681017	21049	LOWES, DOG KENNEL TO USE AS FENCING AT SPLASH PAD, J. LORENTZ, JUNE 25	06/17/2025	429.00	.00	01-6150 M & R - SYSTEM	1004	7/25		
Total 92165168101701738732:						429.00	.00					
1444	U.S. BANK (VISA)	921651701000	21056	WHITE OAK ENVIRONMENT AND SAFETY, AUTOCALIBRATION SOLUTION FOR EAST SEWER, U.RAMIREZ, JUN.'25	06/18/2025	37.10	.00	28-6152 M & R - LABORATORY COSTS	0	7/25		
Total 92165170100009685338:						37.10	.00					
1444	U.S. BANK (VISA)	921651701000	21065	BLUEBEAM,2 EACH SOFTWARE LICENSE FOR P&Z, A. PETERSON, JUNE 25	06/19/2025	520.00	.00	01-6075 DUES & MEMBERSHIPS	1003	7/25		
Total 92165170100029659495:						520.00	.00					
1444	U.S. BANK (VISA)	921651701005	21047	AMAZON, CHLOROX WIPES FOR PLANT AND MICROFIBER TOWELS TO CLEAN SEWER								

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
				TRUCK, U. RAMIREZ, JUNE 25	06/19/2025	39.11	.00	21-6150 M & R - SYSTEM	0	7/25		
Total 92165170100586033678:						39.11	.00					
1444	U.S. BANK (VISA)	921651741036	21068	AMAZON, FENCE ANCHORS FOR SPLASH PAD, J. LORENTZ, JUNE 25	06/23/2025	170.97	.00	01-6150 M & R - SYSTEM	1004	7/25		
Total 92165174103606916068:						170.97	.00					
1444	U.S. BANK (VISA)	921651751049	21096	WHITE OAK, AUTO CALIBRATION SOLUTION FOR EAST SEWER, U. RAMIREZ, JUNE 25	06/24/2025	67.42	.00	28-6150 M & R - SYSTEM	0	7/25		
Total 92165175104997463545:						67.42	.00					
1444	U.S. BANK (VISA)	921651761051	21098	AMAZON, WRIST REST FOR L. PIERCE, JUNE 25- SEWER	06/24/2025	5.87	.00	21-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	921651761051	21098	AMAZON, WRIST REST FOR L. PIERCE, JUNE 25- WATER	06/24/2025	5.87	.00	20-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	921651761051	21098	AMAZON, WRIST REST FOR L. PIERCE, JUNE 25- ADMIN	06/24/2025	4.45	.00	01-6165 OFFICE SUPPLIES	0	7/25		
1444	U.S. BANK (VISA)	921651761051	21098	AMAZON, WRIST REST FOR L. PIERCE, JUNE 25- P.I	06/24/2025	1.59	.00	25-6165 OFFICE SUPPLIES	0	7/25		
Total 92165176105127750452:						17.78	.00					
1444	U.S. BANK (VISA)	933851500027	20907	SCHEELS, SCORE BOOKS FOR SOFTBALL, A. GOODWIN	05/30/2025	129.86	.00	01-6135 PUBLIC ENTERTAINMENT	1004	7/25		
Total 93385150002734720063:						129.86	.00					
1444	U.S. BANK (VISA)	933851620023	20995	IDAHO SHRM, TRAINING FOR N. STAUFFER AND J. EDINGER, JUNE 25- SEWER	06/11/2025	122.10	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	7/25		

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)	933851620023	20995	IDAHO SHRM, TRAINING FOR N. STAUFFER AND J. EDINGER, JUNE 25- P.I	06/11/2025	33.30	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	7/25		
1444	U.S. BANK (VISA)	933851620023	20995	IDAHO SHRM, TRAINING FOR N. STAUFFER AND J. EDINGER, JUNE 25- ADMIN	06/11/2025	92.50	.00	01-6265 TRAINING & SCHOOLING EXPENSE	0	7/25		
1444	U.S. BANK (VISA)	933851620023	20995	IDAHO SHRM, TRAINING FOR N. STAUFFER AND J. EDINGER, JUNE 25-WATER	06/11/2025	122.10	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	7/25		
Total 93385162002368725061:						370.00	.00					
Total U.S. BANK (VISA):						12,982.21	.00					
ULINE INC												
2065	ULINE INC	194624358	21110	2 SAFETY VESTS, M. WEBB, JUNE 25	06/25/2025	39.00	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	7/25		
2065	ULINE INC	194624358	21110	FENCE SLATS FOR AROUND SPLASH PAD, M. WEBB, JUNE 25	06/25/2025	513.47	.00	01-6150 M & R - SYSTEM	1004	7/25		
Total 194624358:						552.47	.00					
Total ULINE INC:						552.47	.00					
UNITED SITE SERVICES OF NEVADA INC												
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5422354		STANDARD PORTABLE RESTROOM RENTAL, BI-WEEKLY SERVICE 06/26-07/23/25- BOOSTER 5750 E KUNA RD	06/26/2025	66.00	.00	20-6212 RENT - EQUIPMENT	0	7/25		
Total INV-5422354:						66.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5428411		ADA AND STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 06/01-06/30/25- GREENBELT	06/30/2025	238.00	.00	01-6212 RENT - EQUIPMENT	1004	7/25		

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-5428411:						238.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5428885		STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 06/01-06/30/25- PATAGONIA PARK	06/30/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	7/25		
Total INV-5428885:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5429053		ADA AND STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 06/01-06/30/25- ZAMZOWS PARK	06/30/2025	238.00	.00	01-6212 RENT - EQUIPMENT	1004	7/25		
Total INV-5429053:						238.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5429561		ADA AND STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 06/01-06/30/25- NORTH AVE E	06/30/2025	238.00	.00	01-6212 RENT - EQUIPMENT	1004	7/25		
Total INV-5429561:						238.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5430377		STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 06/01-06/30/25- STROEBEL PARK	06/30/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	7/25		
Total INV-5430377:						119.00	.00					
Total UNITED SITE SERVICES OF NEVADA INC:						1,018.00	.00					
UNIVAR SOLUTIONS USA, INC.												
1410	UNIVAR SOLUTIONS USA, INC.	53138781	21147	CHLORINE FOR THE FARM, T. FLEMING, JUNE 25	07/02/2025	13,089.60	.00	21-6151 M & R - PROCESS CHEMICALS	0	7/25		

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 53138781:						13,089.60	.00					
Total UNIVAR SOLUTIONS USA, INC.:						13,089.60	.00					
UTILITY REFUND #18												
2325	UTILITY REFUND #18	151120.02		UTILITY REFUND J KRISTOVICH 553 W TERN DR-WATER	06/26/2025	125.13	.00	20-4500 METERED WATER SALES	0	7/25		
2325	UTILITY REFUND #18	151120.02		UTILITY REFUND J KRISTOVICH 553 W TERN DR-TRASH	06/26/2025	88.26	.00	26-4975 SOLID WASTE USER FEES	0	7/25		
2325	UTILITY REFUND #18	151120.02		UTILITY REFUND J KRISTOVICH 553 W TERN DR-SEWER	06/26/2025	123.56	.00	21-4600 SEWER USER FEES	0	7/25		
Total 151120.02:						336.95	.00					
Total UTILITY REFUND #18:						336.95	.00					
UTILITY REFUND #19												
2367	UTILITY REFUND #19	100550.02		UTILITY REFUND KENNETH P MCCLAIN LIVING TRUST 729 W SUNWOOD CT-WATER	06/26/2025	40.86	.00	20-4500 METERED WATER SALES	0	7/25		
2367	UTILITY REFUND #19	100550.02		UTILITY REFUND KENNETH P MCCLAIN LIVING TRUST 729 W SUNWOOD CT-TRASH	06/26/2025	24.28	.00	26-4975 SOLID WASTE USER FEES	0	7/25		
2367	UTILITY REFUND #19	100550.02		UTILITY REFUND KENNETH P MCCLAIN LIVING TRUST 729 W SUNWOOD CT-SEWER	06/26/2025	43.60	.00	21-4600 SEWER USER FEES	0	7/25		
Total 100550.02:						108.74	.00					
2367	UTILITY REFUND #19	110840.04		UTILITY REFUND J COLLINS 608 E FULL MOON ST-WATER	06/26/2025	11.80	.00	20-4500 METERED WATER SALES	0	7/25		
2367	UTILITY REFUND #19	110840.04		UTILITY REFUND J COLLINS 608 E FULL MOON ST-TRASH	06/26/2025	6.37	.00	26-4975 SOLID WASTE USER FEES	0	7/25		

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
2367	UTILITY REFUND #19	110840.04		UTILITY REFUND J COLLINS 608 E FULL MOON ST-SEWER	06/26/2025	9.30	.00	21-4600 SEWER USER FEES	0	7/25		
Total 110840.04:						27.47	.00					
2367	UTILITY REFUND #19	140070.02		UTILITY REFUND R SIEBOLD 200 N SUNBIRD AVE-TRASH	06/26/2025	37.12	.00	26-4975 SOLID WASTE USER FEES	0	7/25		
2367	UTILITY REFUND #19	140070.02		UTILITY REFUND R SIEBOLD 200 N SUNBIRD AVE-SEWER	06/26/2025	58.83	.00	21-4600 SEWER USER FEES	0	7/25		
2367	UTILITY REFUND #19	140070.02		UTILITY REFUND R SIEBOLD 200 N SUNBIRD AVE-WATER	06/26/2025	39.62	.00	20-4500 METERED WATER SALES	0	7/25		
Total 140070.02:						135.57	.00					
2367	UTILITY REFUND #19	171114.01		UTILITY REFUND A DRAPER 78 N CRANESBILL AVE-TRASH	06/26/2025	39.26	.00	26-4975 SOLID WASTE USER FEES	0	7/25		
2367	UTILITY REFUND #19	171114.01		UTILITY REFUND A DRAPER 78 N CRANESBILL AVE-SEWER	06/26/2025	57.31	.00	21-4600 SEWER USER FEES	0	7/25		
2367	UTILITY REFUND #19	171114.01		UTILITY REFUND A DRAPER 78 N CRANESBILL-WATER	06/26/2025	45.38	.00	20-4500 METERED WATER SALES	0	7/25		
Total 171114.01:						141.95	.00					
2367	UTILITY REFUND #19	220235.04		UTILITY REFUND LARRY LUDWIG C/O DUANE J LUDWIG 690 E NEW ROCKROSE CT-TRASH	07/02/2025	27.77	.00	26-4975 SOLID WASTE USER FEES	0	7/25		
2367	UTILITY REFUND #19	220235.04		UTILITY REFUND LARRY LUDWIG C/O DUANE J LUDWIG 690 E NEW ROCKROSE CT-SEWER	07/02/2025	40.00	.00	21-4600 SEWER USER FEES	0	7/25		
2367	UTILITY REFUND #19	220235.04		UTILITY REFUND LARRY LUDWIG C/O DUANE J LUDWIG 690 E NEW ROCKROSE CT-WATER	07/02/2025	23.14	.00	20-4500 METERED WATER SALES	0	7/25		

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 220235.04:						90.91	.00					
2367	UTILITY REFUND #19	251095.02		UTILITY REFUND G TORREY 311 W LIL ROBERT CT-WATER	06/26/2025	45.92	.00	20-4500 METERED WATER SALES	0	7/25		
2367	UTILITY REFUND #19	251095.02		UTILITY REFUND G TORREY 311 W LIL ROBERT CT-SEWER	06/26/2025	68.47	.00	21-4600 SEWER USER FEES	0	7/25		
2367	UTILITY REFUND #19	251095.02		UTILITY REFUND G TORREY 311 W LIL ROBERT CT-TRASH	06/26/2025	50.14	.00	26-4975 SOLID WASTE USER FEES	0	7/25		
Total 251095.02:						164.53	.00					
2367	UTILITY REFUND #19	277759.01		DANIELLE BARAJAS,709 W SMOKY QUARTZ ST,UTILITY REFUND-WATER	07/03/2025	38.02	.00	20-4500 METERED WATER SALES	0	7/25		
2367	UTILITY REFUND #19	277759.01		DANIELLE BARAJAS,709 W SMOKY QUARTZ ST,UTILITY REFUND SEWER	07/03/2025	42.08	.00	21-4600 SEWER USER FEES	0	7/25		
2367	UTILITY REFUND #19	277759.01		DANIELLE BARAJAS,709 W SMOKY QUARTZ ST,UTILITY REFUND TRASH	07/03/2025	28.84	.00	26-4975 SOLID WASTE USER FEES	0	7/25		
Total 277759.01:						108.94	.00					
2367	UTILITY REFUND #19	280630.02		UTILITY REFUND R MOORE 2330 N COUNTRYSIDE AVE-TRASH	06/26/2025	37.26	.00	26-4975 SOLID WASTE USER FEES	0	7/25		
2367	UTILITY REFUND #19	280630.02		UTILITY REFUND R MOORE 2330 N COUNTRYSIDE AVE SEWER	06/26/2025	24.57	.00	21-4600 SEWER USER FEES	0	7/25		
2367	UTILITY REFUND #19	280630.02		UTILITY REFUND R MOORE 2330 N COUNTRYSIDE AVE-WATER	06/26/2025	28.78	.00	20-4500 METERED WATER SALES	0	7/25		
Total 280630.02:						90.61	.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
2367	UTILITY REFUND #19	293101.99		CHALLENGER DEVELOPMENT INC,3989 W LAKE HAZEL RD,UTILITY REFUND- PI	07/03/2025	147.29	.00	25-4700 PRESS. IRRIGATION USER FEES	0	7/25		
Total 293101.99:						147.29	.00					
2367	UTILITY REFUND #19	303353.01		UTILITY REFUND L YOUNG 2506 N RIDGECREEK AVE-TRASH	06/26/2025	29.70	.00	26-4975 SOLID WASTE USER FEES	0	7/25		
2367	UTILITY REFUND #19	303353.01		UTILITY REFUND L YOUNG 2506 N RIDGECREEK AVE-SEWER	06/26/2025	50.42	.00	21-4600 SEWER USER FEES	0	7/25		
2367	UTILITY REFUND #19	303353.01		UTILITY REFUND L YOUNG 2506 N RIDGECREEK AVE-WATER	06/26/2025	38.49	.00	20-4500 METERED WATER SALES	0	7/25		
Total 303353.01:						118.61	.00					
2367	UTILITY REFUND #19	304017.00		GALLERY HOMES BY VARRIALE, 700 E BOUQUET CT, UTILITY REFUND- SEWER	07/02/2025	36.31	.00	21-4600 SEWER USER FEES	0	7/25		
2367	UTILITY REFUND #19	304017.00		GALLERY HOMES BY VARRIALE, 700 E BOUQUET CT, UTILITY REFUND- WATER	07/02/2025	109.28	.00	20-4500 METERED WATER SALES	0	7/25		
Total 304017.00:						145.59	.00					
2367	UTILITY REFUND #19	311008.01		UTILITY REFUND MARIA DEL SAGRARIO FLORES ESPINOZ 8333 S UPDALE AVE-WATER	06/26/2025	.55	.00	20-4500 METERED WATER SALES	0	7/25		
2367	UTILITY REFUND #19	311008.01		UTILITY REFUND MARIA DEL SAGRARIO FLORES ESPINOZ 8333 S UPDALE AVE-SEWER	06/26/2025	12.61	.00	21-4600 SEWER USER FEES	0	7/25		
2367	UTILITY REFUND #19	311008.01		UTILITY REFUND MARIA DEL SAGRARIO FLORES ESPINOZ 8333 S UPDALE AVE-TRASH	06/26/2025	8.24	.00	26-4975 SOLID WASTE USER FEES	0	7/25		

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 311008.01:						21.40	.00					
2367	UTILITY REFUND #19	311201.01		DIANE MILLER,8637 S WINGSPREAD WAY,UTILITY REFUND- TRASH	07/03/2025	30.70	.00	26-4975 SOLID WASTE USER FEES	0	7/25		
2367	UTILITY REFUND #19	311201.01		DIANE MILLER,8637 S WINGSPREAD WAY,UTILITY REFUND- SEWER	07/03/2025	44.81	.00	21-4600 SEWER USER FEES	0	7/25		
2367	UTILITY REFUND #19	311201.01		DIANE MILLER,8637 S WINGSPREAD WAY,UTILITY REFUND- WATER	07/03/2025	24.49	.00	20-4500 METERED WATER SALES	0	7/25		
Total 311201.01:						100.00	.00					
2367	UTILITY REFUND #19	320058.01		UTILITY REFUND VICKI L TYLER 2015 REVOCABLE TRUST 1188 N WARM RIVER AVE-SEWER	07/02/2025	67.33	.00	21-4600 SEWER USER FEES	0	7/25		
2367	UTILITY REFUND #19	320058.01		UTILITY REFUND VICKI L TYLER 2015 REVOCABLE TRUST 1188 N WARM RIVER AVE-WATER	07/02/2025	39.55	.00	20-4500 METERED WATER SALES	0	7/25		
2367	UTILITY REFUND #19	320058.01		UTILITY REFUND VICKI L TYLER 2015 REVOCABLE TRUST 1188 N WARM RIVER AVE-TRASH	07/02/2025	47.18	.00	26-4975 SOLID WASTE USER FEES	0	7/25		
Total 320058.01:						154.06	.00					
2367	UTILITY REFUND #19	320527.00		HAYDEN HOMES, 2269 E CAVE FALLS ST, UTILITY REFUND-WATER	07/03/2025	124.72	.00	20-4500 METERED WATER SALES	0	7/25		
2367	UTILITY REFUND #19	320527.00		HAYDEN HOMES, 2269 E CAVE FALLS ST, UTILITY REFUND-SEWER	07/03/2025	33.58	.00	21-4600 SEWER USER FEES	0	7/25		
Total 320527.00:						158.30	.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
2367	UTILITY REFUND #19	330023.01		UTILITY REFUND J HOMAN 1008 E BUCK DR-WATER	07/02/2025	23.80	.00	20-4500 METERED WATER SALES	0	7/25		
2367	UTILITY REFUND #19	330023.01		UTILITY REFUND J HOMAN 1008 E BUCK DR-SEWER	07/02/2025	39.76	.00	21-4600 SEWER USER FEES	0	7/25		
2367	UTILITY REFUND #19	330023.01		UTILITY REFUND J HOMAN 1008 E BUCK DR-TRASH	07/02/2025	33.47	.00	26-4975 SOLID WASTE USER FEES	0	7/25		
Total 330023.01:						97.03	.00					
2367	UTILITY REFUND #19	342023.01		UTILITY REFUND DAVE & CONNIE DRIFILL TRUST 2850 EPONA ST-TRASH	07/02/2025	27.54	.00	26-4975 SOLID WASTE USER FEES	0	7/25		
2367	UTILITY REFUND #19	342023.01		UTILITY REFUND DAVE & CONNIE DRIFILL TRUST 2850 EPONA ST-SEWER	07/02/2025	42.35	.00	21-4600 SEWER USER FEES	0	7/25		
2367	UTILITY REFUND #19	342023.01		UTILITY REFUND DAVE & CONNIE DRIFILL TRUST 2850 EPONA ST-WATER	07/02/2025	35.73	.00	20-4500 METERED WATER SALES	0	7/25		
Total 342023.01:						105.62	.00					
Total UTILITY REFUND #19:						1,916.62	.00					
VICTORY GREENS												
364	VICTORY GREENS	803263	21176	TOP SOIL FOR WINCHESTER, B VILLANUEVA, PARKS JULY'25	07/03/2025	324.35	.00	01-6150 M & R - SYSTEM	1004	7/25		
Total 803263:						324.35	.00					
Total VICTORY GREENS:						324.35	.00					
WATERLINE ENVIROTECH LTD												
2366	WATERLINE ENVIROTECH LTD	22714	21058	ENGINEER TAPE FOR WELD PROBE FOR EAST SEWER, U. RAMIREZ, JUNE 25	06/26/2025	1,615.20	.00	28-6150 M & R - SYSTEM	0	7/25		

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 22714:						1,615.20	.00					
Total WATERLINE ENVIROTECH LTD:						1,615.20	.00					
WESTERN DISPLAY FIREWORKS LTD												
2155	WESTERN DISPLAY FIREWORKS LTD	25-7673-B		ARIEL FIREWORKS DISPLAY 07/04/25, 3RD INSTALLMENT, JULY 25	07/04/2025	20,000.00	20,000.00	01-6135 PUBLIC ENTERTAINMENT	1004	7/25	07/07/2025	
Total 25-7673-B:						20,000.00	20,000.00					
Total WESTERN DISPLAY FIREWORKS LTD:						20,000.00	20,000.00					
WESTERN STATES EQUIPMENT CO.												
98	WESTERN STATES EQUIPMENT CO.	IN003246648		REMOVAL AND REPLACEMENT OF BATTERY AT WELL #6, JUNE 25	06/30/2025	1,125.14	.00	20-6150 M & R - SYSTEM	0	7/25		
Total IN003246648:						1,125.14	.00					
Total WESTERN STATES EQUIPMENT CO.:						1,125.14	.00					
WEX FLEET UNIVERSAL												
2160	WEX FLEET UNIVERSAL	105699866		FUEL, JUNE 25- BUILDING INSPECTOR	06/30/2025	11.03	11.03	01-6300 FUEL	1005	7/25	07/07/2025	
2160	WEX FLEET UNIVERSAL	105699866		FUEL, JUNE 25- P&Z	06/30/2025	1.46	1.46	01-6300 FUEL	1003	7/25	07/07/2025	
2160	WEX FLEET UNIVERSAL	105699866		FUEL, JUNE 25- P.I	06/30/2025	6.93	6.93	25-6300 FUEL	0	7/25	07/07/2025	
2160	WEX FLEET UNIVERSAL	105699866		FUEL, JUNE 25- ADMIN	06/30/2025	4.09	4.09	01-6300 FUEL	0	7/25	07/07/2025	
2160	WEX FLEET UNIVERSAL	105699866		NON FUEL, CAR WASH, WATER DEPARTMENT	06/30/2025	2.40	2.40	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/25	07/07/2025	
2160	WEX FLEET UNIVERSAL	105699866		NON FUEL, CAR WASH, WATER DEPARTMENT	06/30/2025	9.60	9.60	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/25	07/07/2025	

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
2160	WEX FLEET UNIVERSAL	105699866		FUEL, JUNE 25- WATER	06/30/2025	25.69	25.69	20-6300 FUEL	0	7/25	07/07/2025	
2160	WEX FLEET UNIVERSAL	105699866		FUEL, JUNE 25- SEWER	06/30/2025	3.79	3.79	21-6300 FUEL	0	7/25	07/07/2025	
Total 105699866:						64.99	64.99					
Total WEX FLEET UNIVERSAL:						64.99	64.99					
Grand Totals:						1,413,028.12	860,388.96					

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Treasurer: _____

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

DEVELOPMENT SERVICES
KUNA
IDAHO

Subdivision Name Change Application

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5546| www.KunaCity.ID.gov

Kuna City Code (KCC) Title 5, Chapter 9

Application shall contain the following:

Description	File Naming Convention	Submitted (✓/✗) (Staff Use Only)
Completed & signed Subdivision Name Change Application	Subdivision Name Change Application	X
Narrative providing reasons supporting request	Narrative	X
Vicinity map detailing specific areas undergoing name change	Vicinity Map	X

Owner of Record

Name: Wood Properties, LLC

Address: PO Box 344, Meridian, ID 83680

Phone: (208) 870-3432 Email: taylor@westparkco.com

Applicant Information

Name: Dan Johnson

Address: 1861 S. Wells Ave., Ste. 210, Meridian, ID 83642

Phone: (208) 805-2983 Email: dan@riverwoodhomes.com

Representative Information

Name: Civil Innovations, PLLC - Ben Thomas

Address: 1043 E. Park Blvd., Ste. 100, Boise ID 83712

Phone: (208) 884-8181 Email: ben@civil-innovations.com

Subject Property Information

Subdivision Name: Arboleda Subdivision (Proposed) Patagonia Ridge (Preliminary Plat)

Site Address: 1670 E. Hubbard Rd., Kuna, ID 83634

Parcel No(s).: S1408336300, R9237170650, R9237170500, R9237170400, R9237170300, R9237170100

Section, Township, Range: Sec. 8, T.2N., R.1E.

If the Director or their designee determine that an application is incomplete, they shall provide notice to the applicant of such deficiencies. In the event an applicant fails to provide the missing information within a period of 14 calendar days, the application shall be deemed to have expired, and will not be further processed by the City unless and until an entirely new application is submitted.

All file naming conventions shall be followed. In the event the file naming conventions are not adhered to the application submittal will be rejected.

Applicant Signature: Ben Thomas Date: 6/25/2025

By signing, you affirm this form has been completed in its entirety and all supporting documents shall be uploaded within 14 days of receipt of the link provided by staff.

Please submit completed form to pzapplications@kunaid.gov.

CIVIL INNOVATIONS PLLC
ENGINEERING

June 25, 2025

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

Re: Subdivision Name Change Application

Dan Johnson with Arboleda Development, LLC requests approval of the enclosed subdivision change application. The subject properties make up what was identified as Patagonia Ridge on approved preliminary plat (22-01-S) at the northeast corner of Hubbard and Locust Grove Roads.

Mr. Johnson is purchasing the property from the original developer, Westpark Companies, Inc., and would like to final plat this area as Arboleda Subdivision. He understands that all of the original conditions of the approved preliminary plat and PUD remain in force.

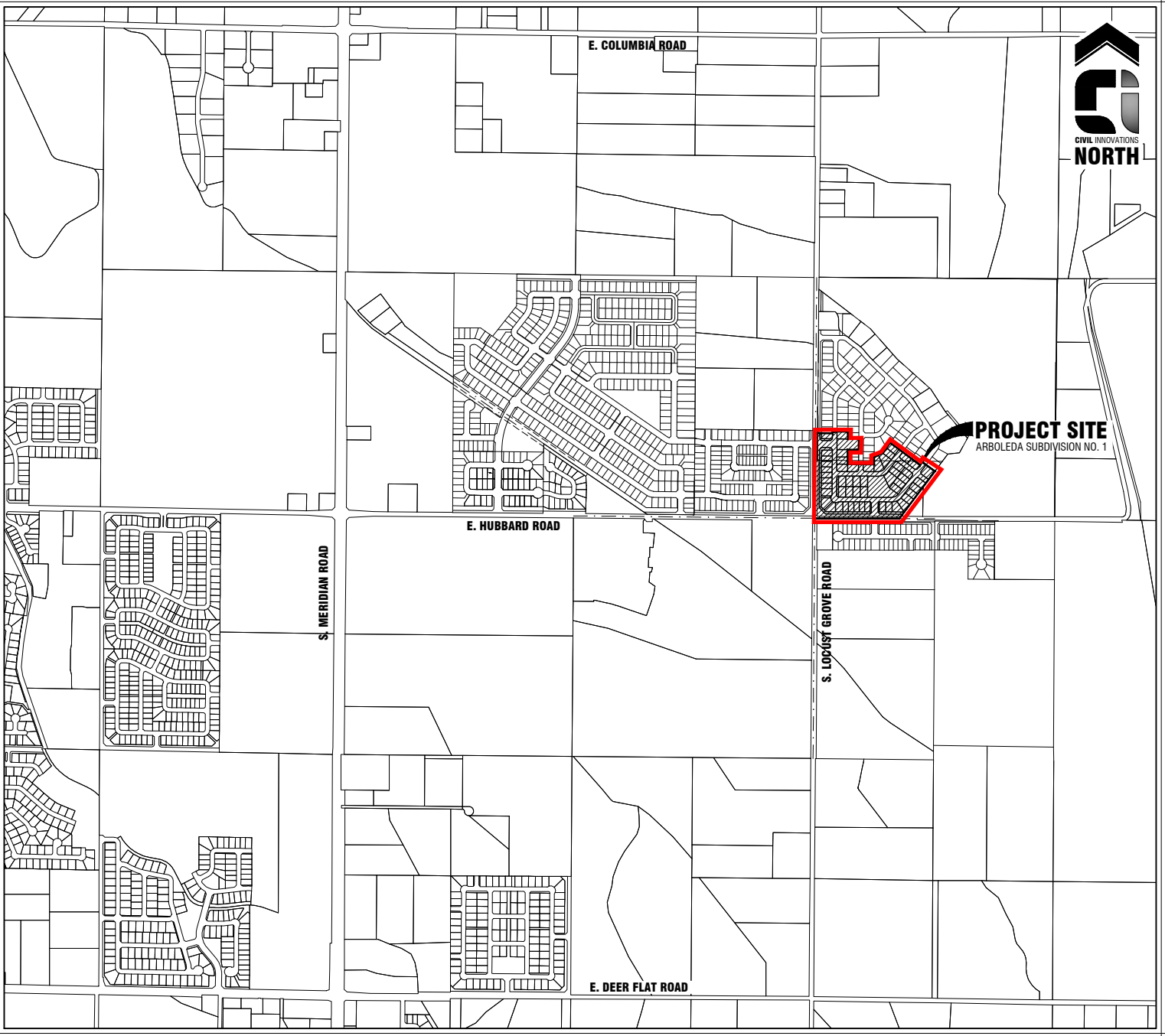
Thank you for your consideration. If you have questions or require additional information, please let us know.

Sincerely,

Ben Thomas

Ben Thomas, PE

1043 E. Park Blvd. Ste. 100
Boise, ID 83712



1 VICINITY MAP
NOT TO SCALE

DEVELOPMENT SERVICES KUNA IDAHO

Subdivision Name Change Application

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5546| www.KunaCity.ID.gov

Kuna City Code (KCC) Title 5, Chapter 9

Application shall contain the following:

Description	File Naming Convention	Submitted (✓/✗) (Staff Use Only)
Completed & signed Subdivision Name Change Application	Subdivision Name Change Application	X
Narrative providing reasons supporting request	Narrative	X
Ada County Subdivision Name Reservation	Subdivision Name Reservation	N/A
Vicinity map detailing specific areas undergoing name change	Vicinity Map	X

Owner of Record

Name: TPG AG EHC III MULTI STATE 1 LLC

Address: 408 S EAGLE RD. STE 100

Phone: _____ Email: _____

Applicant Information

Name: JOSH BEACH

Address: 408 S EAGLE RD. STE 100

Phone: 986.230.1511 Email: josh.beach@lennar.com

Representative Information

Name: SAME

Address: _____

Phone: _____ Email: _____

Subject Property Information

Subdivision Name: Ewing Meadows (current name). Request to change to Thunder Rock Sub.

Site Address: South of Hubbard Road, West of Ten Mile

Parcel No(s).: _____

Section, Township, Range: Sec 15 2N 1W

If the Director or their designee determine that an application is incomplete, they shall provide notice to the applicant of such deficiencies. In the event an applicant fails to provide the missing information within a period of 14 calendar days, the application shall be deemed to have expired, and will not be further processed by the City unless and until an entirely new application is submitted.

All file naming conventions shall be followed. In the event the file naming conventions are not adhered to the application submittal will be rejected.

Request submitted prior to an application being created and required.

Applicant Signature: _____ Date: _____

By signing, you affirm this form has been completed in its entirety and all supporting documents shall be uploaded within 14 days of receipt of the link provided by staff.

Please submit completed form to pzapplications@kunaid.gov.

LENNAR

May 19, 2025

City of Kuna Planning and Zoning Department
Attn: Doug Hanson
751 W. 4th Street
Kuna ID, 83634

Dear Doug,

The Ewing Meadows preliminary plat was approved by City Council in 2021 and the final plat was approved in 2024. Lennar Homes purchased the project after the Ewing Meadows name was used to identify the plat, therefore we did not have any input in selecting the name. Furthermore, the name that is used for the recorded plat is typically not an ideal name to use as a marketing name.

We request that City Council allow the name Thunder Rock Subdivision to be used as the name of the subdivision and that we be allowed to use that name on any signage for the development.
If you need any further information, please let me know.

Thank you,

Josh Beach
Forward Planning Manager
Lennar Homes of Idaho, LLC.
Cell: 986-230-1511
Email: josh.beach@Lennar.com

landproDATA

Ewing Meadows
Vicinity Map



May 24, 2021 - landproDATA.com
Scale: 1 inch approx 600 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

XREF INDEX:

OPEN SPACE NOTES:

QUALIFIED:

BLOCK 3 LOT 11 – 24117 SF
BLOCK 4 LOT 4 – 10585 SF
BLOCK 4 LOT 22 – 2274 SF
BLOCK 5 LOT 1 – 24396 SF
BLOCK 5 LOT 11 – 24135 SF
BLOCK 7 LOT 1 – 30137 SF
BLOCK 8 LOT 1 – 38032 SF
BLOCK 9 LOT 14 – 19080 SF
BLOCK 10 LOT 8 – 24904 SF
BLOCK 11 LOT 1 – 13112 SF
BLOCK 11 LOT 11 – 1989 SF
BLOCK 11 LOT 23 – 3706 SF
BLOCK 11 LOT 25 – 75894 SF
BLOCK 12 LOT 1 – 4650 SF
BLOCK 12 LOT 10 – 2000 SF
BLOCK 12 LOT 28 – 11572 SF
BLOCK 13 LOT 21 – 6101 SF
BLOCK 14 LOT 1 – 40348 SF
BLOCK 15 LOT 1 – 4650 SF

NON-QUALIFIED:

BLOCK 1 LOT 18 – 21442 SF
BLOCK 4 LOT 4 – 15605 SF
BLOCK 6 LOT 1 – 21982 SF
BLOCK 11 LOT 1 – 5650 SF
BLOCK 11 LOT 25 – 25310 SF
BLOCK 12 LOT 1 – 112979 SF
BLOCK 15 LOT 1 – 36994 SF

LEGEND:

QUALIFIED OPEN SPACE

NON-QUALIFIED OPEN SPACE

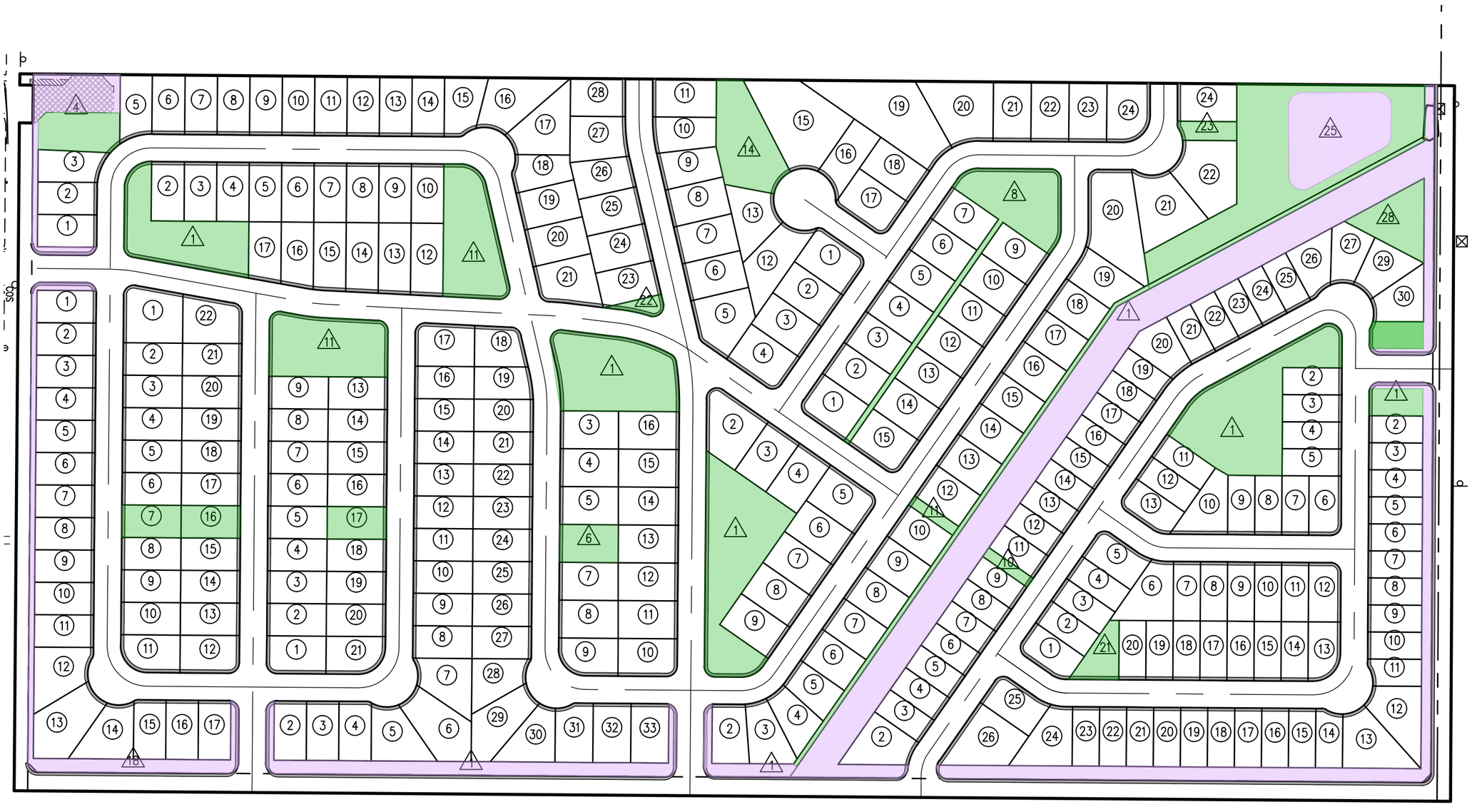
N

SCALE

200 0 100 200

(FEET)

1 INCH = 200 FT.



NV5
690 Industry Way, Suite 10
Meridian, ID 83642
208-342-5400 www.NV5.com

PROFESSIONAL ENGINEER
LICENSED
Ry Young
20108
9-27-21
STATE OF IDAHO
RYAN C YOUNG

REVISIONS			
NO.	BY	DATE	REMARKS

SHEET INFO		
Designed By	RCY	
DRAWN	KVP	
CHECKED	RCY	
APPROVED	RCY	
LAST EDIT	9/29/2021	
PLOT DATE	6/29/2021	
SUBMITTAL		

OPEN SPACE EXHIBIT

STERLING LAND DEVELOPMENT, INC.
STERLING RIDGE SUBDIVISION

SCALE: AS NOTED

PROJECT NUMBER: B0002I1

DRAWING FILE NAME: B0002O9-C-PPLT03

SHEET NUMBER

EXHIBIT 1

[DATE: 9/29/2021 11:53 AM] [AUTHOR: ryan.young] [PLOTTER: DWG To PDF.pc3] [STYLE: WHP-Standard.ctb]
[PATH: P:\Sterling Land Development, Inc\229121-B0002O9.00\Execution\Drawings\Civil\B0002O9-C-PPLT03.dwg] [LAYOUT: Open Space Exhibit]

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

Alcohol Beverage License Application

Business Name: Kuna Ramen and Sushi Bar LLC **Phone:** 541-777-0340

Business Location: 1327 N Meridian Rd Ste 120, Kuna ID 83634

Business Mailing Address: 5851 W Copperstone Dr, Meridian ID 83646

Applicant Name: Baoyun Deng **Phone:** 541-777-0340

Residence Address: 5851 W Copperstone Dr, Meridian ID 83634

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

Name: Baoyun Deng **Address:** 5851 W Copperstone Dr, Meridian ID 83634

Name: _____ **Address:** _____

Name: _____ **Address:** _____

Baoyun Deng
Applicant Signature

07/01/2025
Date

All applications must include: Copy of the **IDAHO STATE LICENSE** and **ADA COUNTY LICENSE**
New applications also include: Copy of ABC stamped approved Foot Print
All Licenses will expire annually on July 1 at 2:00 a.m.

ALL FEES ARE NON-REFUNDABLE

LIQUOR-BY-THE-DRINK (Includes On Premise Wine)	$ 562.50	X
OFF PREMISE BEER	$ 50.00	
OFF PREMISE WINE	$ 200.00	
ON PREMISE BEER	$ 200.00	X
ON PREMISE WINE	$ 200.00	
CHANGE IN LOCATION OF LICENSE (15% OF THE ANNUAL FEE)		

TOTAL $ 762.50

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

OFFICE USE ONLY

License #: 190564A
Select License Type: ☑ New ☐ Renewal ☐ Modification
Date Fee Paid: 07.01.25
Receipt #: 1925130605590
License Printed? ☑ Yes
License Approved? ☑ Yes ☐ No
Approved By: CPM
Date: 07.01.25

State of Idaho
Idaho State Police
Retail Alcohol Beverage License

Cycle Tracking Number: 163043
ISLD ID: 9909

Premises Number: 1A-45512
Incorporated City

License Year: 2026
License Number: 45512

This is to certify, that Kuna Ramen and Sushi Bar LLC

doing business as: Nara Ramen and Sushi Bar

is licensed to sell alcoholic beverages as stated below at:
1327 N Meridian Road Ste 120, Kuna, Ada County

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

County and city licenses are also required in order to operate.

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

TOTAL FEE: $800.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

KUNA RAMEN AND SUSHI BAR LLC
NARA RAMEN AND SUSHI BAR
5851 W COPPERSTONE DR.
STE 115
MERIDIAN, ID 83642
Mailing Address

License Valid: 06/16/2025 - 04/30/2026

***Expires:* 04/30/2026**

Director of Idaho State Police

SEE REVERSE SIDE FOR SALE OR TRANSFER OF THIS LICENSE

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED

ABC FORM NO: ABC 03

2026

ADA COUNTY
STATE OF IDAHO

No. 45512

RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT KUNA RAMEN AND SUSHI BAR LLC
doing business as NARA RAMEN AND SUSHI BAR
at 1327 N MERIDIAN RD STE 120 KUNA ID 83634
a(n) LLC , is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Ada County Courthouse, Boise, Idaho

Dated 05/01/2025

Bottled/canned beer, Consumed off premise	$0 00
Bottled/canned beer, Consumed on premise	$0 00
Draft beer, Includes draft, bottled, and/or canned	$100 00
Wine by the glass (This covers Retail & By the Drink	$0 00
	$0 00

Wine by the bottle

Liquor Boise City	$0 00	Liquor Meridian City	$0 00
Liquor Eagle City	$0 00	Liquor Kuna City	$187 50
Liquor Garden City	$0 00	Liquor Star City	$0 00
Liquor Racing Facility	$0 00	Eligible Golf Course	$0 00
Total	**$287.50**		

Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 05/31/2026
Witness my hand and seal thisTue Jun 10 08 54 26 MDT 2025

Commissioner

Commissioner

Commissioner

(SEAL)

Clerk of the Board of County Commissioners

(This license must be conspicuously displayed)

City of Kuna

License No. 180564A

$762.50

Granted: July 01, 2025

Expires: July 18, 2025

This Alcohol License is granted to:

Kuna Ramen and Sushi Bar LLC
Nara Ramen and Sushi Bar
1327 N Meridian Rd Ste 120
KUNA ID 83634

Permitting the licensee to carry on the business or occupation of:
Temp License: Liquor-By-The-Drink and On Premise Beer

within the Corporate limits of the City of Kuna, for the period of one year, having paid the sum of $762.50 therefore, in conformity with the Provisions of Ordinance of Kuna Municipal Code, Section 3-1.

City Clerk

CITY OF KUNA CORPORATE SEAL STATE OF IDAHO

Mayor

THIS LICENSE MUST BE RENEWED BEFORE THE EXPIRATION DATE
AND BE DISPLAYED IN VIEW ON THE PREMISES

DO NOT DUPLICATE

City of Kuna

PH: 208-922-5546

TXN: 182513065590
ATH: 022254
DT: 2025-07-01 16:13:11

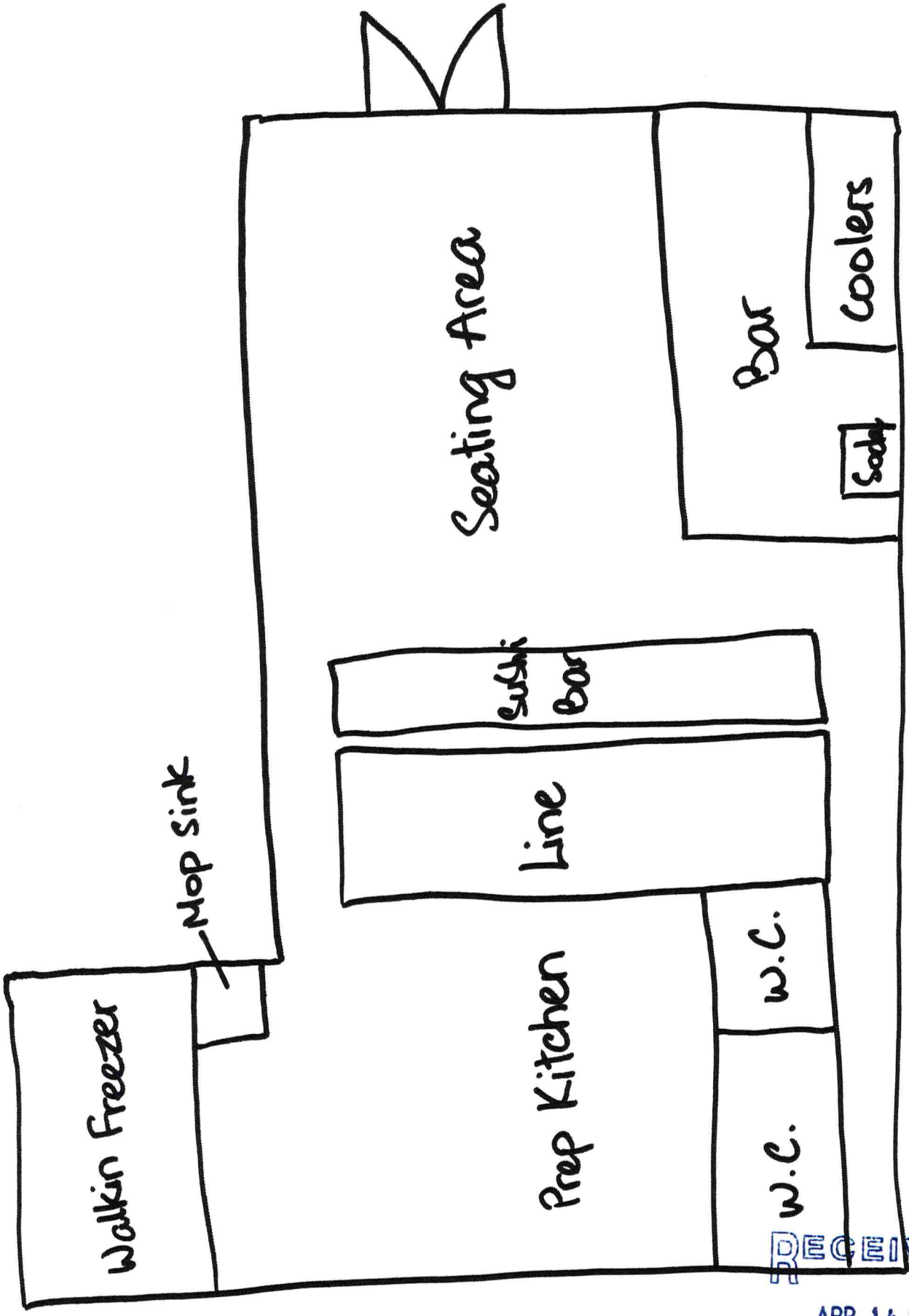
ACCT: 1601 $81.00
TOKEN Baoyun Deng

ACCT: 1602 $562.50
TOKEN Baoyun Deng

ACCT: 1603 $200.00
TOKEN Baoyun Deng

SUB-TOTAL: $843.50
FEE: $0.00
TOTAL PAID: PAID $843.50

JUL 01 2025
SIGNATURE
KUNA CITY CLERK
All payments are final



RECEIVED
APR 14 2025
IDAHO STATE POLICE
ALCOHOL BEVERAGE CONTROL

PREMISE ID IA-45512

CASE NO. 25-11-FP

LINROCK NO. 1, FINAL PLAT

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

ALL APPLICATION MATERIALS: 25-11-FP LINROCK SUBDIVISION NO. 1

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

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:	Linrock No. 1	**Application Number:**	25-11-FP
Date:	07/15/2025	**Staff Contact:**	Marina Lundy
Owner(s)/Applicant:	Trilogy Idaho/Kent Brown	**Applicant Contact:**	kentlkb@gmail.com
Representative:	Kent Brown	**Representative Contact:**	kentlkb@gmail.com

Purpose

Applicant requests Final Plat approval for Linrock No. 1, which is approx. 11.919 acres with the R-6 & R-12 zones and will consist of 80 buildable lots (15 detached single family and 65 townhouses) and 15 common lots. The site is located at S Linder Road near the intersection of Linder and Lake Hazel. (APN S1236315400).

Statement of Fact

Parcel Number(s):	S1236315400
Future Land Use Map Designation:	Mixed Use
Existing Land Use:	Vacant
Current Zoning:	R-6 and R-12
Proposed Zoning:	R-6 and R-12
Development Area:	11.919 Acres
Adjacent Zoning Districts:	**North:** A (Agriculture) **East:** RUT **South** RUT **West:** RUT, R-2
Adjacent Street(s) Existing & Proposed:	**North:** None **East:** None **South:** W Lake Hazel (Existing) **West:** S Linder Rd (Existing)
Internal Street(s) Existing & Proposed:	**Proposed:** S Adesite Ave., S. Baneberry Ave., W. Braden Dr., W Shafer View Dr.
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 Mixed Use, the existing zones are City of Kuna Zone; R-12 (High Density Residential) and 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.

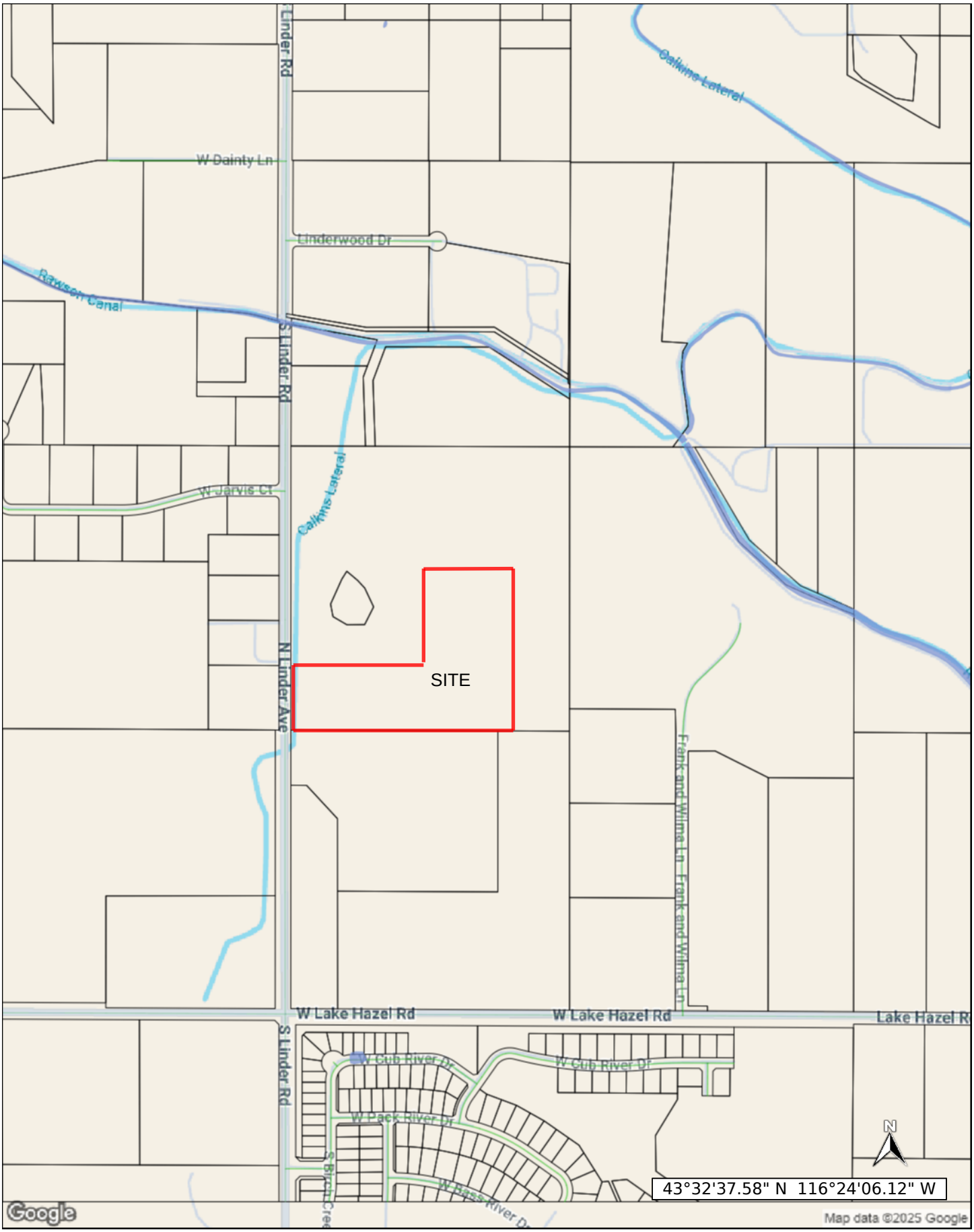
18. Correct and verified as-built (record drawings) drawings shall be required before occupancy or Final Plat approval by City Engineer is granted.

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.

LINROCK SUBDIVISION NO 1

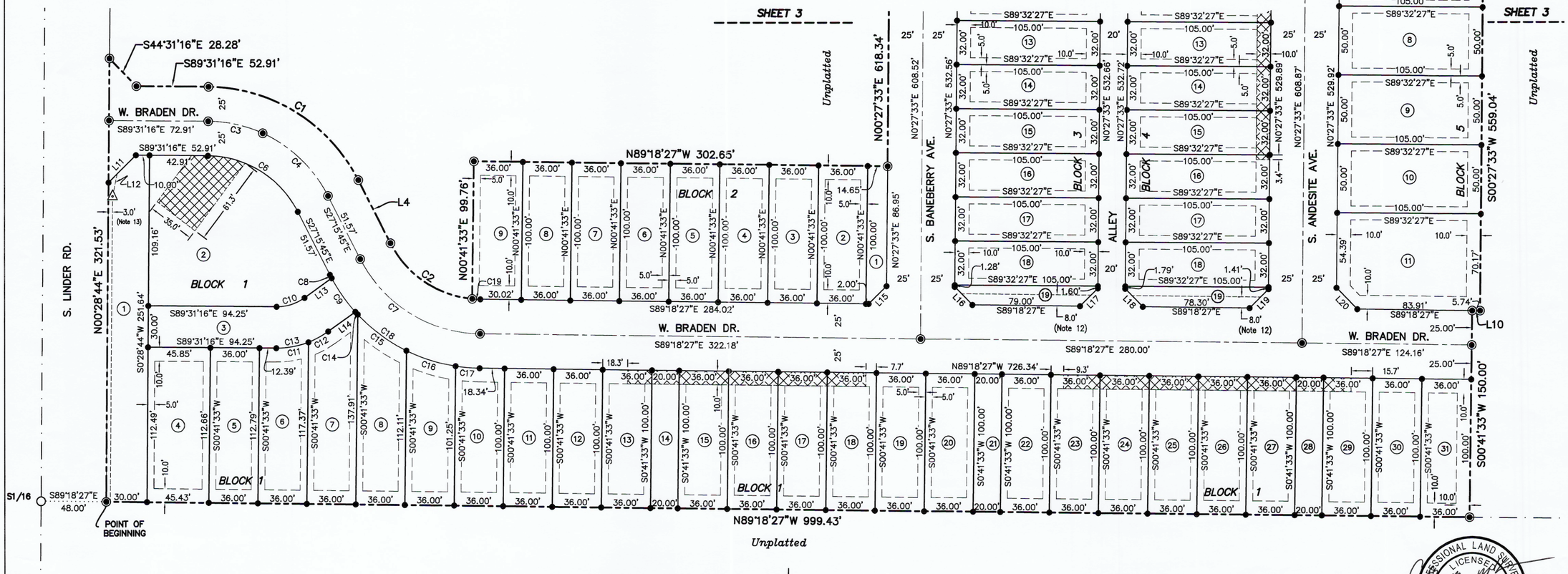
VICINITY MAP



May 01, 2025 - landproDATA.com
Scale: 1 inch approx 600 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

LINROCK SUBDIVISION NO. 1



LEGEND

Subdivision Boundary Line	Lot Number
Section Line	Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 11779
Easement line (Note 1)	Found 5/8" Iron Pin with Plastic Cap, PLS 11779
Easement line (As noted)	Set 1/2" x 24" Iron Pin with Plastic Cap, PLS 11779
Centerline	Calculated Point
Lot Line	
Matchline	
Right-of-Way Line	
ACHD Permanent Easement (Note 9)	

50 0 25 50 100

SCALE IN FEET
1" = 50'

PROFESSIONAL LAND SURVEYOR
LICENSED
11779
4/30/2025
STATE OF IDAHO
CODY M. McCAMMON

CODY M. MCCAMMON, PLS 11779
IDAHO SURVEY GROUP
9939 W EMERALD ST
BOISE, ID 83704

SHEET 2 OF 5

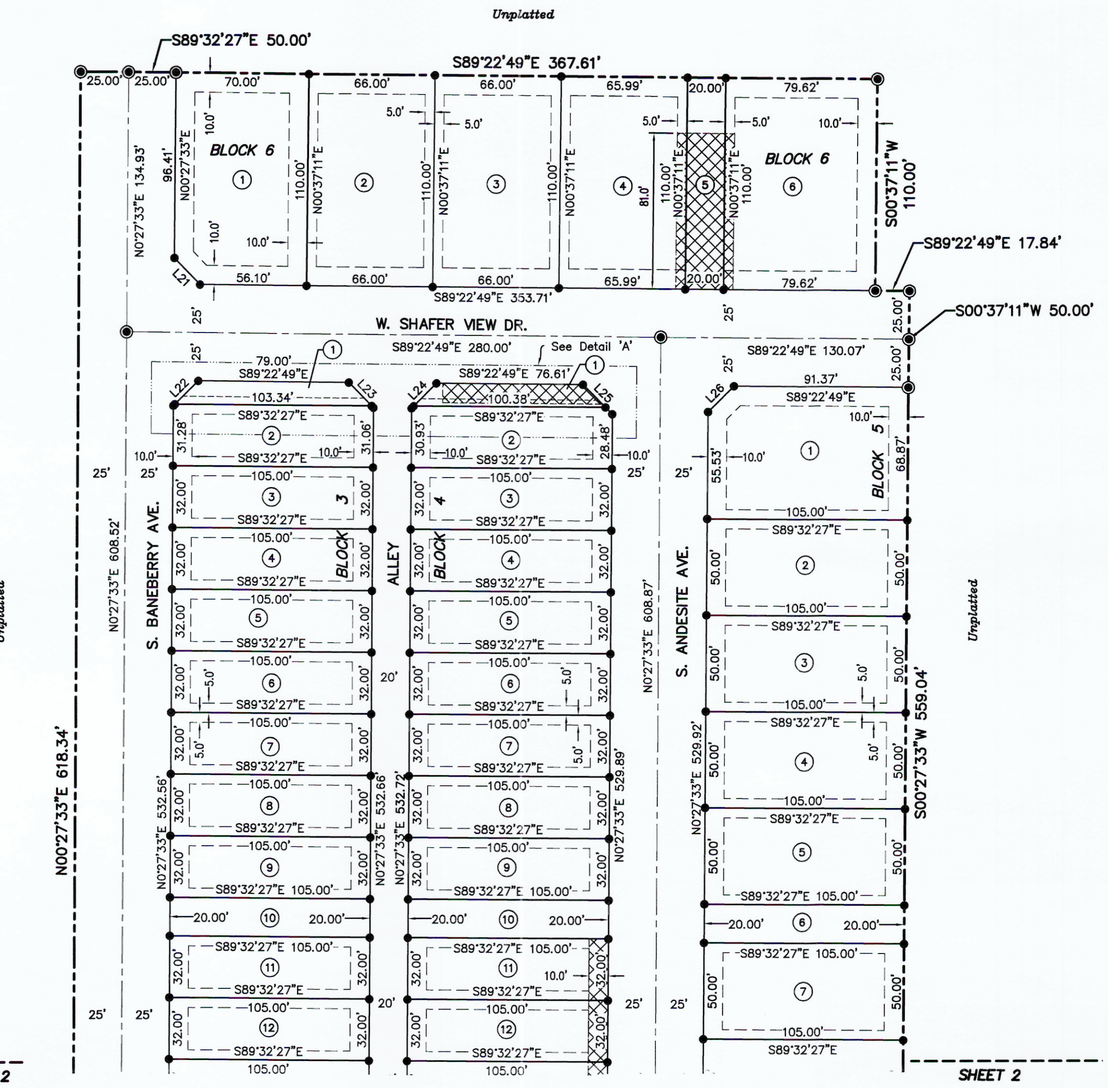
SEE SHEET 1 OF 5 FOR NOTES
SEE SHEET 3 OF 5 FOR LINE & CURVE TABLES

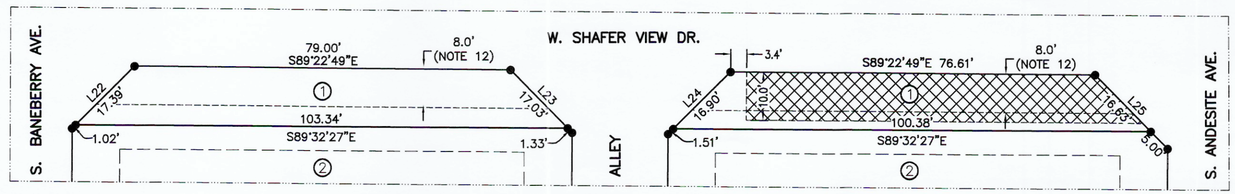
Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

LINROCK SUBDIVISION NO. 1

Line Table		
Line #	Direction	Length
L1	S89°18'27"E	48.00
L2	S44°31'16"E	28.28
L3	S89°31'16"E	52.91
L4	S27°15'45"E	51.57
L5	N00°41'33"E	99.76
L6	S89°32'27"E	50.00
L7	S00°37'11"W	110.00
L8	S89°22'49"E	17.84
L9	S00°37'11"W	50.00
L10	N89°18'27"W	5.74
L11	N45°28'44"E	28.28
L12	S11°52'16"W	16.59
L13	S54°35'10"W	24.49
L14	S54°35'10"W	24.49
L15	N45°34'33"E	18.42
L16	S44°25'27"E	18.35
L17	N45°34'33"E	18.42
L18	S44°25'27"E	18.35
L19	N45°34'33"E	19.41
L20	S44°25'27"E	21.75
L21	S44°27'38"E	19.25
L22	N45°32'22"E	18.41
L23	N44°27'38"W	18.36
L24	N45°32'22"E	18.41
L25	S44°45'38"E	21.63
L26	N45°32'22"E	19.25

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	125.00	135.83	129.24	S58°23'31"E	62°15'31"
C2	75.00	75.23	72.12	S55°59'56"E	57°28'21"
C3	100.00	41.25	40.96	N77°42'15"W	23°38'03"
C4	100.00	67.41	66.14	N46°34'29"W	38°37'28"
C6	75.00	81.50	77.55	S58°23'31"E	62°15'31"
C7	100.00	108.29	103.07	N58°17'06"W	62°02'42"
C8	125.00	2.75	2.75	S27°53'32"E	1°15'33"
C9	125.00	30.07	30.00	S35°24'50"E	13°47'03"
C10	35.00	21.93	21.57	N72°31'57"E	35°53'34"
C11	65.00	24.18	24.04	N79°49'26"E	21°18'37"
C12	65.00	16.54	16.50	N61°52'39"E	14°34'57"
C13	65.00	40.72	40.06	N72°31'57"E	35°53'34"
C14	125.00	2.55	2.55	S42°53'24"E	1°10'05"
C15	125.00	44.53	44.29	S53°40'43"E	20°24'33"
C16	125.00	37.74	37.60	S72°32'00"E	17°18'01"
C17	125.00	17.72	17.71	S85°14'43"E	8°07'27"
C18	125.00	135.36	128.84	S58°17'06"E	62°02'42"
C19	75.00	5.99	5.98	N87°01'16"W	4°34'21"





DETAIL 'A'
SCALE: 1" = 20'

LEGEND

- Subdivision Boundary Line
- Section Line
- Easement line (Note 1)
- Easement line (As noted)
- Centerline
- Lot Line
- Right-Of-Way Line
- Matchline
- ACHD Permanent Easement (Note 9)
- (5) Lot Number
- Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 11779
- Set 1/2" x 24" Iron Pin with Plastic Cap, PLS 11779

50 0 25 50 100

SCALE IN FEET
1" = 50'

PROFESSIONAL LAND SURVEYOR LICENSED 11779 4/30/2025 STATE OF IDAHO CODY M. McCAMMON

CODY M. MCCAMMON, PLS 11779
IDAHO SURVEY GROUP
9939 W EMERALD ST
BOISE, ID 83704

SHEET 3 OF 5

SEE SHEET 1 OF 5 FOR NOTES

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

LINROCK SUBDIVISION NO. 1

Certificate Of Owners

Know all men by these presents: That Challenger Development, Inc., an Idaho Corporation is the owner of the property described as follows:

A parcel of land located in the Northwest 1/4 of the Southwest 1/4 of Section 36, Township 3 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the South 1/16 corner common to Sections 35 and 36, T.3N., R.1W., B.M., from which the 1/4 corner common to said Sections 35 and 36 bears, North 00°28'44" East, 1323.70 feet; thence on the south boundary line of the Northwest 1/4 of the Southwest 1/4 of said Section 36, South 89°18'27" East, 48.00 feet to the east right-of-way line of S. Linder Road and the POINT OF BEGINNING;

thence leaving said south boundary line on said east right-of-way line, North 00°28'44" East, 321.53 feet;
thence leaving said east right-of-way line, South 44°31'16" East, 28.28 feet;
thence South 89°31'16" East, 52.91 feet;
thence 135.83 feet along the arc of curve to the right, said curve having a radius of 125.00 feet, a central angle of 62°15'31" and a long chord which bears South 58°23'31" East, 129.24 feet;
thence South 27°15'45" East, 51.57 feet;
thence 75.23 feet along the arc of curve to the left, said curve having a radius of 75.00 feet, a central angle of 57°28'21" and a long chord which bears South 55°59'56" East, 72.12 feet;
thence North 00°41'33" East, 99.76 feet;
thence South 89°18'27" East, 302.65 feet;
thence North 00°27'33" East, 618.34 feet;
thence South 89°32'27" East, 50.00 feet;
thence South 89°22'49" East, 367.61 feet;
thence South 00°37'11" West, 110.00 feet;
thence South 89°22'49" East, 17.84 feet;
thence South 00°37'11" West, 50.00 feet;
thence South 00°27'33" West, 559.04 feet;
thence North 89°18'27" West, 5.74 feet;
thence South 00°41'33" West, 150.00 feet to the south boundary line of the Northwest 1/4 of the Southwest 1/4 of said Section 36;
thence on said south boundary line, North 89°18'27" West, 999.43 feet to the POINT OF BEGINNING.

Containing 11.919 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive domestic water service from an existing City of Kuna main line and City of Kuna has agreed in writing to serve all the lots in this Subdivision.

Challenger Development, Inc., an Idaho Corporation

_____
Corey D. Barton, President

Acknowledgment

State of Idaho } s.s.
County of Ada }

This record was acknowledged before me on this_____day of_____, 2025, by Corey D. Barton, as President of Challenger Development Inc., an Idaho Corporation.

_____
Signature of Notary Public

My Commission Expires: _____

Certificate of Surveyor

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

PROFESSIONAL LAND SURVEYOR LICENSED 11779 4/30/2025 STATE OF IDAHO CODY M. McCAMMON

Cody M. McCammon — P.L.S. No. 11779

SHEET 4 OF 5

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

LINROCK SUBDIVISION NO. 1

Health Certificate

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 City of Kuna Water and Sewer District 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.

Central District Health Date

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the _____ day of _____, 20___.

President ACHD

Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Kuna, Ada County, Idaho, hereby approve this plat.

City Engineer Date

Approval of City Council

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

City Clerk, Kuna, Idaho

Certificate Of County Surveyor

I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

County Surveyor

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C.50–1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

County Treasurer Date

County Recorder's Certificate

State of Idaho } **ss.** Instrument No. _____
County of Ada }

I hereby certify that this instrument was filed at the request of Idaho Survey Group, LLC,

at _____ minutes past _____ o'clock ____ M.,

this _____ day of _____, 20____ in Book _____ of Plats at

Pages _____ through _____,

Fee $ _____

Deputy Ex–Officio Recorder

PROFESSIONAL LAND SURVEYOR LICENSED 11779 STATE OF IDAHO CODY M. McCAMMON 4/30/2025

CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9939 W EMERALD ST
BOISE, ID 83704

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210 TEL 208-938-0013
EAGLE, ID 83616 www.baileyengineers.com

File Number: 6291

July 2, 2025

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

RE: Linrock Subdivision No 1

Dear Mr. Tripple:

Central District Health has reviewed and does approve the final plat for this subdivision for central water and central sewer facilities. Final approval was given July 2, 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: Challenger Development, Kent Brown
Viper Investment, LLC
Bailey Engineering
City of Kuna

LB:dc

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

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 25-02-AN (Annexation)**
	)	
HUDON ANNEXATION	)	
	)	
Related to the Annexation and Zoning of a property located at 847 S Ash Ave. (R5070502020).	)	**DECISION AND REASONED STATEMENT FOR THE HUDON ANNEXATION**

SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND

THESE MATTERS came before the Kuna City Council, the "Council" on July 1, 2025, where the Council voted to recommend for approval case No. 25-02-AN. Thereafter, this Decision was prepared and presented to the Council on July 15, 2025, for formal adoption of the Council's decision.

SECTION 2
DECISION

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

The Annexation Application (25-02-AN) is hereby *Approved*.

SECTION 3
RECORD OF EXHIBITS AND TESTIMONY

I. List of Exhibits.

- PLANNING AND ZONING COVERSHEET
- ANNEXATION AND ZONING APPLICATION
- NARRATIVE
- AFFIDAVIT OF LEGAL INTEREST
- WARRANTY DEED
- LEGAL DESCRIPTION
- COMMITMENT TO PROPERTY POSTING
- NEIGHBORHOOD MEETING CERTIFICATION
- AGENCY TRANSMITTAL
- ITD AGENCY COMMENT
- KSD AGENCY COMMENT
- DEQ AGENCY COMMENT
- NMID AGENCY COMMENT
- ACHD AGENCY COMMENT
- SITE POSTING 1

- SITE POSTING 2
- PROOF OF PROPERTY POSTING
- PROOF OF PROPERTY POSTING CC
- PROOF OF PROPERTY POSTING 1 CC
- PROOF OF PROPERTY POSTING 2 CC

II. Testimony.

a. Those who testified at the Council hearing on July 1, 2025 are as follows, to-wit:

1. City Staff:

   Doug Hanson, Planning & Zoning Director

2. Appearing for the Applicant:

   Noel Hudon, 847 S Ash Ave, Kuna ID 83634

SECTION 4
REASONED STATEMENT

I. Relevant Criteria and Standards Considered

a. Relevant City Ordinance Provisions.

1. 1. Kuna City Code (KCC) Title 5 Development Regulations, Chapter 8, Part 3

   Zoning Amendment

b. Relevant Statutory Provisions

1. Chapter 2 of Title 50, Idaho Code

   i. I.C. § 50-222 – Annexation by Cities

c. Pertinent Constitutional Provisions

II. Factual Findings

a. General Factual Findings.

1. Statement of Fact

Parcel Number(s):	R5070502020
Future Land Use Map Designation:	Medium Density Residential
Existing Land Use:	Residential
Current Zoning:	Rural Urban Transition
Proposed Zoning:	R-6, Medium Density Residential
Development Area:	4.42 Acres
Adjacent Zoning Districts:	**North:** R-1 (Estate Residential) **East:** RUT (Rural Urban Transition) **South:** A (Agricultural) **West:** R-6 (Medium Density Residential)
Adjacent Street(s) Existing & Proposed:	**North:** W Sunbeam St. (Existing) **East:** S Ash Ave (Existing) **South:** None **West:** S Tsunami Ave (Existing)
Internal Street(s) Existing & Proposed:	None
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

2. Procedural Findings:

Neighborhood Meeting	February 26, 2025
Pre-Application Meeting	March 3, 2025
Agency Comments Request	April 3, 2025
300 ft Legal Mailer Notice	April 25, 2025
Idaho Press Newspaper Published Hearing Notice	April 25, 2025
Site Posting	April 28, 2025
Commission Public Hearing	Held on May 13, 2025
Commission Decision and Reasoned Statement Entered	Entered on May 27, 2025

a. Relevant Contested Facts.
   1. None

b. Councils' 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 City Council that annexation of the subject real property as proposed in the applications will constitute orderly development. As such, the Council chooses to approve the proposed annexation.

IV. Conditions of Approval

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

SECTION 5
NOTICES TO APPLICANT AND AFFECTED PARTIES

Annexations are legislative decisions, and are not subject to judicial review, appeal, or reconsideration.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 15th day of July, 2025.

_____

Joe Stear, Mayor

BEFORE THE CITY COUNCIL
CITY OF KUNA, ADA COUNTY IDAHO

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 25-01-DAN**
	)	**(De-annexation)**
DURRANT HOME PLACE LLC	)	
	)	**DECISION AND REASONED**
	)	**STATEMENT FOR THE 6820 S**
Related to the De-annexation of a property	)	**TEN MILE ROAD DE-**
located at 6820 S Ten Mile Road.	)	**ANNEXATION**

SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND

THESE MATTERS came before the City Council, the "Council" on July 1, 2025, where the Council voted to approve Case No. 25-01-DAN. Thereafter, this Decision was prepared and presented to the Council on July 15, 2025, for formal adoption of the Council's decision.

SECTION 2
DECISION

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

The De-annexation Application (25-02-DAN) is hereby *Approved*.

SECTION 3
RECORD OF EXHIBITS AND TESTIMONY

I. List of Exhibits.

- AFFIDAVIT OF LEGAL INTEREST
- ANNEXATION AND ZONING APPLICATION
- COMMITMENT TO PROPERTY POSTING
- LEGAL DESCRIPTION
- NARRATIVE
- NEIGHBORHOOD MEETING CERTIFICATION
- ORIGINAL ANNEXATION ORDINANCE
- PLANNING & ZONING APPLICATION COVERSHEET
- VICINITY MAP
- ADA COUNTY DEVELOPMENT SERVICES
- BOISE PROJECT BOARD OF CONTROL
- DEPARTMENT OF ENVIRONMENTAL QUALITY
- IDAHO TRANSPORTATION DEPARTMENT
- KUNA SCHOOL DISTRICT
- PUBLIC WORKS
- AGENCY TRANSMITTAL

- IP PUBLICATION PZ 05.13.2025
- PROOF OF LEGAL MAILER PZ 05.13.2025
- PROOF OF PROPERTY POSTING PZ
- CASE NO. 25-01-DAN STAFF REPORT
- PROOF OF LEGAL MAILER CC 07.01.2025
- PROOF OF PROPERTY POSTING CC
- IP PUBLICATION CC 06.13.2025
- CASE NO. 25-01-DAN PZ DRS SIGNED
- PZ COMMISSION MINUTES
- PZ SIGN IN SHEET
- CASE NO. 25-01-DAN STAFF REPORT CC

II. Testimony.

a. Those who testified at the Council's hearing on July 1, 2025, are as follows, to-wit:

1. City Staff:

   Doug Hanson, Planning & Zoning Director

2. Appearing for the Applicant:

   The Applicant did not appear to provide testimony.

SECTION 4
REASONED STATEMENT

I. Relevant Criteria and Standards Considered

a. Relevant City Ordinance Provisions.

1. Kuna City Code (KCC) Title 5 Development Regulations, Chapter 7 Annexations

b. Relevant Statutory Provisions

1. Chapter 2 of Title 50, Idaho Code

i. I.C. § 50-222 – Annexation by Cities

c. Pertinent Constitutional Provisions

II. Factual Findings

a. General Factual Findings.

1. Statement of Fact

Parcel Number(s):	S1302233715
Future Land Use Map Designation:	Mixed Use
Existing Land Use:	Single Family Residence
Current Zoning:	A (Agriculture) – City of Kuna
Proposed Zoning:	N/A
Development Area:	1.18 Acres
Adjacent Zoning Districts:	North: RR (Rural Residential), Ada County; East: A (Agriculture), City; South: A (Agriculture), City; West: R-6 (Medium Density Residential), City
Adjacent Street(s) Existing & Proposed:	North: N/A; East: N/A; South: N/A; West: S Ten Mile Road (Existing)
Internal Street(s) Existing & Proposed:	N/A
Adjacent Bike/Pedestrian Facilities:	N/A
Adjacent Parks:	N/A
Land Dedication Requirements:	N/A

2. Procedural Findings:

Neighborhood Meeting	February 26, 2025
Pre-Application Meeting	March 3, 2025
Agency Comments Request	April 3, 2025
300 ft Legal Mailer Notice Commission	April 25, 2025
Idaho Press Newspaper Published Hearing Notice Commission	April 25, 2025
Commission Site Posting	April 28, 2025
Commission Public Hearing	Held on May 13, 2025
Commission Decision and Reasoned Statement Entered	Entered on May 27, 2025
300 ft Legal Mailer Notice Council	June 12, 2025
Idaho Press Newspaper Published Hearing Notice Council	June 13, 2025
Council Site Posting	June 12, 2025
Council Public Hearing	Held on July 1, 2025
Council Decision and Reasoned Statement Entered	Entered on July 15, 2025

a. Relevant Contested Facts.
   1. None

b. Council's Factual Findings on Relevant Contested Fact.
   1. None

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

It is the rationale of the Council that de-annexation will not create an enclave to prohibit surrounding property owners from requesting annexation in the future if they desire and that the result of de-annexation is not anticipated to cause any immediate or foreseeable future complications or detriment to the continued operation of City infrastructure as the subject site is not serviced by City water or wastewater utilities.

Conditions of Approval

1. None

SECTION 5
NOTICE TO APPLICANT AND AFFECTED PARTIES

De-annexations are legislative decisions, and are not subject to judicial review, appeal, or reconsideration.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 15th day of July 2025.

_____

Mayor, Joe Stear

RESOLUTION NO. R45-2025
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE RELEASE OF DEVELOPMENT AGREEMENT RELEASING THE DEVELOPMENT AGREEMENT FOR THE LAMP DISTRICT, INSTRUMENT NUMBER 2023-037093, RECORDED ON JUNE 28, 2023, AND RECORDED AGAINST THE REAL PROPERTY, AS DESCRIBED BY LEGAL DESCRIPTION IN EXHIBIT A ATTACHED HERETO.

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

Section 1. The Mayor of the City of Kuna, Idaho is hereby authorized to execute said *Release of Development Agreement,* Instrument Number 2023-037093, recorded on June 28, 2023, and recorded against the Real Property, as described by legal description in EXHIBIT A attached hereto, 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 15th day of July 2025.

APPROVED BY THE MAYOR of Kuna, Idaho this 15th day of July 2025.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

EXHIBIT A

Description for
Lamp District Subdivision
June 3, 2024

A Re-Plat of Trinity Estates Subdivision as filed in Book 64 of Plats at Pages 6467 and 6468, records of Ada County, Idaho and an unplatted portion of Government Lot 4 of Section 18, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, more particularly described as follows:

Commencing at the Section corner common to said Sections 13 and 24, T.2N., R.1W., B.M., and Sections 18 and 19, T.2N., R.1E., B.M., from which the 1/4 corner common to said Sections 13 and 18, bears North 00°12'36" West, 2,650.39 feet; thence on the west boundary line of said Section 18, North 00°12'36" West, 1,325.21 feet to the north boundary line of said Government Lot 4; thence leaving said west boundary line and on said north boundary line, South 89°57'01" East, 70.00 feet to the Northwest corner of said Trinity View Estates Subdivision and the **POINT OF BEGINNING**;

thence continuing on said north boundary line, coincident with the north boundary line of said Trinity View Estates Subdivision, South 89°57'01" East, 1164.68 feet to the Northeast corner of said Trinity View Estates Subdivision, coincident with the Northwest corner of Lugarno Terra Subdivision as filed in Book 117 of Plats at Pages 17783 through 17789, records of Ada County, Idaho;

thence on the east boundary line of said Trinity View Estates Subdivision, coincident with the west boundary line of Lugarno Terra Subdivision, South 00°15'29" East, 1274.14 feet to the north right-of-way line of E. Deer Flat Road;

thence leaving said east boundary line and on said north right-of-way line, South 90°00'00" West, 1147.67 feet to the easterly right-of-way line of N. Meridian Road/State Highway 69;

thence leaving said north right-of-way line and on said easterly right-of-way line the following four (4) courses and distances:

North 50°06'18" West, 23.63 feet;

North 00°12'36" West, 207.09 feet;

14.48 feet on the arc of a curve to the left having a radius of 57365.78 feet, a central angle of 00°00'52" and a long chord which bears North 00°12'10" West, 14.48 feet;

North 00°12'36" West, 1038.42 feet to the **POINT OF BEGINNING**.



Containing 34.093 acres, more or less.

End of Description.

RESOLUTION NO. R46-2025
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE BITTERCREEK SEWER CONNECTION AGREEMENT BETWEEN THE CITY OF MERIDIAN, AN IDAHO MUNICIPAL CORPORATION, AND THE CITY OF KUNA, AN IDAHO MUNICIPAL CORPORATION, RELATING TO MUNICIPAL SEWER SERVICES AND UTILITY USAGE BY THE BITTERCREEK MEADOWS SUBDIVISION HOMEOWNERS ASSOCIATION, INC. AN IDAHO NON-PROFIT CORPORATION; AND AUTHORIZING 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 Bittercreek Sewer Connection Agreement between the City of Meridian, an Idaho municipal corporation, and the City of Kuna, an Idaho municipal corporation, relating to municipal sewer services and utility usage by the Bittercreek Meadows Subdivision Homeowners Association, Inc., an Idaho non-profit corporation, 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 Bittercreek Sewer Connection Agreement between the City of Meridian, an Idaho municipal corporation, and the City of Kuna, an Idaho municipal corporation, relating to municipal sewer services and utility usage by the Bittercreek Meadows Subdivision Homeowners Association, Inc., an Idaho non-profit corporation; 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 15th day of July, 2025.

APPROVED BY THE MAYOR of Kuna, Idaho this 15th day of July, 2025.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

BITTERCREEK SEWER CONNECTION AGREEMENT
BETWEEN THE CITY OF MERIDIAN
AND THE CITY OF KUNA

This BITTERCREEK SEWER CONNECTION AGREEMENT ("Agreement") is made on this ___ day of _____, 2025 ("Effective Date"), by and between the City of Meridian, a municipal corporation established under the laws of the State of Idaho, whose mailing address is 33 E. Broadway Avenue, Meridian, Idaho 83642 ("Meridian") and the City of Kuna, a municipal corporation established under the laws of the State of Idaho, whose mailing address is 751 W 4th St, Kuna, ID 83634 ("Kuna"). Kuna and Meridian may be referred to herein individually as a "Party" or collectively as the "Parties."

WHEREAS, Meridian and the Bittercreek Meadows Subdivision Homeowners Association, Inc. ("HOA") entered into a *Settlement and Mutual Release Agreement* on December 11, 2013 ("Settlement Agreement"), a copy of which is attached as Exhibit A, relating to provision of water and sewer services to the Bittercreek Meadows Subdivision, which is located near the intersection of Amity Avenue and Ten Mile Road, as described in Exhibit B ("Bittercreek Meadows Subdivision");

WHEREAS, under the Settlement Agreement, Meridian agreed to connect enumerated lots in the Bittercreek Meadows Subdivision to municipal sewer service provided by the City of Kuna, at Meridian's expense; and,

WHEREAS, HOA has agreed to connect the enumerated lots in Bittercreek Meadows Subdivision to Kuna's municipal sewer system; and,

WHEREAS, Meridian desires to facilitate connecting Bittercreek Meadows Subdivision to the Kuna municipal sewer system, and Kuna agrees to provide certain municipal sewer services pursuant to the terms herein;

NOW, THEREFORE, based on the recitals above, which are incorporated herein, and other good and valuable consideration, the Parties agree as follows:

1. **Sewer services.**

    a. Kuna shall permit the connection of the Bittercreek Meadows Subdivision's sewer infrastructure to Kuna's municipal sewer system (the "Kuna System"). Meridian shall reimburse Kuna for sewer hookup fees for connecting Bittercreek Meadows Subdivision to the Kuna System within 30 days of receiving the invoice for same. Meridian shall reimburse Kuna for a number of sewer hookup fees equal to the total number of Bittercreek Meadows Subdivision lots enumerated in the Settlement Agreement (the "Bittercreek Lots"), identified in Exhibit B. Kuna's present residential sewer hookup fee is $8,080 per connection (i.e. per residential lot).

i. Of note, it is presently planned that a developer who is constructing a subdivision located in Kuna to the south of Bittercreek Meadows Subdivision will perform the work to connect the Bittercreek Subdivision sewer infrastructure to the Kuna System. Any costs associated with this work will be borne by Meridian.

b. Following connection of the Bittercreek Meadows Subdivision to the Kuna System, Kuna shall provide municipal sewer services to Bittercreek Meadows Subdivision. The sewer services provided by Kuna shall be limited to receiving effluent from the Bittercreek Meadows Subdivision, and treating said effluent at a Kuna System wastewater treatment facility.

c. Kuna and Meridian agree that the terms of this Agreement do not affect the jurisdiction of the respective sewer systems that meet at the manhole located at the intersection of S. Haya Place and W. Piscina Drive at station 9+01.48 (N: 689565.16, E: 2441143.19) (the "Jurisdictional Manhole"). Namely, the Parties respective sewer systems will meet and connect at the Jurisdictional Manhole, but beyond that point each entity shall retain the obligation to maintain and operate its separate individual sewer system.

i. The Jurisdictional Manhole will be owned and maintained by the City of Kuna.
ii. Kuna shall maintain its sewer system from the Jurisdictional Manhole, downstream to the west, toward Kuna. *See* Exhibit C.
iii. As required by the Settlement Agreement, Meridian shall maintain the sewer system upstream of the Jurisdictional Manhole to the east, to include the portion of the sewer system that resides within Gran Prado Subdivision, up to and including the point of entry into the Bittercreek Meadows Subdivision. *See* Exhibit C.

2. Payment for sewer services.

a. The Parties acknowledge that the HOA is responsible for use of and payment to Kuna for municipal sewer services in accordance with any and all applicable laws and Kuna ordinances.

b. Kuna shall bill the HOA for municipal sewer services as nearly as practicable according to Kuna's standard accounting, billing, and collections procedures. Meridian shall provide a monthly water well read to Kuna on or before the fifteenth (15^{th}) of each month to facilitate billing. The use fee at the time this Agreement is entered shall be the "Residential Not Annexed" fee set forth in Exhibit A to Resolution R22-2025 of the City of Kuna. The monthly base rate shall be the Residential Not Annexed Monthly Base Rate Fee multiplied by twenty-four (24) for the twenty-four residential lots. The fee charged pursuant to this Agreement shall be subject to amendment in the same manner as any other use fee charged by Kuna. Stated more directly, Kuna's use fees can and

do increase over time, and the use fee charged to the HOA will be subject to increases the same as use fees charged to Kuna residents.

c. In the event the HOA is delinquent in paying, or fails to pay, the sewer service fees billed by Kuna, Kuna shall send copies of any delinquency notices for nonpayment by the HOA to Meridian.

d. If Kuna is unable to obtain payment from the HOA for municipal sewer services after two (2) months' notice of delinquency, submitted to HOA and Meridian, then Kuna shall send Meridian any invoice for payment due and owing by the HOA.

e. Upon receipt of Kuna's invoice detailing the HOA's delinquency, Meridian shall be responsible for reimbursing Kuna for municipal sewer services provided by Kuna to the Bittercreek Meadows Subdivision.

f. The Parties agree that nothing in this Agreement shall prohibit or restrict Meridian's ability to pursue legal remedies and action against the HOA for failure to pay Kuna for municipal sewer services.

3. **Bittercreek Meadows Subdivision sewer lagoon.** Kuna shall have no responsibility, including maintenance or decommissioning, for the Bittercreek Meadows Subdivision sewer lagoon, which is located on a parcel of real property identified as Ada County Assessor's parcel number R0967660153, which parcel is also described in Ada County Recorder's office instrument number 113136896.

4. **Condition.** Performance of this Agreement is conditioned upon Bittercreek Meadows Subdivision's continued connection to the Kuna sewer system.

5. **Term and termination.** This Agreement shall continue indefinitely until modified or terminated by written mutual agreement of the Parties. Alternatively, if Bittercreek Meadows Subdivision is granted annexation into any municipality, and the annexing municipality is capable of, and willing to, provide sewer service to Bittercreek Meadows Subdivision, at such time the sewer effluent enters the annexing municipalities' infrastructure, this Agreement will automatically terminate.

6. **Third-party beneficiaries.** There are no third-party beneficiaries to this Agreement, including the HOA or any individual property owner within the Bittercreek Meadows Subdivision.

7. **Limitations**. Nothing in this Agreement shall be construed as limiting or expanding the statutory or regulatory responsibilities of either Party in performing functions granted to them by law. Each and every provision of this Agreement is subject to the laws and regulations of the State of Idaho and its political subdivisions, and to the laws and regulations of the United States.

8. **Apportionment of liability**. Both Parties participate in the comprehensive liability plan provided through ICRMP. If a claim or damage arises from more than one Party's performance of the Agreement or is not allocable to any Party, each Party shall bear their own costs arising from the claim or damage. If a property claim or damage is not covered by the Party's self-insurance or other property coverage, the responsible Party shall pay the costs arising from such claim or damage to the extent funds are legally available therefore. Nothing in this Agreement shall extend the tort responsibility or liability of either Party beyond that required by the Idaho Tort Claims Act, Idaho Code section 6-901 et seq.

9. **Notices.** Whenever any notice, approval, consent, or request is given or made pursuant to this Agreement, it shall be deemed communicated upon mailing by United States Mail, addressed as follows:

If to Kuna:	If to Meridian:
City Clerk, City of Kuna	City Clerk, City of Meridian
751 W. 4th Street	33 E. Broadway Avenue
Kuna, ID 83634	Meridian ID 83642
cityclerk@kunaid.gov	cityclerk@meridiancity.org

Either Party may change its address for the purpose of this section by delivering to the other Party written notification of such change, establishing a new address for noticing purposes, in accordance with the requirements of this section.

10. **Assignment.** No Party shall be permitted to assign this Agreement without the express, written consent of the other Parties. This Agreement shall be binding upon and shall inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the Parties.

11. **No agency.** The Parties expressly acknowledge and agree that the Parties, including their respective employees, agents, contractors, officials, and officers, are not agents of the other Party in any manner or for any purpose. One Party under this Agreement shall have no authority to enter into contracts or agreements on behalf of the other Party. All contracts or agreements shall be entered on behalf of the executing Party or executed jointly by both Parties.

12. **Non-waiver.** Failure to promptly enforce the strict performance of any term of this Agreement shall not constitute a waiver or relinquishment of any Party's right to thereafter enforce such term, and any right or remedy hereunder may be asserted at any time a Party becomes entitled to the benefit thereof, notwithstanding delay in enforcement.

13. **Force majeure.** No Party will be liable for failure to perform any duty under this Agreement where such failure is due to unforeseeable causes beyond the Parties' control and without the fault or negligence of the Parties, including, but not restricted to, acts of God or the public enemy, fire, flood, epidemics, quarantine, strikes or other

natural disasters. No Party shall be liable for any failure to perform resulting from any order of any court or state or federal agency.

14. **Applicable law.** This Agreement shall be governed, construed, and enforced in accordance with the laws of the State of Idaho. Venue shall be Ada County, Idaho.

15. **Miscellaneous.** Time is of the essence with regard to the performance of all of the Parties' obligations under this Agreement. All exhibits to this Agreement are incorporated by reference and made a part hereof as if the exhibits were set forth in their entirety in this Agreement. This Agreement contains the entire agreement of the Parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith. This Agreement may only be amended via a writing signed by the Parties hereto.

IN WITNESS WHEREOF, the Parties have hereunto subscribed their signatures the day and year first herein above written.

CITY OF MERIDIAN:

By: _____
Robert E. Simison, Mayor

Attest: _____
City Clerk

CITY OF KUNA

By: _____
Joe Stear, Mayor

Attest: _____
City Clerk

EXHIBIT A

SETTLEMENT AND MUTUAL RELEASE AGREEMENT

SETTLEMENT AND MUTUAL RELEASE AGREEMENT

This Settlement and Mutual Release Agreement ("**Agreement**") is made as of the last date written below the signatures of the parties ("**Effective Date**") by and between Bittercreek Meadows Subdivision Homeowners Association, Inc. ("**HOA**"), Tim Kelly ("**Kelly**"), and the City of Meridian ("**City**").

1. BACKGROUND. The HOA and Kelly commenced an action in the District Court for the Fourth Judicial District of the State of Idaho, in and for the County of Ada, case number CV-OC-12-05319 (the "**Lawsuit**") against JLJ Enterprises, Inc. ("**JLJ**"), Bittercreek Meadows Water & Sewer Users Association, Inc. ("**BWSA**"), James L. Jewett ("**Jewett**"), Renascence Properties, LLC ("**Renascence**"), and the City. The HOA and Kelly (collectively "**Plaintiffs**") desire to compromise and settle the Lawsuit, as between Plaintiffs and the City, to settle any and all claims and disputes existing between Plaintiffs and the City and to mutually release each other, all according to the provisions of this Agreement.

2. SEWER CONNECTION. The City, at the City's sole cost and expense, shall connect lots 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, and 26, Block 1 of the Bittercreek Meadows Subdivision, according to the official plat thereof recorded on the 26th day of May, 2006, in Book 95 of Plats at pages 11674 through 11677, as instrument No. 106083883, records of Ada County, Idaho, as amended by Amended Plat of Bittercreek Meadows Subdivision, recorded on June 27, 2006 in Book 95 of Plats at pages 11732 through 11735, as Instrument No. 106102994, records of Ada County, Idaho (collectively the "**Lots**"), to municipal sewer service provided by the City of Kuna so that after connection, waste water effluent from the Lots flows to Kuna's waste water treatment plant without further treatment, cost (other than the typical monthly service fee charged by the City of Kuna to other residential dwellings within Kuna city limits), testing, or construction by the HOA and/or the members of the HOA and the members of the HOA can receive sewer service from the City of Kuna by agreeing to pay the typical monthly service fee charged by the City of Kuna to other residential dwellings within Kuna city limits. The date when the City has completed connecting the Lots to municipal sewer service provided by the City of Kuna and the members of the HOA can receive sewer service from the City of Kuna by agreeing to pay the typical monthly service fee charged by the City of Kuna to other residential dwellings within Kuna city limits is herein referred to as the "**Connection Date**". Connection to municipal sewer service provided by the City of Kuna includes, but is not limited to, payment of all connection fees, conveyance fees and other charges for connection, all construction work necessary to connect the Lots to Kuna's waste water treatment plant and the restoration and repair of all improvements within the Bittercreek Meadows Subdivision disturbed by such construction. In no event shall the HOA and/or the members of the HOA be required to consent to annexation by the City of Kuna and the refusal of the HOA and/or the members of the HOA to annex into the City of Kuna shall not relieve the City from its obligations set forth in this Section. The HOA agrees that the City may, but is not obligated to, provide the sewer services to the Lots as set forth in this Section provided such sewer service is on the same terms and conditions as required to be provided by the City of Kuna.

3. SEWER MAINTENANCE AND OPERATION. From and after the Effective Date until the date the City of Kuna agrees to assume the operation, maintenance, repair, and replacement of the Sewer Lines (as hereafter defined), the City, at the City's sole cost and expense and without reimbursement from the HOA or the members of the HOA, agrees to operate, maintain, repair, and replace the Sewer System (as hereafter defined) in accordance with applicable law. For purposes of this Agreement, the "**Sewer Lines**" mean all sewer lines serving the Lots except the portion of the sewer line within a Lot providing service just to that Lot. By way of example, within Lot 2 there is a sewer line serving both Lot 1 and Lot 2. The portion of the sewer line serving both Lot 1 and Lot 2 is a Sewer Line but the portion of the sewer

line serving just Lot 1 or just Lot 2 is not a Sewer Line. For purposes of this Agreement, the "**Sewer System**" means all Sewer Lines, the sewer lagoon pond to which the Sewer Lines connect, the sewer lagoon pond liner, the fencing surrounding the sewer lagoon pond and all other appurtenances to the Sewer Lines and/or sewer lagoon pond to which the Sewer Lines connect.

4. TITLE TO BWSA ASSETS. The City hereby quit claims to HOA any right, title or interest the City may have to any and all assets of the BWSA including, but not limited to, Lot 7, Block 1 of the Plat of Bittercreek Meadows Subdivision, the well located on Lot 7, all equipment associated with the well, and water right Permit No. 63-31957.

5. ANNUAL INSPECTION OF BIOMICROBIC UNITS. From and after the Effective Date until the Connection Date, the City, at the City's sole cost and expense, agrees to pay for the annual inspection of each biomicrobic unit located on the Lots as required by applicable law. The City shall pay for such inspections directly to Idaho Residential Wastewater Treatment Services, Inc. on behalf of each Lot owner beginning the July 2014-June 2015 billing year. In the event the City receives any correspondence from Idaho Residential Wastewater Treatment Services, Inc. directed to the Lot owners other than billing, the City shall forward these to the HOA address identified in Paragraph 17 of this Agreement.

6. LICENSE. The HOA hereby conveys to the City a license to enter upon all lots within the Bittercreek Meadows Subdivision to perform the obligations of the City undertaken in this Agreement. The license will remain in effect for so long as the City has obligations under this Agreement.

7. ATTORNEY FEES. The City agrees the HOA and Kelly are entitled to reasonable attorney fees and costs as the prevailing party pursuant to the Water and Sewer Agreement (as defined in Section 10) in an amount to be fixed by the Court pursuant to Idaho Rule of Civil Procedure 54. The City, HOA and Kelly have been unable to reach agreement on the amount of attorney fees and costs due the HOA and Kelly. Therefore, the City, HOA and Kelly agree to submit the matter to the court as part of the resolution of the Lawsuit. The parties to this Agreement specifically authorize and hereby direct their respective counsel to promptly after the Effective Date file with the court such motions, memoranda in support or opposition of such motions and supporting affidavits and pleadings and request the court to determine the amount of attorney fees and costs the HOA and Kelly are entitled to as the prevailing party.

8. PAYMENT OF UP TO $28,856.23. Providing the City receives adequate income from assessments to require such payment, JLJ could be owed the sum of up to $28,856.23 from the City pursuant to the terms of that certain Cooperative Construction and Reimbursement Agreement 12-Inch Water Main from the Intersection of Overland and Linder Roads West Approximately 5000 Feet dated March 12, 2009 (the "Reimbursement Agreement"). JLJ has assigned such amount to the HOA and the City hereby consents to the assignment, and will hereafter consent to the assignment of this Reimbursement Agreement from the HOA back to JLJ at any point in the future while the Reimbursement Agreement remains valid. The City agrees to pay the HOA the sum of up to $28,856.23 as it collects assessment fees from the South Ridge Subdivision in accordance with the Reimbursement Agreement. Such amounts shall be paid to Hawley Troxell and delivered to 877 Main St., Suite 1000, Boise, ID 83702, attention Timothy W. Tyree. The City agrees not to offset any amounts otherwise due the City from JLJ or otherwise raise any defense to the payment of up to $28,856.23 other than the lack of receipt of assessment fees from the South Ridge Subdivision or the expiration of term of the Reimbursement Agreement. The City agrees to extend the term of the Reimbursement Agreement until March 11, 2019.

9. SETTLEMENT WITH HOMEOWNERS. HOA and Kelly agree to seek the approval and execution by all members of the HOA to the Mutual Release Agreement attached hereto as **Exhibit A**.

This Agreement is contingent on at least three-fourths of the members executing the Mutual Release Agreement. The City agrees to execute the Mutual Release Agreement attached hereto as **Exhibit A**.

10. TERMINATION OF SEWER AND WATER AGREEMENT. The Amended Bittercreek Meadows Agreement for Sewer and Water Service between the City, JLJ, Bittercreek, LLC and HOA, as amended by the Second Amended Bittercreek Meadows Agreement for Sewer and Water Service (collectively the "**Water and Sewer Agreement**") is hereby terminated as between HOA and the City, and shall no longer be of any force or effect.

11. PLAINTIFF'S REPRESENTATIONS AND WARRANTIES. Plaintiffs represent and warrant to the City as follows:

(a) Authority. HOA is a corporation duly formed and validly existing under the laws of the state of Idaho. Any individuals entering into this Agreement on behalf of HOA have authority to bind HOA. Entering into this Agreement and consummation of the transactions contemplated hereby have been duly authorized by all necessary corporate action and do not violate HOA's articles of incorporation, bylaws or any agreement to which HOA is a party.

(b) Transfer. Plaintiffs, individually and collectively, have not assigned or transferred any of its rights, claims or demands of whatsoever kind against the City related to or arising out of the Lawsuit to any other person or entity.

(c) Independent Review. Plaintiffs have been advised to consult counsel of their choice, that at the time of the execution of this Agreement, each was represented by counsel of his/its choice and has consulted with or had the opportunity to consult with his/its counsel and has been fully advised concerning the scope and binding, legal effect of this Agreement, the amounts of settlement, and all of the terms, conditions, covenants and other provisions of this Agreement and the fact that this is a legal and enforceable agreement. Plaintiffs acknowledge that they have relied entirely on their own counsel and their own knowledge and assessment of the Lawsuit and of all other circumstances in making this Agreement. Each person subscribing his signature hereto represents that he has personally read and understood all of the terms and provisions of this Agreement in its entirety and that he is authorized to enter into this Agreement on his personal behalf and on behalf of any entity on whose behalf he executes it.

12. THE CITY'S REPRESENTATIONS AND WARRANTIES. The City represents and warrants to Plaintiffs as follows:

(a) Authority. The City is a municipal corporation duly formed and validly existing under the laws of the state of Idaho. Any individuals entering into this Agreement on behalf of the City have authority to bind the City. Entering into this Agreement and consummation of the transactions contemplated hereby have been duly authorized by all necessary action and do not violate the City's ordinances or any agreement to which the City is a party.

(b) Transfer. The City has not assigned or transferred any of its rights, claims or demands of whatsoever kind against Plaintiffs related to or arising out of the Lawsuit to any other person or entity.

(c) Independent Review. The City has been advised to consult counsel of its choice, that at the time of the execution of this Agreement, the City was represented by counsel of its choice and has consulted with or had the opportunity to consult with its counsel and has been fully advised concerning the scope and binding legal effect of this Agreement, the amounts of settlement, and all of the terms, conditions, covenants and other provisions of this Agreement and the fact that this is a legal and

enforceable agreement. The City acknowledges that it has relied entirely on its own counsel and its own knowledge and assessment of the Lawsuit and of all other circumstances in making this Agreement. Each person subscribing his/her signature hereto represents that he/she has personally read and understood all of the terms and provisions of this Agreement in its entirety and that he/she is authorized to enter into this Agreement on on behalf of any entity on whose behalf he/she executes it.

13. MUTUAL RELEASE. Except for performance of this Agreement, Plaintiffs and the City, on behalf of themselves and on behalf of their heirs, administrators, executors, personal representatives, successors and assigns, and on behalf of their past, present and future officers, directors, employees, agents, legal representatives and attorneys, and insurers, do hereby forever release, remise, discharge, and acquit the other (Plaintiffs and each of them release the City, and the City releases Plaintiffs and each of them) and their past, present and future officers, directors, employees, agents, legal representatives and attorneys, and insurers, of and from any and all, in all manner of, actions, causes of action, claims, suits, debts, sums of money, covenants, contracts, controversies, agreements, compromises, variances, rights, damages, losses, costs, legal or other expenses, attorneys' fees, judgments, executions, obligations, claims and demands of any kind whatsoever, whether vested or contingent, in law or in equity, foreseen or unforeseen, suggested or unsuggested, known or unknown, now asserted or not asserted, which any of the opposing parties ever had, shall or may have, as a result of or by reason of or in connection with the Water and Sewer Agreement, the Revised Nullification Agreement and/or the Lawsuit and/or claims or potential claims that each of the parties to this Agreement have or may have been obligated to assert against each other in said Lawsuit.

The parties hereto specifically waive the provisions of any law, whether imposed by statute, regulation or otherwise, that a general release does or may not extend to claims that the party does not know or suspect to exist in its favor at the time it gives a release.

14. NO ADMISSION OF LIABILITY. This Agreement made and effected hereby is a compromise and settlement of the claims by and against the opposing parties hereto, and neither this Agreement, any payments made pursuant hereto nor any provisions herein shall be construed as an admission of liability by any party hereto, the same being denied. This Agreement is intended by all parties hereto merely to avoid further litigation and to buy their peace.

15. DISMISSAL OF LAWSUIT. The parties to this Agreement specifically authorize and hereby direct their respective counsel to execute a Stipulation and Order of Dismissal with prejudice in the pending lawsuit referred to above and to file the Stipulation and Order of Dismissal in the court upon the execution of this Agreement. The parties further agree that, in the event either party claims a breach of this Agreement following its execution, the following provisions shall apply to any suit brought by the party claiming a breach of this Agreement:

(a) Presiding Judge. The parties consent and agree to Judge Lynn Norton, District Judge of the Fourth Judicial District of the State of Idaho, presiding over any action brought by either party for the breach of this Agreement, and that any such suit shall be filed and heard in the Fourth District Court of the State of Idaho, in and for the County of Ada.

(b) Scheduling. The Parties hereby agree and consent to the following time limitations being placed upon any action brought by either party for the breach of this Agreement upon the filing of any action for such breach:

(i) Upon the filing of such suit, discovery (including, but not limited to, interrogatories, requests for production, requests for admission, subpoenas, depositions, and discovery involving expert witnesses) shall be allowed for no more than four (4) months following the filing of the

answer by the defending party, with all such discovery to be concluded (including responses to written discovery) by the end of the four month period.

(ii) All dispositive motions (including motions to dismiss and motions for summary judgment) must be filed and heard no later than sixty (60) days following the conclusion of discovery.

(iii) A trial shall be scheduled so as to begin no later than ten (10) months from the date the suit is filed with the court.

(iv) No deviation from the time parameters imposed herein shall be allowed except through the stipulation of the parties or by leave of the court with good cause showing. It is the intent of the parties by agreeing to these time limitations that any action for a breach of this Agreement be heard and resolved expeditiously by the court, and that any exception to these time limits should be granted only for reasons that would cause material prejudice to the requesting party if such exception is not granted, and that the requesting party has acted in good faith and has not caused or materially contributed to the situation causing a need for an extension.

16. NO RELEASE OF JLJ, BWSA AND JEWETT. This Agreement shall not compromise, limit or affect the claims Plaintiffs have against JLJ, BWSA and Jewett and Plaintiffs reserve for themselves the full and complete rights to pursue the Lawsuit and claim any and all damages and/or remedies against JLJ, BWSA and Jewett. This Agreement does not release and shall not be construed as a release of JLJ, BWSA and Jewett.

17. NOTICES. All notices given pursuant to this Agreement shall be in writing and shall be given by personal service, by United States mail or by United States express mail or other established express delivery service (such as Federal Express), postage or delivery charge prepaid, return receipt requested, addressed to the appropriate party at the address set forth below.

City: City of Meridian
33 E. Broadway Ave.
Meridian, Idaho 83642

HOA: Bittercreek Meadows Subdivision Homeowners Association,Inc.
3891 W. Daisy Creek St
Meridian, ID 83642

Kelly: Tim Kelly
3891 W. Daisy Creek St
Meridian, ID 83642

18. ENTIRE AGREEMENT. This Agreement and the exhibits attached hereto constitute the entire agreement between the parties. No representations, warranties or promises have been made except those set forth in this Agreement. Any agreement hereafter made shall be ineffective to change, modify or discharge the Agreement in whole or in part unless such agreement is in writing and signed by all of the parties hereto.

19. ATTORNEY FEES. In the event of any suit, act or other proceeding arising under the terms of this Agreement, or in connection with this or any of the provisions of this Agreement, the prevailing party shall be entitled to an award of and to recover reasonable attorney fees set by the court and not by a jury and to an award of and to recover other costs incurred in that suit, action or proceeding, in addition to any other relief to which it may be entitled, including any appeal thereof.

20. COUNTERPARTS. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Facsimile or electronic transmission of any signed original document shall be the same as delivery of the original.

21. GOVERNING LAW. This Agreement and the rights and obligations of the parties hereto shall be controlled, governed, interpreted and construed according to the laws of the State of Idaho in all respects.

22. HEADINGS AND TITLES. It is understood and agreed that all of the headings and titles, and all of the subheadings and subtitles, are inserted as a matter of convenience and reference only, and in no way define, limit, extend or describe the scope or intent of this Agreement.

23. DRAFTING. The undersigned parties acknowledge that they and their respective counsel are responsible for the drafting of this Agreement.

24. SURVIVAL. The representations, warranties, and covenants set forth in this Agreement shall survive the closing and shall be deemed to be material and to have been relied upon by all parties.

25. CONTINGENCY. Notwithstanding execution of this Agreement by Plaintiffs, Plaintiffs' obligations under this Agreement are contingent upon the JLJ, BWSA, Jewett and Renascence, LLC agreeing to dismiss the Lawsuit on terms and conditions acceptable to Plaintiffs.

[Signature Page(s) Follow]

Bittercreek Meadows Subdivision Homeowners Association, Inc.

By: _____
Rob McCarvel, President

Date: 12-11-13

Tim Kelly

Date: _____

Attest:

City of Meridian:

_____

By: _____
Tammy de Weerd, Mayor

Deputy City Clerk

Date: _____

Bittercreek Meadows Subdivision Homeowners Association, Inc.

Tim Kelly

By: _____
Rob McCarvel, President

Date: Dec 10, 2013

Date: _____

Attest:

City of Meridian:

_____

By: _____
Tammy de Weerd, Mayor

Deputy City Clerk

Date: _____

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EXHIBIT A
MUTUAL RELEASE AGREEMENT

This Mutual Release Agreement ("**Release Agreement**") is made by and between the individual homeowners who execute this Agreement below and the City of Meridian ("**City**").

1. BACKGROUND. Bittercreek Meadows Subdivision Homeowners Association, Inc. ("**HOA**") and Tim Kelly ("**Kelly**") commenced an action in the District Court for the Fourth Judicial District of the State of Idaho, in and for the County of Ada, case number CV-OC-12-05319 (the "**Lawsuit**") against the City, Renascence Properties, LLC ("**Renascence**"), JLJ Enterprises, Inc. ("**JLJ**"), Bittercreek Meadows Water & Sewer Users Association, Inc. ("**BWSA**") and James L. Jewett ("**Jewett**"). The HOA and Kelly (collectively "**Plaintiffs**") desire to compromise and settle the Lawsuit, as between Plaintiffs and the City, to settle any and all claims and disputes existing between Plaintiffs and the City and to mutually release each other, all according to the provisions of a Settlement and Mutual Release Agreement between Plaintiffs and the City (the "**Settlement Agreement**"). The Settlement Agreement is contingent on the members of the HOA executing this Release Agreement.

2. HOMEOWNERS. Each homeowner listed below is individually referred to as a "**Homeowner**" in this Release Agreement and collectively as the "**Homeowners**". Each Homeowner is independently entering into this Release Agreement, separate and apart from each and every other Homeowner, as though each Homeowner signed a separate agreement with the City. The liability of each Homeowner under this Release Agreement is several and no Homeowner shall be liable for any breach or alleged breach of this Release Agreement caused by or related to any other Homeowner. Any Homeowner, acting alone, may enforce the terms of this Release Agreement.

3. HOMEOWNER REPRESENTATIONS AND WARRANTIES. Each Homeowner represents and warrants to the City as follows:

(a) Authority. Any individuals entering into this Release Agreement on behalf of each Homeowner have authority to bind the Homeowner. Entering into this Release Agreement and consummation of the transactions contemplated hereby have been duly authorized by all necessary actions and do not violate any agreement to which the Homeowner is a party.

(b) Transfer. Homeowner has not assigned or transferred any of its rights, claims or demands of whatsoever kind against the City related to or arising out of the Lawsuit to any other person or entity.

(c) Independent Review. Homeowner has been advised to consult counsel of their choice, that at the time of the execution of this Release Agreement, Homeowner was represented by counsel of her/his/its choice or has elected not to be represented and has consulted with or had the opportunity to consult with her/his/its counsel and has been fully advised concerning the scope and binding legal effect of this Release Agreement, the amounts of settlement, and all of the terms, conditions, covenants and other provisions of this Release Agreement and the fact that this is a legal and enforceable agreement. Homeowner acknowledges that he/she/it has relied entirely on his/her/its own counsel and his/her/its own knowledge and assessment of the Lawsuit and of all other circumstances in making this Release Agreement. Each person subscribing his/her signature hereto represents that he/she has personally read and understood all of the terms and provisions of this Release Agreement in its entirety and that he/she is authorized to enter into this Release Agreement on his/her personal behalf and on behalf of any entity on whose behalf he/she executes it.

4. THE CITY'S REPRESENTATIONS AND WARRANTIES. The City represents and warrants to Homeowners as follows:

(a) Authority. The City is a municipal corporation duly formed and validly existing under the laws of the state of Idaho. Any individuals entering into this Agreement on behalf of the City have authority to bind the City. Entering into this Agreement and consummation of the transactions contemplated hereby have been duly authorized by all necessary action and do not violate the City's ordinances or any agreement to which the City is a party.

(b) Transfer. The City has not assigned or transferred any of its rights, claims or demands of whatsoever kind against Homeowners related to or arising out of the Lawsuit to any other person or entity.

(c) Independent Review. The City has been advised to consult counsel of its choice, that at the time of the execution of this Agreement, the City was represented by counsel of its choice and has consulted with or had the opportunity to consult with its counsel and has been fully advised concerning the scope and binding legal effect of this Agreement, the amounts of settlement, and all of the terms, conditions, covenants and other provisions of this Agreement and the fact that this is a legal and enforceable agreement. The City acknowledges that it has relied entirely on its own counsel and its own knowledge and assessment of the Lawsuit and of all other circumstances in making this Agreement. Each person subscribing his/her signature hereto represents that he/she has personally read and understood all of the terms and provisions of this Agreement in its entirety and that he/she is authorized to enter into this Agreement on on behalf of any entity on whose behalf he/she executes it.

5. MUTUAL RELEASE. Homeowners and the City, on behalf of themselves and on behalf of their heirs, administrators, executors, personal representatives, successors and assigns, and on behalf of their past, present and future officers, directors, employees, agents, legal representatives and attorneys, affiliates, subsidiaries, partners, and insurers, do hereby forever release, remise, discharge, and acquit, the opposing parties (Homeowners and each of them release the City, and the City releases Homeowners and each of them) to this Release Agreement and their past, present and future officers, directors, employees, agents, legal representatives and attorneys, affiliates, subsidiaries, partners, and insurers, of and from any and all, in all manner of, actions, causes of action, claims, suits, debts, sums of money, covenants, contracts, controversies, agreements, compromises, variances, rights, damages, losses, costs, legal or other expenses, attorneys' fees, judgments, executions, obligations, claims and demands of any kind whatsoever, whether vested or contingent, in law or in equity, foreseen or unforeseen, suggested or unsuggested, known or unknown, now asserted or not asserted, which any of the opposing parties ever had, shall or may have, as a result of or by reason of or in connection with the Water and Sewer Agreement, the Revised Nullification Agreement and/or the Lawsuit and/or claims or potential claims that each of the parties to this Agreement have or may have been obligated to assert against each other in said Lawsuit.

The parties hereto specifically waive the provisions of any law, whether imposed by statute, regulation or otherwise, that a general release does or may not extend to claims that the party does not know or suspect to exist in its favor at the time it gives a release.

6. NO ADMISSION OF LIABILITY. This Release Agreement made and effected hereby is a compromise and settlement of the claims by and against the opposing parties hereto, and neither this Release Agreement nor any provisions herein shall be construed as an admission of liability by any party hereto, the same being denied. This Release Agreement is intended by all parties hereto merely to avoid further litigation and to buy their peace.

7. NO RELEASE OF JLJ, BWSA AND JEWETT. This Agreement shall not compromise, limit or affect the claims Homeowners have or may have against JLJ, BWSA and Jewett and Homeowners reserve for themselves the full and complete rights to pursue the Lawsuit and claim any and all damages and/or remedies against JLJ, BWSA and Jewett. This Agreement does not release and shall not be construed as a release of JLJ, BWSA and Jewett.

8. ENTIRE AGREEMENT. This Release Agreement and the exhibits attached hereto constitute the entire agreement between the parties. No representations, warranties or promises have been made except those set forth in this Release Agreement. Any agreement hereafter made shall be ineffective to change, modify or discharge this Release Agreement in whole or in part unless such agreement is in writing and signed by all of the parties hereto.

9. ATTORNEY FEES. In the event of any suit, act or other proceeding arising under the terms of this Release Agreement, or in connection with this or any of the provisions of this Release Agreement, the prevailing party shall be entitled to an award of and to recover reasonable attorney fees set by the court and not by a jury and to an award of and to recover other costs incurred in that suit, action or proceeding, in addition to any other relief to which it may be entitled, including any appeal thereof.

10. COUNTERPARTS. This Release Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Facsimile or electronic transmission of any signed original document shall be the same as delivery of the original.

11. GOVERNING LAW. This Release Agreement and the rights and obligations of the parties hereto shall be controlled, governed, interpreted and construed according to the laws of the State of Idaho in all respects.

12. HEADINGS AND TITLES. It is understood and agreed that all of the headings and titles, and all of the subheadings and subtitles, are inserted as a matter of convenience and reference only, and in no way define, limit, extend or describe the scope or intent of this Release Agreement.

13. SURVIVAL. The representations, warranties, and covenants set forth in this Release Agreement shall survive the closing and shall be deemed to be material and to have been relied upon by all parties.

City of Meridian:

By: _____
Tammy de Weerd, Mayor

Date: _____

[Homeowner Signature Page(s) Follow]

LOT 1

Lance Beeson

Donna Beeson

LOT 2

Troy Larsen

Suzy Larsen

LOT 3

Nathon Argon

Sonny Argon

LOT 4

John Hobson

Marianne Saunders

LOT 5

Chris Satchwell

April Satchwell

LOT 6

Dan Cheney

Tonya Cheney

LOT 8

Paul Orlando

Caryn Orlando

LOT 9

Jenifer Brown

Tony Brown

LOT 10

Aaron Whitman

Janice Whitman

LOT 11

Spencer Hill

Sara Hill

LOT 12

Greg Gould

LOT 13

Kevin Wittmuss

Amy Wittmuss

LOT 14

LOT 16

Amber Cullum

Mike Cullum

LOT 17

Brett Webb

Alex Webb

LOT 19

Sabrina Wilson

Shawn Wilson

LOT 21

BANK OF THE WEST

By: _____
Name: _____
Its: _____

LOT 23

Kelly Adams

Sue Adams

LOT 25

Les Oliver

Suzi Oliver

Chris Wells

Katie Wells

LOT 18

Jeff Obenchain

Jenny Obenchain

LOT 20

Jared Papa

Holly Papa

LOT 22

Erik Richardson

Maggie Richardson

LOT 24

Tim Kelly

Susan Kelly

LOT 26

Rhonda McCarvel

Rob McCarvel

EXHIBIT B

RECORDED PLAT FOR
BITTERCREEK MEADOWS SUBDIVISION

Bk 95 Pg 11732

AMENDED PLAT OF
BITTERCREEK MEADOWS SUBDIVISION

PART OF THE W 1/2 OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 AND THE N 1/2 OF THE S 1/2 OF SECTION 34, T. 3 N., R. 1 W.,B.M. CITY OF MERIDIAN, ADA COUNTY, IDAHO

2006

N. 1/4 Corner
Section 34
T. 3 N., R. 1 W.,B.M.
Found Brass Cap
C.P. & F. # 99121624

100 50 0 100 300
(IN FEET)
1 inch = 100 ft.

BITTERCREEK HEIGHTS SUBDIVISION NO. 1

BITTERCREEK HEIGHTS SUBDIVISION NO. 2

W. AMITY ROAD
Basis of Bearing
S89°18'18"E 1292.13'

UNPLATTED

P.O.B.
PLS 4347

N.E. Corner
Section 34
T. 3 N., R. 1 W.,B.M.
Found Brass Cap
C.P. & F. # 105149189

S. TEN MILE ROAD

S. LINDY LN. (PRIVATE)

S. COUNTRY LIFE LANE (PRIVATE)

S. NICKEL CREEK AVE.

S. BITTERCREEK AVE.

W. DAISY CREEK STREET

SERENITY VIEW ESTATES

BLK 1

BLK 2

BLK 3

30' Ingress-Egress Easement #94102799

15' Sewer Easement

10' Irrigation Easement

20' Utility, Irrigation, Grading & Drainage Easement

20' Utility & Access Easement for Lot 7

10' Irrigation Access Easement

10' Drainage Easement

Temp. Storm Water Retention Access & Utility Easement

10' Irrigation/Access Easement in favor of adjoining property owners to the West

48' dedicated to the public

SEE SHEET 2 OF 4

LEGEND

- Found Section Corner
- Found 1/2" Iron rod with a plastic cap marked P.L.S. 7323
- Found 5/8" Iron rod with a plastic cap marked PLS 5461 unless otherwise shown
- Found 5/8" Iron rod with a plastic cap marked PLS 7323
- Found Aluminum Cap
- (15) Lot Number
- Boundary Line
- Section Line
- Easement Line
- Centerline
- Lot Line
- Parcel Line
- P.O.B. Point of Beginning

LINE TABLE

LINE	BEARING	DISTANCE
L1	S46°05'30"W	7.59
L2	N43°20'22"E	8.37
L3	S00°38'53"W	3.95
L4	S46°05'30"W	25.00
L5	N43°20'22"E	25.00
L6	N89°21'07"W	31.00
L7	N00°49'37"E	50.00

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	150.00	117.58	44°54'45"	114.42	S21°50'51"E
C2	150.00	118.54	45°16'40"	115.29	S66°30'32"E
C3	150.00	111.80	42°42'10"	109.23	S68°00'43"E
C4	150.00	123.85	47°18'31"	120.37	S23°00'22"E
C5	125.00	196.76	90°11'25"	177.07	S44°16'06"E
C6	100.00	20.49	11°44'30"	20.46	N84°45'57"E
C7	100.00	66.17	37°54'37"	64.97	N59°56'24"E
C8	145.00	107.24	42°22'24"	104.81	N62°10'17"E
C9	145.00	121.44	47°59'08"	117.92	S72°38'57"E
C10	145.00	105.38	41°38'26"	103.08	S27°50'10"E
C11	145.00	137.91	54°29'37"	132.77	S20°13'52"W
C12	100.00	57.16	32°45'09"	56.39	S31°06'06"W
C13	100.00	24.57	14°04'39"	24.51	S07°41'12"W
C14	56.00	165.55	169°22'59"	111.52	N04°39'31"W
C15	20.00	27.71	79°23'06"	25.55	N40°20'26"E
C16	125.00	196.37	90°00'41"	176.79	N44°21'27"W
C17	100.00	35.44	20°18'29"	35.26	S80°28'57"W
C18	75.00	42.38	32°22'33"	41.82	S86°30'59"W
C19	75.00	118.95	90°52'06"	106.87	N31°51'41"W
C20	75.00	10.80	08°15'12"	10.79	N17°41'58"E
C21	100.00	36.65	20°59'57"	36.45	N11°19'36"E
C22	25.00	42.81	98°06'27"	37.77	N44°04'38"W
C23	175.00	18.87	06°10'40"	18.86	S40°58'17"E
C24	175.00	18.97	06°12'41"	18.96	S47°09'57"E
C25	175.00	65.55	21°27'46"	65.17	N57°23'31"W
C26	20.00	45.17	129°24'42"	36.17	N03°25'03"W
C27	95.00	238.93	144°06'08"	180.75	S46°39'38"E
C28	20.00	45.17	129°24'42"	36.17	N89°54'13"W
C29	175.00	65.55	21°27'46"	65.17	N35°55'45"W

NOTES

1. Any Re-Subdivision of this plat shall comply with the applicable regulations in effect at the time of the re-subdivision.
2. This development recognizes Section 22-4503 of the Idaho Code, Right to Farm Act, which states: "No agricultural operation or an appurtenance to it shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after the same has been in operation for more than (1) year, when the operation was not a nuisance at the time the operation began; provided that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or appurtenance to it."
3. 10' utility and drainage easement abut all public right-of-way and subdivision boundaries and centered on all Lot lines.
4. Lot 1 of Block 2 and Lot 1 of Block 3 shall be designated as common area and shall be owned and maintained by Bittercreek Meadows Subdivision Homeowner's Association, Inc.
5. Minimum building setback lines shall be in accordance with the applicable zoning and subdivision regulations at the time of issuance of the building permit or as specifically approved and/or required.
6. Irrigation water has been provided by Nampa-Meridian Irrigation District to the Bittercreek Meadows Homeowner's Association in compliance with Idaho Code Section 31-3805(B). Lots within this subdivision will be entitled to irrigation water rights, and will be obligated for assessments from Bittercreek Meadows Subdivision Homeowner's Association.
7. Lot 28 of Block 1 is a common use lot for ingress-egress known as S. Country Life Lane (a private road).
8. Lot 7 of Block 1 shall be designated as a well and irrigation lot. Lot to contain public system to be owned by the developer and opperated by the City of Meridian until annexed into the City, at which time the system will be transfered to the City. The lot also contains irrigation pumping system to be owned and maintained by the Bittercreek Meadows Subdivision Homeowner's Association, Inc.
9. Lot 15 of Block 1 is a deed restricted lot and may only be used for open space as defined in the non-farm development section of the Ada County Code, Section 8-4B-7, and in the planned development provisions of the Ada County Code found in Title 8, Chapter 9. (References are to the Ada County Code in effect at the time of application for this plat.) Said lot shall be deed restricted in the aforesaid manner until all the following conditions have been met (1) receiving development approval and approval for a zoning ordinance map amendment to a commerical or industrial district and (2) a residential or rural district that allows a minimum lot size of less than or equal to 5 acres and (3) urban services are available to the proposed development per File #04-13-S/04-03-PR.
10. Individual lot owners shall connect to a municipal sewage collection and treatment facility when reasonably available. Per Section 8-1A-1 of the Ada County Code, reasonably available shall mean when a municipal wastewater collection and treatment system is within three hundred feet (300') of any property line of the subject property.
11. Direct lot access to Amity Road is prohibited unless otherwise approved by ACHD.
12. Lot 27 of Blk 1 is servient to and contains the ACHD Storm Water Drainage System. This lot is encumbered by that certain Master Perpetual Storm Water Drainage Easement recorded on June 1, 2004 as Instrument No. 104068411, official records of Ada County, and incorporated herein by this reference as is set forth in full (the "Master Easement"). The Master Easement and the Storm Water Drainage System and 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.
13. Lot 1, Block 2 and Lot 1, Block 3 shall have a blanket utility easement for access to the sewer and water in favor of the City of Meridian.

PROFESSIONAL LAND SURVEYOR REGISTERED 12220 6-21-06 JEREMIAH B. FIELDING STATE OF IDAHO

PLS 2109

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.

ARR W Land Surveying, Inc.
GPS, BOUNDARY, TOPOGRAPHIC AND A.L.T.A. SURVEYS CONSTRUCTION STAKING
LAND SURVEYING AND CIVIL ENGINEERING
1121 E. STATE STREET SUITE 105; EAGLE, IDAHO 83616
(208) 939-7373; FAX (208)939-7321

AMENDED PLAT OF BITTERCREEK MEADOWS
SEC. 34, T. 3 N., R. 1 W.,B.M.

DATE:	6-5-06	PROJECT:	05-837	SHEET	1 OF 4
DRAWN. BY:	JBF				
CHECKD. BY:	DRL				

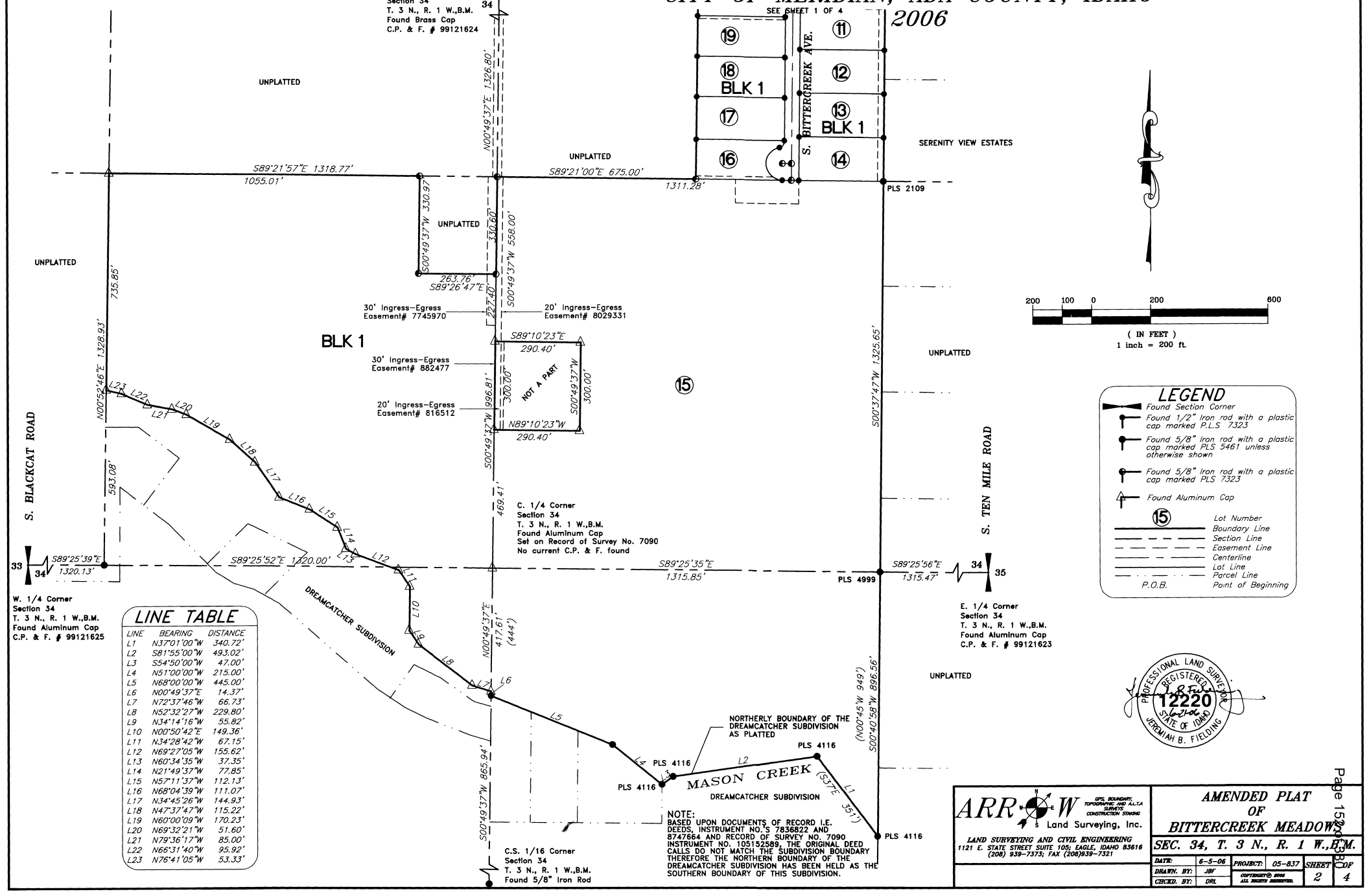
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Bk 95 pg 11733

AMENDED PLAT OF
BITTERCREEK MEADOWS SUBDIVISION

PART OF THE W 1/2 OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 AND THE N 1/2 OF THE S 1/2 OF SECTION 34, T. 3 N., R. 1 W.,B.M. CITY OF MERIDIAN, ADA COUNTY, IDAHO

2006



LINE TABLE

LINE	BEARING	DISTANCE
L1	N37°01'00"W	340.72'
L2	S81°55'00"W	493.02'
L3	S54°50'00"W	47.00'
L4	N51°00'00"W	215.00'
L5	N68°00'00"W	445.00'
L6	N00°49'37"E	14.37'
L7	N72°37'46"W	66.73'
L8	N52°32'27"W	229.80'
L9	N34°14'16"W	55.82'
L10	N00°50'42"E	149.36'
L11	N34°28'42"W	67.15'
L12	N69°27'05"W	155.62'
L13	N60°34'35"W	37.35'
L14	N21°49'37"W	77.85'
L15	N57°11'37"W	112.13'
L16	N68°04'39"W	111.07'
L17	N34°45'26"W	144.93'
L18	N47°37'47"W	115.22'
L19	N60°00'09"W	170.23'
L20	N69°32'21"W	51.60'
L21	N79°36'17"W	85.00'
L22	N66°31'40"W	95.92'
L23	N76°41'05"W	53.33'

LEGEND

- Found Section Corner
- Found 1/2" Iron rod with a plastic cap marked P.L.S 7323
- Found 5/8" Iron rod with a plastic cap marked PLS 5461 unless otherwise shown
- Found 5/8" Iron rod with a plastic cap marked PLS 7323
- Found Aluminum Cap
- (15) Lot Number
- Boundary Line
- Section Line
- Easement Line
- Centerline
- Lot Line
- Parcel Line
- P.O.B. Point of Beginning

NOTE:
BASED UPON DOCUMENTS OF RECORD I.E. DEEDS, INSTRUMENT NO.'S 7836822 AND 8747684 AND RECORD OF SURVEY NO. 7090 INSTRUMENT NO. 105152589, THE ORIGINAL DEED CALLS DO NOT MATCH THE SUBDIVISION BOUNDARY THEREFORE THE NORTHERN BOUNDARY OF THE DREAMCATCHER SUBDIVISION HAS BEEN HELD AS THE SOUTHERN BOUNDARY OF THIS SUBDIVISION.

PROFESSIONAL LAND SURVEYOR REGISTERED 12220 STATE OF IDAHO JEREMIAH B. FIELDING

ARR W Land Surveying, Inc.
GPS, BOUNDARY, TOPOGRAPHIC AND A.L.T.A. SURVEYS CONSTRUCTION STAKING
LAND SURVEYING AND CIVIL ENGINEERING
1121 E. STATE STREET SUITE 105; EAGLE, IDAHO 83616
(208) 939-7373; FAX (208)939-7321

AMENDED PLAT OF BITTERCREEK MEADOWS
SEC. 34, T. 3 N., R. 1 W.,B.M.

DATE:	6-5-06	PROJECT:	05-837	SHEET	OF
DRAWN. BY:	JBF			2	4
CHCKD. BY:	DRL				

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AMENDED PLAT OF

BITTERCREEK MEADOWS SUBDIVISION

PART OF THE W 1/2 OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 AND THE N 1/2 OF THE S 1/2 OF SECTION 34, T. 3 N., R. 1 W.,B.M.
CITY OF MERIDIAN, ADA COUNTY, IDAHO
2006

OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENT: THAT JAMES L. JEWETT AND JLJ ENTERPRISES, INC. ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

Part of the West 1/2 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 and the North 1/2 of the South 1/2 of Section 34, Township 3 North, Range 1 West of the Boise Meridian, Ada County, Idaho described as;

Commencing at the Northeast corner of Section 34, Township 3 North, Range 1 West of the Boise Meridian, Ada County, Idaho and running thence N89°18'18"W 1307.13 feet along the North line of said section to the East 1/16 corner of said section (said point being the POINT OF BEGINNING); thence S00°38'53"W 1325.77 feet (a portion being along the West line of Serenity View Estates) to the Northeast 1/16 corner of said section; thence S00°37'47"W 1325.65 feet to the Center–East 1/16 corner of said section; thence S00°40'58"W 896.49 feet to the Northeast corner of DreamCatcher Subdivision; thence along the North boundary of said subdivision the following five (5) courses: (1) thence N37°01'00"W 340.72 feet; (2) thence S81°55'00"W 493.02 feet; (3) thence S54°50'00"W 47.00 feet; (4) thence N51°00'00"W 215.00 feet; (5) thence N68°00'00"W 445.00 feet to a point on the North–South centerline of said section; thence N00°49'37"E 14.37 feet; thence N72°37'46"W 66.73 feet; thence N52°32'27"W 229.80 feet; thence N34°14'16"W 55.82 feet; thence N00°50'42"E 149.36 feet; thence N34°28'42"W 67.15 feet; thence N69°27'05"W 155.62 feet; thence N60°34'35"W 37.35 feet; thence N21°49'37"W 77.85 feet; thence N57°11'37"W 112.13 feet; thence N68°04'39"W 111.07 feet; thence N34°45'26"W 144.93 feet; thence N47°37'47"W 115.22 feet; thence N60°00'09"W 170.23 feet; thence N69°32'21"W 51.60 feet; thence N79°36'17"W 85.00 feet; thence N66°31'40"W 95.92 feet; thence N76°41'05"W 53.33 feet; thence N00°52'46"E 735.85 feet to the Northwest 1/16 corner; thence S89°21'57"E 1055.01 feet; thence S00°49'37"W 330.97 feet; thence S89°26'47"E 263.76 feet to a point on the North–South centerline of said section; thence N00°49'37"E 330.60 feet along said centerline; to the Center–North 1/16 corner; thence S89°21'00"E 675.00 feet; thence N00°49'37"E 660.00 feet; thence N89°21'00"W 660.00 feet; thence N00°49'37"E 666.79 feet to a point on the North line of said section; thence S89°18'18"E 1292.13 feet along said North line to the point of beginning.

EXCEPTING THEREFROM:
Commencing at the Northeast corner of Section 34, Township 3 North, Range 1 West of the Boise Meridian, Ada County, Idaho and running thence N89°18'18"W 1307.13 feet along the North line of said section to the East 1/16 corner of said section ; thence S00°38'53"W 1325.77 feet (a portion being along the West line of Serenity View Estates) to the Northeast 1/16 corner of said section; thence N89°21'00"W 1311.28 feet to the Center–North 1/16 corner; thence S00°49'37"W 558.00 feet along the North–South centerline to the POINT OF BEGINNING; thence S89°10'23"E 290.40 feet; thence S00°49'37"W 300.00 feet; thence N89°10'23"W 290.40 feet to said centerline; thence N00°49'37"E 300.00 feet along said centerline to the point of beginning.

Parcel contains 119.54 acres.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT, THE EASEMENTS AND PRIVATE ROADS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS AND PRIVATE ROADS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED HEREON AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN, AND THAT THE CITY OF MERIDIAN HAS AGREED IN WRITING, THROUGH A MEMORANDUM OF UNDERSTANDING RECORDED IN THE ADA COUNTY, IDAHO RECORDS AS INSTRUMENT NO. 105170902, TO SERVE ALL THE LOTS IN THIS SUBDIVISION. (I.C. 50–1334) IT IS THE INTENTION OF THE UNDERSIGNED TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 7th DAY OF June, 2006.

JAMES L. JEWETT, PRESIDENT
JLJ ENTERPRISES, INC.

JAMES L. JEWETT

ACKNOWLEDGMENT

STATE OF IDAHO)
S.S.
COUNTY OF ADA)

ON THIS 7th DAY OF June, IN THE YEAR 2006, BEFORE ME Jennifer A. MacDonald PERSONALLY APPEARED JAMES L. JEWETT KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF THE CORPORATION THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC: Jennifer A. MacDonald
MY COMMISSION EXPIRES ON: 11/15/09

JENNIFER A. MacDONALD NOTARY PUBLIC STATE OF IDAHO

ACKNOWLEDGMENT

STATE OF IDAHO)
S.S.
COUNTY OF ADA)

ON THIS 7th DAY OF June, IN THE YEAR OF 2006, BEFORE ME Jennifer A. MacDonald, A NOTARY PUBLIC, PERSONALLY APPEARED JAMES L. JEWETT, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC: Jennifer A. MacDonald
MY COMMISSION EXPIRES ON: 11/15/09

JENNIFER A. MacDONALD NOTARY PUBLIC STATE OF IDAHO

PROFESSIONAL LAND SURVEYOR REGISTERED 12220 6-21-06 STATE OF IDAHO JEREMIAH B. FIELDING

ARR W Land Surveying, Inc.
GPS, BOUNDARY, TOPOGRAPHIC AND A.L.T.A SURVEYS CONSTRUCTION STAKING
LAND SURVEYING AND CIVIL ENGINEERING
1121 E. STATE STREET SUITE 105; EAGLE, IDAHO 83616
(208) 939-7373; FAX (208)939-7321

AMENDED PLAT OF BITTERCREEK MEADOWS
SEC. 34, T. 3 N., R. 1 W., B.M.

DATE:	6-3-06	PROJECT:	05-837	SHEET	OF
DRAWN BY:	JBF			3	4
CHCKD. BY:	DRL				

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BK95 PG 11735

AMENDED PLAT OF

BITTERCREEK MEADOWS SUBDIVISION

PART OF THE W 1/2 OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 AND THE N 1/2 OF THE S 1/2 OF SECTION 34, T. 3 N., R. 1 W.,B.M.
CITY OF MERIDIAN, ADA COUNTY, IDAHO
2006

ADA COUNTY HIGHWAY DISTRICT APPROVAL

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 19th DAY OF October, 2006.

John D Brandt
ADA HIGHWAY DISTRICT

ADA COUNTY HIGHWAY DISTRICT SEAL

BOARD OF COUNTY COMMISSIONERS APPROVAL

I, THE UNDERSIGNED COUNTY COMMISSIONER FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR PUBLIC HEARING OF THE BOARD OF COUNTY COMMISSIONERS HELD ON THE 21 DAY OF June, 2006, THIS AMENDED PLAT OF "BITTERCREEK MEADOWS SUBDIVISION" WAS DULY ACCEPTED AND APPROVED.

COUNTY COMMISSIONER

RECORDER'S CERTIFICATE

STATE OF IDAHO
S.S.
COUNTY OF ADA

INSTRUMENT NO. 106102914
FEE: $21.00

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF ARROW LAND SURVEYING, INC., AT 02 MINUTES PAST 4 O'CLOCK P M. ON THE 27th DAY OF June, 2006. BOOK 95. PAGE 11732 thru 11738

J David Navarro — C Powell DR
J. DAVID NAVARRO — DEPUTY

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TRESURER IN AND FOR ADA COUNTY, 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.

Lynda Fischer — Barbara Mordhorst, Deputy — 6-27-06
COUNTY TREASURER — BY — DATE

CENTRAL DISTRICT HEALTH DEPARTMENT APPROVAL

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.

R.E.H.S. — 6/12/06
DISTRICT HEALTH DEPARTMENT, EHS — DATE

COUNTY SURVEYOR CERTIFICATE

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

6-21-06
ADA COUNTY SURVEYOR PLS 970

SURVEYOR'S CERTIFICATE

I, JEREMIAH B. FIELDING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE OWNER'S CERTIFICATE WAS DRAWN FROM RECORD INFORMATION AND A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

PROFESSIONAL LAND SURVEYOR — REGISTERED — 12220 — STATE OF IDAHO — JEREMIAH B. FIELDING — 6-21-06

JEREMIAH B. FIELDING, P.L.S. — IDAHO LICENSE NO. 12220

ARROW Land Surveying, Inc.
GPS, BOUNDARY, TOPOGRAPHIC AND A.L.T.A SURVEYS CONSTRUCTION STAKING
LAND SURVEYING AND CIVIL ENGINEERING
1121 E. STATE STREET SUITE 105; EAGLE, IDAHO 83616
(208) 939-7373; FAX (208)939-7321

AMENDED PLAT OF BITTERCREEK MEADOWS
SEC. 34, T. 3 N., R. 1 W.,B.M.

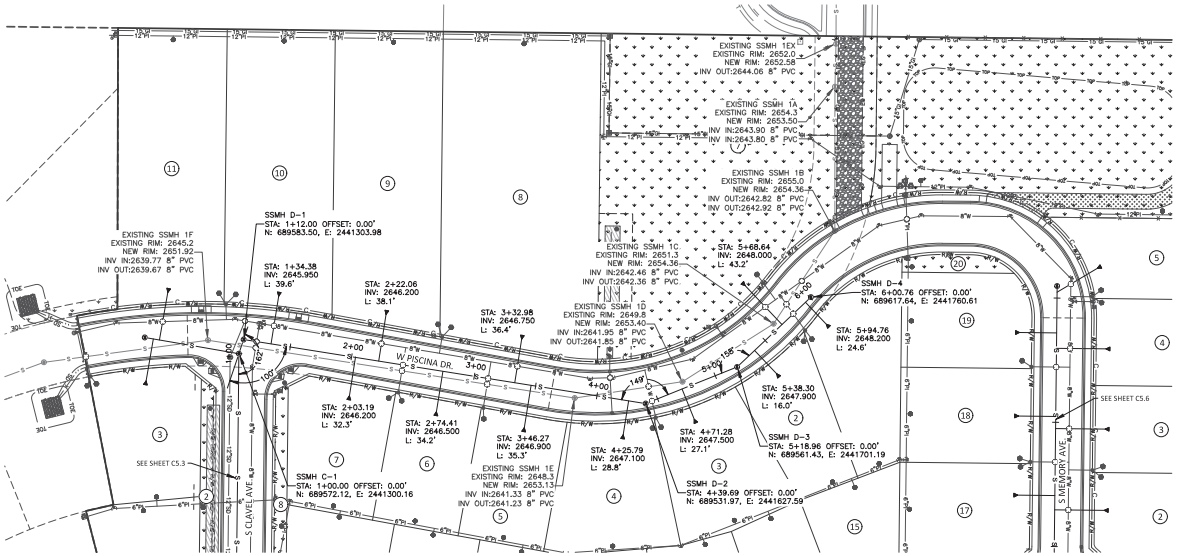
DATE:	6-3-05	PROJECT:	05-837	SHEET	OF
DRAWN. BY:	JBF			4	4
CHCKD. BY:	DRL				

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EXHIBIT C

APPROXIMATE LOCATION
OF THE BITTERCREEK MEADOWS SEWER SYSTEM

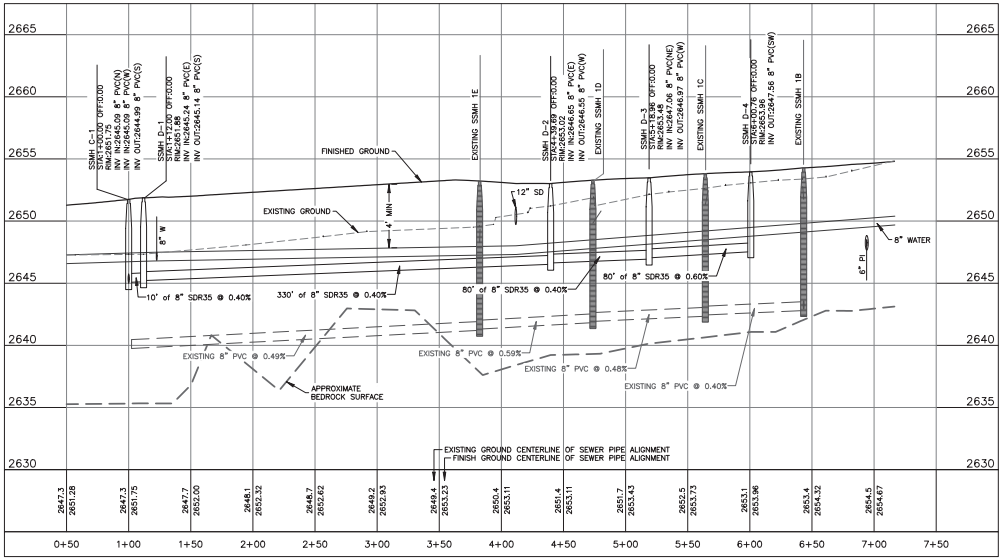
PIPE DIMENSION IS MEASURED FROM CENTER MANHOLE TO MANHOLE



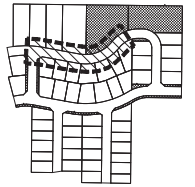
W PISCINA DR. PLAN AND PROFILE

Plan/Profile Scale: 1" = 50' (0, 50, 100, 150)

Profile Vertical Scale: 1" = 5' (0, 5, 10, 15)



VICINITY MAP



SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND SANITARY SEWER NOTES.

B. STATIONING BASED ON SEWER ALIGNMENT CENTERLINE.

C. SEWER MANHOLES SHALL BE 48" IN DIAMETER STANDARD MANHOLE TYPE A (ECCENTRIC PER ISPWC STANDARD DRAWING SD-501. INSTALL MANHOLE FRAME AND COVER PER ISPWC STANDARD DRAWING SD-507 AND MANHOLE COVER PER ISPWC STANDARD DRAWING SD-508.

D. INSTALL STANDARD SERVICE MARKERS PER ISPWC SECTION 504 AND SD-512, ALL SEWER SERVICES SHALL BE 4" PVC SDR-35, ASTM D-3034. SEWER SERVICES WITH LESS THAN 18" VERTICAL CLEARANCE FROM POTABLE WATER SHALL USE 4" PVC C900 WATER CLASS PIPE.

E. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SEWER SERVICES 5' BEYOND JOINT TRENCH EASEMENT. VERIFY EXACT LOCATION OF SEWER SERVICES WITH OWNER PRIOR TO INSTALLATION. SERVICE LENGTH AND INVERT ARE BASED ON STUB LOCATION. STATIONING TAKEN FROM CENTERLINE OF SEWER ALIGNMENT.

F. SEWER SERVICES SHALL BE INSTALLED WITH MINIMUM SLOPE OF 2% FROM THE PROPERTY LINE TO SANITARY SEWER MAIN AND SHALL BE 4" DIAMETER.

G. SANITARY SEWER PIPE DIMENSION AND SLOPE IN PROFILE VIEW IS FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.

KEYNOTES

○ UTILITY MAIN/MAIN CROSSING
MAINTAIN VERTICAL (18" TYP.) AND HORIZONTAL (10' TYP.) POTABLE/NON-POTABLE MAIN LINE SEPARATION PER CITY OF KUNA REQUIREMENTS. SEE UTILITY NOTE 5 SHEET C1.2 FOR ADDITIONAL INFORMATION.

○ UTILITY MAIN/SERVICE CROSSING
MAINTAIN VERTICAL (18" TYP.) AND HORIZONTAL (10' TYP.) POTABLE/NON-POTABLE MAIN/SERVICE OR SERVICE/SERVICE LINE SEPARATION PER CITY OF KUNA REQUIREMENTS. SEE UTILITY NOTE 6 SHEET C1.2 FOR ADDITIONAL INFORMATION.

PROFESSIONAL ENGINEER — MATTHEW S. DERR — 11994 — 7/28/22 — STATE OF IDAHO

NO.	ITEM	DATE
1	ACHD AND CITY OF KUNA COMMENTS	5/13/23
2	CITY OF KUNA COMMENTS	6/6/23
3	CITY OF KUNA AND FIRE COMMENTS	7/28/23

GRAN PRADO SUDIVISION NO. 4
KUNA, ID

SEWER IMPROVEMENT PLANS
W PISCINA DR. PLAN AND PROFILE

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

DESIGN BY:	EGP/NTM
DRAWN BY:	NTM
CHECKED BY:	MSD
DATE:	MARCH 2022
PROJECT:	21-114

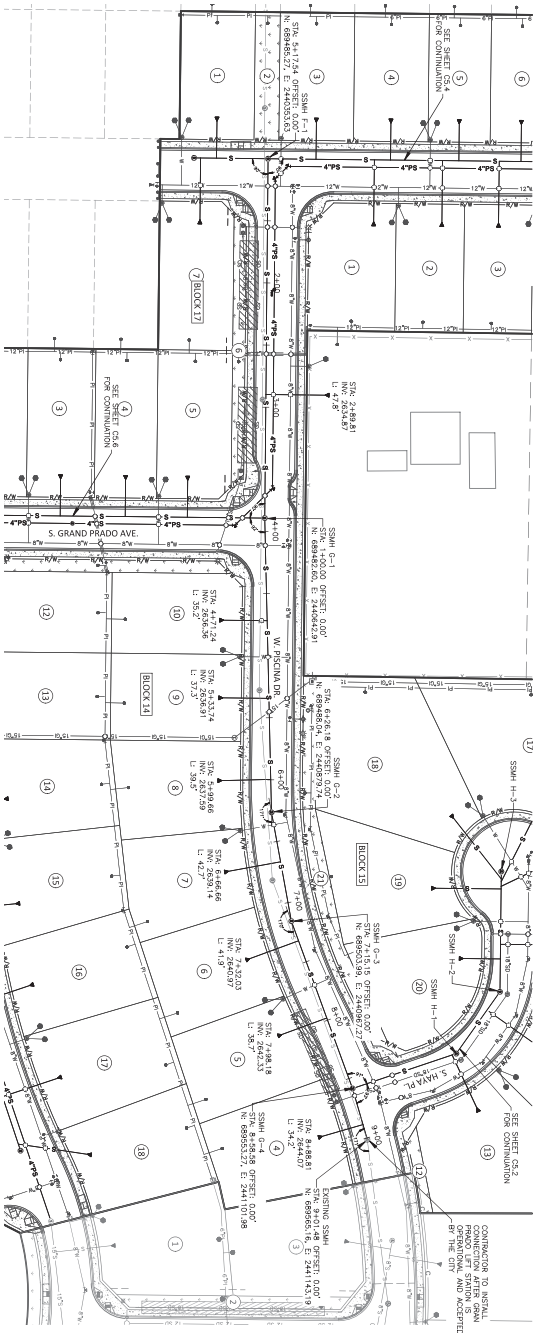
SHEET NO. C5.4

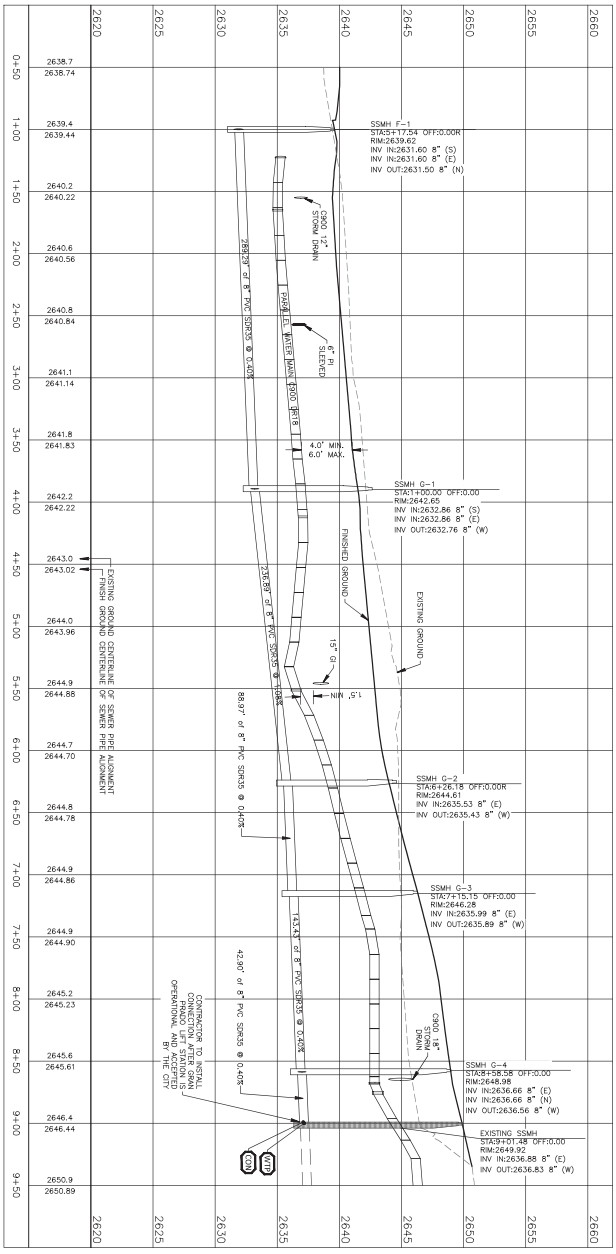
Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

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

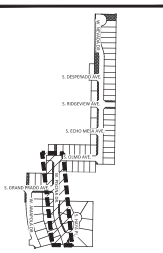
Date: 29 March 2024

P:\21-114\CAD\CONSTRUCTION PLANS\21-114 SEWER.DWG, MATTHEW MELEK, 7/28/2022, AUTOCAD PDF (GENERAL DOCUMENT).PC3, 22X34 (1:50)





KEYMAP



SHEET NOTES

NOTES:

A. SEE SHEET C1.1 FOR GENERAL AND SANITARY SEWER NOTES.

B. STATIONING BASED ON SEWER ALIGNMENT CENTERLINE.

C. SEWER MANHOLES SHALL BE 48" IN DIAMETER STANDARD DRAWING SD-501, INSTALL MANHOLE FRAME AND COVER PER IDPWC STANDARD DRAWING SD-507 AND MANHOLE RISER PER IDPWC STANDARD DRAWING SD-508.

D. SEWER SERVICES SHALL BE 4" PVC SDR-35, ASTM D-3034, SECTION 504 AND SD-512. ALL SEWER SERVICES SHALL BE 4" PVC SDR-35, ASTM D-3034. SEWER SERVICES WITH A POTABLE WATER SHALL USE 4" PVC C900 WATER CLASS PIPE.

E. CONTRACTOR IS RESPONSIBLE FOR POTHOLING SEWER SERVICES OR RESPONSIBLE FOR FLAGGING SEWER SERVICES WITH OWNER PRIOR TO TRENCHING TO DETERMINE EXACT LOCATION OF SEWER SERVICES WITH CONNECTION BASED ON STUB LOCATION, STATIONING TAKEN FROM CENTERLINE OF SEWER ALIGNMENT.

F. SEWER SERVICES SHALL BE INSTALLED WITH MINIMUM SLOPE OF 2% FROM RESIDENCE CONNECTION TO SANITARY SEWER MAIN AND SHALL BE 4" DIAMETER.

G. SANITARY SEWER PIPE DIMENSION AND SLOPE IN PROFILE VIEW IS FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.

KEYNOTES

- UTILITY MAW/MAN CROSSING (10' TYP.) POTABLE/NON-POTABLE MAIN LINE MAINTAIN VERTICAL (18" TYP.) AND HORIZONTAL SEPARATION REQUIREMENTS. SEE UTILITY NOTE 5 SHEET C1.2 FOR ADDITIONAL INFORMATION.
- UTILITY MAW/ SERVICE CROSSING MAINTAIN VERTICAL AND HORIZONTAL SEPARATION REQUIREMENTS (10' TYP.) POTABLE/NON-POTABLE MAW/SERVICE OR SEWER/SERVICE. SEE UTILITY NOTE 6 SHEET C1.2 FOR ADDITIONAL INFORMATION.
- REMOVE TEMPORARY PLUG AND CONNECT TO EXISTING 8" SEWER MAIN.
- INSTALL TEMPORARY WATER TIGHT PLUG UNTIL SEWER IS EXTENDED.

CON — CONNECT TO EXISTING

W/TP — WATER TIGHT PLUG

REVISIONS

NO.	ITEM	DATE
1	ACHD AND CITY COMMENTS	9/19/24
2	CITY COMMENTS	11/12/24
3	CITY AND ACHD COMMENTS	01/07/24

GRAN PRADO NO. 5 SUBDIVISION
KUNA, IDAHO

SEWER IMPROVEMENT PLANS
W. PISCINA DR. SEWER PLAN AND PROFILE

PROFESSIONAL ENGINEER — STATE OF IDAHO — 20464 — KEVIN A. FROEHLICH — 01/09/25

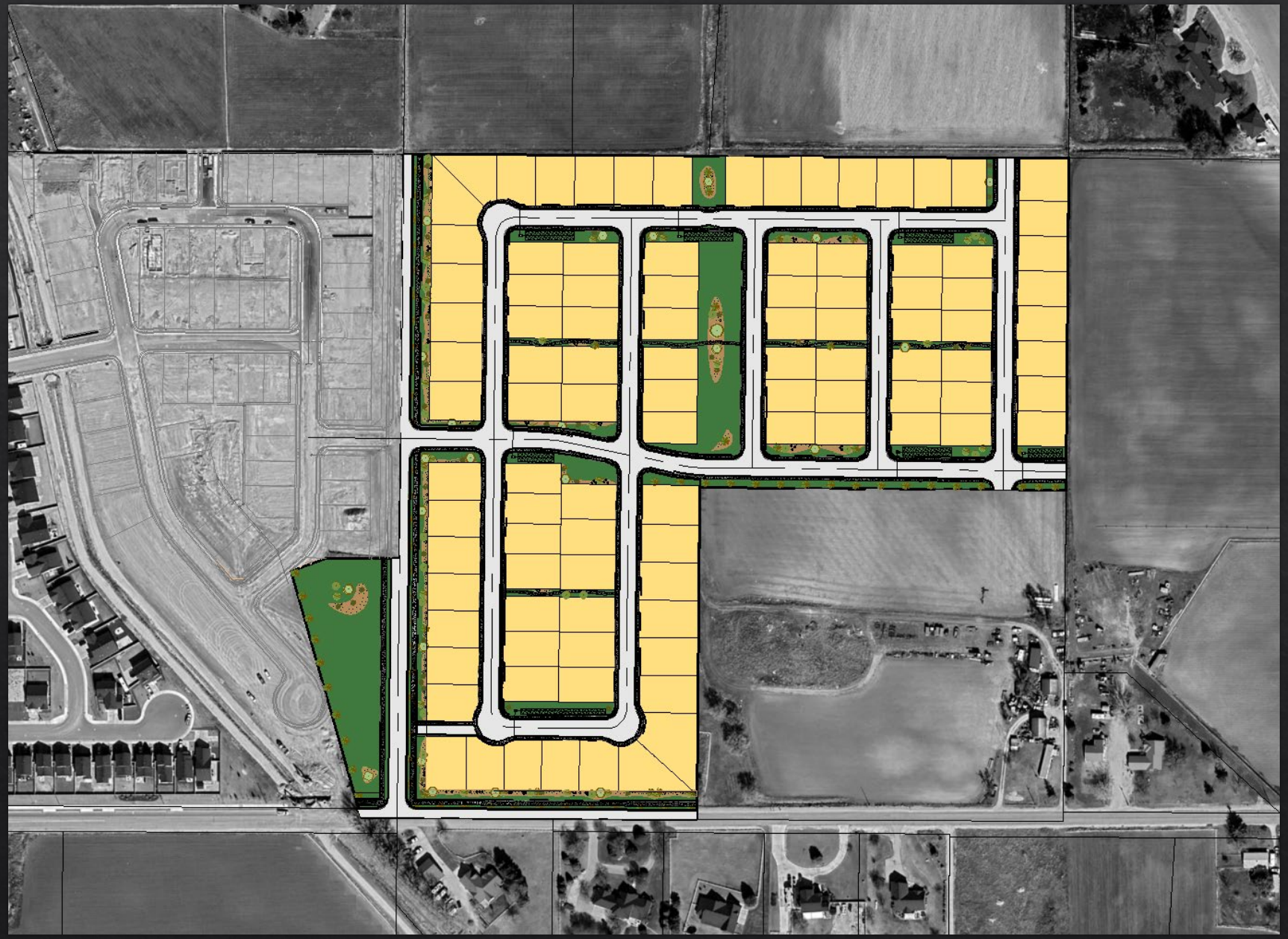
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmeng@q.com

DESIGN BY:	KAF
DRAWN BY:	KAF
CHECKED BY:	MSD
DATE:	03/07/24
PROJECT:	21-146

SHEET NO. C5.5

BLOSSOM MEADOWS SUBDIVISION

ANNEXATION (24-09-AN) & PRELIMINARY PLAT (24-06-S)



- Site Area = 30.92-acres
- Current zoning = RR (Rural Residential) *Ada County
- Proposed zoning = R-6 (Residential)

- Kuna School District support

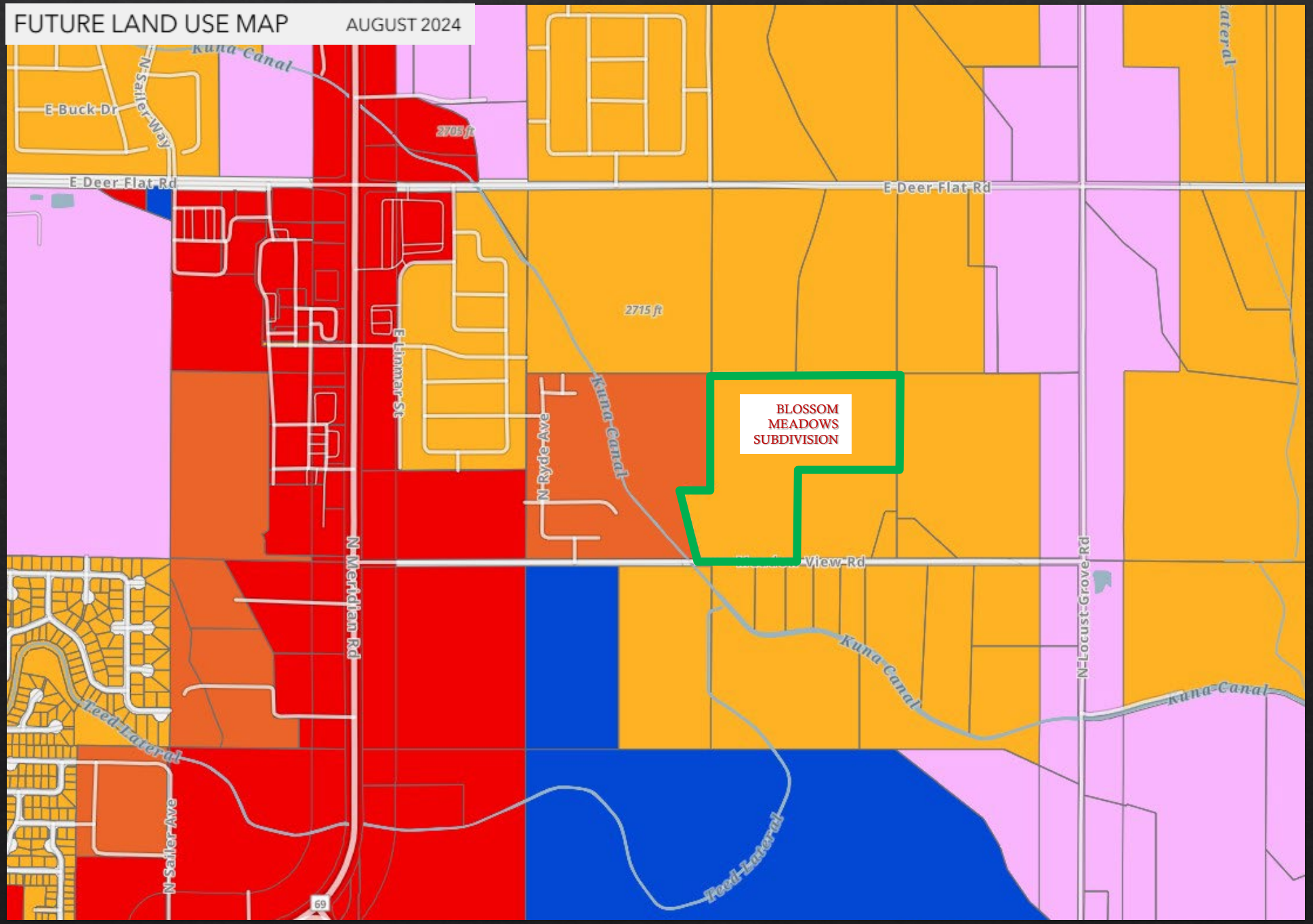
- Public Works staff can support the approval of this application and will be able to provide sewer for Blossom Meadows Subdivision.

- ACHD has reviewed and approved the proposed development


MERIDIAN RD
E DEER FLAT RD
LUGARNO TERRA SUB.
ASHTON ESTATES SUB.
BLOSSOM MEADOWS SUB.
N LOCUST GROVE RD
E MEADOW VIEW RD
Image © 2025 Airbus

FUTURE LAND USE MAP

AUGUST 2024

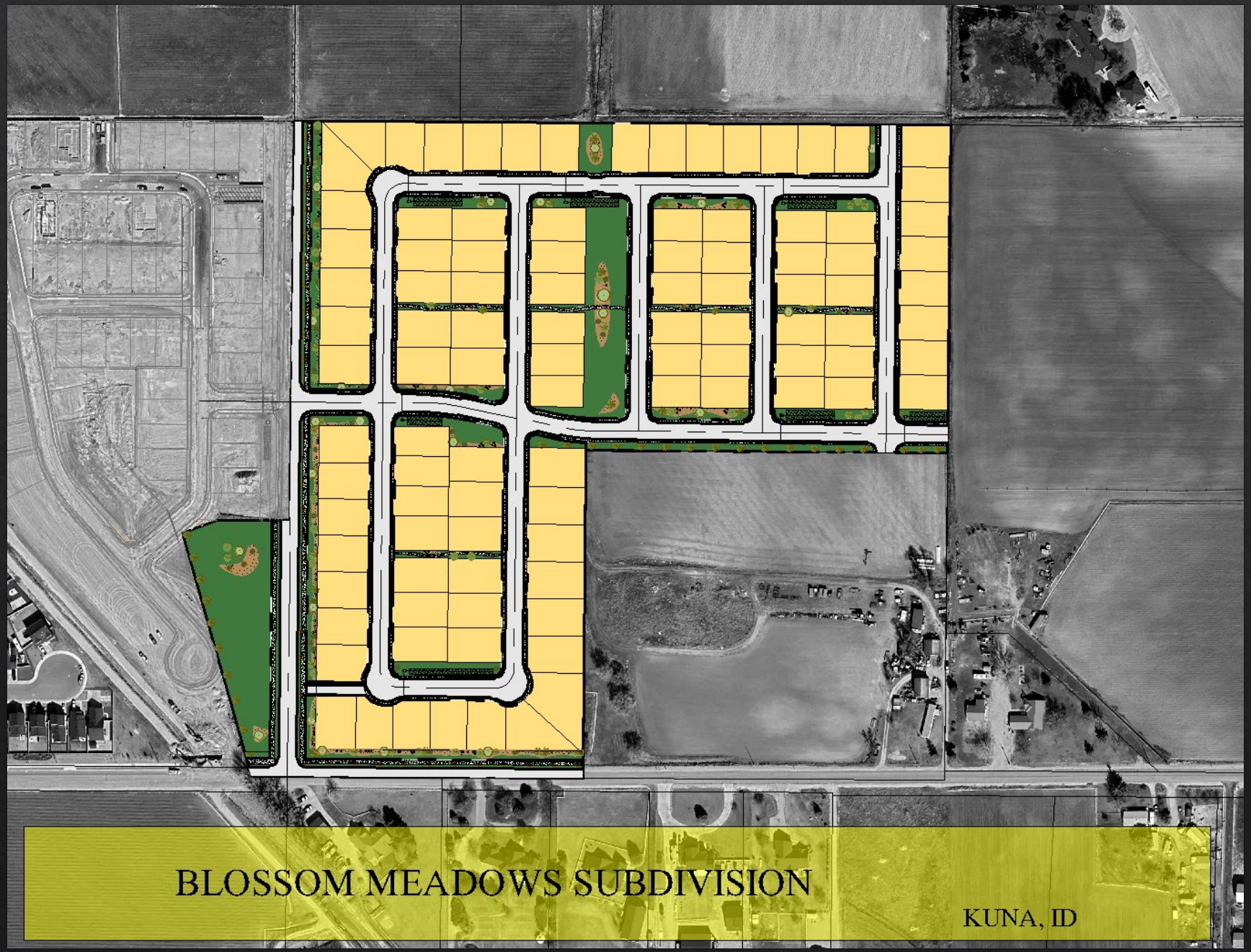


Legend

FUTURE LAND USE

- AGRICULTURE
- COMMERCIAL
- HIGH
- INDUSTRIAL
- LOW
- MEDIUM
- MIXED-USE
- PUBLIC

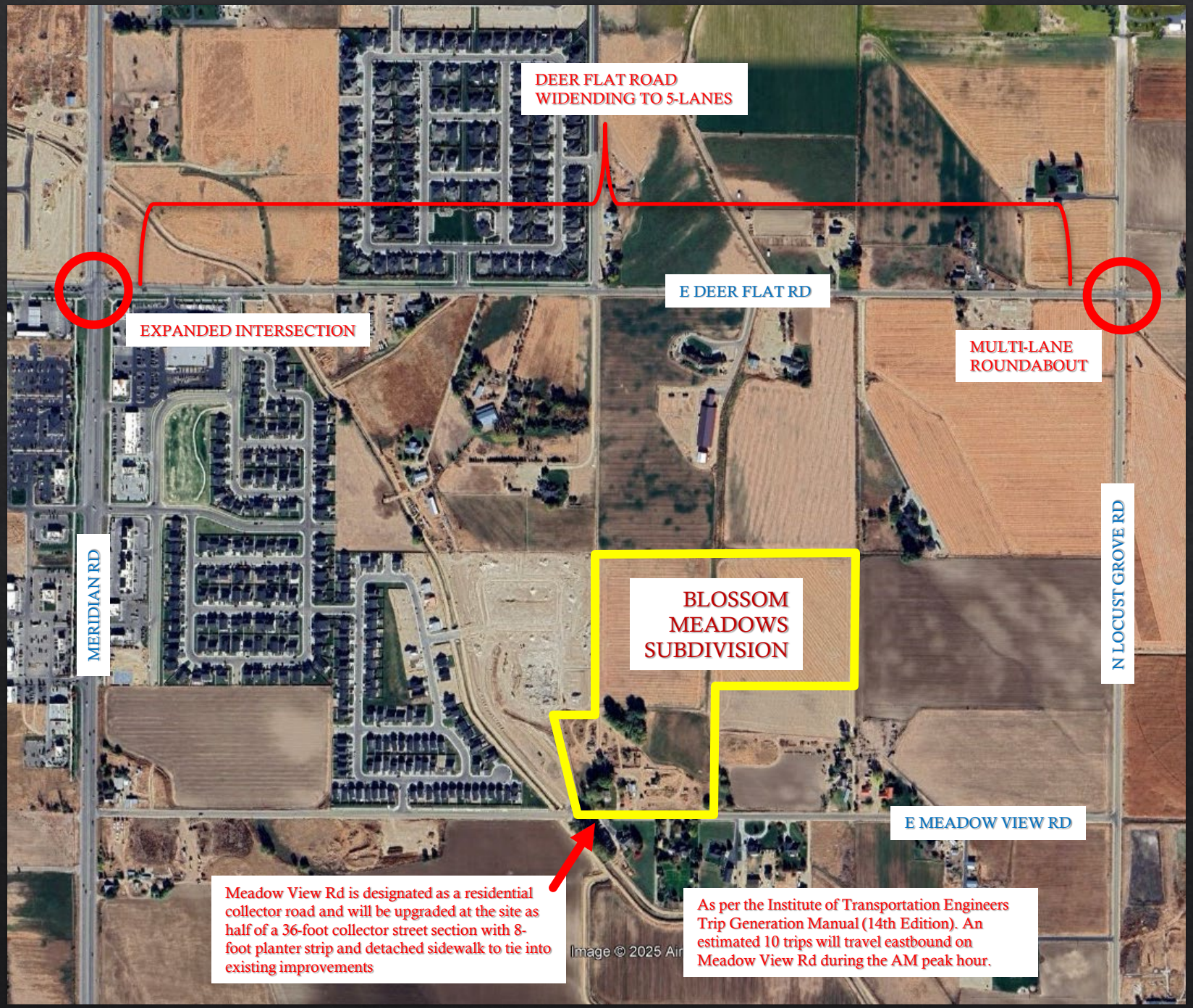
Medium density residential district (R-6): The purpose of the R-6 district is to promote the development of medium density living areas, not to exceed six (6) dwelling units per net acre. The zone is intended to accommodate single-family dwellings, duplexes, manufactured homes and group living arrangements.



- Kuna School District Support
- The developer has chosen to partner with the Kuna School District to support the needs of the school district by contributing to the Kuna School District's "Voluntary Capital Mitigation Fee" program.

"…Because this developer has partnered with us, we can serve the students generated from this development of 177 homes." KSD

Housing Type	District Staff Rcmd. VCMF per Unit	Percent of Maximum
Single Family	$3,286	10%
Multifamily	$3,072	10%



Traffic Considerations

• ACHD has reviewed and approved the proposed development

ACHD Planned Improvements

1. **Capital Improvements Plan (CIP)//Integrated Five Year Work Plan (IFYWP):**

• Deer Flat Road is listed in the CIP to be widened to 5-lanes from Meridian Road to Locust Grove Road between 2036 and 2040.

• The intersection of Meridian Road and Deer Flat Road is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 7-lanes east, and 6-lanes on the west leg, and signalized between 2031 and 2035.

• The intersection of Deer Flat Road and Locust Grove Road is listed in the CIP to be reconstructed as a multi-lane roundabout with 1-lane on the north leg, 1-lane on the south, 2-lanes east, and 2-lanes on the west leg between 2036 and 2040.

ACHD "TIS Findings: Staff has reviewed the submitted traffic impact study (TIS). All intersections and segments within the scope of the study are expected to operate at an acceptable level of service under existing and 2028 background traffic…"



Open Space

Natural features:

Existing natural features add value to residential development and enhance the attractiveness of the community (such as trees, watercourses, historic spots and similar irreplaceable assets) shall be preserved in the design of the subdivision.

Open Space

Open Space Minimums as per City of Kuna Code 5-10-12:

Required Open Space for 51-100 Lots = 7.5% of subdivision area = **2.32-Acres**

Provided Open Space **= 3.96-Acres (12.8%)**

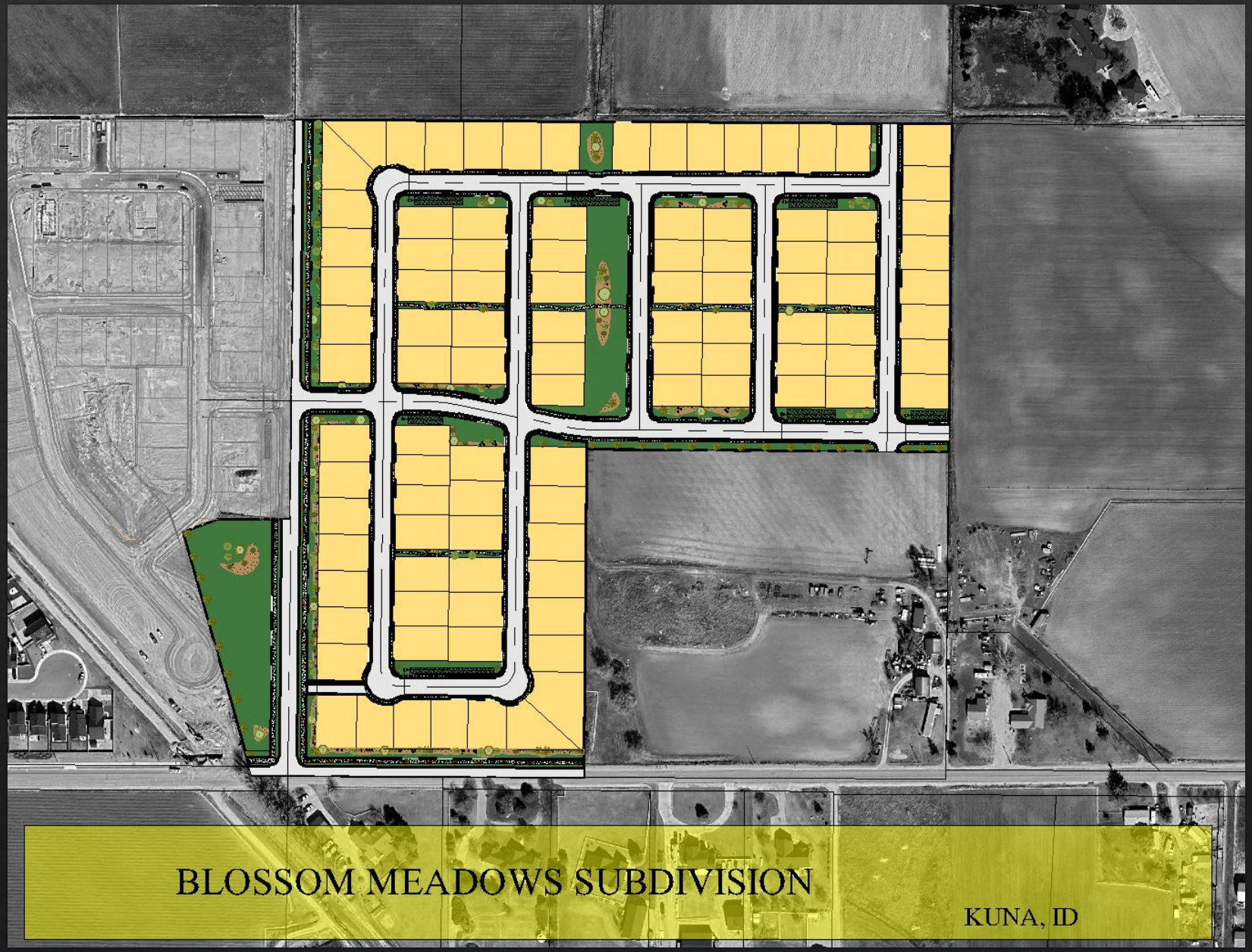
Local to Commercial

• Just about ½ of a mile walking or biking along local streets to reach the commercial core along Meridian Rd

• Stores located at the Meridian Rd corridor within walking distance.

- Ridley's Family Markets
- Primary Health Medical Group
- Kune Kids Dentistry
- Reeds Dairy
- Kuna Pokerrito Tea
- Tito's Taqueria
- D&B Supply
- Jersy Mikes Subs
- Phillips 66
- CapEd Credit Union
- Panda Express
- Beans and Brews
- Idaho Central Credit Union
- Go Orthodontics
- Gilman Orthodontics
- Great Clips Haircuts
- Tresure Valley Veterinary Hospital
- Café Rio
- Paisley Finds
- AT&T
- Smokey Mountain Pizza
- Falcon Point Dental Care
- Del Taco
- Commercial Tire
- O'Reilly Auto Parts





- Kuna School District support
- Public Works staff can support the approval of this application and will be able to provide sewer for Blossom Meadows Subdivision.
- ACHD has reviewed and approved the proposed development

APPENDIX


179



CASE NOS. 24-09-AN and 24-06-S

BLOSSOM MEADOWS SUBDIVISION

Planner: Troy Behunin
TBehunin@KunaID.gov
Phone: 208.387.7729

ALL APPLICATION MATERIALS:

24-09-AN and 24-06-S
for the BLOSSOM MEADOWS SUBDIVISION

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

KUNA Planning & Zoning

CITY OF KUNA:
CITY COUNCIL
STAFF MEMO

City Council Staff Memo

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

Title:	Blossom Meadows Sub.	**Application Number:**	24-09-AN and 24-06-S
Date:	7.1.2025	**Staff Contact:**	Troy Behunin
Owner(s)/Applicant:	Buddy A. Gibson	**Applicant Contact:**	2432 E Meadow View Rd. Kuna ID 83634
Representative:	Bronze Bow, Inc. Jadon Schneider	**Representative Contact:**	Jadon@Bronzebowland.com

Purpose

Applicant request's approval for Annexation of approx. 30.92 ac. into Kuna City and proposing the R-6 (Medium Density Residential) zone; and requests Preliminary Plat approval to subdivide the same lands into 100 single-family lots, and 19 common lots. The site is in Section 19, Township 2 North, Range 1 East (Parcel number; S1419131300).

Statement of Fact

Parcel Numbers:	S1419131300
Future Land Use Map Designation:	Medium Residential Density
Existing Land Use:	Residential and Agriculture
Current Zoning:	RR (Rural Residential – Ada County)
Proposed Zoning:	R-6 (Medium Density Residential)
Development Area:	30.92 acres (Includes area for City Utility Lot)
Adjacent Zoning Districts:	**North:** RR (Rural Residential – Ada County); **East:** RR (Rural Residential – Ada County); **South:** R1 (Low Density Residential – Ada County), RR (Rural Residential – Ada County) & Ag (Agriculture – Kuna City); **West:** R-8 (High Density Residential – Kuna City).
Adjacent Street(s) Existing:	**North:** None; **East:** None; **South:** E Meadow View; **West:** None
Internal Street(s) Existing & Proposed:	Public Streets Proposed. Cave Falls St., E Jade Falls St., Tugela Falls St., Stroebel Road., Streets A through E.
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 on the City's Future Land Use Map (FLUM). This parcel is currently zoned Rural Residential (Ada County). The proposed zoning and land uses for the subject site appear to agree with the FLUM of the City of Kuna.

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

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

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

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

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

Staff Analysis

The applicant submitted an Annexation request for approx. 30.92 acres with the R-6 Zone.

The applicant also requests Preliminary Plat approval to subdivide the subject site into 100 buildable lots and 19 common lots, with a proposed Net Density of 4.77 Dwelling Units per Acre.

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.

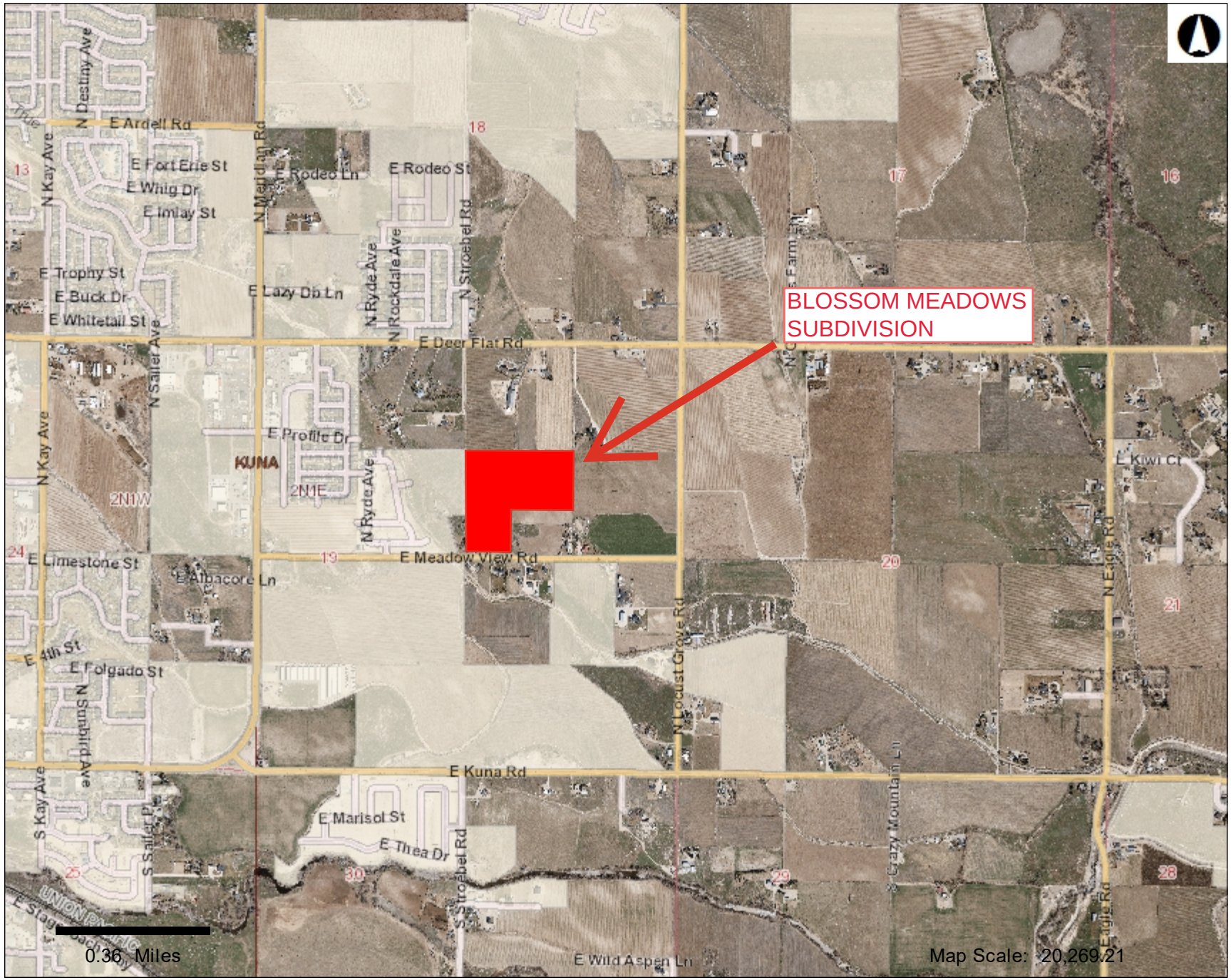
10. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
11. The Landscape Plan and Preliminary Plat as submitted will be considered binding site plans as amended and/or approved.
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.

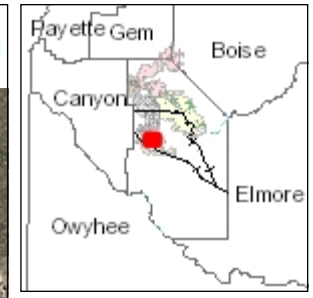
B. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
C. Central District Health Department recommends the plan be designed and constructed in conformance 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. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.





Legend

- Railroad
- Roads (8,000 - 24,000
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- City Limits
  - BOISE
  - EAGLE
  - GARDEN CITY
  - KUNA
  - MERIDIAN
  - STAR
- Townships
- Sections
- raster.DBO.AdaOrthos2
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3
- raster.DBO.AdaOrthos2

10/15/2024

BRONZE BOW

March 17, 2024

City of Kuna Planning and Zoning Department
751 West 4th Street
Kuna, ID 83634

RE: Blossom Meadows Subdivision – Ada County, ID
Application for Annexation and Preliminary Plat

On behalf of the development team, we are pleased to submit the attached applications for the development of the Blossom Meadows Subdivision (Project), which is located west of the intersection of Meadow View Road and North Locust Grove Road in Ada County, ID. This Project is within the SE1/4 corner of Section 19, Township 2 North, Range 1 East, Boise Meridian.

Overview

Our applications include: 1) Annexation of 30.92-acre site from Ada County into the City of Kuna with a requested zoning of R-6; 2) Preliminary Plat for a new residential subdivision consisting of 100 single-family lots.

Existing Use of the Property

The property currently has an existing home and farming activity-associated buildings. None of the existing structures are proposed to be protected and remain as development occurs. The parcel has historically been used for pastures and agriculture. The land generally slopes from the west to the east of the property.

Comprehensive Plan, Zoning and Surrounding Land Uses

The Blossom Meadows community totals 30.92 acres. All of which is proposed to be preliminarily platted at this time. The City of Kuna's Future Land Use Map designates the area as Medium Density Residential. The current zoning of the property is Rural Residential (RR, County). The surrounding land uses within the immediate area are as follows: North,

East, South, West – Medium Density Residential. The surrounding property zones within the immediate area are as follows: North, East, South,– Rural Residential (RR, County) and the property to the east is Residential (R-6) approved as Ashton Estates Subdivision. The development of the Project is consistent with other approved projects and the comprehensive plan.

Property Annexation

The Project is proposed to be annexed from Ada County into the City of Kuna. This annexation follows the trend and desire to encourage growth within the city impact area. The annexation will provide the city with an additional source to collect taxes for improving existing infrastructure and constructing new and exciting city projects. This development will create additional open space for the residents to enjoy.

Residential Lots and Density

The Project provides lots ranging in size from 6,700 square feet (sf) to just over 12,432 sf, with an average residential lot size of 7,619 sf. The proposed net density of the project is 4.77 dwelling units per acre [(100)/20.95= du/acre]. The development has varying lot widths and depths to accommodate different house plans and residential lifestyles. The Project is intended to be developed in multiple phases.

Open Space and Amenities

The open spaces for this Project exceed the city's code requirements. The city code for a single-family residential development of this size requires 8.5% open space, or 2.62± acres. We are currently providing 11.44% of total open space, or 3.49± acres.

A landscape buffer along Meadow View Road as well as South Stroebel Road is proposed in accordance with city code requirements. This area reserves space for a large amount of landscaping to buffer traffic noise and sight lines into the neighborhood. This provides a beautiful common area for residents as well as neighbors. Quality landscaping will be provided throughout the community.

A large common lot on the southwest side of the project as well as the center of the site will provide a large area of open space. All common lots will be owned and maintained by the HOA.

Streets and Utilities

The Project has been designed in compliance with the ACHD and City of Kuna standards. Frontage roads will be built out as required by ACHD and the City of Kuna.

Potable water and pressurized irrigation are all readily available to the property and will be served by the City of Kuna. The sewer main will need to be extended from the existing location at the intersection of E. Bexley Street and North Stroebel Road. All utilities within the proposed development comply with the adopted master plans of the City of Kuna.

Irrigation water is provided to the Project from the east and generally flows to the north via ditches that run directly through the subdivision. These waterways will be piped to allow for the development of the site and all downstream users will be unaffected by these construction activities once completed.

Power lines along Meadow View Road will provide electrical power to all proposed lots. Special modifications outside of normal development are not anticipated at this time.

All stormwater generated onsite will be handled and remain onsite. The current preliminary design shows seepage beds. This preliminary design may be altered in the future based on additional information acquired during the final design process.

As the project progresses, we will work with the public utilities and associated agencies to ensure that adequate services are provided.

Neighborhood Meeting

The neighborhood meeting for this Project was held onsite at 6:00 pm on Wednesday, October 16, 2024. Attendees of the meeting received a copy of the most current lot layout at the time and an invitation to contact the project manager at any time with questions or concerns. The names of attendees are listed on the neighborhood meeting attendance sheet.

Traffic Impact Study

A Traffic Impact Study has been provided for the project. The traffic study noted no large-scale improvements were required for this Project to proceed.

Landscape Plan

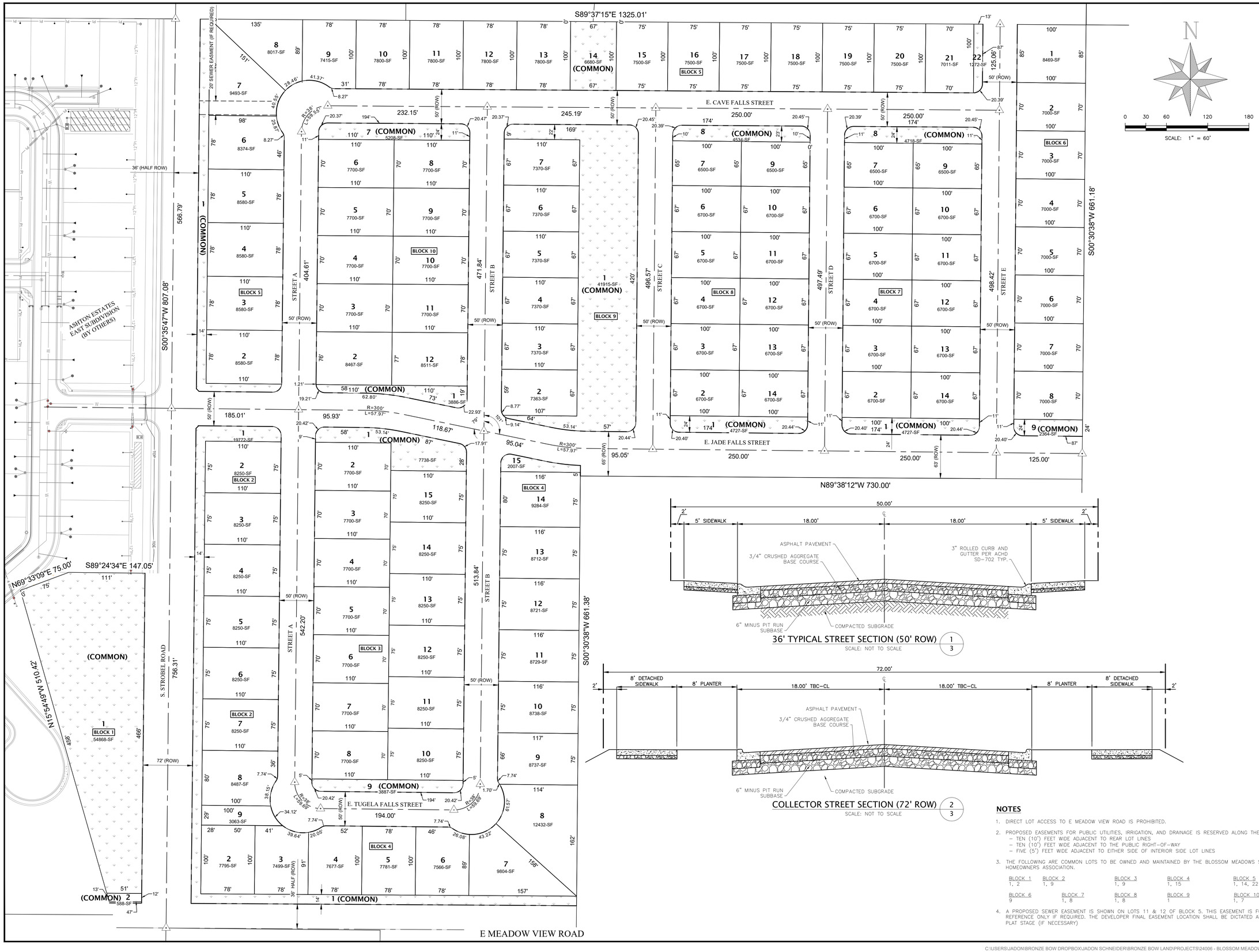
A landscape plan has been provided with this application.

Waivers and Requests

No waivers or requests are proposed for this Project.

There are no development-related items the owner is required to complete beyond those detailed in the city code, policies, or construction standards that we are aware of at this time. No restrictive covenants or deed restrictions are being proposed at this time.

Jadon Schneider



36' TYPICAL STREET SECTION (50' ROW) 1/3

SCALE: NOT TO SCALE

COLLECTOR STREET SECTION (72' ROW) 2/3

SCALE: NOT TO SCALE

NOTES

1. DIRECT LOT ACCESS TO E MEADOW VIEW ROAD IS PROHIBITED.
2. PROPOSED EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE IS RESERVED ALONG THE FOLLOWING:
   - TEN (10') FEET WIDE ADJACENT TO REAR LOT LINES
   - TEN (10') FEET WIDE ADJACENT TO THE PUBLIC RIGHT-OF-WAY
   - FIVE (5') FEET WIDE ADJACENT TO EITHER SIDE OF INTERIOR SIDE LOT LINES
3. THE FOLLOWING ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE BLOSSOM MEADOWS SUBDIVISION HOMEOWNERS' ASSOCIATION.

BLOCK 1 1, 2	BLOCK 2 1, 9	BLOCK 3 1, 9	BLOCK 4 1, 15	BLOCK 5 1, 14, 22
BLOCK 6 9	BLOCK 7 1, 8	BLOCK 8 1, 8	BLOCK 9 1	BLOCK 10 1, 7

4. A PROPOSED SEWER EASEMENT IS SHOWN ON LOTS 11 & 12 OF BLOCK 5. THIS EASEMENT IS FOR REFERENCE ONLY IF REQUIRED. THE DEVELOPER FINAL EASEMENT LOCATION SHALL BE DICTATED AT THE FINAL PLAT STAGE (IF NECESSARY)

BRONZE BOW
P.O. BOX 8525
BOISE, ID 83707
JADON@BRONZEBOWLAND.COM

BLOSSOM MEADOWS SUBDIVISION

LOT DIMENSIONS

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

PROJECT REVISIONS

NO.	ITEM	DATE

E-FILE NAME: 24006 (PP) LOT D

PROFESSIONAL ENGINEER LICENSED 19479 STATE OF IDAHO KEITH A. SCHNEIDER 7/17/2024

SHEET 3 OF 6

DATE: MARCH 2025

BRONZE BOW PROJECT NO: 24006

C:\USERS\JADON\BRONZE BOW DROPBOX\JADON SCHNEIDER\BRONZE BOW LAND\PROJECTS\24006 - BLOSSOM MEADOWS\AUTOCAD\SHEETS\PREPLAT\24006 (PP) LOT DIMS.DWG



NOTES

1. DOMESTIC WATER SERVICE WILL BE PROVIDED BY CITY OF KUNA WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION CONNECTING TO THE EXISTING WATER MAIN IN E. JADE FALLS ST.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF KUNA. THE PROPERTY WILL BE SERVED BY THE CONNECTION IN S. STROBEL ROAD ON THE NORTH SIDE OF DEER FLAT ROAD.
3. WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
4. ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF KUNA REQUIREMENTS.
5. ALL STREETS SHALL BE DEDICATED TO ACHD AND THE PUBLIC. ROADWAYS WILL BE CONSTRUCTED TO AT LEAST MINIMUM ACHD STANDARDS. SEE THE PRELIMINARY ROADWAY CROSS-SECTIONS.
6. STORM DRAINAGE FROM PUBLIC ROADWAYS SHALL BE COLLECTED IN CURB AND CUTTER AND ROUTED TO THE STORM FACILITY DESIGNED TO ACHD STANDARDS. THE STORM RETENTION FACILITY TYPES, SIZES, AND LOCATIONS WILL BE DETERMINED DURING FINAL
7. PRESSURE AND GRAVITY IRRIGATION IMPROVEMENTS SHALL BE DETERMINED DURING FINAL DESIGN.
8. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD KUNA CONSTRUCTION NOTES: WATER: DRAINAGE SEWER: GRAVITY IRRIGATION: AND PRESSURE IRRIGATION.
9. CITY OF KUNA SANITARY SEWER AND WATER EASEMENT LOCATIONS TO BE DETERMINED DURING FINAL DESIGN.

BRONZE BOW
P.O. BOX 8525
BOISE, ID 83707
JADON@BRONZEBOWLAND.COM

BLOSSOM MEADOWS SUBDIVISION

UTILITIES (PRELIMINARY)

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

PROJECT REVISIONS

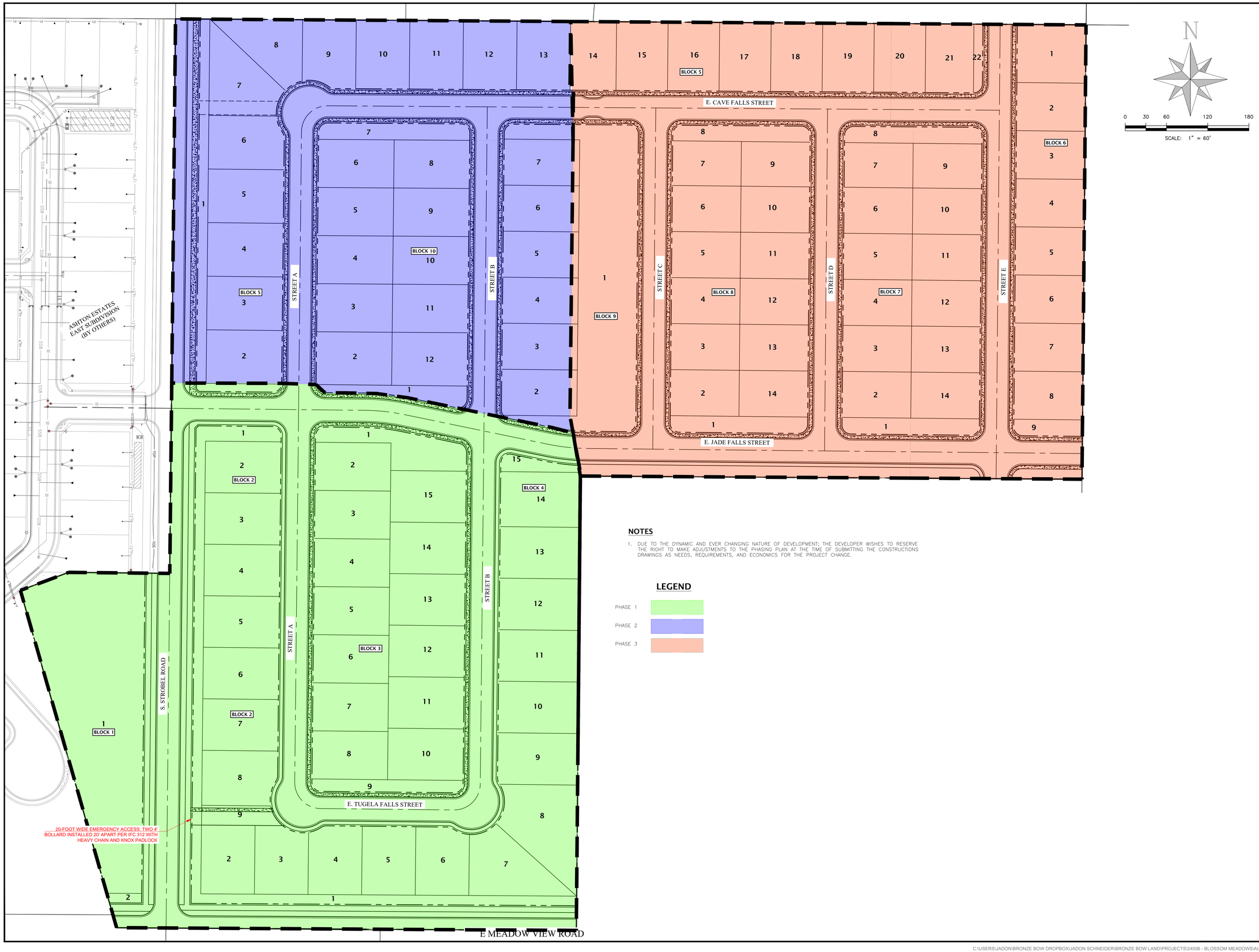
NO.	ITEM	DATE

E-FILE NAME: 24006 (PP) UTILI

PROFESSIONAL ENGINEER LICENSED 19479 STATE OF IDAHO KEITH A. SCHNEIDER 3/17/25

SHEET 4 OF 6

DATE: MARCH 2025
BRONZE BOW PROJECT NO: 24006



NOTES

1. DUE TO THE DYNAMIC AND EVER CHANGING NATURE OF DEVELOPMENT; THE DEVELOPER WISHES TO RESERVE THE RIGHT TO MAKE ADJUSTMENTS TO THE PHASING PLAN AT THE TIME OF SUBMITTING THE CONSTRUCTIONS DRAWINGS AS NEEDS, REQUIREMENTS, AND ECONOMICS FOR THE PROJECT CHANGE.

LEGEND

PHASE 1

PHASE 2

PHASE 3

BRONZE BOW
P.O. BOX 8525
BOISE, ID 83707
JADON@BRONZEBOWLAND.COM

BLOSSOM MEADOWS SUBDIVISION

PROPOSED PHASING PLAN

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

PROJECT REVISIONS

NO.	ITEM	DATE

E-FILE NAME: 24006 (PP) PHSE

PROFESSIONAL ENGINEER LICENSED 19479 STATE OF IDAHO KEITH A. SCHNEIDER 3/17/25

SHEET 5 OF 6

DATE: MARCH 2025

BRONZE BOW PROJECT NO: 24006

BLOSSOM MEADOWS SUBDIVISION

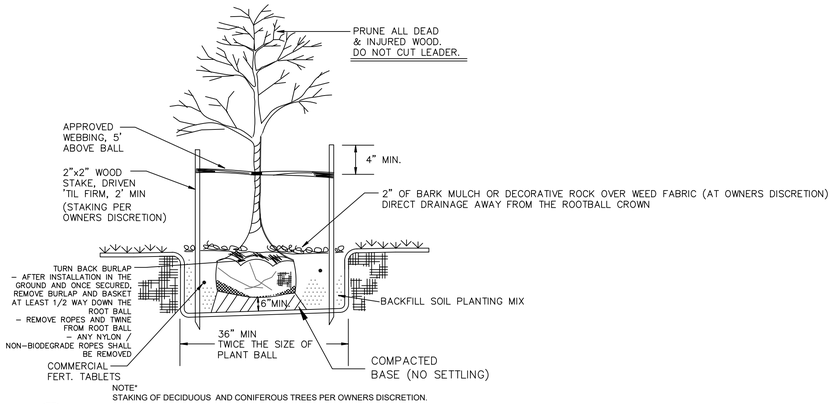
LANDSCAPE PLAN

OCTOBER 2024

2432 MEADOW VIEW
ROAD KUNA, IDAHO

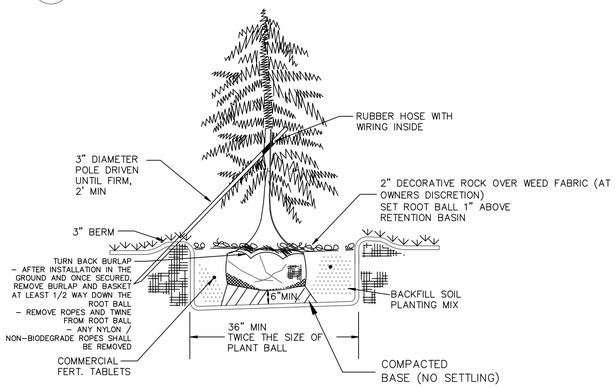
DEVELOPER:
ARRANO FARMS LLC
P.O.BOX 516 EAGLE, ID 83616
MIKE HOMAN: (208) 861-9700

SHEET NUMBER
L1 / OF 2



NOTE*
STAKING OF DECIDUOUS AND CONIFEROUS TREES PER OWNERS DISCRETION.

2 DECIDUOUS TREE PLANTING DETAIL



3 CONIFER TREE PLANTING DETAIL

4 LANDSCAPE NOTES (FOR GENERAL REF. ONLY)

(CONSULT AND ADJUST THIS CRITERIA WITH THE OWNER AS DESIRED AND APPROVED)

GENERAL:
– THE LANDSCAPE CONTRACTOR SHALL INCLUDE THE SPRINKLER CONTRACT "SUB TIER" IN THEIR BID. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE LOCATIONS AND GENERAL INSTALLATION OF ALL SPRINKLER PARTS WORK PROPERLY WITH ALL PLANT LOCATIONS.

1. TOPSOIL:
8" OF TOPSOIL IS REQUIRED IN ALL LANDSCAPE AREAS. IMPORT TOPSOIL AS REQUIRED. EXCAVATE AS REQUIRED TO ALLOW FOR INSTALL OF THIS MATERIAL. ENSURE THAT THE TOPSOIL IS A STANDARD LOAM WITH pH VALUES TYPICAL FOR TREASURE VALLEY. ALL SOIL TO BE FREE OF ROCKS OR DEBRIS.

2. INSTALLATION OF COMPOST:
SPREAD 1" OF COMMERCIAL GRADE COMPOST AT ALL PLANTER BEDS. ROTOTILL TO 6" DEEP.

3. GRADING AND DRAINAGE:
FOLLOW GRADING DEFINED BY THE CIVIL ENGINEERING DRAWINGS. IN ALL CASES, ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING. ENSURE THAT ALL SOIL IS SETTLED THOROUGHLY, ALLOW FOR NO PUDDLING OR LOW SPOTS.

4. PLANT MATERIAL AND PLANTING INSTALLATION:
ALL PLANT MATERIAL MUST MEET REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK "FOLLOW SPECIFIC INSTRUCTIONS IN DETAILS. CONTRACTOR SHALL ADJUST PLANT LOCATIONS AS IS REQUIRED TO EVENLY FILL PLANTERS AND AVOID CONFLICTS WITH EXISTING STRUCTURES. ENSURE AVERAGE MATURE WIDTH OF PLANT WILL REMAIN IN PLANTER WHEN ESTABLISHING LOCATIONS.

5. FINISH TOPSOIL GRADING:
FOLLOWING INSTALLATION OF SPRINKLERS AND PLANT MATERIALS AND BEFORE INSTALLATION OF THE PLANTER BED COVERING, ENSURE THAT ALL SOIL IS SETTLED THOROUGHLY AND ALL FINAL SURFACES ARE RAKED SMOOTH WITH NO UNDULATIONS OR POCKETS FOR WATER ACCUMULATION.

6. INSTALLATION OF BOULDERS:
INSTALL BLOCKY (3'x3'x3') SANDSTONE BOULDERS AT THE LOCATIONS SHOWN.

7. INSTALLATION OF LAWN EDGING:
CONFIRM WITH OWNER IF AN EDGING TYPE (CONCRETE OR STEEL) IS DESIRED AT THE INTERFACE OF LAWN WITH PLANTER BEDS.

8. INSTALLATION OF BARK MULCH OVER WEED FABRIC:
2" OF BARK MULCH FINAL SURFACE OR DECORATE ROCK OVER A COMMERCIAL GRADE WEED FABRIC.
CONSULT OWNER TO CONFIRM IF ANOTHER TYPE OF COVER IS DESIRED.
RE: CHIP SANDSTONE FROM BORBONUS STONE

9. INSTALLATION OF TURFGRASS SOD:
AT ALL LOCATIONS SHOWN "COMPACTA" TALL FESCUE. AVAILABLE AT CLOVERDALE NURSERY (OR EQUAL), OR PER OWNER DIRECTIVE.

10. INITIAL ESTABLISHMENT OF WATERING TIME AND TRANSFER OF WATER MANAGEMENT:
IT IS THE INSTALLING LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE SPRINKLER CONTRACTOR ON INITIAL WATERING TIMES FOR ALL PLANTER AREAS AS SOON AS THEY ARE INSTALLED. CONTRACTOR SHALL MONITOR WATER MANAGEMENT THROUGH MAINTENANCE PERIOD. ESTABLISH AN AGREEMENT WITH THE OWNER'S WATER MANAGER AS TO NOTIFICATION TO THE INSTALLING CONTRACTOR OF ANY PLANTS THAT ARE DOING POORLY DURING WARRANTY YEAR, ONCE MAINTENANCE IS TRANSFERRED TO THE OWNER'S MAINTENANCE COMPANY, SO PREVENTATIVE ACTION MAY BE TAKEN.

PROJECT MAINTENANCE:
MAINTAIN ENTIRE PROJECT THROUGH DATE OF SUBSTANTIAL COMPLETION (COORDINATE THAT DATE WITH GENERAL CONTRACTOR)
MAINTENANCE OBJECTIVES:
A. ENSURE ALL PLANTS ARE BEING WATERED PROPERLY. RESET ANY PLANTS THAT ARE LEANING.
B. REMOVE ANY WEEDS AND DEBRIS THAT HAS ACCUMULATED IN ANY OF THE LANDSCAPE AREA.
C. MOW GRASS KEEPING IT BELOW 3" TALL.

TRANSFER OF LANDSCAPE MAINTENANCE TO OWNER:
AFTER SUBSTANTIAL COMPLETION, IT IS THE INSTALLING CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER OR HIS REPRESENTATIVE AND TRANSFER THE MAINTENANCE OF THE LANDSCAPE TO THEM. INCLUDE AN ENTIRE EXPLANATION OF WHAT HAS BEEN DONE UP TO THAT TIME AND WHAT NEEDS IMMEDIATE ATTENTION. WALK THROUGH THE ENTIRE PROJECT WITH THE OWNER AND INSPECT FOR ACCEPTABILITY.

PLANT MATERIAL WARRANTY:
ALL TREES, SHRUBS, AND LAWN SHALL HAVE A ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION. ONE REPLACEMENT ONLY FOR ANY TREE, SHRUB, OR LAWN AREA THAT DIES. ESTABLISH THESE DATES WITH OWNER AND GENERAL CONTRACTOR.

METHOD OF IRRIGATION:
AUTOMATIC CONTROLLED SPRINKLER SYSTEM.

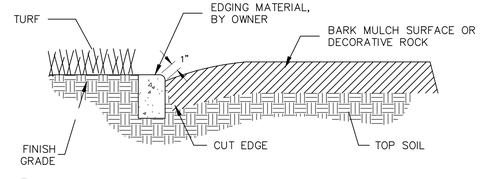
5 SPRINKLER NOTES (FOR REFERENCE ONLY. MODIFY PER OWNER /CONTRACTOR AGREEMENT)

1. GENERAL NOTES
A. THE LANDSCAPE SPRINKLER SYSTEM IS "BIDDER DESIGN" IN ASSOCIATION WITH CRITERIA DEFINED IN THESE NOTES AND DRAWINGS.
B. THE FOLLOWING INFORMATION IS PER BIDDER TO COORDINATE OR DETERMINE:
1.) POINT OF CONNECTION TO THE WATER SOURCE. COORDINATE WITH OWNER.
2.) AUTOMATIC CONTROLLER LOCATION
3.) HEAD LOCATIONS
4.) SLEEVE LOCATIONS
5.) CONTRACTOR SHALL NOTE ANY FACTORS THAT WILL AFFECT BID PRICE BEFORE DOING ANY WORK WHERE A PRICE CHANGE WOULD BE REQUIRED.
2. DESIGN FACTORS:
A. COORDINATE THE WATER SOURCE.
B. INCLUDE PROPER DRAINAGE OF BACKFLOW PREVENTER, MAINLINE AND LATERALS.
C. PROVIDE ONE GATE VALVE WHICH TURNS THE SYSTEM ON/OFF, SEPARATE FROM THE BACKFLOW PREVENTER.
D. MAINLINE DEPTH: 18" (ALLOW FOR NO ROCKS NEXT TO MAINLINE) LATERAL DEPTH: 8"
E. PROVIDE ISOLATION VALVES AT ALL BRANCHES IN MAINLINE.
F. DO NOT EXCEED 6.0 PSI LOSS THROUGH ANY CIRCUIT CONTROL VALVE.
G. DO NOT EXCEED 5.0 FEET PER SECOND FLOW IN ANY MAIN OR CIRCUIT LINE.
H. USE COMMERCIAL GRADE 14 GAUGE U.F. WIRE FROM THE CONTROLLER TO THE CIRCUIT VALVES.
I. INSTALL ALL VALVES IN VALVE BOXES WITH LIDS. ACCEPTABLE MANUFACTURER: BROOKS OR EQUAL.
J. PROVIDE SLEEVES UNDER ALL CURBS, SIDEWALKS AND PAVED SURFACES. PLACE MAINLINE, LATERALS, AND WIRING IN SLEEVES AS APPROPRIATE. ALLOW 2" OF FREE SPACE – MAKING FOR EASE OF REMOVAL OF LINES.
K. HYDROSTATIC TEST: TEST MAINLINE AND VALVES. THEY SHALL HOLD 100 PSI FOR 10 MINUTES WITH A MAXIMUM LOSS OF 5 PSI. REPAIR ANY PIPE OR VALVE WHICH DOES NOT COMPLY.
L. FLUSH ALL LINES BEFORE APPLICATION OF NOZZLES.
M. CONNECT ALL HEADS TO LATERAL LINES USING FLEX TUBING AND SPIRAL BARB FITTINGS.
N. OBTAIN ALL NECESSARY PERMITS. COMPLY WITH PERTINENT UNIFORM PLUMBING CODE REQUIREMENTS.
O. COORDINATE WITH ALL OTHER TRADES.
P. PROVIDE OWNER WITH AN AS–BUILT DRAWING SHOWING ACTUAL LOCATIONS OF:
– P.O.C.
– BACKFLOW PREVENTER
– AUTOMATIC CONTROLLER
– MAINLINE ROUTING (DIMENSIONS AND SLEEVES AT HARD SURFACE CROSSINGS)
– VALVE BANKS
– LATERAL ROUTING (INDICATE WHICH VALVE RELATES TO WHICH CIRCUIT)
– HEAD LOCATIONS
– HOSE BIBS (HOSE CONNECTION POINTS FOR OWNER TO HAND WATER THE LANDSCAPE)
3. BIDDER DESIGN AND PRICING RESPONSIBILITIES:
A. DYNAMIC WATER AVAILABILITY: CONFIRM AVAILABLE PSI AND GPM.
PSI = POUNDS PER SQUARE INCH
GPM = GALLONS PER MINUTE
B. IN ALL INSTANCES, SPRAY (NOT INFLUENCED BY WIND) IS TO FALL WITHIN THE LANDSCAPE BOUNDARIES. DO NOT THROW WATER ON BUILDINGS, WALKS OR DRIVES. IT IS UNDERSTOOD THAT MINOR OVER SPRAY WILL OCCUR. MINIMIZE AS MUCH AS POSSIBLE.
C. WINTERIZE THE SYSTEM THE FIRST YEAR FOLLOWING INSTALLATION AT NO ADDITIONAL COST.
D. CONTRACTOR SHALL INCLUDE ALL INCIDENTAL PARTS, NOT SPECIFICALLY DEFINED AS ARE REQUIRED TO INSTALL A PROPERLY OPERATING SPRINKLER SYSTEM AS PART OF BASE BID.
4. SYSTEM WARRANTIES:
WARRANTY ENTIRE SYSTEM FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION. PARTS AND LABOR.

1

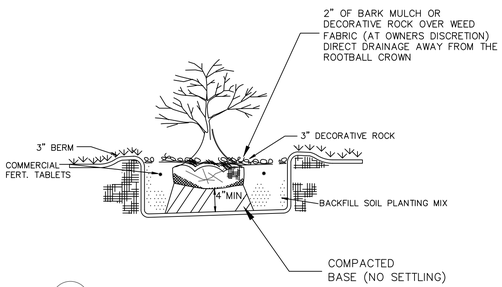
PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	Class / Mature H x W
TREES				
HBS	HOOPSI BLUE SPRUCE	Picea pungens 'Hoopsii'	7' - 8'	Class #2 40' - 18'
KBS	KOSTER BLUE SPRUCE	Picea pungens	7' - 8'	Class #1 25' x 20'
LS	LAYERED SPRUCE	Picea glauca	7' - 8'	Class #1 25' x 20'
NFP	NEWPORT FLOWERING PLUM	Prunus cerasifera 'New Port'	2" cal.	Class #1 20' x 18'
RB	RIVER BIRCH (MULTI-TRUNK)	Betula nigra	10' - 12' clump	Class #3 60' x 40'
VWP	VANDERWOLF PINE	pinus flexilis 'vanderwolf'	7' - 8'	Class #2 60' x 40'
ROB	RED OBELISK BEECH	Fagus sylvatica 'Red Obelisk'	6' - 8'	Class #2 35' x 8'
SS	SERBIAN SPRUCE	Picea omorika	7' - 8'	Conifer 45' x 18'
SVM	SUN VALLEY MAPLE	Acer rubrum 'Sun Valley'	2" cal.	Class #2 30' x 20'
WGCOL	WEEPING GOLDEN CEDAR OF LEBANON	Cedrus libani 'Glauca Pendula'	7' - 8'	Conifer 45' x 18'
SHRUBS - AMONG OTHERS & GROUND COVER				
AJN	AUTUMN JUBILEE NINEBARK	Physocarpus opulifolium	5 gal.	7' X 8'
BDJSP	BLUE DWARF JAPANESE STONE PINE	Pinus pumila 'Blue Dwarf'	2' - 3'	6' X 6'
BRJ	BLUERUG JUNIPER	Juniperus horizontalis 'Wiltonii'	2 gal.	1' X 6'
COG	COMPACT OREGON GRAPE	Mahonia aquifolium 'Compacta'	5 gal.	4' X 4'
FCRB	FOREVER RED CORAL BELLS	Heuchera 'forever red'	5 gal.	2' X 2'
HEL	HIDCOTE ENGLISH LAVENDER	Lavandula angustifolia 'Hidcote	2 gal.	3' X 4'
ORG	OVERDAM FEATHERREED GRASS	calamagrostis x acutiflora 'overdam'	2 gal.	4' X 3'
IHD	IVORY HALO DOGWOOD	Cornus alba 'Ivory Halo'	5 gal.	7' X 8'
SGJ	SEAGREEN JUNIPER	juniperus chinensis 'sea green'	5 gal.	1/2' X 2'
LDN	LITTLE DEVIL NINEBARK	Physocarpus opulifolius 'Little Devil'	5 gal.	4' X 4'
MHYD	MUNCHKIN HYDRANGEA	Hydrangea quercifolia 'Munchkin'	5 gal.	4' X 4'
SM	STAR MAGNOLIA	Magnolia stellata	3 GAL	8' X 8'



6 PLANTER CUT BED EDGE

NOT TO SCALE



7 SHRUB PLANTING DETAIL

BLOSSOM MEADOWS SUBDIVISION

LANDSCAPE PLAN

OCTOBER 2024

2432 MEADOW VIEW
ROAD KUNA, IDAHO

DEVELOPER:
ARRANO FARMS LLC
P.O. BOX 516 EAGLE, ID 83616
MIKE HOMAN: (208) 861-9700

SHEET NUMBER

L2 / OF 2

CITY OF KUNA

P.O. BOX 13 KUNA, ID 83634

www.KunaCity.ID.gov

Mike Borzick
GIS Manager &
Construction Plan
Review Manager

MEMORANDUM

To:	**Doug Hanson**	**- Planning and Zoning Director**
From:	**Mike Borzick**	**- GIS Manager & Construction Plan Review Manager**
Date:	**May 16, 2025**	
RE:	**Public Works Comments**	
	Blossum Meadows	

The Blossum Meadows Subdivision, annexation, and preliminary plat has been reviewed. The applicant wishes to annex with a City of Kuna (City) R-6 zone. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

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

1) Inspection & Fees

a) An inspection fee will apply to inspect the final construction of water, sewer, irrigation and street light facilities associated with this development.

b) The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.

c) All applicable utility inspection and utility flow modeling fees shall be paid by the developer in accordance with City of Kuna Resolution R74-2023. *Payment is due and payable prior to the pre-construction meeting.*

d) The Kuna Rural Fire District's fees can be found on their website. *Payment is due and payable prior to the preconstruction meeting.*

2) General

a) The applicant requests approximately 30.92 acres to be annexed into the city.

b) A plan approval letter will be required if this project affects any local irrigation districts.

c) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.

d) All positional information shall be from the most recent state plane coordinate system.

e) Provide engineering certification on all final engineering drawings.
f) 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 coincide with Fire Hydrants whenever possible.
g) Fire suppression shall be available and approved by KRFD.
h) No building permits will be issued, and no construction can begin without adequate fire protection.
i) Fiber shall be designed and constructed on all mile and mid-mile roads or as otherwise noted.

3) Right-of-Way

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

4) Sanitary Sewer Connection

a) This project would result in sanitary sewer discharge to the Patagonia Lift Station, which is limited in capacity with all the ear-marked connections for developers that participated in City sewer improvements.
b) The applicant's property is not connected to City services. The nearest gravity sewer connection with sufficient capacity is located directly north of the proposed project across ground that is not in city limits or controlled by said developer.
c) This project shall connect to the City Sewer system.
d) Sewer must provide connectivity for surrounding developments.
e) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2- B.14.
f) All sewer infrastructure must meet or exceed City of Kuna requirements.
g) Sewer flow models will be required to verify and accommodate pipe sizes. The associated costs shall be paid by the developer.
h) Sewer connection fees apply to each lot containing a home or other facility.
i) This application shall conform to the sewer masterplan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5) Potable Water Connection

a) The applicant's property is not connected to City services. The closest possible connection to water is located a quarter of a mile north, and directly to the west and in the near future to the south of the proposed project.
b) Flow modeling will be used to determine if adequate water pressure is available for future development.
c) Water flow models will be required to verify and accommodate adequate water supply and fire suppression. The associated costs shall be paid by the developer.
d) The applicant shall connect to City water services and provide water through said parcel in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.
e) All water infrastructure must meet or exceed City of Kuna requirements.
f) Water connection fees apply to each lot containing a home or other facility.
g) Fire hydrants are required in a layout acceptable to the KRFD.

6) Pressurized Irrigation

a) The applicant's property is not connected to City services. The closest possible connection to pressurized irrigation is located directly west of the proposed project.
b) Relying on municipal drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
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 and accommodate adequate pressurized irrigation supply. All associated costs shall be paid by the developer.
f) Surface water rights shall be transferred to the City prior to the completion of the final plat.

7) Grading and Storm Drainage

a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
d) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

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

8) As-Built Drawings

a) As-built (record) drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product.

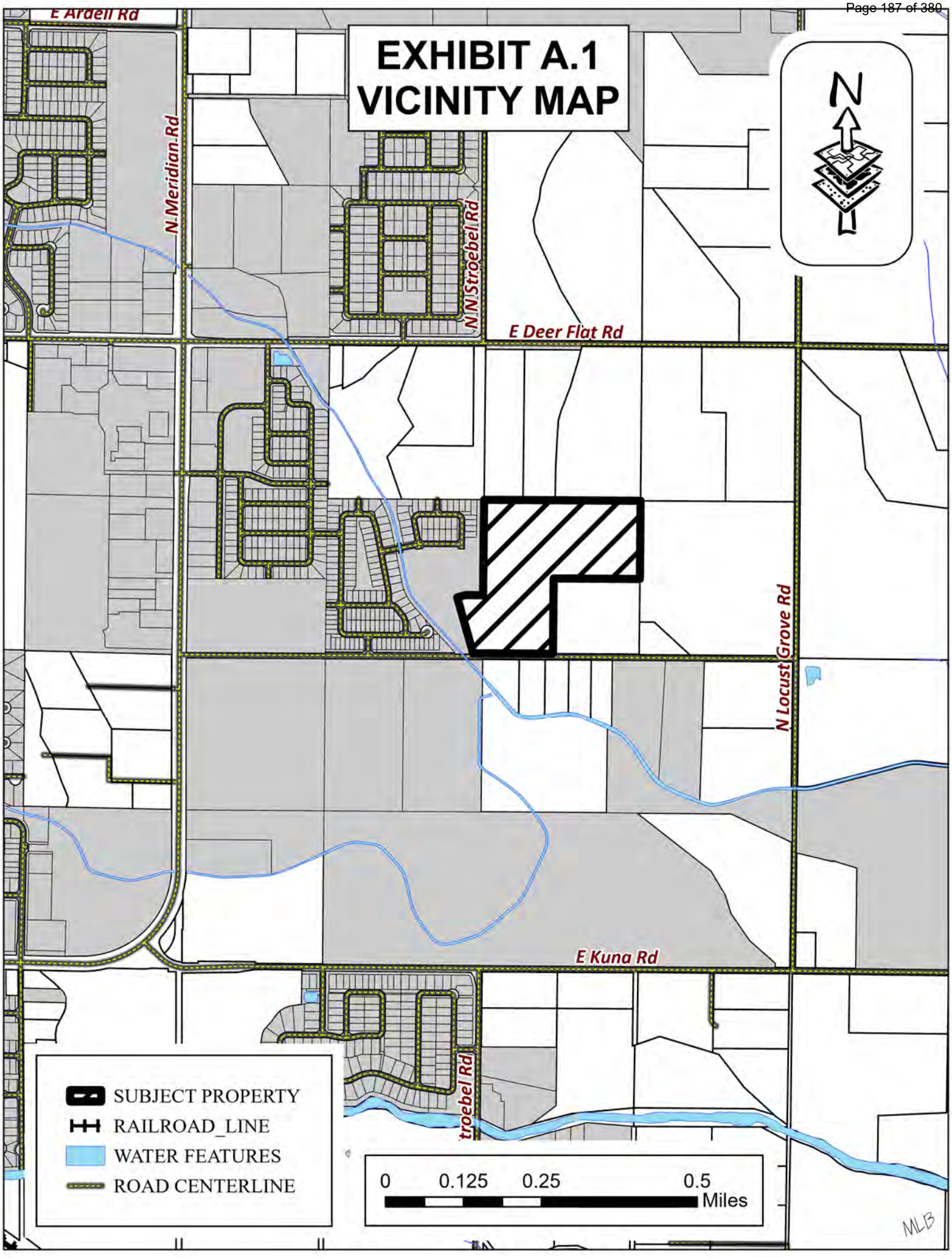
b) *Correct and verified as-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

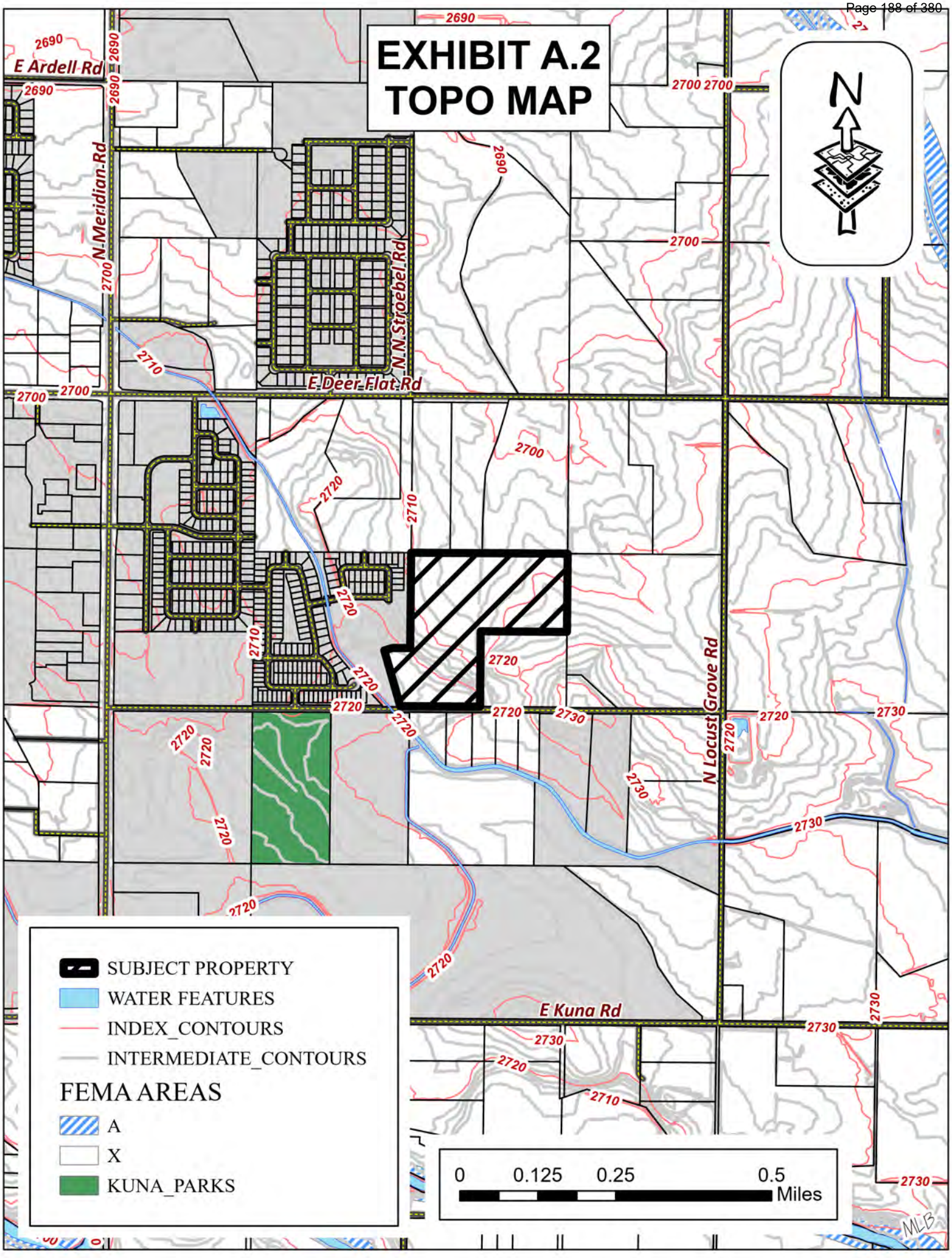
9) Recommendation

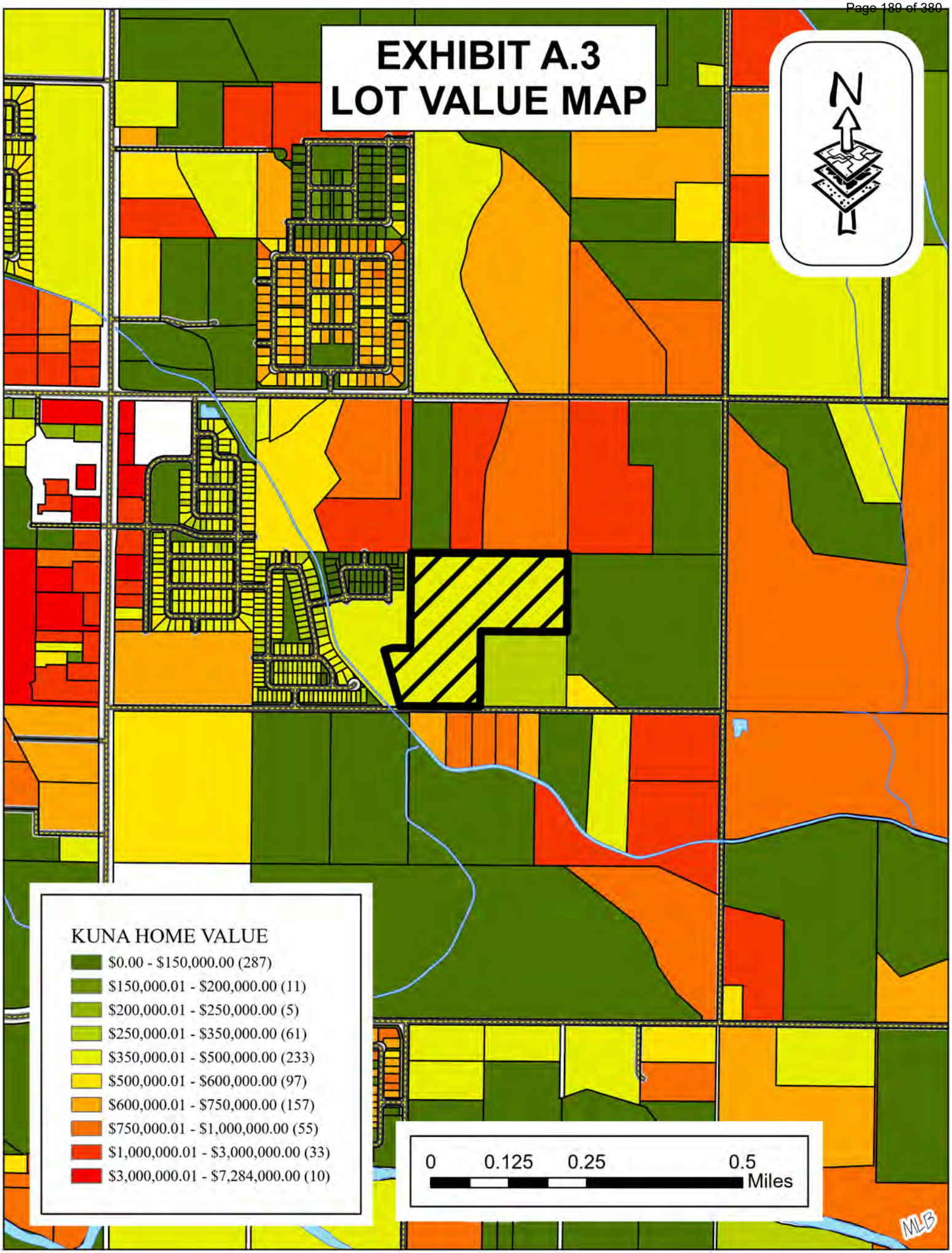
Public Works would recommend residential areas be zoned closer to and not to exceed 3.5 units per acre for lands within the Patagonia basin until the Mason Creek Trunk Line is constructed and operational. Utilities to this project are somewhat outstretched at this point with easements needed to the north for gravity sewer lines across lands not within City Limits and that will not contain roads for access or maintenance.

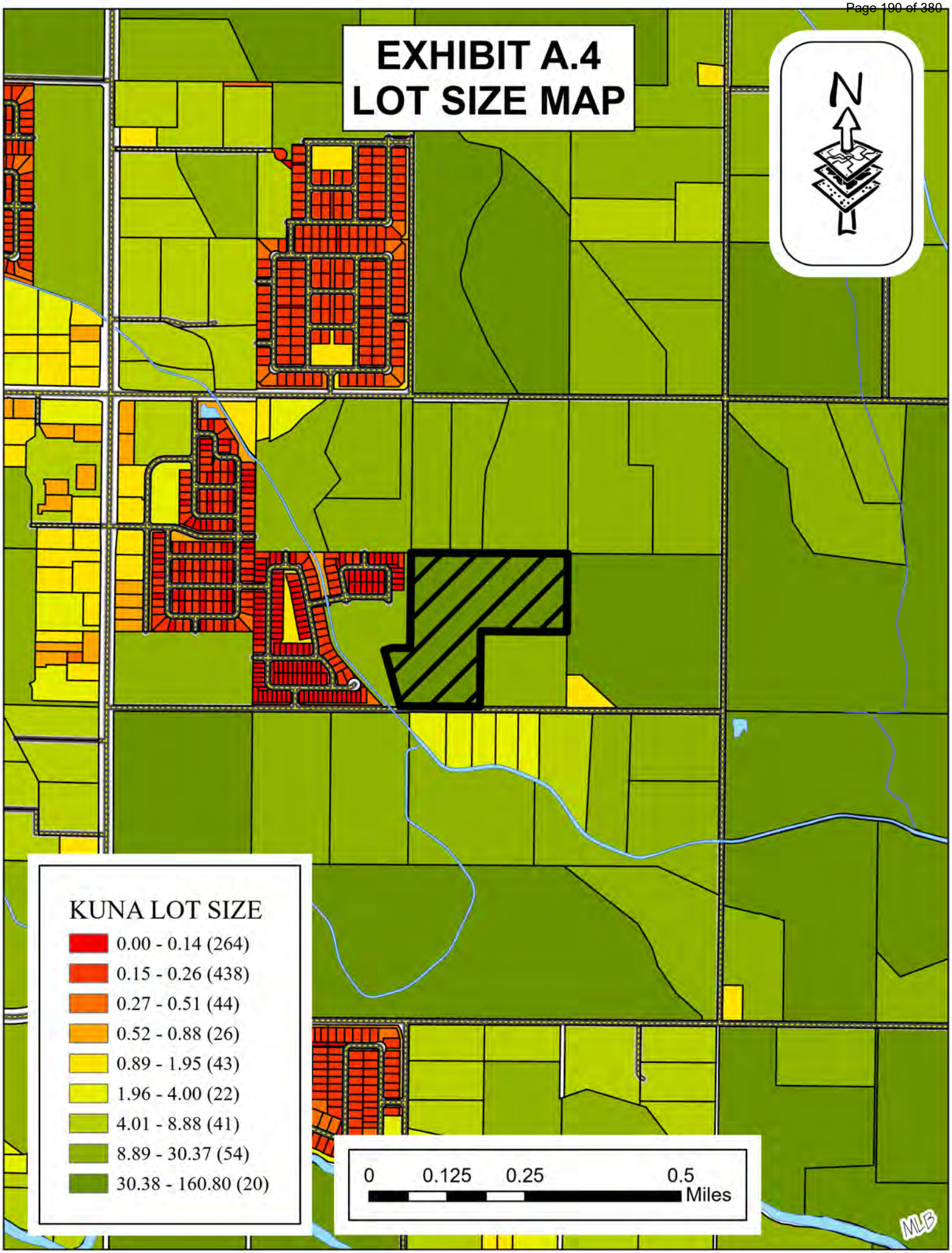
10) Exhibits

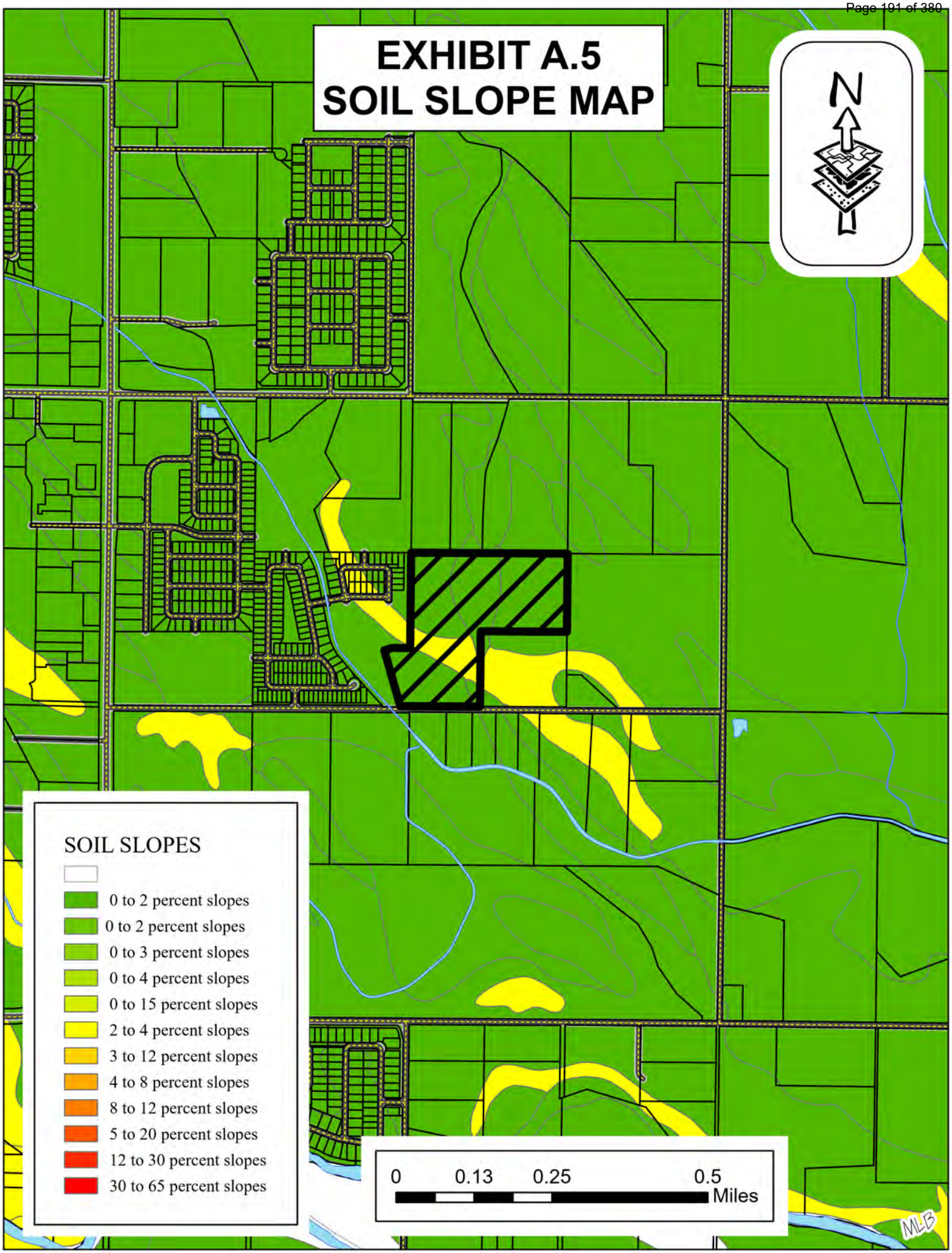
a) Exhibit A.1 – Vicinity Map
b) Exhibit A.2 – Topo Map
c) Exhibit A.3 – Land Value Map
d) Exhibit A.4 – Lot Size Map
e) Exhibit A.5 – Soil Slope Map
f) Exhibit A.6 – Comp Plan Map
g) Exhibit A.7 – Pathway and Bike Lane Map


EXHIBIT A.1
VICINITY MAP
N
E Ardell Rd
N Meridian Rd
N Stroebel Rd
E Deer Flat Rd
N Locust Grove Rd
E Kuna Rd
troebel Rd
SUBJECT PROPERTY
RAILROAD_LINE
WATER FEATURES
ROAD CENTERLINE
0
0.125
0.25
0.5
Miles
MLB


EXHIBIT A.2
TOPO MAP
N
E Ardell Rd
N Meridian Rd
N N Stroebel Rd
E Deer Flat Rd
N Locust Grove Rd
E Kuna Rd
SUBJECT PROPERTY
WATER FEATURES
INDEX_CONTOURS
INTERMEDIATE_CONTOURS
FEMA AREAS
A
X
KUNA_PARKS
0 0.125 0.25 0.5
Miles


EXHIBIT A.3
LOT VALUE MAP
N
KUNA HOME VALUE
$0.00 - $150,000.00 (287)
$150,000.01 - $200,000.00 (11)
$200,000.01 - $250,000.00 (5)
$250,000.01 - $350,000.00 (61)
$350,000.01 - $500,000.00 (233)
$500,000.01 - $600,000.00 (97)
$600,000.01 - $750,000.00 (157)
$750,000.01 - $1,000,000.00 (55)
$1,000,000.01 - $3,000,000.00 (33)
$3,000,000.01 - $7,284,000.00 (10)
0
0.125
0.25
0.5
Miles
MLB


EXHIBIT A.4
LOT SIZE MAP
N
KUNA LOT SIZE
0.00 - 0.14 (264)
0.15 - 0.26 (438)
0.27 - 0.51 (44)
0.52 - 0.88 (26)
0.89 - 1.95 (43)
1.96 - 4.00 (22)
4.01 - 8.88 (41)
8.89 - 30.37 (54)
30.38 - 160.80 (20)
0
0.125
0.25
0.5
Miles
MLB


EXHIBIT A.5
SOIL SLOPE MAP
N
SOIL SLOPES
0 to 2 percent slopes
0 to 2 percent slopes
0 to 3 percent slopes
0 to 4 percent slopes
0 to 15 percent slopes
2 to 4 percent slopes
3 to 12 percent slopes
4 to 8 percent slopes
8 to 12 percent slopes
5 to 20 percent slopes
12 to 30 percent slopes
30 to 65 percent slopes
0
0.13
0.25
0.5
Miles
MLB

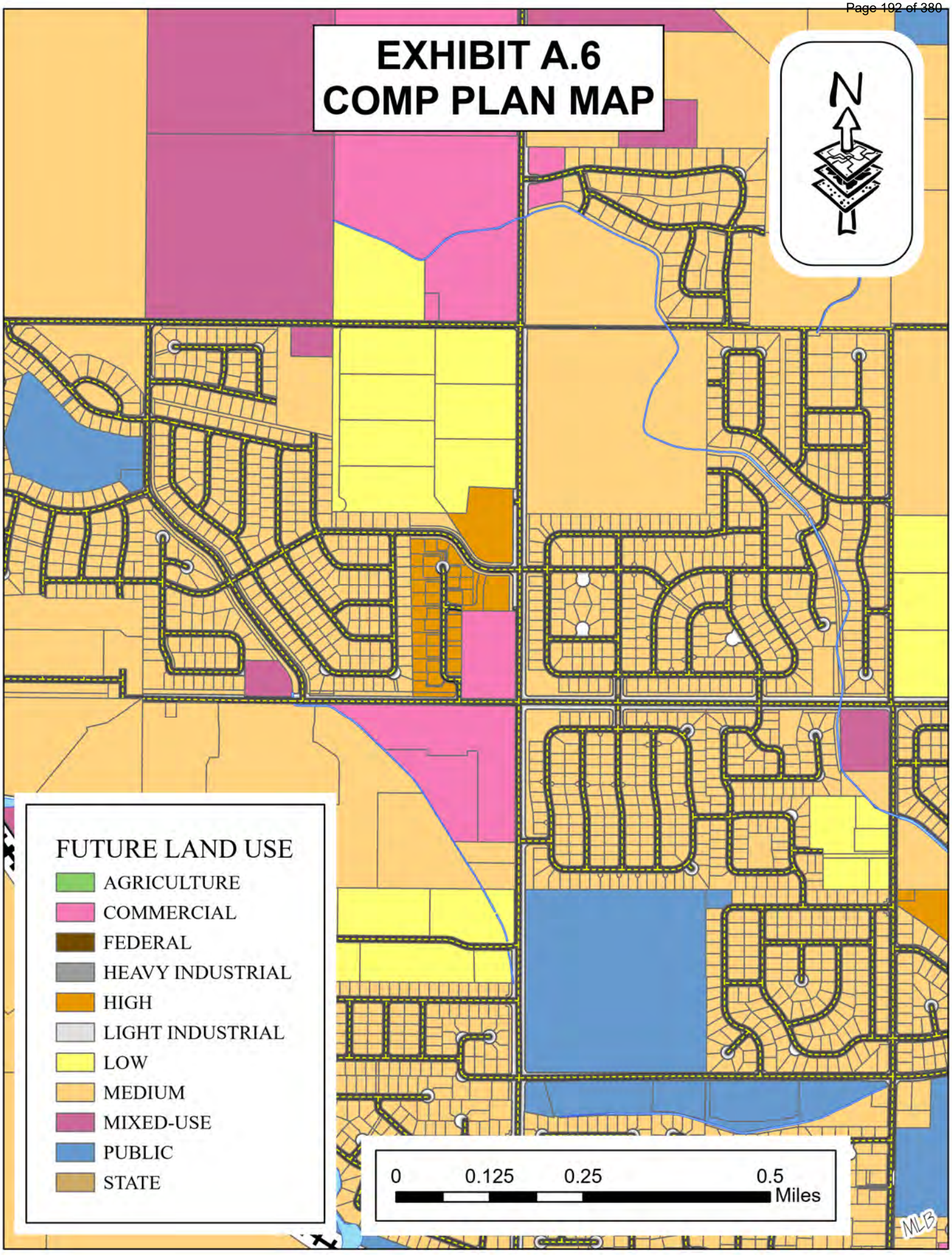
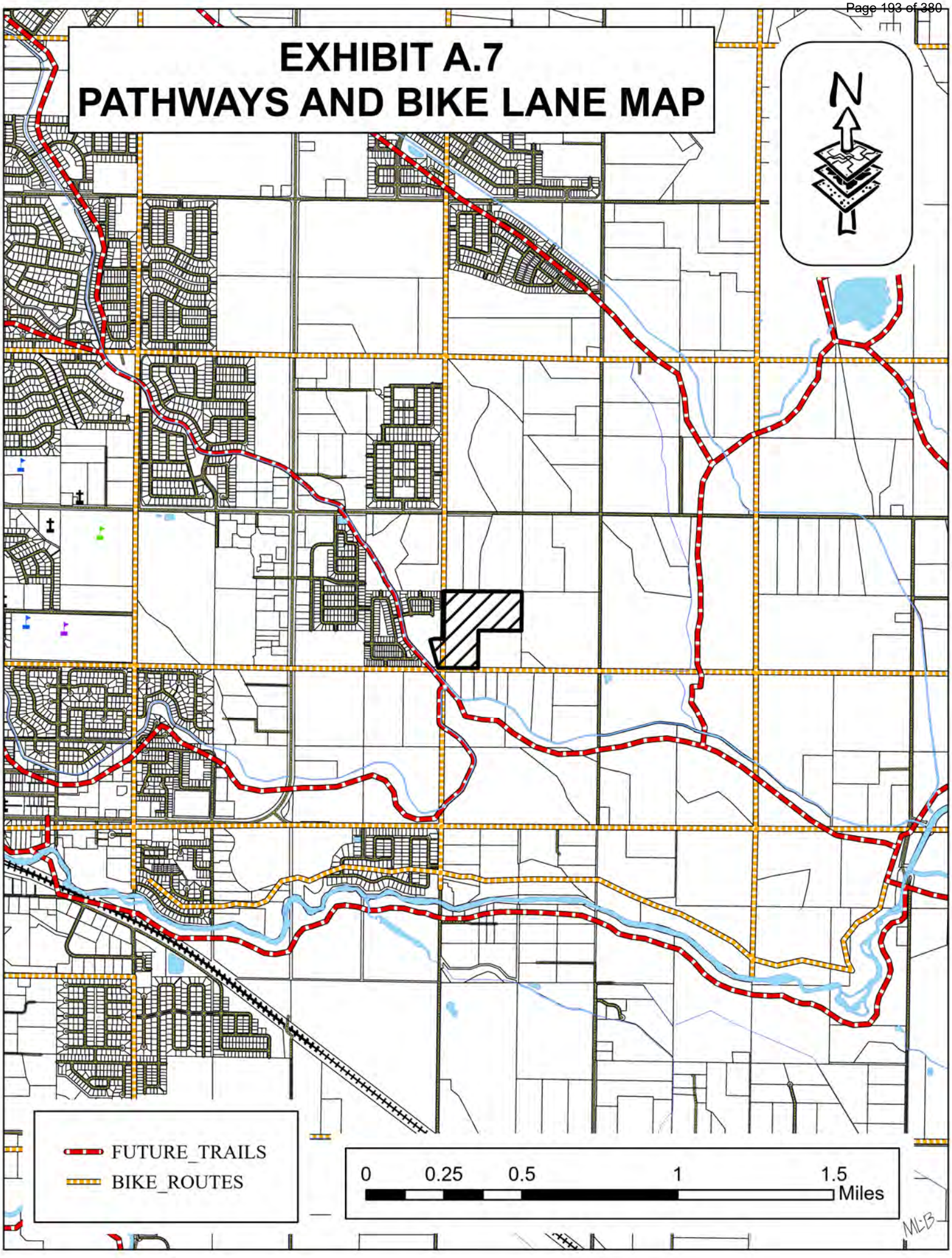

EXHIBIT A.6
COMP PLAN MAP
N
FUTURE LAND USE
AGRICULTURE
COMMERCIAL
FEDERAL
HEAVY INDUSTRIAL
HIGH
LIGHT INDUSTRIAL
LOW
MEDIUM
MIXED-USE
PUBLIC
STATE
0
0.125
0.25
0.5
Miles
MLB

EXHIBIT A.7
PATHWAYS AND BIKE LANE MAP



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

Date: February 14, 2025

To: Jadon Schneider, Bronze Bow Inc.

Staff Contact: Sam Standal, Assistant Traffic Engineer

Project Description: Blossom Meadows Subdivision

Trip Generation: This development is estimated to generate 1,706 vehicle trips per day, 170 vehicle trip per hour in the PM peak hour, based on the traffic impact study.

Proposed Development Meets	
All ACHD Policies	
Requires Revisions to meet ACHD Policies	X

Traffic Impact Study	
Yes	X
No	
If yes, is mitigation required	

Area Roadway Level of Service	
Do area roadways meet ACHD's LOS Planning Thresholds?	
Yes	X
No	
Area roads will meet ACHD's LOS Planning Thresholds in the future with planned improvements?	
Yes	X
No	

ACHD Planned Improvements	
FYP	
CIP	X

Livable Street Performance Measures	
Pedestrian	LTS3
Cyclist	LTS2

Is Transit Available?	
Yes	
No	X

Comments:

Development Services Department

Project/File: **Blossom Meadows / KPP24-0007 / 24-09-AN 24-06-S**
This is a preliminary plat, rezone and annexation application to allow for the development of 17 common lots and 177 single family home residential lots on 30.92 acres.

Lead Agency: City of Kuna

Site address: 2432 E Meadow View Road
Kuna, ID 83634

Staff Approval: February 14, 2025

Applicant: Dave Buich
Arrano Farms
PO Box 516
Eagle, ID 83616

Representative: Jadon Schneider
PO Box 8525
Boise, ID 83707

Staff Contact: Sam Standal
Phone: 208-387-6384
E-mail: sstandal@achdidaho.org

Report Summary:

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Level of Service Planning Thresholds 2
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B. Vicinity Map 5
C. Site Plan 6
E. Traffic Impact Study – Summary and Findings 7
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J. Conclusions of Law 20
Request for Appeal of Staff Decision 21

ACHD Planned Improvements

1. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**

   - Deer Flat Road is listed in the CIP to be widened to 5-lanes from Meridian Road to Locust Grove Road between 2036 and 2040.
   - The intersection of Meridian Road and Deer Flat Road is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 7-lanes east, and 6-lanes on the west leg, and signalized between 2031 and 2035.
   - The intersection of Deer Flat Road and Locust Grove Road is listed in the CIP to be reconstructed as a multi-lane roundabout with 1-lane on the north leg, 1-lane on the south, 2-lanes east, and 2-lanes on the west leg between 2036 and 2040.

Level of Service Planning Thresholds

1. **Condition of Area Roadways**

   Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Meadow View Road	675-feet	Collector	16	Better than “D”

* Acceptable level of service for a two-lane collector is “D” (425 VPH).

2. **Average Daily Traffic Count (VDT)**

   Average daily traffic counts are based on the submitted TIS.

   - The average daily traffic count for Meadow View Road east of Meridian Road/SH-69 was 498 on September 4, 2024.

A. Site Specific Conditions of Approval

1. This development shall be limited to the final platting of 100 single family building lots (or equivalent trips) until secondary public street access is available.

2. Redesign the following roadways to reduce the length of the roadways or to include the use of passive design elements and submit a revised preliminary plat showing the redesigned roadways for review and approval prior to ACHD's signature on the first final plat.

- Street A
- Street B
- Cave Falls
- Jade Falls

Speed humps/bumps and valley gutter will not be accepted as traffic calming.

3. Construct Meadow View Road abutting the site as half of a 36-foot collector street section plus 12 additional feet of pavement, to total 30-feet of pavement with vertical curb, gutter, 8-foot-wide planter strip, and 8-foot-wide, detached, concrete sidewalk on the north side of the roadway and a 3-foot wide gravel shoulder and barrow ditch on the south side of the roadway.

4. Construct the first 466-feet of Stroebel Road north of Meadow View Road as a 36-foot collector street section with vertical curb, gutter, an 8-foot planter strip, and 8-foot detached concrete sidewalk.

5. Construct the remaining portion of Stroebel Road abutting the site as half of a 36-foot collector street section plus 12 additional feet of pavement, to total 30-feet of pavement with vertical curb, gutter, 8-foot planter strip, and concrete sidewalk on the east side of the roadway and a 3-foot wide gravel shoulder and barrow ditch on the west side of the roadway.

6. Dedicate right-of-way for Meadow View and Stroebel that extends a minimum of 2-feet behind the sidewalk or behind the barrow ditches. A permanent right-of-way easement shall be provided for detached sidewalks located outside of the dedicated right-of-way.

7. Construct all the internal local streets as standard 36-foot-wide local streets sections with curb, gutter, and attached 5-foot concrete sidewalks within 50-feet of right-of-way.

8. Dedicate right-of-way for Jade Fall Street extending to the south property line abutting parcel No. S1419131650, currently owned by Buddy Gibson. Enter into a license agreement with ACHD for landscaping within this right-of-way.

9. Construct one stub street to the east, Jade Falls, located 1,320-feet east of Stroebel Road.

10. Construct one stub street to the north, Street E, located 1,200-feet east of Stroebel Road.

11. Construct one stub street to the south, Street E, located 1,200-feet east of Stroebel Road

12. Install a sign at the terminus of each stub street which states, "THIS ROAD WILL BE EXTENED IN THE FUTURE".

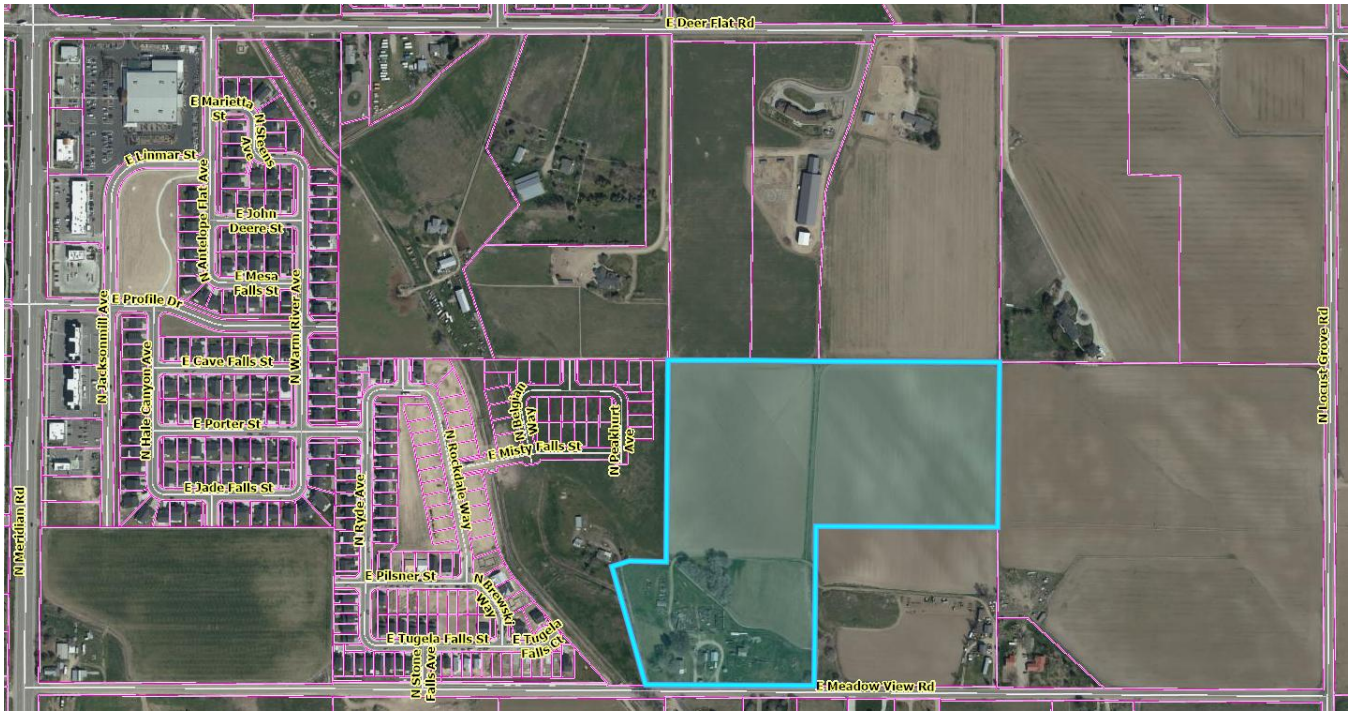
13. If any of the stub streets extend greater than 150-feet, then construct a paved temporary turnaround at the terminus of the stub street. The temporary turnaround shall be paved and constructed to the same dimensional standards as standard cul-de-sac. A temporary turnaround easement shall be provided for any portion of the turnaround located outside of the dedicated right-of-way.

14. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.

15. There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

16. Comply with all Standard Conditions of Approval.

B. Vicinity Map



C. Site Plan



E. Traffic Impact Study – Summary and Findings

1. Traffic Impact Study

CR Engineering, Inc. prepared a traffic impact study (TIS) for the proposed Blossom Meadows Subdivision. An executive summary of the findings **as presented by CR Engineering** can be found as Attachment A. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices and may have additional requirements beyond what is noted in the TIS. Staff comments and recommendations on the submitted traffic impact study can be found below.

a. Policy:

Mitigation Proposals: Mitigation recommendations shall be provided within the report. At a minimum, for each roadway segment and intersection that does not meet the minimum acceptable level of service planning threshold or v/c ratio, the report must discuss feasible measures to avoid or reduce the impact to the system. To be considered adequate, measures should be specific and feasible. Mitigation may also include:

- Revision to the Phasing Plan to coincide with the District's planning Capital Projects.
- Reducing the scope and/or scale of the project.

Alternative Mitigation Measures: 7106.7.3 states that if traditional mitigation measures such as roadway widening and intersection improvements are infeasible as determined by ACHD, the TIS may recommend alternative mitigation measures. Alternative mitigation measures shall demonstrate that impacts from the project will be offset.

- If the impacted roadway segments and/or intersections are programmed as funded in the Integrated Five Year Work Plan (IFYWP) or the Capital Improvements Plan (CIP); no alternative mitigation is required.
- If the impacted roadway segments and/or intersections are not programmed in either the IFYWP or the CIP; the applicant may (i) analyze the shoulder hour, defined as the hour prior to after the determined peak hour within the two-hour peak period, (sometime analyzed as hour before or after peak period) and (ii) provide a safety analysis to determine alternative mitigation requirements.
    - If the impacted roadway segments and intersections meet the minimum acceptable level of service planning thresholds in the shoulder hour, the applicant may suggest feasible alternative mitigation measures beyond improvements from District policy, such as: off-site sidewalks, off-site bike facilities, connectivity, safety improvements, etc. within 1.5 miles of the proposed development.
    - If the shoulder hour planning thresholds are exceeded the applicant may request to enter into a Development Agreement and pay into the Priority Corridor Fund an amount determined by the ACHD to offset impacts from the project.
- Alternative Mitigation may also include:
    - Revision to the Phasing Plan to coincide with the District's future Capital Projects.
    - Reducing the scope and/or scale of the project.

Level of Service Planning Thresholds: District Policy 7205.3.1 states that Level of Service Planning Thresholds have been established for principal arterials and minor arterials within ACHD's Capital Improvement Plan and are also listed in section 7106. Unless otherwise required to provide a Traffic Impact Study under section 7106, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation for a roadway or intersection that currently exceeds the minimum acceptable level of service planning threshold or V/C ratio.

b. TIS Findings: Staff has reviewed the submitted traffic impact study (TIS). All intersections and segments within the scope of the study are expected to operate at an acceptable level of service under existing and 2028 background traffic, except for the following:

- Existing Conditions

  Meridian Road and Deer Flat Road
  - An additional eastbound left turn lane, westbound right turn lane, and adjustment of the signal timing is recommended.
  - Based on 2019-2023 historical crash data, it is recommended that additional safety improvements be made to the signal. These may include:
    - Installing near-side signal heads for left turn and through movements on SH-69/Meridian Road.
    - Installing far-side signal heads for all left turn movements.
    - Installing 3-inch yellow reflective sheeting on all existing backplates.

- 2028 Background Traffic

  Meridian Road and Deer Flat Road
  - It is recommended to construct a northbound left turn lane and include a southbound right turn lane overlap phase, in addition to prior recommended mitigation.
  - The westbound left turn lane is recommended to be extended by 100-feet (totaling 250-feet) and the southbound right turn lane is recommended to be extended by 75-feet (totaling 425-feet) in order to accommodate queue lengths.

No additional mitigation is necessary for total 2028 traffic beyond what is required for 2028 background traffic. At build out, this site contributes 3.6% of the total traffic entering the intersection during the PM peak hour.

In addition, the TIS notes that two internal streets, Street A and Street B, exceed 750-feet in length and will require traffic calming mitigation. However, no specific traffic calming is recommended in the TIS.

c. Staff Comments/Recommendations: Staff comments are provided by District Traffic Services and Development Review staff.

Based on the findings of the TIS, one additional eastbound left, one additional northbound left, and a westbound right turn lane should be constructed at the Meridian Road and Deer Flat Road intersection to mitigate site generated impacts. The construction of these turn lanes would require signal modifications, pavement widening and right-of-way dedication on SH-69/Meridian Road, which is under the jurisdiction of ITD. Additionally, the total site generated traffic entering this intersection is less than 10%. Therefore, consistent with ACHD's Level of Service Planning Threshold Policy, no mitigation is required.

F. Findings for Consideration

1. Maximum Traffic on One Access

a. Staff Comments/Recommendations: The applicant has proposed one local street, Jade Falls Street, to provide sole access to the site. ACHD's Maximum Traffic on One Access policy limits developments with only one access to a public street that is a local street to 1,000 trips per day. Based on the traffic impact study, this project is estimated to generate 1,706 vehicle trips per day exceeding the 1,000 trip threshold. Because of this the development will be limited to the final platting of 100 single family building lots (or equivalent trips) until secondary public street access is available.

2. Meadow View Road

a. Existing Conditions: Meadow View Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 49-feet of right-of-way for Meadowview Road (25-feet from centerline).

b. Applicant Proposal: The applicant is proposing to construct Meadow View Road abutting the site as half of a 36-foot collector street section with curb, gutter, 8-foot-wide planter strip, and an 8-foot-wide detached concrete sidewalk. The applicant is proposing to dedicate right-of-way for Meadow View Road abutting the site to total 36-feet from centerline.

c. Staff Comments/Recommendations: The applicant's proposal to improve Meadow View Road does not meet District policy and should not be approved, as proposed.

To meet District policy, the applicant should be required to construct Meadow View Road as half of a 36-foot collector street section with 8-foot planter strip and detached sidewalk to tie into existing improvements, plus an additional 12-feet of pavement widening beyond centerline to provide an adequate roadway surface, with a 3-foot wide gravel shoulder and barrow ditch sized to accommodate roadway runoff.

3. Stroebel Road

a. Existing Conditions: Stroebel Road does not existing abutting the site. Although not constructed yet, ACHD has approved plans for the construction of Stroebel Road north/west of the site as part of Ashton Estates East Subdivision. North of the site Stroebel Road is constructed as a 36-foot wide collector street section with vertical curb, gutter, and sidewalk.

b. Applicant Proposal: From Meadow View Road north 466-feet the applicant is proposing to construct Stroebel Road as a 36-foot collector street section with curb, gutter, an 8-foot planter strip, and 8-foot detached concrete sidewalk within 72-feet of right-of-way.

For the remainder of the roadway, the applicant has proposed to construct Stroebel Road as half of a 36-foot collector street section with curb, gutter, 8-foot planter strip, and 8-foot detached concrete sidewalk abutting the site. The applicant is proposing to dedicate 36-feet of right-of-way for this segment, which extends to the site's north property line.

c. Staff Comments/Recommendations: The applicant's proposal to construct Stroebel Road the first 466-feet of Stroebel Road north of Meadow View meets District policy and the proposal for an 8-foot wide sidewalk exceeds District policy and should be approved, as proposed.

The applicant should coordinate the construction of Stroebel Road abutting the site with the developers of the adjacent Ashton Estates East Subdivision. If Stroebel Road abutting Ashton Estates East is constructed prior to the site's development, the applicant's proposal exceeds District policy and should be approved.

The applicant's proposal for the remainder of Stroebel Road does not meet District policy and should not be approved. To meet District policy, the applicant should be required to construct

Stroebel Road abutting the site as half of a 36-foot collector street section with 8-foot planter strip and detached sidewalk to tie into existing improvements, plus an additional 12-feet of pavement widening beyond centerline to provide an adequate roadway surface, with a 3-foot wide gravel shoulder and barrow ditch sized to accommodate roadway runoff.

4. Internal Local Streets

a. Existing Conditions: There are no public streets within the site.

b. Applicant's Proposal: The applicant is proposing to construct all the internal local streets as standard 36-foot-wide local streets with curb, gutter, and attached 5-foot concrete sidewalk within 50-feet of right-of-way.

c. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved.

5. Roadway Offsets

a. Existing Conditions: There are no public streets within the site.

b. Applicant's Proposal: The applicant is proposing to construct Stroebel Road to intersect Meadow View Road located 2,640-feet east of Meridian Road.

c. Staff Comments/Recommendations: The applicant's proposal to construct Stroebel Road meets District policy, aligns with the Master Street Map, and should be approved.

6. Stub Streets

a. Existing Conditions: There are no existing stub streets to or from the site.

b. Applicant Proposal: The applicant is proposing to construct 3 stub streets as follows:

- Jade Falls Street stubbing to the site's east property line, located 1,320 feet east of Stroebel Road.
- Street E stubbing to the site's south property line, 666-feet north of Meadow View Road.
- Street E Stubbing to the site's north property line, 1,320-feet north of Meadow View Road.

c. Staff Comments/Recommendations: The applicant's proposal meets District policy, and should be approved, as proposed. The applicant should be required to install a sign at the terminus of each stub street stating that, "THIS STREET WILL BE EXTENDED IN THE FUTURE".

If any of the stub streets extend greater than 150-feet in length then a temporary turnaround should be provided. The temporary turnaround should be paved and paved and constructed to the same dimensional standards as standard cul-de-sac. A temporary turnaround easement shall be provided for any portion of the turnaround located outside of the dedicated right-of-way

In addition to the construction of the stub streets the applicant should be required to dedicate right-of-way for Jade Fall Street extending to the south property line abutting parcel No. S1419131650,currently owned by Buddy Gibson. This will provide this parcel more access opportunities upon redevelopment. The applicant can enter into a license agreement with ACHD for landscaping within this right-of-way.

7. Traffic Calming

a. Staff Comments/Recommendations: There are several long sections local roadways proposed with Blossom Meadows Subdivision, which are greater than 750-feet in length and will need to be redesigned to reduce the length of the roadways or to include the use of passive design elements. The following roadways should be redesigned:

- Street A
- Street B
- Cave Falls Street
- Jade Falls Street

Speed humps/bumps and valley gutter will not be accepted as traffic calming.

The applicant should be required to submit a revised preliminary plat showing the redesigned roadways for review and approval prior to ACHD's signature on the first final plat.

8. Other Access

Meadow View Road and Stroebel Road are classified as collector roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

G. Policy

1. Federal Accessibility Design Guidelines and Standards

District policy 7203.1.1 states that developers shall follow the current version of the U.S. Access Board's Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG), 36 CFR Part 1190, September 7, 2023; (Also see, https//www.access-board.gov/prowag and https//www.access-board.gov/files/prowag/planning-and-design-for-alternatives.pdf for additional information).

2. Minor Improvements

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing Highways adjacent to a proposed development may be required. These needed transportation facilities are to correct deficiencies or replace deteriorated facilities. Included are sidewalk and/or bike lane construction or replacement (with physical buffers if missing and needed); construction of transitional sidewalk segments; crosswalk construction or replacement; curb and gutter construction or replacement; repair, replacement or expansion of curb extensions; replacement of unused driveways with curb, gutter, sidewalk, repair or addition of traffic calming or speed mitigation features; installation or reconstruction of pedestrian ramps; pavement repairs; signs, motor vehicle, pedestrian and bicycle traffic control devices; and other similar items. The current version of PROWAG will determine the applicable accessibility requirements for alterations and elements added to existing streets. ACHD staff is responsible for identifying the minor improvements that would be proportionate to the size and complexity of the development.

3. Livable Street Performance Measures

District policy 7203.8 states that ACHD has adopted performance measures (level of stress) for evaluating the experience of bicyclists and pedestrians. ACHD seeks to create a transportation network that serves all ages and abilities. Bike and pedestrian facilities built through development should achieve a bike and pedestrian level of traffic stress 1 or 2, with no new bike lane below a minimum of 5-feet.

4. Meadow View Road and Stroebel Road

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets. Improvements shall include transitional segments in accordance with ADA and the current version of PROWAG.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default. ACHD reserves the right to require bicycle and pedestrian facilities above those identified in the Livable Streets Design Guide and Master Street Map to ensure the safest facility possible based on current best practice.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk or multi-use path and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk or multi-use path is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 47-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes. If a multi-use path is determined to be the required treatment, the street section shall be reduced to 37-feet. If it is determined a continuous center left-turn lane is not appropriate and a path is installed, the street section may be reduced to 26-feet.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

At the discretion of Traffic Engineering staff, adjustments may be made to the street section, including removal of the continuous center turn lanes or modification to lane widths, where no driveways or intersections are present or to ensure adequate space for pathways and buffers.

Half Street Policy: District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side. Alternatively, on roadways identified as low-stress bikeways in ACHD's Bike Master Plan, a minimum 10-foot wide multi-use path may be required in lieu of sidewalks. ACHD Development Review staff will be responsible for determining the required facility. The path shall be built 8-feet behind the top back of curb as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Off-Site Streets Policy: District Policy 7206.2.3 states that if the proposed development is not served by a public street that is fully improved to urban standards (curb, gutter, sidewalk) or a minimum 30-feet of pavement, then the developer shall provide 30-feet of pavement with 3-foot wide gravel shoulders from the site to the public street specified by the District; OR the developer shall provide 24-feet of pavement with 3-foot wide gravel shoulders and a minimum 5-foot wide detached asphalt/concrete pedestrian facility, from the site to a public street specified by the District.

Alternatives to pavement widening including sidewalks and multi-use paths or other proposals, may be considered by the District. The extent of roadway improvements (improvement type and length) will be determined by evaluating certain criteria. Criteria to establish improvement type and length include but are limited to: traffic volumes (existing and projected); number of pedestrians (existing and projected); location of pedestrian "attractors" and "generators" (i.e. parks and schools); number of access points/streets serving the proposed development; usable right-of-way; need for traffic calming; utilities and irrigation facilities. All utility relocation costs associated with the off-site street widening shall be borne by the developer.

Pedestrian Facilities: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 8-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalk constructed next to the back-of-curb shall be a minimum of 7-feet wide. Alternatively, on roadways identified as low-stress bikeways in ACHD's Bike Master Plan, a minimum 10-foot wide multi-use path may be required in lieu of sidewalks. ACHD Development Review staff will be responsible for determining the required facility. The path shall be built 8-feet behind the back-of-curb as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Pedestrian facilities should be parallel to the adjacent roadway. Pedestrian facilities will only be allowed to deviate from a straight line when authorized by Development Review staff to meet site specific conditions (i.e., street trees, utilities, etc.).

Appropriate easements shall be provided if public sidewalks or multi-use paths are placed out of the right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk or multi-use path. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Curb ramps or blended transitions shall be provided to connect the pedestrian access route at each pedestrian street crossing in accordance with the current version of PROWAG. Provide detectable warning surface in accordance with the current version of PROWAG.

Meadow View Road ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Meadow View Road is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 66-feet of right-of-way.

Visionary Way/Future Mid-Mile Collector ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 66-feet of right-of-way.

5. Internal Local Streets

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

Continuation of Streets Policy: District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.

- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Half Street Policy: District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 50-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

Maximum Traffic on One Access: District policy 7207.3.3 requires that if a proposed development only has one access to a public street that is a local street, or if it proposes to extend public streets from existing development with only one local street access to the public street system, the maximum forecast ADT to be allowed at any point on the local street access is 1,000 and is subject to fire department requirements for the provision of a secondary access. This volume may be reduced or increased based on information received from the lead land use agency, the applicable fire department, and/or emergency services. The District will also take into consideration the

following Adopted: Res. 469 (7/13/94) 7200 - 37 Revised: Res. 675 (1/29/03); Res. 690 (10/15/03); Ord. 201 (4/12/06); Ord. 211 (12/15/10); Ord. 233 (1/25/17); Ord. 236 (11/29/17); Ord. 238 (12/12/18); Ord. 248 (3/10/21); Ord. 251 (10/18/2023); Ord. 252 (10/25/2023) items when determining whether or not to reduce or increase the maximum allowable ADT: railroad crossings, canal crossings, topography (foothills vs. flat land), pedestrian connectivity, location of schools, etc

Landscape Medians Policy: District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

6. Roadway Offsets

Local Street Intersection Spacing on Principal Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 1,320-feet as measured from all other existing roadways as identified in Table 1b (7205.4.7).

Local Street Intersection Spacing on Minor Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

Collector Offset Policy: District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting minor arterials is one half-mile.

District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting principal arterials is one half-mile.

District policy 7206.4.2 states that the preferred spacing for new collectors intersecting existing collectors is ¼ mile to allow for adequate signal spacing and alignment.

District policy 7206.4.3 states that access is typically prohibited within the influence area of an existing or future roundabout intersection, which is generally considered the area from the intersection to the far end of the splitter islands.

District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

Local Offset Policy: District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

District policy 7208.4.2, requires commercial roadways intersecting other local streets (residential, industrial or commercial) to provide a minimum offset of 125-feet from any other roadway or intersection (measured centerline to centerline).

District policy 7209.4.2, requires industrial roadways intersecting other local streets (residential, industrial or commercial) to provide a minimum offset of 125-feet from any other roadway or intersection (measured centerline to centerline).

7. Stub Streets

Stub Street Policy: District policies 7206.2.4.3 (Collector) and 7207.2.4.3 (Local) state that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Sections 7206.2.4 (Collector) and 7207.2.4 (Local), except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." or "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

Temporary Dead End Streets Policy: 7206.2.4.4 (collector)/ 7207.2.4.4 (local) requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

8. Traffic Calming

Speed Control and Traffic Calming Policy: District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

Speed Control and Traffic Calming Policy: District policy 7206.3.8 states that collector streets should be designed to discourage speeds above 35 MPH and in a residential area, collector streets should be designed to discourage speeds above 30 MPH. The design of collector street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require a maintenance and/or license agreement.

9. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

10. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

11. Pathway Crossings: United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

H. Attachments

Attachment A: TIS Executive Summary

I. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.

3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA), Public Right-of-Way Accessibility Guidelines (PROWAG), ISPWC, or ACHD requirements . The applicant's engineer should provide documentation of compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.

5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.

6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.

11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.

12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property, which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

J. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

Request for Appeal of Staff Decision

To request an appeal of a staff level decision, see District policy 7101.6.7 at https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000

Request for Reconsideration of Commission Action

To request reconsideration of a Commission Action, see District policy 1006.11 at https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000

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

January 7, 2025

Troy Behunin
Kuna City Planning Department
PO Box 13
Kuna, ID 83634

RE: 24-09-AN / 24-06-S / 2432 E Meadow View Road / Blossom Meadows Subdivision

Troy,

The City of Kuna has requested feedback regarding the proposed annexation with rezone from RR (Rural Residential) to R-6 (Medium Density Residential), a preliminary plat consisting of 177 single-family lots, and 17 common lots on 30.92-acres, located at 2432 E Meadow View Road (Parcel No. S1419131300).

Land Use

Ada County supports the annexation due to its compliance with the Kuna Comprehensive Plan, as adopted by the County, which designates the site as *Medium Density Residential*. The proposed R-6 (Medium Density Residential) zoning allows for a residential density of up to six units per acre, and the proposed net density of the project is 5.72 units per acre and the site is contiguous to the City of Kuna. Therefore, the application complies with the following Comprehensive Plan goals regarding development within Areas of City Impact and encourages residential development to occur at urban densities within Areas of City Impact where public facilities are available.

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

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

Comprehensive Plan

The proposal to include over 11% of open space for the use of the development complies with the following policy of the Kuna Comprehensive Plan to incorporate usable open space elements into development projects.

Policy 2.B.1.b. Continue to require neighborhood park development through the subdivision development process.

The proposal to extend a roadway connection from the south, E Meadow View Road, along the western boundary by constructing half of the mid-mile collector street, Stroebel Road,

as well as providing stub streets to the east, north and south is supported by the following goal of the Kuna Comprehensive Plan, which is to provide neighborhood connectivity.

Goal 4.D: Promote a connected street network that incorporates mid-mile collectors and crossings for improved neighborhood connectivity

Please feel free to contact me with any questions.

Sincerely,

Stacey DuPuis

Stacey DuPuis
Community & Regional Planner
Ada County Development Services

FRED BUTLER
CHAIRMAN OF THE BOARD

RICHARD MURGOITIO
VICE CHAIRMAN OF THE BOARD

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PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

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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
DEC 20 2024
CITY OF KUNA

18 December 2024

City of Kuna
751 W. 4th street
Kuna, Idaho 83634

RE: Blossom Meadows Subdivision — **24-09-AN, 24-06-S**
Meadow View and Locust Grove Rd
Boise-Kuna Irrigation District — BK-191
Kuna Canal 61+70, 90+90
Sec. 19, T2N, R1E, BM.

Troy Behunin, Senior Planner:

There are no Boise Project or Boise-Kuna Irrigation District facilities located on the above-mentioned properties; however, they do in fact possess a valid water right.

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.

Storm Drainage and/or Street Runoff must be retained on site.

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
File

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 24-09-AN

Development Name/Section Blossom Meadows 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. _____

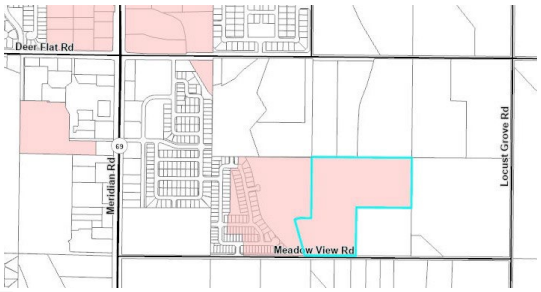
_____

_____

_____ Reviewed By: Rob Bauer Date: 1/15/25

Communities in Motion (CIM) Development Review Checklist

Development Name:	Blossom Meadows
CIM Vision Category:	Future Neighborhood
Consistent with CIM Vision?	YES
New Households:	177
New Jobs:	0



Safety

How safe and comfortable is the nearest major road (minor arterial or above) for bicyclists and pedestrians? Analysis is limited to existing roadway conditions.

N/A

Pedestrian level of stress	N/A
Bicycle level of stress	N/A

Economic Vitality

To what extent does the project enable people, government, and businesses to prosper?

Economic Activity Center Access	✓
Impact on Existing Surrounding Farmland	✗
Net Fiscal Impact	✓

Convenience

What services are available within 0.5 miles (green) or 1 mile (yellow) of the project?

Nearest bus stop	✗
Nearest public school	✗
Nearest public park	✗

Quality of Life

Checked boxes indicate that additional information is attached.

Active Transportation	✓
Automobile Transportation	
Public Transportation	
Roadway Projects	✓

✓ **Improves performance** ✓ **Does not improve or reduce performance** ✗ **Reduces performance**

Comments:
Based on the site plan provided, COMPASS has no additional details.

Who we are: *The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization for Ada and Canyon Counties. This review evaluates whether land developments are consistent with Communities in Motion, the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document. Past checklists are available online. See the Development Review User Guide* for more information on the red, yellow, and green checklist thresholds.

Sent: 1/2/25

https://compassidaho.org/
info@compassidaho.org
COMPASS COMMUNITY PLANNING ASSOCIATION of Southwest Idaho

Complete Network Appendix

Checkmarks (✓) below indicate suggested changes to a site plan, based on the COMPASS Complete Network Policy (No. 2022-01). Both the Complete Network Policy and site-specific suggestions are intended to better align land use with identified transportation uses in the corridor. Please see the Complete Network map for primary and secondary uses for roadways (minor arterial and above) in Ada and Canyon Counties.

Corridor Name:	N/A
Primary Use:	
Secondary Use:	

Land Uses to Support Bicycle and Pedestrian Transportation

✓ Provide sidewalks and pathways between horizontal mixed use areas to promote walking and biking between areas.

Bicycle and Pedestrian Infrastructure

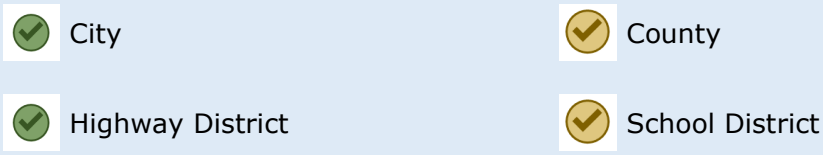
✓ Provide sufficient and covered bike parking near destinations

Fiscal Impact Analysis

Below are the expected revenues and costs to local governments from this project. The purpose of this analysis is to help the public, stakeholders, and the decision-makers better manage growth.

Capital and operating expenditures are determined based on service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

Net Fiscal Impact by Agency



Breakeven point across all agencies: 1 Year

Disclaimer*: This tool only looks out 20 years and does not include replacement costs for infrastructure, public utilities, or unfunded transportation needs in the project area. More information about the COMPASS Fiscal Impact Tool is available at: https://compassidaho.org/fiscal-impact-tool/*

Long-Term Funded and Unfunded Capital Projects

CIM Priority Corridor:	State Highway 69 (Kuna Road to Interstate 84)

Widening State Highway 69 (Kuna Road to Interstate 84) to 6 travel lanes is an unfunded project in *Communities in Motion 2050.* It is the state system's number 4 priority.

CIM Priority Corridor:	Meridian Road Extension (King Road to Kuna Road)

Constructing a new roadway Meridian Road Extension (King Road to Kuna Road) and railroad overpass is a long-term funded project in *Communities in Motion2 2050.*

More information on transportation needs and projects based on forecasted future growth is available at: https://cim2050.compassidaho.org/projects-and-priorities/project-priorities/

Your Safety • Your Mobility
Your Economic Opportunity

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

December 20, 2024

Troy Behunin
Senior Planner
751 W 4th Street
Kuna, ID 83634

VIA EMAIL

Development Application	**24-09-AN & 24-06-S**
Project Name	**Blossom Meadow Subdivision**
Project Location	**NWC of Meadow View and Locust Grove Rd., Kuna, ID**
Project Description	Annexation of 30.92 Acres and PP Approval of 177 Single-Family Lots
Applicant	Jadon Schneider, Bronze Bow

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. ITD has received a copy of the Traffic Impact Study for the proposed development.
    a. ITD will begin its review of the TIS. During the review process, the Department will ensure continued communication with the applicant, City of Kuna and ACHD.
2. ITD reserves the right to make further comments upon review of the submitted documents.

If you have any questions, you may contact me at 208-334-8377.

Sincerely,

Kendra Conder

Kendra Conder
Development Services Coordinator
Kendra.conder@itd.idaho.gov

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.

Oct 16, 2024

RE: Blossom Meadow Subdivision

Dear Kuna City Council Members & Kuna P & Z Commissioners,

Kuna School District has reviewed the preliminary plat of Blossom Meadow Subdivision and provides the following comments for your consideration. Kuna School District has experienced approximately 2% growth over the last ten years. While the developments approved exceed our current capacity, the Blossom Meadows development team has been able to partner with Kuna School District in helping to mitigate the impact of this subdivision on the schools.

Kuna School District has experienced unprecedented growth recently and we seek voluntary partnerships with developers to support our ability to educate the students in our community.

Because this developer has partnered with us, we can serve the students generated from this development of 177 homes.

We do request the following regarding bussing for this subdivision. Our practice is that buses try not to go into subdivisions. We request that the pickup area for this subdivision is located on E. Meadow View Road. at the south end of S. Stroebel Road. We ask there be space for children to congregate and wait for the bus twelve feet from the road. Twelve feet is the minimum safe distance for our buses.

In order to reduce our reliance on bonds, and to promote reasonable growth within our district that pays for itself, we seek partnerships with the residential developers of this area. We are grateful for the level of partnership demonstrated by the Blossom Meadows Team.

Regards,

Tim Jensen & Jason Reddy

School District Planners

CC: School Board of Trustees

711 E. Porter Rd., Kuna, Idaho 83634
Phone: (208) 922-1000 FAX: (208) 922-5646

Troy Behunin

Subject: Blossom Meadows Subdivision - E Meadow View Road

From: Pauline Marker <paulinemarker1@gmail.com>
Sent: Thursday, October 17, 2024 10:15 AM
To: Troy Behunin <tbehunin@kunaid.gov>
Subject: Blossom Meadows Subdivision - E Meadow View Road

To: Troy Behunin, City Planner

We oppose the development of Blossom Meadows Subdivision.

Last night (Wednesday 10/16/2024) we attended a meeting on the proposed Blossom Meadows Subdivision development at 2432 E. Meadow View Road, Kuna. The meeting was held by Jadon Schneider, Bronze Bow, Inc. We were shocked at the amount of houses that would be squeezed into that acreage. It looks like the proposed subdivision would have one entrance for 178 houses. With each home having 2 cars that would mean that each day conceivably there could be 340+ cars going in and out of one entrance onto E. Meadow View Road which is a 50 mile an hour road. The proposed entrance would come out right into our driveway. Another entrance should be considered.

With all the additional construction traffic and subdivision traffic that is already occurring, E. Meadow View Road needs to be 35 miles per hour instead of 50 miles per hour.

When looking at the plans, we estimated the lot size would be about 40 ft wide by 100 feet deep. This does not create quality housing for the long-term. This dense packing of houses should be rethought for far fewer lots and more quality homes.

Common sense tells us that this is the wrong way to develop Kuna, Idaho. Why not have a subdivision that has 4 houses to an acre or even let acreage lots be developed so that people can breathe?

Please be smart and use some common sense and deny the proposed development of Blossom Meadows Subdivision.

Thank you for your consideration,

Brian and Pauline Marker
2429 E Meadow View Rd, Kuna, ID

We oppose the development of Blossom Meadows Subdivision.

On October 16, 2024 we attended a meeting on the proposed Blossom Meadows Subdivision development at 2432 E. Meadow View Road, Kuna. The meeting was held by Jadon Schneider, Bronze Bow, Inc. We were shocked at the amount of houses that would be squeezed into that acreage. It looks like the proposed subdivision would have ONE entrance for 178 houses. With each home having 2 cars that would mean that each day conceivably there could be 340+ cars going in and out of one entrance onto E. Meadow View Road which is a 50 mile an hour road. The proposed entrance would come out right into our driveway. This subdivision should have **TW0** entrances for the amount of houses that will be developed.

With all the additional construction traffic and subdivision traffic that is already occurring, E. Meadow View Road needs to be 35 miles per hour instead of 50 miles per hour.

When looking at the plans, we estimated the lot size would be about 40 ft wide by 100 feet deep. This does not create quality housing for long term. This dense packing of houses should be rethought for far fewer lots and more quality homes.

Common sense tells us that this is the wrong way to develop Kuna, Idaho. Why not have a subdivision that has four houses to an acre or even let one acre lots be developed so that people can breathe?

Please be smart and use some common sense and deny the proposed development of Blossom Meadows Subdivision.

Brian and Pauline Marker
2429 Meadow View Rd, Kuna, ID

From: Doug Hanson
To: Troy Behunin
Subject: FW: Online Form Submittal: Public Testimony Form
Date: Tuesday, March 18, 2025 3:20:18 PM
Attachments: image002.png

DEVELOPMENT SERVICES KUNA IDAHO

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

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

Phone: 208-287-1771
Email: dhanson@kunaid.gov
www.kunacity.id.gov

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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, March 18, 2025 1:24 PM
To: Doug Hanson <dhanson@kunaid.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

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

Case Number/Description	24-09-AN (Annexation) & 24-06-S (Pre Plat) Blossom Meadow Subdivision
Public Hearing Date	3/25/2025
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	briantkelly14@icloud.com

Phone Number	2083184146
First Name	Brian
Last Name	Kelly
Address1	2601 Meadow View Rd
City	Kuna
State	ID
Zip	83634
Written Testimony	Planning and Zoning Commission: Thank you for the opportunity to comment. We oppose the development of Blossom Meadows subdivision as currently proposed. The proposed density of houses will result in detrimental increased traffic and safety hazards on Meadow View Rd. The proposed rezoning is also in direct conflict with the existing rural zoning and rural residences of the current homes on Meadow View RD, east of Kuna canal. If approved, the development would increase traffic on Meadow View RD by 177 additional homes that will currently, without other entrances, be primarily accessed via Meadow View RD. Meadow View RD is an unlined and rural road currently with only 9 total residences east of Kuna canal. Adding the proposed 177 new homes would be an almost 2,000% increase in the number of residences east of Kuna canal on Meadow View RD. The 9 residences currently in the rurally zoned (RR, R1 or A) portion of Meadow View RD east of Kuna canal are on properties of 2 acres or more (the current proposal incorrectly states that R6 is already approved east of the proposed site, that is incorrect, Ashton Estates is to the west of the proposed site). Most of these 9 residences, if not all of them have existing water rights for irrigation. Any re-engineering of Meadow View RD associated with road improvements for safety reasons would have to contend with underground irrigation water distribution networks at an additional cost to Kuna city. We respectfully request that any future development east of Kuna canal on Meadow View RD be in keeping with the rural zoning currently in place. As I mentioned at the pre-meeting on-site with the developer last fall, 2 acre parcels would achieve that goal. Others at that meeting mentioned even 1 acre parcels was

more in keeping with the current rural zoning. The point is 6 houses per acre is too dense for this area. I read on the developer's proposal or website, that Blossom Meadows was going to be in the Treasure Valley's "Rural Gem" of Kuna. If we keep putting 6 houses on every acre in existing zoned rural areas, it will cease to be that.

Thank you again for the opportunity to comment and for considering our comments.

Brian Kelly and Marianna Roetto
2601 Meadow View RD
Kuna, Idaho 83634

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

-BEFORE THE PLANNING & ZONING COMMISSION
CITY OF KUNA, ADA COUNTY, IDAHO

IN THE MATTER OF THE APPLICATIONS OF **BLOSSOM MEADOWS SUBDIVISION** *Related to the development of real property located at 2432 E Meadow View Road (Parcel No. S1419131300).*	)	**Case Nos.:** 24-09-AN (Annex), 24-06-S (Preliminary Plat) and 24-25-DR (Design Review) **DECISION AND REASONED STATEMENT FOR BLOSSOM MEADOWS SUBDIVISION.**

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 April 8, 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 May 13, 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 Annexation Application (24-09-AN) is hereby *Recommended Approval.*

The Preliminary Plat Application (Case No. 24-06-S) is hereby *Recommended Approval.*

The Design Review Application (24-25-DR) is hereby *Approved.*

SECTION 3
RECORD OF EXHIBITS AND WITNESSES

I. List of Exhibits.

- AFFIDAVIT
- ANNEXATION & ZONING APPLICATION
- COMMITMENT TO POST PROPERTY
- DESIGN REVIEW APPLICATION
- LANDSCAPE PLAN
- LEGAL DESCRIPTION
- NARRATIVE
- NEIGHBORHOOD MEETING CERTIFICATION
- P&Z APPLICATION COVERSHEET

- SOILS REPORT
- SUBDIVISION NAME RESERVATION
- TRAFFIC IMPACT STUDY
- VICINITY MAP
- WARRANTY DEED
- IP PUBLICATION PZ 03.07.2025
- PROOF OF LEGAL NOTICE MAILER PZ 03.07.2025
- PROOF OF PROPERTY POSTING PZ 03.06.2025
- AGENCY TRANSMITTAL
- ACHD
- ADA COUNTY DEVELOPMENT SERVICES
- BPBC
- COMPASS
- ITD
- KSD
- eMAIL, MARKER 10.17.2024
- eMAIL, KELLY 3.18.2025
- APPLICANT PRESENTATION P&Z

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Commission April 8, 2025, hearing are as follows, to-wit:

a. City Staff:
Troy Behunin, Senior Planner

b. Appearing for the Applicant:
Jadon Schneider, Bronze Bow Land, 3770 N Jackie Ln. Boise, ID 83704

c. Appearing in Favor:
Tim Jensen, 711 E Porter St., Kuna, ID 83634
Bud Gibson, 2800 E Meadow View Road, 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. Chapter 50 of Title 222, Idaho Code

3. Chapter 65 of Title 67, Idaho Code
   i. Idaho Code § 67-6511A.
   ii. Idaho Code § 67-6513

c. Pertinent Constitutional Provisions

II. Factual Findings

a. General Factual Findings.

1. Statement of Fact

Parcel Number(s):	S1419131300
Future Land Use Map Designation:	Medium Residential Density
Existing Land Use:	Residential and Agriculture
Current Zoning:	RR (Rural Residential – Ada County)
Proposed Zoning:	R-6, Medium Density Residential
Development Area:	30.92 acres (Includes area for City Utility Lot)
Adjacent Zoning Districts:	**North**: RR (Rural Residential – Ada County); **East**: RR (Rural Residential – Ada County); **South**: R1 (Low Density Residential – Ada County), RR (Rural Residential – Ada County) & Ag (Agriculture – Kuna City); **West**: R-8 (High Density Residential – Kuna City).
Adjacent Street(s) Existing & Proposed:	**North**: None; **East**: None; **South**: E Meadow View; **West**: None
Internal Street(s) Existing & Proposed:	Public Streets Proposed. Cave Falls St., E Jade Falls St., Tugela Falls St., Stroebel Road., Streets A through E.
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

2. Procedural Findings:

Neighborhood Meeting	Held on October 16, 2024. 10 Attendees were present.
Pre-Application Meeting	Held on July 25, 2024
Agency Comments Request	December 17, 2024
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 6, 2025
Planning and Zoning Public Hearing	Held on March 25, & April 8, 2025.
Planning and Zoning Commission Written Recommendation and Decision Entered	Held on May 13, 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, Preliminary Plat, and the Design Review 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. 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 with the exception of Pressurized irrigation. 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. Developer/Owner/Applicant shall submit a Landscape plan reflecting a pedestrian pathway through blocks 3, 7, 8, 9, and 10.
29. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

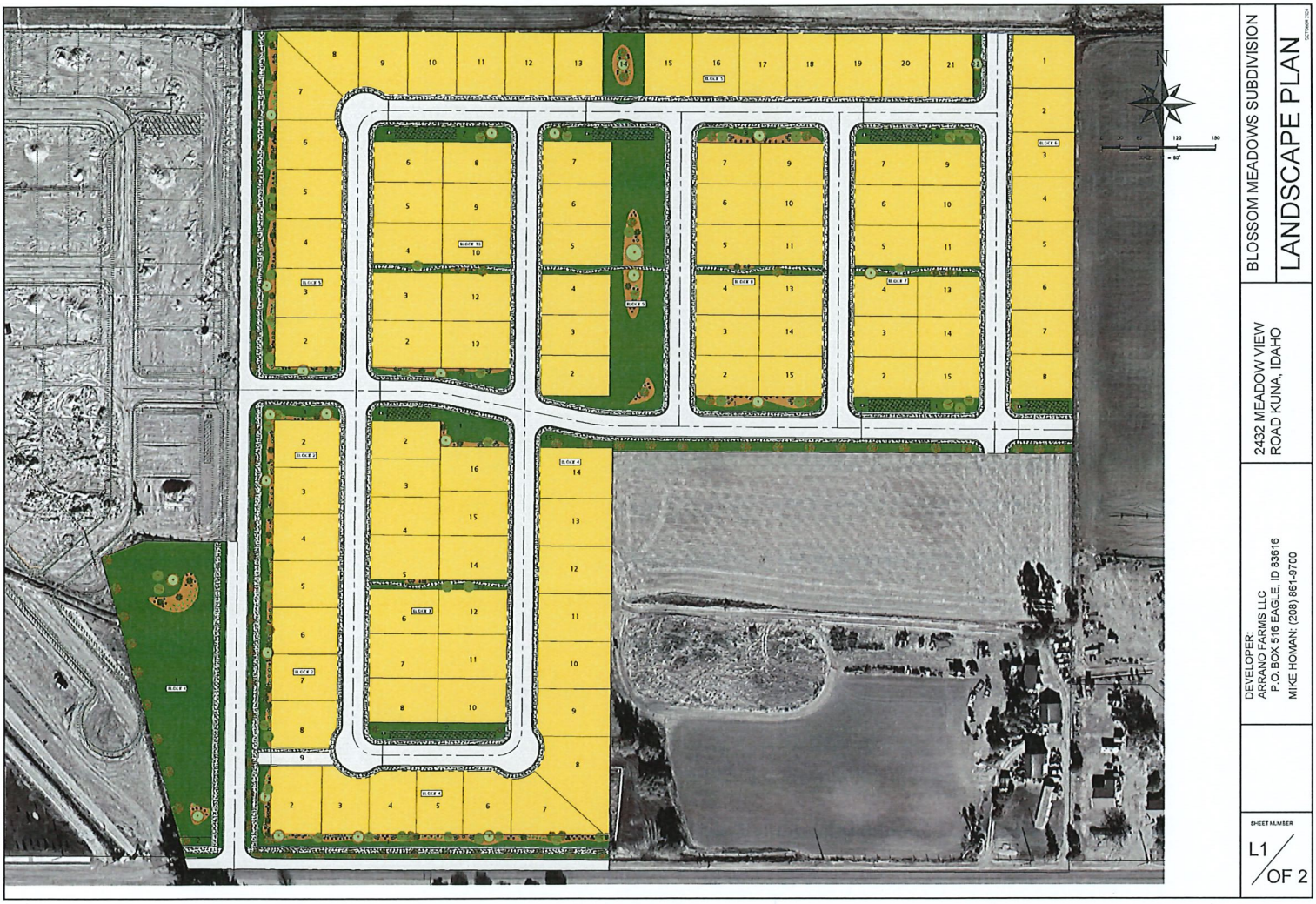
SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES

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 13th day of May 2025.

Dana Hennis, Chairman



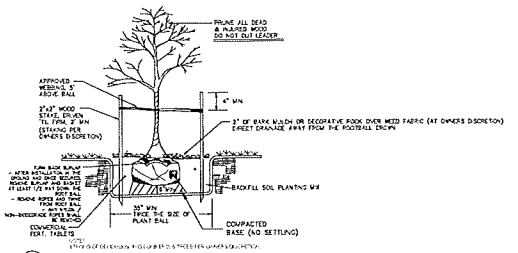
BLOSSOM MEADOWS SUBDIVISION

LANDSCAPE PLAN

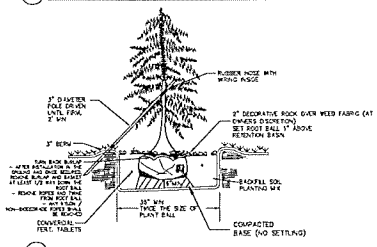
2432 MEADOW VIEW
ROAD KUNA, IDAHO

DEVELOPER:
ARRANO FARMS LLC
P.O. BOX 516 EAGLE, ID 83616
MIKE HOMAN: (208) 861-9700

SHEET NUMBER
L1
OF 2



2 DECIDUOUS TREE PLANTING DETAIL



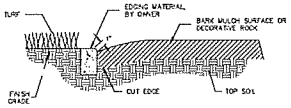
3 CONIFER TREE PLANTING DETAIL

1 PLANT LEGEND

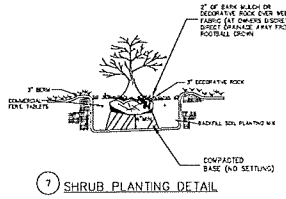
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	Class / Mature H x W
TREES				
HES	HOOPSTELLUE SPRUCE	Picea pungens 'Hoopsii'	7' - 8'	Class #2 40' x 15'
KBS	KOSTER BLUE SPRUCE	Picea pungens	7' - 8'	Class #1 25' x 20'
LS	LAYERED SPRUCE	Picea glauca	7' - 8'	Class #1 25' x 20'
NFP	NEWPORT FLOWERING PLUM	Prunus cerasifera 'New Port'	2" cal.	Class #1 20' x 15'
RB	RIVER BIRCH (MULTI-TRUNK)	Betula nigra	10' - 12' clump	Class #3 60' x 40'
VWF	VANDERWOLF PINE	pinus flexilis 'vanderwolf'	7' - 8'	Class #2 60' x 40'
ROB	RED OBELISK BEECH	Fagus sylvatica 'Red Obelisk'	6' - 8	Class #2 35' x 8'
SS	SERBIAN SPRUCE	Picea omorika	7' - 8'	Conifer 45' x 18'
SVM	SUN VALLEY MAPLE	Acer rubrum 'Sun Valley'	2" cal.	Class #2 30' x 20'
WGCOL	WEEPING GOLDEN CEDAR OF LEBANON	Cedrus libani 'Glauca Pendula'	7' - 8'	Conifer 45' x 18'
SHRUBS - AMONG OTHERS & GROUND COVER				
AJN	AUTUMN JUBILEE NINEBARK	Physocarpus opulifolium	5 gal.	7' X 8'
BDJSP	BLUE DWARF JAPANESE STONE PINE	Pinus pumila 'Blue Dwarf'	2' - 3	6' X 6'
BRJ	BLUERUG JUNIPER	Juniperus horizontalis 'Wiltonii'	2 gal.	1' X 6'
COG	COMPACT OREGON GRAPE	Mahonia aquifolium 'Compacta'	5 gal.	4' X 4'
FCRB	FOREVER RED CORAL BELLS	Heuchera forever red	5 gal.	2' X 2'
HEL	HIDCOTE ENGLISH LAVENDER	Lavandula angustifolia 'Hidcote'	2 gal.	3' X 4'
ORG	OVERDAM FEATHERREED GRASS	calamagrostis x acutiflora 'Overdam'	2 gal.	4' X 3'
RHD	NORTHLAND DOGWOOD	Cornus alba 'Ivory Halo'	5 gal.	7' X 8'
SGJ	SEAGREEN JUNIPER	Juniperus chinensis 'sea green'	5 gal.	1/2' X 2
LDN	LITTLE DEVIL NINEBARK	Physocarpus opulifolius 'Little Devil'	5 gal.	4' X 4'
MNHD	MUNCHKIN HYDRANGEA	Hydrangea quercifolia 'Munchkin'	5 gal.	4' X 4'
SM	STAR MAGNOLIA	Magnolia stellata	3 GAL	8' X 8'

4 LANDSCAPE NOTES (FOR GENERAL REF. ONLY)
(CONSULT AND ADJUST THIS CRITERIA WITH THE OWNER AS DESIRED AND APPROVED)

5 SPRINKLER NOTES (FOR REFERENCE ONLY. MODIFY PER OWNER /CONTRACTOR AGREEMENT)



6 PLANTER CUT BED EDGE
NOT TO SCALE



7 SHRUB PLANTING DETAIL

BLOSSOM MEADOWS SUBDIVISION

LANDSCAPE PLAN

2432 MEADOW VIEW
ROAD KUNA, IDAHO

DEVELOPER:
ARRANO FARMS LLC
P.O. BOX 516 EAGLE, ID 83616
MIKE HOMAN: (208) 861-9700

SHEET NUMBER
L2
OF 2

OFFICIALS
Dana Hennis, Chairman
Bryan Clark, Vice Chairman
Ginny Greger, Commissioner
Jim Main, Commissioner
Bobby Rossadillo, Commissioner

CITY OF KUNA
City Hall Council Chambers
751 W 4th Street, Kuna, ID 83634

Planning & Zoning Commission
REGULAR MEETING MINUTES
Tuesday, April 8, 2025, at 6:00 PM

For questions, please call Planning and Zoning at (208) 922-5546.
ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE NOTED.

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:01:01)

Chairman Dana Hennis Okay, it looks like it's about time to go ahead and call to order our regularly scheduled planning and zoning Commission meeting for Tuesday, April 8th, 2025. We'll start with roll call.

Planning & Zoning Director Doug Hanson Chairman Dana Hennis.

Chairman Dana Hennis Present.

Planning & Zoning Director Doug Hanson Commissioner Bryan Clark.

Vice Chairman Bryan Clark Present.

Planning & Zoning Director Doug Hanson Commissioner Ginny Greger.

Commissioner Ginny Greger Present.

Planning & Zoning Director Doug Hanson Commissioner Jim Main…Commissioner Bobby Rossadillo.

Commissioner Bobby Rossadillo Present.

COMMISSIONERS PRESENT
Chairman Dana Hennis - Present
Vice Chairman Bryan Clark - Present
Commissioner Ginny Greger - Present
Commissioner Jim Main - Absent
Commissioner Bobby Rossadillo - Present

CITY STAFF PRESENT
Doug Hanson, Planning & Zoning Director
Troy Behunin, Senior Planner
Marina Lundy, Planner
Maren Ericson, City Attorney

2. *CONSENT AGENDA:*

All items listed are routine and acted on with one (1) Motion by the Commission; there will be no separate discussion unless the Chairman, Commissioner, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.
(Timestamp 00:01:27)

A. Regular Commission Meeting Minutes Dated March 25, 2025

B. Decision and Reasoned Statement(s)

1. Case No. 25-01-AN, 25-01-S - Trails End Estates
2. Case No. 24-10-AN, 24-07-S, 24-29-DR – Paloma Ridge South
3. Case No. 24-11-SUP – Little Beans in Home Daycare

Potential Motion:

- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

Chairman Dana Hennis Okay, so first up on our agenda tonight is the consent agenda.

Vice Chairman Bryan Clark Mr. Chairman, I move that we approve the consent agenda.

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you.

(Timestamp 00:01:32)
Motion To: Approve the Consent Agenda
Motion By: Commissioner Bryan Clark
Motion Seconded By: Commissioner Ginny Greger
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Greger, Clark, Hennis
Voting Nay: None
Absent: Commissioner Main
4-0-1

3. *PUBLIC HEARINGS:*

(Timestamp 00:01:43)

A. Case Nos. 24-08-AN (Annexation), 24-05-S (Preliminary Plat), and 24-23-DR (Design Review) for Madrone Village – Troy Behunin, Senior Planner

Applicant requests Annexation of approx. 79 ac. into Kuna City and proposes the R-6 (Medium Density Residential) & C-1 (Neighborhood Commercial) zones; and requests Preliminary Plat approval to subdivide the same lands into 354 single-family lots, 42 common lots, 12 common driveways, 1 School Site, 1 City Park and 2 deeded access lots, with an accompanying Design Review Application. The site is in Section 27, Township 2 North, Range 1 West.

Staff requests this item be tabled to a date uncertain due to not receiving critical agency comments as requested by the Planning & Zoning Commission.

Potential Motions:

- *Motion to table Case Nos. 24-08-AN, 24-05-S, and 24-23-DR to a date uncertain.*

(Timestamp 00:01:43)

Chairman Dana Hennis So next up on our agenda is going to start our public hearings. It's going to start with Case #24-08-AN, #24-05-S, and #24-23-DR for the Madrone Village, staff I see there is a request.

Senior Planner Troy Behunin Thank you very much, Commissioners. For the record, Troy Behunin, Kuna Development Services Department. *It still gets me every time*. Staff the applicant is actually requesting that this this be tabled because the traffic impact study that the Commission requested and the traffic-related questions that the Commission had in order to make a decision still is not complete and staff is recommending that it be tabled to a date uncertain. And then we will begin the public hearing process all over again, signs, neighborhood notices, and then a site-on-site, newspaper all that.

Chairman Dana Hennis Okay, thank you.

Vice Chairman Bryan Clark Okay Mr. Chairman, I'd like to make the motion to table case numbers #24-08-AN, #24-05-S, and #24-23-DR to a date uncertain.

Commissioner Bobby Rosadillo Second.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Nope. Thank you. Motion passes.

(Timestamp 00:02:56)
Motion To: Table case numbers #24-08-AN, #24-05-S, and #24-23-DR to a date uncertain
Motion By: Commissioner Bryan Clark
Motion Seconded By: Commissioner Bobby Rosadillo
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Greger, Clark, Hennis
Voting Nay: None
Absent: Commissioner Main
4-0-1

B. Case Nos. 22-07-ZC (Rezone), 22-15-S (Preliminary Plat), and 22-38-DR (Design Review) for Gallica Heights – Troy Behunin, Senior Planner

Applicant requests Rezone approval for approx. 132.26 acres and to Rezone the site from A to the R-4, R-6, and C-1 zones. Applicant requests Preliminary Plat approval to subdivide the lands into 639 total lots (514 Residential, 123 Common, 1 Commercial, and 1 School Lot) with an accompanying Design Review Application. The subject site is in Section 10, Township 2 North, Range 1 West.

Staff requests this item be tabled to a date uncertain.

Potential Motions:

- *Motion to table Case Nos. 22-07-ZC, 22-15-S, and 22-38-DR to a date uncertain.*

(Timestamp 00:03:11)

Chairman Dana Hennis Next up is going to be case #22-O7-ZC, #22-15-S, and #22-38-DR for Gallica Heights.

Senior Planner Troy Behunin Good evening, Commissioners. Once again, Troy Behunin, Kuna Development Services Department. This application also had some changes based on an action that the City Council took a number of months ago, and because of those changes, it was ready to move forward. But then ACHD requested that a few things be altered in the traffic impact study, so that is also being taken care of at the same time. So, Staff's requesting that this. Will also be tabled to a date uncertain because we don't have that report yet and we don't want to run into the same issue.

Chairman Dana Hennis Perfect. Thank you.

Commissioner Bobby Rosadillo I'll make a motion to table case numbers #22-07-ZC, #22-15-S, and #22-38-DR to a date uncertain.

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? No? Okay, thank you.

(Timestamp 00:04:12)
Motion To: Table case numbers #22-07-ZC, #22-15-S, and #22-38-DR to a date uncertain.
Motion By: Commissioner Bobby Rosadillo
Motion Seconded By: Commissioner Ginny Greger
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Greger, Clark, Hennis
Voting Nay: None
Absent: Commissioner Main
4-0-1

C. Case No. 25-01-CPM (Comprehensive Plan Map Amendment) for Jasper Solar – Troy Behunin, Senior Planner

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.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 25-01-CPM with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:04:28)

Chairman Dana Hennis That brings us to the next one of case number 25-20, excuse me, 25-01-CPM, the comprehensive plan map amendment, for Jasper Solar, Troy.

Senior Planner Troy Behunin Good evening Commission. For the record, Troy Behunin, Kuna Development Services Department. So the application before you this evening is a simple one. The applicants are requesting this evening to change and modify or otherwise amend the comprehensive plan map in order to remove the lands within this application from the Kuna Area of city impact boundary. The request does include seven parcels that total about 877 acres. It is in the eastern part of the Kuna area of city impact boundary and staff will be here if you have any questions. The applicants also present and they do have a presentation to make.

Chairman Dana Hennis Okay, thank you. Any questions for staff at this time? Okay If the applicant would like to come forward, please state your name and address for the record if you would.

Caitlyn Clancy Hello, commissioners. My name is Caitlin Clancy. I am on the Desiree team and my address is 2 Gold St. New York, NY. Today I'm here to talk to you about the Jasper Solar project and more specifically about our request to amend Kuna's comprehensive plan map to remove, as Troy said, 7 parcels from Kuna's area of city Impact. *Oh, there we go.* So today I'm going to talk to you all a little bit about Desiree and go through the Jasper Solar project in further detail and talk about the benefits to Ada

County. But keeping in mind that our goal today is really to talk about the comprehensive plan map amendment instead of the project approval itself, which will be addressed later. During the ADA County permitting process.

So just to give you a sense of Desiree, we are a U.S. based renewable energy developer. We have about 11 gigawatts of in-construction, operating, and, contracted: wind, solar, and battery projects across the U.S. This is across 25 states give or take and 75 projects. This map shows where we are active. We have a decent amount of projects in the Western US specifically, we have a wind project in Power County, Idaho called the 'Power County Wind Park.' We also have over a gigawatt of operating and in construction solar projects in Utah and are the largest developer of solar projects in the state. To talk on the solar project specifically, this project is located about 7 miles east of here at the intersection of Kuna Mora Rd. and S Pleasant Valley Rd. This project is cited on Department of Corrections Land as well as some private land parcels, but the area that we are seeking to remove from Kuna's area of city impact is all owned by the Department of Corrections. I'm just going to go to the next slide to show you guys a map here.

The project area is shown in orange outline and probably should have colored this differently, but the ACI boundary is shown in Orange hash. It's about half of our project area. Our total project area is 1500 acres. We have 1000 acres of that leased from the Department of Corrections and are seeking to remove those parcels shown overlapping with the orange layer from Kuna ACI. Based on conversations we've had with the city staff, these parcels are not targeted for annexation into the city limits in the future, and the prison seems to operate pretty independently of the city. So additionally, for context and for the group here, I didn't understand this first coming in, but what's shown in blue here is Kuna's city limits and then the area of city impact is shown in orange and so the area of city impact is not officially part of the city, from my understanding, this is lands to be included in the city in the future, and like I said, we had indication that this was not necessarily the plan for Kuna.

So just to talk a bit about the benefits of this to Ada County, we are proposing to build a solar and battery storage project in eastern Ada County. This is an 150 MW solar and up to 150 MW battery project and this will create about 150 operator construction jobs and then about 3 full time O&M or site tech positions. We anticipate starting construction around mid-2027 and becoming operational at the end of 2028. This project will connect to an Idaho Power substation that is immediately adjacent to the project and so it will not require significant new transmission infrastructure to be built out. This will also be a quiet neighbor, limited water use, especially after construction. There's really little to no need for water at that point. Additionally, since this project is being developed on largely Department of Corrections lands, those lands do not contribute property tax revenue to the city or Ada County, and the development of Jasper Solar will increase property tax benefits to the local area.

Additionally, we have conducted environmental and engineering studies to date that show there are no jurisdictional waterways. There are no special status species being impacted by the project and there are no significant cultural artifacts that will be impacted by the project as well. I also have a layout here that I could show you guys to give you a more up close look at the project area, but as you can see this is surrounded by several prison facilities and then the construction zone you see in the far West portion of the site. That's actually the new META data center. Just to give you a sense of the area, this is also surrounded by a couple of gun clubs as well as a quarry in the northwest portion of that map. If anybody has any questions, I'm happy to answer anything that I might have missed but thank you for your time.

Chairman Dana Hennis Thank you. Do you have any questions for the applicant?

Commissioner Bryan Clark Yeah. The primary concern from you with solar is just sourcing materials. There are so few U.S. based manufacturers for solar and a lot of rare earth. My concern usually with solar, it's just product life. I mean, we're looking at 20 to 30 years before you start changing over panels, I mean, from a sustainability standpoint, where does this rank in the energy production world? Especially compared to some of our more natural resource driven, yeah.

Planning & Zoning Director Doug Hanson Commissioner Clark, for the record, Doug Hanson, Kuna Planning & Zoning. Just want to chime in real quick. I just want to remind the Commission and everybody in attendance that this really isn't about the solar tonight. All we're looking at is removing the parcels from our area of city impact.

Commissioner Bryan Clark Fair enough.

Caitlyn Clancy I'm happy to answer your at least the first part of that question, but we have had significant experience dealing with the troubles of the global supply chain during COVID and during the struggles of the weaker forced Labor Prevention Act back in I think 2022. But my team will correct me if that's incorrect, but we have dealt with moving the supply chain to other parts of the world and specifically to the US over the last several years. This isn't new to us, so we are prepared for the challenges of today with sourcing. Additionally, yes, the project is a 30 to 35 year life cycle. It's required by Ada County to replace panels within 30 days of breaking or malfunction, anything like that. So we will have full time checks on site. We have SCADA systems in place to indicate if anything is malfunctioning and replace those as quickly as possible. Especially because we have capacity guarantees that we need to meet as well on the power side.

Commissioner Bryan Clark Thank you.

Chairman Dana Hennis So, I guess my question, I'm not sure if it's for staff or, per se you, Why are we looking to remove this from the area of impact? What's the reasoning?

Caitlyn Clancy So to permit the project in Ada County, we actually aren't allowed to have any energized facilities within area of city impact of any town. So that was the reasoning we had met with the county last summer and then also two years ago and they indicated that we would need to go through a process with Kuna and we've been working with Troy to determine what that would look like, but ultimately determine that a comprehensive plan map amendment was the way to go.

Chairman Dana Hennis Okay, mainly for clarifying, Thank you.

Commissioner Bobby Rosadillo So, I guess probably more for staff, but what does this do for property taxes for the city of Kuna versus Ada County?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning & zoning since this is on state owned land, there would be no benefit to the city of Kuna.

Commissioner Bobby Rosadillo Okay.

Chairman Dana Hennis Any other questions? Okay. Thank you. So with that, I'll go ahead and open up the public testimony at 6:13. And I currently do not have anybody signed up that would like to speak on this application. Is there anybody in the audience that would like to speak or testify on this application that hadn't got a chance to sign up? And seeing none then I will go ahead and close the public testimony at 6:14. With that brings up our deliberation. I think this one's pretty straightforward. We're not, as a city, losing any benefits, you know, in that area of impact since it was state land and there's nothing...

Commissioner Bobby Rosadillo While we're losing the potential for other. You know industrial jobs to come out in that area and actually provide some sort of revenue.

Chairman Dana Hennis Not on state land, unless.

Commissioner Bobby Rosadillo Well, if it's, if it's removed, right? But if it's, it's not a… Is this city of Kuna currently that the state land is just in the future land use? Gotcha.

Chairman Dana Hennis Yeah, it's just area of impact. I mean with it being state land, it would have the probably not much opportunity to provide us anything…

Commissioner Bobby Rosadillo Yeah.

Chairman Dana Hennis And it's really along our boundary. So the chance of it annexing and doing anything would be pretty long in the future, so I think this would help supply some of the needs that the state's going to need for power generation with all the new residents and companies that are coming in. It's pretty well desert out there.

Vice Chairman Bryan Clark Yeah, which is the only reason I'm not sitting here kind of up in arms about giant solar farms. I'm not a huge fan, but this is literally that area is all, but I hate to say useless, but yeah, all but unusable.

Chairman Dana Hennis Unused. Well, it's really it's not used. You know, we've had other solar farms come up and in front of us and within the areas that are taking the place of usable as well as being currently used. And this one's really neither. So if it can be used, I guess that's probably a good thing.

Vice Chairman Bryan Clark Yeah. Most of my complaints about solar are actually handled by where it's so.

Chairman Dana Hennis Well, with that, I would stand for any other concerns or comments or a motion?

Vice Chairman Bryan Clark Mr. Chairman, I would like to make a motion to recommend approval for case #25-01-CPM with conditions as outlined in the staff report.

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis Thank you, all in favor?

Commissioners Aye.

Chairman Dana Hennis Any opposed?

Commissioner Nay.

Chairman Dana Hennis Opposed. Motion still carries. Thank you.

(Timestamp 00:17:01)
Motion To: Recommend Approval For Case #25-01-CPM With Conditions As Outlined In The Staff Report.
Motion By: Commissioner Bryan Clark
Motion Seconded By: Commissioner Ginny Greger
Further Discussion: None
Voting Aye: Commissioners Greger, Clark, Hennis
Voting Nay: Commissioner Rosadillo
Absent: Commissioner Main
3-1-1

D. Case Nos. 24-09-AN (Annexation), 24-06-S (Preliminary Plat) and 24-25-DR (Design Review) for Blossom Meadows Subdivision – Troy Behunin, Senior Planner

Applicant requests approval for Annexation of approx. 30.92 ac. into Kuna City and proposing the R-6 (Medium Density Residential) zone; and requests Preliminary Plat approval to subdivide the same lands into 100 single-family lots, and 19 common lots with an accompanying Design Review application for the common lots. The subject site is in Section 19, Township 2 North, Range 1 East.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 24-09-AN and 24-06-S with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

- *Motion to Approve/Conditionally Approve/Deny of Case No. 24-25-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:17:23)

Chairman Dana Hennis With that, we'll move to the next item on the agenda and that's case #24-09-AN, #24-O6-S and #24-25-DR, for the Blossom Meadows subdivision, Troy.

Senior Planner Troy Behunin Good evening, members of the Commission. For the record, Troy Behunin, Kuna Development Services Department. So the applications before you this evening are requesting annexation of approximately 30.92 acres into the city of Kuna City limits and are proposing the R-6 medium density residential zone. They are also requesting a preliminary plat approval to subdivide the same lands into approximately, well, no more than 100 single family lots and 19 common lots with an accompanying design review application for those common lots. The site is located near the northwest corner of the intersection of Locust Grove and Meadowview Rd. Staff recommends that the applicant should be conditioned to provide the pedestrian pass throughs that are listed in this in the staff report and that they are paved with a 5 foot wide, minimum 5 foot wide, paved pathway inside a 15 foot common lot staff has reviewed the proposed annexation, the pre plat preliminary plat, and the design

review for compliance with city code, Idaho State statutes, and the Kuna Comprehensive Plan, and should the Commission recommend approval to the Council for the annexation and the pre-plat and if the Commission approves the design review for the application, Staff, does recommend that the applicant be subject to the conditions of approval listed in the staff report. I'm here if you have any questions and I know that the applicant has a presentation for you this evening.

Chairman Dana Hennis Great. Thank you, Troy. Any questions for staff at this time?

Vice Chairman Bryan Clark No.

Commissioner Bobby Rosadillo No.

Chairman Dana Hennis Okay. If the applicant would like to come forward and go ahead and state your name and address and walk us through.

Jayden Schneider Perfect. Hey, Jayden Schneider, 3770 N Jackie Ln. Boise. I'm with Bronze bow. I'm the applicant working on behalf of the development team and the developers are here this evening. Just want to start off by saying thanks to city staff and Troy specifically for all the work he's done on it and Mike Borzick has done a lot of work on this project as well and just want to appreciate that that they've worked hard on it and as well as we have to. As Troy mentioned, it's for the proposal is Blossom Meadows subdivision. It's an annexation request along with preliminary plat design review and the rezone for this parcel. This site area right now, as Troy mentioned is just about 30 acres. It's currently zoned RR, which is rural residential in the Ada County area, and the proposed zoning is R-6 residential. I did want to mention that this original plat and original layout that the developer had put together was for 177 lot. The goal was to meet in this R-6 zoning after meeting with the neighbors, meeting with the city and trying to figure out, hey, what works in this area and what we think works. So the developers reduce that down to a proposed 100 total lots. So it was 177. And there's a comment later and there's a report that speaks to it, but it's for 100 lots. They're just about 7000 square feet, average. Some of them are a little bit larger about 8000, but generally larger for that R-6 zoning. Three things I wanted to touch on just as we begin, Kuna School District has provided their support for this subdivision, here. Public works; We've worked like I said with Mike Borzick at length for this site and he has provided us their support from public works for the Sewer EDU's, and ACHD has reviewed and approved the proposed development.

If you went up to the site today, you'd be along, Meadow View Rd. generally in between Locust Grove and Meridian Rd. This site to the east has Ashton Estates subdivision. Further to the east is that commercial core that's along Meridian Rd. between Deer Flat Rd. and East Meadow View Rd. To the north is Lugarno Terra subdivision. This site, if you're looking at the future land use map, is in the medium density residential. So this site meets the proposed future land use map from the City of Kuna. Like I mentioned here, it has commercial core which is located along Meridian Rd. So it's got a nice commercial area, it's got high density residential which is that R-8 density for the Ashton Estates subdivision, and this is that R-6 proposed medium density residential which is congruent with the surrounding area and follows a nice step from commercial high density into medium density residential. Specifically from the City of Kuna's Code for the medium density residential R-6 zoning. The purpose of the R-6 district is to promote the development of medium density residential areas, not to exceed 6 dwelling units per acre, and that would include things like single family dwelling, duplexes, manufactured homes, group living arrangements. Specifically, the developer is proposing single family detached homes here on these larger R-6 lots.

As I mentioned before, I just wanted to mention it again. Kuna School District has provided their support. The developer has teamed up with the Kuna School District. They they're completely aware of concerns that people have raised with the school system and the developer reached out specifically to them and has been, 'hey, what can we do to help?' 'How can we be a part of this?' Specifically in the packet and I did want to read it for you here today, just as a letter of support. The Kuna School District provided this letter, in order to reduce our reliance on the bonds and to promote reasonable growth within our district that pays for itself, we seek partnership with the residential developers of this area. We are grateful for the level of partnership demonstrated by the Blossom Meadows team. Because this developer has partnered with us, we can service the generate the students generated from this development of 177 homes. That just goes back to reference it quick 177 homes was the original plan reduced it back. We've reached out to the school district since and they've so said 'hey 100 is fine.' 177 We were going to work with you. Then we'll work with you now and the developer is committed to that and his agreements in place with the school district for that.

Traffic considerations; ACHD, as I mentioned, has reviewed and approved the report. I do want to bring up a few things that ACHD specifically is working on their regard in regard or on their behalf in regard to the capital improvement plans in the integrated 5-year work plan. Specifically, a number of intersections and Deer Flat Rd. They're widening Deer Flat Rd. to 5 lanes. They are expanding the intersection at Meridian Rd. and E Deer Flat Rd. That's going to be 6 lanes in the North Legs, 6 lanes on the South, 7 lanes on the East and six lanes on the West. So that's in the capital improvement plan. And then there's a multi lane roundabout that's in the works as well for Locust Grove Road and E Deer Flat Rd. So ACHD if this subdivision. That, approved or not, is already working on those specific improvements. That's something that they're involved with. And then specifically for this site, the developer is adding N Strobel Rd. which is the connection from East Meadowview Rd. to the Ashton Estates and along the western boundary of this site and it connects into the already approved and going to be completed Ashton Estates Connector Rd. on that east side or West side of the site. Specifically there was a comment from the neighbors in regard to what traffic would look like for this, we have a traffic impact study, completed, ACHD reviewed it and approved it. One of the questions in regard to this was, 'hey was Meadow View Rd. going to be inundated with traffic?' 'What's that going to look like specifically?' 'For homes that are already existing on the South side of Meadowview Rd. what's that look like?' So from that Institute of Traffic Transportation engineer trip generation manual, we've gone through the numbers on that and it's estimated that there's a 50 total trips at the AM peak hour that will be generated from an approval of this site along Meadowview Road and just.. I mentioned it specifically because there was that question from the neighbors on what it would look like for existing homes to the East. Ten of those 50 trips are expected to travel eastbound, so the majority of the trips are expected to travel to that Meridian Rd. So the 40 other trips in that AM peak hour are expected to travel to Meridian Rd.

Open space for this site; generally the site has some open space in the middle and then some smaller pocket areas around as well. The city of Kuna code for a subdivision of this size is requires 7.5% of the site be developed for open space, which is 2.32 acres for this specific site and the developer is proposing 11% of the site. Which is 3.49 acres. So with what you can see here. That's being proposed by the developer, so it's over dedicated for open space and that does not include any landscape buffers or areas that wouldn't technically would wouldn't not fall into the technicality of the open space. So this is all qualified open space as per the city code.

One of the reasons that this site we like This site is it's close to the commercial. Like we mentioned here local to commercial for pedestrian access to this site. And I know it looks a bit goofy now because Ashton Estates isn't quite built out, but it is in the middle of being built the Google Maps of view that I stole for this photo right here doesn't show all the existing improvements that are already in. It's about 1/2 of a mile to get from the Boston Meadow site to that commercial core on Meridian Rd. And that's traveling either walking or biking on local roads, so there is still that access on Meadowview Rd. which is a collector road. so it's supposed to convey traffic, but you can walk or bike. It's just about half a mile from that edge of that awesome Meadow site to that commercial area. So there's Ridley's Family Market there. There's the Primary Health. There's a number of dentists, a number of orthodontics, things like that in that area. So it's close to that. It's got congruent development coming from that proposed site to the commercial area right there.

And then lastly, just on the last slide, I just wanted to touch on those three things because I know that they can be hot button issues in the city of Kuna recently. The Kuna School District has provided their support and we're really thankful for that. Again, thankful for Mike to go through the sewer portion and look at this site and providing his support for that and ACHD for reviewing and approving the development. And with that, I'd be happy to stand for any questions now.

Commissioner Bobby Rosadillo Can you speak a little bit more on the agreement with the Kuna School District and what gained their approval?

Jayden Schneider Yes. So the Kuna School District has provided independent review, and Tim Jensen might even be here this evening. I believe. I think he signed up, has provided a review of what it looks like for them to provide working with working with developers. And they basically have suggested if the developer includes A voluntary mitigation fee to support the school, they can support development, so I know there's been issues in the past with passing bonds and getting levies and things like that so that they're can automatically, through taxes raise money for the school. Basically, the school said well, if we can't pass bonds or we can't, can't get bonds and levies passed, we're going to go out and see if we can team up with developers directly. So they've released a packet specifically laying out 'Hey, if you can help us in these ways, it doesn't have to be a dollar figure. It could be use in kind or it can be lots. It can be things that the developer can do.' And so this developer So the developer basically went to them and said, yeah, what do you need? One of the things we looked at was potentially paving a parking lot at the at Kuna High School didn't quite work out for this site. It would probably be a great way to help them out. It was. It was a good conversation we had. But specifically for this one, the developer said we'd be happy to donate. We'd happy to work with you guys on what they think they need best, and it was all an independent study that they put together.

Commissioner Bobby Rosadillo Thank you.

Chairman Dana Hennis My question… In the open areas, you kind of have a lot of landscapes and little parks, pocket parks and such in there. Have you… Do you tend to provide any amenities like little tot lots or something for kids to play at playground equipment? Something.

Jayden Schneider The developer currently doesn't have any shown nothing on this site that would that would support 'hey like we have a tough lot on there.' but if that's something that the Commission is, 'hey, we'd really like to see it, I'm sure we can talk about it and say, 'hey, that is something the developer would be willing to work with.'

Chairman Dana Hennis Okay. Thank you. And. One of our Commissioners that wasn't or isn't here tonight had expressed concern about the half street as it kind of shows currently in the graphics what at what stage is that other development going to go in that that street is going to be?

Jayden Schneider *I'll see if I can zoom in here. I can't, Okay.*

Chairman Dana Hennis Going to be constructed probably ahead of you.

Jayden Schneider Yes. So Ashton Estates right now everything that you were seeing right here, that's all kind of tore up because they're going, that's basically Ashton Estates Phase 7, I believe. So that's all of this portion in this side. So they're building 1/2 of that collector right here. And really we're basically finishing it for them. So we'll build the east half the collector and then connect it to Meadow View. So it it'll be the completion of.

Chairman Dana Hennis It so in your construction plan, you'll be finishing it versus starting it and then finishing.

Jayden Schneider It that's my understanding of the phasing. You know, I can't speak for, I think it's Hayden Holmes. I can't speak for you know, are they going to whatever. But yes, that that is the plan, the natural, or at least we see progression would be us finishing it or even teaming up with them and designing it and building it all at the same time. If they haven't paved it by the time we get through it.

Chairman Dana Hennis Okay, thank you. Yeah. Any other questions for the applicant?

Vice Chairman Bryan Clark Were there other options looked at for a secondary access point into the site because I've got 100 points behind one street.

Jayden Schneider Totally. Yeah. So that goes back to ACHD and the traffic impact study saying, 'hey, can we, you know, can we support it?' And yes, they can't approve it. So people smarter than me in regard to traffic have said this works for them. What's going on is basically Meadow View Rd. As a collector, ACHD wants to limit the number of accesses that take or number of points that take access on to Meadow View Rd. So ACHD specifically is like 'hey, we want to funnel this to the collector road, which is Stroble Rd. and then take that connection onto Meadow View. So that's where the secondary access directly onto Meadow View doesn't…. There, there's no secondary access direct list on to Meadow View '*cause* ACHD basically said, we don't want to just pop out a local road onto a collector road. We want to have this funneling from the mid line collector which is that Strobel road.

Vice Chairman Bryan Clark So that's not my concern. My concern is the fact that I've got 100 homes behind a single point of access.

Jayden Schneider Yes, down here in the Southeast. Sorry, I didn't understand my fault. I'll do some quick math. Down here in the southeast corner, there is an emergency access here, which provides the fire department and emergency access. So there's two points of connection, one through Ashton Estates. Here, say there's a car accident or something right here and the fire department needs to get through so they can come up Meadowview Rd. onto Strobel and then through this emergency access. So that'll be blocked off with bollards it's a 20 foot wide emergency access that will be fully paved. And then there's also this secondary connection there. So yes, there are two emergency access. One full time access and a secondary emergency access.

Chairman Dana Hennis Okay

Vice Chairman Bryan Clark Yes, but yeah, I'm not a fan of…

Chairman Dana Hennis Just figures that the timeline of probably Ashton Estates

Vice Chairman Bryan Clark Well it not even Ashton Estates is going to be well, it's not even on the West. It's going to be what happens on the east. It's going to provide additional connection.

Chairman Dana Hennis Correct.

Commissioner Bryan Clark That's my big concern right now. Single access points don't make me happy. Even with additional emergency access, but okay.

Chairman Dana Hennis Any other questions for the applicant? Thank you.

Jayden Schneider Thank you.

Chairman Dana Hennis So with that, I will open up the public testimony for this application at 6:32. I only have one currently signed up on the list and that is Tim Jensen.

Tim Jensen, Kuna School District Tim Jensen with Kuna School District, 711 E Porter Rd. Just first want to say thanks to Jayden and team for coming to us about this. And Commissioner Rosadillo, He… just to clarify even more on your question you had, we do present out a couple of different ways that that developers can partner with the district and there's. Through the study there, it has come out, there's there can be a per door mitigation that it's offered or gift-in-kind and like he was expressing, you know, possibly the parking lot or whatever and they've chosen to do the per door fee that and it comes out it's 3286. $3286 per door that's contributed to the school district and even with the decrease, you know, it kind of… When you're looking at, you know, impact on the district, you know the decrease of 77 home actually helps, you know, with you know lessen the impact it was. But yeah we set and support these guys, you know, approached us about wanting to be a partner and have been great to work with the whole time, and so I'll stand for any questions.

Commissioner Bobby Rosadillo So I mean, just to clarify a little bit, so they're given a onetime voluntary, you know mitigation fee like. So if you have 100 homes in here and 50 of them have children, what does that do the following year after you've had, you know, the donation? You know, to, you know, contributing towards the budget for the school district, you know, I guess that's just my concern. It's great that they're willing to work with you in different ways, but, you know, is it just going to help solve something in the short term but then we're back to the long term problem?

Tim Jensen, Kuna School District So, and I'll hopefully clarify my understanding of the agreement. And. Hopefully and clarify the payments would come per 10 sites that were built out and so it wasn't just lump sum. So you know for those first say 50 homes that come along and those kids come in, that there will be a continuation of payments per ten homes as they're built out, and so it'll spread out through the life of the development. And so… And I know what you're saying, you know, once those are built, then what happens to the ongoing stuff? But those are the types of, you know, that's the type of mitigation and stuff that we can use to help, You know, with the different supplies and demands of taking on, you know, the different, you know, say 50 of the homes have kids that helps us buy those different things that we need for those and so.

Commissioner Bobby Rosadillo Thank you.

Chairman Dana Hennis Yeah, perfect. Thank you. Any other questions for Tim? Thank you. Is there anybody else in the audience that would like to testify on this application tonight? If you would come on up and sign in, is there anybody else that would like to testify as well as this gentleman? Okay. If you would come up and sign in if You would please first. *No worries and you can pick your if you're in favor or an opposition or neutral. Perfect Thank* you. Go ahead and state your name and address for the record at the microphone.

Bud Gibson Okay, Bud Gibson, I'm this is our farm for was for about was anyhow so yeah. I just got a few things I'd like to go over if and I don't know if this is a proper time, but I want to get stuff on the record now, I guess. One of the things was my was the Strobel Rd. thing. Now I think it's eventually going to go through the Deer Flat. I'm thinking is that right? Because that would take an awful lot of load off of Meadow View.

Chairman Dana Hennis I think it is, but that's the. Yeah, I'm just not sure when. But yeah, I believe it. It it's supposed to be.

Bud Gibson Okay. And then I better apologize all my neighbors for messing up the neighborhood here too so but anyhow that that's really my biggest thing with that Strobel Rd. comes out on the Meadow View, it aims right at kind of the neighbor. One of my wonderful neighbors there. If it was to dog over into that common area a little bit. Just at the end where it meets the road would be really great and if the Strobel Rd. ever was to go through to Kuna Rd. it would line up a lot cheaper to put in bridges and everything for the canals and that I don't have a picture to show you my thoughts, but if it were dog-legged over would certainly add up better and down the road, maybe so, but let's see. And then the other thing I got there too is the on the…I said I'm no I'm no one in the corner there to keeping the 10 acres and on my West side of it, where the irrigation comes in, I'd like to make sure I keep access to that pipe there. I know it's law that you have to. I just want to make it known so and everything. And let's see, that's really the biggest things I don't know what all is in their design. I do like the fact that 100 houses instead of 177 that that sounds a little better to me, but the property, the fencing that a lot of them put into vinyl fencing and stuff, and if it's right next to me, I might be by ditches. I need to burn. I don't work so good. So you usually need a new fence afterward, but I think that's most of it. I hope everything goes through smoothly, so thank you.

Chairman Dana Hennis No problem. Thank you.

Bud Gibson Thank you.

Chairman Dana Hennis Is there anybody else that would like to testify in this application? Okay, and see no one else, I will go ahead and close the public testimony at 6:39. And that brings up our deliberation.

Vice Chairman Bryan Clark So yeah, my primary concern with sites of this nature, just the fact that you're putting 100 homes behind a single point of access, even with additional emergency access, you know, emergency services getting in is one thing. People getting out in an emergency or something else, especially since if there is a problem, I would imagine it would be bigger and they'd potentially be dealing with people coming from Ashton West. I understand Ashton does have a second point of access though, to

the north. So that's really my biggest concern. So I mean opportunities for a second point of access off of Strobel. Maybe shifting the alignments so that we don't have a four way intersection in the middle of the road there and adding an additional point of access or leaving a lot fallow in an interim condition and providing an additional point of access to Stroble until it's developed to the east. Because once it's developed to the East, the problem goes away, or to the north. But leaving people you know, especially since as the neighbors talking about. There's always going to be burden potential. So you know, we do live in a desert. We got irrigation, that's great. But we still live in a desert.

Chairman Dana Hennis Yeah, that's true. But, I mean, I'm not sure we can condition that any further than Kuna Fire's previous approval. And if they feel that they can service that. Of course, that's only their second point of access. It's not an exit. But it sounds like the phasing is going to occur so that once phase two and three go in, Ashton Estates is probably going to be constructed at that point, we'll have that other access.

Vice Chairman Bryan Clark Well, again, I'm not really worried about what's going on to the West because this is going to come in and be tagged on the. East side my problem is. You still have one point of access going out to Strobel for 100 homes, so… And again, I'm not really worried about the traffic as much. I mean, traffic mitigation is important, but it really is just emergency access. So that's my primary concern with this project.

Chairman Dana Hennis I'm surprised they ACHD's allowed this.

Vice Chairman Bryan Clark ACHD I don't know that would be bothered, because again, they're looking at it more from a traffic impact analysis. I would be more concerned about fire.

Chairman Dana Hennis But they're okay with it now, so. Not sure there's much else we can do. I agree with you. And I'm not sure when Strobel is going to be punched through towards the top. Is that's gonna? Is that gonna tear up? Yeah, Lugarno Terra.

Vice Chairman Bryan Clark And that would make it a little bit better, but…

Chairman Dana Hennis I know that's a talk that's supposed to go through. I'm not sure we can adjust the alignment, that's an ACHD deal. I understand what Bud was saying, but they've got their funny little ways to look at things.

Vice Chairman Bryan Clark The square intersections and intersection spacing and everything else.

Chairman Dana Hennis You're smarter than I am on that so.

Commissioner Bobby Rosadillo And my concern it's, you know, schools are always a concern. You know, it's only 100 homes which has greater than or better than 177, you know. And it's great that the developers working with the school district and you know, again, I kind of see it as a short-term band-aid versus a long term solution and then you know when once construction is gone, are we just going to have the same issues?

Vice Chairman Bryan Clark So, I honestly feel that the per door fee is a reasonable contribution because I mean they do have a long term solution in the tax because each home each home does pay its tax that goes to the school district. The problem at the end of the day. Is usually the fact that there's not money coming to the school district on that first flow and they're always going to be a year behind. So the

door fee makes sense to mitigate for that. So I mean that that that actually makes me pretty happy as far as that's concerned.

Commissioner Ginny Greger Well, that, I mean, I see where you come from, Bobby, that it's not going to build a building.

Commissioner Bobby Rosadillo Right. I mean, there's far greater budgetary things.

Commissioner Ginny Greger But at least it's helping compensate for desks and maybe teachers or a bus, so it's better than nothing. It's a pretty amazing program actually considering the state doesn't allow an impact fees.

Commissioner Bobby Rosadillo And I and I get where they're coming from. I mean, it's, you know, stuck between a rock and a hard place. I mean, you know, both sides are doing what they can to minimize the impact on the schools, and obviously, you know, Mr. Jensen, you're looking out for your kids and your teachers and staff and faculty and, You know, it's just one of those things that. You know, I get it's kind of like bridging the gap between, you know, first year of owning a home, not paying those property taxes and it helps, you know, contribute to the school. But, you know, it's still got potential to bring in, you know, 50, 75 more kids into the school where we're already having those issues. And so paying the teachers and having, you know, equipment and materials and stuff is great, but where are the kids going to go?

Chairman Dana Hennis Well, I think this is definitely… The smaller subdivisions like this, I think and with the developer that's partner partnering with the school district thing that helps. I'm a little more afraid of the larger subdivisions that we're trying to really jump in there so they come up. Yes, it does.

Commissioner Bobby Rosadillo But I mean, you know it, it adds up and you know it. I mean it's a hard place to be in, right, you know, because I think they put a lot of thought into it. You know, I appreciate, you know, anytime that a developer in the school district can work together or the developer comes in with the solution to our problems. You know, I appreciate that. It's just, You know, I think it's our job just to make sure that this isn't, you know, it sounds good for the next two years, but in 3-4 or five years, is it going to be contributing to that same issue that we're fighting now?

Chairman Dana Hennis Well, I think the fact that. The school district to set up these programs, they kind of know what they're what they need and what they anticipate. You know, it's not like the developer just come in and says "hey, here's X amount."

Commissioner Bobby Rosadillo Right.

Chairman Dana Hennis "Will this help?" You know the school districts, the one that's looked at this and hopefully they've done their due diligence and. And said that this program is… helps them out in the long run not just the short run.

Commissioner Bobby Rosadillo Can I ask a question to Tim Jensen? Okay, Tim, the study that you mentioned, how far out does that look when you look at mitigation fees, you know that are donated and you know the per door like does that look at the effects of it?

Chairman Dana Hennis Tim, come on up and state your name and address for the record again, if you would please.

Tim Jensen, Kuna School District Tim Jensen, Kuna School District, 711 E Porter St. It doesn't What it does is it takes in that city, takes into account certain percentage of growth for over, you know, like a 10 year period of time. And so at the time when the study was going on, you know, we were on a pretty steady, you know, we were exceeding that growth. And actually since COVID, we've kind of just baselined with that growth. You know that you know right around that 2% growth. And so we do take a look at those numbers and those projections just say, 'hey, what's this going to look like you know?' All the work that we're doing at the district level is, you know, we're always looking at 5 year plans, 10 year plans and this plays into that, you know what do we see I'll say technology. You know Chromebooks. You know you have your, your natural you know ones that are just going to die on you. Plus, let's how many more are we going to need for kids coming in? And so we do take a look at all those needs across the board, you know, curriculum, technology needs, even small cap projects that can be done, you know, with these things and so.

Commissioner Bobby Rosadillo And that's taking into account all the homes that have been annexed?

Tim Jensen, Kuna School District Yeah.

Commissioner Bobby Rosadillo That not built yet that are in the works, but are going to happen, Okay.

Tim Jensen, Kuna School District Yeah, yeah, we've got a whole system of everything, you know, I guess spreadsheet looking at, you know, impacts of what's coming and you know what's been improved and you know what's on the table already.

Commissioner Bobby Rosadillo So when a developer comes to you and says I'm willing to help you with this per door mitigation fee, you feel confident that that's going to cover the costs associated and help overall like long term as well.

Tim Jensen, Kuna School District Yeah.

Chairman Dana Hennis Perfect. Thank you.

Commissioner Bobby Rosadillo Yeah, thank you.

Chairman Dana Hennis Now the only other thing that you know, I'm kind of concerned with this lack of anything like amenities in the park. I'd really like to see something for because they're really not next to a park. They're not close to anything, you know, something just as simple as a little tot lot or playground something to provide the kids something to do there.

Commissioner Ginny Greger Yeah, definitely. I definitely would like to see a playground. I pick my grandson up in a fairly new subdivision the other night, and the kids are playing in the street because there's no playground now. They might be playing in the street anyway, but if there was a playground, maybe…basketball courts…

Chairman Dana Hennis I mean, they've got some nice open space in here that's been provided, which I like. So I think that can be something that's in there too.

Commissioner Ginny Greger Yes. Yeah, definitely.

Chairman Dana Hennis Is there any other concerns or questions from the Commission? So I know there was a couple of added conditions within the staff report, that they were considering too need to be addressed. But with that, I would stand for a motion. I can't do it.

Commissioner Ginny Greger I move to recommend approval…

Chairman Dana Hennis Hold on.

Senior Planner Troy Behunin In in the event the Commission wants to add a condition for the tot lot, I would request that you list it by lot and block, so that there's no confusion, and at the back of the staff report is the preliminary plat and the open space guide in the event that that's where the Commission is going to go.

Commissioner Bobby Rosadillo I can't read it looks like Block 9, Lot 1.

Chairman Dana Hennis Yeah. Or Block 1 Lot 1. Either one maybe in the other spot I would say. *This would be better, yeah.*

[Inaudible]

Vice Chairman Bryan Clark Block 9, Lot 1.

Chairman Dana Hennis Thank you, Troy.

Commissioner Bobby Rosadillo It's central. It makes sense.

Chairman Dana Hennis Yes.

Commissioner Ginny Greger That should under preliminary plat or design review?

Senior Planner Troy Behunin For the record, Troy Behunin. You could do it for both.

Chairman Dana Hennis Okay.

Commissioner Ginny Greger Okay, I make a motion to recommend approval of case #24-09-AN and #24-06-S with conditions as outlined in the staff report, in addition to a playground equipment, tot lot, in Block 9, lot 1 of the subdivision.

Commissioner Bobby Rosadillo I'll second it.

Chairman Dana Hennis Did we need to condition the specifics on the recommendations for the side of the connecting sidewalks that staff put in their report?

Senior Planner Troy Behunin For the record, Commissioner Hennis, that's actually listed in the written conditions.

Chairman Dana Hennis Okay, just wanted to clarify.

Senior Planner Troy Behunin Yeah, that's a good question though.

Chairman Dana Hennis Thank you. That was seconded.

Commissioner Bobby Rosadillo Yes, I second it.

Chairman Dana Hennis Thank you all in favor, say 'aye.'

Commissioners Aye.

Chairman Dana Hennis All opposed?

Commissioner Nay.

Chairman Dana Hennis Thank you. That motion passes.

(Timestamp 00:52:18)
Motion To: Recommend approval of case #24-09-AN and #24-06-S with conditions as outlined in the staff report, in addition to a playground equipment, tot lot, in Block 9, lot 1 of the subdivision.
Motion By: Commissioner Ginny Greger
Motion Seconded By: Commissioner Bobby Rosadillo
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Greger, Hennis
Voting Nay: Commissioner Clark
Absent: Commissioner Main
3-1-1

Chairman Dana Hennis We have one more additional on that application.

Commissioner Bobby Rosadillo So this will probably be Design Review?

Chairman Dana Hennis Yes, if you want to…

Commissioner Ginny Greger I move to approve case #25-2… Excuse me, Case #24-25-DR with conditions as outlined in the staff report and also a tot lot/ playground a Block 9, Lot 1.

Commissioner Bobby Rosadillo And that's the one where You get the second point of access into it, right?

Chairman Dana Hennis Well, that would be in the preliminary plat.

Commissioner Bobby Rosadillo Okay, Well, I'll second it.

Chairman Dana Hennis Okay, we have a second. All in favor say aye.

Commissioners Aye.

Chairman Dana Hennis All opposed?

Commissioner Nay.

Chairman Dana Hennis Thank you. Motion still passes. Thank you.

(Timestamp 00:53:35)
Motion To: Approve Case #24-25-DR With Conditions As Outlined In The Staff Report And A Commission Imposed Condition By The Inclusion Of A Tot Lot/ Playground On Block 9, Lot 1.
Motion By: Commissioner Ginny Greger
Motion Seconded By: Commissioner Bobby Rosadillo
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Greger, Hennis
Voting Nay: Commissioner Clark
Absent: Commissioner Main
3-1-1

4. BUSINESS ITEMS:

(Timestamp 00:54:26)

A. Case Nos. 25-02-DR (Design Review) for Kavemen Trailers – Marina Lundy, Planner

Applicant requests Design Review approval for a recreational trailer sales facility. The site is 4.005 acres and is located near the intersection of North Meridian Rd and East Avalon Street and identified as parcel No. S1419333450 (SEC 13, T2E, R19).

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny of Case No. 25-02-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:54:26)

Chairman Dana Hennis Next item up on the agenda is one of our business items for case #25-02-DR, Design Review, for Caveman Trailers.

Planner Marina Lundy Good evening, Commissioners. For the record, Marina Lundy, Kuna Development Services Department. The applicant request design review approval for a recreational trailer sales facility. The site is approximately 4 acres and is located near the intersection of N Meridian Rd. and E Avalon St. The applicant… this application has come before the Commission previously in 2023 and was approved, but the approval has since expired. Upon review, staff finds the application to be in compliance with Kuna City Code, the Comprehensive Plan, and Idaho Code. Staff recommends the Commission approved the case #25-02-DR, with the applicant being subject to the conditions as listed in the staff report as well as any additional conditions imposed by the Commission. The applicant is in attendance tonight, and with that I'll stand for any questions.

Chairman Dana Hennis Thank you. Any questions for staff?

Commissioner Bobby Rosadillo No.

Chairman Dana Hennis So one quick maybe clarification on that. Has any items changed since the previous design review that we've looked at?

Planner Marina Lundy For the record, Marina Lundy. No, this is the site plan has stayed the same since the previous proposal.

Chairman Dana Hennis Thank you, and if the applicant would like to come up and talk.

Richard Wilmot Richard Wilmot, 134 S 5th St. Boise, ID. I'm here representing caveman trailers. As Marina had indicated, we had previously gained approval for this application. The owner of the property had some personal issues that prevented her from being able to actually execute on the application and hence let it lapse. And so we're just asking to reinstate the previous application. One clarification though to your question, Commissioner Hennis. The… part of one of the conditions came from J&M Sanitation about trash enclosure. That was the only adjustment that we had made to the site plan. In the initial application, we didn't actually have an enclosure for trash and recycling receptacles. Because of the placement of the existing buildings on the property, the buildings were doing the screening for the receptacles. But in the second round, J&M had asked that we actually provide a proper enclosure and so, we made that adjustment, sent them an example or a site, an updated site exhibit that showed the enclosure and how it could be approached and how it can be accessed, and we made a couple of adjustments based on their recommendation and the site plan that I think is current now, reflects what J&M is satisfied with. So again it's I think this is a fairly simple application but certainly stand for any questions if there's anything.

Chairman Dana Hennis Thank you. Any questions from the Commission? I think the only one that I was thinking about was and I don't remember if we asked this in the original, but you're providing ADA compliant handing or handicap stalls up front. Does the building since you're going from residential to commercial, then fall under the ADA compliance that they're going to, you're going to have to upgrade entrance and size of doors and restrooms within the facility? Guess that could be a staff question too.

Planning & Zoning Director Doug Hanson Yeah. For the record, Doug Hanson, Kuna Planning & Zoning. So yeah, that will all be taken care of before a certificate of occupancy is issued for the business.

Chairman Dana Hennis Okay, that's what I figured.

Richard Wilmot To answer Commissioner Hennis on a on a more technical level. We've already done an assessment of the existing building where the commercial activities are going to take place and we've designed and accommodated for all those clearances and adaptations that need to happen to the building. So we're confident that we can meet those requirements.

Chairman Dana Hennis Okay, perfect. And you're in agreeance with all the conditions in the staff report?

Richard Wilmot Commissioner Hennis, yes.

Chairman Dana Hennis Thank you. Any other questions? No? Thank you. So with that, I think that just brings up our deliberation. I think it's pretty straightforward. Those are kind of just questions that I couldn't remember. What we talked about the last time. So yeah, yeah, because I think.

Vice Chairman Bryan Clark Yeah, because I think. The only thing that was interesting in the reporting was, of course, you know, ACHD's commentary or no, ITD's commentary,

Chairman Dana Hennis Yes.

Vice Chairman Bryan Clark But as stated, I think it's an unreasonable ask and not something we should be conditioning anyway.

Chairman Dana Hennis No, correct. This is just design review, so this would be purely just, they'd have to work with the city and the county agencies to…

Vice Chairman Bryan Clark Yeah.

Chairman Dana Hennis To get that situated. So yeah. But yeah, I don't agree with their recommendation either, so. But with that, then I would stand for a motion to prove no other questions or concerns.

Commissioner Bobby Rosadillo Sure. I'll make a motion to approve case #25-02-DR with conditions as outlined in the staff report.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis Thank you all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you. Motion passes. Appreciate it.

(Timestamp 01:00:17)
Motion To: Approve Case #24-02-DR With Conditions As Outlined In The Staff Report
Motion By: Commissioner Bobby Rosadillo
Motion Seconded By: Commissioner Bryan Clark
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Greger, Clark, Hennis
Voting Nay: None
Absent: Commissioner Main
4-0-1

5. UPDATES & REPORTS:

(Timestamp 01:00:32)

Chairman Dana Hennis With that, I don't see any other items on the agenda for tonight. Is there any staff reports or updates or announcements or?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning, that is it for the evening.

Chairman Dana Hennis Thank you.

6. ADJOURNMENT:

(Timestamp 01:00:46)

Vice Chairman Bryan Clark Thank you. Mr. Chairman, I move that we adjourn.

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you. Good night.

(Timestamp 01:00:46)
Motion To: Adjourn
Motion By: Commissioner Bryan Clark
Motion Seconded By: Commissioner Ginny Greger
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Greger, Clark, Hennis
Voting Nay: None
Absent: Commissioner Main
4-0-1

Dana Hennis, Chairman

ATTEST:

Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.

CITY OF KUNA

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

Planning & Zoning Commission Public Hearing Sign-In Sheet
April 8, 2025

Case Nos.: 24-09-AN (Annexation), 24-06-S (Preliminary Plat) & 24-25-DR (Design Review)

Case Name: Blossom Meadows Subdivision

IN FAVOR	NEUTRAL	IN OPPOSITION
☒ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Tim Jensen-KSD		
Name	Name	Name
711 E Porter St		
Address	Address	Address
Kuna, ID 83634		
City, State, ZIP	City, State, ZIP	City, State, ZIP
☒ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Bill Gibson		
Name	Name	Name
2800 Meadow View Rd		
Address	Address	Address
Kuna Idaho		
City, State, ZIP 83634	City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
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CITY OF KUNA

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

Planning & Zoning Commission Public Hearing Sign-In Sheet
April 8, 2025

Case Nos.: 25-01-CPM (Comprehensive Plan Map Amendment)

Case Name: DESRI / Jasper Solar

IN FAVOR	NEUTRAL	IN OPPOSITION
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Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP

CASE NO. 24-07-AN (ANNEXATION)

STAR ACRES NO. 3

Planner: Jessica Hall
jhall@kunaid.gov
208-922-5546

ALL APPLICATION MATERIALS: 24-07-AN STAR ACRES NO. 3

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

City of Kuna:
City Council
Staff Report

City of Kuna Council Staff Memo

Entitlement(s) Requested:	Final Plat	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Time Extension

Title:	Star Acres No. 3	**Application Number:**	24-07-AN
Date:	07/15/2025	**Staff Contact:**	Jessica Hall
Owner(s)/Applicant:	Star Acres Properties – Brian Frost	**Applicant Contact:**	brian.sunriver@gmail.com
Representative:	William Edwards	**Representative Contact:**	wedwards9177@msn.com

Purpose

Applicant requests annexation of approximately 37.5 acres with an M-1 (Light Industrial/Manufacturing) zone. The subject site is located at 5434 W Barker Road.

Statement of Fact

Parcel Number(s):	S2005336002
Future Land Use Map Designation:	Industrial
Existing Land Use:	Agriculture with single-family home & outbuildings
Current Zoning:	RP (Rural Preservation)
Proposed Zoning:	M-1 (Light Industrial/Manufacturing)
Development Area:	37.5 acres
Adjacent Zoning Districts:	**North:** Industrial **East:** Industrial **South:** Industrial **West:** Industrial
Adjacent Street(s) Existing & Proposed:	**North:** None **East:** None **South:** W Barker Road **West:** S Curtis Road
Internal Street(s) Existing & Proposed:	None
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis

The Future Land Use Map (FLUM) identifies the subject property as Industrial. The existing zone is RP (Rural Preservation) within Ada County. The proposed zoning for the subject site agrees with the FLUM.

The Comprehensive Plan (The Plan) identifies Kuna will be economically diverse and vibrant, as well as utilize industrial land use designations to encourage development and expansion of industrial businesses in key

locations. Additionally, The Plan states land uses will support a desirable, distinctive, and well-designed community; with the previous annexation of the East Kuna Industrial parcels, and with this annexation request following the FLUM, the proposed zoning is a complementary and compatible land use.

Staff Analysis

The applicant has submitted this third annexation request in order to provide a useable amount of land for a future Industrial/Manufacturing user. The first annexation, 22-08-AN 5625 W Barker Industrial, was approved by City Council February 7, 2023, and the second annexation, 24-03-AN Star Acres Properties Industrial Park No. 2, was approved by City Council September 3, 2024.

Once a user is identified, said user will submit all required applications for development. Staff also notes that the subject site is located within the East Kuna Industrial Overlay District and shall be required to follow those specific development standards.

Upon staff review, the proposed application meets the requirements and intent of Kuna City Code Title 5, Idaho Code §50-222, Kuna's Future Land Use Map, and Comprehensive Plan. The Planning and Zoning Commission recommended approval of this Rezone on June 24, 2025. Staff recommend the Council approve the application with the conditions outlined in this report.

Recommended Conditions of Approval

Check Conditions for project relevancy:

1. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
   a. The City Engineer shall approve the sewer connections.
   b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
   c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties."
   d. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.
   e. The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
   f. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s).
   g. All public rights-of-way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 5-9-4.

3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
5. It is the responsibility of the Developer or his Engineer to coordinate and design for the stricter requirement between agencies and the City of Kuna standards for the entire development.
6. The Developer/Owner/Applicant, and/or any future assigns having an interest in the subject property, shall fully comply with all Conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
7. Developer/Owner/Applicant shall follow staff, City Engineers and other agency recommended requirements as applicable.
8. Developer/Owner/Applicant shall comply with all local, state, and federal laws.

DATED this 15th day of July 2025.

KUNA
Planning & Zoning

Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

Type of review requested (check all that apply):

X	Annexation & Zoning		Comprehensive Plan Map Amendment
	Comprehensive Plan Text Amendment		Combination (Preliminary & Final) Plat
	Design Review		Development Agreement
	Final Plat		Lot Line Adjustment
	Lot Split		Planned Unit Development
	Preliminary Plat		Rezone
	Special Use Permit		Vacation
	Variance		

Owner of Record

Name: Brian T. Storey & Alexa L Storey
Address: 5434 W Barker Road Kuna 83634
Phone: _____ Email: _____

Applicant Information

Name: Star Acres Properties, Brian Frost
Address: 10400 W Overland Road #316 Boise 83709
Phone: 208-898-0220 Email: _____

Representative Information

Name: _____
Address: _____
Phone: _____ Email: _____

Subject Property Information

Site Address: 5434 W Barker Road Kuna 83634
Parcel No.(s): S2005336002
Section, Township, Range: Sect 5, Township 1 North, Range 2 East
Property Size: +/- 37.5 acres
Current Land Use: house w/cropland Proposed Land Use: M-1
Current Zoning: RP Proposed Zoning: M-1
Nearest Major Cross Streets: Barker & Curtis

Project Description

Project Name: _____

General Description of Project: _____

change zoning to M-1

Type of proposed use (check all that apply and provide specific density/zoning):
Residential: ☐ R-2 ☐ R-4 ☐ R-6 ☐ R-8 ☐ R-12 ☐ R-20
Commercial: ☐ C-1 ☐ C-2 ☐ C-3 ☐ CBD
Industrial: ☒ M-1 ☐ M-2
☐ Other: _____
Type(s) of amenities provided with development: _____

Residential Project Summary (If Applicable)

Are there existing buildings? ☒ YES ☐ NO

If YES, please describe: _____

1- Farm house

Will any existing buildings remain? ☐ YES ☒ NO

If YES, which one(s): _____

No. of Dwelling Units: _____ No. of Building Lots: _____

No. of Common Lots: _____ No. of Other Lots: _____

Type of dwelling(s) proposed (check all that apply):
☐ Single-Family ☐ Townhome ☐ Duplex ☐ Multi-Family ☐ Other: _____

Minimum square footage of structure(s): _____

Gross Density (Dwelling Units ÷ Total Acreage): _____

Net Density (Dwelling Units ÷ Total Acreage not including Roads): _____

Percentage of Open Space provided: _____ Acreage of Open Space: _____

Type of Open Space provided (i.e. public, common, landscaping): _____

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ Other lots: _____

Gross floor area square footage: _____ Existing (if applicable): _____

Building height: _____ Hours of Operation: _____

Total No. of Employees: _____ Max No. of Employees at one time: _____

No. of and ages of students: _____ Seating capacity: _____

Proposed Parking

Regular parking stalls: _____ Dimensions: _____

ADA accessible stalls: _____ Dimensions: _____

Width of driveway aisle(s): _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? ☐ YES ☐ NO

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

_____

_____

_____

_____

Applicant Signature: _____ Date: 8/28/24

By signing, you affirm the form has been completed in its entirety and all supporting documents shall be uploaded within 14 days of receipt of link provided by staff.

Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided to you for application documents to be uploaded.

Annexation & Zoning Application

PO Box 13 | 751 W. 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

Kuna City Code (KCC) Title 5, Chapter 7

Application Fee (*nonrefundable)*: $1,465.00 base + $34.00 per acre (*max fee $2,500.00)*

Application shall contain the following:

Description	File Naming Convention	Submitted (✓/✗) (Staff Use Only)
Completed & signed P&Z Application Coversheet	Application Coversheet	X
Completed & signed Annexation & Zoning Application	Annexation Application	X
Narrative providing general information on the parcel(s) and that it/they comply with the requirements found in Idaho Code §50-222	Narrative	X
Vicinity Map depicting the project location, surrounding street names, and surrounding subdivisions	Vicinity Map	X
Recorded Warranty Deed for parcel(s)	Warranty Deed	X
Affidavit of Legal Interest if the individual submitting this application is not the Owner of Record; one (1) Affidavit is required for each Owner of Record	Affidavit(s)	X
Legal Description of Annexation area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.	Legal Description	X
Neighborhood Meeting Certification Form	Neighborhood Meeting Certification	X
Signed Commitment to Property Posting form	Commitment to Property Posting	X

If the Director or their designee determine that an application is incomplete, they shall provide notice to the applicant of such deficiencies. In the event an applicant fails to provide the missing information within a period of 14 calendar days, the application shall be deemed to have expired, and will not be further processed by the City unless and until an entirely new application is submitted.

All file naming conventions shall be followed. In the event the file naming conventions are not adhered to the application submittal will be rejected.

Applicant Signature: William T. Edwards Digitally signed by William T. Edwards DN: C=US, E=wedwards@selectdev.com, O="Select Development & Contracting, LLC.", CN=William T. Edwards Date: 2024.05.09 19:55:30-06'00' Date: 05.09.2024

By signing, you affirm the form has been completed in its entirety and all supporting documents shall be uploaded within 14 days of receipt of link provided by staff.

ANNEXATION NARRATIVE

October 02, 2024

Brian Frost
Star Acres Properties, LLC.
10400 West Overland #316
Boise, ID 83709

Troy Behunin, Senior Planner
Planning & Zoning Department
City of Kuna
751 West 4th Street
Kuna, ID 83634

RE: 5434 West Barker Road - Annexation

Dear Mr. Behunin,

On behalf of Start Acres Properties, LLC. (Applicant) please accept this application for Annexation into the City of Kuna.

Property Information:
5434 West Barker Road
Kuna, ID 83634
Parcel Number: S2005336002
37.5 Acres

Overview of Proposed Project:
Applicant requests to annex 37.5 acres into Kuna City Limits with an M-1 zoning designation. The property will be subdivided into individual industrial parcels, and the layout for the development will be submitted for further review at a later date and time to the City of Kuna. Preliminary Plat and Design Review applications will be submitted at that time. This parcel is currently within Ada County, has historically been considered agricultural land with a designation of RP. This parcel sits to the north of the already approved and annexed Southeast Kuna Industrial Park Phase 1. Future Land Use Map for the City of Kuna indicates the land use designation as light industrial M-1 use is appropriate for this area with the support of Planning & Zoning Staff. This parcel falls abuts the City of Kuna's Urban Renewal District which is a mixture of industrial uses (light and heavy) giving another element to this parcel to be appropriately designated for industrial use.

Surrounding Land Use:
North – Agricultural, Ada County, Designation RP
South – Current Agricultural, City of Kuna, Designation M-1
East - Agricultural, Ada County, Designation RP
West – Industrial, City of Kuna, Designation M-1

Annexation:
Annexation will allow this property to connect to Kuna's public services including water, sewer, pressurized irrigation, and police. The property falls within the Kuna Rural Fire District area of service. This industrial park will not create an adverse economic impact on the City. The property to the west and north that abuts this parcel is within City Limits with a designation of M-1 use.

In conclusion, the Applicant's goal is not to meet City zoning requirements but to exceed them to complement the City's vision for this newly established industrial district. We look forward to working with Staff to accomplish this great project.

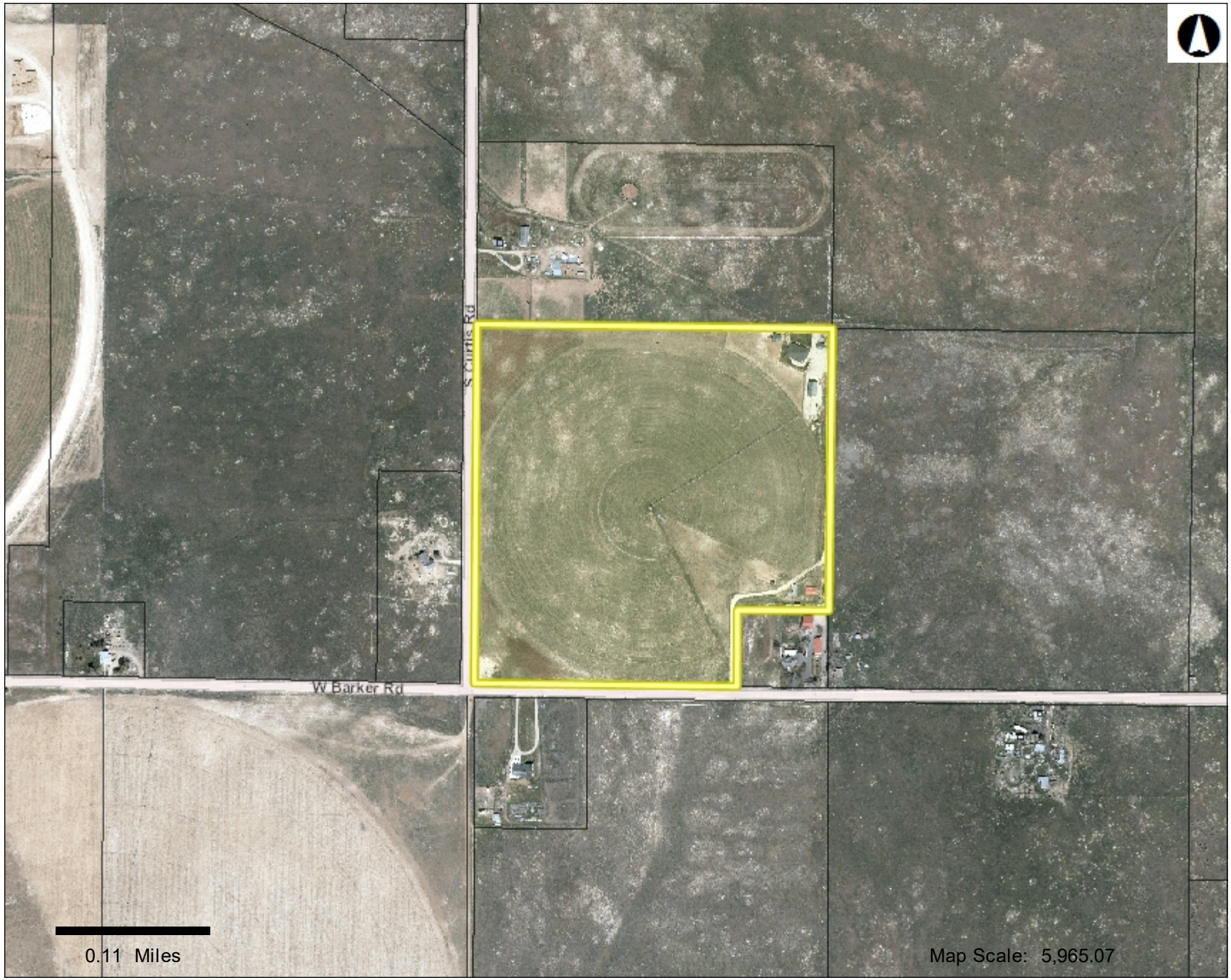
Thank you in advance for your consideration of our application. Please feel free to contact us if you have any questions. We can be reached at (208) 921-5531 or at wedwards9177@msn.com

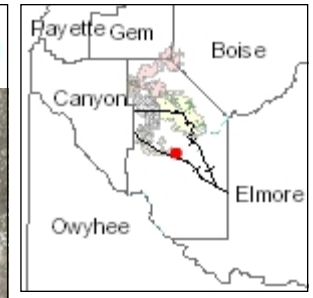
Thank you in advance for your interest.

Best Regard,
Billy Edwards
Planning Consultant

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.





Legend

- Railroad
- Roads (4,000 - 8,000 s
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- Water
- Condos
- Parcels
- raster.DBO.AdaOrthos
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3
- raster.DBO.AdaOrthos
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

10/2/2024

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=3 CHE FOWLER
TITLEONE BOISE

2020-115786
09/04/2020 02:15 PM
$15.00

TitleOne
a title & escrow co.

Order Number: 20376946

Warranty Deed

For value received,

Gary G. Beam and Helen R. Beam, husband and wife

the grantor, does hereby grant, bargain, sell, and convey unto

Brian T. Storey and Alexa L. Storey, husband and wife

BTS
AS

whose current address is 5434 W Barker Rd Kuna, ID 83634

the grantee, the following described premises, in Ada County, Idaho, to wit:

Parcel B of Record of Survey No. 9976 recorded December 10, 2014 as Instrument No. 2014-09990, being a parcel of land which is the Southwest quarter of the Southwest quarter of Section 5, Township 1 North, Range 2 East, Boise Meridian, Ada County, Idaho except as follows:

Commencing at the Southwest corner of said Section 5 which lies South 00°00'01" East 2658.65 feet from the West quarter corner of said Section 5; thence
South 89°43'39" East 978.84 feet along the South line of said Section 5 to the Point of Beginning; thence
North 00°13'02" East 330.00 feet; thence
South 89°43'39" East 330.00 feet to the East sixteenth line of the Southwest quarter of the Southwest quarter of said Section 5; thence along said East sixteenth line
South 00°13'02" West 330.00 feet to West sixteenth corner and the South line of said Section 5; thence along the South line of said Section 5
North 89°43'39" West 330.00 feet to the Point of Beginning.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: September 3, 2020

Gary G. Beam

Helen R. Beam

State of Idaho, County of Ada, ss.

On this 4th day of September in the year of 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Gary G. Beam and Helen R. Beam known or identified to me 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.

Notary Public
Residing In:
My Commission Expires:
(seal)

Expiration Date: 6/18/22
Resides in: Eagle, ID

TARA M. CLIFFORD
NOTARY PUBLIC
Comm. No. 19071
STATE OF IDAHO

KUNA
Planning & Zoning

AFFIDAVIT OF LEGAL INTEREST

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

State of Idaho)
) ss
County of Ada)

I, Brian Storey,

5434 W. Barker Rd. Kuna Id 83634

Being first duly sworn upon oath, depose and say: (If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to

Brian Frost

10400 W. Overland Rd Boise ID 83709

to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend, and hold City of Kuna and its employees, harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 27 day of August, 2024

Signature: _____

By signing, you affirm all information is complete, true, and correct.

Subscribed and sworn to before me the day and year first above written.

Julie Hutchinson

Residing at: 9780 W. Fairview Ave
Boise Idaho 83704

JULIE HUTCHINSON
COMM. #58780
NOTARY PUBLIC
STATE OF IDAHO

Signature: Julie Hutchinson

My commission expires on: 12/04/2029

COMMITMENT TO PROPERTY POSTING

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

Per Kuna City Code (KCC) Title 5, Chapter 5, for all applications requiring a public hearing, the Applicant shall post the subject property *not less than 15 days prior to the hearing*, on the subject site(s) consideration; all posting(s) must be in substantial compliance.

The Applicant shall submit this notarized Proof of Property Posting Form attesting to where and when the sign(s) were posted, and photograph(s) of said posting(s) to the Planning and Zoning Department *no later than seven (7) days* prior to the public hearing. Unless such certificate is received by the required date, the hearing will be tabled to the next available date, as scheduling permits.

The sign(s)s shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

Print Name: William T. Edwards

Signature: William T. Edwards Digitally signed by William T. Edwards DN: C=US, E=wedwards@selectdev.com, O="Select Development & Contracting, LLC.", CN=William T. Edwards Date: 2024.10.02 20:20:29-06'00' Date: 10.02.2024

City of Kuna
Planning & Zoning Department

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

Agency Transmittal – May 27, 2025

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

CASE NUMBER:	24-07-AN SAR ACRES NO. 3
PROJECT DESCRIPTION	Applicant requests annexation of approx. 37.5 acres with an M-1 (Light Industrial/Manufacturing) zone. The subject site is located at 5434 W Barker Road, SEC 5, T2N, R2E
APPLICANT	Star Acres Properties 10400 W Overland Road, #316 Boise, ID 83709
REPRESENTATIVE	William Edwards Wedwards9177@msn.com
SCHEDULED HEARING DATE	Tuesday, **June 24, 2025,** at 6:00 P.M.
STAFF CONTACT	Jessica Hall 208.366.9901 jhall@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.

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

May 28, 2025

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

RE: 24-07-AN / 5434 W Barker Road / Annexation and Rezone

Jessica,

The City of Kuna has requested feedback regarding the proposed annexation with rezone from RP (Rural Preservation) to M-1 (Light Manufacturing/ Industrial District), located at 5434 W Barker Road.

Ada County supports the annexation due to its compliance with the Kuna Comprehensive Plan, as adopted by the County, which designates the site as *Industrial*. As the proposed M-1, (Light Manufacturing/ Industrial District) zone is to promote the development of manufacturing and wholesale business operations, it is compatible with the Kuna Comprehensive Plan. The site is contiguous to the City of Kuna along the northwest and southeast boundaries. Therefore, the application complies with the following Comprehensive Plan goals regarding supporting land-use and development policies and directing industrial uses within Areas of City Impact.

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

Goal 3.2a: Incorporated areas/Areas of City Impact. Direct industrial and employment uses within the cities and ACIs consistent with the goals and policies of the applicable comprehensive plan.

Please feel free to contact me with any questions.

Sincerely,
Stacey DuPuis
Stacey DuPuis
Community & Regional Planner
Ada County Development Services

Outlook

RE: 24-07-AN AGENCY TRANSMITTAL

From Kendra Conder <Kendra.Conder@itd.idaho.gov>
Date Fri 5/30/2025 10:11 AM
To Jessica Reid <jhall@kunaid.gov>

Good Morning Jessica,

ITD has reviewed the application transmittal for 24-07-AN 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: Jessica Reid <jhall@kunaid.gov>
Sent: Tuesday, May 27, 2025 9:33 AM
To: ACHD <planningreview@achdidaho.org>; ACHD - Mindy Wallace <mwallace@achdidaho.org>; bmoore@adacounty.id.gov; Ada County (mleatherman@adaweb.net) <mleatherman@adaweb.net>; Ada County Engineer <agilman@adaweb.net>; Adam Ingram <adam.ingram@cableone.biz>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <TRitthaler@boiseproject.org>; CableOne T.V. <cheryl.goettsche@cableone.biz>; CDHD (lbadigian@cdhd.idaho.gov) <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS - Olivia <ovielstichmckinnon@compassidaho.org>; Danielle - KSD Planner <drhorras@kunaschools.org>; Dennis Chan (USPS) <dennis.chan@usps.gov>; DEQ <BRO.Admin@deq.idaho.gov>; gashley@boiseproject.org; gis@compassidaho.org; Idaho Power (PDickerson@idahopower.com) <PDickerson@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Vincent Trimboli <Vincent.Trimboli@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Kaci Bader (kbader@achdidaho.org) <kbader@achdidaho.org>; lletson@adacounty.id.gov; Marc Boyer (marc.c.boyer@usps.gov) <marc.c.boyer@usps.gov>; Meridian Fire (Chief Bongiorno) <jbongiorno@meridiancity.org>; Nampa - Meridian Irrigation District <nmid@nmid.org>; New York Irrigation District <terri@nyid.org>; Power - Easements (easements@idahopower.com) <easements@idahopower.com>; Power - Easements (kfunke@idahopower.com) <kfunke@idahopower.com>; Saran Becker <Saran.Becker@itd.idaho.gov>; Scott Arellano (scott@fccnw.com) <scott@fccnw.com>; syarrington@adacounty.id.gov; TLawrence Kuna Fire <tlawrence@kunafire.com>; USPS <camille.r.burt@usps.gov>
Cc: Doug Hanson <dhanson@kunaid.gov>
Subject: 24-07-AN AGENCY TRANSMITTAL

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

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

Brad Little, Governor
Jess Byrne, Director

June 12, 2025

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

Subject: 24-07-AN AGENCY TRANSMITTAL

Dear Ms. Hall:

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

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and open burning (58.01.01.600-617).
- IDAPA 58.01.01.614 sets out the rules for prescribed burning in Idaho. Please ensure all prescribed burning is done in compliance with the rules, and in compliance with the 2010 Operations Guide of the Montana/Idaho Airshed Group.

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

2. WASTEWATER AND RECYCLED WATER

- The wastewater services for the subject parcel are permitted under Reuse Permit M-269-01. Permit conditions are based on the contents of the permit application, which include the sources and volumes of wastewater to be treated, and the physical, chemical and biological characteristics of the recycled water to be used.
- Prior to receiving wastewater from the new source, the City of Kuna must contact DEQ to discuss the changes to wastewater sources and composition, treatment or pretreatment needs, facility capacity, and potential changes to the composition of the recycled water. In accordance with the Recycled Water Rules, IDAPA 58.01.17.700.01, DEQ will determine if a permit modification is necessary due to alteration or addition to the permitted facility or activity that occurred after permit issuance which justify applying permit conditions that are different or absent in the existing permit.
- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss the potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for planning 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 are 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 groundwater 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 planning 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 the best construction 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 released 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

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

Date: June 26th, 2025

To: Brian Frost

Staff Contact: Matt Pak, Planner

Project Description: Star Acres Rezone

Trip Generation: Trip generation will be determined with a future development application, based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

Proposed Development Meets	
All ACHD Policies	
Requires Revisions to meet ACHD Policies	X

Traffic Impact Study	
Yes	
No	X
If yes, is mitigation required	

Area Roadway Level of Service	
Do area roadways meet ACHD's LOS Planning Thresholds?	
Yes	X
No	
Area roads will meet ACHD's LOS Planning Thresholds in the future with planned improvements?	
Yes	
No	

ACHD Planned Improvements	
FYP	
CIP	

Livable Street Performance Measures	
Pedestrian	LTS 4
Cyclist	LTS 4

Is Transit Available?	
Yes	
No	X

Comments: The tables above list the existing conditions of the surrounding roadways without the proposed development as this application is for annexation and rezone only. With a future development application, this summary will be updated to reflect the development and its impact.

Development Services Department

Project/File: **Star Acres / KUNA25-0014 / 24-07-AN**
This is an annexation and rezone application from RP (Rural Preservation) to M-1 (Light Manufacturing/Industrial) on a 37.53 acre parcel to allow for the future subdivision into industrial parcels.

Lead Agency: City of Kuna

Site address: 5434 W Barker Road

Staff Approval: June 26th, 2025

Applicant: Brian Frost
Star Acres Properties
10400 W Overland Rd #316
Boise, ID 83709

Staff Contact: Matt Pak
Phone: 208-387-6171
E-mail: mpak@achdidaho.org

Report Summary:

ACHD Planned Improvements 2
Level of Service Planning Thresholds 2
A. Site Specific Conditions of Approval 3
B. Vicinity Map 4
C. Findings for Consideration 5
D. Policy 6
E. Standard Conditions of Approval 10
F. Conclusions of Law 11
Request for Appeal of Staff Decision 11

ACHD Planned Improvements

1. Capital Improvements Plan (CIP)/ Five Year Plan (FYP):

There are no roadways, bridges or intersections in the general vicinity of the project that are in the Five Year Plan (FYP) or the District's Capital Improvement Plan (CIP).

Level of Service Planning Thresholds

1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
* Barker Road	954-feet	Minor Arterial	N/A	N/A
** Curtis Road	1,303-feet	Local	4	N/A

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).
** ACHD does not set level of service thresholds for local streets.

2. Average Daily Traffic Count (VDT)

Average daily traffic counts are based on ACHD's most current traffic counts.

- There are no current traffic counts available for Barker Road.
- The average daily traffic count for Curtis Road north of Barker Road was 310 on April 17th, 2024.

A. Site Specific Conditions of Approval

This application is for annexation and rezone only. Site specific conditions of approval will be established through the review of a future development application.

1. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.

2. There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

3. Comply with all Standard Conditions of Approval.

B. Vicinity Map



C. Findings for Consideration

This application is for annexation and rezone only. Listed below are some findings for consideration that the District may identify when it reviews a future development application. The District may add additional findings for consideration when it reviews a specific development application.

1. Barker Road

a. Existing Conditions: Barker Road is improved with 2-travel lanes, 24-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Barker Road (26 to 28-feet from centerline).

b. Staff Comments/Recommendations: As part of a future development application, the applicant should be required to improve Barker Road with additional pavement widening to total 17-feet from the centerline of the roadway with a 3-foot wide gravel shoulder and barrow ditch and the construction of a 10-foot wide MUP consistent with ACHD's Frontage Improvements policies listed on page 7.

This segment of Barker Road is designated in the MSM as a Residential Arterial roadway. Due to the increase in industrial land uses in the vicinity of Barker Road, the City of Kuna may consider requesting a reclassification in the MSM to change the roadway typology from residential to industrial to better reflect and serve the surrounding land uses.

2. Curtis Road

a. Existing Conditions: Curtis Road is improved with 2-travel lanes, 25-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Curtis Road (25-feet from centerline).

b. Staff Comments/Recommendations: As part of a future development application, the applicant should be required to improve Curtis Road as ½ of a 40-foot wide industrial street section with curb, gutter and sidewalk consistent with District Industrial Roadways policies listed on page 8.

3. Driveways

3.1 Barker Road

a. Existing Conditions: There is an existing 27-foot wide unimproved driveway from the site onto Barker Road, located 963-feet east of Curtis Road (measured centerline-to-centerline).

b. Staff Comments/Recommendations: As part of a future development application, the applicant should be required to close the existing driveway from the site onto Barker Road with sidewalk and take access off of Curtis Road, consistent with District Access policy listed on page 8.

3.2 Curtis Road

a. Existing Conditions: There are no existing driveways from the site onto Curtis Road.

b. Staff Comments/Recommendations: The applicant should be required to construct any new driveways from the site onto Curtis Road consistent with District policies listed on page 9.

4. Other Access

Barker Road is classified as a minor arterial roadway. Access to Barker Road will be limited as required by ACHD's Access Management policies.

D. Policy

1. Federal Accessibility Design Guidelines and Standards

District policy 7203.1.1 states that developers shall follow the current version of the U.S. Access Board's Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG), 36 CFR Part 1190, September 7, 2023; (Also see, https//www.access-board.gov/prowag and https//www.access-board.gov/files/prowag/planning-and-design-for-alternatives.pdf for additional information).

2. Minor Improvements

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing Highways adjacent to a proposed development may be required. These needed transportation facilities are to correct deficiencies or replace deteriorated facilities. Included are sidewalk and/or bike lane construction or replacement (with physical buffers if missing and needed); construction of transitional sidewalk segments; crosswalk construction or replacement; curb and gutter construction or replacement; repair, replacement or expansion of curb extensions; replacement of unused driveways with curb, gutter, sidewalk, repair or addition of traffic calming or speed mitigation features; installation or reconstruction of pedestrian ramps; pavement repairs; signs, motor vehicle, pedestrian and bicycle traffic control devices; and other similar items. The current version of PROWAG will determine the applicable accessibility requirements for alterations and elements added to existing streets. ACHD staff is responsible for identifying the minor improvements that would be proportionate to the size and complexity of the development.

3. Livable Street Performance Measures

District policy 7203.8 states that ACHD has adopted performance measures (level of stress) for evaluating the experience of bicyclists and pedestrians. ACHD seeks to create a transportation network that serves all ages and abilities. Bike and pedestrian facilities built through development should achieve a bike and pedestrian level of traffic stress 1 or 2, with no new bike lane below a minimum of 5-feet.

4. Barker Road

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets. Improvements shall include transitional segments in accordance with the current version of PROWAG.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map, Livable Streets Design Guide, and the most current ACHD Livable Streets Performance Measures Plan as adopted by the ACHD Commission. The developer or engineer should contact the District before starting any design.

Street Section and Right-of Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 37-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, and a continuous center left-turn lane, and curbs and gutters. A 3-lane road shall also include a minimum 10-foot wide multi-use path on both sides with at 8-foot wide buffer from back-of-curb. Other bike facility treatments as defined in the ACHD Bike Master plan may be approved at the discretion of the ACHD Development Review Supervisor. If an interim on-street bike lane is required in order to connect to existing facilities, the street section shall be 53-feet to allow for a 5-foot wide bike lane and 3-foot wide painted buffer. Landscaped medians with intermittent turn lanes may be allowed when a minimum of 20-feet of pavement on both sides of the median is provided.

If a landscaped median is included in any of these cross sections, the landscaping shall be maintained by license agreement with the adjacent HOA, property owner, or by interagency agreement with the corresponding land use jurisdiction.

At the discretion of Traffic Engineering staff, adjustments may be made to the street section, including removal of the continuous center turn lanes or modification to lane widths, where no driveways or intersections are present or to ensure adequate space for pathway and buffers.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Pedestrian Facilities: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide are required on both sides of all arterial streets. A parkway strip at least 8-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Alternatively, on roadways identified for improvement in the Capital Improvement Plan, a minimum 10-foot wide multi-use path may be required. The path shall be placed in accordance with planned buildout in the Master Street Map with a minimum 8-foot wide planter strip as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Consult the District's planter width policy if trees are to be placed within the parkway strip. In some instances, to match existing conditions, a minimum 7-foot wide sidewalk may be constructed next to the back-of-curb. ACHD Development Review staff will be responsible for determining the required facility. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Detached sidewalks and multi-use paths are encouraged and should be parallel to the adjacent roadway. Pedestrian facilities will only be allowed to deviate from a straight line parallel to the roadway when authorized by Development Review staff to accommodate site specific conditions (i.e., street trees, utilities, etc.).

Appropriate easements shall be provided if public pedestrian facilities are placed out of the right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the pedestrian facility. Pedestrian facilities shall either be located wholly within the public right-of-way or wholly within an easement.

Curb ramps or blended transitions shall be provided to connect the pedestrian access route at each pedestrian street crossing in accordance with the current version of PROWAG. Provide detectable warning surface in accordance with the current version of PROWAG.

Roadways Outside City's Area of Impact: District Policy 7205.2 states that if a proposed development abuts a paved road outside a City's area of impact, the District may consider waiving the requirement to construct sidewalk or multi-use path along the arterial roadway. If this waiver is granted by a Development Services Supervisor, other requirements may be established to accommodate pedestrians and non-motorized travel.

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Barker Road is designated in the MSM as a Residential Arterial with 2-lanes.

5. Curtis Road

Industrial Roadway Policy: District Policy 7209.2.1 states that the developer is responsible for improving all industrial street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7209.5 states that right-of-way widths for new industrial roadways shall be 50-feet wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 40-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane.
- A 52-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane and on-street parking.

Continuation of Streets Policy: District Policy 7209.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries, water and sewer.
- Promotes orderly development.

Sidewalk Policy: District Policy 7209.5.6 requires concrete sidewalks at least 5-feet wide to be constructed on one side of all industrial streets. If a separated sidewalk is proposed, a parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

6. Driveways

6.1 Barker Road

Access Points Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified

street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 35 MPH to align or offset a minimum of 330-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

6.2 Curtis Road

Driveway Location Policy: District policy 7209.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

Successive Driveways: District Policy 7209.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7209.4.3 restricts industrial driveways to a maximum width of 40-feet. Most industrial driveways will be constructed as curb-cut type facilities.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7209.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

Driveway Design Requirements: District policy 7209.4.3 states if an access point is to be gated, the gate or keypad (whichever is closer) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

7. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be

allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

8. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

9. Pathway Crossings

United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.

3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA), Public Right-of-Way Accessibility Guidelines (PROWAG), ISPWC, or ACHD requirements. The applicant's engineer should provide documentation of compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.

5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.

6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking

ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.

11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.

12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property, which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

Request for Appeal of Staff Decision

To request an appeal of a staff level decision, see District policy 7101.6.7 at https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000

Request for Reconsideration of Commission Action

To request reconsideration of a Commission Action, see District policy 1006.11 at https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000

MEMO INVOICE

c/o ISj Payment Processing Center
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Pocatello,ID 83204
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
06/03/25	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
643051	24-07-AN STAR ACRES	06/06/25	06/06/25	2	$36.64

LEGAL NOTICE

Case Nos. 24-07-AN
(Annexation)
Star Acres Properties No. 3

NOTICE IS HEREBY GIVEN the Commission is scheduled to hold a public hearing on Tuesday, June 24, 2025, at 6:00 PM, (or as soon as can be heard); in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, in connection with Star Acres Properties. Applicant requests annexation of approx. 37.5 acres with an M-1 (Light Industrial/Manufacturing) zone. The subject site is located at 5434 W Barker Road, SEC 5, T2N, R2E.

Please do not contact City Council, or Mayor as this may jeopardize the public hearing process.

The public is invited to provide written or oral testimony. If you require special accommodation or would like additional information, please contact P&Z Department prior to the meeting at (208)922-5274.

Kuna P&Z Department

June 6, 2025 643051

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$36.64**
Paid Amount:**$0.00**

Amount Due:**$36.64**

We Appreciate Your Business!

AD# 643051

Suggestions for Testifying at Public Hearings:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

Be on time…
Although the item you are interested in may not be first on the agenda, you never know when it will be heard; the governing body has authority to adjust the schedule according to its discretion, thus, anticipate attending from the beginning.

Speak to the Point…
The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

KUNA
Planning & Zoning

PO BOX 13
Kuna, ID 83634

Proof of legal mailers
6.5.25
6.5.25

DEVELOPMENT SERVICES
KUNA
IDAHO

Proof of Property Posting

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5546 | www.KunaCity.ID.gov

This form shall confirm that the Public Hearing Notice for 24-07-AN STAR ACRES NO.3 was posted, as required per Kuna City Code 5-5-4, on 06.06.2025. This form and associated photos shall be returned to the Planning & Zoning department no later than seven (7) days prior to the Public Hearing.

Signs shall be removed from the site within three (3) days after the Public Hearing.

DATED this 10TH day of JUNE, 2025.

Signature: William T. Ellsworth, OWNER REP

State of Idaho)
) ss
County of Ada)

On this 10th day of June, 2025, before me, the Undersigned, a Notary Public in and for said State, personally appeared before me (Owner/Developer).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written. Subscribed and sworn to before me the day and year first above written.

Deirdre Burns

Residing at: 1304 E Fall Ct
Boise, ID 83705

My Commission expires: 5/26/2027

DEIRDRE E BURNS NOTARY PUBLIC Comm. No. 20212647 STATE OF IDAHO

Signature


6/6/25, 4:02 PM
COUNTY OF KUNA
PUBLIC HEARING NOTICE
JUNE 24, 2025
Planning & Zoning Commission, Kuna City Hall,
751 W 4th Street, Kuna, Idaho at 6:00 PM
CONTACT: Contact city at 208-922-5546


6/6/25, 4:02 PM
COUNTY OF KUNA
PUBLIC HEARING NOTICE
JUNE 24, 2025
Planning & Zoning Commission, Kuna City Hall,
751 W 4th Street, Kuna, Idaho at 6:00 PM
CONTACT: Contact city at 208-922-5546


6/6/25, 4:05 PM
COUNTY OF KUNA
PUBLIC HEARING NOTICE
JUNE 24, 2025
Planning & Zoning Commission, Kuna City Hall,
751 W 4th Street, Kuna, Idaho at 6:00 PM
CONTACT: Contact city at 208-922-5546


6/6/25, 4:05 PM
COUNTY OF KUNA
PUBLIC HEARING NOTICE
JUNE 24, 2025
Planning & Zoning Commission, Kuna City Hall,
751 W 4th Street, Kuna, Idaho at 6:00 PM
PURPOSE: Annexation, 24-07-AN, Star Acres No. 3, M-1 (Light Industrial), 37.5 acres
Application By: Star Acres Properties
CONTACT: Contact city at 208-922-5546

OFFICIALS
Dana Hennis, Chairman
Bryan Clark, Vice Chairman
Ginny Greger, Commissioner
Jim Main, Commissioner
Bobby Rossadillo, Commissioner

CITY OF KUNA
City Hall Council Chambers
751 W 4th Street, Kuna, ID 83634

Planning & Zoning Commission
REGULAR MEETING MINUTES
Tuesday, June 24, 2025, at 6:00 PM

For questions, please call Planning and Zoning at (208) 922-5546.
ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE NOTED.

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:21)

Vice Chairman Bryan Clark All right, it's 6:00. We'll go ahead and call to order the Regular Planning & Zoning Commission meeting for Tuesday, June 24th, 2025. First on the list is roll call.

Planning & Zoning Director Doug Hanson Chairman Dana Hennis…Commissioner Bryan Clark.

Vice Chairman Bryan Clark Present.

Planning & Zoning Director Doug Hanson Commissioner Ginny Greger…Commissioner Jim Main.

Commissioner Jim Main Present.

Planning & Zoning Director Doug Hanson Commissioner Bobby Rossadillo.

Commissioner Bobby Rossadillo Present.

COMMISSIONERS PRESENT
Chairman Dana Hennis - Absent
Vice Chairman Bryan Clark - Present
Commissioner Ginny Greger - Absent
Commissioner Jim Main - Present
Commissioner Bobby Rossadillo - Present

CITY STAFF PRESENT
Doug Hanson, Planning & Zoning Director
Troy Behunin, Senior Planner
Marina Lundy, Planner
Matt Johnson, City Attorney

2. *CONSENT AGENDA:*

All items listed are routine and acted on with one (1) Motion by the Commission; there will be no separate discussion unless the Chairman, Commissioner, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.
(Timestamp 00:00:55)

A. Regular Commission Meeting Minutes Dated June 10, 2025

B. Decision and Reasoned Statement(s)
1. Case No. 25-01-AN, 25-02-S & 25-03-DR Crimson Square
2. Case No. 25-01-CPF Paul Bunyan
3. Case No. 25-07-DR Jimmy Johns
4. Case No. 25-11-DR Valor Classic Academy
5. Case No. 25-16-DR Burger King

Potential Motion:
- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

(Timestamp 00:00:55)

Vice Chairman Bryan Clark First on the agenda this evening is the consent agenda.

Commissioner Bobby Rosadillo I'll make a motion to approve the consent agenda.

Commissioner Jim Main Second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

(Timestamp 00:00:59)
Motion To: Approve the Consent Agenda
Motion By: Commissioner Bobby Rosadillo
Motion Seconded By: Commissioner Jim Main
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Clark
Voting Nay: None
Absent: Commissioner Greger, Hennis
3-0-2

3. *PUBLIC HEARINGS:*

(Timestamp 00:01:10)

A. Case Nos. 24-07-AN (Annexation) for Star Acres No. 3 – Jessica Hall, Economic & Community Development Specialist

Applicant requests annexation of approx. 37.5 acres with an M-1 (Light Industrial/Manufacturing) zone. The subject site is located at 5434 W Barker Road, SEC 5, T2N, R2E.

Potential Motions:

- *Motion to recommend approval/recommend denial of Case No. 24-07-AN with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:01:10)

Vice Chairman Bryan Clark First on the docket this evening for public hearings, we have case numbers 24-07-AN for Star Acres #3, Jessica.

Economic & Community Development Specialist Jessica Hall Good evening, Commissioners. Good to see your faces again. For the record, Jessica Hall, Economic & Community Development, 751 W 4th St. in Kuna. The applicant requests annexation of an approximately 37.5 acre subject site located at 5434 W Parker Road with an M-1 light industrial manufacturing zone. This annexation is the third by Star Acres properties; the first being 65.5 acres, which was approved by Council February 7th of 2023; and the second was approved by Council September 3rd, 2024, and was about 10 acres. The accumulated annexation of these properties provide a future industrial user, adequate acreage for development as it lies in our East Kuna industrial area. With that, I can answer any questions you have.

Vice Chairman Bryan Clark Any questions for staff at this point?

Commissioner Jim Main No.

Vice Chairman Bryan Clark Is the applicant present? We have a presentation for us. If you wouldn't mind. And if you do me a favor, I'll hit the button on the face of the mic there and state your name and address the right place.

William Edwards William Edwards, 706 S Willis Ave. acting as a planner for Star Acres property. As Jessica pointed out, this is our third parcel in this vicinity in the city that we're looking at annexing into the city of Kuna. It does a, but already annexed City of Kuna property, both to the West and to the South. The South being Star Acres One and two at this point in time, all we're looking at is annexation for the property into the city. Once a user is found, we will go in through the proper processes that are approved by the city of Kuna for design review and preliminary plat. So again, it's kind of just annexation, only you get another bite at the apple when we've identified our use. With this annexation, we're not looking for

anything beyond the zoning that is already approved and classified in the approved City of Kuna Future Land Use Map. With that, I'll stand for any questions you might have.

Vice Chairman Bryan Clark Any questions currently?

Commissioner Jim Main No.

Vice Chairman Bryan Clark All right, thank you.

William Edwards Thank you.

Vice Chairman Bryan Clark Okay. We'll move into the public hearing on this application at 6:02. I currently don't have anybody signed up for this application item. Is anybody who did not get an opportunity to testify that would like to testify in this particular hearing? Seeing nobody and I don't have anybody signed up for this one, so we will close the public hearing at 6:03. Any other questions for the applicant or city staff at this point?

Commissioner Bobby Rosadillo No.

Commissioner Jim Main No, no questions.

Vice Chairman Bryan Clark Okay, so moving on to our deliberation.

Commissioner Bobby Rosadillo It's straightforward.

Commissioner Jim Main Yeah, it's pretty straightforward and number 3. Same annexation, same zoning.

Vice Chairman Bryan Clark Same area.

Commissioner Jim Main Pretty simple.

Commissioner Bobby Rosadillo Yeah, agreed.

Vice Chairman Bryan Clark All right well, I guess that stand for a motion on this one.

Commissioner Bobby Rosadillo Yeah. So, I'll make a motion to approve case #24-07 or sorry, recommend approval with the conditions as outlined in the staff report for case #24-07-AN.

Commissioner Jim Main I'll second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Okay, motion passes. Thank you. Appreciate it. Thank you, Jessica.

(Timestamp 00:04:33)
Motion To: Recommend Approval Of Case #24-07-AN With Conditions As Outlined In The Staff Report
Motion By: Commissioner Bobby Rosadillo
Motion Seconded By: Commissioner Jim Main
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Clark
Voting Nay: None
Absent: Commissioner Greger, Hennis
3-0-2

B. Case Nos. 22-07-ZC, 22-15-S, & 22-34-DR (Rezone, Preliminary Plat, & Design Review) for Gallica Heights Subdivision – Troy Behunin, Senior Planner

Applicant requests approval to Rezone approx. 132.5 acres from Agriculture to the R-4, R-6 & C-1 zones. Applicant also requests Preliminary Plat approval in order to subdivide the lands into 514 Residential Lots, 103 Common Lots, 20 Common Driveways, 1 Commercial Lot, 1 City Park Lot and 1 School Lot. The site is located within Section 10, Township 2 North, Range 1 West, APN's S1310223100, S1310233700, and S1310233610.

Potential Motions:

- *Motion to recommend approval/recommend denial of Case Nos. 22-07-ZC and 22-15-S, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

- *Motion to approve/deny Case No. 22-34-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:05:04)

Vice Chairman Bryan Clark All right, next on the agenda this evening, we have case numbers 22-07-ZC, #22-5-S and #22-34-DR rezone, preliminary plat, design review for Gallica Heights Subdivision, Troy.

Senior Planner Troy Behunin Good Evening, Commission Members. For the record, Troy Behunin, Senior Planner, Kuna Development Services Department. So, the applications before you this evening are requesting a rezone of approximately 132.5 acres from agriculture into an R-4, R-6, and the C-1 zones. They are also requesting preliminary plat approval to subdivide the site into 514 single family lots, 103 common lots, 20 common driveways, 1 commercial lot, and a lot for a charter school. The subject site is located at the southeast corner of Columbia Rd. and Black Cat Rd. The city's comprehensive plan identifies as subject property as mixed-use and medium density on the city's future land use map, also called the FLUM, and this application complies with the FLUM.

Staff would like to take a moment to note the extensive history since this project has basically gone on for two years. The project came before the Commission in September of 2023 as a planned unit development. It included a rezone, a preliminary plat, special use permit, and a design review, and they

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06/26/25	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
650365	24-07-AN STAR ACRES	06/27/25	06/27/25	2	$36.64

LEGAL NOTICE

Case No. 24-07-AN
(Annexation)
Star Acres Properties No. 3

NOTICE IS HEREBY GIVEN the City Council is scheduled to hold a public hearing on **Tuesday, July 15, 2025, at 6:00 PM,** (or as soon as can be heard); in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, in connection with Star Acres Properties. Applicant requests annexation of approx. 37.5 acres with an M-1 (Light Industrial/Manufacturing) zone. The subject site is located at 5434 W Barker Road, SEC 5, T2N, R2E.

Please do not contact City Council, or Mayor as this may jeopardize the public hearing process. The public is invited to provide written or oral testimony. If you require special accommodation or would like additional information, please contact P&Z Department prior to the meeting at (208) 922-5546.

Kuna P&Z Department

June 27, 2025 650365

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount:	**$0.00**
Surcharge:	**$0.00**
Credits:	**$0.00**

Gross:**$36.64**
Paid Amount:**$0.00**

Amount Due:**$36.64**

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AD# 650365

Suggestions for Testifying at Public Hearings:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

Be on time…
Although the item you are interested in may not be first on the agenda, you never know when it will be heard; the governing body has authority to adjust the schedule according to its discretion, thus, anticipate attending from the beginning.

Speak to the Point…
The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

KUNA
Planning & Zoning
PO BOX 13
Kuna, ID 83634

Proof of legal mailer
06.26.25
TB. 6.26.25

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN, the **Council** is scheduled to hold a Public Hearing on **Tuesday, July 15, 2025, at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

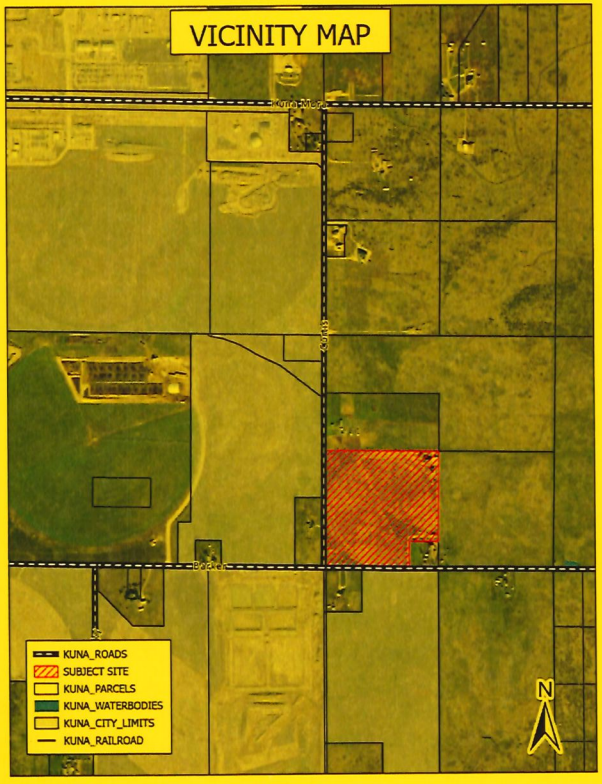
Case Nos. 24-07-AN (Annexation) – Star Acres Properties No. 3

Applicant requests annexation of approx. 37.5 acres with an M-1 (Light Industrial/Manufacturing) zone. The subject site is located at 5434 W Barker Road, SEC 5, T2N, R2E.

The public is invited to provide written or oral testimony. Please contact the Kuna Planning & Zoning at 208.922.5546 for more information.

Written testimony received by close of business on **July 9, 2025,** will be included with the packet distributed to the governing body prior to the hearing.

MAILED 6.25.2025



DEVELOPMENT SERVICES
KUNA
IDAHO

Proof of Property Posting

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5546 | www.KunaCity.ID.gov

This form shall confirm that the Public Hearing Notice for 24-07-AN STAR ACRES NO.3 was posted, as required per Kuna City Code 5-5-4, on 06.28.2025. This form and associated photos shall be returned to the Planning & Zoning department no later than seven (7) days prior to the Public Hearing.

Signs shall be removed from the site within three (3) days after the Public Hearing.

DATED this 2ND day of JULY, 20 25.

Signature: William T. Edmunds

State of Idaho)
) ss
County of Ada)

On this 2nd day of July, 20 25, before me, the Undersigned, a Notary Public in and for said State, personally appeared before me (Owner/Developer).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written. Subscribed and sworn to before me the day and year first above written.

Deirdre Burns

Residing at: 1384 E Fall Ct
Boise, ID 83706

My Commission expires: 5/24/2027

DEIRDRE E BURNS
NOTARY PUBLIC
Comm. No. 20212647
STATE OF IDAHO

Signature


6/28/25, 10:46 AM
COUNTY OF KUNA
PUBLIC HEARING NOTICE
JULY 15, 2025
City Council, Kuna City Hall,
751 W 4th Street, Kuna, Idaho at 6:00 PM
PURPOSE: Annexation, 24-07-AN, Star Acres No. 3, M-1 (Light Industrial), 37.5 acres
Application By: Star Acres Properties
CONTACT: Contact city at 208-922-5546


6/28/25, 10:46 AM
COUNTY OF KUNA
PUBLIC HEARING NOTICE
JULY 15, 2025
City Council, Kuna City Hall,
751 W 4th Street, Kuna, Idaho at 6:00 PM
PURPOSE: Annexation, 24-07-AN, Star Acres No. 3, M-1 (Light Industrial), 37.5 acres
Application By: Star Acres Properties
CONTACT: Contact city at 208-922-5546


6/28/25, 11:23 AM
COUNTY OF KUNA
PUBLIC HEARING NOTICE
JULY 15, 2025
City Council, Kuna City Hall,
751 W 4th Street, Kuna, Idaho at 6:00 PM
PURPOSE: Annexation, 24-07-AN, Star Acres No. 3, M-1 (Light Industrial), 37.5 acres
Application By: Star Acres Properties
CONTACT: Contact city at 208-922-5546


6/28/25, 11:24 AM
COUNTY OF KUNA
PUBLIC HEARING NOTICE
JULY 15, 2025
City Council, Kuna City Hall,
751 W 4th Street, Kuna, Idaho at 6:00 PM
PURPOSE: Annexation, 24-07-AN, Star Acres No. 3, M-1 (Light Industrial), 37.5 acres
Application By: Star Acres Properties
CONTACT: Contact city at 208-922-5546

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

Council Appeal / Reconsideration Request where City Attorney is required

Please note: Where review and/or redaction by City Attorney is required, the fee associated is $225.00 per hour pursuant to R74-2023A.

Appellant Information:

Full Name: Layne Thornton Phone: 208.631.6998

Address: 3224 S Swan Falls Rd City: Kuna State: ID Zip: 83634

Email: laynedt@aol.com

Subject Details of Appeal:

Decision being appealed: Case No. 24-01-CPM and 24-01-ZC for Gemstone Technology Park

Applicant: D Yamamoto Development LLC

Justification/Reason and supporting documentation for appeal[1]:

See attached the Request for Reconsideration/Letter from Douglas Waterman of Hilty, Bower, Haws & Seable, PLLC

I hereby certify that the information and supporting documents that I have provided above, or attached, is true and correct to the best of my knowledge.

Signature of Appellant

June 3, 2025

Date

Signature of the City Clerk

Date

[1] Please attach additional and/or other supporting documentation to this document

---------- **OFFICE USE ONLY** ----------

Date Received: _____ Staff Initials: _____

Fee:_____ Receipt #:_____ Date Paid:_____

Reconsideration Decision:

Approved _____ Denied: _____ Date: _____

Explanation of approval or denial of request*:

_____

_____

_____

_____

_____

_____

_____ _____

Signature of the City Clerk Date

*An explanation of approval or denial of the reconsideration request may be attached to this form.

Signatures of Additional Individuals and Entities Joining in Request for Reconsideration

Lori Thornton

Date: 6-2-2025

Sid Anderson

Date: _____

Omar Bernal

Date: 6/2/2025

Brian Stewart

Date: 6-2-2025

Tori Bernal

Date: 6/2/25

Tyler Nichols

Date: 6/3/2025

Brigham Murray

Date: 6/2/2025

Toledo Dairy

Date: 6/3/2025

Shalee Murray

Date: 6/2/2025

John Toledo

Date: 6/3/2025

From: **sid anderson** asiderson@gmail.com
Subject: Re: Kuna city reconsideration
Date: June 2, 2025 at 9:59 PM
To: LAYNE THORNTON laynedt@aol.com

I agree with the letter requesting reconsideration of the Kuna City Council decision of 24-01-CPM, 24-01-ZC.
Layne Thornton, owner of 1.3 miles of frontage to the Diode project, has a major economic interest in the conversion of agricultural land for a project projected at over $1 billion dollars .
Greg McPherson, his employee had a conflict of interest and should not have participated in the deliberations or voted.

Best regards

Sid Anderson

HILTY, BOWER, HAWS & SEABLE PLLC

REQUEST FOR RECONSIDERATION

TO:
Mayor Stear and City Council Members
City of Kuna
751 W 4th Street
PO Box 13
Kuna, ID 83634

SUBJECT: Request for Reconsideration in 24-01-CPM (Comprehensive Plan Map Amendment, 24-01-ZC (Rezone) – Gemstone Technology Park

Dear Mayor Stear and City Council Members:

Hilty, Bower, Haws & Seable, PLLC, represents Layne Thornton (hereinafter, "Thornton"), an individual residing at 3224 S Swan Falls Rd, Kuna, Idaho 83634 who owns parcels S2106110410; S2106417205; and S2107110015 (as depicted in Exhibit A) (hereinafter, "Thornton Property")[1]. The Thornton Property is immediately adjacent to the property of the applications for 24-01-CPM and 24-01-ZC (hereinafter together the "Application"). Thornton respectfully requests that the Council reconsider its approval of the Application due to a violation of the Local Land Use Planning Act, specifically Idaho Code § 67-6506. The participation of Councilor Greg McPherson in hearing and voting on the Application was a prohibited conflict of interest.

Factual Background

Thornton operates various agricultural uses on the Thornton Property. One of Thornton's employees is Greg McPherson, who has been employed full-time by Thornton for approximately four years and is still employed by Thornton at the present time. Greg McPherson (hereinafter, "McPherson") is also a member of the City Council of the City of Kuna (hereinafter, "Council").

This application came before the Council on April 1, 2025, in a public hearing (hereinafter, "Hearing"). The parcels under consideration in the Application comprised approximately 643.3 combined total acres, of which approximately 622.7 acres were the subject of the Application (hereinafter, "Property"). The Property was previously annexed into the City of Kuna.

[1] Thornton owns additional property to the west of the property identified as the Thornton Property, which is contiguous with the Thornton Property, and which, together with the Thornton Property, totals approximately 1300 acres.

During the Hearing, all members of the Council participated in the discussion, deliberation and ultimately all members voted on the Application, including McPherson.

The Decision and Reasoned Statement for Gemstone Technology Park (hereinafter, "Decision") was adopted by the Council on May 20, 2025, at the Council's regular meeting.

Applicable Law

Codes and Statutes

Kuna City Code § 5-4-12 provides, in part, "Pursuant to I.C. § 67-6535 an applicant or an affected person may request reconsideration of the final written decision of the Council governed by this title and by Chapter 65 of Title 67 Idaho Code."

Idaho Code § 67-6535 provides, in relevant part, "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."

Kuna City Code § 1-6-8(L) provides, in relevant part, "City agency members shall disclose potential conflicts of interest they may have regarding the subject matter of the public hearing. They may ask the city attorney for an opinion as to whether or not they have a conflict of interest under law. A member with a conflict of interest; and additionally, in a quasi-judicial proceeding, who discloses that they will be unable to make a fair and impartial determination of the facts at issue based solely upon the evidence presented at the hearing, shall recuse themselves and request permission from the presiding chairman to absence themselves from the hearing."

Idaho Code § 67-6506 provides, in relevant part, "A member or employee of a governing board, commission, or joint commission shall not participate in any proceeding or action when the member or employee or his employer, business partner, business associate, or any person related to him by affinity or consanguinity within the second degree has an economic interest in the procedure or action. Any actual or potential interest in any proceeding shall be disclosed at or before any meeting at which the action is being heard or considered. For purposes of this section the term 'participation' means engaging in activities which constitute deliberations pursuant to the open meeting act. No member of a governing board or a planning and zoning commission with a conflict of interest shall participate in any aspect of the decision-making process concerning a matter involving the conflict of interest. A knowing violation of this section shall be a misdemeanor."

Case Law

"LLUPA provides that a member of a governing board shall not participate in any proceeding or action when the member has an economic interest in the procedure or action. No member of a governing board or a planning and zoning commission with a conflict of interest shall participate in any aspect of the decision-making process concerning a matter involving the conflict of interest. [The Idaho Supreme] Court has held that the statute is not ambiguous and evinces a legislative intent to prohibit economic conflicts of interest and assure that, consistent with our democratic

principles, only impartial and objective persons make decisions affecting other persons' liberty and property. Section 67-6506 applies only to invalidate decisions reached when a member of the governing board has an immediate or direct *economic* conflict of interest. If members with an economic conflict of interest participate in the proceedings, even if they ultimately do not vote, the governing board's decision may be reversed because it was made in violation of statutory provisions. *S Bar Ranch v. Elmore Cnty.*, 170 Idaho 282, 303, 510 P.3d 635, 656 (2022), as amended (June 14, 2022)(*emphasis in original*)(*internal citations omitted*).

"The policy behind [Idaho Code § 67-6506] is essential because, under the Idaho Administrative Procedure Act, I.C. §§ 67–5201 et seq., the findings of fact of an administrative agency are subject to review only under the "substantial evidence test" on appeal to a district court. I.C. § 67–5215(f), (g)(5); *Van Orden v. State Dept. of Health & Welfare*, 102 Idaho 663, 637 P.2d 1159 (1981). In Idaho a district court may reverse a zoning decision only if one of the grounds set forth in subsection (g) of this section is found to exist. *Love v. Board of County Comm'rs*, 108 Idaho 728, 701 P.2d 1293 (1985). **With appellate review so limited, it is imperative that biased or potentially biased commissioners be barred from participating in the zoning procedure.** *Manookian v. Blaine Cnty.*, 112 Idaho 697, 701, 735 P.2d 1008, 1012 (1987)(*emphasis added*).

Analysis

Idaho Code § 67-6506 was adopted for the express, unambiguous purpose of prohibiting economic conflicts of interest in land use decisions. *See S Bar Ranch*, 170 Idaho at 303. This is consistent with democratic principles, supporting the standard that only impartial and objective persons should make decisions affecting other persons' liberty and property. *Id.* It is essential because, with appellate review so limited by the Idaho Administrative Procedure Act, it is imperative that biased or potentially biased commissioners be barred from participating in the zoning procedure. *See Manookian,* 112 Idaho at 701. The decision-making process engaged in by the Council violated that code section because McPherson had an economic conflict of interest, and the decision should, therefore, be reversed.

A few important preliminary notes about the applicability of Idaho Code § 67-6506:

First, it does not distinguish between the economic interest of a person sitting on a city council, and the economic interests of a certain class of people who may be in relation to that city councilor. For the purpose of the code, a councilor is prohibited from any level of participation in a land use decision if they have an economic interest impacted thereby, or if their business partner, business associate, relative, employee, or employer has an economic interest impacted thereby. If any person has an immediate or direct economic interest in a procedure or action, and a member of the Council is connected with that person by any of the enumerated means, that Council member is prohibited from participating in the deliberation, or voting on, that matter.

Second, Idaho Code § 67-6506 does not permit a "wait-and-see" approach to conflicts of interest. Regardless of the potential consequence of the conflict of interest in a council member's deliberation or voting, that code requires, at the outset of the hearing (i.e. prior to any deliberation taking place) that a member with a conflict of interest declare the same and recuse themselves entirely from deliberation or voting on the matter. This is to say, the statute does not provide any exception to its prohibition for a circumstance where it is either speculated, or true in fact, that a

conflict of interest has either no ultimate impact on the deliberation or voting of the Councilor with the conflict, or an impact that is insufficient to ultimately change the vote of said member. Participation is prohibited, *per se*.

Third, Idaho Code § 67-6506 does not require that the economic interest be in the actual application itself, i.e. it not only prohibits participation by a Council member who has an economic interest in the property subject to the application, but it also prohibits participation by a Council member who has an economic interest (or whose employer has an economic interest) in the *procedure* or *action*. Take, for example, the circumstances in *Gooding County v. Wybenga*, 137 Idaho 201 (2002): The relevant dispute in that case was related to a dairy operator ("Wybenga") and one of its employees ("Henslee"). Henslee was also a County Commissioner for Gooding County. Wybenga desired to obtain a confined animal feeding operation (CAFO) permit. However, there was a county moratorium on the issuance of new CAFO permits. Wybenga submitted a permit for a new CAFO, which could not be granted until the moratorium expired or a new ordinance was adopted allowing CAFO permits, generally, to issue.[2] About a month later, Henslee participated in the adoption of an ordinance that permitted the issuance of new CAFO permits.[3] The Court held that this action by Henslee violated Idaho Code § 67-6506.

What is significant here is that the violation of Idaho Code § 67-6506 occurred when Henlsee (whose conflict arose out of the economic interest of his employer) participated in a land use action/application where his employer was not the applicant for that specific decision, but it was clear, nonetheless, that his employer had a direct economic interest in that action. While Henslee's employer did not have an economic interest in the "application," it did have an economic interest in the "proceeding or action."

Turning now to the present circumstance:

McPherson is an employee of Thornton. Under Idaho Code § 67-6506, it does not matter whether this causes McPherson, personally, to have an economic interest in the procedure or action of the Application, or whether he felt subjectively conflicted, it only matters whether *Thornton* has an economic interest in the procedure or action of the application.

Thornton has an economic interest in the action or proceeding. Thornton owns over three hundred (300) acres of property immediately to the West of the Property subject to the Application. The Thornton Property shares approximately 1.3 miles of boundary with the subject Property. Thornton testified at the Hearing concerning the impact the approval of the Application would have on his property, property value, agricultural uses, traffic on the roads coming to his property, etc. Other members of the public owning property or living the vicinity of the Property also testified about the impacts of the approval of the Application on their properties, which impacts are also applicable to Thornton. The rezone of the property to Light Industrial materially changes the uses that may occur on the Property (which is, indeed, the intent of the Application) and the market value and marketability of the neighboring Thornton Property.

Thornton's economic interest is imputed to McPherson. Under Idaho Code § 67-6506, as stated above, it makes no difference that McPherson is not the adjoining property owner. The calculus is *the same as if McPherson owned the Thornton Property.*

McPherson was prohibited from participating in deliberations related to the Application or voting on the Application. Idaho Code § 67-6506 is clear and unambiguous in its prohibition on the participation in land use decisions by those with economic conflicts of interest.

The Decision was made in violation of statutory provision.

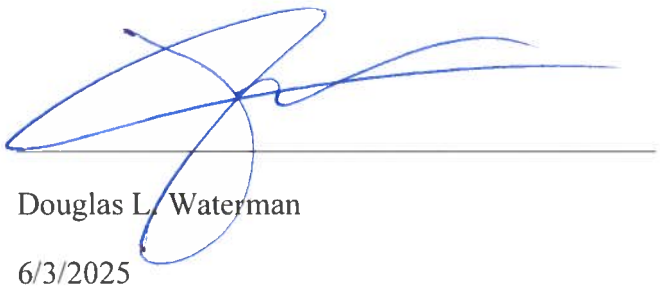
The Decision must be reversed. As stated in *S Bar Ranch*, 170 Idaho 303, "If members with an economic conflict of interest participate in the proceedings, even if they ultimately do not vote, the governing board's decision may be reversed because it was made in violation of statutory provisions. (*citing Manookian v. Blaine Cnty.*, 112 Idaho 697, at 701 (1987)).

Conclusion

When the Idaho electorate votes individuals into local governments, they do not elect them, generally, to govern. Rather, they elect those individuals specifically to engage in the acts of governance set out for them in the Idaho Code and to govern specifically in keeping with the limitations and requirements of those statutes. One such limitation is contained in Idaho Code § 67-6506. A City Council has neither the mandate from its constituency, nor the authorization from its state legislature, to make land use decisions in contravention of applicable statutes. Any such decision is, definitionally, *ultra vires*, i.e. beyond the Council's legal power and authority and must be overturned or reversed.

In this circumstance, McPherson participated in deliberation and voting in a procedure or action where his employer had an economic interest. This is expressly and unambiguously prohibited by Idaho Code § 67-6506. Whether known or unknown to the remainder of the Council or city staff, that participation, being prohibited, has resulted in the invalidity of the Council's ultimate Decision.

Therefore, it is respectfully requested that this Request for Reconsideration be GRANTED, the Decision be nullified, and that the Application be re-heard in a manner complying with the laws of the State of Idaho, including, without limitation, Idaho Code § 67-6506.



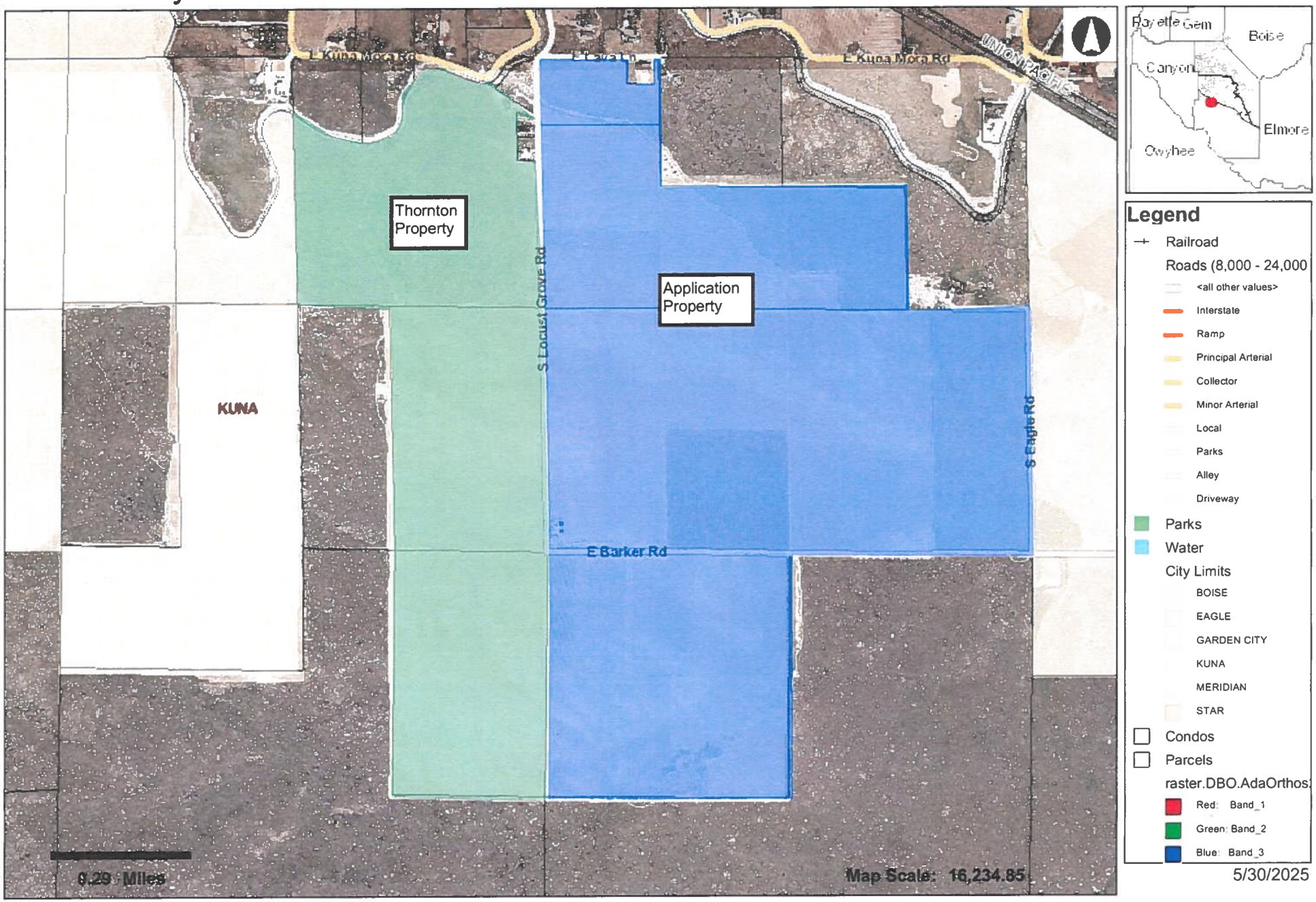
Douglas L. Waterman

6/3/2025

EXHIBIT A

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



5/30/2025

CLARK WARDLE

DEVELOPMENT REAL PROPERTY ZONING

T. Hethe Clark
(208) 388-3327
hclark@clarkwardle.com

Via electronic mail

July 10, 2025

Mayor Stear and Council Members
c/o Doug Hanson, Planning Director
751 W. 4th Street
Kuna, Idaho 83634

Re: Thornton Request for Reconsideration
File No. 24-01-CPM/24-01-ZA Gemstone Technology Park (the "Application")
CW File No. 24297.1

Dear Mayor Stear and City Council Members:

Please accept this letter as a response on behalf of Gemstone Technology Park, LLC (the "Applicant"), to the Request for Reconsideration dated June 3, 2025 (the "Reconsideration Request"), filed with the City of Kuna (the "City") by Mr. Layne Thornton of Kuna, Idaho.

As further elaborated below:

- Mr. Thornton's repeated testimony at all stages of these proceedings was that the Application will harm his interests and should be denied;
- Despite having asked this Council to deny and solely to gain a procedural advantage, Mr. Thornton is now claiming Council Member McPherson was subject to a conflict of interest when he did not do the bidding of his employer and voted to approve the Application.
- The obvious goal in making this reckless accusation of misconduct (rising to the level of a misdemeanor) is to void Council Member McPherson's vote.

For the reasons stated below, the Reconsideration Request should be denied. Not only has Mr. Thornton failed to provide any evidence beyond speculation as to the impact on his property, Idaho law requires an "**immediate or direct**" interest in the outcome of the particular application in question—not a speculative interest based on potential downstream effects on properties **not included** in the application.

There is no conflict of interest; instead, this is an improper attack on the integrity of a Council Member who (as shown by this proceeding) was willing to put the City's interests **above his own**. The Reconsideration Request should be rejected.

Background

The Application was approved by the City on its merits, including the economic and tax benefits the project will bring to the community; the reduced impact on traffic, housing, schools and other public services compared to a 2,000-home neighborhood (permissible by the binding Development Agreement); the private property rights of the property owners; and the generous contributions the Applicant has agreed to make to the City's public service providers. The Applicant demonstrated strong local goodwill throughout the process, including hosting listening sessions, reaching out regularly to neighbors (including Mr. Thornton) and making generous contributions to public services, non-profits and local organizations in the City.

It is our understanding that the opposition to the Application was largely organized by Mr. Thornton. His testimony was certainly against it at every step of the way.

As the Council will recall, one of the primary questions for purposes of this Application was whether the Development Agreement (Instrument No. 108078451) had been satisfied, including, primarily, arriving at agreements with three service providers: Kuna City Police, Kuna Rural Fire District, and Kuna School District. At hearing, the Applicant showed that it had satisfied each, including by **committing to contribute tens of millions of dollars to make up for existing and future shortfalls experienced by City Police and the Kuna Rural Fire District**. The Applicant presented an agreement with Kuna School District ("KSD"). This agreement had been signed months before and was, at KSD's request, revisited voluntarily by the Applicant. This was not a requirement of City Council; however, **the Applicant and KSD have since agreed to new mitigation totaling $2,300,000.00**. **An amendment to the existing agreement was approved by the KSD Board on July 8, 2025**.[1] Other issues, including impacts on Locust Grove Road, were addressed through conditions of approval.

The clear and incontrovertible evidence showed the Development Agreement had been satisfied. The Council acknowledged this in the signed findings authorizing this use to proceed. Given the agreements with the various service providers, there was actually little choice in the matter: To decide otherwise would have been arbitrary and capricious and would violate the Development Agreement.

The City Council acted in accordance with established procedures and law throughout the process. Council members fulfilled their roles responsibly by considering all relevant materials, allowing for public comment, and asking clarifying questions as needed. The application was evaluated based on the Development Agreement and the criteria set forth in local ordinances and state statutes. Upon confirming that the Application met all legal and procedural requirements, the Council appropriately voted to approve it, demonstrating their commitment to due process, responsible governance and their role to represent the interests of their constituents.

With regard to Council Member McPherson in particular (and given what has since transpired), it is clear he put the interests of his community above his own personal interests. There was no bias; indeed, he voted against his employer's wishes. Nor was there a conflict of interest, as shown below.

[1] A courtesy copy of the executed KSD amendment and an updated letter from KSD are attached.

Idaho Law Prohibits "Direct or Immediate" Conflicts of Interest and No Such Conflict Exists

The rationale of the Reconsideration Request is surprising to anyone who has followed these proceedings. Mr. Thornton stated on numerous occasions (community meeting on September 3, 2024; Planning & Zoning hearing on January 28, 2025; and City Council hearing on April 1, 2025) that he **opposed the application based upon suggested negative impacts, including alleged "higher taxes and fees"**. Now, in order to gain a procedural advantage, he argues his property would benefit economically.

The Reconsideration Request is obviously disingenuous. There is no evidence in the record to support it.[2] Even if Mr. Thornton had presented such evidence, there is no legal basis for the claim.

In the Reconsideration Request, Mr. Thornton erroneously claims that as a neighbor to the project, he stands to benefit economically in a manner triggering a conflict of interest under Idaho Code 67-6506. **This is incorrect.** Mr. Thornton's property is not part of or subject to the Application. The Application changes none of the permitted uses on Mr. Thornton's property and grants him no new entitlements. Any future change in use of Mr. Thornton's property would require his own applications, a separate series of public hearings, and a vote by the City Council on that particular application. Importantly, Mr. Thornton would have to arrive at his own agreements with the various service providers in order to satisfy the Development Agreement (and, presumably, be willing to make similar contributions to police, fire, and schools). In other words, any benefit to Mr. Thornton is, at best, indirect and speculative.

This is inadequate under Idaho law, which requires an "immediate or direct" economic interest in the outcome of an application to trigger a conflict of interest. The cases cited by Mr. Thornton's counsel all involve immediate or direct benefit to the decisionmaker (or their employer) if the applications in question were approved. For instance:

- In *Manookian v. Blaine County*, 112 Idaho 697 (1987), Idaho Power proposed a conditional use permit to build a transmission line. Two commissioners owned property on which the CUP was proposed. If the CUP was approved, the commissioners would be paid for the use of their land. There was a conflict of interest because there was a direct economic interest in the outcome of the specific application.

- In *Gooding County v. Wybenga*, 137 Idaho 201 (2002), a commissioner participated in a vote on a moratorium that directly affected his employer's pending application for a CAFO (an application this same commissioner submitted on behalf of his employer). If the moratorium was lifted, the commissioners' own application could proceed. Again, a direct economic interest in the outcome of the particular application.

[2] As the Council is well aware, a petitioner must "show, not merely allege, real or potential prejudice to his or her substantial rights." *Hungate v. Bonner County*, 166 Idaho 388, 395 (2020), quoting *Hawkins v. Bonneville Cnty. Bd. of Comm'rs*, 151 Idaho 228, 231 (2011)). In the context of impact on property values, a petitioner must provide "direct evidence to support their allegation." *Id.* No such evidence has been provided by Mr. Thornton; instead, we have simply been provided with conclusory statements. This would not be enough to establish a negative impact on property values if Mr. Thornton were making such a claim in the context of judicial review. Likewise, there is nothing in the record to establish a positive impact on Mr. Thornton's property. The Council cannot simply take Mr. Thornton's word for it.

Consistent with these rulings, the Idaho Supreme Court has ruled that a *potential* interest in the outcome of an application is not adequate. In *Sprenger, Grubb & Associates, Inc. v. City of Hailey*, 127 Idaho 576 (1995), the Idaho Supreme Court considered whether a mayor's refusal to recuse himself constituted reversible error. With regard to the code section at hand, the Court stated:

> I.C. § 67-6506 prohibits a member of a governing board or commission, who has "an economic interest in the procedure or action," from participating in a zoning proceeding. Such a member is prohibited from proceeding even if he or she will not vote. SGA has not alleged Mayor Roark **had an immediate or direct economic conflict of interest**. Thus, he was not required to recuse himself under I.C. § 67-6506….

Sprenger, 127 Idaho at 584 (emphasis added).

This is not to say that Mr. Thornton is without any remedy, including appeal. But that is a different question. The Reconsideration Request blurs the lines between potential economic impacts on a neighbor[3] (creating affected-person status for purposes of appeal standing[4]) and a direct economic interest in the outcome of a specific application (creating a conflict of interest). **To be clear, the Idaho Supreme Court requires "an immediate or direct economic conflict of interest" to trigger the Idaho Code Section 67-6506 prohibition**. In other words, a speculative, downstream impact not implicated directly by the outcome of the Application will not qualify as a conflict of interest for purposes of Section 67-6506.[5]

Particularly in small jurisdictions, it is easy to see the slippery slope and danger that the Reconsideration Request's theory would pose, as it would unnecessarily restrict the ability of decisionmakers to participate in hearings such as this if there is a risk of a conflict of interest despite no direct economic interest in the outcome of the particular application. For example, how far away must an application be from another property before a conflict of interest is triggered? And with this slippery slope, how often will council members be subject to automatic disqualification rather than (as is typically done) simply evaluating whether they can act in an unbiased manner?

---

[3] Again, Mr. Thornton has put **no evidence in the record** to establish a benefit (or harm) to his property.

[4] The Reconsideration Request wrongly conflates "affected person" status with an actual conflict of interest. Under the Local Land Use Planning Act, an "affected person" is one having a bona fide interest in real property that may be adversely affected by a land use decision, entitling that person to seek judicial review. There is no supporting evidence that there will be an adverse or beneficial real property impact on Mr. Thornton; however, even if there were, Mr. Thornton's alleged status as an "affected person" does **not** establish a conflict of interest for Council Member McPherson under Idaho law.

[5] We also note that the property surrounding the Application appears to be owned by Mr. Thornton **in his personal capacity**. It would be atypical to operate a farm operation and employ individuals in one's personal name. Accordingly, we suspect Council Member McPherson may not be an employee of the actual landowner (Mr. Thornton, as an individual); instead, he is likely an employee of one of the several entities that Mr. Thornton has registered with the Idaho Secretary of State, including Swan Falls Sod Farm LLC. It is a basic tenet of corporate law that Mr. Thornton and his entities are not interchangeable. **If Council Member McPherson is an employee of one of these entities and not Mr. Thornton directly, the claim becomes even more remote.** There is no conflict of interest under these facts.

Courts in other jurisdictions have reached a similar conclusion. For example, in *Anderson v. Zoning Com. of Norwalk*, 157 Conn. 285, 253 A.2d 16 (Ct. 1968), a commissioner owned property near the site of an application and voluntarily recused himself. In considering whether there was a conflict of interest, the Connecticut Supreme Court held recusal was not necessary because there was "no financial or personal interest in the outcome of the application." It further held:

> Local governments would… be seriously handicapped if any conceivable interest, no matter how remote and speculative, would require the disqualification of a zoning official. … courts should scrutinize the circumstances with great care and should condemn anything which indicates the likelihood of corruption or favoritism. They must, however, also be mindful that to abrogate a municipal action on the basis that some remote and nebulous interest may be present would be to deprive unjustifiably a municipality, in many important instances, of the services of its duly-elected or appointed officials.

Anderson v. Zoning Com. of Norwalk, 157 Conn. 285, 291 (Ct. 1968).

Obviously, there is no indication of "corruption or favoritism". Council Member McPherson voted against Mr. Thornton's stated wishes, clearly showing there was no bias in his employer's favor. To automatically disqualify Council Member McPherson under these facts would rob the City of the participation of one of its duly elected officials – and one who has shown the integrity to put the City's interests above his own.

Conclusion

Approval of Gemstone Technology Park has no direct economic impact on Mr. Thornton in the manner prohibited by Idaho Code and the Idaho Supreme Court. Mr. Thornton may want to claim that his property is valued (or de-valued – depending on the moment), but those impacts are speculative at best. He has provided no evidence either way. The impacts are certainly not immediate or direct as Mr. Thornton's property is not a part of this Application, which is the test imposed by the Idaho Supreme Court.

We are sure the Council will see this for what it is – a scorched-earth tactical maneuver with the goal of voiding Council Member McPherson's vote. Not only does the Reconsideration Request represent a 180-degree change in position, but it is a "win at all costs" strategy in which Mr. Thornton has shown himself willing to accuse his own employee of a **misdemeanor** in order to gain a personal advantage. The Council should neither accept nor encourage this attack on one of its own.

There was no wrongdoing by Council Member McPherson. The Reconsideration Request should be denied.

Sincerely,



T. Hethe Clark

cc: Client

APPENDIX A

Kuna School District
Future Ready

Kuna School District

Empowering students to lead productive lives.

July 9th, 2025

Dear Mayor Stear and the City of Kuna;
The Kuna School District Board of Trustees voted unanimously to accept and approve an Amended MOU negotiated in good faith with Diode, and there are no current issues of dispute between Diode and the Kuna School District.

Thank-you,

Kim Bekkedahl
Superintendent
Kuna School District

Kim Nixon
Board Chair
Kuna School District

Kim Bekkedahl, Superintendent | Brian Graves, Assistant Superintendent | Jason Reddy, Assistant Superintendent | Kevin Olford, Director of Curriculum | Allison Westfall, Director of Communications | Brad Steedman, Chief Financial Officer | Kelly Schembari, Director of Special Education

711 E. Porter Rd., Kuna, Idaho 83634
Phone: (208) 922-1000

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FIRST AMENDMENT TO
MEMORANDUM OF UNDERSTANDING
(Voluntary Education Contribution — Gemstone Project)

This First Amendment to Memorandum of Understanding (this "**Amendment**") is made and entered into as of the date last written below (the "**Effective Date**") by and between: Diode Ventures, LLC, a Kansas limited liability company and its wholly owned subsidiary, Gemstone Technology Park, LLC, an Idaho limited liability company ("**Developer**"); and Kuna School District No. 3, a governmental subdivision of the State of Idaho and body politic and corporate ("**School District**"). Developer and the School District are hereafter referred to herein as the "**Parties**" or as a "**Party**".

RECITALS

A. Developer and School District entered into that certain Memorandum of Understanding dated January 17, 2025 (the "**Original MOU**") regarding a voluntary education contribution in connection with Developer's Gemstone Technology Park project (the "**Project**"); and

B. Developer and School District now desire to amend the Original MOU as set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Reinstatement of Prior Terms. All terms and provisions of the Original MOU, including but not limited to the payment obligations set forth therein, are hereby reinstated in full, except as expressly modified by this Amendment. The Original MOU as amended by this Amendment shall be referred to herein as the "**Agreement**."

2. Definitions. The Original MOU was executed solely by Diode Ventures, LLC, a Kansas limited liability company. All references in the Original MOU to "Diode" are amended to refer to Developer.

3. Additional Payment Terms. On the first anniversary of the Second Voluntary Contribution, and on each anniversary thereof for the subsequent eight (8) years, Developer (or its successor in interest) shall make an additional voluntary contribution to School District in the amount of Two Hundred Thousand and No/100 Dollars ($200,000) (each, an "**Additional Payment**"). The definition of Contribution in the Original MOU is hereby amended to include the Additional Payments. For avoidance of doubt, the total Contribution (subject to any contingencies set forth herein, shall be Two Million Three Hundred Thousand and No/100 Dollars ($2,300,000.000).

4. Conditions on Use of Contribution. The Parties agree that the Contribution may be used for any legitimate School District purpose.

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5. Contingency. As further set forth in the Original MOU, Developer's obligation to make any Contribution is contingent upon successful receipt of the Entitlements (and running of all appeal periods applicable thereto). As further set forth in the Original MOU, Developer's obligation to make the Second Voluntary Contribution and the Additional Payments shall be further contingent upon Developer's submittal of construction drawings for the Gemstone Technology Park (as further defined in the Entitlements) (the "**Project**") and is required prior to the first building permit being issued. The Parties acknowledge and agree that payment of the Second Voluntary Contribution and the Additional Payments shall not be required in the event Developer does not pull a building permit for the Project or otherwise proceed with construction of the Project. In addition, the Parties acknowledge and agree that subsequent Additional Payments (after issuance of the first building permit) shall not be required if construction ceases and no certificates of occupancy are issued for the Project.

6. Support Requirement. Developer's obligations pursuant to the Agreement are contingent upon the School District's ongoing support of the Project, with such support being expressed through written and verbal communications to the City or other local governments or agencies having jurisdiction (as reasonably requested by the City or Developer) in connection with the Entitlements. Developer acknowledges and agrees that individual School District board members or trustees are not bound to this Agreement in their individual or unrelated business capacity.

7. Payment Delivery. All payments required under this Amendment shall be made by wire transfer of immediately available funds to the account designated in writing by the School District. School District shall confirm the identification of such account within five (5) business days of a written request by Developer.

8. Bound Property. Due to an oversight among the Parties, the legal description of the Property is missing from the Original MOU. Exhibit A to the Original MOU is hereby deleted in its entirety and replaced with Exhibit A, attached hereto and made a part hereof. The Parties further acknowledge and agree that this Agreement shall run with the land and shall be an encumbrance upon the Property. Upon sale or other transfer of the Property, the ongoing, prospective obligations of this Agreement shall be deemed automatically transferred to the new title owner of the Property, who shall be fully responsible for all future Contributions, and each Developer shall have no further obligations to make any future Contributions to School District.

9. Authority. The Parties acknowledge and agree that this Amendment has been prepared in compliance with all applicable laws, regulations, and policies governing school district agreements in the State of Idaho. School District represents and warrants that it has obtained all necessary approvals and authorizations, including approval from its Board of Trustees, to enter into this Amendment and perform its obligations hereunder.

10. Dispute Resolution. In the event of any dispute arising out of or relating to this Agreement, the Parties shall first attempt to resolve the dispute through good faith negotiations. If the Parties are unable to resolve the dispute through negotiations within thirty (30) days, either party may initiate mediation by providing written notice to the other Party. The mediation shall be conducted in Ada County, Idaho, by a mutually agreed upon mediator. If the dispute cannot be resolved via mediation, then the Parties may pursue enforcement of this Agreement via litigation, with the prevailing Party being entitled to its reasonable costs and attorneys' fees, including on appeal.

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11. Modification. Except as expressly modified by this Amendment, the Original MOU shall remain in full force and effect. The Agreement as modified by this Amendment constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements, understandings, negotiations, and discussions, whether oral or written, relating to such subject matter. No waiver of any provision of this Amendment shall be effective unless in writing and signed by the party against whom such waiver is sought to be enforced.

12. Waiver. No waiver of any breach of this Amendment shall be deemed a waiver of any subsequent breach.

13. Counterparts. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Electronic or facsimile signatures shall be deemed original signatures for all purposes.

14. Time of the Essence. Time is of the essence with respect to all provisions of this Amendment that specify a time for performance.

[*end of text – signatures on following pages*]

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IN WITNESS WHEREOF, the parties have executed this First Amendment to Memorandum of Understanding as of the date first written above.

DEVELOPER:

DIODE VENTURES, LLC,
a Kansas limited liability company

DocuSigned by:
By: Bradley Hardin
Name: Bradley Hardin
Title: President

Dated: 7/9/2025

GEMSTONE TECHNOLOGY PARK, LLC,
an Idaho limited liability company

DocuSigned by:
By: Bradley Hardin
Name: Bradley Hardin
Title: President of Diode Ventures, LLC
Sole Member of Gemstone Technology Park, LLC
Dated: 7/9/2025

SCHOOL DISTRICT:

KUNA SCHOOL DISTRICT NO. 3,
a governmental subdivision of the State of Idaho and body politic and corporate

By: Kimberlee Nixon
Name: Kimberlee Nixon
Title: Board Chair

Dated: 7/9/2025

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Exhibit A
Legal Description of Property

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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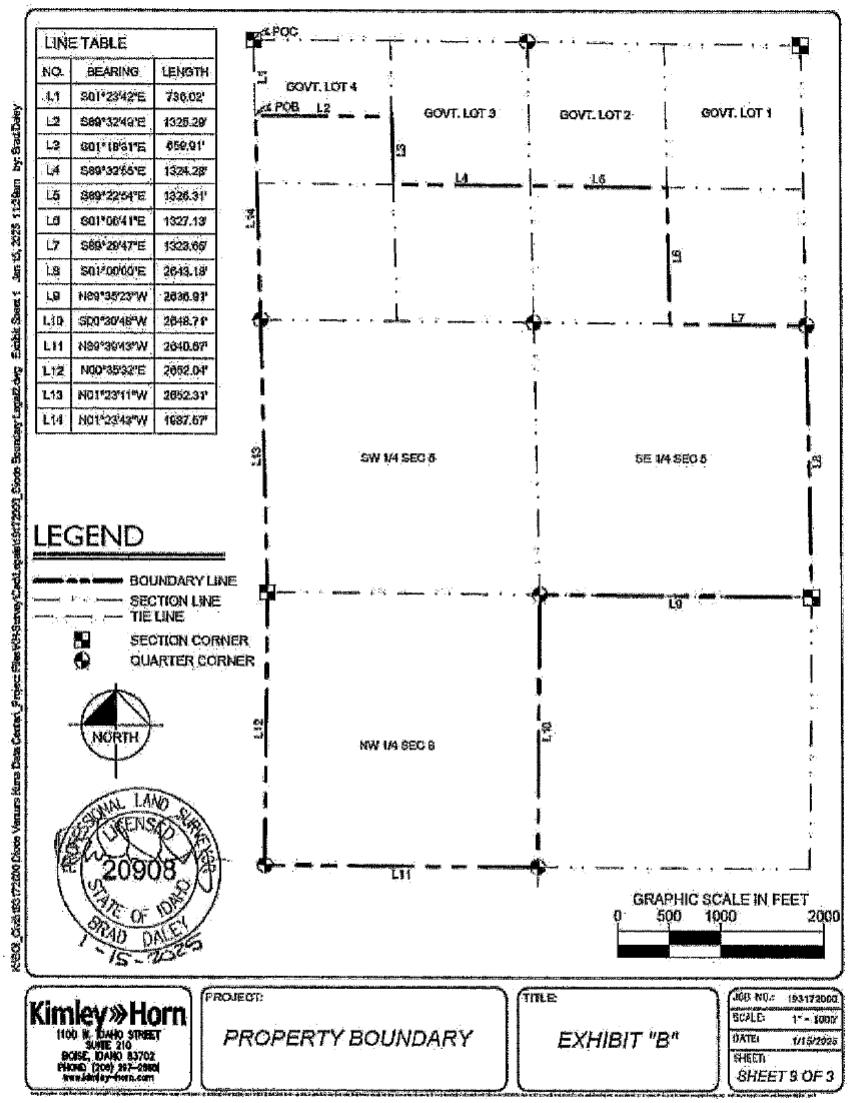
Thence North 01°23'42" West, along the section a distance of 1,987.57 feet; to the POINT OF BEGINNING.

Containing 27,123,623 square feet or 622.67 acres of land.



Date: July 10, 2025
Page: 13

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	Tentative Budget		
	Fiscal Year Ended September 30, 2024 Budget	Fiscal Year Ended September 30, 2025 Budget	Fiscal Year Ended September 30, 2026 Proposed
REVENUES			
GENERAL FUND			
Property Taxes	$4,468,842	$4,906,374	$5,225,988
Sources Other Than Property Taxes	$24,037,607	$26,030,888	$33,104,639
TOTAL GENERAL FUND	$28,506,449	$30,937,262	$38,330,627
GRANT FUND	$12,493,743	$4,317,660	$1,530,000
LATE COMERS FUND	$4,783,479	$7,565,000	$15,853,280
CAPITAL PROJECTS FUND	$3,620,224	$3,512,250	$4,142,000
PARK IMPACT FEE FUND	$2,208,540	$3,459,765	$5,210,218
POLICE IMPACT FEE FUND	$116,774	$328,413	$371,985
PROPRIETARY FUNDS			
Water Fund	$18,173,913	$19,548,700	$23,151,498
Sewer Fund	$20,431,005	$24,663,500	$41,945,202
Irrigation Fund	$10,312,501	$10,616,500	$13,204,092
Solid Waste Collection Fund	$3,945,227	$4,343,913	$4,883,118
Water East Fund	$936,625	$1,745,960	$2,898,274
Sewer East Fund	$1,458,988	$1,560,900	$2,576,380
TOTAL PROPRIETARY FUNDS	$55,258,259	$62,479,473	$88,658,563
GRAND TOTAL ALL FUNDS	$106,987,468	$112,599,823	$154,096,673
EXPENDITURES			
GENERAL FUND			
Operating	$23,123,702	$23,074,643	$29,052,434
Debt Service	$0	$0	$0
Public Safety	$4,012,523	$4,550,369	$5,336,192
Transfers Out to Other Funds	$1,370,224	$3,312,250	$3,942,000
TOTAL GENERAL FUND	$28,506,449	$30,937,262	$38,330,627
GRANT	$12,493,743	$4,317,660	$1,530,000
LATE COMERS FUND	$4,783,479	$7,565,000	$15,853,280
CAPITAL PROJECTS FUND	$3,620,224	$3,512,250	$4,142,000
PARK IMPACT FEE FUND	$2,208,540	$3,459,765	$5,210,218
POLICE IMPACT FEE FUND	$116,774	$328,413	$371,985
PROPRIETARY FUNDS			
Water Fund	**$18,173,913**	**$19,548,700**	**$23,151,498**
Operating	*$12,014,989*	*$16,073,230*	*$18,476,258*
Debt Service	*$0*	*$0*	*$0*
Capital	*$6,158,924*	*$3,475,470*	*$4,675,240*
Sewer Fund	**$20,431,005**	**$24,663,500**	**$41,945,202**
Operating	*$12,200,720*	*$12,063,030*	*$19,766,962*
Debt Service	*$0*	*$0*	*$0*
Capital	*$8,230,285*	*$12,600,470*	*$22,178,240*
Irrigation Fund	**$10,312,501**	**$10,616,500**	**$13,204,092**
Operating	*$9,740,701*	*$10,198,400*	*$12,104,572*
Debt Service	*$0*	*$0*	*$0*
Capital	*$571,800*	*$418,100*	*$1,099,520*
Water East Fund	**$936,625**	**$1,745,960**	**$2,898,274**
Operating	*$911,625*	*$1,673,460*	*$2,798,274*
Debt Service	*$0*	*$0*	*$0*
Capital	*$25,000*	*$72,500*	*$100,000*
Sewer East Fund	**$1,458,988**	**$1,560,900**	**$2,576,380**
Operating	*$1,433,988*	*$1,488,400*	*$2,476,380*
Debt Service	*$0*	*$0*	*$0*
Capital	*$25,000*	*$72,500*	*$100,000*
Solid Waste Collection Fund	**$3,945,227**	**$4,343,913**	**$4,883,118**
Operating	*$3,945,227*	*$4,343,913*	*$4,883,118*
Debt Service	*$0*	*$0*	*$0*
TOTAL PROPRIETARY FUNDS	$55,258,259	$59,172,613	$88,658,563
GRAND TOTAL ALL FUNDS	$106,987,468	$109,292,963	$154,096,673

Tentative Budget Updates

1. Payroll
    a. Open Positions Filled (wages finalized)
        i. Sewer 1
        ii. Sewer Technician
        iii. Accounting Specialist
        iv. Economic Development Administrator
    b. Immaterial employee raises previously unaccounted for
    c. Cost Of Living Adjustment Finalized
        i. Estimated 2.46%
        ii. Actual 2.41%
2. Capital Expenditures
    a. Fund 40 (Capital Projects Fund)
        i. Council Chambers Building
            1. Shift of Expense from 2025 to 2026 due to work schedule
            2. Workshop Figure: $1,200,000
            3. Tentative Budget: $2,200,000
        ii. Dump Truck (combined with expenditures from park impact fund)
            1. Workshop Figure: $300,000
            2. Tentative Budget: $0
3. Property Tax
    a. Received preliminary figures from Ada County
    b. Addition of Judgment Fund
    c. Addition of Occupancy Tax
4. Police Budget
    a. Workshop Figure: $5,072,364
    b. Tentative Budget: $5,256,948

2026 Cash Carryover Estimate

Fund Number	Fund	Cash Balance
1	General	22,000,000
3	Grant	30,000
5	Late Comer	9,500,000
20	Water	17,000,000
21	Sewer	22,000,000
25	Irrigation	10,200,000
26	Solid Waste	100,000
27	Water East	1,100,000
28	Sewer East	1,000,000
40	Capital Projects	200,000
50	Park Impact	3,000,000
51	Police Impact	116,529
52	URA West	1,250,000
53	URA East	60,000
		87,556,529

2025 Cash Flow Summary

Fund Number	Fund	Revenue	Expense	Net	Carryover	Ending Cash Fund Balance	Note
1	General	16,330,626.78	16,951,124.93	(620,498)	22,000,000	21,379,502	Constrction of Council Chambers, DMV
3	Grant	1,500,000.00	1,530,000.00	(30,000)	30,000	-	Spending of Opiod Settlement, Transportation
5	Late Comer	$6,353,280	$11,534,192	(5,180,912)	9,500,000	4,319,088	Mason Creek Trunk Line
20	Water	$6,151,498	$7,303,293	(1,151,795)	17,000,000	15,848,205	Cedar and Butler Wells, other large maintenance
21	Sewer	$19,945,202	$26,537,300	(6,592,098)	22,000,000	15,407,902	Construction of Mason Creek Line and Lift Station
25	Irrigation	$3,004,092	$2,637,720	366,372	10,200,000	10,566,372	
26	Solid Waste	4,783,117.52	4,735,286.34	47,831	100,000	147,831	
27	Water East	$1,798,274	$544,245	1,254,028	1,100,000	2,354,028	
28	Sewer East	$1,576,380	$593,280	983,100	1,000,000	1,983,100	
40	Capital Projects	$3,942,000	$4,142,000	(200,000)	200,000	-	
50	Park Impact	2,210,218.24	$4,574,000	(2,363,782)	3,000,000	636,218	Phase II of Zamzows Park
51	Police Impact	255,456.27	371,984.98	(116,529)	116,529	-	Loan to General Fund remaining of $750,000 end of FY 26
52	URA West	610,400.00	433,000.00	177,400	1,250,000	1,427,400	
53	URA East	85,010.00	25,000.00	60,010	60,000	120,010	
		68,545,554.08	81,912,427.49	(13,366,873.42)	87,556,528.72	74,189,655.30	

Employee COLA 2.41%

New Positions (Will all be subject to review)

1. Building Inspector
2. Parks Construction/Facilities
3. Streetlight Maintenance/Review
4. Parks Arborist

Rate Increases

Property Tax	3%, Max New Construction
Water	3.00%
Sewer	3.00%
PI	3.00%
Trash	3.00%
Water East	3.00%
Sewer East	3.00%

Police Services as a Percentage of Property Tax Levy

Fiscal Year	2026	2025	2024	2023	2022	2021	2020	2019	2018	2017
Police Budget	5,072,364.00	4,309,340.00	3,792,886.72	3,414,749.26	2,751,625.22	2,558,929.23	2,501,394.45	2,206,149.35	1,914,284.00	1,594,843.00
Property Tax Budget	5,225,988.00	4,906,374.00	4,465,842.00	4,170,123.52	3,954,329.00	3,571,119.00	3,181,872.66	2,653,922.00	2,331,587.00	2,067,086.00
Percent of Budget	97%	88%	85%	82%	70%	72%	79%	83%	82%	77%

Property Tax Year

	2024	2023	2022	2021	2020	2019
Average Property Tax	1,445.22	1,714.09	2,052.00	2,070.72	1,745.18	2,066.86
Tax Decrease from 2021	30.21%	17.22%	0.90%			

Transfer Summary

Transfer Number	Description	Fund Number Fund Name	1 General	3 Grant	5 Late Comer	20 Water	21 Sewer	25 Irrigation	26 Solid Waste	27 Water East	28 Sewer East	40 Capital Projects	50 Park Impact	51 Police Impact
1	Funds transferred for governmental fund projects		-3,942,000									3,942,000		
2	Reimbursement of Sewer Fund for Mason Creek				-10,000,000		10,000,000							
3	Reimbursement of General Fund for Police Station		371,985											-371,985

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2026
GENERAL FUND

ACCOUNT #	ACCOUNT NAME	FYE 2026 BUDGET	FYE 2025 ACTUAL*	FYE 2025 BUDGET	FYE 2024 ACTUAL	FYE 2024 BUDGET	FYE 2023 ACTUAL	FYE 2023 BUDGET	FYE 2022 ACTUAL	FYE 2022 BUDGET	FYE 2021 ACTUAL	FYE 2021 BUDGET
PROPERTY TAX REVENUE AND REPLACEMENT REVENUE												
01-4100	Property Tax Revenue	$5,225,988	$5,084,989	$4,906,374	$4,589,956	$4,465,842	$4,262,790	$4,170,124	$4,107,592	$3,954,329	$3,707,162	$3,571,119
01-4110	Property Tax Interest & Penalty	$5,200	$6,212	$4,000	$6,082	$3,000	$4,446	$3,000	$4,429	$3,536	$4,278	$3,001
01-4120	Sales Tax Revenue Sharing - County	$225	$225	$225	$225	$225	$225	$225	$225	$216	$225	$216
		$5,231,413	**$5,091,426**	**$4,910,599**	**$4,596,263**	**$4,469,067**	**$4,267,461**	**$4,173,349**	**$4,112,246**	**$3,958,081**	**$3,711,665**	**$3,574,336**
INTERGOVERNMENTAL REVENUE AND INFRACTIONS												
01-4000	State Liquor Distribution	$309,035	$325,300	$345,000	$307,315	$315,000	$304,523	$263,661	$287,676	$280,647	$304,740	$224,425
01-4001	Sales Tax Revenue Sharing - State	$2,800,000	$2,891,354	$2,850,000	$2,820,778	$2,900,814	$2,781,269	$2,243,587	$2,668,198	$2,081,154	$2,146,528	$1,452,659
01-4130	County Fine Distribution	$70,000	$71,263	$57,000	$62,823	$48,000	$48,518	$10,000	$17,610	$8,000	$12,965	$8,552
		$3,179,035	**$3,287,917**	**$3,252,000**	**$3,190,916**	**$3,263,814**	**$3,134,310**	**$2,517,248**	**$2,973,484**	**$2,369,801**	**$2,464,234**	**$1,685,637**
LICENSES/PERMITS/FEE REVENUE												
01-4170	Franchise Fees	$606,580	$591,891	$580,000	$583,595	$540,415	$690,166	$448,687	$436,976	$375,190	$392,125	$349,110
01-4180	Business Licenses	$3,500	$7,303	$3,500	$3,994	$2,500	$3,725	$3,000	$3,395	$6,172	$3,522	$5,000
01-4181	Liquor Licenses	$5,000	$6,000	$5,000	$7,769	$5,000	$5,263	$3,000	$5,063	$3,938	$5,956	$6,000
01-4182	Beer Licenses	$3,000	$2,933	$3,000	$2,770	$2,500	$3,825	$1,000	$3,025	$1,060	$2,410	$3,000
01-4183	Wine Licenses	$2,500	$2,286	$3,000	$2,705	$2,000	$3,750	$1,800	$3,500	$2,000	$2,200	$2,500
01-4184	Animal Licenses	$7,500	$8,494	$7,000	$7,720	$6,000	$6,133	$6,000	$7,139	$7,105	$6,905	$11,500
01-4190	Catering Permit	$500	$960	$400	$1,174	$500	$590	$200	$810	$100	$600	$293
01-4193	Vendor Permits	$4,000	$8,000	$3,000	$2,702	$950	$10,722	$1,400	$1,040	$1,433	$2,655	$882
		$632,580	**$627,867**	**$604,900**	**$612,428**	**$559,865**	**$724,173**	**$465,087**	**$460,947**	**$396,997**	**$416,373**	**$378,286**
MISCELLANEOUS REVENUE												
01-4155	Administrative Services	$6,000	$4,121	$6,000	$6,662	$10,000	$2,471	$10,000	$3,860	$12,000	$4,606	$5,260
01-4173	Interest Revenue	$700,000	$769,695	$600,000	$782,555	$646,024	$691,598	$50,000	$114,755	$35,000	$39,348	$55,000
01-4185	Miscellaneous Income	$110,000	$193,869	$85,000	$117,003	$40,000	$103,117	$59,984	$260,501	$50,000	$103,898	$50,000
01-4186	Public Entertainment Revenue	$5,000	$2,000	$5,000	$6,500	$25,000	$26,773	$0	$0	$0	$0	$0
01-4187	Code Enforcement Infractions	$500	$500	$5,000	$0	$20,000	$0	$0	$0	$0	$0	$0
01-4195	Rental Income	$1,000	$2,054	$1,000	$2,104	$2,000	$1,410	$1,500	$5,353	$1,500	$12,126	$3,000
01-4359	Mitigation Payment	$400,000	$0	$0	$0	$0	$0	$0	$8,400,000	$0	$0	$0
01-4511	Interfund Admin Fees	$160,911	$193,869	$0	$0	$0	$0	$0	$0	$0	$0	$0
01-4800	Gain/Loss Trading	$30,000	$30,493	$100,000	$177,299	$0	-$3,465	$0	$0	$0	$0	$0
		$1,413,411	**$1,196,601**	**$802,000**	**$1,092,123**	**$743,024**	**$821,903**	**$121,484**	**$8,784,468**	**$98,500**	**$159,978**	**$113,260**
SENIOR CENTER ACTIVITY - MISCELLANEOUS REVENUE												
01-4195-1001	Rental Income	**$4,800**	$5,310	$5,000	$4,800	$5,000	$5,460	$5,000	$5,040	$3,600	$4,920	$3,600
BUILDING- LICENSES/PERMITS/FEES REVENUE												
01-4155-1005	Administrative Services	$200,000	$300,897	$185,000	$247,204	$112,730	$140,839	$100,000	$202,757	$75,000	$105,275	$67,900
01-4360-1005	Building Permits	$3,302,959	$1,569,830	$975,000	$1,205,232	$580,783	$837,812	$836,247	$1,705,747	$1,206,176	$1,106,533	$936,776
01-4361-1005	Plumbing Permits	$280,212	$337,604	$230,000	$297,542	$129,071	$254,807	$206,632	$401,898	$266,182	$229,944	$200,814
01-4362-1005	Electrical Permits	$1,370,493	$446,377	$280,000	$1,544,669	$267,916	$298,815	$255,897	$743,966	$271,884	$250,524	$225,644
01-4391-1005	IRES Check Fees	$22,534	$27,149	$17,000	$19,400	$7,296	$11,025	$15,000	$16,475	$24,151	$20,000	$17,895
01-4392-1005	Mechanical Permits	$117,704	$141,812	$115,000	$123,678	$99,929	$107,196	$79,309	$430,552	$122,868	$113,862	$126,652
		$5,293,902	**$2,823,670**	**$1,802,000**	**$3,437,724**	**$1,197,725**	**$1,650,495**	**$1,493,084**	**$3,501,395**	**$1,966,262**	**$1,826,138**	**$1,575,681**
PLANNING AND ZONING - MISCELLANEOUS REVENUE												
01-4155-1003	Administrative Services	$150,000	$173,038	$185,000	$169,269	$141,179	$159,263	$180,000	$207,887	$180,000	$185,572	$147,795
01-4358-1003	Development Support Services	$0	$0	$0	$0	$0	$0	$0	$230	$7,500	$13,120	$6,529
		$150,000	**$173,038**	**$185,000**	**$169,269**	**$141,179**	**$159,263**	**$180,000**	**$208,117**	**$187,500**	**$198,692**	**$154,324**
PARKS ACTIVITY -MISCELLANEOUS REVENUE												
01-4195-1004	Rental Income	$28,000	$29,742	$22,000	$30,886	$5,000	$11,279	$3,500	$7,412	$3,000	$5,984	$3,000
01-4185-1004	Miscellaneous Income	$1,000	$16,700	$850	$105,765	$500	$1,600	$500	$2,875	$800	$570	$0
01-4186-1004	Public Entertainment Revenue	$20,000	$22,978	$20,000	$22,144	$0	$1,500	$0	$0	$0	$0	$0
01-4197-1004	RV Dump Revenue	$4,500	$4,894	$4,500	$4,996	$4,500	$5,107	$5,000	$5,368	$6,000	$5,657	$4,500
		$53,500	**$74,314**	**$47,350**	**$163,792**	**$10,000**	**$19,485**	**$9,000**	**$15,655**	**$9,800**	**$12,211**	**$7,500**
OTHER REVENUE												
01-4900	Transfer In	$371,985	$328,413	$0	$118,949	$116,774	$276,844	$0	$1,177,843	$0	$0	$0
01-4950	Carryover	$22,000,000	$20,749,191	$19,000,000	$17,774,521	$18,000,000	$21,599,093	$20,250,000	$8,048,469	$7,793,697	$5,084,862	$3,300,000
		$22,371,985	**$21,077,604**	**$19,000,000**	**$17,893,470**	**$18,116,774**	**$21,875,937**	**$20,250,000**	**$9,226,312**	**$7,793,697**	**$5,084,862**	**$3,300,000**
GRAND TOTAL REVENUE		**$38,330,627**	**$34,357,748**	**$30,608,849**	**$31,160,786**	**$28,506,449**	**$32,658,486**	**$29,214,251**	**$29,287,665**	**$16,784,237**	**$13,879,072**	**$10,792,623**
GRAND TOTAL WITHOUT CARRYOVER		$16,330,627	*$13,608,557*	*$11,608,849*	*$13,386,265*	*$10,506,449*	*$11,059,393*	*$8,964,251*	*$21,239,196*	*$8,990,540*	*$8,794,210*	*$7,492,623*

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2026
GENERAL FUND

		FYE 2026	FYE 2025		FYE 2024		FYE 2023		FYE 2022		FYE 2021	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
PUBLIC SAFETY EXPENDITURES												
01-6000	Law Enforcement Services	$5,072,364	$4,289,073	$4,309,340	$3,702,212	$3,792,887	$3,383,381	$3,414,749	$2,828,764	$2,751,625	$2,558,929	$2,558,929
01-6005	Animal Control Services	$171,132	$163,877	$163,877	$153,636	$153,636	$143,587	$143,587	$134,052	$120,000	$109,540	$109,540
01-6203	Prosecutorial Services	$92,696	$77,152	$77,152	$65,213	$66,000	$54,000	$54,000	$54,000	$54,000	$54,000	$54,000
		$5,336,192	**$4,530,102**	**$4,550,369**	**$3,921,061**	**$4,012,523**	**$3,580,968**	**$3,612,336**	**$3,016,816**	**$2,925,625**	**$2,722,469**	**$2,722,469**
LABOR & BENEFITS - ADMIN.												
01-5000	Salaries & Wages - Elected Officials	$122,738	$117,784	$117,632	$114,189	$117,122	$90,898	$116,529	$91,459	$109,374	$91,761	$98,844
01-5005	Salaries & Wages - Staff	$592,690	$451,044	$531,836	$410,894	$477,730	$381,801	$381,163	$359,091	$345,042	$345,423	$296,917
01-5800	OASDI - Employer	$44,357	$38,913	$40,267	$22,967	$36,881	$30,762	$30,857	$25,363	$28,174	$27,424	$24,537
01-5810	Medicare - Employer	$10,374	$9,101	$9,417	$5,381	$8,625	$6,743	$7,217	$6,368	$6,589	$6,548	$5,739
01-5820	Group Medical Insurance	$104,280	$80,503	$87,852	$78,618	$99,958	$49,727	$106,220	$69,870	$85,213	$78,874	$63,505
01-5830	Group Life Insurance	$207	-$15	$179	$143	$406	-$63	$345	$243	$245	$364	$229
01-5840	PERSI Employer 401 (a)	$85,565	$71,280	$75,948	$40,202	$69,300	$54,351	$57,699	$48,671	$54,257	$48,563	$47,281
01-5850	Worker's Compensation Insurance	$2,914	$3,356	$3,425	$2,874	$2,956	-$6,211	$2,110	-$2,902	$1,854	$1,230	$1,507
01-5860	Group Dental & Vision Insurance	$7,084	$5,454	$6,185	$2,994	$5,562	$3,530	$6,777	$5,838	$4,624	$5,274	$7,000
01-5950	Development, Team Building, Orientation	$10,000	$5,467	$6,500	$4,103	$4,500	$6,394	$3,500	$1,099	$3,501	$0	$0
01-5960	Leave Time Fluctuation	$0	$0	$0	$0	$0	$0	$0	$0	$10,000	$0	$0
01-6280	Unemployment Expenses	$6,500	$0	$6,500	$2,245	$6,000	$5,802	$7,000	$7,871	$7,000	$4,780	$7,000
		$986,708	**$782,886**	**$885,742**	**$684,610**	**$829,041**	**$623,733**	**$719,417**	**$612,971**	**$655,873**	**$610,241**	**$552,560**
GENERAL GOVERNMENT - ADMIN.												
01-6025	Janitorial	$5,500	$5,197	$7,500	$3,779	$7,500	$4,829	$5,800	$4,004	$5,000	$3,539	$5,012
01-6052	Contract Services	$80,000	$86,137	$58,000	$129,648	$50,000	$27,050	$30,000	$142,776	$21,000	$17,770	$23,620
01-6075	Dues & Memberships	$120,000	$85,634	$86,856	$67,379	$73,268	$57,500	$62,785	$55,104	$67,193	$49,001	$48,697
01-6085	Election Expenses	$0	$0	$0	$0	$1,500	$0	$750	$0	$750	$0	$750
01-6125	Legal Publications	$12,000	$5,230	$16,000	$10,689	$15,000	$10,660	$17,500	$6,578	$17,500	$14,604	$15,000
01-6130	Liability & Property Insurance	$12,000	$8,137	$8,137	$8,230	$8,230	$25,513	$25,513	$22,314	$22,637	$21,156	$21,156
01-6135	Public Entertainment	$35,000	$8,839	$25,000	$2,122	$25,000	$22,648	$0	$131,554	$0	$0	$0
01-6140	Maintenance & Repair - Building	$40,000	$39,013	$15,000	$14,183	$13,000	$4,084	$16,000	$5,975	$13,000	$14,918	$4,000
01-6141	IT Small Equipment	$28,000	$15,778	$20,000	$9,261	$15,000	$8,305	$8,000	$6,463	$8,000	$5,182	$7,350
01-6142	Maintenance & Repair - Equipment	$50,000	$50,634	$40,000	$43,242	$32,000	$30,095	$24,000	$18,853	$24,000	$19,569	$19,610
01-6150	Maintenance & Repair - System	$15,000	$1,327	$35,000	$6,433	$10,500	$8,539	$9,000	$7,527	$4,500	$5,578	$4,500
01-6155	Meetings/Committees	$8,000	$1,093	$6,000	$2,208	$11,000	$1,976	$7,000	$3,891	$10,000	$4,643	$10,000
01-6165	Office Supplies	$14,000	$9,144	$12,000	$9,092	$11,000	$6,893	$8,500	$7,108	$11,500	$4,681	$14,166
01-6175	Small Tools	$7,500	$4,479	$9,500	$1,661	$9,500	$4,726	$8,000	$2,697	$10,000	$896	$12,100
01-6190	Postage & Billing	$40,000	$30,094	$40,000	$32,040	$33,000	$29,090	$30,000	$22,668	$25,000	$26,197	$17,000
01-6202	Professional Services	$110,000	$84,234	$140,000	$62,352	$112,000	$110,059	$72,000	$71,478	$65,000	$62,153	$55,000
01-6212	Rent - Equipment	$10,500	$9,929	$10,500	$5,550	$10,500	$6,366	$7,500	$9,362	$7,500	$5,733	$7,200
01-6255	Telephone	$20,000	$11,964	$15,000	$14,116	$12,000	$10,316	$10,500	$9,123	$10,500	$7,685	$9,500
01-6265	Training & Schooling	$11,000	$6,696	$9,000	$1,869	$9,000	$1,605	$5,000	$1,305	$7,000	$2,335	$7,000
01-6270	Travel	$10,000	$3,808	$7,000	$1,933	$6,000	$1,351	$4,500	$293	$2,000	$194	$2,000
01-6285	Uniforms	$3,500	$1,100	$3,000	$1,799	$750	$2,485	$750	$498	$750	$239	$300
01-6290	Utilities	$17,000	$15,950	$13,500	$13,688	$12,000	$11,409	$8,400	$7,081	$7,200	$6,777	$6,500
01-6300	Fuel Expenditures	$5,500	$2,047	$5,500	$1,777	$6,500	$4,068	$1,500	$231	$1,000	$186	$1,000
01-6305	Maintenance & Repair - Vehicles	$27,000	$15,925	$16,500	$15,246	$8,000	$5,880	$2,000	$2,890	$1,500	$901	$1,000
01-6500	Cash Over/Short	$50	$4	$50	-$5	$50	-$20	$50	-$1	$50	$14	$50
01-6505	Bank Fees	$40,000	$30,449	$37,500	$33,195	$35,000	$29,539	$28,000	$23,358	$22,000	$19,844	$22,000
		$721,550	**$532,841**	**$636,543**	**$491,490**	**$527,298**	**$424,967**	**$393,048**	**$563,130**	**$364,580**	**$293,798**	**$314,511**

		FYE 2026	FYE 2025		FYE 2024		FYE 2023		FYE 2022		FYE 2021	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
DEBT COVERAGE												
01-6015	Bond & Loan Payments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
01-6110	Interest Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
MISCELLANEOUS - ADMIN.												
01-6045	Contingency	$21,379,502	$15,000	$17,147,449	$266,637	$18,134,828	$1,642,552	$15,000,322	$319,232	$4,355,437	$150,046	$3,539,068
01-6036	Public Transportation	$0	$0	$0	$0	$0	$0	$0	$25,181	$27,000	$0	$0
01-6070	Donations	$25,000	$15,265	$30,000	$15,265	$30,000	$15,265	$30,000	$16,089	$33,000	$27,587	$33,029
01-6160	Miscellaneous Expenditures	$36,000	$18,891	$30,000	$19,383	$30,000	$18,446	$20,000	$10,478	$34,800	$8,886	$33,800
01-6400	Transfers Out	$3,942,000	$394,033	$3,312,250	$355,014	$1,370,224	$5,595,254	$6,089,453	$3,015,068	$5,242,720	$1,113,604	$1,118,269
		$25,382,502	**$443,190**	**$20,519,699**	**$656,299**	**$19,565,052**	**$7,271,517**	**$21,139,775**	**$3,386,049**	**$9,692,957**	**$1,300,123**	**$4,724,166**
GENERAL GOVERNMENT - SENIOR CENTER												
01-6025-1001	Janitorial	$7,500	$6,349	$7,500	$6,298	$7,500	$6,130	$7,500	$5,959	$7,000	$6,029	$6,200
01-6036-1001	Public Transportation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000
01-6130-1001	Liability & Property Insurance	$2,000	$1,472	$1,472	$1,132	$1,132	$607	$607	$1,041	$539	$504	$504
01-6140-1001	Maintenance & Repair - Building	$35,000	$4,205	$15,000	$12,014	$15,000	$8,969	$7,000	$2,036	$4,500	$4,092	$4,000
01-6290-1001	Utilities	$10,000	$7,940	$15,000	$7,787	$15,000	$7,901	$10,000	$7,033	$8,500	$6,276	$8,500
		$54,500	**$19,967**	**$38,972**	**$27,231**	**$38,632**	**$23,607**	**$25,107**	**$16,069**	**$20,539**	**$16,902**	**$29,204**
MISCELLANEOUS - SENIOR CENTER												
01-6400-1001	Transfers Out	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
GENERAL GOVERNMENT - STREET LIGHTS												
01-6142-1002	Maintenance & Repair - Equipment	$0	$0	$0	$0	$0	$6,672	$22,000	$8,838	$12,000	$3,707	$11,000
01-6150-1002	Maintenance & Repair - System	$45,000	$8,064	$40,000	$20,755	$25,000	$0	$0	$0	$0	$0	$0
01-6290-1002	Utilities	$130,000	$80,551	$130,000	$95,949	$130,000	$84,325	$115,000	$90,068	$100,000	$94,247	$95,000
		$175,000	**$88,615**	**$170,000**	**$116,704**	**$155,000**	**$90,997**	**$137,000**	**$98,906**	**$112,000**	**$97,955**	**$106,000**
LABOR & BENEFITS - P&Z												
01-5005-1003	Salaries & Wages - Staff	$319,628	$253,148	$267,550	$203,521	$256,525	$285,659	$387,178	$286,288	$391,104	$302,811	$372,221
01-5800-1003	OASDI - Employer	$19,817	$14,415	$16,588	$12,137	$15,905	$17,482	$24,005	$17,428	$24,248	$18,387	$23,078
01-5810-1003	Medicare - Employer	$4,635	$3,478	$3,879	$2,838	$3,720	$4,089	$5,614	$4,076	$5,671	$4,300	$5,397
01-5820-1003	Group Medical Insurance	$65,424	$37,336	$34,390	$27,468	$30,059	$29,577	$55,504	$33,467	$58,173	$36,163	$43,738
01-5830-1003	Group Life Insurance	$98	$75	$69	$52	$124	$93	$188	$137	$211	$154	$193
01-5840-1003	PERSI Employer 401 (a)	$38,228	$30,276	$31,999	$23,261	$30,629	$33,512	$46,229	$34,183	$46,698	$36,094	$44,443
01-5850-1003	Worker's Compensation Insurance	$417	$63	$590	$146	$566	$1,867	$1,861	$1,560	$2,497	$1,769	$1,868
01-5860-1003	Group Dental & Vision Insurance	$3,806	$2,846	$2,284	$1,985	$2,638	$2,402	$3,104	$2,695	$4,117	$3,173	$4,460
01-6280-1003	Unemployment Expenses	$1,000	$0	$1,000	$0	$5,000	$0	$0	$0	$0	$0	$0
		$453,052	**$341,637**	**$358,350**	**$271,408**	**$345,166**	**$374,681**	**$523,683**	**$379,835**	**$532,720**	**$402,851**	**$495,399**
GENERAL GOVERNMENT - P&Z												
01-6027-1003	Code Enforcement	$0	$0	$0	$0	$3,000	$0	$600	$0	$600	$0	$600
01-6052-1003	Contract Services	$2,500	$2,502	$1,200	$820	$1,200	$376	$1,000	$973	$1,000	$0	$0
01-6075-1003	Dues & Memberships	$30,000	$17,775	$25,000	$4,683	$10,000	$4,829	$10,000	$5,504	$10,000	$4,548	$8,900
01-6125-1003	Legal Publications	$10,000	$5,441	$10,000	$5,914	$14,000	$3,905	$14,000	$8,365	$14,000	$8,643	$14,000
01-6140-1003	Maintenance & Repair - Building	$800	$291	$800	$163	$750	$600	$600	$397	$600	$208	$600
01-6142-1003	Maintenance & Repair - Equipment	$5,500	$1,726	$3,500	$5,186	$3,500	$1,727	$3,500	$707	$3,500	$697	$3,500
01-6150-1003	Maintenance & Repair - System	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
01-6155-1003	Meetings/Committees	$500	$0	$500	$0	$350	$0	$300	$0	$300	$0	$250
01-6160-1003	Miscellaneous Expenditures	$500	$0	$500	$0	$500	$249	$500	$410	$500	$1,143	$500
01-6165-1003	Office Supplies	$3,500	$1,481	$3,500	$1,628	$6,500	$2,114	$6,500	$2,334	$6,500	$2,081	$5,000
01-6175-1003	Small Tools	$1,500	$0	$2,500	$0	$6,500	$0	$7,500	$1,368	$10,000	$0	$7,320
01-6190-1003	Postage & Billing	$1,500	$796	$1,500	$776	$1,500	$774	$1,500	$665	$1,500	$449	$1,500

		FYE 2026	FYE 2025		FYE 2024		FYE 2023		FYE 2022		FYE 2021	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
01-6202-1003	Professional Services	$65,000	$27,271	$50,000	$59,476	$45,000	$38,543	$25,000	$33,058	$18,000	$16,416	$12,500
01-6255-1003	Telephone	$5,500	$3,464	$7,000	$3,236	$6,500	$2,710	$5,500	$3,380	$3,800	$3,062	$3,000
01-6265-1003	Training & Schooling	$5,000	$0	$5,000	$0	$5,000	$0	$5,000	$1,112	$5,000	$166	$4,585
01-6270-1003	Travel	$3,000	$550	$1,000	$0	$700	$0	$600	$4	$600	$0	$600
01-6285-1003	Uniforms	$2,000	$750	$2,000	$483	$700	$75	$700	$168	$700	$17	$0
01-6300-1003	Fuel Expenditures	$500	$20	$250	$35	$500	$52	$500	$28	$500	$21	$500
01-6305-1003	Maintenance & Repair - Vehicles	$500	$0	$1,000	$0	$1,500	$504	$200	$0	$200	$0	$200
01-6500-1003	Cash Over/Short	$0	$0	$10	$0	$10	$0	$0	$0	$0	$0	$0
01-6505-1003	Bank Fees	$0	$168	$0	$184	$0	$0	$0	$223	$0	$0	$0
		$137,800	**$62,233**	**$115,260**	**$82,586**	**$107,710**	**$56,459**	**$83,500**	**$58,694**	**$77,300**	**$37,451.31**	**$63,555**
LABOR & BENEFITS - PARKS												
01-5005-1004	Salaries & Wages - Staff	$1,189,566	$870,008	$933,799	$852,334	$722,895	$691,307	$657,369	$564,992	$620,007	$481,082	$474,391
01-5009-1004	Salaries & Wages - Seasonal	$21,744	$15,936	$85,108	$1,910	$144,792	$4,155	$29,848	$4,092	$13,437	$4,665	$62,108
01-5800-1004	OASDI - Employer	$75,101	$51,428	$63,172	$50,063	$53,797	$40,854	$42,607	$33,298	$39,274	$29,272	$33,263
01-5810-1004	Medicare - Employer	$17,564	$12,028	$14,774	$11,708	$12,581	$9,555	$9,965	$7,787	$9,185	$6,846	$7,779
01-5820-1004	Group Medical Insurance	$258,853	$138,604	$174,239	$164,910	$153,537	$127,516	$184,344	$111,881	$130,036	$83,447	$88,901
01-5830-1004	Group Life Insurance	$428	$304	$326	$314	$529	$357	$477	$410	$466	$373	$390
01-5840-1004	PERSI Employer 401 (a)	$144,873	$103,707	$121,861	$95,722	$103,602	$80,940	$82,054	$64,589	$74,029	$54,983	$56,642
01-5850-1004	Worker's Compensation Insurance	$30,453	$3,124	$33,400	$3,733	$27,486	$20,273	$24,051	$21,531	$22,920	$19,698	$20,179
01-5860-1004	Group Dental & Vision Insurance	$17,583	$12,013	$12,395	$12,038	$10,675	$10,456	$10,225	$8,655	$8,670	$7,219	$7,900
01-5950-1004	Development, Team Building, Orientation	$5,000	$3,364	$3,000	$0	$0	$0	$0	$0	$0	$0	$0
01-6280-1004	Unemployment Expenses	$7,500	$0	$7,500	$0	$7,500	$0	$0	$0	$0	$0	$0
		$1,768,665	**$1,210,516**	**$1,449,576**	**$1,192,732**	**$1,237,395**	**$985,414**	**$1,040,940**	**$817,236**	**$918,024**	**$687,585**	**$751,554**
GENERAL GOVERNMENT - PARKS												
01-6025-1004	Janitorial	$7,500	$2,540	$8,500	$3,732	$8,500	$5,629	$7,000	$1,964	$7,000	$2,617	$6,954
01-6052-1004	Contract Services	$6,000	$0	$6,500	$474	$3,000	$9,960	$4,500	$2,352	$1,500	$852	$1,000
01-6075-1004	Dues & Memberships	$4,000	$2,165	$900	$57	$900	$412	$600	$248	$600	$320	$600
01-6125-1004	Legal Publications	$500	$0	$350	$0	$0	$237	$0	$163	$300	$0	$300
01-6130-1004	Liability & Property Insurance	$10,000	$8,137	$8,137	$8,230	$8,230	$7,948	$7,948	$7,475	$7,052	$7,052	$7,052
01-6135-1004	Public Entertainment	$155,000	$124,341	$120,000	$162,311	$100,700	$94,705	$84,200	$30,143	$25,000	$16,636	$22,000
01-6140-1004	Maintenance & Repair - Building	$30,000	$36,992	$27,000	$19,807	$25,000	$22,097	$20,000	$11,851	$15,000	$8,731	$10,000
01-6142-1004	Maintenance & Repair - Equipment	$35,000	$25,276	$30,000	$26,841	$26,000	$20,747	$17,500	$21,790	$15,000	$13,157	$10,000
01-6150-1004	Maintenance & Repair - System	$292,000	$203,057	$250,000	$220,576	$250,000	$163,654	$192,500	$134,345	$174,500	$91,439	$110,000
01-6165-1004	Office Supplies	$10,500	$8,796	$7,500	$9,195	$7,200	$5,436	$6,500	$5,014	$3,000	$3,019	$3,000
01-6175-1004	Small Tools	$40,000	$32,538	$35,000	$25,243	$35,000	$29,660	$30,000	$11,590	$20,000	$10,148	$11,200
01-6188-1004	Signage	$3,000	$481	$3,000	$3,150	$3,000	$95	$3,000	$2,685	$3,000	$200	$3,000
01-6211-1004	Rent - Buildings & Land	$3,500	$1,782	$3,500	$1,782	$3,500	$1,782	$3,500	$1,782	$2,082	$1,934	$2,082
01-6212-1004	Rent - Equipment	$100,000	$81,801	$90,000	$118,725	$108,000	$34,806	$34,000	$18,480	$26,600	$21,495	$26,600
01-6230-1004	Safety Training & Equipment	$23,500	$8,383	$8,000	$5,256	$8,000	$7,141	$4,000	$2,472	$4,000	$1,511	$4,000
01-6255-1004	Telephone	$16,000	$12,999	$16,000	$12,950	$14,000	$10,766	$9,700	$7,872	$9,700	$6,059	$9,700
01-6265-1004	Training & Schooling	$20,000	$7,694	$15,000	$7,752	$8,000	$8,864	$6,500	$3,164	$5,000	$2,730	$5,000
01-6270-1004	Travel	$2,000	$55	$0	$1,875	$0	$0	$0	$0	$0	$0	$0
01-6285-1004	Uniforms	$15,000	$6,493	$10,000	$6,360	$8,000	$4,068	$5,000	$3,629	$3,200	$2,480	$2,500
01-6290-1004	Utilities	$45,000	$29,822	$45,000	$27,154	$45,000	$24,002	$42,000	$21,581	$40,000	$19,337	$37,000
01-6300-1004	Fuel Expenditures	$32,000	$16,841	$25,000	$26,118	$25,000	$23,097	$20,000	$20,019	$13,500	$13,682	$13,500
01-6305-1004	Maintenance & Repair - Vehicles	$45,000	$27,235	$25,000	$15,102	$30,000	$25,463	$8,000	$7,758	$6,000	$4,466	$6,000
01-6505-1004	Bank Fees	$4,000	$3,315	$2,000	$2,481	$2,000	$1,389	$750	$1,113	$750	$457	$0
		$899,500	**$640,743**	**$736,387**	**$705,171**	**$719,030**	**$501,960**	**$507,198**	**$317,491**	**$382,784**	**$228,323**	**$291,488**
LABOR & BENEFITS - BUILDING												
01-5005-1005	Salaries & Wages - Staff	$269,619	$279,002	$254,425	$229,589	$237,996	$209,195	$266,961	$248,778	$273,305	$183,739	$205,843
01-5800-1005	OASDI - Employer	$16,716	$16,682	$15,774	$13,713	$14,756	$12,499	$16,552	$14,960	$16,945	$11,250	$12,762
01-5810-1005	Medicare - Employer	$3,909	$4,065	$3,689	$3,207	$3,451	$2,923	$3,871	$3,499	$3,963	$2,631	$2,985
01-5820-1005	Group Medical Insurance	$39,898	$34,892	$37,901	$37,574	$34,960	$32,098	$71,702	$33,728	$51,369	$21,308	$29,998
01-5830-1005	Group Life Insurance	$85	$87	$73	$71	$128	$93	$173	$145	$170	$113	$132
01-5840-1005	PERSI Employer 401 (a)	$32,246	$33,640	$30,429	$26,224	$28,417	$24,534	$31,875	$29,703	$26,074	$21,938	$24,578
01-5850-1005	Worker's Compensation Insurance	$3,067	$895	$3,190	-$84	$1,909	$1,461	$2,724	$2,774	$2,427	$3,188	$2,002
01-5860-1005	Group Dental & Vision Insurance	$2,216	$2,682	$2,225	$2,540	$2,762	$2,568	$3,540	$2,920	$3,321	$1,871	$2,735
01-6280-1005	Unemployment Expenses	$3,000	$0	$3,000	$0	$5,000	$0	$0	$0	$0	$0	$0
		$370,757	**$371,945**	**$350,707**	**$312,835**	**$329,377**	**$285,371**	**$397,397**	**$336,506**	**$377,574**	**$246,038.24**	**$281,035**

		FYE 2026	FYE 2025		FYE 2024		FYE 2023		FYE 2022		FYE 2021	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
GENERAL GOVERNMENT - BUILDING												
01-6052-1005	Contract Services	$1,690,423	$626,542	$450,000	$1,212,700	$313,192	$311,587	$320,000	$790,701	$416,270	$302,126	$268,540
01-6075-1005	Dues & Memberships	$5,500	$3,590	$4,500	$3,090	$4,500	$3,095	$4,000	$2,920	$4,000	$3,065	$3,750
01-6125-1005	Legal Publications	$0	$0	$0	$0	$0	$0	$0	$0	$800	$0	$0
01-6130-1005	Liability & Property Insurance	$2,500	$1,472	$1,472	$1,132	$1,132	$7,290	$7,290	$6,359	$6,468	$6,044	$6,044
01-6142-1005	Maintenance & Repair - Equipment	$1,500	$550	$1,500	$570	$1,500	$680	$700	$428	$650	$10	$550
01-6150-1005	Maintenance & Repair - System	$1,500	$597	$1,500	$0	$1,500	$0	$1,500	$0	$1,500	$58	$1,400
01-6155-1005	Meetings/Committees	$300	$35	$300	$0	$200	$24	$130	$0	$130	$0	$60
01-6165-1005	Office Supplies	$6,000	$4,025	$5,000	$5,080	$8,500	$3,449	$8,000	$5,707	$8,300	$5,649	$4,000
01-6175-1005	Small Tools	$2,000	$524	$3,500	$104	$3,500	$0	$3,500	$31	$1,300	$13,404	$950
01-6188-1005	Signage	$0	$0	$0	$0	$0	$0	$0	$0	$200	$0	$150
01-6230-1005	Safety Training & Equipment	$1,000	$785	$1,000	$300	$600	$1,478	$600	$498	$450	$91	$600
01-6255-1005	Telephone	$2,500	$1,690	$2,500	$1,372	$2,200	$0	$2,000	$1,382	$2,200	$952	$2,000
01-6265-1005	Training & Schooling	$2,500	$2,150	$2,500	$100	$2,500	$580	$2,000	$375	$4,500	$403	$3,000
01-6300-1005	Fuel Expenditures	$6,500	$2,969	$14,000	$4,494	$17,500	$7,734	$14,000	$15,713	$9,500	$10,878	$7,500
01-6305-1005	Maintenance & Repair - Vehicles	$5,000	$2,503	$5,000	$24	$4,500	$617	$2,000	$1,218	$2,000	$240	$2,000
01-6505-1005	Bank Fees	$38,000	$33,261	$30,000	$24,272	$30,000	$17,262	$26,000	$23,472	$26,000	$20,194	$14,000
		$1,765,223	**$680,693**	**$522,772**	**$1,253,238**	**$391,325**	**$353,794**	**$391,720**	**$848,804**	**$484,268**	**$363,115**	**$314,545**
MISCELLANEOUS - BUILDING												
01-6400-1005	Transfers Out	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
LABOR & BENEFITS - ECONOMIC DEVELOPMENT												
01-5005-4000	Salaries & Wages - Staff	$146,241	$129,828	$148,825	$136,677	$146,992	$123,243	$124,769	$98,820	$131,602	$55,343	$79,855
01-5800-4000	OASDI - Employer	$9,067	$7,241	$9,227	$8,021	$9,113	$7,378	$7,736	$5,913	$8,159	$3,419	$4,951
01-5810-4000	Medicare - Employer	$2,120	$1,760	$2,158	$1,876	$2,131	$1,725	$1,809	$1,383	$1,908	$800	$1,158
01-5820-4000	Group Medical Insurance	$22,038	$19,782	$19,486	$21,352	$16,563	$16,398	$30,894	$11,845	$31,254	$4,407	$7,177
01-5830-4000	Group Life Insurance	$43	$38	$38	$38	$67	$50	$72	$59	$72	$25	$35
01-5840-4000	PERSI Employer 401 (a)	$17,490	$15,527	$17,800	$15,614	$17,551	$14,456	$14,897	$11,799	$15,713	$6,608	$9,535
01-5850-4000	Worker's Compensation Insurance	$191	$0	$328	$0	$324	$232	$275	$310	$330	$165	$200
01-5860-4000	Group Dental & Vision Insurance	$1,587	$1,827	$1,929	$1,815	$1,560	$1,482	$1,926	$1,370	$1,853	$514	$581
		$198,779	**$176,003**	**$199,793**	**$185,393**	**$194,302**	**$164,965**	**$182,380**	**$131,499**	**$190,892**	**$71,281**	**$103,492**
GENERAL GOVERNMENT - ECONOMIC DEVELOPMENT												
01-6052-4000	Contract Services	$1,000	$0	$800	$0	$0	$0	$0	$752	$0	$0	$0
01-6075-4000	Dues & Memberships	$30,000	$24,749	$25,080	$7,685	$9,000	$6,043	$6,000	$7,456	$5,500	$3,638	$6,790
01-6125-4000	Legal Publications	$1,000	$0	$1,000	$0	$1,000	$3,043	$750	$214	$750	$195	$0
01-6155-4000	Meetings/Committees	$10,000	$770	$10,000	$1,163	$10,000	$1,785	$10,000	$1,046	$10,500	$723	$9,353
01-6160-4000	Miscellaneous Expense	$3,500	$200	$3,500	$1,078	$3,000	$1,044	$1,500	$2,513	$1,000	$0	$550
01-6165-4000	Office Supplies	$2,500	$1,494	$2,500	$790	$2,500	$0	$2,500	$1,318	$2,500	$259	$500
01-6175-4000	Small Tools	$400	$0	$400	$0	$400	$0	$400	$0	$200	$0	$2,000
01-6202-4000	Professional Services	$15,000	$6,924	$15,000	$9,568	$17,500	$5,279	$30,000	$18,693	$20,000	$19,821	$15,000
01-6255-4000	Telephone	$1,500	$1,070	$1,400	$1,020	$1,200	$803	$600	$558	$650	$303	$650
01-6265-4000	Training & Schooling	$5,500	$2,690	$5,000	$3,834	$4,000	$1,068	$3,000	$4,616	$3,000	$749	$3,100
01-6270-4000	Travel	$10,000	$4,245	$10,000	$5,516	$6,000	$1,588	$6,000	$2,657	$5,000	$1,589	$4,700
		$80,400	**$42,143**	**$74,680**	**$30,653**	**$54,600**	**$20,652**	**$60,750**	**$39,822**	**$49,100**	**$27,278**	**$42,643**
GRAND TOTAL EXPENDITURES		**$38,330,627**	**$9,923,514**	**$30,608,849**	**$9,931,409**	**$28,506,449**	**$14,759,084**	**$29,214,251**	**$10,623,828**	**$16,784,237**	**$7,105,408**	**$10,792,622**
GRAND TOTAL WITHOUT CONTINGENCY		**$16,951,125**	*$9,908,514*	*$13,461,400*	*$9,664,773*	*$10,371,621*	*$13,116,533*	*$14,213,929*	*$10,304,595*	*$12,428,800*	*$6,955,363*	*$7,253,554*

*Forecast

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA - FYE 2026
GRANT FUND

		FYE 2026	FYE 2025		FYE 2024		FYE 2023		FYE 2022		FYE 2021	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
GRANT REVENUE												
03-4200	Grant Revenue	$1,500,000	$553,482	$4,291,930	$155,988	$12,493,743	$683,237	$1,809,678	$2,600,567	$5,108,163	$1,395,113	$896,856
03-4900	Transfer In	$0	$0	$0	$4,000	$0	$4,813,336	$4,787,394	$153,192	$2,393,697	$0	$0
03-4950	Carryover	$30,000	$12,568	$25,730	$286,754	$0	$0	$0	$0	$0	$0	$0
		$1,530,000	**$566,050**	**$4,317,660**	**$446,742**	**$12,493,743**	**$5,496,574**	**$6,597,072**	**$2,753,758**	**$7,501,860**	**$1,395,113**	**$896,856**
GRANT EXPENDITURES												
03-6354	Grant Expenditures	$1,530,000	$573,810	$4,317,660	$404,765	$12,493,743	$5,214,465	$6,597,072	$343,936	$7,501,860	$291,871	$896,856
03-6400	Transfer Out	$0	$0	$0	$0	$0	$0	$0	$2,409,823	$0	$2,393,600	$0
GRAND TOTAL NET		**$1,530,000**	**$573,810**	**$4,317,660**	**$404,765**	**$12,493,743**	**$5,214,465**	**$6,597,072**	**$2,753,759**	**$7,501,860**	**$2,685,471**	**$896,856**

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2026
LATE COMERS FUND

		FYE 2026	FYE 2025		FYE 2024		FYE 2023		FYE 2022		FYE 2021	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
OPERATING REVENUE												
05-4173	Interest Revenue	$70,000	$99,846	$140,000	$216,353	$140,000	$154,371	$20,000	$41,775	$20,000	$28,317	$25,000
05-4504	Water Main Capacity Fee	$2,261,335	$2,724,500	$1,100,000	$1,783,689	$463,875	$671,656	$915,245	$966,612	$1,288,696	$1,213,701	$932,589
05-4604	Sewer Main Capacity Fee	$2,805,999	$3,380,722	$1,100,000	$2,100,515	$433,233	$627,288	$851,631	$883,121	$1,478,809	$1,108,663	$718,162
05-4704	Irrigaton Main Capacity Fee	$1,215,945	$1,464,994	$625,000	$967,030	$246,371	$412,563	$556,937	$634,201	$628,653	$546,279	$410,226
05-4950	Carryover	$9,500,000	$5,903,358	$4,600,000	$3,922,762	$3,500,000	$3,723,971	$3,620,353	$5,226,697	$5,007,499	$3,810,016	$3,492,098
		$15,853,280	**$13,573,420**	**$7,565,000**	**$8,990,349**	**$4,783,479**	**$5,589,849**	**$5,964,167**	**$7,752,405**	**$8,423,657**	**$6,706,976**	**$5,578,076**
GRAND TOTAL REVENUE		**$15,853,280**	**$13,573,420**	**$7,565,000**	**$8,990,349**	**$4,783,479**	**$5,589,849**	**$5,964,167**	**$7,752,405**	**$8,423,657**	**$6,706,976**	**$5,578,076**
GRAND TOTAL WITHOUT CARRYOVER		***$6,353,280***	*$7,670,062*	*$2,965,000*	*$5,067,588*	*$1,283,479*	*$1,865,878*	*$2,343,813*	*$2,525,708*	*$3,416,158*	*$2,896,960*	*$2,085,978*

*Forecast

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2026
LATE COMERS FUND

		FYE 2026	FYE 2025		FYE 2024		FYE 2023		FYE 2022		FYE 2021	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
OPERATING EXPENDITURES												
05-6160	Miscellaneous Expense	$200	$10	$200	-$37	$200	$0	$200	-$2	$0	$17	$0
05-6287	Administration Expense	$628,328	$775,477	$0	$0	$0	$0	$0	$0	$0	$0	$0
05-6305	Water Main Capacity Reimburse	$905,664	$455,664	$650,000	$1,361,982	$2,100,000	$329,837	$800,000	$97,703	$822,880	$1,070,506	$944,146
05-6306	Sewer Main Capacity Reimburse	$0	$2,124,480	$2,200,000	$1,633,641	$2,000,000	$155,447	$2,000,000	$3,868,789	$2,688,350	$119,305	$1,848,502
05-6307	PI Main Capacity Reimburse	$0	$0	$100,000	$87,499	$0	$1,150,571	$1,200,000	$64,305	$562,865	$303,394	$407,172
05-6400	Transfers Out	$10,000,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$11,534,192	**$3,355,630**	**$2,950,200**	**$3,083,085**	**$4,100,200**	**$1,635,854**	**$4,000,200**	**$4,030,796**	**$4,074,096**	**$1,493,222**	**$3,199,821**
OTHER EXPENDITURES												
05-6045	Contingency	$4,319,088	$0	$4,614,800	$0	$683,279	$0	$1,963,967	$0	$4,349,561	$0	$2,378,255
		$4,319,088	**$0**	**$4,614,800**	**$0**	**$683,279**	**$0**	**$1,963,967**	**$0**	**$4,349,561**	**$0**	**$2,378,255**
GRAND TOTAL EXPENDITURES		**$15,853,280**	**$3,355,630**	**$7,565,000**	**$3,083,085**	**$4,783,479**	**$1,635,854**	**$5,964,167**	**$4,030,796**	**$8,423,657**	**$1,493,222**	**$5,578,076**
GRAND TOTAL WITHOUT CONTINGENCY		***$11,534,192***	*$3,355,630*	*$2,950,200*	*$3,083,085*	*$4,100,200*	*$1,635,854*	*$4,000,200*	*$4,030,796*	*$4,074,096*	*$1,493,222*	*$3,199,821*

*Forecast

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2026
WATER FUND

		FYE 2026	FYE 2025		FYE 2024		FYE 2023		FYE 2022		FYE 2021	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
OPERATING REVENUE												
20-4173	Interest Revenue	$550,000	$589,592	$625,000	$767,206	$520,000	$576,637	$80,000	$119,995	$75,000	$80,042	$75,000
20-4185	Miscellaneous Income	$20,000	$27,939	$110,000	$240,230	$60,000	$85,398	$70,000	$140,225	$100,000	$120,812	$70,000
20-4358	Development Support Services	$2,500	$4,138	$2,500	$3,348	$1,500	$2,772	$2,000	$3,676	$2,000	$2,520	$1,700
20-4500	Metered Water Sales	$3,634,306	$3,365,098	$3,282,200	$3,098,803	$3,046,417	$2,868,062	$2,722,203	$2,634,553	$2,373,760	$2,453,378	$2,391,048
20-4507	Water Token Sales - Bulk Water	$95,000	$127,086	$95,000	$125,628	$50,000	$76,690	$65,000	$92,777	$107,562	$106,056	$39,953
20-4510	Service Reconnect Fees	$7,000	$6,765	$9,000	$10,812	$8,500	$9,693	$7,000	$9,419	$7,000	$9,128	$13,200
20-4511	Interfund Admin Fees	$212,403	$255,907	$0	$0	$0	$0	$0	$0	$0	$0	$0
20-4550	Water Line Inspections	$70,000	$75,536	$75,000	$94,130	$25,000	$59,321	$50,000	$58,033	$72,456	$79,880	$65,334
20-4775	Late Pay Fees	$18,000	$19,651	$20,000	$22,042	$22,000	$22,440	$20,000	$23,302	$20,000	$22,770	$27,000
20-4800	Gain/Loss	$10,000	$13,700	$55,000	$128,878	$0	-$1,669	$0	$0	$0	$0	$0
		$4,619,209	**$4,485,412**	**$4,273,700**	**$4,491,076**	**$3,733,417**	**$3,699,343**	**$3,016,203**	**$3,081,979**	**$2,757,778**	**$2,874,585**	**$2,683,234**
CAPITAL REVENUE												
20-4503	New Meter Revenue	$523,009	$630,131	$500,000	$264,826	$94,171	$150,402	$170,000	$218,837	$291,842	$272,947	$240,487
20-4505	New Service Connection	$1,009,280	$1,216,000	$775,000	$924,691	$346,324	$512,120	$600,000	$724,238	$1,000,000	$921,180	$804,176
20-4900	Transfers In	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
20-4950	Carryover	$17,000,000	$14,740,348	$14,000,000	$14,644,033	$14,000,000	$13,506,323	$12,758,774	$12,676,144	$12,213,185	$10,713,134	$8,376,718
		$18,532,289	**$16,586,480**	**$15,275,000**	**$15,833,550**	**$14,440,495**	**$14,168,845**	**$13,528,774**	**$13,619,219**	**$13,505,028**	**$11,907,261**	**$9,421,382**
GRAND TOTAL REVENUE		**$23,151,498**	**$21,071,892**	**$19,548,700**	**$20,324,627**	**$18,173,913**	**$17,868,189**	**$16,544,977**	**$16,701,198**	**$16,262,805**	**$14,781,846**	**$12,104,616**
GRAND TOTAL WITHOUT CARRYOVER		***$6,151,498***	*$6,331,544*	*$5,548,700*	*$5,680,594*	*$4,173,913*	*$4,361,865*	*$3,786,203*	*$4,025,054*	*$4,049,620*	*$4,068,712*	*$3,727,898*

*Forecast

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2026
WATER FUND

		FYE 2026	FYE 2025		FYE 2024		FYE 2023		FYE 2022		FYE 2021	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
LABOR & BENEFITS												
20-5000	Salaries & Wages - Elected	$5,455	$5,235	$5,228	$5,106	$5,205	$4,632	$5,179	$4,035	$4,861	$4,639	$4,393
20-5005	Salaries & Wages - Staff	$923,692	$872,480	$1,004,477	$874,775	$903,163	$754,566	$926,948	$647,913	$765,872	$609,691	$642,870
20-5795	Salaries - Overtime	$30,020	$25,582	$32,646	$24,463	$24,837	$16,680	$25,491	$14,382	$21,061	$14,110	$16,072
20-5800	OASDI - Employer	$59,468	$54,169	$64,626	$58,173	$57,859	$46,959	$59,372	$38,098	$49,091	$37,981	$41,127
20-5810	Medicare - Employer	$13,908	$12,669	$15,114	$13,606	$13,531	$10,982	$13,885	$9,485	$11,481	$8,883	$9,618
20-5820	Group Medical Insurance	$158,897	$110,708	$153,635	$135,105	$121,817	$98,727	$154,559	$89,794	$130,354	$87,069	$88,399
20-5830	Group Life Insurance	$272	$246	$270	$247	$439	$293	$511	$387	$494	$379	$405
20-5840	PERSI Employer 401 (a)	$114,716	$108,098	$124,621	$109,018	$111,381	$90,883	$114,296	$78,762	$94,540	$74,312	$79,203
20-5850	Worker's Compensation	$21,052	$15,175	$28,899	$20,164	$26,724	$15,949	$28,315	$12,021	$25,926	$17,079	$20,171
20-5860	Group Dental/Vision Insurance	$11,372	$9,903	$10,961	$10,423	$10,041	$8,445	$10,318	$7,864	$9,504	$7,646	$9,500
20-5950	Development, Team Building, Orientation	$7,500	$4,559	$3,500	$1,757	$3,500	$1,633	$1,500	$612	$1,471	$0	$0
20-5960	Leave Time Fluctuation	$6,000	-$15,841	$6,000	-$3,222	$9,500	$8,538	$5,000	$7,881	$5,000	$0	$0
20-6280	Unemployment Expenses	$5,000	$0	$5,000	$55	$5,000	$121	$4,000	$0	$4,000	$0	$0
		$1,357,353	**$1,202,983**	**$1,454,978**	**$1,249,670**	**$1,292,998**	**$1,058,409**	**$1,349,375**	**$911,234**	**$1,123,658**	**$861,789**	**$911,758**

MAINTENANCE & GENERAL OPERATIONS												
20-6025	Janitorial	$7,000	$6,188	$7,000	$5,275	$9,000	$6,907	$9,000	$4,746	$9,000	$4,137	$7,000
20-6050	Contract Labor	$25,000	$484	$25,000	$0	$25,000	$3,933	$25,000	$0	$5,000	$0	$1,500
20-6052	Contract Services	$30,000	$16,977	$30,000	$13,209	$30,000	$14,865	$20,000	$12,982	$20,000	$11,868	$20,000
20-6060	DEQ Assessment Fees	$38,000	$30,225	$35,000	$30,225	$35,000	$26,283	$35,000	$26,283	$35,000	$24,000	$30,671
20-6065	Dig Line Expenditures	$6,500	$4,373	$6,500	$4,444	$6,500	$3,248	$6,500	$4,058	$6,500	$4,154	$29,000
20-6075	Dues & Memberships	$45,000	$31,132	$33,200	$11,832	$15,000	$5,309	$7,500	$5,577	$7,500	$4,220	$2,800
20-6110	Interest Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
20-6125	Legal Publications	$3,500	$0	$3,500	$72	$7,000	$622	$7,000	$612	$7,000	$607	$1,000
20-6130	Liability & Property Insurance	$30,000	$24,074	$24,074	$23,455	$23,455	$24,298	$24,298	$21,559	$21,559	$20,149	$20,149
20-6131	Insurance Claims Paid	$2,500	$0	$2,500	$0	$2,500	$0	$1,500	$0	$1,500	$0	$500
20-6140	Maint. & Repair - Bldng. & Grounds	$20,000	$10,319	$20,000	$10,551	$20,000	$6,005	$20,000	$12,382	$20,000	$16,162	$14,950
20-6141	IT Small Equipment	$20,000	$11,889	$15,000	$9,478	$15,000	$6,242	$12,000	$9,775	$11,000	$6,017	$9,702
20-6142	Maint. & Repair - Equipment	$40,000	$35,401	$35,000	$34,302	$35,000	$26,191	$25,000	$19,387	$25,000	$21,488	$12,500
20-6150	Maint. & Repair - System	$275,000	$113,255	$250,000	$175,247	$200,000	$151,180	$170,000	$201,151	$150,000	$104,851	$133,000
20-6151	Maint. & Repair - Process Chemicals	$50,000	$37,319	$30,000	$27,895	$30,000	$11,269	$30,000	$17,002	$30,000	$15,025	$30,000
20-6152	Maint. & Repair - Lab Costs	$35,000	$26,515	$17,000	$8,091	$17,000	$11,817	$17,000	$18,620	$12,000	$3,088	$10,920
20-6155	Meetings/Committees	$3,500	$551	$3,500	$117	$3,500	$53	$3,500	$34	$3,500	$99	$1,050
20-6160	Miscellaneous Expenditures	$30,000	$2,583	$30,000	$2,722	$30,000	$84	$30,000	$4,646	$30,000	$2,778	$20,000
20-6165	Office Supplies	$12,000	$7,532	$12,000	$6,739	$12,000	$8,132	$8,500	$7,683	$8,500	$4,087	$8,000
20-6175	Small Tools	$30,000	$17,303	$30,000	$11,967	$20,000	$13,678	$13,000	$7,648	$15,000	$4,455	$15,000
20-6190	Postage & Billing	$30,000	$16,203	$30,000	$22,134	$27,500	$21,701	$27,500	$21,025	$27,500	$18,290	$27,500
20-6202	Professional Services	$170,000	$148,733	$55,000	$91,264	$55,000	$27,813	$42,000	$54,777	$35,000	$19,491	$32,000
20-6211	Rent - Buildings & Land	$2,000	$1,512	$2,000	$1,512	$2,000	$1,512	$2,000	$1,634	$2,000	$1,386	$1,512
20-6212	Rent - Equipment	$7,500	$2,011	$7,500	$1,918	$7,500	$2,433	$8,900	$3,667	$3,500	$434	$3,000
20-6230	Safety Training & Equipment	$11,500	$1,413	$7,000	$566	$5,500	$3,071	$5,500	$860	$5,500	$2,445	$2,750
20-6255	Telephone	$25,000	$17,408	$25,000	$23,554	$23,500	$18,234	$19,000	$16,655	$17,500	$12,377	$17,500
20-6265	Training & Schooling	$15,000	$10,360	$15,500	$3,747	$15,500	$6,491	$6,500	$5,516	$6,500	$2,543	$6,500
20-6270	Travel	$5,000	$3,760	$5,000	$1,074	$5,000	$940	$3,000	$516	$3,000	$361	$1,200
20-6285	Uniforms	$5,200	$2,780	$5,200	$4,175	$5,200	$3,596	$5,200	$3,503	$5,200	$935	$4,800
20-6290	Utilities	$175,000	$148,936	$175,000	$139,474	$175,000	$124,941	$150,000	$128,350	$150,000	$120,468	$150,000
20-6300	Fuel	$26,000	$16,417	$26,000	$15,974	$25,000	$13,598	$19,000	$17,825	$16,500	$12,775	$14,500
20-6305	Maint. & Repair - Vehicles	$35,000	$16,045	$27,500	$25,458	$25,000	$15,667	$12,000	$6,665	$8,000	$7,078	$6,500
20-6505	Bank Fees	$60,000	$54,700	$52,000	$50,829	$45,000	$44,304	$36,500	$36,324	$34,000	$30,968	$27,500
		$1,270,200	**$816,400**	**$1,041,974**	**$757,299**	**$952,655**	**$604,414**	**$801,898**	**$671,461**	**$732,259**	**$476,732**	**$663,003**
DEBT COVERAGE												
20-6015	Bond & Loan Payments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CAPITAL EXPENDITURES												
20-6020	Capital Improvements	$3,942,240	$526,492	$2,829,700	$2,890,559	$5,095,974	$1,470,819	$3,425,795	$1,390,186	$5,261,300	$703,500	$2,084,200
20-6166	Capital Equipment Purchases	$733,000	$112,934	$645,770	$308,208	$1,062,950	$401,805	$1,186,361	$73,993	$224,600	$74,701	$197,160
		$4,675,240	**$639,425**	**$3,475,470**	**$3,198,768**	**$6,158,924**	**$1,872,624**	**$4,612,156**	**$1,464,179**	**$5,485,900**	**$778,201**	**$2,281,360**
OTHER EXPENDITURES												
20-6045	Contingency	$15,848,205	$0	$13,575,978	$18,079	$9,769,036	$56,398	$9,781,248	$165,401	$8,920,688	$63,749	$8,248,195
20-6095	Bad Debts Expense	$500	-$85	$300	$1,838	$300	$1	$300	$513	$300	$382	$300
20-6400	Transfers Out	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
20-6500	Cash Over/Short	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$15,848,705	**-$85**	**$13,576,278**	**$19,917**	**$9,769,336**	**$56,398**	**$9,781,548**	**$165,914**	**$8,920,988**	**$64,131**	**$8,248,495**
GRAND TOTAL EXPENDITURES		$23,151,498	**$2,658,723**	**$19,548,700**	**$5,225,654**	**$18,173,913**	**$3,591,846**	**$16,544,977**	**$3,212,788**	**$16,262,805**	**$2,180,854**	**$12,104,616**
GRAND TOTAL WITHOUT CONTINGENCY		***$7,303,293***	*$2,658,723*	*$5,972,722*	*$5,207,575*	*$8,404,876*	*$3,535,448*	*$6,763,730*	*$3,047,387*	*$7,342,117*	*$2,117,105*	*$3,856,421*

Water Fund-Capital Expenditures Detail

Project	Contact	Details	6020	6166
IT Upgrades and Emergency Repairs	Jared	Server Maintenance and Other Material IT Improvements		10,500.00
Security Upgrades	Morgan	Upgrade of City Hall and Public Works facilities to be more secure. This includes door, camera, and other security measures.		31,500.00
Bucket Truck	Morgan	Taller bucket truck for fleet purchase to replace lighting and other maintenance.		52,500.00
Covered Area for Parking Equipment	Morgan	Installation of covered area to house parks and public works equipment at south end of Shortline Shop	33,600.00	
Meters	Adam	Meter and Meter reading IT infrastructure	575,000.00	
Misc Pumps, Motors, Drives, etc	Adam	Unforseen replacements of infrastructure components		292,500.00
Generators	Adam	Generators for lift stations and well houses		250,000.00
Butler Water Storage Reservoir	Adam	Evaluate, clean, repair, and rehabilitation of Butler Storage Reservoir	800,000.00	
Cedar and Butler Well Tanks	Adam	Recoat and repaint tanks, otherwise replace due to age	800,000.00	
Water Main Tie Ins and Upgrades	Adam	Water main line tie ins to loop water flow more efficiently	500,000.00	
Fiber looping	Adam	Add to MCTL Phase 1 install to provide redundancy in network	17,640.00	
Water Truck	Adam	Replace water truck (Matt's truck)		48,000.00
Water Truck	Adam	Replace water truck (Clint's truck)		48,000.00
ACHD Hubbard Rd Improvements	Adam	Improve Well 12 transmission (10 Mile to Deer Flat)	585,000.00	
Arbor Ridge Park	Adam	Design and construction of expanded parking area	120,000.00	
School St - 4th St to Boise Ave	Adam	Replace and upsize frequent breaking aged main line	325,000.00	
N School - E Hubbard to E Ardell	Adam	Well 12 transmission and Master Plan conformity	32,000.00	
N Linder - E Hubbard to E Hillgreen	Adam	Well 12 transmission and Master Plan conformity	154,000.00	
			3,942,240.00	733,000.00

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2026
SEWER FUND

		FYE 2026	FYE 2025		FYE 2024		FYE 2023		FYE 2022		FYE 2021	
ACCOUNT #	**ACCOUNT NAME**	**BUDGET**	**ACTUAL***	**BUDGET**	**ACTUAL**	**BUDGET**	**ACTUAL**	**BUDGET**	**ACTUAL**	**BUDGET**	**ACTUAL**	**BUDGET**
OPERATING REVENUE												
21-4173	Interest Revenue	$600,000	$643,660	$510,000	$676,398	$520,000	$404,074	$60,000	$80,939	$40,000	$45,049	$50,000
21-4185	Miscellaneous Income	$35,000	$42,293	$90,000	$299,867	$45,000	$71,783	$45,000	$225,917	$90,000	$109,090	$50,000
21-4358	Development Support Services	$3,500	$4,138	$3,500	$3,348	$2,000	$2,772	$2,000	$3,676	$2,000	$2,520	$1,500
21-4510	Service Reconnect Fees	$15,000	$21,555	$15,000	$20,704	$15,000	$18,172	$15,000	$17,522	$12,000	$15,672	$17,000
21-4511	Interfund Admin Fees	$212,403	$255,907	$0	$0	$0	$0	$0	$0	$0	$0	$0
21-4550	Sewer Line Inspections	$65,000	$65,824	$65,000	$74,261	$30,000	$47,924	$35,000	$57,899	$45,000	$66,978	$35,000
21-4600	Sewer User Fees	$7,154,564	$6,624,596	$6,200,000	$5,909,506	$5,910,686	$5,382,881	$5,009,717	$4,789,787	$4,527,251	$4,240,997	$3,888,000
21-4640	Sewer Farm Revenue	$175,000	$177,888	$175,000	$168,585	$190,000	$206,424	$125,000	$123,655	$114,782	$122,044	$102,714
21-4775	Late Payment Fee	$35,000	$38,632	$35,000	$42,857	$35,000	$43,043	$35,000	$41,094	$35,000	$40,178	$35,000
21-4800	Gain/Loss	$25,000	$18,853	$70,000	$149,324	$0	-$773	$0	$0	$0	$0	$0
		$8,320,467	**$7,893,346**	**$7,163,500**	**$7,344,849**	**$6,747,686**	**$6,176,299**	**$5,326,717**	**$5,340,488**	**$4,866,033**	**$4,642,526**	**$4,179,214**
CAPITAL REVENUE												
21-4606	LID Reduced Sewer Connection	$1,624,735	$1,957,512	$1,000,000	$1,436,741	$683,318	$819,982	$1,015,803	$1,156,338	$1,183,207	$1,296,488	$825,000
21-4900	Transfers In	$10,000,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
21-4950	Carryover	$22,000,000	$18,837,205	$16,500,000	$14,253,318	$13,000,000	$12,007,671	$10,500,000	$9,602,787	$8,429,102	$6,606,103	$4,967,275
		$33,624,735	**$20,794,718**	**$17,500,000**	**$15,690,059**	**$13,683,318**	**$12,827,653**	**$11,515,803**	**$10,759,124**	**$9,612,310**	**$7,902,591**	**$5,792,275**
GRAND TOTAL REVENUE		**$41,945,202**	**$28,688,064**	**$24,663,500**	**$23,034,908**	**$20,431,005**	**$19,003,952**	**$16,842,520**	**$16,099,612**	**$14,478,343**	**$12,545,117**	**$9,971,489**
GRAND TOTAL WITHOUT CARRYOVER		***$19,945,202***	*$9,850,859*	*$8,163,500*	*$8,781,590*	*$7,431,005*	*$6,996,281*	*$6,342,520*	*$6,496,825*	*$6,049,240*	*$5,939,014*	*$5,004,214*

*Forecast

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2026
SEWER FUND

		FYE 2026	FYE 2025		FYE 2024		FYE 2023		FYE 2022		FYE 2021	
ACCOUNT #	**ACCOUNT NAME**	**BUDGET**	**ACTUAL***	**BUDGET**	**ACTUAL**	**BUDGET**	**ACTUAL**	**BUDGET**	**ACTUAL**	**BUDGET**	**ACTUAL**	**BUDGET**
LABOR & BENEFITS												
21-5000	Salaries & Wages - Elected	$5,455	$5,235	$5,228	$5,106	$5,205	$4,552	$5,179	$4,405	$4,861	$3,913	$4,393
21-5005	Salaries & Wages - Staff	$1,181,116	$997,488	$1,079,085	$845,429	$1,027,834	$674,309	$1,028,368	$754,747	$856,013	$687,364	$717,897
21-5795	Salaries - Overtime	$38,386	$31,615	$35,070	$28,741	$28,265	$14,093	$28,280	$12,169	$23,540	$7,843	$17,947
21-5800	OASDI - Employer	$75,947	$62,238	$69,402	$56,555	$65,801	$42,331	$65,833	$44,393	$54,834	$42,748	$45,895
21-5810	Medicare - Employer	$17,762	$14,555	$16,231	$13,227	$15,389	$9,865	$15,396	$10,958	$12,824	$9,998	$10,733
21-5820	Group Medical Insurance	$196,581	$136,407	$171,133	$130,292	$136,361	$84,649	$173,392	$106,274	$140,356	$97,032	$106,587
21-5830	Group Life Insurance	$346	$313	$305	$248	$527	$255	$577	$459	$559	$439	$461
21-5840	PERSI Employer 401 (a)	$146,505	$123,188	$133,834	$105,928	$126,676	$80,730	$126,738	$91,277	$105,599	$83,585	$88,386
21-5850	Worker's Compensation	$21,581	$6,094	$22,656	$9,046	$22,189	$8,802	$22,721	$10,541	$17,414	$13,363	$13,912
21-5860	Group Dental/Vision Insurance	$12,382	$10,796	$11,730	$9,082	$10,234	$6,197	$10,567	$8,267	$9,846	$7,549	$8,418
21-5950	Development, Team Building, Orientation	$8,000	$5,174	$6,500	$5,019	$5,500	$3,825	$2,500	$1,070	$1,644	$0	$0
21-5960	Leave Time Fluctuation	$10,000	$6,256	$10,000	$15,461	$10,000	-$17,561	$10,000	$12,408	$5,000	$0	$0
21-6280	Unemployment Expenses	$5,000	$0	$5,000	$55	$5,000	$121	$5,000	$0	$4,000	$0	$0
		$1,719,060	**$1,399,358**	**$1,566,174**	**$1,224,187**	**$1,458,980**	**$912,167**	**$1,494,553**	**$1,056,967**	**$1,236,489**	**$953,834**	**$1,014,629**

MAINTENANCE & GENERAL OPERATIONS												
21-6025	Janitorial	$9,000	$5,688	$9,000	$5,345	$9,000	$6,907	$9,000	$4,746	$9,000	$4,132	$7,000
21-6050	Contract Labor	$20,000	$484	$20,000	$0	$20,000	$3,933	$20,000	$0	$3,500	$0	$2,000
21-6052	Contract Services	$30,000	$16,854	$30,000	$13,209	$30,000	$11,133	$25,000	$18,782	$17,000	$11,868	$17,000
21-6065	Dig Line Expenditures	$6,000	$5,469	$5,000	$4,444	$5,000	$3,248	$5,000	$4,058	$5,000	$4,154	$3,500
21-6075	Dues & Memberships	$20,000	$16,944	$15,000	$8,900	$10,000	$5,036	$6,000	$5,530	$5,000	$3,837	$3,500
21-6090	Farm Expenditures	$175,000	$125,186	$175,000	$132,657	$140,000	$116,578	$140,000	$96,352	$114,782	$96,639	$102,714
21-6097	Deposits	$5,000	$700	$5,000	$732	$5,000	$666	$5,000	-$2,100	$5,000	$2,800	$0
21-6110	Interest Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
21-6125	Legal Publications	$5,000	$114	$5,000	$72	$5,000	$0	$5,000	$940	$5,000	$1,734	$1,300
21-6130	Liability & Property Insurance	$120,000	$99,966	$99,966	$97,395	$97,395	$49,811	$49,811	$44,196	$44,196	$41,305	$41,305
21-6131	Insurance Claims Paid	$3,000	$0	$3,000	$0	$3,000	$0	$1,500	$0	$1,500	$0	$500
21-6140	Maint. & Repair - Bldng. & Grounds	$40,000	$6,829	$40,000	$9,162	$40,000	$9,589	$37,000	$16,349	$37,000	$28,842	$25,000
21-6141	IT Small Equipment	$30,000	$11,889	$15,000	$5,886	$15,000	$6,390	$12,000	$9,752	$10,000	$3,546	$9,702
21-6142	Maint. & Repair - Equipment	$75,000	$48,123	$75,000	$42,969	$75,000	$38,818	$75,000	$38,322	$75,000	$55,127	$60,000
21-6150	Maint. & Repair - System	$565,000	$296,777	$465,000	$317,856	$330,000	$206,105	$195,000	$201,582	$195,000	$151,187	$155,210
21-6151	Maint. & Repair - Process Chemicals	$375,000	$290,601	$250,000	$334,580	$210,000	$327,875	$165,000	$306,404	$165,000	$196,063	$119,427
21-6152	Maint. & Repair - Lab Costs	$45,000	$30,267	$45,000	$27,438	$45,000	$29,603	$40,000	$27,827	$55,000	$37,262	$28,000
21-6153	Maint. & Repair - Sludge Disposal	$165,000	$130,783	$165,000	$132,593	$150,000	$130,403	$100,000	$124,792	$70,000	$63,592	$37,500
21-6155	Meetings/Committees	$2,500	$351	$2,500	$117	$2,500	$99	$2,500	$157	$2,500	$99	$1,450
21-6160	Miscellaneous Expenditures	$55,000	$27,570	$55,000	$15,239	$55,000	$11,739	$55,000	$15,640	$55,000	$40,883	$35,000
21-6165	Office Supplies	$12,000	$6,524	$12,000	$7,342	$12,000	$8,134	$9,200	$6,691	$9,200	$5,220	$8,500
21-6175	Small Tools	$31,000	$14,829	$31,000	$15,814	$18,000	$12,116	$16,500	$16,925	$16,500	$9,885	$16,500
21-6190	Postage & Billing	$29,000	$26,126	$25,000	$22,766	$25,000	$18,714	$25,000	$21,079	$27,500	$18,290	$27,500
21-6202	Professional Services	$175,000	$170,521	$85,000	$99,241	$85,000	$50,436	$70,000	$68,072	$30,000	$56,803	$25,000
21-6211	Rent - Buildings & Land	$3,500	$1,458	$3,500	$1,458	$3,500	$1,458	$2,400	$1,337	$2,400	$1,337	$2,400
21-6212	Rent - Equipment	$5,000	$7,624	$5,000	$2,437	$4,500	$2,226	$3,200	$2,874	$3,000	$569	$3,000
21-6230	Safety Training & Equipment	$12,500	$3,226	$8,000	$2,371	$7,500	$7,396	$7,500	$5,507	$7,500	$9,934	$3,500
21-6255	Telephone	$30,000	$23,123	$30,000	$27,849	$27,000	$22,504	$23,000	$20,826	$20,000	$14,240	$20,000
21-6265	Training & Schooling	$15,500	$15,140	$15,500	$3,856	$15,500	$5,908	$6,500	$5,734	$4,000	$3,647	$2,500
21-6270	Travel	$5,000	$3,760	$5,000	$1,074	$5,000	$940	$1,500	$516	$1,500	$361	$750
21-6285	Uniforms	$7,500	$4,860	$7,500	$4,217	$7,000	$5,974	$5,200	$3,725	$5,200	$1,694	$4,800
21-6290	Utilities	$420,000	$264,103	$420,000	$353,652	$420,000	$347,880	$360,000	$316,094	$330,000	$314,831	$280,000
21-6300	Fuel	$38,000	$33,213	$35,000	$25,267	$30,000	$22,335	$30,000	$23,561	$20,000	$17,377	$19,500
21-6305	Maint. & Repair - Vehicles	$50,000	$26,054	$50,000	$23,986	$70,000	$18,701	$22,000	$19,686	$17,000	$11,846	$15,000
21-6505	Bank Fees	$60,000	$54,824	$55,000	$50,414	$50,000	$44,304	$35,000	$36,324	$35,000	$30,968	$27,500
		$2,639,500	**$1,769,979**	**$2,266,966**	**$1,790,337**	**$2,026,895**	**$1,526,956**	**$1,564,811**	**$1,462,282**	**$1,403,278**	**$1,240,072**	**$1,106,558**
DEBT COVERAGE												
21-6015	Bond & Loan Payments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CAPITAL EXPENDITURES												
21-6020	Capital Improvements	$21,421,240	$1,726,948	$10,994,700	$1,016,122	$7,412,335	$1,527,865	$2,345,795	$813,036	$3,196,600	$396,667	$1,882,200
21-6166	Capital Equipment Purchases	$757,000	$571,055	$1,605,770	$380,302	$817,950	$330,260	$1,292,361	$306,311	$859,600	$129,157	$259,260
		$22,178,240	**$2,298,003**	**$12,600,470**	**$1,396,424**	**$8,230,285**	**$1,858,125**	**$3,638,156**	**$1,119,348**	**$4,056,200**	**$525,824**	**$2,141,460**
OTHER EXPENDITURES												
21-6045	Contingency	$15,407,902	$0	$8,229,590	$18,079	$8,714,544	$165,658	$10,144,700	$426,781	$7,782,076	$123,570	$5,708,842
21-6095	Bad Debts Expense	$500	$139	$300	$282	$300	$98	$300	$469	$300	$37	$0
21-6400	Transfers Out	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
21-6500	Cash Over/Short	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$15,408,402	**$139**	**$8,229,890**	**$18,361**	**$8,714,844**	**$165,756**	**$10,145,000**	**$427,249**	**$7,782,376**	**$123,607**	**$5,708,842**
GRAND TOTAL EXPENDITURES		**$41,945,202**	**$5,467,479**	**$24,663,500**	**$4,429,309**	**$20,431,005**	**$4,463,004**	**$16,842,520**	**$4,065,846**	**$14,478,343**	**$2,843,337**	**$9,971,489**
GRAND TOTAL WITHOUT CONTINGENCY		***$26,537,300***	*$5,467,479*	*$16,433,910*	*$4,411,230*	*$11,716,460*	*$4,297,346*	*$6,697,820*	*$3,639,065*	*$6,696,267*	*$2,719,767*	*$4,262,647*

*Forecast

Sewer Fund-Capital Expenditures Detail

Project	Contact	Details	6020	6166
IT Upgrades and Emergency Repairs	Jared	Server Maintenance and Other Material IT Improvements		10,500.00
Security Upgrades	Morgan	Upgrade of City Hall and Public Works facilities to be more secure. This includes door, camera, and other security measures.		31,500.00
Bucket Truck	Morgan	Taller bucket truck for fleet purchase to replace lighting and other maintenance.		52,500.00
Covered Area for Parking Equipment	Morgan	Installation of covered area to house parks and public works equipment at south end of Shortline Shop	33,600.00	
Lagoon 2 Reline	Adam	Reline of Lagoon 2 at Swan Falls wastewater treatement facility	1,250,000.00	
Turbo Blowers	Adam	Replacement of turbo Blowers at NWWTP Year 4 of 5	500,000.00	
Membranes	Adam	Replacement of membranes at NWWTP	500,000.00	
Mason Creek	Adam	Construction of Phase 1 of Mason Creek Trunk Line	10,000,000.00	
NWWTP Odor Control	Adam	Odor control methods at NWWTP	280,000.00	
Blower Rehabilitation	Adam	Blower rehabilitation at Lagoon 1	150,000.00	
Second Waste Sludge Belt Press	Adam	Second waste sludge belt press	800,000.00	
Misc Pumps, Motors, Drives, etc	Adam	Unforseen replacements of infrastructure components		292,500.00
Generators	Adam	Generators for lift stations and well houses		250,000.00
Wastewater Truck	Adam	Replace Sewer truck		60,000.00
Wastewater Truck	Adam	Replace Sewer farm truck		60,000.00
Swan Falls Barn rehab/rebuild	Adam	Replace barn structure	475,000.00	
Concrete Work at Swan Falls	Adam	Concrete Work at Swan Falls	20,000.00	
Swan Falls Lagoons potable well	Adam	Drill new well for potable water on site	75,000.00	
WWTP Mason Creek Trunk Line Lift Station	Adam	Design and construction of L/S to serve MCTL	6,100,000.00	
WWTP Roofing Repairs	Adam	Eliminate leaks in Headworks, Process, and Solids Handling Buildings	400,000.00	
Conex for material storage	Adam	Weather and theft protected storage at Parks Facility ($10k each, need 2)	20,000.00	
DriPrime backup for Ten Mile Lift Station	Adam	Solution for improved reduncancy	400,000.00	
J&M Lift Station Preliminary Engineering Report	Adam	Completion of preliminary engineering report	370,000.00	
Fiber looping	Adam	Add to MCTL Phase 1 install to provide redundancy in network	17,640.00	
Crimson Force Main	Adam	Rehabilitation procedures done at Crimson Force Main, improvement	30,000.00	
			21,421,240.00	757,000.00

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2026
IRRIGATION FUND

		FYE 2026	FYE 2025		FYE 2024		FYE 2023		FYE 2022		FYE 2021	
ACCOUNT #	**ACCOUNT NAME**	**BUDGET**	**ACTUAL***	**BUDGET**	**ACTUAL**	**BUDGET**	**ACTUAL**	**BUDGET**	**ACTUAL**	**BUDGET**	**ACTUAL**	**BUDGET**
OPERATING REVENUE												
25-4173	Interest Revenue	$290,000	$326,307	$300,000	$405,043	$320,000	$272,906	$42,000	$58,647	$30,000	$35,198	$35,000
25-4177	Gravity Irrigation User Fees	$23,000	$33,429	$23,000	$28,459	$20,000	$24,190	$20,000	$26,601	$20,000	$21,176	$18,000
25-4185	Miscellaneous Income	$12,000	$14,130	$35,000	$53,330	$25,000	$20,155	$25,000	$25,598	$30,000	$27,973	$20,000
25-4358	Development Support Services	$1,000	$1,412	$1,000	$1,328	$500	$1,056	$1,200	$1,400	$900	$960	$700
25-4510	Service Reconnect Fees	$4,000	$4,724	$4,000	$4,484	$4,000	$4,345	$4,000	$4,619	$3,000	$3,201	$4,000
25-4511	Interfund Admin Fees	$55,834	$69,793	$0	$0	$0	$0	$0	$0	$0	$0	$0
25-4550	Irrigation Line Inspections	$55,000	$92,066	$55,000	$117,006	$20,000	$63,638	$55,000	$75,381	$55,000	$98,354	$30,000
25-4700	Pressurized Irrigation User Fees	$1,493,500	$1,411,161	$1,450,000	$1,391,425	$1,606,344	$1,379,817	$1,398,876	$1,322,471	$925,521	$888,158	$780,000
25-4775	Late Pay Fees	$8,500	$8,545	$8,500	$10,238	$8,000	$11,275	$10,000	$11,229	$8,000	$8,166	$10,000
25-4800	Gain/Loss	$15,000	$9,122	$40,000	$76,815	$0	$0	$0	$0	$0	$0	$0
		$1,957,834	**$1,970,689**	**$1,916,500**	**$2,088,128**	**$2,003,844**	**$1,777,380**	**$1,556,076**	**$1,525,946**	**$1,072,421**	**$1,083,184**	**$897,700**
CAPITAL REVENUE												
25-4503	New Service Tap	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
25-4505	New Service Connection	$1,046,258	$1,260,551	$700,000	$745,144	$308,657	$538,476	$675,167	$756,755	$1,000,000	$1,125,646	$636,488
25-4900	Transfers In	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
25-4950	Carryover	$10,200,000	$9,528,672	$8,000,000	$8,797,976	$8,000,000	$7,670,249	$7,002,045	$6,281,899	$5,515,152	$4,808,852	$3,634,872
		$11,246,258	**$10,789,223**	**$8,700,000**	**$9,543,120**	**$8,308,657**	**$8,208,725**	**$7,677,212**	**$7,038,654**	**$6,515,152**	**$5,934,499**	**$4,271,360**
GRAND TOTAL REVENUE		**$13,204,092**	**$12,759,912**	**$10,616,500**	**$11,631,248**	**$10,312,501**	**$9,986,106**	**$9,233,288**	**$8,564,600**	**$7,587,573**	**$7,017,683**	**$5,169,060**
GRAND TOTAL WITHOUT CARRYOVER		***$3,004,092***	*$3,231,241*	*$2,616,500*	*$2,833,272*	*$2,312,501*	*$2,315,857*	*$2,231,243*	*$2,282,701*	*$2,072,421*	*$2,208,831*	*$1,534,188*

*Forecast

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2026
IRRIGATION FUND

		FYE 2026	FYE 2025		FYE 2024		FYE 2023		FYE 2022		FYE 2021	
ACCOUNT #	**ACCOUNT NAME**	**BUDGET**	**ACTUAL***	**BUDGET**	**ACTUAL**	**BUDGET**	**ACTUAL**	**BUDGET**	**ACTUAL**	**BUDGET**	**ACTUAL**	**BUDGET**
LABOR & BENEFITS												
25-5000	Salaries & Wages - Elected	$2,728	$2,617	$2,614	$2,553	$2,603	$2,089	$2,590	$2,014	$2,431	$2,019	$2,197
25-5005	Salaries & Wages - Staff	$293,028	$260,832	$321,676	$270,531	$271,947	$266,667	$255,884	$166,142	$198,680	$155,510	$161,164
25-5795	Salaries - Overtime	$9,523	$7,234	$10,454	$6,598	$7,479	$9,257	$7,037	$3,595	$5,464	$3,564	$4,029
25-5800	OASDI - Employer	$18,927	$16,352	$20,754	$17,941	$17,486	$16,632	$16,462	$9,770	$12,808	$9,746	$10,378
25-5810	Medicare - Employer	$4,427	$3,824	$4,854	$4,195	$4,089	$3,925	$3,850	$2,441	$2,995	$2,279	$2,427
25-5820	Group Medical Insurance	$50,509	$36,251	$49,923	$48,819	$36,224	$32,910	$44,213	$24,001	$35,293	$23,277	$25,000
25-5830	Group Life Insurance	$86	$71	$87	$88	$131	$121	$141	$103	$131	$101	$106
25-5840	PERSI Employer 401 (a)	$36,511	$32,702	$40,013	$33,520	$33,652	$31,733	$31,680	$20,275	$24,665	$19,006	$19,987
25-5850	Worker's Compensation	$6,616	$3,305	$8,999	$5,449	$7,612	$4,716	$7,921	$2,312	$6,798	$4,094	$5,212
25-5860	Group Dental/Vision Insurance	$3,594	$3,305	$3,543	$3,296	$2,978	$3,287	$2,829	$2,095	$2,516	$2,013	$3,500
25-5950	Development, Team Building, Orientation	$5,500	$1,880	$3,500	$566	$2,500	$466	$1,500	$191	$384	$0	$0
25-5960	Leave Time Fluctuation	$4,500	-$2,596	$4,500	$1,917	$4,500	$1,952	$3,500	$2,169	$2,000	$0	$0
25-6280	Unemployment Expenses	$5,000	$0	$5,000	$28	$5,000	$61	$5,000	$0	$2,000	$0	$0
		$440,950	**$365,777**	**$475,917**	**$395,500**	**$396,201**	**$373,817**	**$382,607**	**$235,108**	**$296,164**	**$221,610**	**$233,999**

MAINTENANCE & GENERAL OPERATIONS												
25-6025	Janitorial	$5,500	$2,182	$5,500	$2,019	$5,500	$2,650	$5,500	$1,820	$5,500	$1,584	$4,000
25-6050	Contract Labor	$25,000	$108	$25,000	$0	$25,000	$1,498	$25,000	$0	$3,000	$0	$1,000
25-6052	Contract Services	$13,000	$7,908	$13,000	$5,730	$10,000	$4,666	$7,300	$5,152	$7,000	$4,729	$6,700
25-6065	Dig Line Expenditures	$3,000	$2,084	$3,000	$1,693	$3,000	$1,237	$3,000	$1,546	$2,000	$1,582	$1,500
25-6075	Dues & Memberships	$8,000	$5,577	$6,000	$2,742	$6,000	$1,811	$3,500	$2,049	$2,000	$1,497	$500
25-6110	Interest Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
25-6115	M&R - Gravity	$5,500	$928	$5,500	$228	$5,500	$0	$3,200	$1,983	$2,500	$0	$2,500
25-6116	Irrigation Water Costs	$365,000	$334,183	$350,000	$306,194	$320,000	$285,208	$195,000	$173,109	$180,000	$150,080	$150,545
25-6125	Legal Publications	$6,500	$2,086	$6,500	$2,987	$6,500	$2,131	$6,500	$5,636	$5,500	$4,057	$1,900
25-6130	Liability & Property Insurance	$15,000	$11,712	$11,712	$11,411	$11,411	$5,467	$5,467	$4,851	$4,851	$4,533	$4,533
25-6131	Insurance Claims Paid	$5,000	$0	$5,000	$0	$5,500	$0	$5,500	$0	$5,500	$0	$300
25-6140	Maint. & Repair - Bldng. & Grounds	$6,500	$2,581	$6,500	$3,722	$6,500	$2,043	$6,500	$3,880	$6,500	$5,367	$3,300
25-6141	IT Small Equipment	$10,000	$3,927	$8,500	$3,031	$8,500	$2,118	$6,000	$2,944	$5,000	$3,844	$2,646
25-6142	Maint. & Repair - Equipment	$17,000	$13,117	$13,500	$13,086	$10,000	$8,785	$10,000	$6,843	$10,000	$7,018	$8,800
25-6150	Maint. & Repair - Pressure	$90,000	$65,084	$90,000	$49,988	$90,000	$57,172	$90,000	$46,769	$90,000	$30,990	$75,000
25-6155	Meetings/Committees	$2,500	$260	$2,500	$36	$2,500	$24	$1,200	$14	$1,200	$39	$650
25-6160	Miscellaneous Expenditures	$30,000	$1,729	$27,000	$728	$27,000	-$48	$27,000	-$4	$27,000	$1,169	$20,000
25-6165	Office Supplies	$7,000	$2,389	$7,000	$2,507	$7,000	$3,058	$4,500	$2,523	$4,500	$1,500	$3,600
25-6175	Small Tools	$15,000	$3,993	$15,000	$3,387	$10,000	$4,912	$7,500	$2,331	$7,500	$729	$6,725
25-6190	Postage & Billing	$13,000	$8,140	$11,000	$8,625	$10,500	$7,768	$10,500	$8,170	$10,500	$7,095	$9,500
25-6202	Professional Services	$65,000	$50,556	$30,000	$24,400	$30,000	$9,814	$30,000	$27,062	$15,000	$7,477	$11,500
25-6211	Rent - Buildings & Land	$750	$648	$750	$648	$750	$648	$750	$648	$750	$594	$950
25-6212	Rent - Equipment	$3,500	$0	$3,500	$0	$3,500	$116	$2,000	$933	$2,000	$183	$1,200
25-6230	Safety Training & Equipment	$6,500	$1,073	$5,000	$242	$5,000	$1,299	$2,000	$294	$2,000	$500	$900
25-6255	Telephone	$14,000	$10,061	$11,500	$9,878	$10,500	$6,985	$7,500	$5,601	$5,000	$4,142	$4,520
25-6265	Training & Schooling	$8,000	$3,517	$8,000	$912	$5,000	$1,276	$2,000	$1,246	$2,000	$583	$930
25-6270	Travel	$5,000	$1,091	$2,500	$293	$2,500	$256	$2,000	$140	$2,000	$99	$200
25-6285	Uniforms	$3,500	$1,433	$3,000	$1,442	$3,000	$1,411	$1,500	$1,171	$1,500	$289	$900
25-6290	Utilities	$300,000	$217,111	$275,000	$216,196	$250,000	$217,120	$165,000	$148,346	$150,000	$155,030	$135,000
25-6300	Fuel	$9,000	$5,033	$8,500	$5,061	$6,500	$5,096	$6,500	$5,318	$6,500	$3,044	$4,000
25-6305	Maint. & Repair - Vehicles	$14,000	$6,073	$11,000	$8,306	$10,000	$3,935	$3,000	$2,103	$3,000	$1,515	$1,375
25-6505	Bank Fees	$25,000	$21,589	$22,000	$20,045	$20,000	$17,441	$16,500	$14,304	$16,500	$12,195	$11,500
		$1,096,750	**$786,174**	**$992,962**	**$705,538**	**$917,161**	**$655,898**	**$661,917**	**$476,782**	**$586,301**	**$411,463**	**$476,674**
DEBT COVERAGE												
25-6015	Bond & Loan Payments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CAPITAL EXPENDITURES												
25-6020	Capital Improvements	$583,520	$0	$345,600	$10,234	$355,200	$63,731	$751,970	$87,829	$1,363,700	$23,582	$586,600
25-6166	Capital Equipment Purchases	$516,000	$47,752	$72,500	$46,416	$216,600	$111,539	$474,566	$28,864	$70,800	$47,135	$66,080
		$1,099,520	**$47,752**	**$418,100**	**$56,651**	**$571,800**	**$175,271**	**$1,226,536**	**$116,693**	**$1,434,500**	**$70,717**	**$652,680**
OTHER EXPENDITURES												
25-6045	Contingency	$10,566,372	$0	$8,729,320	$925,318	$8,427,139	$7,393	$6,962,028	$57,556	$5,270,533	$14,100	$3,805,707
25-6095	Bad Debts Expense	$500	-$2	$200	$1	$200	-$138	$200	$71	$75	-$10	$0
25-6400	Transfers Out	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
25-6500	Cash Over/Short	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$10,566,872	**-$2**	**$8,729,520**	**$925,319**	**$8,427,339**	**$7,255**	**$6,962,228**	**$57,627**	**$5,270,608**	**$14,090**	**$3,805,707**
GRAND TOTAL EXPENDITURES		**$13,204,092**	**$1,199,701**	**$10,616,500**	**$2,083,008**	**$10,312,501**	**$1,212,240**	**$9,233,288**	**$886,210**	**$7,587,573**	**$717,881**	**$5,169,060**
GRAND TOTAL WITHOUT CONTINGENCY		***$2,637,720***	*$1,199,701*	*$1,887,180*	*$1,157,690*	*$1,885,362*	*$1,204,847*	*$2,271,260*	*$828,654*	*$2,317,040*	*$703,781*	*$1,363,353*

*Forecast

GRAND TOTAL NET

Irrigation Fund-Capital Expenditures Detail

Project	Contact	Details	6020	6166
IT Upgrades and Emergency Repairs	Jared	Server Maintenance and Other Material IT Improvements		4,000.00
Security Upgrades	Morgan	Upgrade of City Hall and Public Works facilities to be more secure. This includes door, camera, and other security measures.		12,000.00
Bucket Truck	Morgan	Taller bucket truck for fleet purchase to replace lighting and other maintenance.		20,000.00
Covered Area for Parking Equipment	Morgan	Installation of covered area to house parks and public works equipment at south end of Shortline Shop	12,800.00	
Misc Pumps, Motors, Drives, etc	Adam	Unforseen replacements of infrastructure components		265,000.00
Shade Covers for PI Stations	Adam	Caparossa, Tomorrow, Sadie Creek shade covers		50,000.00
Unforseen PI Improvements	Adam	Funds reserved for unforseen fixes and improvements	300,000.00	
Fiber looping	Adam	Add to MCTL Phase 1 install to provide redundancy in network	6,720.00	
Water Truck	Adam	Replace water truck (Matt's truck)		12,000.00
Water Truck	Adam	Replace water truck (Clint's truck)		12,000.00
Tomorrow PI Station	Adam	Replace EoL panel, controller, PLC, etc.		51,000.00
Sego Prairie PI Station	Adam	MCC Replacement + pump/motor reconditioning		90,000.00
Alley btw Ave C / Linder : Main St to 4th St	Adam	Transition 16 parcels off potable or gravity and reduces flooding potential	128,000.00	
4th St - Marteeson Ave to School Ave	Adam	Transition 15 parcels off potable or gravity and reduces flooding potential	136,000.00	
			583,520.00	516,000.00

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA - FYE 2026
SOLID WASTE FUND

		FYE 2026	FYE 2025		FYE 2024		FYE 2023		FYE 2022		FYE 2021	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
SOLID WASTE REVENUE												
26-4173	Interest Revenue	$0	$0	$0	$0	$0	$0	$0	$31	$50	$90	$200
26-4950	Carryover	$100,000	$128,514	$100,000	$128,121	$100,000	$96,964	$146,561	$103,374	$90,000	$93,787	$90,000
26-4975	Solid Waste User Fees	$4,783,118	$4,388,181	$4,243,913	$3,898,745	$3,845,227	$3,536,770	$3,333,041	$3,132,592	$2,980,527	$2,760,093	$2,399,301
		$4,883,118	**$4,516,696**	**$4,343,913**	**$4,026,866**	**$3,945,227**	**$3,633,734**	**$3,479,602**	**$3,235,997**	**$3,070,577**	**$2,853,970**	**$2,489,501**
SOLID WASTE EXPENDITURES												
26-6045	Contingency	$147,831	$0	$142,439	$0	$206,378	$0	$192,306	$0	$127,176	$0	$126,171
26-7000	Solid Waste Service Fees	$4,735,286	$4,240,585	$4,201,474	$3,881,577	$3,738,849	$3,481,862	$3,287,295	$3,105,564	$2,943,401	$2,729,250	$2,363,330
		$4,883,118	**$4,240,585**	**$4,343,913**	**$3,881,577**	**$3,945,227**	**$3,481,862**	**$3,479,602**	**$3,105,564**	**$3,070,577**	**$2,729,250**	**$2,489,501**
GRAND TOTAL NET		**$0**	**$276,111**	**$0**	**$145,289**	**$0**	**$151,872**	**$0**	**$130,433**	**$0**	**$124,720**	**$0**

* Forecast

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2026
WATER EAST FUND

ACCOUNT #	ACCOUNT NAME	FYE 2026 BUDGET	FYE 2025 ACTUAL*	FYE 2025 BUDGET	FYE 2024 ACTUAL	FYE 2024 BUDGET	FYE 2023 ACTUAL	FYE 2023 BUDGET	FYE 2022 ACTUAL	FYE 2022 BUDGET	FYE 2021 ACTUAL	FYE 2021 BUDGET
OPERATING REVENUE												
27-4185	Miscellaneous Income	$0	$0	$15,000	$0	$15,000	$0	$0	$0	$0	$0	$0
27-4358	Development Support Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
27-4500	Metered Water Sales	$1,793,274	$1,741,042	$1,700,960	$0	$891,625	$0	$0	$0	$0	$0	$0
27-4507	Water Token Sales - Bulk Water	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
27-4510	Service Reconnect Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
27-4550	Water Line Inspections	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
27-4775	Late Pay Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$1,793,274	**$1,741,042**	**$1,715,960**	**$0**	**$906,625**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CAPITAL REVENUE												
27-4173	Interest Revenue	$5,000	$3,552	$0	$0	$0	$0	$0	$0	$0	$0	$0
27-4503	New Meter Revenue	$0	$0	$5,000	$0	$5,000	$0	$0	$0	$0	$0	$0
27-4505	New Service Connection	$0	$0	$25,000	$0	$25,000	$0	$0	$0	$0	$0	$0
27-4900	Transfers In	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
27-4950	Carryover	$1,100,000	-$7,012	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$1,105,000	**-$3,460**	**$30,000**	**$0**	**$30,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
GRAND TOTAL REVENUE		**$2,898,274**	**$1,737,582**	**$1,745,960**	**$0**	**$936,625**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
GRAND TOTAL WITHOUT CARRYOVER		***$1,798,274***	*$1,744,594*	*$1,745,960*	*$0*	*$936,625*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*

*Forecast

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2026
WATER FUND

ACCOUNT #	ACCOUNT NAME	FYE 2026 BUDGET	FYE 2025 ACTUAL*	FYE 2025 BUDGET	FYE 2024 ACTUAL	FYE 2024 BUDGET	FYE 2023 ACTUAL	FYE 2023 BUDGET	FYE 2022 ACTUAL	FYE 2022 BUDGET	FYE 2021 ACTUAL	FYE 2021 BUDGET
LABOR & BENEFITS												
27-5000	Salaries & Wages - Elected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
27-5005	Salaries & Wages - Staff	$55,444	$52,934	$61,644	$0	$180,633	$0	$0	$0	$0	$0	$0
27-5795	Salaries - Overtime	$1,802	$3,407	$2,003	$0	$4,967	$0	$0	$0	$0	$0	$0
27-5800	OASDI - Employer	$3,549	$3,377	$3,946	$0	$11,572	$0	$0	$0	$0	$0	$0
27-5810	Medicare - Employer	$830	$790	$923	$0	$2,706	$0	$0	$0	$0	$0	$0
27-5820	Group Medical Insurance	$9,984	$6,441	$8,869	$0	$24,363	$0	$0	$0	$0	$0	$0
27-5830	Group Life Insurance	$17	$14	$17	$0	$88	$0	$0	$0	$0	$0	$0
27-5840	PERSI Employer 401 (a)	$6,847	$6,739	$7,612	$0	$22,276	$0	$0	$0	$0	$0	$0
27-5850	Worker's Compensation	$1,974	$1,631	$2,844	$0	$5,345	$0	$0	$0	$0	$0	$0
27-5860	Group Dental/Vision Insurance	$798	$770	$684	$0	$2,008	$0	$0	$0	$0	$0	$0
27-5950	Development, Team Building, Orientation	$1,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
27-5960	Leave Time Fluctuation	$3,500	$4,969	$2,000	$0	$0	$0	$0	$0	$0	$0	$0
27-6280	Unemployment Expenses	$500	$0	$500	$0	$0	$0	$0	$0	$0	$0	$0
		$86,245	**$81,072**	**$91,043**	**$0**	**$253,958**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

MAINTENANCE & GENERAL OPERATIONS												
27-6025	Janitorial	$3,000	$985	$3,000	$0	$0	$0	$0	$0	$0	$0	$0
27-6050	Contract Labor	$20,000	$0	$20,000	$0	$20,000	$0	$0	$0	$0	$0	$0
27-6052	Contract Services	$15,000	$0	$15,000	$0	$30,000	$0	$0	$0	$0	$0	$0
27-6060	DEQ Assessment Fees	$12,000	$0	$12,000	$0	$12,000	$0	$0	$0	$0	$0	$0
27-6065	Dig Line Expenditures	$2,000	$0	$2,000	$0	$2,000	$0	$0	$0	$0	$0	$0
27-6075	Dues & Memberships	$8,000	$0	$1,500	$0	$0	$0	$0	$0	$0	$0	$0
27-6110	Interest Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
27-6125	Legal Publications	$500	$0	$500	$85	$2,000	$0	$0	$0	$0	$0	$0
27-6130	Liability & Property Insurance	$20,000	$13,770	$13,770	$0	$0	$0	$0	$0	$0	$0	$0
27-6131	Insurance Claims Paid	$2,500	$0	$2,500	$0	$2,500	$0	$0	$0	$0	$0	$0
27-6140	Maint. & Repair - Bldng. & Grounds	$20,000	$1,041	$20,000	$0	$20,000	$0	$0	$0	$0	$0	$0
27-6141	IT Small Equipment	$12,000	$84	$20,000	$6,927	$20,000	$0	$0	$0	$0	$0	$0
27-6142	Maint. & Repair - Equipment	$10,000	$1,690	$8,000	$0	$8,000	$0	$0	$0	$0	$0	$0
27-6150	Maint. & Repair - System	$55,000	$11,433	$35,000	$0	$35,000	$0	$0	$0	$0	$0	$0
27-6151	Maint. & Repair - Process Chemicals	$40,000	$2,633	$40,000	$0	$20,000	$0	$0	$0	$0	$0	$0
27-6152	Maint. & Repair - Lab Costs	$12,000	$11,520	$10,000	$0	$10,000	$0	$0	$0	$0	$0	$0
27-6155	Meetings/Committees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
27-6160	Miscellaneous Expenditures	$1,000	$16	$1,000	$0	$10,000	$0	$0	$0	$0	$0	$0
27-6165	Office Supplies	$4,500	$3,527	$2,000	$0	$0	$0	$0	$0	$0	$0	$0
27-6175	Small Tools	$5,000	$2,553	$5,000	$0	$0	$0	$0	$0	$0	$0	$0
27-6190	Postage & Billing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
27-6202	Professional Services	$13,000	$430	$3,000	$0	$3,000	$0	$0	$0	$0	$0	$0
27-6211	Rent - Buildings & Land	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
27-6212	Rent - Equipment	$500	$0	$500	$0	$500	$0	$0	$0	$0	$0	$0
27-6230	Safety Training & Equipment	$2,500	$1,255	$2,500	$0	$2,000	$0	$0	$0	$0	$0	$0
27-6255	Telephone	$1,500	$585	$700	$0	$0	$0	$0	$0	$0	$0	$0
27-6265	Training & Schooling	$2,000	$70	$2,000	$0	$2,000	$0	$0	$0	$0	$0	$0
27-6270	Travel	$1,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
27-6285	Uniforms	$2,000	$0	$2,000	$0	$2,000	$0	$0	$0	$0	$0	$0
27-6290	Utilities	$80,000	$52,494	$60,000	$0	$60,000	$0	$0	$0	$0	$0	$0
27-6300	Fuel	$7,500	$1,291	$15,000	$0	$10,000	$0	$0	$0	$0	$0	$0
27-6305	Maint. & Repair - Vehicles	$5,000	$268	$5,000	$0	$0	$0	$0	$0	$0	$0	$0
27-6505	Bank Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$358,000	**$105,644**	**$301,970**	**$7,012**	**$271,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
DEBT COVERAGE												
27-6015	Bond & Loan Payments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CAPITAL EXPENDITURES												
27-6020	Capital Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
27-6166	Capital Equipment Purchases	$100,000	$29,056	$72,500	$0	$25,000	$0	$0	$0	$0	$0	$0
		$100,000	**$29,056**	**$72,500**	**$0**	**$25,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
OTHER EXPENDITURES												
27-6045	Contingency	$2,354,028	$0	$1,280,447	$0	$386,667	$0	$0	$0	$0	$0	$0
27-6095	Bad Debts Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
27-6400	Transfers Out	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
27-6500	Cash Over/Short	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$2,354,028	**$0**	**$1,280,447**	**$0**	**$386,667**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
GRAND TOTAL EXPENDITURES		$2,898,274	**$215,772**	**$1,745,960**	**$7,012**	**$936,625**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
GRAND TOTAL WITHOUT CONTINGENCY		***$544,245***	*$215,772*	*$465,513*	*$7,012*	*$549,958*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*

Water East-Capital Expenditures Detail

Project	Contact	Details	6020	6166
Misc Pumps, Motors, Drives, etc	Adam	Unforseen replacements of infrastructure components		100,000.00
			0.00	100,000.00

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2026
SEWER EAST FUND

		FYE 2026	FYE 2025		FYE 2024		FYE 2023		FYE 2022		FYE 2021	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
OPERATING REVENUE												
28-4185	Miscellaneous Income	$20,000	$0	$20,000	$0	$20,000	$0	$0	$0	$0	$0	$0
28-4358	Development Support Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
28-4510	Service Reconnect Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
28-4550	Sewer Line Inspections	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
28-4600	Sewer User Fees	$1,548,380	$1,422,848	$1,510,900	$0	$1,413,988	$0	$0	$0	$0	$0	$0
28-4640	Sewer Farm Rent	$3,000	$1,750	$25,000	$0	$25,000	$0	$0	$0	$0	$0	$0
28-4775	Late Payment Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$1,571,380	**$1,424,598**	**$1,555,900**	**$0**	**$1,458,988**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CAPITAL REVENUE												
28-4173	Interest Revenue	$5,000	$2,589	$5,000	$0	$0	$0	$0	$0	$0	$0	$0
28-4505	New Service Connection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
28-4900	Transfers In	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
28-4950	Carryover	$1,000,000	-$7,012	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$1,005,000	**-$4,423**	**$5,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
GRAND TOTAL REVENUE		**$2,576,380**	**$1,420,176**	**$1,560,900**	**$0**	**$1,458,988**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
GRAND TOTAL WITHOUT CARRYOVER		***$1,576,380***	*$1,427,187*	*$1,560,900*	*$0*	*$1,458,988*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*

*Forecast

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2026
SEWER FUND

		FYE 2026	FYE 2025		FYE 2024		FYE 2023		FYE 2022		FYE 2021	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
LABOR & BENEFITS												
28-5000	Salaries & Wages - Elected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
28-5005	Salaries & Wages - Staff	$71,726	$57,269	$56,235	$0	$205,567	$0	$0	$0	$0	$0	$0
28-5009	Salaries & Wages - Seasonal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
28-5795	Salaries - Overtime	$2,331	$2,877	$1,828	$0	$5,653	$0	$0	$0	$0	$0	$0
28-5800	OASDI - Employer	$4,592	$3,626	$3,600	$0	$13,160	$0	$0	$0	$0	$0	$0
28-5810	Medicare - Employer	$1,074	$848	$842	$0	$3,078	$0	$0	$0	$0	$0	$0
28-5820	Group Medical Insurance	$11,953	$6,832	$8,842	$0	$27,272	$0	$0	$0	$0	$0	$0
28-5830	Group Life Insurance	$22	$19	$17	$0	$105	$0	$0	$0	$0	$0	$0
28-5840	PERSI Employer 401 (a)	$8,857	$7,148	$6,944	$0	$25,335	$0	$0	$0	$0	$0	$0
28-5850	Worker's Compensation	$1,594	$420	$1,518	$0	$4,438	$0	$0	$0	$0	$0	$0
28-5860	Group Dental/Vision Insurance	$733	$588	$617	$0	$2,047	$0	$0	$0	$0	$0	$0
28-5950	Development, Team Building, Orientation	$1,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
28-5960	Leave Time Fluctuation	$3,000	$6,629	$2,000	$0	$0	$0	$0	$0	$0	$0	$0
28-6280	Unemployment Expenses	$500	$0	$500	$0	$0	$0	$0	$0	$0	$0	$0
		$107,380	**$86,256**	**$82,944**	**$0**	**$286,655**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

MAINTENANCE & GENERAL OPERATIONS												
28-6025	Janitorial	$3,000	$985	$3,000	$0	$0	$0	$0	$0	$0	$0	$0
28-6050	Contract Labor	$20,000	$0	$20,000	$0	$20,000	$0	$0	$0	$0	$0	$0
28-6052	Contract Services	$30,000	$0	$30,000	$0	$30,000	$0	$0	$0	$0	$0	$0
28-6065	Dig Line Expenditures	$2,000	$0	$2,000	$0	$1,000	$0	$0	$0	$0	$0	$0
28-6075	Dues & Memberships	$1,500	$340	$1,500	$0	$0	$0	$0	$0	$0	$0	$0
28-6090	Farm Expenditures	$23,000	$20,901	$15,000	$0	$15,000	$0	$0	$0	$0	$0	$0
28-6097	Deposits	$1,500	$0	$1,500	$0	$0	$0	$0	$0	$0	$0	$0
28-6110	Interest Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
28-6125	Legal Publications	$200	$0	$500	$85	$2,000	$0	$0	$0	$0	$0	$0
28-6130	Liability & Property Insurance	$40,000	$27,541	$27,540	$0	$0	$0	$0	$0	$0	$0	$0
28-6131	Insurance Claims Paid	$2,500	$0	$2,500	$0	$2,500	$0	$0	$0	$0	$0	$0
28-6140	Maint. & Repair - Bldng. & Grounds	$20,000	$481	$20,000	$0	$10,000	$0	$0	$0	$0	$0	$0
28-6141	IT Small Equipment	$15,000	$84	$20,000	$6,927	$20,000	$0	$0	$0	$0	$0	$0
28-6142	Maint. & Repair - Equipment	$10,000	$2,915	$10,000	$0	$5,000	$0	$0	$0	$0	$0	$0
28-6150	Maint. & Repair - System	$50,000	$12,714	$25,000	$0	$25,000	$0	$0	$0	$0	$0	$0
28-6151	Maint. & Repair - Process Chemicals	$25,000	$2,633	$25,000	$0	$25,000	$0	$0	$0	$0	$0	$0
28-6152	Maint. & Repair - Lab Costs	$10,000	$1,540	$10,000	$0	$7,000	$0	$0	$0	$0	$0	$0
28-6153	Maint. & Repair - Sludge Disposal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
28-6155	Meetings/Committees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
28-6160	Miscellaneous Expenditures	$5,000	-$38	$5,000	$0	$15,000	$0	$0	$0	$0	$0	$0
28-6165	Office Supplies	$4,000	$3,745	$2,000	$0	$0	$0	$0	$0	$0	$0	$0
28-6175	Small Tools	$5,000	$3,915	$5,000	$0	$0	$0	$0	$0	$0	$0	$0
28-6190	Postage & Billing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
28-6202	Professional Services	$40,000	$33,234	$3,000	$0	$5,000	$0	$0	$0	$0	$0	$0
28-6211	Rent - Buildings & Land	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
28-6212	Rent - Equipment	$500	$0	$500	$0	$5,000	$0	$0	$0	$0	$0	$0
28-6230	Safety Training & Equipment	$2,000	$609	$2,000	$0	$2,000	$0	$0	$0	$0	$0	$0
28-6255	Telephone	$1,700	$760	$750	$0	$0	$0	$0	$0	$0	$0	$0
28-6265	Training & Schooling	$2,500	$105	$2,500	$0	$2,000	$0	$0	$0	$0	$0	$0
28-6270	Travel	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
28-6285	Uniforms	$2,000	-$11	$2,000	$0	$2,000	$0	$0	$0	$0	$0	$0
28-6290	Utilities	$60,000	$8,329	$150,000	$0	$150,000	$0	$0	$0	$0	$0	$0
28-6300	Fuel	$5,000	$3,049	$10,000	$0	$10,000	$0	$0	$0	$0	$0	$0
28-6305	Maint. & Repair - Vehicles	$4,500	$729	$4,500	$0	$3,000	$0	$0	$0	$0	$0	$0
28-6505	Bank Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$385,900	**$124,560**	**$400,790**	**$7,012**	**$356,500**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
DEBT COVERAGE												
28-6015	Bond & Loan Payments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CAPITAL EXPENDITURES												
28-6020	Capital Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
28-6166	Capital Equipment Purchases	$100,000	$18,056	$72,500	$0	$25,000	$0	$0	$0	$0	$0	$0
		$100,000	**$18,056**	**$72,500**	**$0**	**$25,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
OTHER EXPENDITURES												
28-6045	Contingency	$1,983,100	$0	$1,004,666	$0	$790,833	$0	$0	$0	$0	$0	$0
28-6095	Bad Debts Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
28-6400	Transfers Out	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
28-6500	Cash Over/Short	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$1,983,100	**$0**	**$1,004,666**	**$0**	**$790,833**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
GRAND TOTAL EXPENDITURES		**$2,576,380**	**$228,873**	**$1,560,900**	**$7,012**	**$1,458,988**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
GRAND TOTAL WITHOUT CONTINGENCY		***$593,280***	*$228,873*	*$556,234*	*$7,012*	*$668,155*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*

*Forecast

Sewer East-Capital Expenditures Detail

Project	Contact	Details	6020	6166
Misc Pumps, Motors, Drives, etc	Adam	Unforseen replacements of infrastructure components		100,000.00
			0.00	100,000.00

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA - FYE 2026
CAPITAL PROJECTS FUND (GOVERNMENTAL FUNDS)*

		FYE 2026	FYE 2025		FYE 2024		FYE 2023		FYE 2022		FYE 2021	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
CAPITAL PROJECTS REVENUE												
40-4900	Transfers In	$3,942,000	$1,327,654	$3,312,250	$1,535,531	$3,420,224	$2,203,049	$3,300,193	$3,541,309	$5,499,023	$1,088,269	$1,118,269
40-4950	Fund Balance Carryover	$200,000	$209,478	$200,000	$373,322	$200,000	$464,462	$538,886	$1,409,872	$810,208	$983,745	$696,070
		$4,142,000	**$1,537,132**	**$3,512,250**	**$1,908,853**	**$3,620,224**	**$2,667,511**	**$3,839,079**	**$4,951,181**	**$6,309,231**	**$2,072,014**	**$1,814,339**
CAPITAL PROJECTS EXPENDITURES												
40-6020	Capital Improvements	$3,590,000	$1,149,432	$3,053,750	$1,417,861	$3,380,962	$1,880,309	$3,029,366	$3,302,237	$6,146,731	$457,086	$1,576,269
40-6045	Contingency	$0	$0	$0	$0	$80,000	$0	$278,886	$0	$0	$0	$10,383
40-6166	Capital Equipment Purchases	$552,000	$178,222	$458,500	$117,669	$159,262	$461,908	$530,827	$116,867	$162,500	$34,306	$131,000
40-6400	Transfers Out	$0	$0	$0	$2,175	$0	$0	$0	$1,177,843	$0	$94,418	$96,687
		$4,142,000	**$1,327,654**	**$3,512,250**	**$1,537,706**	**$3,620,224**	**$2,342,218**	**$3,839,079**	**$4,596,946**	**$6,309,231**	**$585,810**	**$1,814,339**
GRAND TOTAL NET		**$0**	**$209,478**	**$0**	**$371,147**	**$0**	**$325,293**	**$0**	**$354,234**	**$0**	**$1,486,204**	**$0**

*Capital projects in the enterprise funds are handled within the funds themselves.

Capital Projects Fund-Capital Expenditures Detail

Project	Contact	Details	6020	6166
Park Restroom Sinking Fund	Morgan	Sinking fund to construct permanent restrooms at various parks currently without them	200,000.00	
Curb, Gutter, Sidewalk Improvements for New Chamber	Nate	Improvements as part of new City Council Chamber	230,000.00	
IT Upgrades and Emergency Repairs	Jared	Server Maintenance and Other Material IT Improvements		25,000.00
Comprehensive Plan Rewrite	Doug	Rewrite of Comprehensive Plan	200,000.00	
Council Chambers	Morgan	Completion of Council Chambers building north of City Hall	2,200,000.00	
Security Upgrades	Morgan	Upgrade of City Hall and Public Works facilities to be more secure. This includes door, camera, and other security measures.		50,000.00
DMV remodel of Council Chambers	Morgan	Remodel of council chambers for the DMV to process drivers licenses and registrations	120,000.00	
City Hall Reader Board	Morgan	LED reader board for City Hall	45,000.00	
City Hall Roof Repairs	Morgan	Potential new roof for City Hall to alleviate leaky roof	220,000.00	
Senior Center Fascia and Gutters	Morgan	Refresh of Senior Center fascia and gutters	15,000.00	
Unforeseen Building Repairs	Morgan	Budget reserve for unforseen building repairs of a material amount	50,000.00	
Police motorcycle	Morgan	Harley motorcycle for traffic officer		42,000.00
Stroebel Pickleball Refresh	Morgan	Refresh and repair of pickleball courts at Stroebel Park	100,000.00	
Light Towers	Morgan	Mobile lighting for special events and softball games		25,000.00
Pathway	Morgan	Pathways at Crimson and Arbor Ridge Parks	100,000.00	
Hydroseeder	Morgan	Hydroseeder to reduce cost of sod for new parks		10,000.00
Roller and Compactor	Morgan	Vibrating roller for compacting materials for construction		65,000.00
Parks Replacement Vehicle	Morgan	Vehicle to replace aging parks fleet vehicle		70,000.00
Trailer	Morgan	Trailer for transportation of various equipment		25,000.00
Bucket Truck	Morgan	Taller bucket truck for fleet purchase to replace lighting and other maintenance.		125,000.00
Covered Area for Parking Equipment	Morgan	Installation of covered area to house parks and public works equipment at south end of Shortline Shop	80,000.00	
Permanent Lights for Certain Buildings	Morgan	Addition of light fixtures that can add lumination or be used for festive occassions	30,000.00	
Aerator/Overseeder	Morgan	Machine to improve the quality of park turf and health.		40,000.00
Unforeseen Equipment Purchase	Morgan	Budget reserve for unforseen equipment purchases to facilitate City processes		75,000.00
			3,590,000.00	552,000.00

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA - FYE 2026
PARK IMPACT FEE FUND & CAPITAL PROJECTS FUND (GOVERNMENTAL FUNDS)

		FYE 2026	FYE 2025		FYE 2024		FYE 2023		FYE 2022		FYE 2021	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
CAPITAL PROJECTS REVENUE												
50-4173	Interest Revenue	$80,000	$108,541	$90,000	$105,990	$40,000	$115,130	$3,500	$19,307	$2,500	$5,438	$15,000
50-4650	Park Impact Fee Revenue	$2,130,218	$2,566,528	$1,600,000	$2,119,656	$568,540	$1,057,224	$1,163,211	$632,904	$795,020	$756,834	$699,555
50-4900	Transfer In	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
50-4950	Carryover	$3,000,000	$2,561,479	$1,769,765	$2,093,730	$1,600,000	$2,851,197	$3,232,352	$2,696,861	$2,673,641	$1,934,045	$1,661,928
		$5,210,218	**$5,236,549**	**$3,459,765**	**$4,319,376**	**$2,208,540**	**$4,023,550**	**$4,399,062**	**$3,349,072**	**$3,471,161**	**$2,696,317**	**$2,376,483**
CAPITAL PROJECTS EXPENDITURES												
50-6045	Contingency	$636,218	$287,773	$649,765	$273,795	$158,540	$807,599	$2,674,062	$0	$971,161	$0	$2,376,483
50-6020	Capital Improvements	$4,120,000	$79,866	$2,240,000	$0	$0	$0	$0	$0	$0	$0	$0
50-6166	Capital Equipment Purchases	$454,000	$538,003	$570,000	$0	$0	$0	$0	$0	$0	$0	$0
50-6400	Transfer Out	$0	$0	$0	$1,184,517	$2,050,000	$1,421,131	$1,725,000	$493,183	$2,500,000	$0	$0
		$5,210,218	**$905,642**	**$3,459,765**	**$1,458,312**	**$2,208,540**	**$2,228,730**	**$4,399,062**	**$493,183**	**$3,471,161**	**$0**	**$2,376,483**
GRAND TOTAL NET		**$0**	**$4,330,906**	**$0**	**$2,861,064**	**$0**	**$1,794,820**	**$0**	**$2,855,889**	**$0**	**$2,696,317**	**$0**

*Forecast

Park Impact Fund-Capital Expenditures Detail

Project	Contact	Details	6020	6166
Zamzows Park	Morgan	Phase II for Zamzows Park, including parking, utilities, restrooms, and concessions.	2,000,000.00	
Mower	Morgan	New large area mower required due to growth		92,000.00
Trailers	Morgan	Additional trailers to transport larger equipment between work sites and additional work mower trailer		45,000.00
Fitz Roy Bonded Rubber	Morgan	Bonded rubber to make playground more safe for users	120,000.00	
Tool Cat and Attachments	Morgan	Growth related equipment purchase		120,000.00
Parks Truck Addition	Morgan	Parks vehicle fleet addition		50,000.00
Wood Chipper	Morgan	Growth related equipment purchase		62,000.00
Skidsteer Attachments	Morgan	Growth related equipment purchase		20,000.00
Parks Tractor Attachments	Morgan	Growth related equipment purchase		15,000.00
Construction Water Tank Truck	Morgan	Water tank truck to transport water to job sites		50,000.00
New Park Purchase	Morgan	Payments for potential park expansion. May be Valor, Madrone, or Galica	2,000,000.00	
			4,120,000.00	454,000.00

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA - FYE 2026
POLICE IMPACT FEE FUND (GOVERNMENTAL FUNDS)

		FYE 2026	FYE 2025		FYE 2024		FYE 2023		FYE 2022		FYE 2021	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
CAPITAL PROJECTS REVENUE												
51-4650	Police Impact Fee Revenue	$255,456	$307,779	$240,000	$253,937	$116,774	$137,503	$136,301	$165,013	$88,209	$75,201	$57,526
51-4950	Carryover	$116,529	$137,163	$88,413	$21,114	$0	$135,455	$136,833	$169,545	$182,553	$94,345	$70,257
		$371,985	**$444,942**	**$328,413**	**$275,051**	**$116,774**	**$272,958**	**$273,134**	**$334,558**	**$270,762**	**$169,546**	**$127,783**
CAPITAL PROJECTS EXPENDITURES												
51-6045	Contingency	$0	$0	$0	$0	$0	$0	$0	$0	$120,762	$0	$127,783
51-6400	Transfer Out	$371,985	$328,413	$328,413	$116,774	$116,774	$251,844	$273,134	$199,103	$150,000	$0	$0
		$371,985	**$328,413**	**$328,413**	**$116,774**	**$116,774**	**$251,844**	**$273,134**	**$199,103**	**$270,762**	**$0**	**$127,783**
GRAND TOTAL NET		**$0**	**$116,529**	**$0**	**$158,277**	**$0**	**$21,114**	**$0**	**$135,455**	**$0**	**$169,546**	**$0**

*Forecast