**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, August 05, 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 15, 2025

**B.** Accounts Payable Dated July 31, 2025, in the amount of $1,217,639.50

**C.** Final Plats

**1.** Case No. 25-16-FP (Final Plat) – Paloma Ridge No. 7

**D**. Decision and Reason Statements

**1**. Case No. 24-07-AN Star Acres No. 3

**E**. Resolutions

1. Resolution R47-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY MERLIN POINTE LLC, FOR MERLIN COTTAGES SUBDIVISION FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

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.

## 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 - *Tabled from July 15, 2025 City Council Meeting, Public Hearing was closed, No public testimony will be received. City Council will return to deliberation.*

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

**B.** Case No. 25-02-CPF (Combined Preliminary and Final Plat) Valor Social Club. Applicant requests Combined Preliminary and Final Plat approval in order to consolidate multiple remnant parcels and create a total of five (5) new lots on approx. 335 ac. Within existing R-6 (Medium Density Residential) and R-12 (High Density Residential) zones; The site is in Section 15 and 22, Township 2 North, Range 1 East. The site is located near Cloverdale and Kuna Roads, Kuna, ID. Troy Behunin, Senior Planner ACTION ITEM

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

**C.** Consideration to approve Case No. 25-01-AN, 25-02-S (Annexation and Subdivision) – Applicant requests Annexation and Preliminary Plat approval to divide the site into 7 commercial lots and 1 common lot. Marina Lundy, Planner ACTION ITEM

Case No. 25-01-AN & 25-02-S CC Packet.pdf

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

**D**. Consideration to approve Case No. 25-01-CPF (Combination Plat) – Applicant request combination plat approval to subdivide Parcel No. R6949010100 into two distinct C-2 zoned parcels. Marina Lundy, Planner ACTION ITEM

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

## 7. Business Items:

**A.** Consideration to approve Ordinance 2025-18. Nathan Stanley, City Clerk ACTION ITEM

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO

- AMENDING SECTION 4 OF CHAPTER 1 TITLE 8 KUNA CITY CODE TO MAKE ANY VIOLATION OF TITLE 8 CHAPTER 1 PUNISHABLE BY ADMINISTRATIVE CITATION; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

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

## 8. Ordinances:

**A.** Consideration to approve Ordinance 2025-16 ACTION ITEM

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

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTY, TO-WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S2008336002 OWNED BY STAR ACRES PROPERTIES, WITHIN UNICORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

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

**B**. Consideration to approve Ordinance 2025-17 ACTION ITEM

AN ORDINANCE EXCLUDING CERTAIN REAL PROPERTY, KNOWN AS PARCEL NUMBER S1302233715, CURRENTLY SITUATED IN THE CITY OF KUNA, IDAHO; FROM THE CITY OF KUNA BACK INTO THE UNINCORPORATED AREA OF ADA COUNY, IDAHO; REVERTING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THE COPIES OF THE ORDINANCE BE FILED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

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

**C**. Consideration to approve Ordinance 2025-19 ACTION ITEM

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

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S NOEL T HUDON AND MISTY D HUDON; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
  PROVIDING AN EFFECTIVE DATE.

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

**D**. Consideration to approve Ordinance 2025-20 ACTION ITEM

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

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

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

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

**9. Executive Session:**

**10. Mayor/Council Announcements:**

**11. Adjournment:**

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

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

# City Council Meeting
# MINUTES
# Tuesday, July 15, 2025

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

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

## 1. Call to Order and Roll Call

*(Timestamp 00:00:51)*

**COUNCIL MEMBERS PRESENT:**
Mayor Joe Stear - Present
Council President Chris Bruce - Present
Council Member John Laraway - Present
Council Member Matt Biggs - Present
Council Member Greg McPherson - Present

**CITY STAFF PRESENT:**
Marc Bybee, City Attorney
Jared Empey, City Treasurer
Mike Fratusco, Kuna Police Chief
Adam Wenger, Public Works Director
Doug Hanson, Planning & Zoning Director
Morgan Webb, Deputy Parks Director
Nancy Stauffer, Human Resources Director
Nathan Stanley, City Clerk

**Mayor Stear** All right, it is 6:00. We will go ahead and call this meeting to order. Nathan, would you take the roll please?

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

**Council Member McPherson** Here.

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

**Council Member Biggs** Here.

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

**Council Member Laraway** Yes.

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

**Council President Bruce** Here.

**City Clerk Nathan Stanley** Mayor Stear.

**Mayor Stear** Here.

## 2. Pledge of Allegiance: Mayor Stear

*(Timestamp 00:01:07)*

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

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

## 3. Consent Agenda: ACTION ITEMS

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

*(Timestamp 00:01:25)*

### *Consideration To Amend The Agenda*

**Mayor Stear** Thank you. First item is we need to amend the agenda. Item 6.C. is a hearing, but it's not a public hearing, so we need to move item 6.C. to be in place of 7.A. and 7.A., move it to 7.B. That is, 6.C. is the Reconsideration.

**Council President Bruce** I move we amend the agenda and move item 6.C. to Item 7.A. and then move item 7.A. to 7.B.

**Council Member Laraway** Second.

**Mayor Stear** We have a motion and a second. Any discussion on that motion? All those in favor say 'aye.'

**All Council Members** Aye.

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

*(Timestamp 00:01:57)*
**Motion To:** Amend The Agenda By Moving Item Public Hearing Item 6.C to Business Item 7.A And By Moving Business Item 7.A. To Business Item 7.B.
**Motion By:** Council Member Bruce
**Seconded By:** Council Member Laraway
**Further Discussion:** None
**Members Voting Aye:** Council Members Laraway, McPherson, Biggs, Bruce
**Members Voting Nay:** None
**Members Absent:** None
**Via:** Voice Vote
**4-0-0**

**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.
**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.

*(Timestamp 00:02:14)*

**Mayor Stear** And the next item is the consent agenda. Any questions or comments?

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

**Council Member McPherson** Second.

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

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

**Council President Bruce** Yes.

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

**Council Member Laraway** Yes.

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

**Council Member Biggs** Yes.

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

**Council Member McPherson** Yes.

**Mayor Stear** And that motion carries.

*(Timestamp 00:02:25)*
**Motion To:** Approve The Consent Agenda, As Published
**Motion By:** Council Member Bruce
**Seconded By:** Council Member McPherson
**Further Discussion:** None
**Members Voting Aye:** Council Members Laraway, McPherson, Biggs, Bruce
**Members Voting Nay:** None
**Members Absent:** None
**Via:** Roll Call Vote
**4-0-0**

## 4. Public Comment

*(Timestamp 00:02:44)*

**Mayor Stear** That takes us to public comment. I didn't have anybody sign up to address the Council. Is there anybody who wishes to, that didn't get a chance to sign in? All right, seeing none…

## 5. External Reports

## 6. Public Hearings:

*Public Hearing Process: Items begin with the presentation of the project by staff for up to 15 minutes. The applicant is then allowed 10 minutes to present their project. Members of the public are allowed up to 3 minutes each, to address City Council with testimony restricted to the matter at hand. After all public testimony, the applicant is allowed 5 minutes for rebuttal.*
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**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*
*(Timestamp 00:03:07)*

**Mayor Stear** That takes us to public hearings. A, 6.A. is consideration to approve case numbers 24-09-AN and 25-06-S, Troy.

**Senior Planner Troy Behunin** Good evening, Commissioners… Members of the Council and Mr. Mayor, sorry for that. Troy Behunin, for the record. Kuna Development Services Department. Now I'm really off my game.

**Council Member Biggs** It's been a while.

**Council Member McPherson** We've been called worse, don't worry.

**Senior Planner Troy Behunin** The applications before you this evening are requesting annexation of approximately 31 acres into the Kuna city limits and they are proposing the R-6 zone. The applicant is also requesting preliminary plat approval in order to subdivide this land into a 100-lot single Family Lot subdivision with 19 common lots. The site is located near the northwest corner of the intersection of Locust Grove and Meadow View Rd. At the Commission meeting, staff recommended that the applicant

provide pedestrian pass throughs and those were specified and at the hearing the Commission made it a condition. The applicant did respond, and they did provide that site plan, and those were included in the findings of fact… or the decision and recent statement at the back of that. So, the Commission did see that site plan and they did approve it. Other than that, staff has reviewed the proposed annexation and the pre plat for compliance with Kuna City Code, Idaho State Statutes, the Kuna Comprehensive Plan. And should the Council approve the application, staff recommends that the applicant be subject to the proposed recommended conditions that are listed in staff's report. I'll stand for any questions, and I know that Jadon Schneider is the with the applicant and they are here tonight and have a presentation, but I'll be here if you have questions.

**Mayor Stear** Okay. Any questions for Troy?

**Council President Bruce** No, Sir, not at this time.

**Mayor Stear** All right. Thanks, Troy. Mr. Schnider, you may have the floor if you'll state your name and address for the record, please.

**Jadon Schneider, Bronze Bow Inc.** Perfect, of course. Jaydon Schneider with Bronze Bow, I'm the applicant working on behalf of the developer. Address is 3770 N Jackie Lane in Boise. So, as Troy mentioned, this proposal is for Blossom Meadows subdivision. It's an annexation and preliminary plat proposal. Just as Troy mentioned there, it's about 30.92 acres. It's currently zoned RR which is that rural residential area in Ada County. That would be the annexation with the proposed annexation zoning of R-6. A couple of things that I want to just touch on right away would be the Kuna School District. They've provided a letter of support. I'll get more into that just to kind of explain what we're doing on that side. But I want to talk about their support right there. Public works, we've been working with Mike Borzick *ad nauseam* and I'm sure he's tired of me calling him and sending him emails, asking questions. But we do believe we found a position that is agreeable for public works with the proposed subdivision here, and ACHD has reviewed and approved the proposed development through their staff report. And that's in the packet as well. Just kind of high-level stuff to get into it. We had originally looked at this site from the developer's perspective as 177 total lots, which was smaller lots, after meeting with the city, meeting with staff, meeting with the neighbors, especially at the neighborhood meeting they just said 'hey 177 is a lot. What can we do to trim it down to get back to this point right here?' So, what you see before you is the trimmed down version which is 100 lots, and that came through a series of back and forth with staff and with the neighbors. So, we're really happy with 100 lots. The average lot size over this entire project is about 7500 square feet. So, it's almost double the R-6 zoning, it's closer to an R-4 zoning for the entire site, so all the lots are much larger than the R-6 minimum throughout here.

So just kind of getting into it right now... Oh, sorry. I'll touch on this real quick. The access point for this site comes off Meadow View Rd. to the south and this would be an extension of Strobel Rd. to the north. So, Ashton Estates subdivision is on the West side of this property right now. They are building 1/2 of a collector on their frontage portion or what would be their frontage portion on their eastern boundary that abuts our western boundary. The proposal would be to extend Strobel Rd. as a collector road northbound which is a mid-mile collector and extend that through the property. So, this would provide an access point to the site via this intersection, which Ashton Estates is building right now, and then provide that access point to the entire site. One thing that we've been working with is a secondary access point that secondary access point is an emergency access point down in the southwest corner of the site. I've reached out to the

fire department. I actually called them today because they hadn't responded back and given any comments yet. But Steve responded back that generally this does not have any concerns for them. Their comment was that if you have over 30 lots, they would like to see a secondary access. This secondary emergency access would be sufficient for them. So, between ADHD suggesting that yes, these 100 lots can be serviced by 1 access point and the fire department suggesting that yes, this can be serviced in case of emergency by this emergency access point office, Strobel Rd. they'd be happy with that. So just kind of going out if you went out to the site today, you'd see Ashton Estates being built. It's Ashton Estates #8, if I'm not mistaken. It was approved at City Council on May 20th, 2025. Sorry, let me restate that the final plat was approved as the consent agenda item on May 8th, or May 20th, 2025, so just a few months ago. So, they are currently building actually on my trip here today I drove by it. They're putting storm pipe in the ground right now. So, they're building out that that phase right now to have that secondary that access point and Strobel Rd. being built at point. Ashton Estates if you keep going further to the West, leads to the Meridian Rd. core, which is that commercial core right there, and to the North is the Lugarno Terra subdivision. So, we like this site, it doesn't look to us like it's on an island of a development way out in the middle of nowhere. It seems like its congruent growth going from that commercial into existing subdivisions. And we're right up against that subdivision right there.

If you look at the future land use map, you can see that the Meadow View Estates site is a medium density residential district. That's what we're proposing with that R6, which meets the medium density residential area. Ashton Estates is a high-density area there. Their zoning, I believe, is R-8. It might be higher, but I think it's R-8. So, there are high density zoning and then that would also lead into the commercial. So, kind of going the other way there talking again about congruent development. We feel that this is appropriate development for that, and it meets the future land use map. Yeah, just from code, just you know, reciting code here the R-6 would say that they want to see, or it wants to see 6 units per acre. We're well under that with our net density is well under that. So, we feel like we're well within the R-6 zoning right there.

Talking more about the Kuna School District, support generally more high-level stuff here. The developer went to the Kuna School District and basically said like, ‘Hey, how can we help?’ We've seen other subdivisions go through this before, like, what can we do?’ The Kuna School District has provided the Voluntary Capital Mitigation Fee program. That's an assessment that they self-procured. They went through the process and hired out some consultants to figure out like what we can do as the school district to work with developers to make development happen and work with developers. Basically, what it means is that they are asking the developers to provide a voluntary fee to the school district in order for them to be able to sustain growth. So that fee is for this site, single family site, would be $3286 per lot and that's building lots and that would be if there's school children ages, or not. So, all the lots would be hit with that $3286 per lot fee, which the developer was happy to say, hey, we'd like to team up with the school district. You know, we're not trying to pull a fast one and work something past you guys without getting support from you.’ And that's just where their letter of support mentioned it and you know reading straight from their report ‘because the developer has partnered with us, we can serve the students generated from this development.’ It speaks to the 177 homes that was originally when we had talked about prior, but going back to it now 100, we've talked with Tim Jensen since with the school and generally 100 seems just as fine as 177 as long as we're helping them, they can help us with this.

Traffic considerations. We did have a traffic impact study put together for the site. It was reviewed by ACHD, ITD in the works. We have that support again, just talking about what ACHD is doing on their own to the North right now. ACHD and their capital improvement plan and their five-year work plan have the following items going through: The Deer Flat Rd. is going to be widened to five lanes between N Locust Grove and Meridian Rd. Multi-Lane roundabout going in at the intersection of Locust Grove and Deer Flat and then an expanded intersection at Meridian Rd. and Deer flat road and those are all improvements that are taking place. If the subdivision were to be approved or denied, those would still be within the ACHD portion. But speaking a little bit more specific to the site, what the developer is proposing, again, they're proposing to include that connection for N Strobel Rd. building out the rest of N Strobel Rd. So, it has that connection point to Ashton Estates with building which would provide them their secondary, or maybe third, access point to Ashton Estates. So, it's adding better connectivity for them as well as the connection for Meadow View Road and then increasing Meadow View Rd. to that 36-foot Collector Street with the 8-foot planter and the detached sidewalks, there was a letter that's in the staff report coming from a neighbor. Talking to or talking about traffic considerations and 'hey, is this going to cause a lot of traffic?' What's it going to do if you look into the traffic impact study, you'll see for the 100 lots, the average. Sorry, the daily, sorry, let me get this correct here. The AM peak hour vehicular traffic on that road, Meadow View Rd., is assumed to be 50 cars from this site. So, this site is assumed to add 50 cars to Meadow View Rd. So that's coming from the traffic engineer right there based off of their study of the site on that site right there.

The person who had written a letter is to the east of the connection point of Strobel Road, and so we looked at, well, what would that be on Meadowview Rd. headed eastbound. The majority of the traffic is headed westbound on towards Meridian Rd. The eastbound traffic would be about 10 of those cars, so the average of that, vehicular traffic at the AM peak hour would be about 10 cars traveling eastbound. So, we say we would suggest that we think it's a nominal amount of traffic added to that eastbound there. So, we're hopefully in agreement with the landowner there that this is not something that's going to affect them tremendously, terribly, or anything like that.

Open space generally. We have a number of open space areas throughout the site. As Troy mentioned right there, Planning & Zoning asked us to add in some additional walkway and connections throughout the entire site. We were happy to do that we it's good planning. It works well for us. City code calls for just about 7 or 7 1/2% of the site to be open space. That's 2.32 acres that provided open space. The qualified provided open space is 3.96 acres, which is about 12.8, and I specify qualified open space because that does not include landscape buffers or things along Stroble Rd. or what would be along Meadowview Rd. So that's just interior and larger areas that are dedicated as open space right there. So there's an over dedication of that open space as well as those larger 7500 square foot lot. So generally, it's large lots with good open space.

One of the reasons the developer liked this site so much and is pursuing it is the fact that it has that congruent development that's close to the commercial core and provides that access point. It's just an interesting fact that when we were looking at the site right there, it's about a half a mile to get to the center of the Meridian Rd. core for that commercial area. *I'm just about done. If, if that's all right with Council*.

**Mayor Stear** Yeah, go ahead.

**Jadon Schneider, Bronze Bow Inc.** So, it it's just about half a mile to get from the actual site to the core right there and that would be on local roads. So that would be an easy connection through there. And then we still have that vehicular access on Meadow View Road and Meridian Rd. to get there. So, we think it's a very walkable, bikeable area, to get to those existing commercial areas which there are a lot of. And then just to wrap up, I just wanted to again reiterate that we do have Kuna School District for support. We feel that we have support from The public works portion in regard to sewer and water. ACHD has reviewed it. And as Troy mentioned, we walked away with the recommendation of approval from planning and zoning and we hope to walk away tonight as well. So, I appreciate your time and I'd be happy to stand for any questions.

**Mayor Stear** Okay, questions?

**Council Member Laraway** Yes.

**Mayor Stear** Yes?

**Council Member Laraway** One quick question. Is ITD talking… I know this down the future… Are they talking about putting out traffic control device at Meadowview and 69?

**Jadon Schneider, Bronze Bow Inc.** I haven't seen anything from ID specific to that. They are at least not in our reports there.

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

**Council Member Biggs** I have one.

**Mayor Stear** And then I saw that in the… Well, you go ahead with your question.

**Council Member Biggs** Just a quick one. So, you mentioned the fire department had mentioned that that is there a letter or anything? I didn't see it in the packet.

**Jadon Schneider, Bronze Bow Inc.** No. So I have an e-mail back and forth from them. The only e-mail that I ever got I sent to them on the 15th on tax day of this year and said, hey, we have this coming up to council. It was brought up at city…or planning and zoning this was brought up. Do you have any comments? Scott I'll…. I forget his last name… Anyways, Scott, with the fire department who Troy gave me his contact responded back. 'Like, I'll let you know if I have any questions.' I just called him today because he never got back to me and I was like, 'hey, I'm going to stand up in front of City Council. Is there anything I can say?' So no, I do not have a letter from them. I have my good word on it. But at the same time, I because I spoke to him, I would feel confident that if you called him today and said 'Hey, did you talk to Jayden? Is was this something that he said he would be like? Oh, yeah. We talked about that at 1:00 this afternoon, so I don't have a letter on. Unfortunately, just he never got back to me with it, but I did bug him by calling his cell phone today.

**Council Member Biggs** And the reason I ask is because we typically have issues when there's not a full second egress out of our neighborhood, so that I might have an issue with but…

**Jadon Schneider, Bronze Bow Inc.** Totally.

**Mayor Stear** Okay. And then I noticed that when Planning & Zoning Commission looked at that they were talking about a tot park for an amenity. Is that something that we're moving forward with on this?

**Jadon Schneider, Bronze Bow Inc.** I'll have to confirm with Troy. I don't believe that it was ever a condition of approval that was brought up by Planning & Zoning and added in. But if Council would like to do it, I believe that the developer, if would, would be happy to provide it if City Council said 'hey, like, this is a deal breaker for us. We really would like to see a tot lot in there.' I believe that that's something that the developer would be willing to provide. I don't believe that it got added in but I can ask Troy.

**Mayor Stear** I thought they even went right down to adding the lot where they wanted that. So, I mean that could be wrong and have to read back through their… You got their minutes.

**Council Member Biggs** I'm fairly certain it's in their Decision & Reasoned Statement.

**Mayor Stear** Troy, go ahead.

**Senior Planner Troy Behunin** For the record, Troy Behunin. I don't have that right with me right now my laptop just died, but I can go look at it. If Council wants to continue to ask questions. I can come back. But I do remember they were adamant about the open spaces, and I do remember that there being a tot lot discussion and whether it was articulated as a specific condition, I don't remember that specifically. But there was discussion about it.

**Council Member Biggs** It passed with. Yeah, they had with conditions as outlined in the staff report, in addition to a, playground equipment, tot lot, block 9, lot 1.

**Senior Planner Troy Behunin** There you go. There you go.

**Mayor Stear** Okay, Alright, I thought. I thought I saw that right down to where it was going.

**Jadon Schneider, Bronze Bow Inc.** correct, which we're still in agreement with that's, that's completely fine.

**Mayor Stear** Okay, good. Further questions?

**Council Member Biggs** Not at this time.

**Council President Bruce** Not at this time.

**Mayor Stear** Okay.

**Jadon Schneider, Bronze Bow Inc.** Thank you very much.

**Mayor Stear** This is a public hearing and I didn't have anybody signed in to testify. Is there anybody who wishes to testify in this matter?

*[Brief Silence]*

**Mayor Stear** Hey, Mr. Rocco, you may have the floor, please.

**Michael Rocco** I guess the question I have is, you know, we go through these traffic impact studies…

**City Clerk Nathan Stanley** Mr. Rocco, can you state your name and address for the record?

**Michael Rocco** Michae Rocco 1286 E Fort Eerie St. in Kuna. So I don't know when the actual construction begins. Is it a year out? Is it 2 years out? And I'm sure that you could not.. I don't know if

there's a provision that you can say, well, it building can't start for two or three years. But I find it interesting when ITD does their study for Meridian or ACHD, does their study for the traffic studies for in this area over here. That that's that is gonna not happen till the 6-7 years with talk about the roundabout and then the ITD is we're talking about probably 7-8 years too and interesting that they always talk about the statistics of what it would be like if these improvements weren't made, and so it would be take 45 minutes to go from Deer Flat up to Overland, but they don't tell us what it's going to look like for the next 6 or 6 years. So the existing community continues to get bogged down with more and more traffic. So again, I don't if it's more of a rhetorical question. I just don't know when does this construction begin? And it's not just them, it's a various other constructions too. Thank you.

**Mayor Stear** Thank you. Was there anybody else who wishes to testify? Okay, yeah, if you want to come back up for rebuttal and maybe answer that question.

**Jadon Schneider, Bronze Bow Inc.** As best I can again, Jane Schneider, Bronze Bow, 3770. N Jackie Lane. Yeah. The traffic impact study is based off of all of the currently approved and existing homes, commercial, residential in total conditions and so that is modeled out as far as they want to do each individual site. So that this traffic impact study specifically would speak to this site, wat conditions are being affected immediately and up to a certain radius because they can't go too far. But generally, this is what it would be modeled based off of. I might need the question asked again just to if to try to answer the specific question, but that's generally the high-level idea of how the traffic studies are compiled and where they would go.

**Mayor Stear** Yeah, if you want to step back up to the mic and ask, that'd be good. Thanks, Michael.

**Michael Rocco** Michael Rocco,1286 E Ford Erie drive. the question is, is when would the anticipated construction begin?

**Jadon Schneider, Bronze Bow Inc.** Sorry, thanks about that. The construction would basically start as soon as the developer could get their engineering approvals and everything to go forward. Realistically, it's probably somewhere between a six- to eight-month process to go through all of the engineering design drawings, going through review agencies, getting them back there. So it seems like it's much more of a spring 2026, summer 2026 project by the time you get to these upgrades and things like that. So, generally that would be the ideal time frame. You know, I'm sure the developer would like to go faster if they could, but generally with all the things that they have to jump through the hoops and all the regulatory agencies that they have to get approval from to do it, it would be about I always assume somewhere being 6 to 8 months before you realistically could you have your pre-construction meeting.

**Mayor Stear** Okay..

**Jadon Schneider, Bronze Bow Inc.** Thank you.

**Mayor Stear** Anybody have any further questions for the applicant?

**Council President Bruce** Actually, I had a question for Troy.

**Mayor Stear** Okay, Thank you… Troy.

**Council President Bruce** Mr. Troy is there… Obviously there's not a representative from the School District to speak to us tonight. Do you? What's the timeline for you to update the letter? I saw we have one from 2024. Do you normally update it before it comes to Council or is that just?

**Senior Planner Troy Behunin** For the record, Troy Behunin. If I receive something, I put it in the packet immediately. I don't know why it's not showing.

**Council President Bruce** But it's notified that it's coming before Council and…

**Senior Planner Troy Behunin** They were given an opportunity earlier this spring, you know, to respond. I don't know why there would have been…

**Council President Bruce** One from 2024.

**Senior Planner Troy Behunin** Maybe there were ongoing discussions before the application really came forward, but the application really started at the end of the year, last year, didn't really get to the public hearing process till this year, but…

**Council President Bruce** Okay. Thank you. I was just curious.

**Senior Planner Troy Behunin** Yeah, I don't know.

**Mayor Stear** Thank you. Anything further? Yes.

**Council Member Laraway** I'd like to ask Adam a question. Adam, this has been, it's been a while since we've really gone through the subdivision process with…. that I can recall. You're saying you can support the sewer system on this project, and it's been a while since we've really talked about it. What pump station is this going to? Is it going to Patagonia?

**Public Works Director Adam Wenger** Council Member Laraway, Adam Wenger, City of Kuna Public Works. This ultimately should go to what will be Mason Creek.

**Council Member Laraway** It will go where?

**Public Works Director Adam Wenger** Mason Creek.

**Council Member Laraway** Okay.

**Public Works Director Adam Wenger** Interim, I can't speak to specifically. I didn't chase that one down prior. My apologies. I just got back into town this week. I've been playing catch up. But this will ultimately be serviced through that. So, when we say public works can support this, there is a *mechanism,* excuse me, mechanism in place and planned that will provide this service and the timing of that is such that this wouldn't be congruent or would not be reliant on Mason Creek, necessarily.

**Council Member Laraway** And I'm trying not to digress too much in this, but this is educational for me. What is the status of our system? I mean, do we have plenty of capacity out there? I mean we have a lot of lots that are undeveloped, but we have plenty of room at the system to support these and other growth, or are we… Are we redlining it every time we do something?

**Public Works Director Adam Wenger** Sure. Red lining is not where we are yet. There is a red line, it's around 2031, 2029. If improvements are not made by then, most of our lift stations will be at that red line.

**Council Member Laraway** So we're about four years off.

**Public Works Director Adam Wenger** If nothing else changes, if no improvements are made, that is correct.

**Council Member Laraway** But you're going to make improvements.

**Public Works Director Adam Wenger** Absolutely. Yes, Sir.

**Council President Bruce** Is that with or without the trunk line being put in. Are you saying that we're four years out without the trunk line or four years out with the completion of that?

**Public Works Director Adam Wenger** Without. So that alleviates the stress off of 5 lift stations and then pushes that envelope from ‘31 to ‘50 or ‘70 full build out, essentially because they've been displaced by the gravity of the Mason Creek trunk line.

**Council President Bruce** And we can service that prior to that trunk line going in is what you're saying…

**Public Works Director Adam Wenger** Correct.

**Council President Bruce** Okay.

**Public Works Director Adam Wenger** Correct.

**Council Member Biggs** And I have a question for Adam.

**Mayor Stear** Yes.

**Council Member Biggs** So, and also are we assuming that 2029, 2031 is that if all of the already approved projects were to come online tomorrow or is this just projection of what we have now?

**Public Works Director Adam Wenger** Councilman Biggs, thank you. That is everything that is on our radar, planned, upcoming, in progress plus the extrapolated growth that we've seen over the last few years. If we assume that holds steady, that's where we would be. That's when we break even.

**Council Member Biggs** So like a percentage basically the growth rate, I guess. Because if 6000 homes which is what I think is approved but not developed came on tomorrow that might be an issue.

**Public Works Director Adam Wenger** If they all came in tomorrow, I would be concerned.

*[Laughter]*

**Public Works Director Adam Wenger** I wouldn't leave the country and just hope for the best for you guys, but.

**Council Member Laraway** You're looking for a new job.

**Public Works Director Adam Wenger** Hopefully not tomorrow. We'll stagger that a bit.

**Council Member Biggs** Thank you.

**Council Member Laraway** Thank you. Appreciate it.

**Mayor Stear** Further questions?

**Council Member Laraway** I'm good.

**Council Member McPherson** I'm good.

**Mayor Stear** Okay.

**Council President Bruce** I don't have any either. 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 those in favor say 'aye.'

**All Council Members** Aye.

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

*(Timestamp 00:28:58)*
**Motion To:** Close The Public Hearing And Proceed To Deliberation
**Motion By:** Council Member Bruce
**Seconded By:** Council Member Biggs
**Further Discussion:** None
**Members Voting Aye:** Council Members Laraway, McPherson, Biggs, Bruce
**Members Voting Nay:** None
**Members Absent:** None
**Via:** Voice Vote
**4-0-0**

**Council Member Laraway** And, I'll go first. This might seem like a little odd situation we're in, but without a letter from fire… I'm more for tabling this until we get fire on board. But… just my opinion.

**Council Member Biggs** I don't like it either. I mean, I'm definitely…. I could take James Word for it. But I feel that's a very important safety issue. But I would also I guess I'll, I'll express that I wish the school district was here to talk about their capacity issues and the mitigation, you know, throwing money at it without building anything is that we're going to, are they going to build a…I'm curious are they are they going to build a portable or they can put it somewhere in the school district that have another place because we've been told time and time again for the last two or three years 'we're at capacity.' 'We're over capacity.' Well, I understand that The school district has their $3000 per house. That they want for mitigation, but I don't know. I guess, I'd like an explanation how that's mitigating it, because we're still going to have those issues and the kids still are city kids.

**Council President Bruce** Yep.

**Council Member Biggs** I know they might say it's a school district issue, but it's a city issue too.

**Council President Bruce** I feel the same way. I think you know, unless we find a way to actually give someone a seat, we're just contributing to the problem. And I've asked for a capacity plan from the school district for years, at least multiple years. What is the plan to deal with the growth and maybe they have

one mobile units, buses, teachers and maybe this will go towards that, but…maybe we can get an updated letter from them since it is from 2024.

**Council Member Biggs** And that's where, yeah, that's where the tabling idea… I'm. I think there's two things and at least…There's two things at least that I'd like to see if we were to do that.

**Council Member Laraway** And if I could play devil's advocate, I know we bring the school district up a lot, but their letters of approval or disapproval confuses me, because if somebody buys them a bus, all of a sudden they have approval, and we have room. If we don't buy them a bus, we disapprove… we don't approve of this subdivision. So, it's kind of confusing for me and they won't clarify what their stance is. So yeah, if they will come and explain that I'm all for it.

**Council President Bruce** You have anything? Two weeks? Mr. Troy. Can we ask him?

**Mayor Stear** Yes, You certainly may.

**Council Member Biggs** Request the school district to…

**Council President Bruce** Does two weeks give you time to get the answer from the fire department and also the school district or have someone here?

**Senior Planner Troy Behunin** I can certainly throw that out. I mean it should be. I mean they've had several months. So, I would think that just two more weeks would be more than sufficient.

**Council Member Laraway** Yeah, I would really feel more comfortable with something from the fire department.

**Council Member Biggs** So, it would actually be for more than two weeks. The next meeting is July 5th…I'm sorry, August 5th. This is one of those weird months.

**Mayor Stear** That is correct.

**Council President Bruce** You don't want to come in early, Councilman Biggs?

*[Laughter]*

**Council Member Biggs** I'll do whatever you want, Mr. President.

**Council President Bruce** I move, we table the case number 24-09-AN and 25-06-S until a date certain of August 5th, 2025. And if Troy, if you could provide that stuff for us, that'd be good.

**Council Member McPherson** Second.

**Mayor Stear** Okay, we have a motion and a second, 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 00:33:00)*
**Motion To:** Table Case #24-09-AN and #25-06-S Until A Date Certain Of August 5th, 2025
**Motion By:** Council Member Bruce
**Seconded By:** Council Member McPherson
**Further Discussion:** None
**Members Voting Aye:** Council Members Laraway, McPherson, Biggs, Bruce
**Members Voting Nay:** None
**Members Absent:** None
**Via:** Voice Vote
**4-0-0**

**Jadon Schneider, Bronze Bow Inc.** *[From audience]* Since the public hearing was closed, will it be a continuation of this closed public hearing at that next meeting?

**Mayor Stear** Well, since we closed the public hearing, I think they're just asking for comment from fire and school district and…

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

**Mayor Stear** That's it.

**Council President Bruce** At least that's what I was asking for.

**Mayor Stear** That's it. All right. Thank you very much.

**Council Member Biggs** Thank you.

**Council President Bruce** Thank you.

**Council Member Laraway** Thank you.

**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*
*(Timestamp 00:34:02)*

**Mayor Stear** Next is item 6.B. Consideration of case #24-07-AN Star Acres, and Jessica.

**Economic & Community Development Jessica Hall** Good evening, Mayor and Council. For the record, Jessica Hall, Economic & Community Development, 751 W 4th St. Kuna. The applicant requests annexation of approximately 37 1/2 acres at the subject site located at 5434 W Barker Rd. with an M-1

light industrial manufacturing zone. This annexation is the third by Star Acres properties. The first annexation of 65 1/2 acres was approved by Council February 7th of 2023, and the second annexation of 10 acres was approved by Council September 3rd, 2024. The intent of the accumulated annexation of these three parcels is to provide adequate acreage for development, *excuse me*, by a future industrial user. The applicant and representative, are present this evening and I am happy to answer any questions you may have.

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

**Council President Bruce** None at this time, but it's nice to see you, haven't seen you in a while.

**Council Member Laraway** I have one question. This is all going to be up underneath the urban renewal area?

**Economic & Community Development Jessica Hall** It has not been added into the urban renewal district.

**Council Member Laraway** It has not, okay.

**Economic & Community Development Jessica Hall** It has not.

**Mayor Stear** Okay, thank you. If the applicant would like to present.

**William Edwards** William Edwards, acting planner for Star Acres Properties 706 S Willis Ave. Kuna, ID. As Jessica pointed out, this is a simple annexation of property on the would be the corner of Barker and Curtis Rd. Directly across the street is where Star Acres 1 and 2 reside and have been annexed into the city. The use we are looking for is an M-1 use which is compliant with the future use map. Approved by the City of Kuna. Again, this is just a simple annexation at this point in time. Once things progress a little bit further, we will come in for our preliminary plat, design review as needed, but we're in compliance, are willing to be in compliance with all requirements that the City of Kuna is requiring for this annexation. Falls right into your future comp use map and this is number 3. So, I'll stand for any questions, if you have any?

**Mayor Stear** Okay, questions?

**Council President Bruce** This is what we were looking for out, so thank you.

**Mayor Stear** Thank you very much.

**Council Member Laraway** I do have a clarification question for Jessica. If this property does not fall within the urban renewal district, are they going to have access to the sewer and the water that is already being applied out there under their urban renewal?

**Economic & Community Development** So yes, they would still be eligible to connect to the system that is existing out there. It would be required as they're annexed into our city limits the fact that they're not part of the URD does not negate them from having that opportunity.

**Council Member Laraway** Okay. Thank you.

**Council President Bruce** They just don't use the increment for building out the…

**Mayor Stear** They have to fund their own. Okay, anything further?

**Council Member Laraway** Negative.

**Mayor Stear** Okay.

**Council President Bruce** Do you have anyone want to speak on this one?

**Mayor Stear** What's that?

**Council President Bruce** Did you have anyone that wanted to speak on this one?

**Mayor Stear** Oh, I'll wake up here and I didn't have anybody signed up to testify in this matter. This is a public hearing. Is there anybody who wished to testify in this matter that didn't get a chance to sign in? Guess not. Perfect, Thank you.

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

**Council Member McPherson** Second.

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

**All Council Members** Aye.

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

*(Timestamp 00:38:06)*
**Motion To:** Close The Public Hearing And Proceed To Deliberation
**Motion By:** Council Member Bruce
**Seconded By:** Council Member McPherson
**Further Discussion:** None
**Members Voting Aye:** Council Members Laraway, McPherson, Biggs, Bruce
**Members Voting Nay:** None
**Members Absent:** None
**Via:** Voice Vote
**4-0-0**

**Council President Bruce** Anybody have anything? I move we approve case #24-07-AN.

**Council Member Laraway** Second.

**Mayor Stear** Motions made and seconded for approval. Any further discussion on that motion?

**Mayor Stear** All those in favor say 'aye.'

**All Council Members** Aye.

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

*(Timestamp 00:38:27)*
**Motion To:** Approve Case #24-07-AN
**Motion By:** Council Member Bruce
**Seconded By:** Council Member Laraway
**Further Discussion:** None
**Members Voting Aye:** Council Members Laraway, McPherson, Biggs, Bruce
**Members Voting Nay:** None
**Members Absent:** None
**Via:** Voice Vote
**4-0-0**

~~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*~~

*CLERK'S NOTE: PUBLIC HEARING ITEM 6.C MOVED TO ITEM BUSINESS ITEMS, ITEM 7.A., BY ACTION OF THE CITY COUNCIL*

## 7. Business Items:

*(Timestamp 00:38:47)*

**A.** 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*

**Mayor Stear** All right, that takes us to what was item 6.C. Now is item 7.A. It's a reconsideration hearing for case #24-01-CPM and 24-01-ZC, rezone, Gemstone Technology Park. So, this is a hearing, but it's not

a public hearing. So, we will hear evidence from the protestant… The petitioner, I guess, first and then we will hear presentation from the applicant next. If the…so those will be 10-minute time blocks. If the petitioner wishes time for rebuttal, you can shave a little time off of your presentation and save that for the end. So, for example, if you would like, you can take 7 minutes to present and then save 3 minutes for rebuttal. So first up, we have I believe Douglas Waterman.

**Douglas Waterman, HBHS Law** Good Evening, Mayor, and Council. If I could, I'm going to do 5 and 5. Yeah. Thank you much. Mayor, Council, my name is Douglas Waterman. My address is 1303 12th Ave. Rd. in Nampa, ID 83686. And I represent Mr. Thornton. While other individuals did join in this request for reconsideration tonight, I only represent specifically the Thorton's. With your permission, I will be addressing the primary argument in the request for reconsideration in my first 5 minutes. I will be reserving my remaining time for addressing the written comments and other comments from Mr. Clark following his remarks.

I want to start by resetting the scene here slightly, as I believe Mr. Clark's letter in response to this request has cast this request in somewhat inaccurate light. Mr. Clark referred to this request for consideration as a scorched earth tactical maneuver, which is not a fair way to characterize an interested person's request to review a land use hearing for conformity with the law. The applicable Idaho Code and Kuna City Code permit an interested person to request reconsideration following a land use hearing. Well, it may have been some time since the City of Kuna received such a request, these are relatively commonplace. The legislature has determined that it's advantageous to the State that the City Councils and County Commissions in Idaho would have an opportunity to identify issues with the hearing and to deliberate and decide whether those issues that were presented justified a rehearing. Requests for reconsideration of submitted regularly throughout the state to the various cities and counties. This particular request does not constitute an insult to the City of Kuna or an affront to its Council or staff. Mr. Thorton's attempt to draw this Council's attention to a statutory requirement is not outrageous, nor is it a slight to the City of Kuna Council, or the applicant.

The Idaho code on conflicts of interest and land use hearings is relatively plain. It states that an individual of the conflict should declare the conflict and refrain from participation. It includes in the definition of a conflict of an instance where an employee or employer has a financial interest in the procedure or action. Note it does not require a financial interest in the application itself. It's more broad than that. It simply requires an economic interest in the procedure or action. Lane Thornton owns the property to the West of the proposed Gemstone Technology Park, and he operates agricultural activities there. Again, as stated in the request reconsideration, he shares approximately 1.3 miles of boundary with the park. He isn't just a neighbor or an individual who lives in the vicinity. 1.3 miles of frontage of his 300 acres of property share an immediate family with the proposed park. A majority of those 1.3 of frontage include a road which sits between this property and the park. The Thorton's own the property personally and operate a significant part of their agricultural activities personally. Mr. Thornton has articulated at various hearings he has attended what his economic interests are that are directly impacted by the application. That testimony is part of the record in this matter, including, for example, the impact the significant land use change inherent in a rezone from agricultural or residential to industrial on the value of his property and the traffic impact to his property in agricultural operations, both in the short term from the significant construction traffic and of the long term with construction ceases. Also incorporated in the request reconsideration with the testimony of the other individuals owning property in that area, which are all part

of the record for this application. It's not necessary that the written request reconsideration re-enumerate all of those or that I do so now. Ultimately, the law does not require that Thornton own an actual interest in the application itself, and it's difficult to imagine a circumstance where a neighboring property owner could be more directly economically impacted by an application than the present case, given the length of the boundary between his property and the applicant's.

Councilor McPherson is employed by Mr. Thornton personally, which is to say he's employed by the same individual who owns the property that creates the present conflict of interest. Under the applicable Idaho Code at the beginning of the hearing on this application before the City Council, the conflict should been identified and Councilor McPherson should recused himself. By way of example, it's my understanding that when this application was before the Planning & Zoning Commission, Commissioner Dana Hennis recused himself because his property is also immediately adjacent to the property covered by the application and he wanted to avoid a conflict of interest. What Thornton is asserting is simply that Councilor McPherson should have done the same. No more, no less. Ultimately, Councilor McPherson didn't recuse himself, and there's no allegation that he did so maliciously or that he knowingly violated the statute. But the cause*(cost?)* for the error is not significant. What is significant is that its participation is prohibited by the applicable code. And as a consequence, the Council has set this matter for rehearing and councilor McPherson should abstain from that rehearing. Again, no more, no less. For these reasons and all those set out in the request for reconsideration, I respectfully asked that the request for reconsideration be granted. Thank you very much.

**Mayor Stear** Okay.

**Council President Biggs** Thank you.

**Mayor Stear** Heathe Clark. Yes, Sir.

**Hethe Clark, Clark Wardle** Thank you, Mr. Mayor. Heathe Clark, 251 E Front St. in Boise, representing the applicant. I've been handling land use cases for about 20 years at this point, and over that time I've heard about everything that you can hear from neighbors who are trying to stop an application, and the Council is aware of all of that. You've… you hear that you're going to ruin my view. You hear that you're changing the area that the roads can't handle it. As times gone by I've tried to become empathetic to those folks, and you know, they're trying to defend the property that is oftentimes their primary asset. So, try to have it take all of that with a grain of salt and understand it with a little bit of empathy. Tonight you're confronted with something that I think is very different and something that I think is a lot uglier. Mr. Thornton opposed to this application at every step. Now, in a sudden reversal, he claims that the application would be a benefit to his property and as a result there's a conflict of interest and the motivations are obvious. He's not suddenly concerned about conflicts of interest generally in the city. He's not an ethics watchdog looking out for the community. This is self-interest. He was still even with that benefit that he now claims wants the application to be denied. This is not out of the goodness of anyone's heart. This is a tactical approach and what it is, it's an employer willing to accuse his employee of a misdemeanor in order to get what he wants, which is to intimidate someone into recusing himself from participating in these proceedings. It's as simple as that.

So, let's talk about the process and then let's talk about the law. As the Council is aware, this application was very thoroughly vetted. One of the main items was the development agreement that and are showing that we had satisfied that development agreement. That development agreement is applicable to Mr.

Thornton's property as well. This applicant went through all the hoops, entered agreements with the school, police, and fire, did everything that was requested of it. And this Council ultimately decided that the DA had been satisfied, and I think to decide otherwise would likely violate the DA. Now, in voting for the application, what we've learned is that Council Member McPherson put his community's interest above his own when he voted against what his employer desired. His reward is again now to be accused of a misdemeanor for benefiting Mr. Thornton by how? Voting contrary to his stated wishes. Now, there are all sorts of logical and evidentiary problems with this argument. Yes, the properties are adjacent, but that's the most we can say. Mr. Thornton failed to put any evidence in the record as to a monetary impact on his property, either positive or negative. Frankly, his opposition is the only thing that's in the record, which itself would disprove a benefit to the property.

But the primary point remains that there's no conflict of interest because Mr. Thornton does not have an immediate or direct interest in the outcome of the proceeding. Mr. Thornton's property is not part of this application. This application changes nothing in terms of the zoning or the potential uses of his property. It grants him no new entitlements. Any change in use or zoning requires new applications, new public hearings, and because that same DA is in place it requires agreements with all of those relevant agencies. None of that has happened. So put differently, if Mr. Thornton was negotiating with the potential purchaser, he couldn't look at that purchaser and say, 'hey, Gemstone got X, you're entitled to the same thing.' He would not be able to put that in the contract. In fact, what he would say is 'our neighbor did X. You're going to have to jump through the same hoops if you want to be able to have that same sort of increase in value in this property.' He was his buyer would certainly add in entitlement contingencies to that contract. So, what does that mean? That means that any potential change in the use or the value of Mr. Thornton's property is speculative. The most that he can say is that it's possible that there would be a change in value, and that's not enough for a conflict of interest.

Here's the difference. If our approval is upheld, we have an entitlement, we can go to work, we can start a data center. We can make money on this property. Mr. Thornton, meanwhile, has no rights and makes no money based on the direct or immediate results of our approval. Again, there are intervening factors between our approval and any benefit to him. And because there is no conflict of interest, there is no automatic recusal requirement. Instead, this should be handled just like any other situation where you talk about bias. If we have property that's somewhere in the near in the area of a… of an application, what we typically do is we say, 'hey, I live in the area. I think I can be unbiased on this. I'm just going to let everybody know that I'm there.' But that's not an automatic recusal situation. That question of bias has been answered emphatically, and if there was bias to be had, it would have gone the other way. It would have been Council Member McPherson folding to the pressure of his employer in voting against the application, not in voting for it.

So, in 20 years, you know, I'm not sure I've seen that kind of pressure put on someone. I would like to think that our Council Members all throughout the valley, all throughout the valley, excuse me. Would have that same kind of integrity to put the city's interests above their own, even in the face of pressure by folks who have that kind of interest in them. So, there was no wrongdoing, there was no conflict of interest. Council Member McPherson should be congratulated, not threatened. And this reconsideration should be denied. Thank you.

**Mayor Stear** Okay. Thank you. All right.

**Douglas Waterman, HBHS Law** Mayor, Council, thank you again. Again, my name is Douglas Waterman. My address is 1303 12th Ave. Rd. Nampa, ID 83686. First it's necessary for the purpose of the record for me, just to add the objection. As to the participation of Councilor McPherson in this request for reconsideration. So just so that's on the record.

Next, I want to address some of Mr. Clark's written comments and comments he just made here. Mr. Clark has alleged that Thornton has asserted that the decision benefits him, which is incorrect. However, more significantly, Mr. Clark has focused on the benefit or harm of the decision. As stated in the request, reconsideration, the applicable code doesn't permit a wait and see if the vote helps or harms to find out if conflict exists. Instead, thankfully for the elected officials sake, it just removes the necessity to speculate about what an employer may or may not want, and simply requires non-participation. Any other reading in that statute would create confusion and significant practical issues.

Next, Mr. Clark has asserted that Thornton has accused Councilor McPherson of a misdemeanor, which is incorrect. In order for a misdemeanor to be committed, a Council Member must know they are violating the code. Which has not been alleged. It's alleged that Councilor McPherson knew his employer was, but that's different from knowing that his employment created a formal conflict of interest under the applicable statute. Additionally, it's wasn't Mr. Thornton's decision that the State code includes a misdemeanor as a penalty and constrain Mr. Thornton's request arising out of a conflict of interest the way anyone else would raise a conflict-of-interest issue as tantamount to a criminal charge is false and unfair.

As the assertion, there's no evidence in the record of a direct economic interest in these matters that incorrect, and I refer you again to the full record, all the testimony written comments in this. To help clarify the point. If a Counselor, one of you, owned property sharing 1.3 miles of frontage with the Proposed Park, there'd be no confusion or doubt as to whether you would recuse yourself, just as Commissioner Hennis recused himself. That recusal wouldn't be based on how you might or might not vote, but based simply on the existence of the economic interest in the in the hearing. The applicable law treats Councilor McPherson as an employee of the landowner, as if he is the landowner for the purpose of the conflict of interest statute. It's just how that law operates.

As I stated during my opening remarks, the memorandum accompanying Thornton's request for consideration does not contain the malice that Mister Clark seems to be reading into it. It's difficult to imagine, or plain and simple statement of an alleged statutory violation, and the one you have before you and I hope you consider this on its merits and on the light that's been cast upon it. I also want to know that the primary case cited by Mr. Clark concerning the necessity for an immediate or direct economic conflict of interest was in the circumstance where the mayor was alleged to have a conflict based essentially on prior statements and actions about land use policy generally that obviously in that instance was over attenuated. That's not a conflict of interest, but that's very dissimilar from the present circumstance.

Mr. Clark seems to be arguing the only circumstance where a conflict can arise as one of the decision maker has a direct interest in the application, like owns the property of the application is for and that's just not what the law says. If the legislature had desired to limit the scope of the conflict-of-interest statute to that, it certainly could have done so. But it didn't. Instead, it requires only interest in the in the preceding or action. Most importantly, from the response from Mr. Clark, as well as his testimony here, I want to read a line from the bottom of the first page and from the second page of his written comments.

Quote ‘with regard to Councilmember McPherson in particular, and given what has transpired, it's clear he put the interests of his community above his own personal interests.’ End Quote. And reading at the bottom and second page. ‘There's no conflict of interest and said 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 interest above his own’ End Quote. Setting aside, as I already have, that this is this is no way an attack on Councilor Mcpherson's integrity or not. He's not being accused of committing a misdemeanor. What is significant is that Mister Clark states that Mr. McPherson quote, ‘was willing to put the city's interests above his own’ End Quote. This is exactly the point, and it's the exact circumstance the law seeks to avoid, which is the Council Member weighing direct personal interest with the interest of the city. The law in the State of Idaho seeks to relieve Council Members from the uncomfortable situation of being asked to decide land use matters where they, or their parents, or their siblings, or their employees, or their employers have an interest in the outcome.

If we find ourselves analyzing whether the vote of the Council Member served or did not serve the interests of their parent or their employer or the city as a whole, we've already trod into the mess that the law protects us from mucking about in. Mr. Clark may have made that point better than I have, albeit inadvertently. But What's obvious is that may I. *May I have 10 seconds to wrap up? I don't believe you used all 5 minutes. Sorry, 30 seconds. I'll be very* quick. Councilor McPherson had a conflict of interest as defined in the statute from the outset and should not participated in the deliberations. The ultimate way in which he voted was motivated what motivated his choice, whether he behaved commendably, they're not at issue here. The law requiring recusal in the event of the conflict of interest doesn't have an exception for admirable behavior. It simply requires recusal and non-participation. For these reasons, I renew my appeal to you. The request for reconsideration be granted. Thank you.

**Mayor Stear** Thank you. All right, Council. So, we have three options here. One is if you take no action and you make no motion, then the reconsideration will be deemed denied after the expiration of the 60 days that it was submitted. Option 2 is you can move to deny the petition. At which point the staff will need to prepare a written decision for the reconsideration and that decision. And we will need to have a special meeting to meet that timeline that would happen on or before August 1st I believe. Your third option is to move to grant the petition… and same thing there as far as needing to have a meeting after a written decision is made, the other item on that one though is we would have to determine how far back we're reconsidering if it goes clear back to the Planning & Zoning public hearing, Planning & Zoning deliberation only, Council public hearing or Council deliberations only and I guess. I guess I would think that because of the complaint, the Council deliberations only would be how far we'd want to go back, but that's ultimately up to you. So that's our three options and time for deliberation from Council. I guess my thought is that we all are tasked with coming to these meetings and when we have a public hearing, we are supposed to come in with an open mind, listen to the evidence presented at the public hearing, and if we don't feel that we can make a fair and unbiased decision because of some circumstance, then we need to recuse ourselves. Council Member McPherson has done that in the past when he felt that there was something outstanding. And so, in my mind, unless there's actually something in your mind that makes you think that you can't be fair and unbiased, then I don't see the conflict of interest so… That's my thoughts. I think that Greg's always done a good job with that so.

**Council Member McPherson** Can I add?

**Mayor Stear** Yes.

**Council Member McPherson** Okay. So couple things never in 10 years that I had to shoulder so much, but here we go. First of all, I've never felt threatened, or bullied, by my employer just for the record for that it was brought up between those two going back and forth, that has never been the case. Probably 50% of the applications I've seen in 10 years has been a neighbor to a farm, my farm, or somebody I know selling their farm and to a development and going forward I mean…If there were, there'd be a conflict every single time I've known too many people in this town. And you know, I would have to recuse myself half the time on these meetings. I just will not be on Council if that were the case. I mean, I know the Yamamoto family very well and I am employed by the Thornton family. So you know. And…Let's see. I think I've always done best or done what I felt was best for the City. I mean, I've improved stuff that I didn't like, but it was a good fit. It met code, it met, you know, all the laws of land use and yadda' *yadda' yadda'* and it wasn't always the popular vote. And now with different city code, we're able to shut some things down because of overcapacity of schools, or whatever. But I felt like… I feel like I've always done. The best decision I could with the evidence that was given on the night of the meeting. Another… they brought up a point about one of the Planning & Zoning Commissioners recusing himself. I feel that's a lot different of a situation. He owns property next to the ground being purchased by Diode. I'm an employee and per Idaho code whatever it is, I'll get to it. Here. Give me a second, 76-6506. I don't have a conflict under this and it's case law. You can look it up later if you want, but in seeking private counsel, not through our city legal counsel. It was deemed by the attorney that I did not in fact have a conflict, and I did what I felt was in the best interest of the city and I moved forward. Again, I was never bullied by either side, especially my employer. That's I don't know where that came from, but that needs thrown out. That's ridiculous. Oh, also I need to include that. I guess I didn't ever feel there was an economic benefit one way or the other to my employer. He was never offered this ground for purchase or lease for that matter, so maybe this could have all been resolved if that would have happened back in time, but that was never an option. They just move forward with selling it potentially to Diode, and here we are, so chew on all that.

**Council Member Laraway** Well, I'll throw my $0.02 in. I trust your integrity. I've known you for years and I don't think you would cross that line. That's my personal opinion and actually my professional opinion. Your integrity is beyond reproach. I don't believe from what I've heard that there is a conflict for you. You voted to do the best thing for the city. I would probably be more worried if you would have voted against it. Then it'd be interesting if there'd be somebody up there doing a reconsideration because the shoes on the other foot now. And just because I know there's, I know there's we've been using the word employee a lot. But I guess common sense also tells me that you can't vote for who you want for in elections. I know that's a far reach, but that's still this is your. This is a different form. You have a right as a citizen and part of this Council to make integrity decisions based on what's best for us, not an individual. Thank you.

**Council Member Biggs** I voted 'no' against the against the project originally. My basis for the for the 'No' was because it didn't feel like it was enough time. It was a huge project to take on with three days and two of the two of the days that we get to read and look on, this is was over a weekend. So it really had nothing to do with anything about Councilman McPherson and a conflict of interest. That's just kind of out of my mind. But going back to it, the project itself, there's so many people who have come forward and mentioned things that there were even people out in the hallway. There were we had standing room only and it wasn't even enough there. That was why I voted no originally. So it's going to state that and it has nothing to do with Councilman McPherson, I trust him.

**Council President Bruce** I can only look at, you know what I would do myself, right? We're all responsible for our own decisions. I probably would have recused myself just to not deal with the headache it would have been easier for me than having all this so.

**Council Member McPherson** If ever there was a meeting, I wish I would have been gone. That was it.

**Council President Bruce** Yeah and, you know, there's in my industry there comes up with developments and stuff with the, the job that I have in mortgage. So that that I would probably recuse myself. So, you know just. Just to make it easier down the road, that's I can only speak of what I would have done, so… What do you guys want to? What would you like to do? I mean *'cause* I think it comes down to we'll be in the same decision if we vote again to give a reconsideration, it'd be a split vote. I'm assuming tie breaker. And then if you don't recuse yourself, again we'll be back in the same boat, you know, in a few weeks so. I don't know is…Can I phone a friend?

**Mayor Stear** Yes.

**Council President Bruce** Or phone, not a friend, but… well, I guess a friend. Whatever we decide going here, it wouldn't be a City issue if we decided to give it a rehearing and then or we just let it die and then whatever the two parties decided, if they pursued it another matter, they would deal with that on their own? Or I just don't want to get into the same loop to where we're doing This over and over again.

**City Attorney Marc Bybee** I mean, Mark Bybee, City Attorney. Council Member Bruce, are you asking kind of what the process looks like from this moment? Like depending on your Decision is that what you're getting at?

**Council President Bruce** Right. Because I think we're will probably be the same vote over and over again.

**City Attorney Marc Bybee** You, meaning if it would reconsider if you went back, reconsidered, voted.

**Council President Bruce** Right. Because we can't we require a Councilman to recuse himself.

**City Attorney Marc Bybee** No, you can't. You can't force a Council member to recuse themselves. That's a decision they have to make.

**Council President Bruce** Okay.

**City Attorney Marc Bybee** And you know, they should have paid advice on it. Sounds like I know. I Full disclosure, I think I told the mayor that I don't know if the board knows. I contacted Jared and also an attorney and asked that attorney to give advice. So the advice he received was from an attorney that the city contract with for specific purpose. But it was not with my office, but the attorney was Phil Harrington practices out of North Idaho, but yeah, I as far as procedure goes, I just Don't see a like if you vote again just to get back to this point. You don't want to get caught in that cycle if you, you know, let's say you took action to deny tonight or no action at all and is deemed denied by no action. At that point, the clock is going to start for either party to seek…. It's not reconsideration…judicial review. That's essentially the point at which it would leave the jurisdiction of the City for further process and become within the jurisdiction of the court, this is kind of the last... This reconsideration is kind of the last point at which the city would have, you know, jurisdiction to do something different with its decision than what it's already done. Does that make sense?

**Council Member Laraway** Well, I guess my question to you is. Are we hear about the project or are we hear about him not recusing himself or recusing himself. I mean that that seems like where we're at here. The letter is strictly about. Should he have recused himself? Not the project or the development.

**Council President Bruce** Yeah. That's what we're talking about, just whether he should recuse himself or not.

**Council Member Laraway** Okay.

**Council President Bruce** And that he's what he's saying is that's his decision. So if we were to hear it. Again, I'm assuming it would be 3, 2 and then we would get stuck in a cycle so.

**City Attorney Marc Bybee** I would agree with that. Yes, if I think I think if let's say you vote to approve this reconsideration and then you designated, we are going to go back to our Council deliberations. That happened after the public hearing and re-deliberate. I think the indication is here from what Councilman McPherson has done is that he would again participate in those deliberations. On whether or not you know you should change the reason to statement, a decision that you issued. And so the probability that and with no changed evidence, you know the sole issue on this reconsideration was conflict of interest. It wasn't an attack on the merits of the decision. I don't…. I think it's unlikely a decision would change in that circumstance. And so you'd go back do a process…Issue potentially the same decision and be back where we are. And I guess it is possible your decision could change in those circumstances. It just seems improbable.

**Mayor Stear** I think our best option is to take no action and let it die. That's my opinion

**Council Member Laraway** And let me clarify. When you say take no action. I believe we should deny the letter of reconsideration and move forward. If that's the same statement yes.

**City Attorney Marc Bybee** The difference in those two statements is that mayor is saying take no action and then they're by operation of law because the statute says after 60 days, if you take no action, it is deemed denied. The request for reconsideration. Whereas if you make a motion for denial, the process is that staff will prepare a decision on reconsideration that summarizes your decision or that basically puts into writing your decision and you will need to adopt that denial decision before the 60 day deadline. So that's the different things that would happen.

**Council President Bruce** And then if we were to vote, you know, on the motion to reconsider it, then we would decide where it goes back. And I would only vote for that because I were to recuse myself. But I think what we're saying is it would be in A 3-2 vote either way, so that's why the mayor is saying we should take no action because if we vote to deny it, we have to have a special meeting. Is that what you're saying?

**Mayor Stear** Yeah. I think August 1st would be our deadline to get this decided on. And so… because I think that's a 60-day period. So, it would have to be before August 1st or before.

**City Attorney Marc Bybee** Mark Bybee again city attorney, so I plugged it into the states calculator. I think the 60th day from the date that request for reconsideration was filed happens on a weekend. And so I recommended to Mayor if we were to do this, that we did enter a decision before that week. And I think it's August 2nd is actually the 60th day. So let's do the decision by August 1st essentially.

**Mayor Stear** Either way, I think it had the same results so. I agree with that. I just think no action is the best way to go.

**Council President Bruce** And I'll just put on the record I would rather see a reconsideration just and leave it at that. Because we'll just still have the same…Still have the same boat totals and anyone else can speak for themselves.

**Council Member Biggs** I would say the same.

**Council President Bruce** Mr. Marc, do you need anything from us? A motion or just to? We're just going to leave it at that and move on.

**City Attorney Marc Bybee** If you're going to let this die  by operation of law, then don't make a motion. If somebody thinks you need to make a motion, make a motion. That's where you're at.

**Mayor Stear** So then just for the record, I'll ask, is there a motion and if you don't have one…

**Council Member Laraway** I make a motion that we take no action.

**City Attorney Marc Bybee** That's a weird motion. I just recommend just letting it die if that's your motion, Councilman Laraway.

**Mayor Stear** All right. That put that to sleep.

**B.** Tentative Budget Presentation. Jared Empey, City Treasurer. ACTION ITEM
**MOVED FROM BUSINESS ITEMS 7.A TO BUSINESS ITEMS 7.B BY ACTION OF THE CITY COUNCIL**

*(Timestamp 01:13:44)*

**Mayor Stear** Item 7B is tentative budget presentation, Jared Empey.

**City Treasurer Jared Empey** Good evening, Mayor and Council. Jared Empey, City Treasurer. Tonight we have before you the tentative budget. So as you all know, over the past few meetings we've gone over budget considerations and workshop format, which we've been able to discuss many items related to our budget. Tonight is the tentative budget and then we have scheduled with the Ada County to have our budget hearing in the second meeting in August. So, before you, we do so every time we have a tentative budget, there's always some updates. And so, as you can see, there's a few updates from the Budget Workshop numbers. There was a total top line number change of about .57% just based on some true ups and a few other items.

And so going to Page 2. Some of those items that were trued up were payroll. So, we had four positions that we were able to fill that beforehand were just estimates. So we had a sewer one operator, a sewer technician and accounting specialist and then we hired an economic development administrator. So those were some good wins for the city and hopefully we'll do a great job. Also, we had an immaterial employee raise that came through since the Budget Workshop budget workshop. And we were able to

finalize the cost of living adjustment. We had estimated it would be 2.46%, but it came in at 2.41%, so pretty close.

Then some other items that we had were capital expenditures. So, one of those was found in fund 40. So that's called the Capital Projects Fund. This is essentially an extension of the General Fund and that these are the capital projects that governmental activities perform. So, one of those is the Council Chambers Building that will go in front of City Hall. As part of that, we had originally thought that the work would be done mainly over would basically be split about 50-50, between fiscal ‘25 and then fiscal ‘26. However, in meeting with the architecture team and the contractor on a weekly basis, it was pretty clear that we weren't going to get started as early as we thought and that as such. We should probably shift some more expense from ‘25 to ‘26 in order to make sure that we had budget capacity for the construction of that building. As such, at the workshop, we had estimated $1.2 million in fiscal ‘26. However, due to some delays in at the various construction time lines, we put that at $2.2 million. Again, this didn't change how much we were actually going to spend total on the construction of the of the building. It just shifted the timing of those cash flows.

Then a second item was that we had originally thought about buying a dump truck. The reason being is because we purchased a dump truck a couple years ago and the Parks guys had noticed that it wasn't getting enough power and it was determined that it had a fuel leak on it. And at first we thought, well, maybe we better buy a new one just to be safe. But in getting a second opinion, we were able to decide that for the time being, it was cheaper to repair the truck. And so, at the bug at the at the workshop, we had $300,000 scheduled and for the tentative budget that goes down to $0 because we decided to fix rather than buy new. We think that we could squeeze some more life out of the truck before we need to buy anything new and so that'll affect fund 40 and the park Impact fund because we were going to split it 50-50 on that.

Then three, property tax we got some better preliminary figures from Ada County. We won't have final numbers until the beginning of August. However, the numbers we have are pretty close. I think we've already received final new construction numbers and I can't remember if we received ending annexation numbers, but I think that we are pretty close and as such we're more comfortable with the figures that we received on property taxes. As an aside, we won't be hitting the 8% maximum this year due to where the levy rate has been eroded due to House Bill 389 and just some other factors that have come about.

Another item is that we were informed that many agencies within the state of Idaho are eligible for a judgment fund. Essentially what that's saying is that a court determined that certain agencies were eligible for an additional amount. Probably because they went back and did some estimation with some utility providers such as Idaho Power or Intermountain Gas. And so that was an extra $17,000. And then there's an addition of the occupancy tax. So, the occupancy tax is for… is still property tax. However, it's for properties that come in after the initial assessment time.

And so then the final item is the police budget. So the police budget was originally. *Let's see… Looks like I flipped those numbers just in this outline*, but at the workshop it was $5.2 million and at the tentative budget it's essentially $5 million. So, with that I just wanted to see if you had any questions. I'll also we added some updated schedules for cash flows based on this. And we also added an updated schedule showing what the police services would be as a percentage of the property tax. As a reminder, before we

updated what the police budget was for fiscal ‘26, we were over 100%. Now we're at about 97%. So essentially a marginal improvement there.

Then we have transfer summary that the Council had requested a couple times back, just showing essentially where some of the funds would be transferred between funds, so one of those transfers is between the General Fund and government, and essentially the Capital Projects Fund. This is a standard accounting for the Capital Projects Fund. Then we have a reimbursement of the sewer fund for the Mason Creek work. And then we have reimbursement to the General Fund for the police station out of the Police impact fund.

So essentially those are the updates, not a whole lot. To address that we haven't already, but I guess the action point that we would have tonight would be to seek to be able to approve the tentative budget and for and also publish for our budget hearing. So I stand for any questions.

**Mayor Stear** Okay, and the public hearing on the budget was August.

**Council President Bruce** Second week of August.

**Mayor Stear** Second meeting in August.

**Council President Bruce** Yeah.

**City Treasurer Jared Empey** Yeah.

**Mayor Stear** So we need to get that advertised here real quick so.

**City Treasurer Jared Empey** Yeah, that'll be in the next week or so.

**Mayor Stear** Yeah, that sounds right.

**Council President Bruce** Well, I appreciate, Mr. Mayor, May I?... I appreciate going back in and updating all those and adding the transfer numbers that we requested. Did you guys have any other questions?

**Council Member McPherson** I can't question his numbers. He knows them way better than I do.

**Council Member Biggs** No, I just… I guess you know what at the end of the day, we just like we've been talking the last three times… I think the last three meetings is the that that bottom line number, the budget last year versus this year is such a big disparity that's kind of a hard pill to take for somebody who's uneducated. But that's where I'm also looking at the rate increases, the 3% max new construction makes definitely sense, but the others? I don't know I…It'd be nice to provide some extra relief other than what's coming from the state and property tax.

**Council President Bruce** Are we still? Are we still rolling over the same number from the end of the budget that we were before?

**City Treasurer Jared Empey** So if you're…Councilman Bruce, are you referring to…

**Council President Bruce** I think it was…

**City Treasurer Jared Empey** what was estimated carryover is going to be in each fund?

**Council President Bruce** Yeah.

**City Treasurer Jared Empey** Yeah, those haven't changed.

**Council President Bruce** And then what? We'll give that our… Hold on, I'll find it…I understand what you're saying. We'll still have once we have our public hearing, if any other numbers need to be adjusted, we can discuss that then? Or is this..?

**City Treasurer Jared Empey** Yeah. So essentially at the tentative budget, that's when, you know, we as staff say we're good essentially we we're not going to make any more changes on the staff end and we're just seeking approval to go out for publication for it.

**Council President Bruce** And if. I know we're taking the you said we're taking the 3% property tax?

**City Treasurer Jared Empey** Yes.

**Council President Bruce** And the 5% in new construction?

**City Treasurer Jared Empey** Correct. Well, this year we won't hit the 5% mark on… with new construction and with the…. With any annexation, the reason being is just because of the formula doesn't provide for it.

**Council President Bruce** And I know that and we kind of discussed this that we increased it 3% just because it compounds you know we're limited with House Bill 389 that if you… and I talked to other Commissioners as well, if you don't take it, it ends up hurting you in the long run. But with that amount of carryover, could we redistribute back that $5 million that we're taking property tax back to people out of the $22 that we're carrying over?

**City Treasurer Jared Empey** Councilman Bruce, so if I understand correctly, I mean we don't have what other agencies have in the sense that other agencies have essentially amounts that they haven't taken in the past and that they're they want to take now…

**Council President Bruce** Okay.

**City Treasurer Jared Empey** The carryover is simply cash that we have on hand or that we're estimating to have on hand at year-end that we're reserving for savings or for investment purposes, to essentially subsidize the activities of the City.

**Council President Bruce** And that… is that in addition to what we already have in those accounts?

**City Treasurer Jared Empey** So…

**Council President Bruce** Or is that just saying after all, it's all said and done you're including that cash, you know the cash that we have now in that $22 million?

**City Treasurer Jared Empey** So essentially we expect the General Fund to have $22 million at the end of fiscal ‘25 and then we expect that balance to roll over to fiscal ‘26. That we'd use for, essentially, asset replacement, we'd use it for earning interest in order to further our goals and aims. So, for instance, that $22 million *if I scroll down to the general fund.* We have interest revenue that we've assumed would be about $700,000. The reason being is because we expect interest rates to decline slightly in fiscal ‘26 due to statements made by the Federal Reserve.

**Council President Bruce** And you know, the reason I was asking is because, like, Councilman Biggs said is just the number and how it's increased. I would last year I didn't want to take the 3% and property tax increase. I'd rather not take it again this year, just with the nature of our economy. And now if we did take, we could essentially roll $17,000,000 over and either take the 3% and give it back to them, in property tax. So, we wouldn't be collecting that. I mean, it's essentially up to us with what we want to roll over and carry. I know Biggs… Councilman Biggs, do you? And I'm posing this question to you as well. What's your thoughts? I know you had a problem with the numbers as well, as a whole and explaining it to the community, most of our income that we have is from other, not just property taxes from other revenue that we collect.

**Council Member Biggs** Yeah, the average person walking on the street that has mentioned this to me. You know when we talked about this. A couple people have talked to said 'wow, that's a huge increase. Why?' And I can't explain it as well as Jared can.

**Council President Bruce** Well, we have other revenues other than property tax, I just think that's one that hits our community the most is property tax continually.

**Council Member Biggs** And when they? See. Yeah, every year they come back and see.

**Mayor Stear** I think also when House Bill 389 of 2021 took effect, some cities were saying within three years, or within two years, that's really going to hit us hard. Jared had said it's probably going to be 5 or 6 years before we really feel the effect and that's because of our position at that time. But that's going to continue to compound. And so, in order to stay with Jared's projection of where House Bill 389 is going to really start pulling our teeth, we really need to keep on track with what Jared's been projecting and how we're getting there. So, we do have some carryover, but that's going to dwindle as each year progresses and this compounds. So, so that's the danger with not taking it said you can't and that's why we are where we are.

**Council President Bruce** . Yeah, and I wouldn't. Right. And I know that's what I was speaking about earlier is if we don't take the 3% then then next year when you increase that you're taking 3% of a lesser value. Because you didn't grow your budget that much. But if… we would essentially just be returning that that property tax increase back to the taxpayer, so you would still fall within that, that increment that we took, but that that may be for another discussion, so…

**Mayor Stear** Yeah.

**Council President Bruce** Anybody want to make a motion to approve the tentative budget?

**Council Member Biggs** I was going to ask one more thing. The KeyBank, but that's almost to an end, right?

**Mayor Stear** We've got another year and a half, I think.

**City Treasurer Jared Empey** Yeah. So, Councilman Biggs, so we're finalizing what everything will be for the for Q2 of 2025. This week, however, the preliminary number is that we owe about 750 EDU's to Key Bank and with our current growth rate, that will probably be extinguished within about a year. A year to two years maximum.

**Council Member Biggs** And that's all rolled into your projection for. Well, like we're saying, planning for the future?

**City Treasurer Jared Empey** Yeah, yeah, definitely. So that would most acutely affect 2 funds. That would most acutely affect the latecomers fund and would most acutely affect the sewer fund.

**Council Member Biggs** Thank you.

**Council Member McPherson** Anything, John? Nothing? No?

**Council Member Laraway** Numbers aren't my forte.

**Council Member McPherson** If we got you stumped. I'm making a motion. I got to get the right page to. Do it though I would move we approved the tentative budget as presented.

**Council President Bruce** You have a second? John?

*(Timestamp 01:32:18)*
**Motion To:** Approve The Tentative Budget As Presented
**Motion By:** Council Member McPherson
**Seconded By:** None
**Further Discussion:** None
**Members Voting Aye:** None
**Members Voting Nay:** None
**Members Absent:** None
**Via:** None
**0-0-0**
**MOTION DIES FOR LACK OF SECOND**

**Council Member Laraway** Well, not if you two having a big objection to it. I mean, that's it makes no sense.

**Council President Bruce** Yeah.

**Council Member Laraway** We're either okay with it, or we're not.

**Council President Bruce** Yeah, I mean I, yeah, I just… again we get back to the number that we're increasing from the time that you and I started on this Council. It's just a lot to me. It's a lot to process, I think we…

**Council Member McPherson** But we're growing as a city, we're not going down.

**Council President Bruce** Yeah, I get it. But…

**Council Member McPherson** You know, and everything costs more, a blower goes out at the treatment plant. That's $300 grand. A lift station crashes you're at $1,000,000 bucks.

**Council President Bruce** But you're talking $150 million, that's what you're… $150 million dollars…

**Council Member McPherson** What's the average age of the infrastructure in this town? Older than you, buddy.

**Council President Bruce** We spent…

**Council Member McPherson** It's a lot.

**Council President Bruce** $112 million. We spent $112 million last year and we were okay.

**Council Member McPherson** That was last year.

**Council President Bruce** How do we add? How do we add $40 million?

**Council Member McPherson** You didn't get a speeding ticket last year. What about next year? You can't predict that.

**Council President Bruce** I mean, we can agree to disagree, right?

**Council Member McPherson** Absolutely.

**Council President Bruce** Because that a government can always find a way to spend money and that's the thing is, is at some point we should say, 'hey, let's not take the property tax increase for the from the people let's work with what we have' and I get what you're saying. But government can always find a way to spend money. And so we just have different, different differing opinions on it. That's all I'm saying.

**Council Member McPherson** And I think there's been years where we haven't taken increments and increases and stuff and then two years later, we're like, 'oh, we gotta catch up a little bit from that.'

**Council Member Biggs** Speaking from my experience, which is very limited, I've been near the least amount of time we've taken the max every time so. I can't speak. You know, you've been here a lot longer, so…

**Council President Bruce** And this is not to…

**Mayor Stear** My property taxes have gone down every year.

**Council President Bruce** It's because the State gets us.

**Council Member Biggs** Yeah, there has been from the State and even the County I think contributed to that is, I guess, what I was mentioning earlier.

**Mayor Stear** Well, if you guys have a different suggestion and bring it up, we don't want to wait till the very end to go backwards here, so…

**Council Member Biggs** Well, I think I mentioned it... I think I mentioned the last meeting, I mean some kind of relief would have been would have would be nice. I don't know if taking the entire property tax back but taking part… not taking the full 3%.

**Mayor Stear** What would you suggest?

**Council Member Biggs** I'm not making a motion, but I'm… I'm just say, what if we did 2% or what if we did 1 1/2 percent? I don't know. That's something.

**Council President Bruce** What are your thoughts? Because obviously, if it hinges on you.

**Council Member Laraway** Not really. I understand what I'm trying to…I know where we're at now, and I the projection is always a hit and miss, but with like you said, in three years from now, when some of these other things start to fall into place and we're start… we're going to start losing some of that budget money are we going to come out ahead or because the worst case scenario in three years from now we have to raise taxes because we're out of our funds.

**Council Member Bruce** We're raising taxes every year. We're raising taxes and we're raising utility rates every year for four years now. I get it, we're a growing city and I'm not arguing with you. I think we just... We just see it differently.

**Council Member Biggs** My original in my original argument back to the $27 million, $29 million difference between last year and this was percentage wise. Is that how much you grew? You know, or is there projected building that's going to equal about that, that percentage, that would and that's in my very, very basic layman?

**Council President Bruce** I think were growing 8% per year, which would account for what the three and the 3 and the 5.

**Mayor Stear** Well, so if you don't take… if you only take 2% instead of 3%. You can get back 1% if you change your mind next year and decide that we really should have taken it anything beyond that you can't take so.

**Council President Bruce** You can take the foregone the year after, right?

**Mayor Stear** If that works for you, we can go that way.

**Council Member Laraway** And I guess my last two sentence. He's got a motion on the floor. If you have a better one, I'm listening.

**Mayor Stear** I just assume that we go into the public hearing with some kind of a consensus. I don't want to get to the point where we get into a public hearing and then at the end of the public hearing, we're voting no on the entirety of a budget because there's one point we don't like, I think we need to get to that common ground here, so that we're all at least in someone of an agreeance, because I don't… I just don't like saying no to the entirety of an entire budget because we didn't want to take a full 3% or whatever the case is, because it's, it's a lot more complicated than just that one point. So, I think it's better if we're kind of together on this.

**Council President Bruce** One and a half, or two? What? What do you agree? And then that gives us next year, if you know, I don't know that we'll be here but you guys could take the foregone if you wanted.

**Council Member Biggs** Well, 1 1/2 we can't. We can't recoup 1 1/2 next year though, right?

**Council President Bruce** Yeah, whatever. You don't take up this.

**Council Member Biggs** Mr. Mayor. We can't… We can only recoup.

**Mayor Stear** I think the laws you can only recoup 1%.

**City Treasurer Jared Empey** So Jared Empey, City Treasurer. So what you can do is you can take a 1% increase the following year and add it to your budget as part of the base.

**Council President Bruce** As part of the foregone?

**City Treasurer Jared Empey** Yeah.

**Council President Bruce** So, then we'll keep it simple, then do it that way. We'll just take 2% of the property tax instead of the 3%. Are you okay with that?

**Council Member McPherson** I'm good with that.

**Council Member Laraway** Make the motion.

**City Attorney Marc Bybee** You can make competing motions and see which one gets a second. That's acceptable.

**Mayor Stear** Make a secondary motion and vote on it first.

**Council President Bruce** Now, would I state this motion, Mr. Council there?

**City Attorney Marc Bybee** Sorry, is your intended motion that you're trying to essentially amend the tentative budget to be like based on a 2% like?

**Council President Bruce** Property tax increase instead of the three.

**Mayor Stear** Just like that sounds good.

**City Attorney Marc Bybee** Yeah, I got because the only question I'd have is to Jared is, does that require more line item adjustment than needs to specify out or is that something you just as the Treasurer need to sort through if you're being told only budget for a 2% increase, is it just trickle-down effect essentially through the budget at that point?

**City Treasurer Jared Empey** Yeah so the way that would work is I just go back through the calculator that the county provides us and that would only change one line item it would change…*Hopefully I don't go to the wrong page.* So it would change this line item here. Basically, let's see. So prior year $49 million. So that would essentially cut off. What is that? $400,000 thousand in.. Yeah, it would cut off about $40,000 in property tax on next year's levy amount and we could reserve that as foregone for the next year. And the other line item that would change is, it would change this schedule so that this number would be basically 98, maybe 98 1/2 percent.

**City Attorney Marc Bybee** So, thank you, Jared. So, Councilman Bruce, back to your question, I think the motion would probably take the form of you'd approve the tentative budget with the adjustment of only taking a 2% property tax increase for next year.

**Council President Bruce** I move we approve the tentative budget with only taking a 2% property tax increase for next year.

**Council Member McPherson** Second.

**Mayor Stear** Okay, we have a motion and a second. Any further discussion on that motion? All those in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Anyone opposed? Motion carries. Thank you very much.

**Council President Bruce** Thank you, Jared. Thank you for entertaining me there, gentlemen.

*(Timestamp 01:40:42)*
**Motion To:** Approve The Tentative Budget With the Adjustment Of Only Taking A 2% Property Tax Increase For Next Year
**Motion By:** Council Member Bruce
**Seconded By:** Council Member McPherson
**Further Discussion:** None
**Members Voting Aye:** Council Members Laraway, McPherson, Biggs, Bruce
**Members Voting Nay:** None
**Members Absent:** None
**Via:** Voice Vote
**4-0-0**

## 8. Ordinances:

## 9. Executive Session:

## 10. Mayor/Council Announcements:

*(Timestamp 01:41:05)*

**Council Member Biggs** Mr. Mayor, I'd like to make a motion of support and vote of confidence in he doesn't really need. You don't think that for Councilman McPherson.

**Council President Bruce** I'll second it.

**Mayor Stear** Motion is made and seconded for a vote of Confidence for Council Member McPherson. All those in favor say ‘aye.’

**All Council Members** Aye.

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

*(Timestamp 01:40:42)*
**Motion To:** Express Support Of And Confidence In Council Member McPherson
**Motion By:** Council Member Biggs
**Seconded By:** Council Member Bruce
**Further Discussion:** None
**Members Voting Aye:** Council Members Laraway, McPherson, Biggs, Bruce
**Members Voting Nay:** None
**Members Absent:** None
**Via:** Voice Vote
**4-0-0**

**Council President Bruce** Now the opposed, would have been bad day.

**Council Member Laraway** Should I work recuse myself because I like him?

*[Laughter]*

**Mayor Stear** I appreciate that. I appreciate you. I'm. I'm sorry you've had to go through that, that stuff. I know, but

**Council President Bruce** Thanks.

**Mayor Stear** So in other news we did hire someone for Economic Development. But because they haven't actually been in Economic Development before, I didn't want to hire them as a Director position. So, for now, tentatively, they'll be working under Doug. And then Jessica will be working for her. But she has every… when you look at economic development, there's so many things, so many aspects: Realtor, Banker…what else has she done? She's worked, actually. She's currently working with the Chamber. So, she has kind of all everything, all the pieces you need. Except for the fact that she hasn't actually done the Economic Development. I'm very confident that she can do the job very well, but I thought we ought to do this as a trial basis before we actually fill that Director position. So, we're going to try it and see how it goes. I think it should be fine but…

**Council Member Biggs** That's this person, the Economic Development Administrator, is that her title?

**Mayor Stear** Yes, that's why it says an administrator, not director. So that's why that one won't come before you for confirmation until we determine whether or not that's the right fit, so…

**Council Member Laraway** And it won't come before us. If you want to get rid of her…

**Council President Bruce** Right?

**Council Member Laraway** Correct.

**Mayor Stear** Right. That's true also.

**Council Member Laraway** I just want to know.

**Council President Bruce** Well, good luck with your meeting Friday.

**Mayor Stear** Yeah, thank you. I'm going to be meeting with the other Mayors in the Treasure Valley or Treasure Valley Partnership. So, the other mayors in Treasure Valley and then Ada and Canyon County

Commissioners will be there also. I doubt that Owyhee County will. They don't tend to come a lot anymore, but we're going to be talking about House Bill 389 of 2021 and kind of see what we can do to make recommendations to legislators for a way that we can see the fix that or make it better, or whatever the case may be. So, that's going to be an all-day event. I think we're doing that in Star, so Mayor Chadwick will have to provide me lunch, I guess, so…

**Council President Bruce** All day with Mayor Chadwick, that's…

**Mayor Stear** That's right. That's right.

**Council Member Laraway** Trevor.

**Mayor Stear** I thought we'd do down at the river house, but I guess not. We're doing it in Council Chambers.

**Council Member Laraway** You know that used to be a little psychological place.

**Mayor Stear** I know.

**Council Member Laraway** Counseling for troubled people.

## 11. Adjournment:

*(Timestamp 01:44:40)*

**Mayor Stear** All their trees broke off from that windstorm. Anyway, did anybody have anything else you want to announce? Okay. Well then with that meeting is adjourned. Thank you.

_____

Joe L. Stear, Mayor

ATTEST:

_____

Nathan Stanley, City Clerk

*Minutes prepared by Garrett Michaelson, Deputy City Clerk*

*Date Approved: CCM 08.05.2025*

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

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **2M COMPANY, INC.** | | | | | | | | | | | | |
| 1461 | 2M COMPANY, INC. | 204043992-00 | 21264 | SPRINKLER PARTS, B. VILLANUEVA, JULY 25 | 07/18/2025 | 71.76 | 71.76 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | 07/25/2025 | |
| Total 204043992-00: | | | | | | 71.76 | 71.76 | | | | | |
| Total 2M COMPANY, INC.: | | | | | | 71.76 | 71.76 | | | | | |
| **ALLIANCE MEDICAL GROUP LLC** | | | | | | | | | | | | |
| 2072 | ALLIANCE MEDICAL GROUP LLC | 8773-070925 | | NEW EMPLOYEE DRUG SCREEN, M. COVERT, JULY 25 | 07/14/2025 | 35.00 | 35.00 | 01-5950 TEAM BUILDING, ONBOARDING | 0 | 7/25 | 07/18/2025 | |
| 2072 | ALLIANCE MEDICAL GROUP LLC | 8773-070925 | | EMPLOYEE DRUG SCREEN, J. LORENTZ AND B. VILLANUEVA, JULY 25 | 07/14/2025 | 70.00 | 70.00 | 01-5950 TEAM BUILDING, ONBOARDING | 1004 | 7/25 | 07/18/2025 | |
| 2072 | ALLIANCE MEDICAL GROUP LLC | 8773-070925 | | NEW EMPLOYEE DRUG SCREEN, L. PIERCE, JULY 25-P.I | 07/14/2025 | 3.15 | 3.15 | 25-5950 TEAM BUILDING, ONBOARDING | 0 | 7/25 | 07/18/2025 | |
| 2072 | ALLIANCE MEDICAL GROUP LLC | 8773-070925 | | NEW EMPLOYEE DRUG SCREEN, M. KEHOE & L. SMITH, JULY 25 | 07/14/2025 | 70.00 | 70.00 | 21-5950 TEAM BUILDING, ONBOARDING | 0 | 7/25 | 07/18/2025 | |
| 2072 | ALLIANCE MEDICAL GROUP LLC | 8773-070925 | | NEW EMPLOYEE DRUG SCREEN, L. PIERCE, JULY 25-ADMIN | 07/14/2025 | 8.75 | 8.75 | 01-5950 TEAM BUILDING, ONBOARDING | 0 | 7/25 | 07/18/2025 | |
| 2072 | ALLIANCE MEDICAL GROUP LLC | 8773-070925 | | NEW EMPLOYEE DRUG SCREEN, L. PIERCE, JULY 25-WATER | 07/14/2025 | 11.55 | 11.55 | 20-5950 TEAM BUILDING, ONBOARDING | 0 | 7/25 | 07/18/2025 | |
| 2072 | ALLIANCE MEDICAL GROUP LLC | 8773-070925 | | NEW EMPLOYEE DRUG SCREEN, L. PIERCE, JULY 25-SEWER | 07/14/2025 | 11.55 | 11.55 | 21-5950 TEAM BUILDING, ONBOARDING | 0 | 7/25 | 07/18/2025 | |
| Total 8773-070925: | | | | | | 210.00 | 210.00 | | | | | |

| 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 ALLIANCE MEDICAL GROUP LLC: | | | | | | 210.00 | 210.00 | | | | | |
| **ALPHA HOME PEST CONTROL, LLC** | | | | | | | | | | | | |
| 1804 | ALPHA HOME PEST CONTROL, LLC | 103845 | | QUARTERLY PEST CONTROL SENIOR CENTER- JULY'25 | 06/23/2025 | 95.00 | .00 | 01-6140 MAINT. & REPAIR BUILDING | 1001 | 7/25 | | |
| Total 103845: | | | | | | 95.00 | .00 | | | | | |
| Total ALPHA HOME PEST CONTROL, LLC: | | | | | | 95.00 | .00 | | | | | |
| **AUTO RANCH GROUP INC** | | | | | | | | | | | | |
| 2324 | AUTO RANCH GROUP INC | 071825ARG | 19247 | CRANE TRUCK FOR FLEET, CUSTOM BUILD, COMPLETED POSSIBLY END OF MAY 2025, J. DURHAM, OCT. 24- ADMIN | 07/15/2025 | 87,802.00 | 87,802.00 | 40-6166 CAPITAL EQUIPMENT PURCHASES | 0 | 7/25 | 07/18/2025 | |
| 2324 | AUTO RANCH GROUP INC | 071825ARG | | CRANE TRUCK FOR FLEET, CUSTOM BUILD, COMPLETED POSSIBLY END OF MAY 2025, J. DURHAM, OCT. 24- P.I | 07/15/2025 | 14,048.32 | 14,048.32 | 25-6166 CAPITAL EQUIPMENT PURCHASES | 0 | 7/25 | 07/18/2025 | |
| 2324 | AUTO RANCH GROUP INC | 071825ARG | | CRANE TRUCK FOR FLEET, CUSTOM BUILD, COMPLETED POSSIBLY END OF MAY 2025, J. DURHAM, OCT. 24- SEWER | 07/15/2025 | 36,876.84 | 36,876.84 | 21-6166 CAPITAL EQUIPMENT PURCHASES | 0 | 7/25 | 07/18/2025 | |
| 2324 | AUTO RANCH GROUP INC | 071825ARG | | CRANE TRUCK FOR FLEET, CUSTOM BUILD, COMPLETED POSSIBLY END OF MAY 2025, J. DURHAM, OCT. 24- WATER | 07/15/2025 | 36,876.84 | 36,876.84 | 20-6166 CAPITAL EQUIPMENT PURCHASES | 0 | 7/25 | 07/18/2025 | |
| Total 071825ARG: | | | | | | 175,604.00 | 175,604.00 | | | | | |
| Total AUTO RANCH GROUP INC: | | | | | | 175,604.00 | 175,604.00 | | | | | |
| **AWP INC** | | | | | | | | | | | | |
| 2184 | AWP INC | H0009901 | | TRAFFIC CONTROL FOR 4TH OF JULY | 07/08/2025 | 1,313.13 | .00 | 01-6135 PUBLIC ENTERTAINMENT | 1004 | 7/25 | | |
| Total H0009901: | | | | | | 1,313.13 | .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 AWP INC: | | | | | | 1,313.13 | .00 | | | | | |
| **BIG SKY RENTALS LLC** | | | | | | | | | | | | |
| 1846 | BIG SKY RENTALS LLC | 9827 | 21094 | LIFT RENTAL, J.PEREZ, JUN.25 | 06/11/2025 | 425.00 | .00 | 01-6212 RENT - EQUIPMENT | 1004 | 7/25 | | |
| Total 9827: | | | | | | 425.00 | .00 | | | | | |
| 1846 | BIG SKY RENTALS LLC | 9864 | 21124 | ROLLER RENTAL FOR BASKETBALL COURTS, C.REGLI, JUN.'25 | 06/26/2025 | 650.00 | .00 | 01-6212 RENT - EQUIPMENT | 1004 | 7/25 | | |
| Total 9864: | | | | | | 650.00 | .00 | | | | | |
| Total BIG SKY RENTALS LLC: | | | | | | 1,075.00 | .00 | | | | | |
| **BOISE SOUND COMPANY LLC** | | | | | | | | | | | | |
| 2240 | BOISE SOUND COMPANY LLC | 202507019KU | | FREEDOM FIESTA 2025-JULY'25 | 07/18/2025 | 3,500.00 | 3,500.00 | 01-6135 PUBLIC ENTERTAINMENT | 1004 | 7/25 | 07/18/2025 | |
| Total 202507019KUNAPR: | | | | | | 3,500.00 | 3,500.00 | | | | | |
| 2240 | BOISE SOUND COMPANY LLC | 20250704KUN | | 4TH OF JULY CELEBRATION-PARKS JULY'25 | 07/04/2025 | 2,000.00 | 2,000.00 | 01-6135 PUBLIC ENTERTAINMENT | 1004 | 7/25 | 07/11/2025 | |
| Total 20250704KUNAPR: | | | | | | 2,000.00 | 2,000.00 | | | | | |
| Total BOISE SOUND COMPANY LLC: | | | | | | 5,500.00 | 5,500.00 | | | | | |
| **CAPITAL PAVING CO** | | | | | | | | | | | | |
| 20 | CAPITAL PAVING CO | 16127 | 21200 | ASPHALT PATCH ON ASH AVE, R. JONES, JULY'25 | 07/01/2025 | 627.48 | 627.48 | 20-6150 M & R - SYSTEM | 0 | 7/25 | 07/18/2025 | |
| Total 16127: | | | | | | 627.48 | 627.48 | | | | | |
| Total CAPITAL PAVING CO: | | | | | | 627.48 | 627.48 | | | | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **CENTURYLINK** | | | | | | | | | | | | |
| 62 | CENTURYLINK | 333971613070 | | DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 7/7-8/6/2025 PI | 07/07/2025 | 8.02 | 8.02 | 25-6255 TELEPHONE EXPENSE | 0 | 7/25 | 07/18/2025 | |
| 62 | CENTURYLINK | 333971613070 | | DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 7/7-8/6/2025 WATER | 07/07/2025 | 20.85 | 20.85 | 20-6255 TELEPHONE EXPENSE | 0 | 7/25 | 07/18/2025 | |
| 62 | CENTURYLINK | 333971613070 | | DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 7/7-8/6/2025 - ADMIN | 07/07/2025 | 22.44 | 22.44 | 01-6255 TELEPHONE EXPENSE | 0 | 7/25 | 07/18/2025 | |
| 62 | CENTURYLINK | 333971613070 | | DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 7/7-8/6/2025- P&Z | 07/07/2025 | 8.02 | 8.02 | 01-6255 TELEPHONE EXPENSE | 1003 | 7/25 | 07/18/2025 | |
| 62 | CENTURYLINK | 333971613070 | | DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 7/7-8/6/2025 SEWER | 07/07/2025 | 20.85 | 20.85 | 21-6255 TELEPHONE EXPENSE | 0 | 7/25 | 07/18/2025 | |
| Total 33397161307072025: | | | | | | 80.18 | 80.18 | | | | | |
| Total CENTURYLINK: | | | | | | 80.18 | 80.18 | | | | | |
| **COASTLINE EQUIPMENT COMPANY** | | | | | | | | | | | | |
| 1788 | COASTLINE EQUIPMENT COMPANY | 1260376 | 21241 | NEW AIR FILTER FOR PARKS 544 LOADER, J DURHAM JULY'25 | 07/16/2025 | 170.36 | .00 | 01-6142 MAINT. & REPAIR - EQUIPMENT | 1004 | 7/25 | | |
| Total 1260376: | | | | | | 170.36 | .00 | | | | | |
| Total COASTLINE EQUIPMENT COMPANY: | | | | | | 170.36 | .00 | | | | | |
| **COMMERCIAL TIRE INC** | | | | | | | | | | | | |
| 2204 | COMMERCIAL TIRE INC | 45-30887 | 21276 | TUBE FOR SIDE BY SIDE- B REED-JULY-26 | 07/21/2025 | 42.99 | .00 | 01-6305 VEHICLE MAINTENANCE & REPAIRS | 1004 | 7/25 | | |
| Total 45-30887: | | | | | | 42.99 | .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 |
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| 2204 | COMMERCIAL TIRE INC | 45-30985 | 21315 | TIRES FOR WATER TRUCK 24, J. DURHAM, JULY 25-WATER | 07/24/2025 | 549.82 | .00 | 20-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2204 | COMMERCIAL TIRE INC | 45-30985 | 21315 | TIRES FOR WATER TRUCK 24, J. DURHAM, JULY 25-PI | 07/24/2025 | 137.46 | .00 | 25-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| Total 45-30985: | | | | | | 687.28 | .00 | | | | | |
| Total COMMERCIAL TIRE INC: | | | | | | 730.27 | .00 | | | | | |
| **CORE & MAIN LP** | | | | | | | | | | | | |
| 63 | CORE & MAIN LP | X180400 | 21199 | NEPTUNE 360 07/01/25-06/30/26 MAINTENANCE SUBSCRIPTION, R. JONES | 07/07/2025 | 8,452.64 | .00 | 20-6075 DUES & MEMBERSHIPS | 0 | 7/25 | | |
| 63 | CORE & MAIN LP | X180400 | | NEPTUNE 360 07/01/25-06/30/26 MAINTENANCE SUBSCRIPTION, R. JONES | 07/07/2025 | 25,357.91 | .00 | 20-1500 PREPAID EXPENSES | 0 | 7/25 | | |
| Total X180400: | | | | | | 33,810.55 | .00 | | | | | |
| 63 | CORE & MAIN LP | X298059 | 21230 | METERS AND GASKETS, R.JONES, JULY'25 | 07/09/2025 | 42,713.08 | .00 | 20-6020 CAPITAL IMPROVEMENTS | 0 | 7/25 | | |
| Total X298059: | | | | | | 42,713.08 | .00 | | | | | |
| Total CORE & MAIN LP: | | | | | | 76,523.63 | .00 | | | | | |
| **CREATIVE WRAPS** | | | | | | | | | | | | |
| 1970 | CREATIVE WRAPS | 4583 | 21251 | STICKERS FOR WATER TRUCK-J DURHAM JULY'25-WATER | 07/17/2025 | 64.00 | .00 | 20-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 1970 | CREATIVE WRAPS | 4583 | | STICKERS FOR WATER TRUCK-J DURHAM JULY'25-PI | 07/17/2025 | 16.00 | .00 | 25-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| Total 4583: | | | | | | 80.00 | .00 | | | | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total CREATIVE WRAPS: | | | | | | 80.00 | .00 | | | | | |
| **CROWN RENTAL SERVICES LLC** | | | | | | | | | | | | |
| 2348 | CROWN RENTAL SERVICES LLC | 1615 | | 1 1/4 DAY RENTAL ON SKIDSTEER CULTIVATOR-JULY'25 | 07/14/2025 | 110.00 | .00 | 01-6212 RENT - EQUIPMENT | 1004 | 7/25 | | |
| Total 1615: | | | | | | 110.00 | .00 | | | | | |
| Total CROWN RENTAL SERVICES LLC: | | | | | | 110.00 | .00 | | | | | |
| **CUSTOM ELECTRIC, INC.** | | | | | | | | | | | | |
| 147 | CUSTOM ELECTRIC, INC. | 9539 | 21245 | TROUBLE SHOOT CONVEYOR AT TEN MILE LIFT STATIONS, T. FLEMING, JULY 25 | 07/16/2025 | 560.00 | .00 | 21-6150 M & R - SYSTEM | 0 | 7/25 | | |
| Total 9539: | | | | | | 560.00 | .00 | | | | | |
| 147 | CUSTOM ELECTRIC, INC. | 9546 | 21270 | TROUBLE SHOOT AT WELL 3 AND PI STATION, R. JONES, JULY 25 | 07/18/2025 | 280.00 | .00 | 25-6150 M & R - SYSTEM (PI) | 0 | 7/25 | | |
| Total 9546: | | | | | | 280.00 | .00 | | | | | |
| 147 | CUSTOM ELECTRIC, INC. | 9547 | 21271 | TROUBLE SHOOTING AND PROGRAMMING UTILITY WATER AND HEADWORKS PLC, T. FLEMING JULY 25 | 07/18/2025 | 420.00 | .00 | 21-6150 M & R - SYSTEM | 0 | 7/25 | | |
| Total 9547: | | | | | | 420.00 | .00 | | | | | |
| 147 | CUSTOM ELECTRIC, INC. | 9549 | 21293 | TROUBLE SHOOT CRIMSON POINT PI AND RESET PLC, R. JONES, JULY 25 | 07/22/2025 | 1,636.95 | .00 | 25-6150 M & R - SYSTEM (PI) | 0 | 7/25 | | |
| Total 9549: | | | | | | 1,636.95 | .00 | | | | | |
| 147 | CUSTOM ELECTRIC, INC. | 9550 | 21309 | PLC PROGRAMMING IN WWTP HEADWORKS AND PLNT UV, T. FLEMING, JULY 25 | 07/23/2025 | 904.13 | .00 | 21-6150 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 9550: | | | | | | 904.13 | .00 | | | | | |
| 147 | CUSTOM ELECTRIC, INC. | 9551 | 21319 | REPLACED FUSES FOR UV AT WWTP, T. FLEMING, JULY 25 | 07/24/2025 | 210.00 | .00 | 21-6150 M & R - SYSTEM | 0 | 7/25 | | |
| Total 9551: | | | | | | 210.00 | .00 | | | | | |
| 147 | CUSTOM ELECTRIC, INC. | 9552 | 21318 | PROGRAMMING NEW YORK CANAL BOOSTER STATION, R JONES, JULY 25 | 07/24/2025 | 490.00 | .00 | 25-6150 M & R - SYSTEM (PI) | 0 | 7/25 | | |
| Total 9552: | | | | | | 490.00 | .00 | | | | | |
| Total CUSTOM ELECTRIC, INC.: | | | | | | 4,501.08 | .00 | | | | | |
| **D & B SUPPLY** | | | | | | | | | | | | |
| 75 | D & B SUPPLY | 1645 | 21243 | PARTS FOR T JET NOZZELS, B REED- JULY'25 | 07/16/2025 | 17.46 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total 1645: | | | | | | 17.46 | .00 | | | | | |
| 75 | D & B SUPPLY | 2398 | 21219 | GOPHER CONTROL FOR PARKS- R WARWICK, JUNE 25 | 07/10/2025 | 19.98 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total 2398: | | | | | | 19.98 | .00 | | | | | |
| 75 | D & B SUPPLY | 2838 | 21294 | PARTS FOR WATER DISPENSER- B REED-JULY'25 | 07/23/2025 | 64.97 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total 2838: | | | | | | 64.97 | .00 | | | | | |
| 75 | D & B SUPPLY | 3068 | 21316 | WORK BOOTS, R.FORD, JUL25-WATER | 07/24/2025 | 191.99 | .00 | 20-6285 UNIFORMS EXPENSE | 0 | 7/25 | | |
| 75 | D & B SUPPLY | 3068 | 21316 | WORK BOOTS, R.FORD, JUL25-PI | 07/24/2025 | 48.00 | .00 | 25-6285 UNIFORMS | | | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | EXPENSE | 0 | 7/25 | | |
| Total 3068: | | | | | | 239.99 | .00 | | | | | |
| 75 | D & B SUPPLY | 3405 | 21286 | SPRINKLER PARTS, B VILLANUEVA, JUL.'25 | 07/22/2025 | 5.07 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total 3405: | | | | | | 5.07 | .00 | | | | | |
| 75 | D & B SUPPLY | 4194-A | 21304 | PUMP FOR PUBLIC WORKS 3 WHEELER - J DURHAM-PI | 07/23/2025 | 22.41 | .00 | 25-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 7/25 | | |
| 75 | D & B SUPPLY | 4194-A | 21304 | PUMP FOR PUBLIC WORKS 3 WHEELER - J DURHAM-WATER | 07/23/2025 | 58.79 | .00 | 20-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 7/25 | | |
| 75 | D & B SUPPLY | 4194-A | 21304 | PUMP FOR PUBLIC WORKS 3 WHEELER - J DURHAM-SEWER | 07/23/2025 | 58.79 | .00 | 21-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 7/25 | | |
| Total 4194-A: | | | | | | 139.99 | .00 | | | | | |
| 75 | D & B SUPPLY | 5263 | 21192 | HOSES AND HOSE REEL FOR CHEMICAL SHED, B. REED, JULY 25 | 07/09/2025 | 368.74 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total 5263: | | | | | | 368.74 | .00 | | | | | |
| 75 | D & B SUPPLY | 5606 | 21210 | WORK BOOTS FOR J. OSBORN, JULY 25- WATER | 07/10/2025 | 191.99 | .00 | 20-6285 UNIFORMS EXPENSE | 0 | 7/25 | | |
| 75 | D & B SUPPLY | 5606 | 21210 | WORK BOOTS FOR J. OSBORN, JULY 25- P.I | 07/10/2025 | 48.00 | .00 | 25-6285 UNIFORMS EXPENSE | 0 | 7/25 | | |
| Total 5606: | | | | | | 239.99 | .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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 75 | D & B SUPPLY | 641 | 21279 | PLUMBING SUPPLIES FOR PATAGONIA, J . WARDEN, JULY 25 | 07/22/2025 | 33.49 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total 641: | | | | | | 33.49 | .00 | | | | | |
| 75 | D & B SUPPLY | 7739 | 21183 | DRUM FAN FOR SEGO PUMP STATION, P. MORFIN, JULY 25 | 07/08/2025 | 229.99 | .00 | 20-6150 M & R - SYSTEM | 0 | 7/25 | | |
| Total 7739: | | | | | | 229.99 | .00 | | | | | |
| 75 | D & B SUPPLY | 7805 | | GR8 BOLTS FOR PARKS , S HOWELL-JULY-25 | 07/17/2025 | 17.79 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total 7805: | | | | | | 17.79 | .00 | | | | | |
| 75 | D & B SUPPLY | 7980 | 21207 | GOPHER CONTROL FOR PARKS- R WARWICK-JULY'25 | 07/09/2025 | 9.99 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total 7980: | | | | | | 9.99 | .00 | | | | | |
| 75 | D & B SUPPLY | 8062 | 21265 | VALVE AND SWIVEL ADAPTERS, B. REED, JULY 25 | 07/18/2025 | 33.83 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total 8062: | | | | | | 33.83 | .00 | | | | | |
| 75 | D & B SUPPLY | 8148 | 21266 | DIGGING BAR, K. PETERSON, JULY 25 | 07/18/2025 | 58.96 | .00 | 01-6175 SMALL TOOLS | 1004 | 7/25 | | |
| Total 8148: | | | | | | 58.96 | .00 | | | | | |
| 75 | D & B SUPPLY | 8971 | | GOPHER GASSER FOR PARKS K PETERSON-JULY'25 | 07/22/2025 | 19.98 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total 8971: | | | | | | 19.98 | .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 |
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| 75 | D & B SUPPLY | 9257 | 21300 | SPRAY GUN FOR SPRAYER-J COX JULY '25-PI | 07/23/2025 | 4.40 | .00 | 25-6175 SMALL TOOLS | 0 | 7/25 | | |
| 75 | D & B SUPPLY | 9257 | 21300 | SPRAY GUN FOR SPRAYER-J COX JULY '25-WATER | 07/23/2025 | 17.59 | .00 | 20-6175 SMALL TOOLS | 0 | 7/25 | | |
| Total 9257: | | | | | | 21.99 | .00 | | | | | |
| 75 | D & B SUPPLY | 954 | 21337 | HOSE AND CHAIN FOR PARKS, A BILLINGS-JULY'25 | 07/29/2025 | 60.98 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total 954: | | | | | | 60.98 | .00 | | | | | |
| 75 | D & B SUPPLY | 978 | | GOPHER GASSER,SPEED FEED HEAD FOR PARKS-K PETERSON JULY'25 | 07/29/2025 | 81.97 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total 978: | | | | | | 81.97 | .00 | | | | | |
| Total D & B SUPPLY: | | | | | | 1,665.16 | .00 | | | | | |
| **DENNIS DILLON RV LLC** | | | | | | | | | | | | |
| 844 | DENNIS DILLON RV LLC | 68779 | | PARTS FOR POLARIS FOR PARKS-J DURHAM JULY'25 | 07/25/2025 | 56.08 | .00 | 01-6142 MAINT. & REPAIR - EQUIPMENT | 1004 | 7/25 | | |
| Total 68779: | | | | | | 56.08 | .00 | | | | | |
| Total DENNIS DILLON RV LLC: | | | | | | 56.08 | .00 | | | | | |
| **DEX IMAGING LLC** | | | | | | | | | | | | |
| 2291 | DEX IMAGING LLC | AR13645152 | | MONTHLY COPYCARE OVERAGES,MODEL#MX2651,NUMBER 981536,SERIAL #03012172,TREATMENT PLANT 6/1-30/2025-SEWER | 07/17/2025 | 47.12 | .00 | 21-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 7/25 | | |
| 2291 | DEX IMAGING LLC | AR13645152 | | MONTHLY COPYCARE OVERAGES,MODEL#MX2651,NUMBER 981536,SERIAL #03012172,TREATMENT PLANT 6/1-30/2025-PI | 07/17/2025 | 17.94 | .00 | 25-6142 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2291 | DEX IMAGING LLC | AR13645152 | | MONTHLY COPYCARE OVERAGES,MODEL#MX2651,NUMBER 981536,SERIAL #03012172,TREATMENT PLANT 6/1-30/2025-WATER | 07/17/2025 | 47.12 | .00 | 20-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 7/25 | | |
| 2291 | DEX IMAGING LLC | AR13645152 | | MONTHLY COPYCARE LEASE,MODEL#MX2651,NUMBER 981536,SERIAL #03012172,TREATMENT PLANT 7/1-31/2025- WATER | 07/17/2025 | 95.55 | .00 | 20-6212 RENT - EQUIPMENT | 0 | 7/25 | | |
| Total AR13645152: | | | | | | 207.73 | .00 | | | | | |
| 2291 | DEX IMAGING LLC | AR13645153 | | MONTHLY COPYCARE OVERAGES, MODEL #IMC4500,B11459&B11559,CITY HALL-ADMIN | 07/17/2025 | 57.79 | .00 | 01-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 7/25 | | |
| 2291 | DEX IMAGING LLC | AR13645153 | | MONTHLY COPYCARE OVERAGES, MODEL #IMC4500,B11459&B11559,CITY HALL SEWER | 07/17/2025 | 39.54 | .00 | 21-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 7/25 | | |
| 2291 | DEX IMAGING LLC | AR13645153 | | MONTHLY COPYCARE CONTRACT LEASE,MODEL#IMC4500 NUMBER B11459&B11559 CITY HALL 7/1-31/2025 | 07/17/2025 | 433.94 | .00 | 01-6212 RENT - EQUIPMENT | 0 | 7/25 | | |
| 2291 | DEX IMAGING LLC | AR13645153 | | MONTHLY COPYCARE OVERAGES, MODEL #IMC4500,B11459&B11559,CITY HALL PI | 07/17/2025 | 15.22 | .00 | 25-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 7/25 | | |
| 2291 | DEX IMAGING LLC | AR13645153 | | MONTHLY COPYCARE OVERAGES, MODEL #IMC4500,B11459&B11559,CITY HALL WATER | 07/17/2025 | 39.54 | .00 | 20-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 7/25 | | |
| Total AR13645153: | | | | | | 586.03 | .00 | | | | | |
| 2291 | DEX IMAGING LLC | AR13645154 | | CONTRACT OVERAGE CHARGES,MODEL #M406DN,SERIAL#JPBDC08926, B JACKSON, 6/1-30/2025 | | | | | | | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | SEWER | 07/17/2025 | 1.82 | .00 | 21-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 7/25 | | |
| 2291 | DEX IMAGING LLC | AR13645154 | | CONTRACT OVERAGE CHARGES,MODEL #M406DN,SERIAL#JPBDC08926, B JACKSON, 6/1-30/2025 WATER | 07/17/2025 | 1.82 | .00 | 20-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 7/25 | | |
| 2291 | DEX IMAGING LLC | AR13645154 | | CONTRACT OVERAGE CHARGES,MODEL #M406DN,SERIAL#JPBDC08926, B JACKSON, 6/1-30/2025 ADMIN | 07/17/2025 | 1.38 | .00 | 01-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 7/25 | | |
| 2291 | DEX IMAGING LLC | AR13645154 | | CONTRACT OVERAGE CHARGES,MODEL #M406DN,SERIAL#JPBDC08926, B JACKSON, 6/1-30/2025 PI | 07/17/2025 | .48 | .00 | 25-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 7/25 | | |
| Total AR13645154: | | | | | | 5.50 | .00 | | | | | |
| 2291 | DEX IMAGING LLC | AR13645155 | | MONTHLY COPYCARE CONTRACT OVERAGE,MODEL#BP-C535WR, NUMBER 1026089, SERIAL #43010858, CLERKS OFFICE,6/1-30/2025-PI | 07/17/2025 | 3.69 | .00 | 25-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 7/25 | | |
| 2291 | DEX IMAGING LLC | AR13645155 | | MONTHLY COPYCARE CONTRACT OVERAGE,MODEL#BP-C535WR, NUMBER 1026089, SERIAL #43010858, CLERKS OFFICE,6/1-30/2025-SEWER | 07/17/2025 | 7.38 | .00 | 21-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 7/25 | | |
| 2291 | DEX IMAGING LLC | AR13645155 | | MONTHLY COPYCARE CONTRACT OVERAGE,MODEL#BP-C535WR, NUMBER 1026089, SERIAL #43010858, CLERKS OFFICE,6/1-30/2025-WATER | 07/17/2025 | 7.38 | .00 | 20-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 7/25 | | |
| 2291 | DEX IMAGING LLC | AR13645155 | | MONTHLY COPYCARE CONTRACT LEASE,MODEL#BP-C535WR, NUMBER 1026089, SERIAL #43010858, CLERKS OFFICE,7/1-31/2025 | 07/17/2025 | 47.99 | .00 | 01-6212 RENT - 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2291 | DEX IMAGING LLC | AR13645155 | | MONTHLY COPYCARE CONTRACT OVERAGE,MODEL#BP-C535WR, NUMBER 1026089, SERIAL #43010858, CLERKS OFFICE,6/1-30/2025-ADMIN | 07/17/2025 | 166.05 | .00 | 01-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 7/25 | | |
| Total AR13645155: | | | | | | 232.49 | .00 | | | | | |
| Total DEX IMAGING LLC: | | | | | | 1,031.75 | .00 | | | | | |
| **DS SERVICES OF AMERICA INC** | | | | | | | | | | | | |
| 2311 | DS SERVICES OF AMERICA INC | 24328251 0719 | 21170 | WATER AND COOLER RENTAL FOR CITY HALL, A. PETERSON, JULY 25- ADMIN | 07/19/2025 | 53.19 | 53.19 | 01-6165 OFFICE SUPPLIES | 0 | 7/25 | 07/25/2025 | |
| 2311 | DS SERVICES OF AMERICA INC | 24328251 0719 | | WATER AND COOLER RENTAL FOR CITY HALL, A. PETERSON, JULY 25- WATER | 07/19/2025 | 36.39 | 36.39 | 20-6165 OFFICE SUPPLIES | 0 | 7/25 | 07/25/2025 | |
| 2311 | DS SERVICES OF AMERICA INC | 24328251 0719 | | WATER AND COOLER RENTAL FOR CITY HALL, A. PETERSON, JULY 25- SEWER | 07/19/2025 | 36.39 | 36.39 | 21-6165 OFFICE SUPPLIES | 0 | 7/25 | 07/25/2025 | |
| 2311 | DS SERVICES OF AMERICA INC | 24328251 0719 | | WATER AND COOLER RENTAL FOR CITY HALL, A. PETERSON, JULY 25- P.I | 07/19/2025 | 13.99 | 13.99 | 25-6165 OFFICE SUPPLIES | 0 | 7/25 | 07/25/2025 | |
| Total 24328251 071925: | | | | | | 139.96 | 139.96 | | | | | |
| 2311 | DS SERVICES OF AMERICA INC | 24330369 0719 | 21209 | WATER AND COOLER RENTAL FOR PLANT, D. CROSSLEY, JULY 25- SEWER | 07/19/2025 | 94.40 | 94.40 | 21-6165 OFFICE SUPPLIES | 0 | 7/25 | 07/25/2025 | |
| 2311 | DS SERVICES OF AMERICA INC | 24330369 0719 | 21209 | WATER AND COOLER RENTAL FOR PLANT, D. CROSSLEY, JULY 25- WATER | 07/19/2025 | 94.40 | 94.40 | 20-6165 OFFICE SUPPLIES | 0 | 7/25 | 07/25/2025 | |
| 2311 | DS SERVICES OF AMERICA INC | 24330369 0719 | | WATER AND COOLER RENTAL FOR PLANT, D. CROSSLEY, JULY 25- P.I | 07/19/2025 | 35.95 | 35.95 | 25-6165 OFFICE SUPPLIES | 0 | 7/25 | 07/25/2025 | |
| Total 24330369 071925: | | | | | | 224.75 | 224.75 | | | | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2311 | DS SERVICES OF AMERICA INC | 24336182 0719 | 21170 | WATER AND COOLER RENTAL FOR PARKS, A. PETERSON, JULY 25 | 07/17/2025 | 227.97 | 227.97 | 01-6165 OFFICE SUPPLIES | 1004 | 7/25 | 07/25/2025 | |
| Total 24336182 071925: | | | | | | 227.97 | 227.97 | | | | | |
| Total DS SERVICES OF AMERICA INC: | | | | | | 592.68 | 592.68 | | | | | |
| **DUBOIS CHEMICALS INC** | | | | | | | | | | | | |
| 512 | DUBOIS CHEMICALS INC | IN-30458702 | 21212 | 4 BARRELS OF POLYMER, M. NADEAU, JULY '25 | 07/15/2025 | 3,790.40 | .00 | 21-6151 M & R - PROCESS CHEMICALS | 0 | 7/25 | | |
| Total IN-30458702: | | | | | | 3,790.40 | .00 | | | | | |
| 512 | DUBOIS CHEMICALS INC | IN-304600008 | 21237 | 2 TOTES CHLORINE, D. GROSSELY, JULY 25 | 07/17/2025 | 2,633.40 | .00 | 20-6151 M & R - PROCESS CHEMICALS | 0 | 7/25 | | |
| Total IN-304600008: | | | | | | 2,633.40 | .00 | | | | | |
| Total DUBOIS CHEMICALS INC: | | | | | | 6,423.80 | .00 | | | | | |
| **DYNA PARTS LLC** | | | | | | | | | | | | |
| 2115 | DYNA PARTS LLC | 320300 | 21217 | DEF FOR FLEET SHOP, S CAHILL JULY'25- ADMIN | 07/10/2025 | 51.96 | .00 | 01-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2115 | DYNA PARTS LLC | 320300 | 21217 | DEF FOR FLEET SHOP, S CAHILL JULY'25- P.I | 07/10/2025 | 10.38 | .00 | 25-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2115 | DYNA PARTS LLC | 320300 | 21217 | DEF FOR FLEET SHOP, S CAHILL JULY'25- WATER | 07/10/2025 | 20.79 | .00 | 20-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2115 | DYNA PARTS LLC | 320300 | 21217 | DEF FOR FLEET SHOP, S CAHILL JULY'25- SEWER | 07/10/2025 | 20.79 | .00 | 21-6305 VEHICLE MAINTENANCE & REPAIRS | 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 320300: | | | | | | 103.92 | .00 | | | | | |
| 2115 | DYNA PARTS LLC | 320371 | 21225 | DEF, J.COX, JUL.'25- P.I | 07/11/2025 | 5.19 | .00 | 25-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2115 | DYNA PARTS LLC | 320371 | 21225 | DEF, J.COX, JUL.'25- WATER | 07/11/2025 | 20.79 | .00 | 20-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| Total 320371: | | | | | | 25.98 | .00 | | | | | |
| 2115 | DYNA PARTS LLC | 320374 | 21226 | DEF, T. GIRAUD, JUL.'25 | 07/11/2025 | 25.98 | .00 | 21-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| Total 320374: | | | | | | 25.98 | .00 | | | | | |
| 2115 | DYNA PARTS LLC | 320573 | 21239 | ACCESSORY RELAY FOR FLEET, J DURHAM JULY-25-WATER | 07/15/2025 | 1.46 | .00 | 20-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2115 | DYNA PARTS LLC | 320573 | 21239 | ACCESSORY RELAY FOR FLEET, J DURHAM JULY-25-ADMIN | 07/15/2025 | 3.63 | .00 | 01-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2115 | DYNA PARTS LLC | 320573 | 21239 | ACCESSORY RELAY FOR FLEET, J DURHAM JULY-25- P.I | 07/15/2025 | .71 | .00 | 25-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2115 | DYNA PARTS LLC | 320573 | 21239 | ACCESSORY RELAY FOR FLEET, J DURHAM JULY-25-SEWER | 07/15/2025 | 1.46 | .00 | 21-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| Total 320573: | | | | | | 7.26 | .00 | | | | | |
| 2115 | DYNA PARTS LLC | 320641 | 21246 | RELAY FOR PARKS TRUCK, J. DURHAM, JULY 25 | 07/16/2025 | 27.60 | .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 320641: | | | | | | 27.60 | .00 | | | | | |
| 2115 | DYNA PARTS LLC | 320711 | 21255 | IGNITION SWIGHT FOR PARKS DUMP TRUCK, J DURHAM JULY'25 | 07/17/2025 | 9.24 | .00 | 01-6305 VEHICLE MAINTENANCE & REPAIRS | 1004 | 7/25 | | |
| Total 320711: | | | | | | 9.24 | .00 | | | | | |
| 2115 | DYNA PARTS LLC | 320772 | | CREDIT DUE TO ONE HYDRAULIC NOT PICKED UP FROM STORE ON INVOICE 317428 FOR SEWER DEPT., JULY 25 | 07/18/2025 | -10.87 | .00 | 21-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 7/25 | | |
| Total 320772: | | | | | | -10.87 | .00 | | | | | |
| 2115 | DYNA PARTS LLC | 320778 | 21268 | SOLENOIDS FOR PARKS BIG WHITE DUMP TRUCK, J.ADAMS, JUL.'25 | 07/18/2025 | 55.20 | .00 | 01-6305 VEHICLE MAINTENANCE & REPAIRS | 1004 | 7/25 | | |
| Total 320778: | | | | | | 55.20 | .00 | | | | | |
| 2115 | DYNA PARTS LLC | 321042 | 21302 | BULB FOR LOADER- S CAHILL-JULY'25 | 07/23/2025 | 3.75 | .00 | 01-6142 MAINT. & REPAIR - EQUIPMENT | 1004 | 7/25 | | |
| Total 321042: | | | | | | 3.75 | .00 | | | | | |
| 2115 | DYNA PARTS LLC | 321074 | 21312 | MOTOR OIL FOR PLANT LAWN MOWER, W. HANCOCK, JULY 25 | 07/24/2025 | 8.58 | .00 | 21-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 7/25 | | |
| Total 321074: | | | | | | 8.58 | .00 | | | | | |
| 2115 | DYNA PARTS LLC | 321174 | 21325 | ELECTRICAL CONNECTORS FOR FLEET SHOP SUPPLIES,J DURHAM-JULY'25- SEWER | 07/25/2025 | .87 | .00 | 21-6305 VEHICLE MAINTENANCE & REPAIRS | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2115 | DYNA PARTS LLC | 321174 | 21325 | ELECTRICAL CONNECTORS FOR FLEET SHOP SUPPLIES,J DURHAM-JULY'25- WATER | 07/25/2025 | .87 | .00 | 20-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2115 | DYNA PARTS LLC | 321174 | 21325 | ELECTRICAL CONNECTORS FOR FLEET SHOP SUPPLIES,J DURHAM-JULY'25- ADMIN | 07/25/2025 | 2.19 | .00 | 01-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2115 | DYNA PARTS LLC | 321174 | 21325 | ELECTRICAL CONNECTORS FOR FLEET SHOP SUPPLIES,J DURHAM-JULY'25- P.I | 07/25/2025 | .44 | .00 | 25-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| Total 321174: | | | | | | 4.37 | .00 | | | | | |
| 2115 | DYNA PARTS LLC | 321291 | 21330 | CLIPS AND LUBRICANT FOR SHOP SUPPLIES, J. DURHAM, JULY 25- P.I | 07/28/2025 | 1.44 | .00 | 25-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2115 | DYNA PARTS LLC | 321291 | 21330 | CLIPS AND LUBRICANT FOR SHOP SUPPLIES, J. DURHAM, JULY 25- SEWER | 07/28/2025 | 2.87 | .00 | 21-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2115 | DYNA PARTS LLC | 321291 | 21330 | CLIPS AND LUBRICANT FOR SHOP SUPPLIES, J. DURHAM, JULY 25- WATER | 07/28/2025 | 2.87 | .00 | 20-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2115 | DYNA PARTS LLC | 321291 | 21330 | CLIPS AND LUBRICANT FOR SHOP SUPPLIES, J. DURHAM, JULY 25- ADMIN | 07/28/2025 | 7.18 | .00 | 01-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| Total 321291: | | | | | | 14.36 | .00 | | | | | |
| 2115 | DYNA PARTS LLC | 321305 | 21332 | WASHER FLUID FOR EAST SEWER TRUCK, U. RAMIREZ, JULY 25 | 07/28/2025 | 3.27 | .00 | 28-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2115 | DYNA PARTS LLC | 321305 | 21332 | DEF FOR PLANT SERVICE TRUCK U. RAMIREZ, JULY 25 | 07/28/2025 | 25.98 | .00 | 21-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| Total 321305: | | | | | | 29.25 | .00 | | | | | |
| 2115 | DYNA PARTS LLC | 321362 | 21336 | FLOOR DRY & BULBS FOR THE SHOP, J.DURHAM, JUL.'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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | WATER | 07/29/2025 | 5.94 | .00 | 20-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2115 | DYNA PARTS LLC | 321362 | 21336 | FLOOR DRY & BULBS FOR THE SHOP, J.DURHAM, JUL.'25- ADMIN | 07/29/2025 | 14.85 | .00 | 01-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2115 | DYNA PARTS LLC | 321362 | 21336 | FLOOR DRY & BULBS FOR THE SHOP, J.DURHAM, JUL.'25- SEWER | 07/29/2025 | 5.94 | .00 | 21-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2115 | DYNA PARTS LLC | 321362 | 21336 | FLOOR DRY & BULBS FOR THE SHOP, J.DURHAM, JUL.'25- P.I | 07/29/2025 | 2.96 | .00 | 25-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| Total 321362: | | | | | | 29.69 | .00 | | | | | |
| 2115 | DYNA PARTS LLC | 321487 | 21352 | WIPER BLADES FOR FLEET INVENTORY, J. DURHAM, JULY 25- WATER | 07/30/2025 | 14.72 | .00 | 20-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2115 | DYNA PARTS LLC | 321487 | 21352 | WIPER BLADES FOR FLEET INVENTORY, J. DURHAM, JULY 25- SEWER | 07/30/2025 | 14.72 | .00 | 21-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2115 | DYNA PARTS LLC | 321487 | 21352 | WIPER BLADES FOR FLEET INVENTORY, J. DURHAM, JULY 25- P.I | 07/30/2025 | 7.36 | .00 | 25-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2115 | DYNA PARTS LLC | 321487 | 21352 | WIPER BLADES FOR FLEET INVENTORY, J. DURHAM, JULY 25- ADMIN | 07/30/2025 | 36.80 | .00 | 01-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| Total 321487: | | | | | | 73.60 | .00 | | | | | |
| 2115 | DYNA PARTS LLC | 321493 | 21354 | SUN VISOR FOR DUMP TRUCK P MORFIN, JULY'25- WATER | 07/30/2025 | 16.32 | .00 | 20-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2115 | DYNA PARTS LLC | 321493 | 21354 | SUN VISOR FOR DUMP TRUCK P MORFIN-JULY'25- P.I | 07/30/2025 | 4.07 | .00 | 25-6305 VEHICLE MAINTENANCE & REPAIRS | 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 321493: | | | | | | 20.39 | .00 | | | | | |
| Total DYNA PARTS LLC: | | | | | | 428.30 | .00 | | | | | |
| **ELAM & BURKE** | | | | | | | | | | | | |
| 796 | ELAM & BURKE | 215697 | | PROFESSIONAL SERVICES, GENERAL REPRESENTATION, 6/4-30/2025 | 06/30/2025 | 237.50 | 237.50 | 52-6202 PROFESSIONAL SERVICES | 0 | 7/25 | 07/25/2025 | |
| 796 | ELAM & BURKE | 215697 | | PROFESSIONAL SERVICES, GENERAL REPRESENTATION, 6/4-30/2025 | 06/30/2025 | 237.50 | 237.50 | 53-6202 PROFESSIONAL SERVICES | 0 | 7/25 | 07/25/2025 | |
| Total 215697: | | | | | | 475.00 | 475.00 | | | | | |
| Total ELAM & BURKE: | | | | | | 475.00 | 475.00 | | | | | |
| **EQUIPMENT SERVICE PROFESSIONALS INC** | | | | | | | | | | | | |
| 2001 | EQUIPMENT SERVICE PROFESSIONALS INC | 19780 | | PARTS AND SERVICE FOR 2008 STERLING DUMP TRUCK-JNE'25 | 06/01/2025 | 8,602.14 | .00 | 01-6305 VEHICLE MAINTENANCE & REPAIRS | 1004 | 7/25 | | |
| Total 19780: | | | | | | 8,602.14 | .00 | | | | | |
| Total EQUIPMENT SERVICE PROFESSIONALS INC: | | | | | | 8,602.14 | .00 | | | | | |
| **FLUID CONNECTOR PRODUCTS, INC.** | | | | | | | | | | | | |
| 1083 | FLUID CONNECTOR PRODUCTS, INC. | 9529901 | 21213 | CONNECTORS FOR MANHOLE-J LORENTZ-JULY'25 | 07/10/2025 | 77.68 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total 9529901: | | | | | | 77.68 | .00 | | | | | |
| Total FLUID CONNECTOR PRODUCTS, INC.: | | | | | | 77.68 | .00 | | | | | |
| **GEMAL KALAR** | | | | | | | | | | | | |
| 1278 | GEMAL KALAR | 2535 | 21238 | DRYWALL FOR POLICE STATION, J.ADAMS, JUL.'25 | 07/15/2025 | 1,000.00 | .00 | 01-6140 MAINT. & REPAIR BUILDING | 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 2535: | | | | | | 1,000.00 | .00 | | | | | |
| Total GEMAL KALAR: | | | | | | 1,000.00 | .00 | | | | | |
| **GORDON TRUCK CENTERS INC** | | | | | | | | | | | | |
| 2098 | GORDON TRUCK CENTERS INC | PC411128833: | 21254 | IGNITION SWITCH FOR PARKS TRUCK, J. DURHAM, JULY 25 | 07/17/2025 | 139.99 | 139.99 | 01-6305 VEHICLE MAINTENANCE & REPAIRS | 1004 | 7/25 | 07/25/2025 | |
| Total PC411128833:01: | | | | | | 139.99 | 139.99 | | | | | |
| Total GORDON TRUCK CENTERS INC: | | | | | | 139.99 | 139.99 | | | | | |
| **GRANITE EXCAVATION INC** | | | | | | | | | | | | |
| 1907 | GRANITE EXCAVATION INC | 36242 | 21204 | WATER MAIN BREAK SWAN FALLS, R. JONES, JULY 25 | 07/08/2025 | 6,365.66 | 6,365.66 | 20-6150 M & R - SYSTEM | 0 | 7/25 | 07/18/2025 | |
| Total 36242: | | | | | | 6,365.66 | 6,365.66 | | | | | |
| 1907 | GRANITE EXCAVATION INC | 36509 | 21305 | IRRIGATION WORK 1214 N TASAVOL AVE, R. JONES, JULY 25 | 07/22/2025 | 22,804.30 | .00 | 25-6150 M & R - SYSTEM (PI) | 0 | 7/25 | | |
| Total 36509: | | | | | | 22,804.30 | .00 | | | | | |
| Total GRANITE EXCAVATION INC: | | | | | | 29,169.96 | 6,365.66 | | | | | |
| **H.D. FOWLER COMPANY** | | | | | | | | | | | | |
| 1552 | H.D. FOWLER COMPANY | I7071904 | 21275 | SPRINKLER PARTS, D.ABBOTT, JULY 2025 | 07/21/2025 | 2,064.96 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total I7071904: | | | | | | 2,064.96 | .00 | | | | | |
| Total H.D. FOWLER COMPANY: | | | | | | 2,064.96 | .00 | | | | | |
| **HACH COMPANY** | | | | | | | | | | | | |
| 157 | HACH COMPANY | 14561851 | 21139 | REAGENT KIT, M.NADEAU, JUN.'25 | 06/30/2025 | 802.00 | .00 | 21-6150 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 14561851: | | | | | | 802.00 | .00 | | | | | |
| Total HACH COMPANY: | | | | | | 802.00 | .00 | | | | | |
| **HD SUPPLY INC** | | | | | | | | | | | | |
| 265 | HD SUPPLY INC | INV00749892 | 21111 | TEST KITS AND ITEMS FOR THE LAB, M.NADEAU, JUN.'25 | 06/25/2025 | 596.03 | .00 | 21-6150 M & R - SYSTEM | 0 | 7/25 | | |
| Total INV00749892: | | | | | | 596.03 | .00 | | | | | |
| Total HD SUPPLY INC: | | | | | | 596.03 | .00 | | | | | |
| **HDR ENGINEERING INC** | | | | | | | | | | | | |
| 1646 | HDR ENGINEERING INC | 1200737186 | | PROFESSIONAL SERVICES FOR 6/1-7/5/2025- KUNA COMPLIANCE ACTIVITY SUPPORT | 07/09/2025 | 3,294.17 | .00 | 28-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| Total 1200737186: | | | | | | 3,294.17 | .00 | | | | | |
| Total HDR ENGINEERING INC: | | | | | | 3,294.17 | .00 | | | | | |
| **HERMINIA CUEVAS FIGUEROA** | | | | | | | | | | | | |
| 2370 | HERMINIA CUEVAS FIGUEROA | 07142025 | | 2025 FREEDOM FIESTA PERFORMANCE-JULY'25 | 07/14/2025 | 2,500.00 | 2,500.00 | 01-6135 PUBLIC ENTERTAINMENT | 1004 | 7/25 | 07/18/2025 | |
| Total 07142025: | | | | | | 2,500.00 | 2,500.00 | | | | | |
| Total HERMINIA CUEVAS FIGUEROA: | | | | | | 2,500.00 | 2,500.00 | | | | | |
| **HOPPER ELECTRIC SERVICE, INC.** | | | | | | | | | | | | |
| 291 | HOPPER ELECTRIC SERVICE, INC. | 7977 | 21281 | NEW MOTOR FOR TEN MILE LIFT STATION, T. FLEMING, JULY 25 | 07/22/2025 | 2,003.28 | .00 | 21-6150 M & R - SYSTEM | 0 | 7/25 | | |
| Total 7977: | | | | | | 2,003.28 | .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 HOPPER ELECTRIC SERVICE, INC.: | | | | | | 2,003.28 | .00 | | | | | |
| **IDAHO POWER CO** | | | | | | | | | | | | |
| 38 | IDAHO POWER CO | 07112025I | | ELECTRIC SERVICE, 05/17/25-06/17/25- JULY'25 FARM | 06/27/2025 | 5,172.74 | 5,172.74 | 21-6090 FARM EXPENDITURES | 0 | 7/25 | 07/11/2025 | |
| 38 | IDAHO POWER CO | 07112025I | | ELECTRIC SERVICE, 05/17/25-06/17/25- JULY'25 SEWER | 06/27/2025 | 7,494.79 | 7,494.79 | 21-6290 UTILITIES EXPENSE | 0 | 7/25 | 07/11/2025 | |
| 38 | IDAHO POWER CO | 07112025I | | ELECTRIC SERVICE, 05/17/25-06/17/25- JULY'25 KUNA EAST WATER | 06/27/2025 | 4,808.86 | 4,808.86 | 27-6290 UTILITIES EXPENSE | 0 | 7/25 | 07/11/2025 | |
| 38 | IDAHO POWER CO | 07112025I | | ELECTRIC SERVICE, 05/17/25-06/17/25- JULY'25 PI | 06/27/2025 | 1,806.66 | 1,806.66 | 25-6290 UTILITIES EXPENSE | 0 | 7/25 | 07/11/2025 | |
| 38 | IDAHO POWER CO | 07112025I | | ELECTRIC SERVICE, 05/17/25-06/17/25- JULY'25 KUNA EAST SEWER | 06/27/2025 | 3,266.63 | 3,266.63 | 28-6290 UTILITIES EXPENSE | 0 | 7/25 | 07/11/2025 | |
| 38 | IDAHO POWER CO | 07112025I | | ELECTRIC SERVICE, 05/17/25-06/17/25- JULY'25 STREET LIGHTS | 06/27/2025 | 5,803.78 | 5,803.78 | 01-6290 UTILITIES EXPENSE | 1002 | 7/25 | 07/11/2025 | |
| 38 | IDAHO POWER CO | 07112025I | | ELECTRIC SERVICE, 05/17/25-06/17/25- JULY'25 WATER | 06/27/2025 | 16,095.73 | 16,095.73 | 20-6290 UTILITIES EXPENSE | 0 | 7/25 | 07/11/2025 | |
| Total 07112025I: | | | | | | 44,449.19 | 44,449.19 | | | | | |
| 38 | IDAHO POWER CO | 220099104607 | | ELECTRIC SERVICE, 06/14/25-0715/25- JULY'25 STREET LIGHTS | 07/18/2025 | 2,072.88 | 2,072.88 | 01-6290 UTILITIES EXPENSE | 1002 | 7/25 | 07/25/2025 | |
| Total 220099104607152025: | | | | | | 2,072.88 | 2,072.88 | | | | | |
| Total IDAHO POWER CO: | | | | | | 46,522.07 | 46,522.07 | | | | | |
| **IDAHO PRESS TRIBUNE, LLC** | | | | | | | | | | | | |
| 1802 | IDAHO PRESS TRIBUNE, LLC | 612379 | | ORDINANCE #2025-04, DANIEL ISBELL ANNEXATION, | 04/01/2025 | 483.16 | 483.16 | 01-6125 LEGAL PUBLICATIONS | 1003 | 7/25 | 07/18/2025 | |

| 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 612379: | | | | | | 483.16 | 483.16 | | | | | |
| Total IDAHO PRESS TRIBUNE, LLC: | | | | | | 483.16 | 483.16 | | | | | |
| **IDAHO STATE POLICE** | | | | | | | | | | | | |
| 1509 | IDAHO STATE POLICE | 07082025IDSP | | BACKGROUND CHECK L PIERCE S25121421-JUNE'25 SEWER | 07/08/2025 | 3.30 | 3.30 | 21-5950 TEAM BUILDING, ONBOARDING | 0 | 7/25 | 07/18/2025 | |
| 1509 | IDAHO STATE POLICE | 07082025IDSP | | BACKGROUND CHECK P BRYNER S25110193-JUNE'25 PARKS | 07/08/2025 | 33.25 | 33.25 | 01-5950 TEAM BUILDING, ONBOARDING | 1004 | 7/25 | 07/18/2025 | |
| 1509 | IDAHO STATE POLICE | 07082025IDSP | | BACKGROUND CHECK R IVEY S25116235-JUNE'25 PI | 07/08/2025 | 6.65 | 6.65 | 25-5950 TEAM BUILDING, ONBOARDING | 0 | 7/25 | 07/18/2025 | |
| 1509 | IDAHO STATE POLICE | 07082025IDSP | | BACKGROUND CHECK M KEHOE S25118450-JUNE'25 | 07/08/2025 | 10.00 | 10.00 | 21-5950 TEAM BUILDING, ONBOARDING | 0 | 7/25 | 07/18/2025 | |
| 1509 | IDAHO STATE POLICE | 07082025IDSP | | BACKGROUND CHECK L SMITH S25118451-JUNE'25 | 07/08/2025 | 10.00 | 10.00 | 21-5950 TEAM BUILDING, ONBOARDING | 0 | 7/25 | 07/18/2025 | |
| 1509 | IDAHO STATE POLICE | 07082025IDSP | | BACKGROUND CHECK L PIERCE S25121421-JUNE'25 WATER | 07/08/2025 | 3.30 | 3.30 | 20-5950 TEAM BUILDING, ONBOARDING | 0 | 7/25 | 07/18/2025 | |
| 1509 | IDAHO STATE POLICE | 07082025IDSP | | BACKGROUND CHECK L PIERCE S25121421-JUNE'25 PI | 07/08/2025 | .90 | .90 | 25-5950 TEAM BUILDING, ONBOARDING | 0 | 7/25 | 07/18/2025 | |
| 1509 | IDAHO STATE POLICE | 07082025IDSP | | BACKGROUND CHECK R IVEY S25116235-JUNE'25 WATER | 07/08/2025 | 26.60 | 26.60 | 20-5950 TEAM BUILDING, ONBOARDING | 0 | 7/25 | 07/18/2025 | |
| 1509 | IDAHO STATE POLICE | 07082025IDSP | | SOLICITOR/PEDDLER LICENSE BACKGROUND CHECK-JUNE'25 | 07/08/2025 | 166.25 | 166.25 | 01-2075 UNEARNED REVENUE | 0 | 7/25 | 07/18/2025 | |
| 1509 | IDAHO STATE POLICE | 07082025IDSP | | BACKGROUND CHECK L PIERCE S25121421-JUNE'25 ADMIN | 07/08/2025 | 2.50 | 2.50 | 01-5950 TEAM BUILDING, ONBOARDING | 0 | 7/25 | 07/18/2025 | |

| 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 07082025IDSP: | | | | | | 262.75 | 262.75 | | | | | |
| Total IDAHO STATE POLICE: | | | | | | 262.75 | 262.75 | | | | | |
| **INTERMOUNTAIN GAS CO** | | | | | | | | | | | | |
| 37 | INTERMOUNTAIN GAS CO | 482195000070 | | NATURAL GAS CONSUMPTION TREATMENT PLANT, 6/4-7/7/2025 WATER | 07/08/2025 | 21.92 | 21.92 | 20-6290 UTILITIES EXPENSE | 0 | 7/25 | 07/18/2025 | |
| 37 | INTERMOUNTAIN GAS CO | 482195000070 | | NATURAL GAS CONSUMPTION TREATMENT PLANT, 6/4-7/7/2025 SEWER | 07/08/2025 | 21.92 | 21.92 | 21-6290 UTILITIES EXPENSE | 0 | 7/25 | 07/18/2025 | |
| 37 | INTERMOUNTAIN GAS CO | 482195000070 | | NATURAL GAS CONSUMPTION TREATMENT PLANT, 6/4-7/7/2025 PI | 07/08/2025 | 8.34 | 8.34 | 25-6290 UTILITIES EXPENSE | 0 | 7/25 | 07/18/2025 | |
| Total 482195000070825: | | | | | | 52.18 | 52.18 | | | | | |
| Total INTERMOUNTAIN GAS CO: | | | | | | 52.18 | 52.18 | | | | | |
| **INTERNATIONAL CODE COUNCIL** | | | | | | | | | | | | |
| 764 | INTERNATIONAL CODE COUNCIL | Q15.00003346 | | MEMBERSHIP RENEWAL, MEMBER #1033834 - S. BARKER, 05/24/2053-08/22/2025, BUILDING INSPECTION | 05/24/2025 | 170.00 | .00 | 01-6075 DUES & MEMBERSHIPS | 1005 | 7/25 | | |
| Total Q15.000033465: | | | | | | 170.00 | .00 | | | | | |
| Total INTERNATIONAL CODE COUNCIL: | | | | | | 170.00 | .00 | | | | | |
| **J & M SANITATION, INC.** | | | | | | | | | | | | |
| 230 | J & M SANITATION, INC. | 07042025-071 | | SANITATION RECEIPT TRANSFER, LESS FRANCHISE FEES, 7/4-10/2025 | 07/11/2025 | -8,697.73 | -8,697.73 | 01-4170 FRANCHISE FEES | 0 | 7/25 | 07/11/2025 | |
| 230 | J & M SANITATION, INC. | 07042025-071 | | SANITATION RECEIPT TRANSFER, 7/4-10/2025 | 07/11/2025 | 88,033.66 | 88,033.66 | 26-7000 SOLID WASTE SERVICE FEES | 0 | 7/25 | 07/11/2025 | |

| 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 07042025-07102025: | | | | | | 79,335.93 | 79,335.93 | | | | | |
| 230 | J & M SANITATION, INC. | 07112025-0717 | | SANITATION RECEIPT TRANSFER, 07/11-17/2025 | 07/18/2025 | 158,774.50 | 158,774.50 | 26-7000 SOLID WASTE SERVICE FEES | 0 | 7/25 | 07/18/2025 | |
| 230 | J & M SANITATION, INC. | 07112025-0717 | | SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES,07/11-17/2025 | 07/18/2025 | -15,686.92 | -15,686.92 | 01-4170 FRANCHISE FEES | 0 | 7/25 | 07/18/2025 | |
| Total 07112025-07172025A: | | | | | | 143,087.58 | 143,087.58 | | | | | |
| 230 | J & M SANITATION, INC. | 07182025-072 | | SANITATION RECEIPT TRANSFER, 7/18-24/2025 | 07/25/2025 | 29,599.71 | 29,599.71 | 26-7000 SOLID WASTE SERVICE FEES | 0 | 7/25 | 07/25/2025 | |
| 230 | J & M SANITATION, INC. | 07182025-072 | | SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 7/18-24/2025 | 07/25/2025 | -2,924.45 | -2,924.45 | 01-4170 FRANCHISE FEES | 0 | 7/25 | 07/25/2025 | |
| Total 07182025-07242025: | | | | | | 26,675.26 | 26,675.26 | | | | | |
| Total J & M SANITATION, INC.: | | | | | | 249,098.77 | 249,098.77 | | | | | |
| **J.B. POINDEXTER & CO INC** | | | | | | | | | | | | |
| 2206 | J.B. POINDEXTER & CO INC | W 2-15072 | | REPAIR ON PARKS GREY CRANE TRUCK, JUNE 25 | 06/30/2025 | 510.39 | .00 | 01-6305 VEHICLE MAINTENANCE & REPAIRS | 1004 | 7/25 | | |
| Total W 2-15072: | | | | | | 510.39 | .00 | | | | | |
| Total J.B. POINDEXTER & CO INC: | | | | | | 510.39 | .00 | | | | | |
| **JACK HENRY & ASSOCIATES, INC.** | | | | | | | | | | | | |
| 1328 | JACK HENRY & ASSOCIATES, INC. | 5008424 | | ENTERPRISE PAYMENT SOLUTIONS MONTHLY FEE 06/01-31/2025 SEWER | 07/01/2025 | 28.78 | .00 | 21-6505 BANK FEES | 0 | 7/25 | | |
| 1328 | JACK HENRY & ASSOCIATES, INC. | 5008424 | | ENTERPRISE PAYMENT SOLUTIONS MONTHLY FEE 06/01-31/2025 WATER | 07/01/2025 | 28.78 | .00 | 20-6505 BANK 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1328 | JACK HENRY & ASSOCIATES, INC. | 5008424 | | ENTERPRISE PAYMENT SOLUTIONS MONTHLY FEE 06/01-31/2025 ADMIN | 07/01/2025 | 42.07 | .00 | 01-6505 BANK FEES | 0 | 7/25 | | |
| 1328 | JACK HENRY & ASSOCIATES, INC. | 5008424 | | ENTERPRISE PAYMENT SOLUTIONS MONTHLY FEE 06/01-31/2025 PI | 07/01/2025 | 11.07 | .00 | 25-6505 BANK FEES | 0 | 7/25 | | |
| Total 5008424: | | | | | | 110.70 | .00 | | | | | |
| Total JACK HENRY & ASSOCIATES, INC.: | | | | | | 110.70 | .00 | | | | | |
| **JASON LAROSE** | | | | | | | | | | | | |
| 2304 | JASON LAROSE | 071825JL | | UMPIRE SERVICES FOR 6 GAMES 06/30/25, 07/07/25 & 07/14/25 | 07/18/2025 | 300.00 | 300.00 | 01-6135 PUBLIC ENTERTAINMENT | 1004 | 7/25 | 07/18/2025 | |
| Total 071825JL: | | | | | | 300.00 | 300.00 | | | | | |
| Total JASON LAROSE: | | | | | | 300.00 | 300.00 | | | | | |
| **JAZMINE GORDILLO-GRAJALES** | | | | | | | | | | | | |
| 2365 | JAZMINE GORDILLO-GRAJALES | 001 | | 2025 FREEDOM FIESTA PERFORMANCE-JULY'25 | 07/10/2025 | 1,200.00 | 1,200.00 | 01-6135 PUBLIC ENTERTAINMENT | 1004 | 7/25 | 07/18/2025 | |
| Total 001: | | | | | | 1,200.00 | 1,200.00 | | | | | |
| Total JAZMINE GORDILLO-GRAJALES: | | | | | | 1,200.00 | 1,200.00 | | | | | |
| **J-U-B ENGINEERS, INC.** | | | | | | | | | | | | |
| 1236 | J-U-B ENGINEERS, INC. | 0183850 | | PROFESSIONAL SERVICES FROM 03/01/25-03/26/25, HELEN ZAMZOWS PARK DESIGN PHASE 2 | 04/22/2025 | 5,240.90 | .00 | 50-6020 CAPITAL IMPROVEMENTS | 0 | 7/25 | | |
| Total 0183850: | | | | | | 5,240.90 | .00 | | | | | |
| 1236 | J-U-B ENGINEERS, INC. | 0186746 | | PROFESSIONAL SERVICES FROM 06/01/25-06/28/25, HELEN ZAMZOWS PARK DESIGN PHASE 2 | 07/24/2025 | 367.30 | .00 | 50-6020 CAPITAL IMPROVEMENTS | 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 0186746: | | | | | | 367.30 | .00 | | | | | |
| Total J-U-B ENGINEERS, INC.: | | | | | | 5,608.20 | .00 | | | | | |
| **KELLER ASSOCIATES, INC.** | | | | | | | | | | | | |
| 429 | KELLER ASSOCIATES, INC. | 0251961 | | PROFESSIONAL SERVICES 06/01-30/2025,J&M LIFT STATION-JUNE'25 | 07/15/2025 | 1,233.75 | .00 | 21-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| Total 0251961: | | | | | | 1,233.75 | .00 | | | | | |
| 429 | KELLER ASSOCIATES, INC. | 0252101 | | PROFESSIONAL SERVICES 06/01-30/2025,MEMORY RANCH 8-JUNE'25-WATER | 07/15/2025 | 680.40 | .00 | 20-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0252101 | | PROFESSIONAL SERVICES 06/01-30/2025,MEMORY RANCH 8-JUNE'25-PI | 07/15/2025 | 259.20 | .00 | 25-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0252101 | | PROFESSIONAL SERVICES 06/01-30/2025,MEMORY RANCH 8-JUNE'25-SEWER | 07/15/2025 | 680.40 | .00 | 21-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| Total 0252101: | | | | | | 1,620.00 | .00 | | | | | |
| 429 | KELLER ASSOCIATES, INC. | 0252102 | | PROFESSIONAL SERVICES 06/01-30/2025,ROBIN HOOD 2-JUNE'25-WATER | 07/15/2025 | 1,053.36 | .00 | 20-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0252102 | | PROFESSIONAL SERVICES 06/01-30/2025,ROBIN HOOD 2-JUNE'25-PI | 07/15/2025 | 401.28 | .00 | 25-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0252102 | | PROFESSIONAL SERVICES 06/01-30/2025,ROBIN HOOD 2-JUNE'25--SEWER | 07/15/2025 | 1,053.36 | .00 | 21-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| Total 0252102: | | | | | | 2,508.00 | .00 | | | | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 429 | KELLER ASSOCIATES, INC. | 0252103 | | PROFESSIONAL SERVICES 06/01-30/2025,WHISPER MEADOWS 2-JUNE'25-SEWER | 07/15/2025 | 739.20 | .00 | 21-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0252103 | | PROFESSIONAL SERVICES 06/01-30/2025,WHISPER MEADOWS 2-JUNE'25-PI | 07/15/2025 | 281.60 | .00 | 25-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0252103 | | PROFESSIONAL SERVICES 06/01-30/2025,WHISPER MEADOWS 2-JUNE'25-WATER | 07/15/2025 | 739.20 | .00 | 20-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| Total 0252103: | | | | | | 1,760.00 | .00 | | | | | |
| 429 | KELLER ASSOCIATES, INC. | 0252104 | | PROFESSIONAL SERVICES 06/01-30/2025,MONARCH LANDING 2-JUNE'25-SEWER | 07/15/2025 | 798.00 | .00 | 21-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0252104 | | PROFESSIONAL SERVICES 06/01-30/2025,MONARCH LANDING 2-JUNE'25-PI | 07/15/2025 | 304.00 | .00 | 25-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0252104 | | PROFESSIONAL SERVICES 06/01-30/2025,MONARCH LANDING 2-JUNE'25-WATER | 07/15/2025 | 798.00 | .00 | 20-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| Total 0252104: | | | | | | 1,900.00 | .00 | | | | | |
| 429 | KELLER ASSOCIATES, INC. | 0252105 | | PROFESSIONAL SERVICES 06/01-30/2025,GRAN PRADO PRV, TREATMENT PLANT-JUNE'25-SEWER | 07/15/2025 | 841.68 | .00 | 21-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0252105 | | PROFESSIONAL SERVICES 06/01-30/2025,GRAN PRADO PRV, TREATMENT PLANT-JUNE'25-PI | 07/15/2025 | 320.64 | .00 | 25-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0252105 | | PROFESSIONAL SERVICES 06/01-30/2025,GRAN PRADO PRV, TREATMENT PLANT-JUNE'25-WATER | 07/15/2025 | 841.68 | .00 | 20-6202 PROFESSIONAL SERVICES | 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 0252105: | | | | | | 2,004.00 | .00 | | | | | |
| 429 | KELLER ASSOCIATES, INC. | 0252106 | | PROFESSIONAL SERVICES 06/01-30/2025,HAZELCREST 2-JUNE'25-SEWER | 07/15/2025 | 1,913.52 | .00 | 21-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0252106 | | PROFESSIONAL SERVICES 06/01-30/2025,HAZELCREST 2-JUNE'25-PI | 07/15/2025 | 728.96 | .00 | 25-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0252106 | | PROFESSIONAL SERVICES 06/01-30/2025,HAZELCREST 2-JUNE'25-WATER | 07/15/2025 | 1,913.52 | .00 | 20-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| Total 0252106: | | | | | | 4,556.00 | .00 | | | | | |
| 429 | KELLER ASSOCIATES, INC. | 0252107 | | PROFESSIONAL SERVICES 06/01-30/2025,MEMORY RANCH 6-7-JUNE'25-SEWER | 07/15/2025 | 2,280.60 | .00 | 21-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0252107 | | PROFESSIONAL SERVICES 06/01-30/2025,MEMORY RANCH 6-7-JUNE'25-PI | 07/15/2025 | 868.80 | .00 | 25-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0252107 | | PROFESSIONAL SERVICES 06/01-30/2025,MEMORY RANCH 6-7-JUNE'25-WATER | 07/15/2025 | 2,280.60 | .00 | 20-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| Total 0252107: | | | | | | 5,430.00 | .00 | | | | | |
| 429 | KELLER ASSOCIATES, INC. | 0252110 | | PROFESSIONAL SERVICES 06/01-30/2025,RIVERTON 2, TREATMENT PLANT-JUNE'25-PI | 07/15/2025 | 490.88 | .00 | 25-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0252110 | | PROFESSIONAL SERVICES 06/01-30/2025,RIVERTON 2, TREATMENT PLANT-JUNE'25-SEWER | 07/15/2025 | 1,288.56 | .00 | 21-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0252110 | | PROFESSIONAL SERVICES 06/01-30/2025,RIVERTON 2, TREATMENT PLANT-JUNE'25 WATER | 07/15/2025 | 1,288.56 | .00 | 20-6202 PROFESSIONAL SERVICES | 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 0252110: | | | | | | 3,068.00 | .00 | | | | | |
| 429 | KELLER ASSOCIATES, INC. | 0252111 | | PROFESSIONAL SERVICES 06/01-30/2025,VALOR WEST 3-JUNE'25-SEWER | 07/15/2025 | 1,295.28 | .00 | 21-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0252111 | | PROFESSIONAL SERVICES 06/01-30/2025,VALOR WEST 3-JUNE'25-WATER | 07/15/2025 | 1,295.28 | .00 | 20-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0252111 | | PROFESSIONAL SERVICES 06/01-30/2025,VALOR WEST 3-JUNE'25-PI | 07/15/2025 | 493.44 | .00 | 25-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| Total 0252111: | | | | | | 3,084.00 | .00 | | | | | |
| 429 | KELLER ASSOCIATES, INC. | 0252112 | | PROFESSIONAL SERVICES FOR CONTRUCTION MODELING, 06/01-30/2025 TREATMENT PLANT JUNE'25-PI | 07/15/2025 | 649.60 | .00 | 25-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0252112 | | PROFESSIONAL SERVICES FOR CONTRUCTION MODELING, 06/01-30/2025 TREATMENT PLANT JUNE'25-WATER | 07/15/2025 | 1,705.20 | .00 | 20-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0252112 | | PROFESSIONAL SERVICES FOR CONTRUCTION MODELING, 06/01-30/2025 TREATMENT PLANT JUNE'25-SEWER | 07/15/2025 | 1,705.20 | .00 | 21-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| Total 0252112: | | | | | | 4,060.00 | .00 | | | | | |
| 429 | KELLER ASSOCIATES, INC. | 0252148 | | PROFESSIONAL SERVICES FOR CITY ENGINEER06/1-30/2025- BASE NUMBER,TREATMENT PLANT, JUN.'25-PI | 07/15/2025 | 102.40 | .00 | 25-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0252148 | | PROFESSIONAL SERVICES FOR CITY ENGINEER06/1-30/2025- BASE NUMBER,TREATMENT PLANT, | | | | | | | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | JUN.'25-SEWER | 07/15/2025 | 268.80 | .00 | 21-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0252148 | | PROFESSIONAL SERVICES FOR CITY ENGINEER06/1-30/2025- BASE NUMBER,TREATMENT PLANT, JUN.'25-WATER | 07/15/2025 | 268.80 | .00 | 20-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| Total 0252148: | | | | | | 640.00 | .00 | | | | | |
| 429 | KELLER ASSOCIATES, INC. | 0252194 | | PROFESSIONAL SERVICES 06/01-30/2025,DEVELOPMENT PLAN REVIEW-JUNE'25-PI | 07/15/2025 | 459.00 | .00 | 25-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0252194 | | PROFESSIONAL SERVICES 06/01-30/2025,DEVELOPMENT PLAN REVIEW-JUNE'25-SEWER | 07/15/2025 | 1,204.87 | .00 | 21-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| 429 | KELLER ASSOCIATES, INC. | 0252194 | | PROFESSIONAL SERVICES 06/01-30/2025,DEVELOPMENT PLAN REVIEW-JUNE'25-WATER | 07/15/2025 | 1,204.88 | .00 | 20-6202 PROFESSIONAL SERVICES | 0 | 7/25 | | |
| Total 0252194: | | | | | | 2,868.75 | .00 | | | | | |
| Total KELLER ASSOCIATES, INC.: | | | | | | 34,732.50 | .00 | | | | | |
| **KENDALL FORD OF MERIDIAN LLC** | | | | | | | | | | | | |
| 1616 | KENDALL FORD OF MERIDIAN LLC | 2381984 | | PARTS FOR TRUCK 82 LOCATOR, J. DURHAM, JULY 25 -PI | 07/08/2025 | 519.25 | .00 | 25-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 1616 | KENDALL FORD OF MERIDIAN LLC | 2381984 | 21174 | PARTS FOR TRUCK 82 LOCATOR, J. DURHAM, JULY 25 -WATER | 07/08/2025 | 1,363.04 | .00 | 20-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 1616 | KENDALL FORD OF MERIDIAN LLC | 2381984 | | PARTS FOR TRUCK 82 LOCATOR, J. DURHAM, JULY 25 -SEWER | 07/08/2025 | 1,363.04 | .00 | 21-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| Total 2381984: | | | | | | 3,245.33 | .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 KENDALL FORD OF MERIDIAN LLC: | | | | | | 3,245.33 | .00 | | | | | |
| **KM ENGINEERING LLP** | | | | | | | | | | | | |
| 2174 | KM ENGINEERING LLP | 22-219-19 | | MASON CREEK SEWER PHASE 1, PROJECT 22-219 INVOICE CUTOFF DATE 07/05/2025 | 07/14/2025 | 790.00 | .00 | 21-6020 CAPITAL IMPROVEMENTS | 0 | 7/25 | | |
| Total 22-219-19: | | | | | | 790.00 | .00 | | | | | |
| 2174 | KM ENGINEERING LLP | 23-034-13 | | MASON CREEK SEWER PHASE #2,INVOICE CUTOFF DATE 07/05/2025 | 07/14/2025 | 1,295.00 | .00 | 21-6020 CAPITAL IMPROVEMENTS | 0 | 7/25 | | |
| Total 23-034-13: | | | | | | 1,295.00 | .00 | | | | | |
| Total KM ENGINEERING LLP: | | | | | | 2,085.00 | .00 | | | | | |
| **KUNA LUMBER** | | | | | | | | | | | | |
| 499 | KUNA LUMBER | A150561 | 21150 | PONY SHOVEL, M. DAVILA, JULY 25-PI | 07/01/2025 | 14.40 | .00 | 25-6175 SMALL TOOLS | 0 | 7/25 | | |
| 499 | KUNA LUMBER | A150561 | 21150 | PONY SHOVEL, M. DAVILA, JULY 25-WATER | 07/01/2025 | 57.59 | .00 | 20-6175 SMALL TOOLS | 0 | 7/25 | | |
| Total A150561: | | | | | | 71.99 | .00 | | | | | |
| 499 | KUNA LUMBER | A150570 | | 8 BAGS OF CONCRETE FOR SUNBEAM 4" PI SERVICE, R. JONES, JULY 25 | 07/01/2025 | 47.92 | .00 | 25-6150 M & R - SYSTEM (PI) | 0 | 7/25 | | |
| Total A150570: | | | | | | 47.92 | .00 | | | | | |
| 499 | KUNA LUMBER | A150571 | 21154 | 8 BAGS OF CONCRETE FOR PI TIE OFF TEN MILE AND SUNSET, R. IVEY, JULY 25 | 07/01/2025 | 46.14 | .00 | 25-6150 M & R - SYSTEM (PI) | 0 | 7/25 | | |
| Total A150571: | | | | | | 46.14 | .00 | | | | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 499 | KUNA LUMBER | A150574 | 21155 | 12 INCH SQUARE CONRETE PAVERS TEN MILE AND SUNSET PI TIE IN, R. IVEY, JULY 25 | 07/01/2025 | 26.88 | .00 | 25-6150 M & R - SYSTEM (PI) | 0 | 7/25 | | |
| Total A150574: | | | | | | 26.88 | .00 | | | | | |
| 499 | KUNA LUMBER | A150688 | 21179 | PIPE FOR PATAGONIA, S CAHILL, JULY 25 | 07/08/2025 | 20.00 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total A150688: | | | | | | 20.00 | .00 | | | | | |
| 499 | KUNA LUMBER | A150706 | 21186 | HOSE FOR SEGO WELL HOUSE,S CAHILL-JULY'25 | 07/08/2025 | 13.49 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total A150706: | | | | | | 13.49 | .00 | | | | | |
| 499 | KUNA LUMBER | A150722 | 21196 | PVC FITTINGS AND FILE FOR REPAIR AT FARM, R. HENZE, JULY 25 | 07/09/2025 | 17.15 | .00 | 21-6090 FARM EXPENDITURES | 0 | 7/25 | | |
| Total A150722: | | | | | | 17.15 | .00 | | | | | |
| 499 | KUNA LUMBER | A150724 | 21197 | SHEETROCK SPACKLE FOR POLICE STATION- J LORENTZ JULY'25 | 07/09/2025 | 7.19 | .00 | 01-6140 MAINT. & REPAIR BUILDING | 0 | 7/25 | | |
| Total A150724: | | | | | | 7.19 | .00 | | | | | |
| 499 | KUNA LUMBER | A150725 | 21203 | CAPS FOR IRRIGATION AT WINCHESTER, S. CAHILL, JULY 25 | 07/09/2025 | 6.44 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total A150725: | | | | | | 6.44 | .00 | | | | | |
| 499 | KUNA LUMBER | A178942 | 21234 | FITTINGS FOR IRRIGATION BREAK, D. ABBOTT, JULY 25 | 07/15/2025 | 100.77 | .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 A178942: | | | | | | 100.77 | .00 | | | | | |
| 499 | KUNA LUMBER | A178953 | 21235 | SPRINKLER FLAGS, J. PEREZ, JULY 25 | 07/15/2025 | 9.89 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total A178953: | | | | | | 9.89 | .00 | | | | | |
| 499 | KUNA LUMBER | A179059 | 21277 | TAPE MEASURE, S. HARMON, JULY 25 | 07/21/2025 | 19.34 | .00 | 21-6175 SMALL TOOLS | 0 | 7/25 | | |
| Total A179059: | | | | | | 19.34 | .00 | | | | | |
| 499 | KUNA LUMBER | A179112 | 21308 | COUPLER FOR IRRIGATION FIX, P. MORFIN, JULY 25 | 07/23/2025 | 11.69 | .00 | 25-6150 M & R - SYSTEM (PI) | 0 | 7/25 | | |
| Total A179112: | | | | | | 11.69 | .00 | | | | | |
| 499 | KUNA LUMBER | A179123 | 21313 | REPLACEMENT SPRINKLER PARTS FOR THE FARM, R. HENZE, JULY 24 | 07/24/2025 | 33.97 | .00 | 21-6090 FARM EXPENDITURES | 0 | 7/25 | | |
| Total A179123: | | | | | | 33.97 | .00 | | | | | |
| 499 | KUNA LUMBER | A179128 | 21313 | REPLACEMENT SPRINKLER PARTS FOR THE FARM, R. HENZE, JULY 24 | 07/24/2025 | 40.11 | .00 | 21-6090 FARM EXPENDITURES | 0 | 7/25 | | |
| Total A179128: | | | | | | 40.11 | .00 | | | | | |
| 499 | KUNA LUMBER | A179147 | 21317 | CHEMICAL TO CLEAN URINAL, S. HOWELL, JULY 25 | 07/24/2025 | 10.61 | .00 | 01-6140 MAINT. & REPAIR BUILDING | 1004 | 7/25 | | |
| Total A179147: | | | | | | 10.61 | .00 | | | | | |
| 499 | KUNA LUMBER | A179192 | 21327 | PLUMBING PARTS FOR SPLASH PAD AND LIGHT BULBS FOR GREEN BELT RESTROOM, J. LORENTZ, JULY | | | | | | | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | 25 | 07/28/2025 | 72.24 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| 499 | KUNA LUMBER | A179192 | 21327 | LIGHT BULBS FOR GREEN BELT RESTROOM, J. LORENTZ, JULY 25 | 07/28/2025 | 19.34 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total A179192: | | | | | | 91.58 | .00 | | | | | |
| 499 | KUNA LUMBER | A179224 | 21335 | LIGHTS FOR THE PARK BATHROOM, J.LORENTZ, JUL.'25 | 07/29/2025 | 19.34 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total A179224: | | | | | | 19.34 | .00 | | | | | |
| 499 | KUNA LUMBER | A179228 | 21338 | SPRINKLER PARTS, D.ABBOTT, JUL.'25 | 07/29/2025 | 128.75 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total A179228: | | | | | | 128.75 | .00 | | | | | |
| 499 | KUNA LUMBER | A179236 | 21340 | SPRAY FOAM AND ROPE FOR MUD RUN- S CAHILL JULY'25 | 07/29/2025 | 15.73 | .00 | 01-6135 PUBLIC ENTERTAINMENT | 1004 | 7/25 | | |
| Total A179236: | | | | | | 15.73 | .00 | | | | | |
| 499 | KUNA LUMBER | A179241 | | ZIPTIE AND SLEDGE HAMMER FOR PARKS-K PETERSON JULY'25 | 07/29/2025 | 40.48 | .00 | 01-6175 SMALL TOOLS | 1004 | 7/25 | | |
| Total A179241: | | | | | | 40.48 | .00 | | | | | |
| 499 | KUNA LUMBER | B178194 | 21053 | ASPHALT PATCH, R.JONES, JUN.'25 | 06/17/2025 | 27.53 | .00 | 20-6150 M & R - SYSTEM | 0 | 7/25 | | |
| Total B178194: | | | | | | 27.53 | .00 | | | | | |
| 499 | KUNA LUMBER | B178423 | 21097 | HOSE CLAMPS AND SCREEN REPAIR PATCHES, J. COX, JUNE 25 | 06/24/2025 | 10.23 | .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 B178423: | | | | | | 10.23 | .00 | | | | | |
| 499 | KUNA LUMBER | B178443 | 21102 | CONDUIT CAPS,R JONES JUN.'25 | 06/25/2025 | 4.83 | .00 | 20-6150 M & R - SYSTEM | 0 | 7/25 | | |
| Total B178443: | | | | | | 4.83 | .00 | | | | | |
| 499 | KUNA LUMBER | B178457 | 21108 | HEX SCREWS AND BOLTS, J.PEREZ, JUN.25 | 06/25/2025 | 29.69 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total B178457: | | | | | | 29.69 | .00 | | | | | |
| 499 | KUNA LUMBER | B178600 | 21143 | BARBELL BOWS FOR SEGO PRAIRIE, R.IVEY, JUN.'25 | 06/30/2025 | 15.82 | .00 | 20-6150 M & R - SYSTEM | 0 | 7/25 | | |
| Total B178600: | | | | | | 15.82 | .00 | | | | | |
| 499 | KUNA LUMBER | B178732 | 21178 | 6 CAN SPRAY PAINT, M. NADEAU, JULY 25 | 07/07/2025 | 42.07 | .00 | 21-6150 M & R - SYSTEM | 0 | 7/25 | | |
| Total B178732: | | | | | | 42.07 | .00 | | | | | |
| 499 | KUNA LUMBER | B178768 | 21187 | COVEBASE GLUE FOR POLICE- J ADAMS- JULY'25 | 07/08/2025 | 17.52 | .00 | 01-6150 M & R - SYSTEM | 0 | 7/25 | | |
| Total B178768: | | | | | | 17.52 | .00 | | | | | |
| 499 | KUNA LUMBER | B178830 | 21211 | GROUT AND GLOVES TO FIX MANHOLE- J BOSTON JULY'25 | 07/10/2025 | 28.78 | .00 | 21-6150 M & R - SYSTEM | 0 | 7/25 | | |
| Total B178830: | | | | | | 28.78 | .00 | | | | | |
| 499 | KUNA LUMBER | B178922 | 21232 | BOLTS, FOR TEN MILE LIFT STATION, T.FLEMING, JUL.'25 | 07/14/2025 | 2.07 | .00 | 21-6150 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 B178922: | | | | | | 2.07 | .00 | | | | | |
| 499 | KUNA LUMBER | B179003 | 21248 | PVC PIPE FOR SPLASH PAD- S CAHILL JULY'25 PARKS | 07/16/2025 | 35.96 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total B179003: | | | | | | 35.96 | .00 | | | | | |
| 499 | KUNA LUMBER | B179034 | 21253 | CHLORINE PLUGS, J. OSBORN, JULY 25 | 07/17/2025 | 5.37 | .00 | 20-6150 M & R - SYSTEM | 0 | 7/25 | | |
| Total B179034: | | | | | | 5.37 | .00 | | | | | |
| 499 | KUNA LUMBER | B179063 | 21269 | ITEMS TO FIX A DOOR AT THE PLANT, T.FLEMING, JUL.'25 | 07/18/2025 | 22.83 | .00 | 21-6140 MAINT. & REPAIR BUILDING | 0 | 7/25 | | |
| Total B179063: | | | | | | 22.83 | .00 | | | | | |
| 499 | KUNA LUMBER | B179177 | 21298 | ZIP TIE FOR PARK SIGNS- S CAHILL JULY'25 | 07/23/2025 | 16.64 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total B179177: | | | | | | 16.64 | .00 | | | | | |
| Total KUNA LUMBER: | | | | | | 1,038.80 | .00 | | | | | |
| **MATHESON TRI-GAS INC** | | | | | | | | | | | | |
| 1871 | MATHESON TRI-GAS INC | 0031819728 | 21280 | RENTAL OF CYLINDER, T. FLEMING | 07/21/2025 | 135.18 | .00 | 21-6212 RENT - EQUIPMENT | 0 | 7/25 | | |
| Total 0031819728: | | | | | | 135.18 | .00 | | | | | |
| Total MATHESON TRI-GAS INC: | | | | | | 135.18 | .00 | | | | | |
| **MAV EVENT SERVICES LLC** | | | | | | | | | | | | |
| 2086 | MAV EVENT SERVICES LLC | 7981 | | SECURITY FOR 4TH OF JULY-JULY'25 | 07/22/2025 | 1,388.25 | .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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total 7981: | | | | | | 1,388.25 | .00 | | | | | |
| Total MAV EVENT SERVICES LLC: | | | | | | 1,388.25 | .00 | | | | | |
| **McGUIRE BEARING COMPANY** | | | | | | | | | | | | |
| 729 | McGUIRE BEARING COMPANY | 3255732-00 | 21274 | 6 BELTS B48 FOR MY EXHAUST FAN ODOR SCRUBER-M NADUE-JULY'26 | 07/21/2025 | 106.38 | 106.38 | 21-6150 M & R - SYSTEM | 0 | 7/25 | 07/25/2025 | |
| Total 3255732-00: | | | | | | 106.38 | 106.38 | | | | | |
| Total McGUIRE BEARING COMPANY: | | | | | | 106.38 | 106.38 | | | | | |
| **MIKE J. KAUFMAN** | | | | | | | | | | | | |
| 2302 | MIKE J. KAUFMAN | 071825MK | | UMPIRE SERVICES FOR 6 GAMES 06/30/25, 07/07/25 & 07/14/25 | 07/18/2025 | 300.00 | 300.00 | 01-6135 PUBLIC ENTERTAINMENT | 1004 | 7/25 | 07/18/2025 | |
| Total 071825MK: | | | | | | 300.00 | 300.00 | | | | | |
| Total MIKE J. KAUFMAN: | | | | | | 300.00 | 300.00 | | | | | |
| **MISCELLANEOUS #2** | | | | | | | | | | | | |
| 1849 | MISCELLANEOUS #2 | 07082025JA | | J. ADAMS SAFETY GLASSESS REIMBURSEMT, JULY 25-SEWER | 07/08/2025 | 53.00 | 53.00 | 21-6230 SAFETY TRAINING & EQUIPMENT | 0 | 7/25 | 07/11/2025 | |
| 1849 | MISCELLANEOUS #2 | 07082025JA | | J. ADAMS SAFETY GLASSESS REIMBURSEMT, JULY 25- P.I | 07/08/2025 | 26.49 | 26.49 | 25-6230 SAFETY TRAINING & EQUIPMENT | 0 | 7/25 | 07/11/2025 | |
| 1849 | MISCELLANEOUS #2 | 07082025JA | | J. ADAMS SAFETY GLASSESS REIMBURSEMT, JULY 25-ADMIN | 07/08/2025 | 132.49 | 132.49 | 01-6230 SAFETY TRAINING & EQUIPMENT | 0 | 7/25 | 07/11/2025 | |
| 1849 | MISCELLANEOUS #2 | 07082025JA | | J. ADAMS SAFETY GLASSESS REIMBURSEMT, JULY 25-WATER | 07/08/2025 | 53.00 | 53.00 | 20-6230 SAFETY TRAINING & EQUIPMENT | 0 | 7/25 | 07/11/2025 | |
| Total 07082025JA: | | | | | | 264.98 | 264.98 | | | | | |

| 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 | 07252025FC | | M3ID VALOR FALCON CREST, PERFORMANCE BOND RELEASE FOR FALCON CREST 7 LANDSCAPING, R03-2025, JULY 25 | 07/25/2025 | 379,037.50 | 379,037.50 | 30-2080 DEVELOPER DEPOSITS | 0 | 7/25 | 07/25/2025 | |
| Total 07252025FC: | | | | | | 379,037.50 | 379,037.50 | | | | | |
| Total MISCELLANEOUS #2: | | | | | | 379,302.48 | 379,302.48 | | | | | |
| **MISCELLANEOUS #3** | | | | | | | | | | | | |
| 2270 | MISCELLANEOUS #3 | 07082025PF | | P. FLORES BOOT REIMBURSEMENT, JULY 25 | 07/08/2025 | 300.00 | 300.00 | 01-6285 UNIFORMS EXPENSE | 1004 | 7/25 | 07/11/2025 | |
| Total 07082025PF: | | | | | | 300.00 | 300.00 | | | | | |
| Total MISCELLANEOUS #3: | | | | | | 300.00 | 300.00 | | | | | |
| **NANCY ELLEN STAUFFER** | | | | | | | | | | | | |
| 722 | NANCY ELLEN STAUFFER | 01172025NS | | MEAL REIMBURSEMENT WHILE ATTENDING SHRM CONFERENCE, JULY 25- ADMIN | 07/17/2025 | 23.68 | 23.68 | 01-6270 TRAVEL EXPENSES | 0 | 7/25 | 07/18/2025 | |
| 722 | NANCY ELLEN STAUFFER | 01172025NS | | MEAL REIMBURSEMENT WHILE ATTENDING SHRM CONFERENCE, JULY 25- SEWER | 07/17/2025 | 31.25 | 31.25 | 21-6270 TRAVEL EXPENSES | 0 | 7/25 | 07/18/2025 | |
| 722 | NANCY ELLEN STAUFFER | 01172025NS | | MEAL REIMBURSEMENT WHILE ATTENDING SHRM CONFERENCE, JULY 25- WATER | 07/17/2025 | 31.25 | 31.25 | 20-6270 TRAVEL EXPENSES | 0 | 7/25 | 07/18/2025 | |
| 722 | NANCY ELLEN STAUFFER | 01172025NS | | MEAL REIMBURSEMENT WHILE ATTENDING SHRM CONFERENCE- P.I | 07/17/2025 | 8.53 | 8.53 | 25-6270 TRAVEL EXPENSES | 0 | 7/25 | 07/18/2025 | |
| Total 01172025NS: | | | | | | 94.71 | 94.71 | | | | | |
| Total NANCY ELLEN STAUFFER: | | | | | | 94.71 | 94.71 | | | | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **NCC CONCRETE CONSTRUCTION LLC** | | | | | | | | | | | | |
| 2338 | NCC CONCRETE CONSTRUCTION LLC | 1271 | | CONCRETE FLAT WORK FOR PATAGONIA BASKET BALL COURT, JULY 25 | 07/19/2025 | 10,248.00 | .00 | 50-6045 CONTINGENCY | 0 | 7/25 | | |
| Total 1271: | | | | | | 10,248.00 | .00 | | | | | |
| Total NCC CONCRETE CONSTRUCTION LLC: | | | | | | 10,248.00 | .00 | | | | | |
| **NICOLE OWENS** | | | | | | | | | | | | |
| 2185 | NICOLE OWENS | 7038 | | BANNERS AND YARD STAKES FOR 4TH OF JULY, JUNE 25 | 06/24/2025 | 352.00 | 352.00 | 01-6135 PUBLIC ENTERTAINMENT | 1004 | 7/25 | 07/18/2025 | |
| Total 7038: | | | | | | 352.00 | 352.00 | | | | | |
| 2185 | NICOLE OWENS | 7042 | | SIGNS FOR SOFTBALL FIELD-JULY'25 | 07/10/2025 | 150.00 | 150.00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | 07/18/2025 | |
| Total 7042: | | | | | | 150.00 | 150.00 | | | | | |
| 2185 | NICOLE OWENS | 7043 | | BANNERS FOR FREEDOM FIESTA, JULY 25 | 07/21/2025 | 780.00 | 780.00 | 01-6135 PUBLIC ENTERTAINMENT | 1004 | 7/25 | 07/25/2025 | |
| Total 7043: | | | | | | 780.00 | 780.00 | | | | | |
| Total NICOLE OWENS: | | | | | | 1,282.00 | 1,282.00 | | | | | |
| **NOEMI MENDOZA ESPARZA** | | | | | | | | | | | | |
| 2363 | NOEMI MENDOZA ESPARZA | 06232025 | | FREEDOM FIESTA BALLOON DECOR, JUNE 25 | 06/23/2025 | 400.00 | 400.00 | 01-6135 PUBLIC ENTERTAINMENT | 1004 | 7/25 | 07/18/2025 | |
| Total 06232025: | | | | | | 400.00 | 400.00 | | | | | |
| Total NOEMI MENDOZA ESPARZA: | | | | | | 400.00 | 400.00 | | | | | |
| **NORCO, INC.** | | | | | | | | | | | | |
| 222 | NORCO, INC. | 0044051542 | 21215 | WELDING ROD FOR PARKS SERVICE TRUCK - C REGLI-JULY'25 | 07/10/2025 | 43.05 | .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 0044051542: | | | | | | 43.05 | .00 | | | | | |
| Total NORCO, INC.: | | | | | | 43.05 | .00 | | | | | |
| **ORALE LLC** | | | | | | | | | | | | |
| 2364 | ORALE LLC | O35 | | MUSIC FOR FREEDOM FIESTA 07/19/25 | 07/10/2025 | 2,000.00 | 2,000.00 | 01-6135 PUBLIC ENTERTAINMENT | 1004 | 7/25 | 07/18/2025 | |
| Total O35: | | | | | | 2,000.00 | 2,000.00 | | | | | |
| Total ORALE LLC: | | | | | | 2,000.00 | 2,000.00 | | | | | |
| **O'REILLY AUTO ENTERPRISES LLC** | | | | | | | | | | | | |
| 2121 | O'REILLY AUTO ENTERPRISES LLC | 5841-414036 | 21195 | OIL FILTERS FOR FLEET INVENTORY, J. DURHAM, JULY 25- WATER | 07/09/2025 | 16.05 | .00 | 20-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2121 | O'REILLY AUTO ENTERPRISES LLC | 5841-414036 | 21195 | OIL FILTERS FOR FLEET INVENTORY, J. DURHAM, JULY 25- SEWER | 07/09/2025 | 16.05 | .00 | 21-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2121 | O'REILLY AUTO ENTERPRISES LLC | 5841-414036 | 21195 | OIL FILTERS FOR FLEET INVENTORY, J. DURHAM, JULY 25- ADMIN | 07/09/2025 | 40.13 | .00 | 01-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2121 | O'REILLY AUTO ENTERPRISES LLC | 5841-414036 | 21195 | OIL FILTERS FOR FLEET INVENTORY, J. DURHAM, JULY 25- P.I | 07/09/2025 | 8.03 | .00 | 25-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| Total 5841-414036: | | | | | | 80.26 | .00 | | | | | |
| 2121 | O'REILLY AUTO ENTERPRISES LLC | 5841-414395 | | SLIDE TAP FOR FLEET VEHICLES ELECTRICAL REPAIR, J. DURHAM, JULY 25- ADMIN | 07/11/2025 | 4.49 | .00 | 01-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2121 | O'REILLY AUTO ENTERPRISES LLC | 5841-414395 | | SLIDE TAP FOR FLEET VEHICLES ELECTRICAL REPAIR, J. DURHAM, JULY 25- WATER | 07/11/2025 | 1.80 | .00 | 20-6305 VEHICLE MAINTENANCE & REPAIRS | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2121 | O'REILLY AUTO ENTERPRISES LLC | 5841-414395 | | SLIDE TAP FOR FLEET VEHICLES ELECTRICAL REPAIR, J. DURHAM, JULY 25- P.I | 07/11/2025 | .89 | .00 | 25-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| 2121 | O'REILLY AUTO ENTERPRISES LLC | 5841-414395 | | SLIDE TAP FOR FLEET VEHICLES ELECTRICAL REPAIR, J. DURHAM, JULY 25- SEWER | 07/11/2025 | 1.80 | .00 | 21-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 7/25 | | |
| Total 5841-414395: | | | | | | 8.98 | .00 | | | | | |
| Total O'REILLY AUTO ENTERPRISES LLC: | | | | | | 89.24 | .00 | | | | | |
| **PAIGE MECHANICAL GROUP, INC.** | | | | | | | | | | | | |
| 1654 | PAIGE MECHANICAL GROUP, INC. | 45994 | | HVAC SERVICE AT TREATMENT PLANT, JULY 25- WATER | 06/30/2025 | 87.36 | .00 | 20-6140 MAINT. & REPAIR BUILDING | 0 | 7/25 | | |
| 1654 | PAIGE MECHANICAL GROUP, INC. | 45994 | | HVAC SERVICE AT TREATMENT PLANT, JULY 25- P.I | 06/30/2025 | 33.28 | .00 | 25-6140 MAINT. & REPAIR BUILDING | 0 | 7/25 | | |
| 1654 | PAIGE MECHANICAL GROUP, INC. | 45994 | | HVAC SERVICE AT TREATMENT PLANT, JULY 25- SEWER | 06/30/2025 | 87.36 | .00 | 21-6140 MAINT. & REPAIR BUILDING | 0 | 7/25 | | |
| Total 45994: | | | | | | 208.00 | .00 | | | | | |
| 1654 | PAIGE MECHANICAL GROUP, INC. | 45995 | 20933 | NEW AIR CONDITIONING UNIT FOR MAINTENCE BUILDING AT THE TREATMENT PLANT, M. NADEAU, JUNE 25- WATER | 07/09/2025 | 1,678.32 | .00 | 20-6150 M & R - SYSTEM | 0 | 7/25 | | |
| 1654 | PAIGE MECHANICAL GROUP, INC. | 45995 | 20933 | NEW AIR CONDITIONING UNIT FOR MAINTENCE BUILDING AT THE TREATMENT PLANT, M. NADEAU, JUNE 25- SEWER | 07/09/2025 | 1,678.32 | .00 | 21-6150 M & R - SYSTEM | 0 | 7/25 | | |
| 1654 | PAIGE MECHANICAL GROUP, INC. | 45995 | 20933 | NEW AIR CONDITIONING UNIT FOR MAINTENCE BUILDING AT THE TREATMENT PLANT, M. NADEAU, JUNE 25- P.I | 07/09/2025 | 639.36 | .00 | 25-6150 M & R - SYSTEM (PI) | 0 | 7/25 | | |
| Total 45995: | | | | | | 3,996.00 | .00 | | | | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total PAIGE MECHANICAL GROUP, INC.: | | | | | | 4,204.00 | .00 | | | | | |
| **POLY SEAL LLC** | | | | | | | | | | | | |
| 2358 | POLY SEAL LLC | 1838 | | INSULATION FOR SHED AT THE SEWER LAGOONS TO STORE CHEMICALS, M.WEBB, JUNE 25 | 06/03/2025 | 2,042.00 | 2,042.00 | 21-6190 POSTAGE & BILLING | 0 | 7/25 | 07/18/2025 | |
| Total 1838: | | | | | | 2,042.00 | 2,042.00 | | | | | |
| Total POLY SEAL LLC: | | | | | | 2,042.00 | 2,042.00 | | | | | |
| **QUADIENT FINANCE USA INC** | | | | | | | | | | | | |
| 1770 | QUADIENT FINANCE USA INC | 063025QF | | POSTAGE METER REFILL, JUNE 25- P.I | 06/30/2025 | 50.00 | 50.00 | 25-6190 POSTAGE & BILLING | 0 | 7/25 | 07/11/2025 | |
| 1770 | QUADIENT FINANCE USA INC | 063025QF | | POSTAGE METER REFILL, JUNE 25- ADMIN | 06/30/2025 | 140.00 | 140.00 | 01-6190 POSTAGE & BILLING | 0 | 7/25 | 07/11/2025 | |
| 1770 | QUADIENT FINANCE USA INC | 063025QF | | POSTAGE METER REFILL, JUNE 25- WATER | 06/30/2025 | 130.00 | 130.00 | 20-6190 POSTAGE & BILLING | 0 | 7/25 | 07/11/2025 | |
| 1770 | QUADIENT FINANCE USA INC | 063025QF | | POSTAGE METER REFILL, JUNE 25- P&Z | 06/30/2025 | 50.00 | 50.00 | 01-6190 POSTAGE & BILLING | 1003 | 7/25 | 07/11/2025 | |
| 1770 | QUADIENT FINANCE USA INC | 063025QF | | POSTAGE METER REFILL, JUNE 25- SEWER | 06/30/2025 | 130.00 | 130.00 | 21-6190 POSTAGE & BILLING | 0 | 7/25 | 07/11/2025 | |
| Total 063025QF: | | | | | | 500.00 | 500.00 | | | | | |
| Total QUADIENT FINANCE USA INC: | | | | | | 500.00 | 500.00 | | | | | |
| **REXEL USA, INC.** | | | | | | | | | | | | |
| 1613 | REXEL USA, INC. | 1Y31389 | 21168 | NEW STREET LIGHTS AROUND HIGH SCHOOL -S HOWELL- JULY'25 | 07/25/2025 | 4,473.30 | .00 | 01-6150 M & R - SYSTEM | 1002 | 7/25 | | |
| Total 1Y31389: | | | | | | 4,473.30 | .00 | | | | | |
| Total REXEL USA, INC.: | | | | | | 4,473.30 | .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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **RLG PROPERTIES LLC** | | | | | | | | | | | | |
| 2373 | RLG PROPERTIES LLC | 07172025RLG | | RIGHT OF WAY LAND PURCHASE R39-2025 KAY AND AVALON LIGHT SIGNAL PROJECT, JULY 25 | 07/17/2025 | 8,116.00 | 8,116.00 | 03-6355 TRANSPORTATION EXPENDITURES | 0 | 7/25 | 07/25/2025 | |
| Total 07172025RLG: | | | | | | 8,116.00 | 8,116.00 | | | | | |
| Total RLG PROPERTIES LLC: | | | | | | 8,116.00 | 8,116.00 | | | | | |
| **ROCKY MOUNTAIN STEEL INC** | | | | | | | | | | | | |
| 2230 | ROCKY MOUNTAIN STEEL INC | 320550 | 21214 | 5 EACH D RINGS, C.REGLI, JUL.'25 | 07/10/2025 | 91.56 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total 320550: | | | | | | 91.56 | .00 | | | | | |
| Total ROCKY MOUNTAIN STEEL INC: | | | | | | 91.56 | .00 | | | | | |
| **SIMPLOT TURF & HORTICULTURE** | | | | | | | | | | | | |
| 491 | SIMPLOT TURF & HORTICULTURE | 216081576 | | RELY III WETTING AGENT FOR PARKS, JULY 25 | 07/18/2025 | 8,200.00 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total 216081576: | | | | | | 8,200.00 | .00 | | | | | |
| Total SIMPLOT TURF & HORTICULTURE: | | | | | | 8,200.00 | .00 | | | | | |
| **SOUTHWEST OFFICE SUPPLY INC** | | | | | | | | | | | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-202329-1 | 21256 | OFFICE SUPPLIES FOR CITY HALL, A. PETERSON, JULY 25-ADMIN | 07/21/2025 | 96.84 | .00 | 01-6165 OFFICE SUPPLIES | 0 | 7/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-202329-1 | 21256 | OFFICE SUPPLIES FOR CITY HALL, A. PETERSON, JULY 25-WATER | 07/21/2025 | 66.25 | .00 | 20-6165 OFFICE SUPPLIES | 0 | 7/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-202329-1 | 21256 | OFFICE SUPPLIES FOR CITY HALL, A. PETERSON, JULY 25-P.I | 07/21/2025 | 25.48 | .00 | 25-6165 OFFICE SUPPLIES | 0 | 7/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-202329-1 | 21256 | OFFICE SUPPLIES FOR CITY HALL, A. PETERSON, JULY 25-SEWER | 07/21/2025 | 66.25 | .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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total WO-202329-1: | | | | | | 254.82 | .00 | | | | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-202652-1 | 21299 | 2 CASES TOILET PAPER FOR CITY HALL, A. PETERSON-ADMIN | 07/24/2025 | 74.54 | .00 | 01-6025 JANITORIAL | 0 | 7/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-202652-1 | 21299 | OFFICE SUPPLIES FOR CITY HALL, A. PETERSON- P.I | 07/24/2025 | .47 | .00 | 25-6165 OFFICE SUPPLIES | 0 | 7/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-202652-1 | 21299 | OFFICE SUPPLIES FOR CITY HALL, A. PETERSON- WATER | 07/24/2025 | 1.24 | .00 | 20-6165 OFFICE SUPPLIES | 0 | 7/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-202652-1 | 21299 | 2 CASES TOILET PAPER FOR CITY HALL, A. PETERSON- P.I | 07/24/2025 | 19.60 | .00 | 25-6025 JANITORIAL | 0 | 7/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-202652-1 | 21299 | 2 CASES TOILET PAPER FOR CITY HALL, A. PETERSON-SEWER | 07/24/2025 | 51.01 | .00 | 21-6025 JANITORIAL | 0 | 7/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-202652-1 | 21299 | OFFICE SUPPLIES FOR CITY HALL, A. PETERSON- SEWER | 07/24/2025 | 1.24 | .00 | 21-6165 OFFICE SUPPLIES | 0 | 7/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-202652-1 | 21299 | 2 CASES TOILET PAPER FOR CITY HALL, A. PETERSON-WATER | 07/24/2025 | 51.01 | .00 | 20-6025 JANITORIAL | 0 | 7/25 | | |
| 2213 | SOUTHWEST OFFICE SUPPLY INC | WO-202652-1 | 21299 | OFFICE SUPPLIES FOR CITY HALL, A. PETERSON- ADMIN | 07/24/2025 | 1.82 | .00 | 01-6165 OFFICE SUPPLIES | 0 | 7/25 | | |
| Total WO-202652-1: | | | | | | 200.93 | .00 | | | | | |
| Total SOUTHWEST OFFICE SUPPLY INC: | | | | | | 455.75 | .00 | | | | | |
| **ST. LUKE'S HEALTH SYSTEM** | | | | | | | | | | | | |
| 1441 | ST. LUKE'S HEALTH SYSTEM | 2647997 | | EMPLOYEE IMMUNIZATIONS, M. KEHOE, JULY 25 | 07/09/2025 | 241.74 | 241.74 | 21-5950 TEAM BUILDING, ONBOARDING | 0 | 7/25 | 07/25/2025 | |
| 1441 | ST. LUKE'S HEALTH SYSTEM | 2647997 | | EMPLOYEE IMMUNIZATIONS, A. WENGER & C.COUCH, JULY 25-P.I | 07/09/2025 | 65.47 | 65.47 | 25-5950 TEAM BUILDING, ONBOARDING | 0 | 7/25 | 07/25/2025 | |
| 1441 | ST. LUKE'S HEALTH SYSTEM | 2647997 | | EMPLOYEE IMMUNIZATIONS, A. WENGER & C.COUCH, JULY 25-WATER | 07/09/2025 | 171.87 | 171.87 | 20-5950 TEAM BUILDING, ONBOARDING | 0 | 7/25 | 07/25/2025 | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1441 | ST. LUKE'S HEALTH SYSTEM | 2647997 | | EMPLOYEE IMMUNIZATIONS, A. WENGER & C.COUCH, JULY 25-SEWER | 07/09/2025 | 171.87 | 171.87 | 21-5950 TEAM BUILDING, ONBOARDING | 0 | 7/25 | 07/25/2025 | |
| Total 2647997: | | | | | | 650.95 | 650.95 | | | | | |
| Total ST. LUKE'S HEALTH SYSTEM: | | | | | | 650.95 | 650.95 | | | | | |
| **STEVEN PERRY** | | | | | | | | | | | | |
| 2315 | STEVEN PERRY | 1080 | | TREE TRIMMING AND REMOVAL OF DEBRIS AT BERNIE FISHER PARK, JULY 25 | 07/10/2025 | 6,000.00 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total 1080: | | | | | | 6,000.00 | .00 | | | | | |
| Total STEVEN PERRY: | | | | | | 6,000.00 | .00 | | | | | |
| **SUNROC CORPORATION** | | | | | | | | | | | | |
| 1826 | SUNROC CORPORATION | 41422299 | 21173 | TOP SOIL FOR WINCHESTER, B VILLANUEVA JULY'25 | 07/03/2025 | 201.03 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total 41422299: | | | | | | 201.03 | .00 | | | | | |
| 1826 | SUNROC CORPORATION | 41426461 | 21262 | PIT RUN, FOR WINCHESTER PARK, S.CAHILL, JUL.'25 | 07/18/2025 | 273.36 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total 41426461: | | | | | | 273.36 | .00 | | | | | |
| 1826 | SUNROC CORPORATION | 41426879 | 21272 | PIT RUN FOR WINCHESTER, B. VILLANUEVA, JULY 25 | 07/21/2025 | 265.84 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total 41426879: | | | | | | 265.84 | .00 | | | | | |
| 1826 | SUNROC CORPORATION | 41427350 | 21278 | PIT RUN FOR WINCHESTER, B. VILLANUEVA, JULY 25 | 07/22/2025 | 474.97 | .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 41427350: | | | | | | 474.97 | .00 | | | | | |
| 1826 | SUNROC CORPORATION | 41427778 | 21292 | PIT RUN FOR WINCHESTER, C. REGLI, JULY 25 | 07/23/2025 | 380.89 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total 41427778: | | | | | | 380.89 | .00 | | | | | |
| 1826 | SUNROC CORPORATION | 41428080 | 21307 | PIT RUN FOR WINCHESTER, B VILLANUEVA-JULY'25 | 07/24/2025 | 326.08 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total 41428080: | | | | | | 326.08 | .00 | | | | | |
| 1826 | SUNROC CORPORATION | 41428417 | | SAND FOR PARKS SHOP, M. PRICE, JULY 25 | 07/25/2025 | 185.10 | .00 | 01-6150 M & R - SYSTEM | 1004 | 7/25 | | |
| Total 41428417: | | | | | | 185.10 | .00 | | | | | |
| Total SUNROC CORPORATION: | | | | | | 2,107.27 | .00 | | | | | |
| **TOTAL EQUIP & RENTAL OF CANYON COUNTY** | | | | | | | | | | | | |
| 2112 | TOTAL EQUIP & RENTAL OF CANYON COUNTY | P16642 | 21283 | WINDOW LATCH FOR PARKS TOOL CAT, J. DURHAM, JULY 25 | 07/22/2025 | 84.13 | .00 | 01-6142 MAINT. & REPAIR - EQUIPMENT | 1004 | 7/25 | | |
| Total P16642: | | | | | | 84.13 | .00 | | | | | |
| TOTAL EQUIP & RENTAL OF CANYON COUNTY: | | | | | | 84.13 | .00 | | | | | |
| **TREASURE VALLEY COFFEE** | | | | | | | | | | | | |
| 992 | TREASURE VALLEY COFFEE | 2160:11100272 | | BEAN TO CUP RENTAL, 4 WEEKS, PARKS SHOP/OFFICE, JULY.'25 | 07/23/2025 | 150.00 | .00 | 01-6212 RENT - EQUIPMENT | 1004 | 7/25 | | |
| 992 | TREASURE VALLEY COFFEE | 2160:11100272 | | COFFEE FOR PARKS, JULY 25 | 07/23/2025 | 135.62 | .00 | 01-6165 OFFICE SUPPLIES | 1004 | 7/25 | | |
| Total 2160:11100272: | | | | | | 285.62 | .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: | | | | | 285.62 | .00 | | | | | |
| **TREASURE VALLEY DRILLING, INC.** | | | | | | | | | | | | |
| 1325 | TREASURE VALLEY DRILLING, INC. | 6637 | 21202 | WELL #4 CLEANING, R. JONES, JULY 25 | 07/08/2025 | 18,157.50 | .00 | 20-6020 CAPITAL IMPROVEMENTS | 0 | 7/25 | | |
| | Total 6637: | | | | | 18,157.50 | .00 | | | | | |
| 1325 | TREASURE VALLEY DRILLING, INC. | 6638 | 21201 | WELL #9 CLEANING, R. JONES JULY 25 | 07/08/2025 | 11,420.00 | .00 | 20-6020 CAPITAL IMPROVEMENTS | 0 | 7/25 | | |
| | Total 6638: | | | | | 11,420.00 | .00 | | | | | |
| | Total TREASURE VALLEY DRILLING, INC.: | | | | | 29,577.50 | .00 | | | | | |
| **TURF EQUIPMENT & IRRIGATION INC** | | | | | | | | | | | | |
| 1969 | TURF EQUIPMENT & IRRIGATION INC | 767984-00 | 21177 | PARTS FOR PARKS TORO SPAYER- J DURHAM JULY'25 | 07/08/2025 | 71.76 | 71.76 | 01-6142 MAINT. & REPAIR - EQUIPMENT | 1004 | 7/25 | 07/11/2025 | |
| | Total 767984-00: | | | | | 71.76 | 71.76 | | | | | |
| | Total TURF EQUIPMENT & IRRIGATION INC: | | | | | 71.76 | 71.76 | | | | | |
| **ULINE INC** | | | | | | | | | | | | |
| 2065 | ULINE INC | 195419629 | 21242 | 3 LOCKERS FOR WATER DEPARTMENT, D. CROSSLEY, JULY 25- WATER | 07/16/2025 | 1,755.09 | .00 | 20-6140 MAINT. & REPAIR BUILDING | 0 | 7/25 | | |
| 2065 | ULINE INC | 195419629 | 21242 | 3 LOCKERS FOR WATER DEPARTMENT, D. CROSSLEY, JULY 25- P.I | 07/16/2025 | 438.77 | .00 | 25-6140 MAINT. & REPAIR BUILDING | 0 | 7/25 | | |
| | Total 195419629: | | | | | 2,193.86 | .00 | | | | | |
| | Total ULINE INC: | | | | | 2,193.86 | .00 | | | | | |
| **ULTIMATE HEATING & AIR, 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1538 | ULTIMATE HEATING & AIR, INC. | 25006321 | 21198 | AC SERVICE AT SEGO PI, R. JONES, JULY 25 | 07/08/2025 | 239.00 | 239.00 | 25-6150 M & R - SYSTEM (PI) | 0 | 7/25 | 07/11/2025 | |
| Total 25006321: | | | | | | 239.00 | 239.00 | | | | | |
| Total ULTIMATE HEATING & AIR, INC.: | | | | | | 239.00 | 239.00 | | | | | |
| **UNITED SITE SERVICES OF NEVADA INC** | | | | | | | | | | | | |
| 2124 | UNITED SITE SERVICES OF NEVADA INC | 114-14093648 | | DELUXE AND ADA PORTABLE RESTROOM RENTAL, 4TH OF JULY EVENT, JULY 25 | 07/09/2025 | 1,060.00 | 1,060.00 | 01-6135 PUBLIC ENTERTAINMENT | 1004 | 7/25 | 07/11/2025 | |
| Total 114-14093648: | | | | | | 1,060.00 | 1,060.00 | | | | | |
| 2124 | UNITED SITE SERVICES OF NEVADA INC | 114-14099888 | | 2 EA PORTABLE RESTROOM RENTALS FOR FREEDOM FIESTA, 7/18-21/2025 | 07/22/2025 | 410.00 | 410.00 | 01-6135 PUBLIC ENTERTAINMENT | 1004 | 7/25 | 07/25/2025 | |
| Total 114-14099888: | | | | | | 410.00 | 410.00 | | | | | |
| 2124 | UNITED SITE SERVICES OF NEVADA INC | INV-5409733 | | ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 06/20-07/17/25- BUTLER PARK | 06/20/2025 | 119.00 | 119.00 | 01-6212 RENT - EQUIPMENT | 1004 | 7/25 | 07/18/2025 | |
| Total INV-5409733: | | | | | | 119.00 | 119.00 | | | | | |
| 2124 | UNITED SITE SERVICES OF NEVADA INC | INV-5460153 | | ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 06/16-07/13/25- THE FARM PARK | 07/13/2025 | 119.00 | .00 | 01-6212 RENT - EQUIPMENT | 1004 | 7/25 | | |
| Total INV-5460153: | | | | | | 119.00 | .00 | | | | | |
| 2124 | UNITED SITE SERVICES OF NEVADA INC | INV-5460230 | | ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE 06/16-07/13/25- ARBOR RIDGE PARK | 07/13/2025 | 119.00 | .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-5460230: | | | | | | 119.00 | .00 | | | | | |
| 2124 | UNITED SITE SERVICES OF NEVADA INC | INV-5460240 | | ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 06/16-07/13/25- SEGO PRAIRIE | 07/13/2025 | 119.00 | .00 | 01-6212 RENT - EQUIPMENT | 1004 | 7/25 | | |
| Total INV-5460240: | | | | | | 119.00 | .00 | | | | | |
| 2124 | UNITED SITE SERVICES OF NEVADA INC | INV-5460387 | | STANDARD PORTABLE RESTROOM RENTAL, BI-WEEKLY SERVICE, 06/16-07/13/25- CITY FARM | 07/13/2025 | 61.00 | .00 | 21-6212 RENT - EQUIPMENT | 0 | 7/25 | | |
| Total INV-5460387: | | | | | | 61.00 | .00 | | | | | |
| 2124 | UNITED SITE SERVICES OF NEVADA INC | INV-5472965 | | ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE 07/18-08/14//25- BUTLER PARK | 07/18/2025 | 119.00 | .00 | 01-6212 RENT - EQUIPMENT | 1004 | 7/25 | | |
| Total INV-5472965: | | | | | | 119.00 | .00 | | | | | |
| 2124 | UNITED SITE SERVICES OF NEVADA INC | INV-5474133 | | ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 06/22-07/19/25- SADIE CREEK PARK | 07/19/2025 | 119.00 | .00 | 01-6212 RENT - EQUIPMENT | 1004 | 7/25 | | |
| Total INV-5474133: | | | | | | 119.00 | .00 | | | | | |
| 2124 | UNITED SITE SERVICES OF NEVADA INC | INV-5474258 | | ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 06/22-07/19/25- WINCHESTER PARK | 07/19/2025 | 119.00 | .00 | 01-6212 RENT - EQUIPMENT | 1004 | 7/25 | | |
| Total INV-5474258: | | | | | | 119.00 | .00 | | | | | |
| 2124 | UNITED SITE SERVICES OF NEVADA INC | INV-5484628 | | STANDARD PORTABLE RESTROOM RENTAL, BI-WEEKLY SERVICE 07/24-08/20/25- BOOSTER 5750 E KUNA RD | 07/24/2025 | 66.00 | .00 | 20-6212 RENT - 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 |
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| Total INV-5484628: | | | | | | 66.00 | .00 | | | | | |
| Total UNITED SITE SERVICES OF NEVADA INC: | | | | | | 2,430.00 | 1,589.00 | | | | | |
| **UNIVAR SOLUTIONS USA, INC.** | | | | | | | | | | | | |
| 1410 | UNIVAR SOLUTIONS USA, INC. | 53138783 | 21144 | 4 EA TOTES OF CHOLRINE, M NADEAU, JUNE'25 | 07/03/2025 | 14,686.64 | .00 | 21-6151 M & R - PROCESS CHEMICALS | 0 | 7/25 | | |
| 1410 | UNIVAR SOLUTIONS USA, INC. | 53138783 | | 3 EA TOTES HYPOCHLORIDE, JUNE 25 | 07/03/2025 | 4,257.00 | .00 | 21-6151 M & R - PROCESS CHEMICALS | 0 | 7/25 | | |
| 1410 | UNIVAR SOLUTIONS USA, INC. | 53138783 | | 2 EA CONTAINER DEPOSITS, JUNE 25 | 07/03/2025 | 2,100.00 | .00 | 21-6097 DEPOSITS ON ACCOUNT | 0 | 7/25 | | |
| Total 53138783: | | | | | | 21,043.64 | .00 | | | | | |
| 1410 | UNIVAR SOLUTIONS USA, INC. | 53142301 | 21045 | TANKER OF ALUM, M. NADEAU, JUNE 25 | 07/01/2025 | 12,980.57 | .00 | 21-6151 M & R - PROCESS CHEMICALS | 0 | 7/25 | | |
| Total 53142301: | | | | | | 12,980.57 | .00 | | | | | |
| 1410 | UNIVAR SOLUTIONS USA, INC. | 53163945 | 21145 | ALUM TANKER, M NADEAU JUNE'25 | 07/09/2025 | 12,527.42 | .00 | 21-6151 M & R - PROCESS CHEMICALS | 0 | 7/25 | | |
| Total 53163945: | | | | | | 12,527.42 | .00 | | | | | |
| 1410 | UNIVAR SOLUTIONS USA, INC. | 97848287 | | CONTAINER DEPOSIT CREDIT, JULY 25 | 07/03/2025 | -700.00 | .00 | 21-6097 DEPOSITS ON ACCOUNT | 0 | 7/25 | | |
| Total 97848287: | | | | | | -700.00 | .00 | | | | | |
| Total UNIVAR SOLUTIONS USA, INC.: | | | | | | 45,851.63 | .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 |
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| **UTILITY REFUND #18** | | | | | | | | | | | | |
| 2325 | UTILITY REFUND #18 | 182710.03-A | | CHRISTINA GROGAN 1680 N ALCATRAZ AVE UTILITY REFUND-WATER | 05/19/2025 | 68.47 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 182710.03-A: | | | | | | 68.47 | .00 | | | | | |
| Total UTILITY REFUND #18: | | | | | | 68.47 | .00 | | | | | |
| **UTILITY REFUND #19** | | | | | | | | | | | | |
| 2367 | UTILITY REFUND #19 | 110170.04 | | GARY ANDERSON 560 N KATIE,UTILITY REFUND WAY-WATER | 07/01/2025 | 28.24 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 110170.04 | | GARY ANDERSON 560 N KATIE,UTILITY REFUND WAY-SEWER | 07/01/2025 | 50.92 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 110170.04 | | GARY ANDERSON 560 N KATIE,UTILITY REFUND WAY-TRASH | 07/01/2025 | 41.74 | .00 | 26-4975 SOLID WASTE USER FEES | 0 | 7/25 | | |
| Total 110170.04: | | | | | | 120.90 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 11070.01 | | HEATHER HONEY 378 N CLEVELAND AVE,UTILITY REFUND-WATER | 07/16/2025 | 1.92 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 11070.01 | | HEATHER HONEY 378 N CLEVELAND AVE,UTILITY REFUND-SEWER | 07/16/2025 | 6.01 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 11070.01 | | HEATHER HONEY 378 N CLEVELAND AVE,UTILITY REFUND-TRASH | 07/16/2025 | 6.08 | .00 | 26-4975 SOLID WASTE USER FEES | 0 | 7/25 | | |
| Total 11070.01: | | | | | | 14.01 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 123011.00 | | CBH 2490 W OPALITE DR UTILITY REFUND-SEWER | 07/03/2025 | 47.69 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 123011.00 | | CBH 2490 W OPALITE DR UTILITY REFUND-WATER | 07/03/2025 | 112.88 | .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 |
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| Total 123011.00: | | | | | | 160.57 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 123027.00 | | CBH 1532 N COLTSFOOT AVE UTILITY REFUND-WATER | 07/02/2025 | 85.76 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 123027.00 | | CBH 1532 N COLTSFOOT AVE UTILITY REFUND-SEWER | 07/02/2025 | 7.21 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 123027.00: | | | | | | 92.97 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 123035.00 | | CBH 1404 N COLTSFOOT AVE UTILITY REFUND-WATER | 07/09/2025 | 83.08 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 123035.00: | | | | | | 83.08 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 123042.00 | | CBH 2395 W OPALITE DR UTILITY REFUND-SEWER | 07/01/2025 | 34.65 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 123042.00 | | CBH 2395 W OPALITE DR UTILITY REFUND-WATER | 07/01/2025 | 109.90 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 123042.00: | | | | | | 144.55 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 123047.00 | | CBH 2455 W OPALITE DR,UTILITY REFUND-WATER | 07/17/2025 | 41.05 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 123047.00 | | CBH 2455 W OPALITE DR,UTILITY REFUND-SEWER | 07/17/2025 | 43.94 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 123047.00: | | | | | | 84.99 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 130250.02 | | AMERICAN HOMES 4 RENT 5 1308 W RYEGRASS CT,UTILITY REFUND-WATER | 07/23/2025 | 6.80 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 130250.02 | | AMERICAN HOMES 4 RENT 5 1308 W RYEGRASS CT,UTILITY REFUND-SEWER | 07/23/2025 | 14.04 | .00 | 21-4600 SEWER 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 | 130250.02 | | AMERICAN HOMES 4 RENT 5 1308 W RYEGRASS CT,UTILITY REFUND-TRASH | 07/23/2025 | 10.57 | .00 | 26-4975 SOLID WASTE USER FEES | 0 | 7/25 | | |
| Total 130250.02: | | | | | | 31.41 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 150470.02 | | LUKE VANDHOEF 1233 N TUMBLER DR UTILITY REFUND-SEWER | 07/01/2025 | 2.52 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 150470.02 | | LUKE VANDHOEF 1233 N TUMBLER DR UTILITY REFUND-WATER | 07/01/2025 | 208.15 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 150470.02 | | LUKE VANDHOEF 1233 N TUMBLER DR UTILITY REFUND-TRASH | 07/01/2025 | 1.59 | .00 | 26-4975 SOLID WASTE USER FEES | 0 | 7/25 | | |
| Total 150470.02: | | | | | | 212.26 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 171162.00 | | CBH 250 N MEADOWSWEET AVE UTILITY REFUND-WATER | 07/01/2025 | 110.31 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 171162.00 | | CBH 250 N MEADOWSWEET AVE UTILITY REFUND-SEWER | 07/01/2025 | 42.12 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 171162.00: | | | | | | 152.43 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 171174.00 | | CBH 165 N COLTSFOOT AVE UTILITY REFUND-SEWER | 07/01/2025 | 41.38 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 171174.00 | | CBH 165 N COLTSFOOT AVE UTILITY REFUND-WATER | 07/01/2025 | 111.05 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 171174.00: | | | | | | 152.43 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 174032.03 | | BENJAMIN PICASIO 1923 W DESERTHAWK DR,UTILITY REFUND-WATER | 07/18/2025 | 6.63 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 174032.03 | | BENJAMIN PICASIO 1923 W DESERTHAWK DR,UTILITY | | | | | | | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
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| | | | | REFUND-SERER | 07/18/2025 | 10.94 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 174032.03 | | BENJAMIN PICASIO 1923 W DESERTHAWK DR,UTILITY REFUND-TRASH | 07/18/2025 | 50.37 | .00 | 26-4975 SOLID WASTE USER FEES | 0 | 7/25 | | |
| Total 174032.03: | | | | | | 67.94 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 174112.03 | | KYLE JOHNSON 942 S STIBNITE PL UTILITY REFUND-SEWER | 07/11/2025 | 8.92 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 174112.03 | | KYLE JOHNSON 942 S STIBNITE PL UTILITY REFUND-WATER | 07/11/2025 | 108.43 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 174112.03 | | KYLE JOHNSON 942 S STIBNITE PL UTILITY REFUND-TRASH | 07/11/2025 | 5.62 | .00 | 26-4975 SOLID WASTE USER FEES | 0 | 7/25 | | |
| Total 174112.03: | | | | | | 122.97 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 207116.00 | | OPEN DOOR RENTALS 3150 N SARATOV WAY UTILITY REFUND-SEWER | 07/10/2025 | 30.56 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 207116.00 | | OPEN DOOR RENTALS 3150 N SARATOV WAY UTILITY REFUND-WATER | 07/10/2025 | 18.49 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 207116.00 | | OPEN DOOR RENTALS 3150 N SARATOV WAY UTILITY REFUND-TRASH | 07/10/2025 | 20.94 | .00 | 26-4975 SOLID WASTE USER FEES | 0 | 7/25 | | |
| Total 207116.00: | | | | | | 69.99 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 220655.04 | | BLAKE DARRINGTON 743 E WILD LILAC CT UTILITY REFUND-TRASH | 07/01/2025 | 1.57 | .00 | 26-4975 SOLID WASTE USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 220655.04 | | BLAKE DARRINGTON 743 E WILD LILAC CT UTILITY REFUND-SEWER | 07/01/2025 | 2.32 | .00 | 21-4600 SEWER 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 | 220655.04 | | BLAKE DARRINGTON 743 E WILD LILAC CT UTILITY REFUND-WATER | 07/01/2025 | 1.60 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 220655.04: | | | | | | 5.49 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 240385.01 | | RIKMA WEAVER 537 N MUDSTONE WAY UTILITY REFUND-SEWER | 07/01/2025 | 84.28 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 240385.01 | | RIKMA WEAVER 537 N MUDSTONE WAY UTILITY REFUND-TRASH | 07/01/2025 | 66.84 | .00 | 26-4975 SOLID WASTE USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 240385.01 | | RIKMA WEAVER 537 N MUDSTONE WAY UTILITY REFUND-WATER | 07/01/2025 | 48.83 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 240385.01: | | | | | | 199.95 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 242028.00 | | STERLING HOMES 2159 E THEA DR,UTILITY REFUND-SEWER | 07/16/2025 | 32.47 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 242028.00 | | STERLING HOMES 2159 E THEA DR,UTILITY REFUND-WATER | 07/16/2025 | 50.87 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 242028.00: | | | | | | 83.34 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 250195.03 | | AH4R PROPERTIES TWO 281 W TROY ST UTILITY REFUND-SEWER | 07/10/2025 | 77.79 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 250195.03 | | AH4R PROPERTIES TWO 281 W TROY ST UTILITY REFUND-WATER | 07/10/2025 | 43.76 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 250195.03 | | AH4R PROPERTIES TWO 281 W TROY ST UTILITY REFUND-TRASH | 07/10/2025 | 52.38 | .00 | 26-4975 SOLID WASTE USER FEES | 0 | 7/25 | | |
| Total 250195.03: | | | | | | 173.93 | .00 | | | | | |

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| 2367 | UTILITY REFUND #19 | 256236.00 | | HUBBLE HOMES 566 S BREZZA,UTILITY REFUND-SEWER | 07/16/2025 | 28.90 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 256236.00 | | HUBBLE HOMES 566 S BREZZA,UTILITY REFUND-WATER | 07/16/2025 | 58.07 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 256236.00: | | | | | | 86.97 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 256247.00 | | HUBBLE 205 W WILLOW DALE DR,UTILITY REFUND-SEWER | 06/13/2025 | 41.33 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 256247.00 | | HUBBLE 205 W WILLOW DALE DR,UTILITY REFUND-WATER | 06/13/2025 | 46.91 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 256247.00: | | | | | | 88.24 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 256251.00 | | HUBBLE HOMES 111 W SERA SOLE CT UTILITY REFUND-WATER | 07/07/2025 | 57.29 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 256251.00 | | HUBBLE HOMES 111 W SERA SOLE CT UTILITY REFUND-SEWER | 07/07/2025 | 39.59 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 256251.00: | | | | | | 96.88 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 264175.03 | | ROCK NOEME S REVOCABLE LIVING TRUST 1738 N BLUSH AVE,UTILITY REFUND-WATER | 07/18/2025 | 35.59 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 264175.03 | | ROCK NOEME S REVOCABLE LIVING TRUST 1738 N BLUSH AVE,UTILITY REFUND-TRASH | 07/18/2025 | 37.88 | .00 | 26-4975 SOLID WASTE USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 264175.03 | | ROCK NOEME S REVOCABLE LIVING TRUST 1738 N BLUSH AVE,UTILITY REFUND-SEWER | 07/18/2025 | 54.13 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 264175.03: | | | | | | 127.60 | .00 | | | | | |

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| 2367 | UTILITY REFUND #19 | 264840.04 | | BROOKE A BOTTORFF 2077 N FIREBRICK DR,UTILITY REFUND-WATER | 07/21/2025 | 66.27 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 264840.04 | | BROOKE A BOTTORFF 2077 N FIREBRICK DR,UTILITY REFUND-TRASH | 07/21/2025 | 62.32 | .00 | 26-4975 SOLID WASTE USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 264840.04 | | BROOKE A BOTTORFF 2077 N FIREBRICK DR,UTILITY REFUND-SEWER | 07/21/2025 | 90.93 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 264840.04: | | | | | | 219.52 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 268120.02 | | BRANDON SWAIN 1668 N VERIDIAN AVE,UTILITY REFUND-WATER | 07/21/2025 | 23.67 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 268120.02 | | BRANDON SWAIN 1668 N VERIDIAN AVE,UTILITY REFUND-SEWER | 07/21/2025 | 55.38 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 268120.02 | | BRANDON SWAIN 1668 N VERIDIAN AVE,UTILITY REFUND-TRASH | 07/21/2025 | 34.82 | .00 | 26-4975 SOLID WASTE USER FEES | 0 | 7/25 | | |
| Total 268120.02: | | | | | | 113.87 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 268210.00 | | CBH 2944 N ARROYO VISTA WAY UTILITY REFUND-WATER | 07/02/2025 | 131.63 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 268210.00 | | CBH 2944 N ARROYO VISTA WAY UTILITY REFUND-SEWER | 07/02/2025 | 43.82 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 268210.00: | | | | | | 175.45 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 268244.00 | | CBH 2863 W LEMHI CREEK ST UTILITY REFUND-SEWER | 07/01/2025 | 41.51 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 268244.00 | | CBH 2863 W LEMHI CREEK ST UTILITY REFUND-WATER | 07/01/2025 | 110.88 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |

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| Total 268244.00: | | | | | | 152.39 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 268249.00 | | CBH 2862 W LEMHI CREEK ST, UTILITY REFUND-WATER | 06/20/2025 | 46.19 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 268249.00 | | CBH 2862 W LEMHI CREEK ST, UTILITY REFUND-SEWER | 06/20/2025 | 50.98 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 268249.00: | | | | | | 97.17 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 268252.00 | | CBH 2895 W OAK HARBOR ST UTILITY REFUND-WATER | 07/01/2025 | 89.55 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 268252.00 | | CBH 2895 W OAK HARBOR ST UTILITY REFUND-SEWER | 07/01/2025 | 15.62 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 268252.00: | | | | | | 105.17 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 268268.00 | | CBH 2903 N ARROYO VISTA WAY,UTILITY REFUND-WATER | 07/11/2025 | 40.45 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 268268.00 | | CBH 2903 N ARROYO VISTA WAY,UTILITY REFUND-SEWER | 07/11/2025 | 25.56 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 268268.00: | | | | | | 66.01 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 277025.02 | | MICHAEL NEWCOMB 2406 N HONEYSUCKLE WAY UTILITY REFUND-SEWER | 07/01/2025 | 52.58 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 277025.02 | | MICHAEL NEWCOMB 2406 N HONEYSUCKLE WAY UTILITY REFUND-WATER | 07/01/2025 | 27.69 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 277025.02 | | MICHAEL NEWCOMB 2406 N HONEYSUCKLE WAY UTILITY REFUND-TRASH | 07/01/2025 | 35.31 | .00 | 26-4975 SOLID WASTE USER FEES | 0 | 7/25 | | |
| Total 277025.02: | | | | | | 115.58 | .00 | | | | | |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2367 | UTILITY REFUND #19 | 277045.03 | | MICHELLE HIRAHARA 2522 N IDITAROD WAY,UTILITY REFUND-SEWER | 07/16/2025 | 37.71 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 277045.03 | | MICHELLE HIRAHARA 2522 N IDITAROD WAY,UTILITY REFUND-WATER | 07/16/2025 | 18.32 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 277045.03 | | MICHELLE HIRAHARA 2522 N IDITAROD WAY,UTILITY REFUND-TRASH | 07/16/2025 | 25.62 | .00 | 26-4975 SOLID WASTE USER FEES | 0 | 7/25 | | |
| Total 277045.03: | | | | | | 81.65 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 277775.00 | | CBH 728 W SMOKY QUARTZ ST, UTILITY REFUND-SEWER | 06/16/2025 | 57.59 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 277775.00 | | CBH 728 W SMOKY QUARTZ ST, UTILITY REFUND-WATER | 06/16/2025 | 46.32 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 277775.00: | | | | | | 103.91 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 278351.00 | | CBH 748 W SNOWY OWL ST,UTILITY REFUND-SEWER | 07/14/2025 | 36.46 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 278351.00 | | CBH 748 W SNOWY OWL ST,UTILITY REFUND-WATER | 07/14/2025 | 46.58 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 278351.00: | | | | | | 83.04 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 280295.02 | | STEVE CHRISTIAN 1071 W ROSE QUARTZ ST,UTILITY REFUND-SEWER | 07/24/2025 | 19.70 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 280295.02 | | STEVE CHRISTIAN 1071 W ROSE QUARTZ ST,UTILITY REFUND-WATER | 07/24/2025 | 11.98 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 280295.02 | | STEVE CHRISTIAN 1071 W ROSE QUARTZ ST,UTILITY REFUND-TRASH | 07/24/2025 | 11.63 | .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 |
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| Total 280295.02: | | | | | | 43.31 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 280450.02 | | BRIAN BRANDON 1182 W TIGER EYE ST,UTILITY REFUND -SEWER | 07/17/2025 | 103.75 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 280450.02 | | BRIAN BRANDON 1182 W TIGER EYE ST,UTILITY REFUND -TRASH | 07/17/2025 | 52.32 | .00 | 26-4975 SOLID WASTE USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 280450.02 | | BRIAN BRANDON 1182 W TIGER EYE ST,UTILITY REFUND -WATER | 07/17/2025 | 58.77 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 280450.02: | | | | | | 214.84 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 281151.01 | | MICHAEL GEISEL 1388 W MORGANITE ST UTILITY REFUND-WATER | 07/01/2025 | 22.33 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 281151.01 | | MICHAEL GEISEL 1388 W MORGANITE ST UTILITY REFUND-TRASH | 07/01/2025 | 41.36 | .00 | 26-4975 SOLID WASTE USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 281151.01 | | MICHAEL GEISEL 1388 W MORGANITE ST UTILITY REFUND-SEWER | 07/01/2025 | 34.50 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 281151.01: | | | | | | 98.19 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 281163.00 | | CHARLES ELDREDGE 1400 W CARAVAN ST,UTILITY REFUND-SEWER | 07/16/2025 | 14.86 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 281163.00 | | CHARLES ELDREDGE 1400 W CARAVAN ST,UTILITY REFUND-WATER | 07/16/2025 | 114.19 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 281163.00: | | | | | | 129.05 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 282087.00 | | CBH 2962 N STAR GARNET WAY UTILITY REFUND-WATER | 06/13/2025 | 64.19 | .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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2367 | UTILITY REFUND #19 | 282087.00 | | CBH 2962 N STAR GARNET WAY UTILITY REFUND-SEWER | 06/13/2025 | 49.80 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 282087.00: | | | | | | 113.99 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 292231.00 | | CBH 8349 S SANSA AVE UTILITY REFUND-SEWER | 07/10/2025 | 1.08 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 292231.00 | | CBH 8349 S SANSA AVE UTILITY REFUND-WATER | 07/10/2025 | 81.99 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 292231.00: | | | | | | 83.07 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 292234.00 | | CBH 2134 W DECLAN ST UTILITY REFUND-SEWER | 07/10/2025 | 6.76 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 292234.00 | | CBH 2134 W DECLAN ST UTILITY REFUND-WATER | 07/10/2025 | 86.16 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 292234.00: | | | | | | 92.92 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 293037.01 | | KENNETH PURDOM II TRUST 6618 S DONAWAY AVE,UTILITY REFUND | 07/15/2025 | 66.53 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 293037.01: | | | | | | 66.53 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 293402.00 | | CBH 6808 S LUMBERTON WAY,UTILITY REFUND-SEWER | 07/18/2025 | 38.50 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 293402.00 | | CBH 6808 S LUMBERTON WAY,UTILITY REFUND-WATER | 07/18/2025 | 44.51 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 293402.00: | | | | | | 83.01 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 293404.00 | | CBH 3795 W TRIBUTE ST UTILITY REFUND-SEWER | 07/01/2025 | 41.81 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 293404.00 | | CBH 3795 W TRIBUTE ST UTILITY REFUND-WATER | 07/01/2025 | 116.53 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |

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| Total 293404.00: | | | | | | 158.34 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 293410.00 | | CBH 3909 W TRIBUTE ST, UTILITY REFUND-WATER | 06/20/2025 | 58.32 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 293410.00 | | CBH 3909 W TRIBUTE ST, UTILITY REFUND-SEWER | 06/20/2025 | 41.43 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 293410.00: | | | | | | 99.75 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 293411.00 | | CBH 3923 W TRIBUTE ST, UTILITY REFUND-SEWER | 07/14/2025 | 16.14 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 293411.00 | | CBH 3923 W TRIBUTE ST, UTILITY REFUND-WATER | 07/14/2025 | 26.10 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 293411.00: | | | | | | 42.24 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 302726.00 | | RIVERWOOD 1424 E ANDES DR,UTILITY REFUND-WATER | 07/01/2025 | 47.68 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 302726.00: | | | | | | 47.68 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 302731.00 | | BERKELEY BUILDING CO 1302 E ANDES DR UTILITY REFUND-SEWER | 06/17/2025 | 40.14 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 302731.00 | | BERKELEY BUILDING CO 1302 E ANDES DR UTILITY REFUND-WATER | 06/17/2025 | 43.95 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 302731.00: | | | | | | 84.09 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 302744.00 | | EAGLEWOOD HOMES 9375 S EGG HARBOR AVE, UTILITY REFUND-SEWER | 06/13/2025 | 52.81 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 302744.00 | | EAGLEWOOD HOMES 9375 S EGG HARBOR AVE, UTILITY REFUND-WATER | 06/13/2025 | 55.33 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total 302744.00: | | | | | | 108.14 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 302746.00 | | BERKELEY BUILDING CO 9417 S EGG HARBOR AVE UTILITY REFUND-WATER | 06/11/2025 | 10.20 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 302746.00 | | BERKELEY BUILDING CO 9417 S EGG HARBOR AVE UTILITY REFUND-SEWER | 06/11/2025 | 1.02 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 302746.00: | | | | | | 11.22 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 304588.00 | | CBH 2962 N EAGLE MEADOW AVE UTILITY REFUND-WATER | 07/01/2025 | 91.60 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 304588.00 | | CBH 2962 N EAGLE MEADOW AVE UTILITY REFUND-SEWER | 07/01/2025 | 19.40 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 304588.00: | | | | | | 111.00 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 304705.00 | | CBH 2914 E MOSSY CREEK DR,UTILITY REFUND-SEWER | 07/17/2025 | 18.12 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 304705.00 | | CBH 2914 E MOSSY CREEK DR,UTILITY REFUND-WATER | 07/17/2025 | 24.67 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 304705.00: | | | | | | 42.79 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 304725.00 | | CBH 2936 N EAGLE MEADOW AVE UTILITY REFUND-SEWER | 07/01/2025 | 46.41 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 304725.00 | | CBH 2936 N EAGLE MEADOW AVE UTILITY REFUND-WATER | 07/01/2025 | 111.92 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 304725.00: | | | | | | 158.33 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 310542.00 | | TOLL BROS 8715 S WHITE CLAY WAY,UTILITY REFUND-SEWER | 07/17/2025 | 46.62 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |

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| 2367 | UTILITY REFUND #19 | 310542.00 | | TOLL BROS 8715 S WHITE CLAY WAY,UTILITY REFUND-WATER | 07/17/2025 | 22.49 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 310542.00: | | | | | | 69.11 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 311023.00 | | TOLL BROS 1399 W CHILITNA ST UTILITY REFUND-SEWER | 06/19/2025 | 51.23 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 311023.00 | | TOLL BROS 1399 W CHILITNA ST UTILITY REFUND-WATER | 06/19/2025 | 24.71 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 311023.00: | | | | | | 75.94 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 311037.00 | | TOLL BROS 8431 S COBALT SKY AVE UTILITY REFUND-WATER | 07/11/2025 | 21.85 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 311037.00 | | TOLL BROS 8431 S COBALT SKY AVE UTILITY REFUND-SEWER | 07/11/2025 | 45.33 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 311037.00: | | | | | | 67.18 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 311040.00 | | TOLL BROS 8383 S COBALT SKY AVE UTILITY REFUND-SEWER | 06/17/2025 | 47.35 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 311040.00 | | TOLL BROS 8383 S COBALT SKY AVE UTILITY REFUND-WATER | 06/17/2025 | 22.83 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 311040.00: | | | | | | 70.18 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 311041.00 | | TOLL BROS 8367 S COBALT SKY AVE,UTILITY REFUND-SEWER | 07/16/2025 | 46.63 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 311041.00 | | TOLL BROS 8367 S COBALT SKY AVE,UTILITY REFUND-WATER | 07/16/2025 | 22.49 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total 311041.00: | | | | | | 69.12 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 311045.00 | | TOLL BROS 1412 W GIANTSBANE,UTILITY REFUND-SEWER | 07/14/2025 | 45.32 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 311045.00 | | TOLL BROS 1412 W GIANTSBANE,UTILITY REFUND-WATER | 07/14/2025 | 21.84 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 311045.00: | | | | | | 67.16 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 311047.00 | | TOLL BROS 1380 W GIANTSBANE DR,UTILITY REFUND-WATER | 07/10/2025 | 22.50 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 311047.00 | | TOLL BROS 1380 W GIANTSBANE DR,UTILITY REFUND-SEWER | 07/10/2025 | 46.66 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 311047.00: | | | | | | 69.16 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 311072.00 | | TOLL BROS 1470 W DOVEFIELD ST UTILITY REFUND-SEWER | 07/01/2025 | 5.36 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 311072.00 | | TOLL BROS 1470 W DOVEFIELD ST UTILITY REFUND-WATER | 07/01/2025 | 63.87 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 311072.00: | | | | | | 69.23 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 311074.00 | | TOLL BROS 1446 W DOVEFIELD ST UTILITY REFUND-WATER | 07/03/2025 | 62.58 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 311074.00 | | TOLL BROS 1446 W DOVEFIELD ST UTILITY REFUND-SEWER | 07/03/2025 | 2.69 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 311074.00: | | | | | | 65.27 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 311075.00 | | TOLL BROS 1434 W DOVEFIELD ST UTILITY REFUND-WATER | 07/08/2025 | 22.50 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |

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| 2367 | UTILITY REFUND #19 | 311075.00 | | TOLL BROS 1434 W DOVEFIELD ST UTILITY REFUND-SEWER | 07/08/2025 | 46.67 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 311075.00: | | | | | | 69.17 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 311203.00 | | TOLL BROS 1273 W SWITCHGRASS DR UTILITY REFUND-WATER | 06/19/2025 | 22.78 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 311203.00 | | TOLL BROS 1273 W SWITCHGRASS DR UTILITY REFUND-SEWER | 06/19/2025 | 47.25 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 311203.00: | | | | | | 70.03 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 311229.00 | | TOLL BROS 8164 S DIAMOND RIVER AVE UTILITY REFUND-WATER | 07/01/2025 | 76.12 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 311229.00 | | TOLL BROS 8164 S DIAMOND RIVER AVE UTILITY REFUND-SEWER | 07/01/2025 | 30.76 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 311229.00: | | | | | | 106.88 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 311231.00 | | TOLL BROS 8136 S DIAMOND RIVER AVE UTILITY REFUND-WATER | 07/01/2025 | 79.33 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 311231.00 | | TOLL BROS 8136 S DIAMOND RIVER AVE UTILITY REFUND-SEWER | 07/01/2025 | 37.40 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 311231.00: | | | | | | 116.73 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 320119.01 | | ANGELA NAKASHIMA 1046 N WARM RIVER AVE UTILITY REFUND-WATER | 07/01/2025 | 23.61 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 320119.01 | | ANGELA NAKASHIMA 1046 N WARM RIVER AVE UTILITY REFUND-TRASH | 07/01/2025 | 30.53 | .00 | 26-4975 SOLID WASTE USER FEES | 0 | 7/25 | | |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2367 | UTILITY REFUND #19 | 320119.01 | | ANGELA NAKASHIMA 1046 N WARM RIVER AVE UTILITY REFUND-SEWER | 07/01/2025 | 41.75 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 320119.01: | | | | | | 95.89 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 320505.00 | | HAYDEN HOMES 1175 N BELGIAN WAY,UTILITY REFUND -WATER | 07/02/2025 | 89.61 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 320505.00 | | HAYDEN HOMES 1175 N BELGIAN WAY,UTILITY REFUND -SEWER | 07/02/2025 | 66.70 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 320505.00: | | | | | | 156.31 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 320525.00 | | HAYDEN HOMES 2237 E CAVE FALLS ST,UTILITY REFUND-SEWER | 07/03/2025 | 69.45 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 320525.00 | | HAYDEN HOMES 2237 E CAVE FALLS ST ,UTILITY REFUND-WATER | 07/03/2025 | 90.84 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 320525.00: | | | | | | 160.29 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 320526.00 | | HAYDEN HOMES 2255 E CAVE FALLS ST,UTILITY REFUND-SEWER | 07/18/2025 | 17.66 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 320526.00 | | HAYDEN HOMES 2255 E CAVE FALLS ST,UTILITY REFUND-WATER | 07/18/2025 | 63.38 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 320526.00: | | | | | | 81.04 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 320529.00 | | HAYDEN HOMES 2303 E CAVE FALLS ST,UTILITY REFUND-SEWER | 07/16/2025 | 18.92 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 320529.00 | | HAYDEN HOMES 2303 E CAVE FALLS ST,UTILITY REFUND-WATER | 07/16/2025 | 46.14 | .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 320529.00: | | | | | | 65.06 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 323065.01 | | MICHEL DUNBAR 1756 N HURTSVILLE AVE UTILITY REFUND-TRASH | 07/10/2025 | 33.74 | .00 | 26-4975 SOLID WASTE USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 323065.01 | | MICHEL DUNBAR 1756 N HURTSVILLE AVE UTILITY REFUND-SEWER | 07/10/2025 | 49.18 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 323065.01 | | MICHEL DUNBAR 1756 N HURTSVILLE AVE UTILITY REFUND-WATER | 07/10/2025 | 133.60 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 323065.01: | | | | | | 216.52 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 323125.00 | | TH CONSTRUCTION 2106 N PEAKHURT AVE,UTILITY REFUND-SEWER | 07/15/2025 | 33.16 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 323125.00 | | TH CONSTRUCTION 2106 N PEAKHURT AVE,UTILITY REFUND-WATER | 07/15/2025 | 49.87 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 323125.00: | | | | | | 83.03 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 323143.00 | | TH CONSTRUCTION 2135 N ROCKDALE AVE,UTILITY REFUND-WATER | 07/15/2025 | 51.83 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 323143.00 | | TH CONSTRUCTION 2135 N ROCKDALE AVE,UTILITY REFUND-SEWER | 07/15/2025 | 35.14 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 323143.00: | | | | | | 86.97 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 323149.00 | | TH CONSTRUCTION 2148 E PADSTOW ST,UTILITY REFUND-SEWER | 07/16/2025 | 33.02 | .00 | 21-4600 SEWER 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 |
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| 2367 | UTILITY REFUND #19 | 323149.00 | | TH CONSTRUCTION 2148 E PADSTOW ST,UTILITY REFUND-WATER | 07/16/2025 | 53.95 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 323149.00: | | | | | | 86.97 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 323167.00 | | TH CONSTRUCTION 2230 N HURTSVILLE AVE UTILITY REFUND-SEWER | 07/01/2025 | 38.66 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 323167.00 | | TH CONSTRUCTION 2230 N HURTSVILLE AVE UTILITY REFUND-WATER | 07/01/2025 | 117.71 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 323167.00: | | | | | | 156.37 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 323171.00 | | TH CONSTRUCTION 2155 N PEAKHURT AVE UTILITY REFUND-WATER | 07/01/2025 | 75.26 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 323171.00: | | | | | | 75.26 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 330193.01 | | SMITH FAMILY TRUST 879 E BUCK DR UTILITY REFUND-SEWER | 07/01/2025 | 53.57 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 330193.01 | | SMITH FAMILY TRUST 879 E BUCK DR UTILITY REFUND-TRASH | 07/01/2025 | 37.17 | .00 | 26-4975 SOLID WASTE USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 330193.01 | | SMITH FAMILY TRUST 879 E BUCK DR UTILITY REFUND-WATER | 07/01/2025 | 25.29 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 330193.01: | | | | | | 116.03 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 340121.01 | | MICHELLE LYNN SMITH 1496 W PACK RIVER DR,UTILITY REFUND-SEWER | 07/21/2025 | 9.44 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 340121.01 | | MICHELLE LYNN SMITH 1496 W PACK RIVER DR,UTILITY REFUND-TRASH | 07/21/2025 | 6.59 | .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 |
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| 2367 | UTILITY REFUND #19 | 340121.01 | | MICHELLE LYNN SMITH 1496 W PACK RIVER DR,UTILITY REFUND-WATER | 07/21/2025 | -1.29 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 340121.01: | | | | | | 14.74 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 340166.00 | | CBH 1180 W BASS RIVER DR UTILITY REFUND-WATER | 07/07/2025 | 75.21 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 340166.00: | | | | | | 75.21 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 340305.00 | | CBH 1156 W BASS RIVER DR UTILITY REFUND-WATER | 07/09/2025 | 55.51 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 340305.00 | | CBH 1156 W BASS RIVER DR UTILITY REFUND-SEWER | 07/09/2025 | 39.39 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 340305.00: | | | | | | 94.90 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 340312.00 | | CBH 6678 S OROFINO CREEK PL UTILITY REFUND-WATER | 07/01/2025 | 129.40 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 340312.00 | | CBH 6678 S OROFINO CREEK PL UTILITY REFUND-SEWER | 07/01/2025 | 43.17 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 340312.00: | | | | | | 172.57 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 341079.01 | | DAVID JACKSON 3539 W ZAREA DR,UTILITY REFUND-SEWER | 07/18/2025 | 44.30 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 341079.01 | | DAVID JACKSON 3539 W ZAREA DR,UTILITY REFUND-WATER | 07/18/2025 | 38.50 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 341079.01 | | DAVID JACKSON 3539 W ZAREA DR,UTILITY REFUND-TRASH | 07/18/2025 | 33.57 | .00 | 26-4975 SOLID WASTE USER FEES | 0 | 7/25 | | |
| Total 341079.01: | | | | | | 116.37 | .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 | 341111.00 | | CBH 5652 S MEMORY AVE, UTILITY REFUND-WATER | 06/18/2025 | 45.17 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 341111.00 | | CBH 5652 S MEMORY AVE, UTILITY REFUND-SEWER | 06/18/2025 | 54.65 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 341111.00: | | | | | | 99.82 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 341147.00 | | CBH 3535 W MORERE DR UTILITY REFUND-SEWER | 07/01/2025 | 6.36 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 341147.00 | | CBH 3535 W MORERE DR UTILITY REFUND-WATER | 07/01/2025 | 82.69 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 341147.00: | | | | | | 89.05 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 341148.00 | | CBH 3551 W MORERE DR, UTILITY REFUND-SEWER | 06/20/2025 | 52.94 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 341148.00 | | CBH 3551 W MORERE DR, UTILITY REFUND-WATER | 06/20/2025 | 50.67 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 341148.00: | | | | | | 103.61 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 341151.00 | | CBH 5541 S LOKIE AVE, UTILITY REFUND-SEWER | 07/14/2025 | 20.34 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 341151.00 | | CBH 5541 S LOKIE AVE, UTILITY REFUND-WATER | 07/14/2025 | 21.90 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 341151.00: | | | | | | 42.24 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 341154.00 | | CBH 5490 S MEMORY PL, UTILITY REFUND-WATER | 06/12/2025 | 43.58 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 341154.00 | | CBH 5490 S MEMORY PL, UTILITY REFUND-SEWER | 06/12/2025 | 44.73 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 341154.00: | | | | | | 88.31 | .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 |
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| 2367 | UTILITY REFUND #19 | 341165.00 | | CBH 5423 S MEMORY PL UTILITY REFUND-SEWER | 07/11/2025 | 39.71 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 341165.00 | | CBH 5423 S MEMORY PL UTILITY REFUND-WATER | 07/11/2025 | 43.35 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 341165.00: | | | | | | 83.06 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 342023.01-A | | DAVE & CONNIE DRIFILL TRUST 2850 W EPONA ST UTILITY REFUND-WATER | 07/01/2025 | 140.58 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 342023.01-A: | | | | | | 140.58 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 360208.00 | | SHALC GC 12153 S GLORY LN,UTILITY REFUND-WATER | 07/01/2025 | 39.26 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 360208.00 | | SHALC GC 12153 S GLORY LN,UTILITY REFUND-SEWER | 07/01/2025 | 81.41 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 360208.00: | | | | | | 120.67 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 361579.00 | | BERKELEY BUILDING 11251 S SAYLIS WAY, UTILITY REFUND-SEWER | 06/13/2025 | 54.33 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 361579.00 | | BERKELEY BUILDING 11251 S SAYLIS WAY, UTILITY REFUND-WATER | 06/13/2025 | 26.20 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 361579.00: | | | | | | 80.53 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 361604.00 | | BERKELEY BUILDING 11997 W ZAMALEK CT, UTILITY REFUND-WATER | 07/01/2025 | 79.97 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 361604.00 | | BERKELEY BUILDING 11997 W ZAMALEK CT, UTILITY REFUND-SEWER | 07/01/2025 | 38.73 | .00 | 21-4600 SEWER 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 361604.00: | | | | | | 118.70 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 361607.00 | | BERKELEY BUILDING CO 11204 S SAYLIS WAY UTILITY REFUND -SEWER | 06/01/2025 | 48.13 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 361607.00 | | BERKELEY BUILDING CO 11204 S SAYLIS WAY UTILITY REFUND -WATER | 06/01/2025 | 23.21 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 361607.00: | | | | | | 71.34 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 361610.00 | | BERKELEY BUILDING 11254 S SAYLIS WAY, UTILITY REFUND-SEWER | 06/13/2025 | 46.21 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 361610.00 | | BERKELEY BUILDING 11254 S SAYLIS WAY, UTILITY REFUND-WATER | 06/13/2025 | 22.29 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 361610.00: | | | | | | 68.50 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 361913.00 | | BERKELEY BUILDING CO 11493 W LAHINCH LN UTILITY REFUND-WATER | 06/17/2025 | 22.89 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 361913.00 | | BERKELEY BUILDING CO 11493 W LAHINCH LN UTILITY REFUND-SEWER | 06/17/2025 | 47.12 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 361913.00: | | | | | | 70.01 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 361929.00 | | TH CONSTRUCTION 11351 W PERTHSHIRE LN,UTILITY REFUND-SEWER | 07/18/2025 | 32.00 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 361929.00 | | TH CONSTRUCTION 11351 W PERTHSHIRE LN,UTILITY REFUND-WATER | 07/18/2025 | 15.43 | .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 361929.00: | | | | | | 47.43 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 361934.00 | | TH CONSTRUCTION 11359 W PERTHSHIRE LN,UTILITY REFUND-SEWER | 07/08/2025 | 45.34 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 361934.00 | | TH CONSTRUCTION 11359 W PERTHSHIRE LN,UTILITY REFUND-WATER | 07/08/2025 | 21.86 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 361934.00: | | | | | | 67.20 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 361940.00 | | TH CONSTRUCTION 11334 S CORBALLIS LN UTILITY REFUND-SEWER | 07/03/2025 | 45.36 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 361940.00 | | TH CONSTRUCTION 11334 S CORBALLIS LN UTILITY REFUND-WATER | 07/03/2025 | 21.88 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 361940.00: | | | | | | 67.24 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 361947.00 | | TH CONSTRUCTION 11226 S CORBALLIS LN, UTILITY REFUND- WATER | 07/14/2025 | 21.85 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 361947.00 | | TH CONSTRUCTION 11226 S CORBALLIS LN, UTILITY REFUND- SEWER | 07/14/2025 | 45.31 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 361947.00: | | | | | | 67.16 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 362001.00 | | TH CONSTRUCTION 11134 S KINGSBARN LN UTILITY REFUND-SEWER | 06/17/2025 | 18.40 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 362001.00 | | TH CONSTRUCTION 11134 S KINGSBARN LN UTILITY REFUND-WATER | 06/17/2025 | 53.67 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total 362001.00: | | | | | | 72.07 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 362025.00 | | TH CONSTRUCTION 10906 W CRUDEN BAY LN UTILITY REFUND-SEWER | 07/01/2025 | 85.40 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 362025.00 | | TH CONSTRUCTION 10906 W CRUDEN BAY LN UTILITY REFUND-WATER | 07/01/2025 | 39.64 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 362025.00: | | | | | | 125.04 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 362027.00 | | TH CONSTRUCTION 10948 W CRUDEN BAY LN UTILITY REFUND-SEWER | 07/02/2025 | 84.06 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 362027.00 | | TH CONSTRUCTION 10948 W CRUDEN BAY LN UTILITY REFUND-WATER | 07/02/2025 | 38.18 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 362027.00: | | | | | | 122.24 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 362031.00 | | TH CONSTRUCTION 11213 S CABOT CLIFFS LN,UTILITY REFUND-WATER | 07/14/2025 | 16.08 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 362031.00 | | TH CONSTRUCTION 11213 S CABOT CLIFFS LN,UTILITY REFUND-SEWER | 07/14/2025 | 33.35 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 362031.00: | | | | | | 49.43 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 362036.00 | | BERKELEY BUILDING 11265 S CABOT CLIFFS LN, UTILITY REFUND-WATER | 07/01/2025 | 69.09 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 362036.00 | | BERKELEY BUILDING 11265 S CABOT CLIFFS LN, UTILITY REFUND-SEWER | 07/01/2025 | 16.14 | .00 | 21-4600 SEWER 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 362036.00: | | | | | | 85.23 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 50240.04 | | MONICA BROOKS WIER 525 N LINDER AVE,UTILITY REFUND-WATER | 07/21/2025 | 118.66 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 50240.04: | | | | | | 118.66 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 60461.03 | | BRADY NETTINGA 455 N MAPLE AVE,UTILITY REFUND-SEWER | 07/21/2025 | 24.96 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 60461.03 | | BRADY NETTINGA 455 N MAPLE AVE,UTILITY REFUND-TRASH | 07/21/2025 | 17.64 | .00 | 26-4975 SOLID WASTE USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 60461.03 | | BRADY NETTINGA 455 N MAPLE AVE,UTILITY REFUND-WATER | 07/21/2025 | 6.45 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| Total 60461.03: | | | | | | 49.05 | .00 | | | | | |
| 2367 | UTILITY REFUND #19 | 60950.02 | | SEVIG DOLL PROPERTY 630 W BOISE ST UTILITY REFUND-WATER | 07/11/2025 | 19.68 | .00 | 20-4500 METERED WATER SALES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 60950.02 | | SEVIG DOLL PROPERTY 630 W BOISE ST UTILITY REFUND-TRASH | 07/11/2025 | 8.29 | .00 | 26-4975 SOLID WASTE USER FEES | 0 | 7/25 | | |
| 2367 | UTILITY REFUND #19 | 60950.02 | | SEVIG DOLL PROPERTY 630 W BOISE ST UTILITY REFUND-SEWER | 07/11/2025 | 18.87 | .00 | 21-4600 SEWER USER FEES | 0 | 7/25 | | |
| Total 60950.02: | | | | | | 46.84 | .00 | | | | | |
| Total UTILITY REFUND #19: | | | | | | 10,407.85 | .00 | | | | | |
| **VALLI INFORMATION SYSTEMS, INC** | | | | | | | | | | | | |
| 857 | VALLI INFORMATION SYSTEMS, INC | 101260 | | STATEMENT PRINTING AND POSTAGE, JUNE 25- P.I | 06/30/2025 | 834.95 | 834.95 | 25-6190 POSTAGE & BILLING | 0 | 7/25 | 07/11/2025 | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 857 | VALLI INFORMATION SYSTEMS, INC | 101260 | | STATEMENT PRINTING AND POSTAGE, JUNE 25- SEWER | 06/30/2025 | 2,170.87 | 2,170.87 | 21-6190 POSTAGE & BILLING | 0 | 7/25 | 07/11/2025 | |
| 857 | VALLI INFORMATION SYSTEMS, INC | 101260 | | STATEMENT PRINTING AND POSTAGE, JUNE 25- ADMIN | 06/30/2025 | 3,172.81 | 3,172.81 | 01-6190 POSTAGE & BILLING | 0 | 7/25 | 07/11/2025 | |
| 857 | VALLI INFORMATION SYSTEMS, INC | 101260 | | STATEMENT PRINTING AND POSTAGE, JUNE 25- WATER | 06/30/2025 | 2,170.87 | 2,170.87 | 20-6190 POSTAGE & BILLING | 0 | 7/25 | 07/11/2025 | |
| Total 101260: | | | | | | 8,349.50 | 8,349.50 | | | | | |
| 857 | VALLI INFORMATION SYSTEMS, INC | 101261 | | LOCKBOX TRANSACTIONS, JUNE '25 - ADMIN | 06/30/2025 | 121.02 | 121.02 | 01-6505 BANK FEES | 0 | 7/25 | 07/11/2025 | |
| 857 | VALLI INFORMATION SYSTEMS, INC | 101261 | | LOCKBOX TRANSACTIONS, JUNE '25 - WATER | 06/30/2025 | 82.81 | 82.81 | 20-6505 BANK FEES | 0 | 7/25 | 07/11/2025 | |
| 857 | VALLI INFORMATION SYSTEMS, INC | 101261 | | LOCKBOX TRANSACTIONS, JUNE '25 - SEWER | 06/30/2025 | 82.81 | 82.81 | 21-6505 BANK FEES | 0 | 7/25 | 07/11/2025 | |
| 857 | VALLI INFORMATION SYSTEMS, INC | 101261 | | LOCKBOX TRANSACTIONS, JUNE '25 - P.I | 06/30/2025 | 31.83 | 31.83 | 25-6505 BANK FEES | 0 | 7/25 | 07/11/2025 | |
| Total 101261: | | | | | | 318.47 | 318.47 | | | | | |
| Total VALLI INFORMATION SYSTEMS, INC: | | | | | | 8,667.97 | 8,667.97 | | | | | |
| **VERIZON WIRELESS** | | | | | | | | | | | | |
| 1575 | VERIZON WIRELESS | 6117411416 | | CELL PHONE SERVICE FOR 06/02-07/01/25- SEWER | 07/01/2025 | 1,028.72 | 1,028.72 | 21-6255 TELEPHONE EXPENSE | 0 | 7/25 | 07/11/2025 | |
| 1575 | VERIZON WIRELESS | 6117411416 | | CELL PHONE SERVICE FOR 06/02-07/01/25- ECONOMIC DEVELOPMENT | 07/01/2025 | 40.42 | 40.42 | 01-6255 TELEPHONE EXPENSE | 4000 | 7/25 | 07/11/2025 | |
| 1575 | VERIZON WIRELESS | 6117411416 | | CELL PHONE SERVICE FOR 06/02-07/01/25- PARKS | 07/01/2025 | 626.53 | 626.53 | 01-6255 TELEPHONE EXPENSE | 1004 | 7/25 | 07/11/2025 | |
| 1575 | VERIZON WIRELESS | 6117411416 | | CELL PHONE SERVICE FOR 06/02-07/01/25- BUILDING INSPECTOR | 07/01/2025 | 40.42 | 40.42 | 01-6255 TELEPHONE EXPENSE | 1005 | 7/25 | 07/11/2025 | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1575 | VERIZON WIRELESS | 6117411416 | | CELL PHONE SERVICE FOR 06/02-07/01/25- P.I | 07/01/2025 | 248.58 | 248.58 | 25-6255 TELEPHONE EXPENSE | 0 | 7/25 | 07/11/2025 | |
| 1575 | VERIZON WIRELESS | 6117411416 | | CELL PHONE SERVICE FOR 06/02-07/01/25- EAST SEWER | 07/01/2025 | 92.97 | 92.97 | 28-6255 TELEPHONE EXPENSE | 0 | 7/25 | 07/11/2025 | |
| 1575 | VERIZON WIRELESS | 6117411416 | | CELL PHONE SERVICE FOR 06/02-07/01/25- ADMIN | 07/01/2025 | 50.53 | 50.53 | 01-6255 TELEPHONE EXPENSE | 0 | 7/25 | 07/11/2025 | |
| 1575 | VERIZON WIRELESS | 6117411416 | | CELL PHONE SERVICE FOR 06/02-07/01/25- WATER | 07/01/2025 | 673.01 | 673.01 | 20-6255 TELEPHONE EXPENSE | 0 | 7/25 | 07/11/2025 | |
| 1575 | VERIZON WIRELESS | 6117411416 | | CELL PHONE SERVICE FOR 06/02-07/01/25- EAST WATER | 07/01/2025 | 68.72 | 68.72 | 27-6255 TELEPHONE EXPENSE | 0 | 7/25 | 07/11/2025 | |
| Total 6117411416: | | | | | | 2,869.90 | 2,869.90 | | | | | |
| 1575 | VERIZON WIRELESS | 6117411417 | | TABLET AND CELL PHONE SERVICE FOR 06/02-07/01/25- P.I | 07/01/2025 | 70.83 | 70.83 | 25-6255 TELEPHONE EXPENSE | 0 | 7/25 | 07/11/2025 | |
| 1575 | VERIZON WIRELESS | 6117411417 | | TABLET AND CELL PHONE SERVICE FOR 06/02-07/01/25- BUILDING INSPECTOR | 07/01/2025 | 15.74 | 15.74 | 01-6255 TELEPHONE EXPENSE | 1005 | 7/25 | 07/11/2025 | |
| 1575 | VERIZON WIRELESS | 6117411417 | | TABLET AND CELL PHONE SERVICE FOR 06/02-07/01/25- EAST SEWER | 07/01/2025 | 5.72 | 5.72 | 28-6255 TELEPHONE EXPENSE | 0 | 7/25 | 07/11/2025 | |
| 1575 | VERIZON WIRELESS | 6117411417 | | TABLET AND CELL PHONE SERVICE FOR 06/02-07/01/25- SEWER | 07/01/2025 | 80.84 | 80.84 | 21-6255 TELEPHONE EXPENSE | 0 | 7/25 | 07/11/2025 | |
| 1575 | VERIZON WIRELESS | 6117411417 | | TABLET AND CELL PHONE SERVICE FOR 06/02-07/01/25- ADMIN | 07/01/2025 | 21.46 | 21.46 | 01-6255 TELEPHONE EXPENSE | 0 | 7/25 | 07/11/2025 | |
| 1575 | VERIZON WIRELESS | 6117411417 | | TABLET AND CELL PHONE SERVICE FOR 06/02-07/01/25- WATER | 07/01/2025 | 103.74 | 103.74 | 20-6255 TELEPHONE EXPENSE | 0 | 7/25 | 07/11/2025 | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1575 | VERIZON WIRELESS | 6117411417 | | TABLET AND CELL PHONE SERVICE FOR 06/02-07/01/25- EAST WATER | 07/01/2025 | 8.59 | 8.59 | 27-6255 TELEPHONE EXPENSE | 0 | 7/25 | 07/11/2025 | |
| 1575 | VERIZON WIRELESS | 6117411417 | | TABLET AND CELL PHONE SERVICE FOR 06/02-07/01/25- PARKS | 07/01/2025 | 79.41 | 79.41 | 01-6255 TELEPHONE EXPENSE | 1004 | 7/25 | 07/11/2025 | |
| Total 6117411417: | | | | | | 386.33 | 386.33 | | | | | |
| 1575 | VERIZON WIRELESS | 6117411418 | | CELL PHONE AND TABLET SERVICE 06/02-07/01/25- EAST WATER | 07/01/2025 | 3.96 | 3.96 | 27-6255 TELEPHONE EXPENSE | 0 | 7/25 | 07/11/2025 | |
| 1575 | VERIZON WIRELESS | 6117411418 | | CELL PHONE AND TABLET SERVICE 06/02-07/01/25- ECONOMIC DEVELOPMENT | 07/01/2025 | 13.22 | 13.22 | 01-6255 TELEPHONE EXPENSE | 4000 | 7/25 | 07/11/2025 | |
| 1575 | VERIZON WIRELESS | 6117411418 | | CELL PHONE AND TABLET SERVICE 06/02-07/01/25-P&Z | 07/01/2025 | 11.89 | 11.89 | 01-6255 TELEPHONE EXPENSE | 1003 | 7/25 | 07/11/2025 | |
| 1575 | VERIZON WIRELESS | 6117411418 | | CELL PHONE AND TABLET SERVICE 06/02-07/01/25- WATER | 07/01/2025 | 59.67 | 59.67 | 20-6255 TELEPHONE EXPENSE | 0 | 7/25 | 07/11/2025 | |
| 1575 | VERIZON WIRELESS | 6117411418 | | CELL PHONE AND TABLET SERVICE 06/02-07/01/25- SEWER | 07/01/2025 | 91.38 | 91.38 | 21-6255 TELEPHONE EXPENSE | 0 | 7/25 | 07/11/2025 | |
| 1575 | VERIZON WIRELESS | 6117411418 | | CELL PHONE AND TABLET SERVICE 06/02-07/01/25- P.I | 07/01/2025 | 19.56 | 19.56 | 25-6255 TELEPHONE EXPENSE | 0 | 7/25 | 07/11/2025 | |
| 1575 | VERIZON WIRELESS | 6117411418 | | CELL PHONE AND TABLET SERVICE 06/02-07/01/25- EAST SEWER | 07/01/2025 | 6.61 | 6.61 | 28-6255 TELEPHONE EXPENSE | 0 | 7/25 | 07/11/2025 | |
| 1575 | VERIZON WIRELESS | 6117411418 | | CELL PHONE AND TABLET SERVICE 06/02-07/01/25- ADMIN | 07/01/2025 | 39.51 | 39.51 | 01-6255 TELEPHONE EXPENSE | 0 | 7/25 | 07/11/2025 | |
| 1575 | VERIZON WIRELESS | 6117411418 | | CELL PHONE AND TABLET SERVICE 06/02-07/01/25- PARKS | 07/01/2025 | 111.01 | 111.01 | 01-6255 TELEPHONE EXPENSE | 1004 | 7/25 | 07/11/2025 | |

| 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 6117411418: | | | | | | 356.81 | 356.81 | | | | | |
| 1575 | VERIZON WIRELESS | 6117411419 | | MODEM SERVICE FOR ALL PI STATIONS 06/02-07/01/25 | 07/01/2025 | 280.07 | 280.07 | 25-6255 TELEPHONE EXPENSE | 0 | 7/25 | 07/11/2025 | |
| Total 6117411419: | | | | | | 280.07 | 280.07 | | | | | |
| Total VERIZON WIRELESS: | | | | | | 3,893.11 | 3,893.11 | | | | | |
| **WHITE, PETERSON, GIGRAY, & NICHOLS P.A.** | | | | | | | | | | | | |
| 1958 | WHITE, PETERSON, GIGRAY, & NICHOLS P.A. | 169123 | | LEGAL FEES-JUNE'25 | 06/30/2025 | 2,585.30 | 2,585.30 | 01-6202 PROFESSIONAL SERVICES | 0 | 7/25 | 07/18/2025 | |
| Total 169123: | | | | | | 2,585.30 | 2,585.30 | | | | | |
| 1958 | WHITE, PETERSON, GIGRAY, & NICHOLS P.A. | 169124 | | LEGAL FEES-JUNE'25 | 06/30/2025 | 3,662.19 | 3,662.19 | 01-6202 PROFESSIONAL SERVICES | 1003 | 7/25 | 07/18/2025 | |
| Total 169124: | | | | | | 3,662.19 | 3,662.19 | | | | | |
| 1958 | WHITE, PETERSON, GIGRAY, & NICHOLS P.A. | 169125 | | LEGAL FEES-JUNE'25 | 06/30/2025 | 136.99 | 136.99 | 21-6202 PROFESSIONAL SERVICES | 0 | 7/25 | 07/18/2025 | |
| Total 169125: | | | | | | 136.99 | 136.99 | | | | | |
| 1958 | WHITE, PETERSON, GIGRAY, & NICHOLS P.A. | 169126 | | LEGAL FEES-JUNE'25 | 06/30/2025 | 632.42 | 632.42 | 21-6202 PROFESSIONAL SERVICES | 0 | 7/25 | 07/18/2025 | |
| Total 169126: | | | | | | 632.42 | 632.42 | | | | | |
| 1958 | WHITE, PETERSON, GIGRAY, & NICHOLS P.A. | 169127 | | LEGAL FEES-JUNE'25 | 06/30/2025 | 286.86 | 286.86 | 01-6202 PROFESSIONAL SERVICES | 0 | 7/25 | 07/18/2025 | |

| 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 169127: | | | | | | 286.86 | 286.86 | | | | | |
| Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.: | | | | | | 7,303.76 | 7,303.76 | | | | | |
| **WILLIAM L HERRINGTON** | | | | | | | | | | | | |
| 2371 | WILLIAM L HERRINGTON | 06302025HA | | PROFESSIONAL SERVICES FOR REVIEW REQUEST FOR RECONSIDERATION CASES, JUNE 25 | 06/30/2025 | 1,000.00 | 1,000.00 | 01-6202 PROFESSIONAL SERVICES | 0 | 7/25 | 07/18/2025 | |
| Total 06302025HA: | | | | | | 1,000.00 | 1,000.00 | | | | | |
| Total WILLIAM L HERRINGTON: | | | | | | 1,000.00 | 1,000.00 | | | | | |
| Grand Totals: | | | | | | 1,217,639.50 | 907,944.80 | | | | | |

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Treasurer: _____

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|

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

# CASE NO. 25-16-FP

# Paloma Ridge No. 7, Final Plat

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

## ALL APPLICATION MATERIALS: 25-16-FP PALOMA RIDGE SUBDIVISION NO. 7

**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:** | Paloma Ridge No. 7 | | **Application Number:** | | 25-16-FP | | |
| **Date:** | 8/5/2025 | | **Staff Contact:** | | Marina Lundy | | |
| **Owner(s)/Applicant:** | Kyle Prewett (Toll Brothers) | | **Applicant Contact:** | | kprewett@tollbrothers.com | | |
| **Representative:** | Same as above | | **Representative Contact:** | | Same as above | | |

## Purpose

Applicant requests Final Plat approval for Paloma Ridge Subdivision No. 7, which is approx. 11.91 acres with an R-6 zone and will consist of 41 buildable lots and 6 common lots. The site is located southeast of the intersection of S Linder Road and W Columbia Road (APN S1312212760).

| Statement of Fact | |
|---|---|
| **Parcel Number(s):** | S1312212760 |
| **Future Land Use Map Designation:** | Medium Density Residential |
| **Existing Land Use:** | Medium Density Residential |
| **Current Zoning:** | R-6, Medium Density Residential |
| **Proposed Zoning:** | R-6, Medium Density Residential |
| **Development Area:** | 11.91 Acres |
| **Adjacent Zoning Districts:** | **North:** R-6<br>**East:** PUD<br>**South:** RR<br>**West: R-4, R-6** |
| **Adjacent Street(s) Existing & Proposed:** | **North:** W Columbia Rd<br>**East:** None<br>**South:** W Wild Sheep Ln<br>**West:** S Linder Rd |
| **Internal Street(s) Existing & Proposed:** | Proposed: WGiantsbane Dr, W Paloma Ridge Rd, and S Silver Smog Way |
| **Adjacent Bike/Pedestrian Facilities:** | None |
| **Adjacent Parks:** | None |
| **Land Dedication Requirements:** | N/A |

## Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Medium Density Residential, the existing zone is a City of Kuna Zone; R-4 (Medium Density Residential). The proposed zoning and land use for the subject site agrees with the Future Land Use Map (FLUM) of the City of Kuna.

## Recommended Conditions of Approval

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

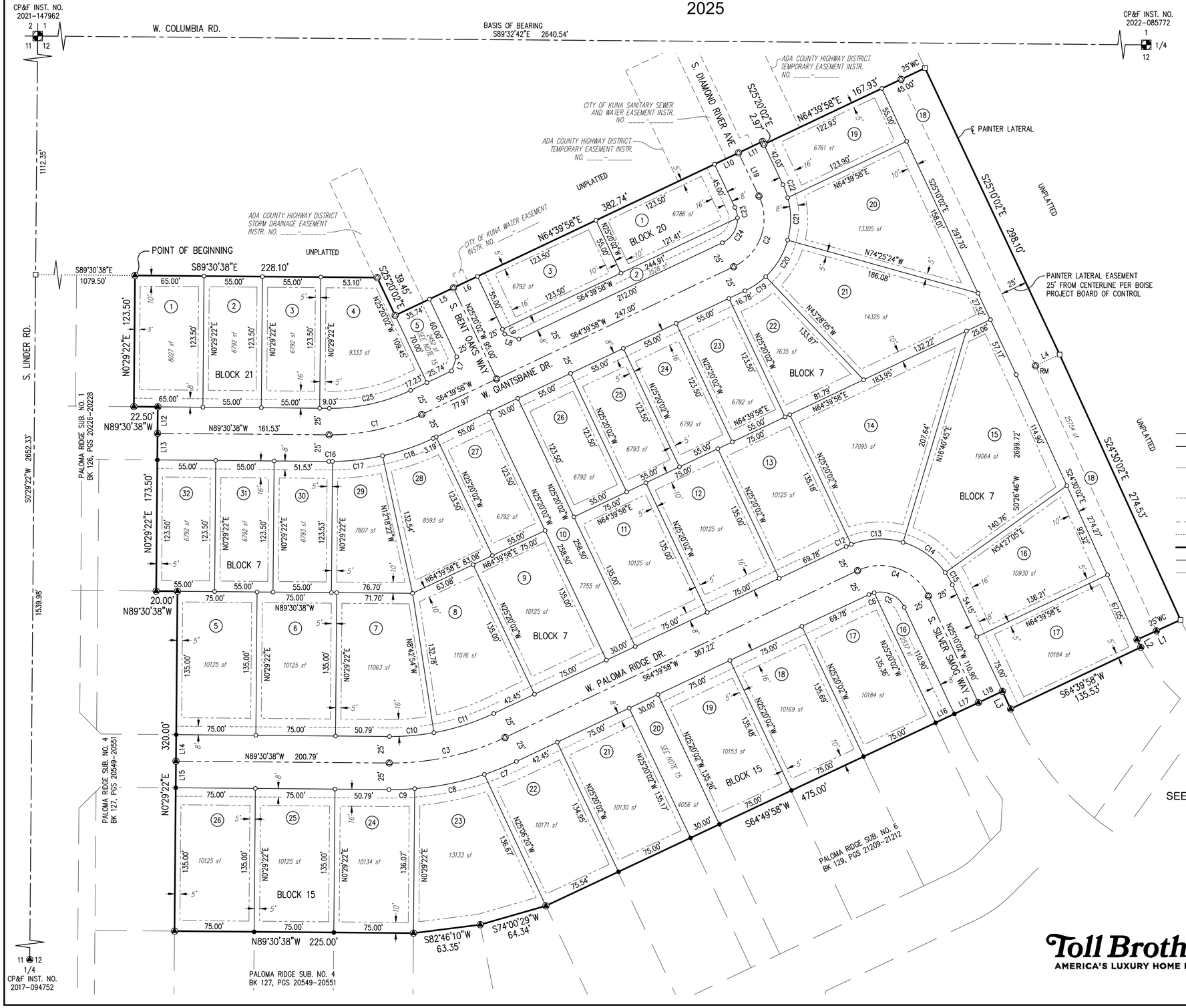
19. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.

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

BOOK ____ , PAGE _____

# PALOMA RIDGE SUBDIVISION NO. 7

## LOCATED IN THE NW 1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M.
## CITY OF KUNA, ADA COUNTY, IDAHO
## 2025




0' 30' 60' 120'

SCALE: 1" = 60'

## LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" REBAR, PLS 11118 OR AS NOTED
- FOUND 1/2" REBAR, PLS 11118 OR AS NOTED
- SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
- SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
- CALCULATED POINT, NOTHING SET
- RM — REFERENCE MONUMENT AS INDICATED, PLASTIC CAP MARKED "REFERENCE PLS 11118"
- WC — WITNESS CORNER AS INDICATED, PLASTIC CAP MARKED "WITNESS PLS 11118"
- SECTION LINE
- CENTER LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION AND LOT DRAINAGE EASEMENT LINE, SEE NOTES 1, 2 & 3
- EXISTING ACHD PERMANENT SIDEWALK EASEMENT LINE PER INSTRUMENT NO. ____-_____
- OTHER EASEMENT LINE AS NOTED
- SURVEY TIE LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- (18) LOT NUMBER

## SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARY FOR PALOMA RIDGE SUBDIVISION NO. 4, INFORMATION FROM RECORD OF SURVEY NUMBERS 6860, 6993, 7860, 8888, 8909, 9609, 9639, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

SEE SHEET 2 OF 4 FOR NOTES, LINE AND CURVE DATA

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN 06/04/25

Toll Brothers AMERICA'S LUXURY HOME BUILDER®

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

JOB NO. 20-17

# PALOMA RIDGE SUBDIVISION NO. 7

BOOK ____ , PAGE _____

## NOTES

1- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE, AND PRESSURE IRRIGATION OVER THE SIXTEEN (16) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.

2- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO SIDE LOT LINES.

3- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO REAR LOT LINES AND EXTERIOR SUBDIVISION BOUNDARIES.

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

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

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

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

8- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AND CONDITIONS OF THE STAFF REPORT FOR PALOMA RIDGE SUBDIVISION.

9- LOTS 10 AND 18 OF BLOCK 7, LOTS 16 AND 20 OF BLOCK 15, LOT 2 OF BLOCK 20, AND LOT 5 OF BLOCK 21, ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE, AND PRESSURE IRRIGATION EASEMENT. SAID LOTS ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE PALOMA RIDGE HOMEOWNERS ASSOCIATION, OR IT'S ASSIGNS. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE FAMILY DWELLINGS.

10- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH KUNA CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

11- IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(2), IRRIGATION WATER HAS NOT BEEN PROVIDED FOR BY THE OWNER, AND THE LOTS IN THIS PLAT SHALL REMAIN SUBJECT TO ASSESSMENTS LEVIED BY THE NEW YORK IRRIGATION DISTRICT. WATER FOR IRRIGATION PURPOSES WILL BE PROVIDED TO EACH LOT FROM A PRIVATE WELL THROUGH A PRESSURIZED IRRIGATION SYSTEM TO BE OWNED AND MAINTAINED BY THE PALOMA RIDGE HOMEOWNERS ASSOCIATION.

12- THIS SUBDIVISION IS LOCATED WITHIN ZONE X AS SHOWN OF THE FIRM PANEL 250 OF 875, ADA COUNTY, IDAHO AND INCORPORATED AREAS, AND IS NOT LOCATED WITHIN THE FLOODPLAIN.

13- THE HOMEOWNERS ASSOCIATION (HOA), ITS OWNERSHIP, AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO.

14- THIS DEVELOPMENT IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR PALOMA RIDGE SUBDIVISION, RECORDED AS INSTRUMENT NO. 2023-042174 IN ADA COUNTY, IDAHO, AND AS SUCH MAY BE SUBSEQUENTLY AMENDED.

15- LOT 21, BLOCK 4 AND LOT 20, BLOCK 15 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.

CURVE TABLE

| CURVE # | LENGTH | RADIUS | DELTA | BEARING | CHORD |
|---|---|---|---|---|---|
| C1 | 90.14' | 200.00' | 25°49'24" | N77°34'40"E | 89.38' |
| C2 | 78.54' | 50.00' | 90°00'00" | N19°39'58"E | 70.71' |
| C3 | 112.68' | 250.00' | 25°49'24" | N77°34'40"E | 111.72' |
| C4 | 78.69' | 50.00' | 90°10'00" | N70°15'02"W | 70.81' |
| C5 | 34.08' | 25.00' | 78°06'22" | N64°13'13"W | 31.50' |
| C6 | 5.26' | 25.00' | 12°03'38" | S70°41'47"W | 5.25' |
| C7 | 32.63' | 275.00' | 6°47'55" | N68°03'55"E | 32.61' |
| C8 | 67.07' | 275.00' | 13°58'30" | N78°27'08"E | 66.91' |
| C9 | 24.24' | 275.00' | 5°02'59" | N87°57'52"E | 24.23' |
| C10 | 42.12' | 225.00' | 10°43'30" | N85°07'37"E | 42.06' |
| C11 | 59.29' | 225.00' | 15°05'54" | N72°12'55"E | 59.12' |
| C12 | 5.23' | 75.00' | 3°59'38" | S66°39'47"W | 5.23' |
| C13 | 49.77' | 75.00' | 38°01'09" | S87°40'10"W | 48.86' |
| C14 | 49.77' | 75.00' | 38°01'09" | N54°18'40"W | 48.86' |
| C15 | 13.27' | 75.00' | 10°08'04" | N30°14'04"W | 13.25' |
| C16 | 3.47' | 225.00' | 0°52'57" | S89°57'07"E | 3.47' |
| C17 | 47.51' | 225.00' | 12°05'51" | N83°33'29"E | 47.42' |
| C18 | 50.44' | 225.00' | 12°50'36" | N71°05'16"E | 50.33' |
| C19 | 23.74' | 75.00' | 18°08'03" | N55°35'56"E | 23.64' |
| C20 | 40.52' | 75.00' | 30°57'19" | N31°03'15"E | 40.03' |
| C21 | 40.52' | 75.00' | 30°57'19" | N0°05'56"E | 40.03' |
| C22 | 13.03' | 75.00' | 9°57'18" | N20°21'23"W | 13.01' |
| C23 | 10.29' | 25.00' | 23°34'41" | N13°32'41"W | 10.22' |
| C24 | 28.98' | 25.00' | 66°25'19" | N31°27'19"E | 27.39' |
| C25 | 78.87' | 175.00' | 25°49'24" | N77°34'40"E | 78.21' |

LINE TABLE

| LINE # | LENGTH | DIRECTION |
|---|---|---|
| L1 | 45.00' | S65°29'58"W |
| L2 | 7.96' | S25°51'57"E |
| L3 | 18.25' | N25°10'02"W |
| L4 | 25.00' | S65°09'58"W |
| L5 | 25.00' | S64°39'58"W |
| L6 | 25.00' | S64°39'58"W |
| L7 | 14.14' | N19°39'58"E |
| L8 | 14.14' | S70°20'02"E |
| L9 | 5.00' | S25°20'02"E |
| L10 | 25.00' | S64°39'58"W |
| L11 | 25.00' | S64°39'58"W |
| L12 | 25.00' | S0°29'22"W |
| L13 | 25.00' | S0°27'18"W |
| L14 | 25.00' | S0°29'22"W |
| L15 | 25.00' | S0°29'22"W |
| L16 | 19.45' | N64°49'58"E |
| L17 | 25.00' | N64°49'58"E |
| L18 | 25.00' | N64°49'58"E |
| L19 | 45.00' | S25°20'02"E |

CLINTON W. HANSEN
PLS 11118

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JOB NO. 20-17

# PALOMA RIDGE SUBDIVISION NO. 7

BOOK ____ , PAGE _____

## CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF PALOMA RIDGE SUBDIVISION NO. 7;

A PARCEL OF LAND BEING A PORTION OF THE NW ¼ OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 12, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTH 1/4 CORNER OF SAID SECTION 12 BEARS SOUTH 89°32'42" EAST A DISTANCE OF 2640.54 FEET;

THENCE ALONG THE WEST LINE OF THE NW ¼ OF SAID SECTION 12 SOUTH 0°29'22" WEST A DISTANCE OF 1112.35 FEET TO A POINT;

THENCE LEAVING SAID WEST LINE SOUTH 89°30'38" EAST A DISTANCE OF 1079.50 FEET TO AN ANGLE POINT ON THE EASTERLY BOUNDARY OF PALOMA RIDGE SUBDIVISION NO. 1, AS SHOWN IN BOOK 126 OF PLATS ON PAGES 20226 THROUGH 20228, RECORDS OF ADA COUNTY, IDAHO, THE POINT OF BEGINNING;

THENCE LEAVING SAID BOUNDARY AND CONTINUING SOUTH 89°30'38" EAST A DISTANCE OF 228.10 FEET TO A POINT;

THENCE SOUTH 25°20'02" EAST A DISTANCE OF 39.45 FEET TO A POINT;

THENCE NORTH 64°39'58" EAST A DISTANCE OF 382.74 FEET TO A POINT;

THENCE SOUTH 25°20'02" EAST A DISTANCE OF 2.97 FEET TO A POINT;

THENCE NORTH 64°39'58" EAST A DISTANCE OF 167.93 FEET TO A POINT ON THE CENTERLINE OF THE PAINTER LATERAL;

THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 25°10'02" EAST A DISTANCE OF 298.10 FEET TO A POINT;

THENCE SOUTH 24°30'02" EAST A DISTANCE OF 274.53 FEET TO AN ANGLE POINT ON THE NORTHERLY BOUNDARY OF PALOMA RIDGE SUBDIVISION NO. 6, AS SHOWN IN BOOK 129 OF PLATS ON PAGES 21209 THROUGH 21212, RECORDS OF ADA COUNTY, IDAHO;

THENCE LEAVING SAID CENTERLINE AND ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 65°29'58" WEST A DISTANCE OF 45.00 FEET TO A POINT;

THENCE SOUTH 25°51'57" EAST A DISTANCE OF 7.96 FEET TO A POINT;

THENCE SOUTH 64°39'58" WEST A DISTANCE OF 135.53 FEET TO A POINT;

THENCE NORTH 25°10'02" WEST A DISTANCE OF 18.25 FEET TO A POINT;

THENCE SOUTH 64°49'58" WEST A DISTANCE OF 475.00 FEET TO A POINT;

THENCE NORTH 25°10'02" WEST A DISTANCE OF 18.25 FEET TO A POINT;

THENCE SOUTH 64°49'58" WEST A DISTANCE OF 475.00 FEET TO A POINT;

THENCE SOUTH 74°00'29" WEST A DISTANCE OF 64.34 FEET TO A POINT;

THENCE SOUTH 82°46'10" WEST A DISTANCE OF 63.35 FEET TO AN ANGLE POINT ON THE EASTERLY BOUNDARY OF PALOMA RIDGE SUBDIVISION NO. 4, AS SHOWN IN BOOK 127 OF PLATS ON PAGES 20549 THROUGH 20551, RECORDS OF ADA COUNTY, IDAHO;

THENCE LEAVING THE BOUNDARY OF SAID PALOMA RIDGE SUBDIVISION NO. 6, AND ALONG THE BOUNDARY OF SAID PALOMA RIDGE SUBDIVISION NO. 4 THE FOLLOWING COURSES AND DISTANCES:

THENCE NORTH 89°30'38" WEST A DISTANCE OF 225.00 FEET TO A POINT;

THENCE NORTH 0°29'22" EAST A DISTANCE OF 320.00 FEET TO A POINT;

THENCE NORTH 89°30'38" WEST A DISTANCE OF 20.00 FEET TO AN ANGLE POINT ON THE EASTERLY BOUNDARY OF SAID PALOMA RIDGE SUBDIVISION NO. 1;

THENCE LEAVING THE BOUNDARY OF SAID PALOMA RIDGE SUBDIVISION NO. 4 AND ALONG THE BOUNDARY OF SAID PALOMA RIDGE SUBDIVISION NO. 1 THE FOLLOWING COURSES AND DISTANCES:

THENCE NORTH 0°29'22" EAST A DISTANCE OF 173.50 FEET TO A POINT;

THENCE NORTH 89°30'38" WEST A DISTANCE OF 22.50 FEET TO A POINT;

THENCE NORTH 0°29'22" EAST A DISTANCE OF 123.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 11.94 ACRES, MORE OR LESS.

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

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

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

ARROYO CAP II-2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: ARROYO CAPITAL II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER

_____

BY: JEFFREY BROUELETTE, EXECUTIVE VICE PRESIDENT, ARROYO CAPITAL II, LLC

## ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF ORANGE } S.S.

ON THIS ____ DAY OF _____ , 20___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED JEFFREY BROUELETTE, KNOWN OF IDENTIFIED TO ME TO BE THE EXECUTIVE VICE PRESIDENT OF ARROYO CAPITAL II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, A MEMBER OF ARROYO CAP II-2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID LIABILITY COMPANY'S NAME.

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

MY COMMISSION EXPIRES _____

RESIDING AT _____

_____
NOTARY PUBLIC FOR THE STATE OF CALIFORNIA

## CERTIFICATE OF SURVEYOR

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

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN 6/03/25

CLINTON W. HANSEN
PLS 11118

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JOB NO. 20–17

# PALOMA RIDGE SUBDIVISION NO. 7

BOOK ____ , PAGE _____

## HEALTH CERTIFICATE

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

_____

CENTRAL DISTRICT HEALTH, EHS DATE

## APPROVAL OF 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

## APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

_____

CITY ENGINEER ~ KUNA, IDAHO

## APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

_____

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

## CERTIFICATE OF THE COUNTY SURVEYOR

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

_____

ADA COUNTY SURVEYOR

## CERTIFICATE OF THE COUNTY TREASURER

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

DATE: _____ _____

COUNTY TREASURER

## CERTIFICATE OF COUNTY RECORDER

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

INSTRUMENT NO. _____

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

_____ _____

DEPUTY EX-OFFICIO RECORDER

FEE: _____

CLINTON W. HANSEN
PLS 11118

PROFESSIONAL LAND SURVEYOR REGISTERED STATE OF IDAHO CLINTON W. HANSEN 11118 12/03/25

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JOB NO. 20-17

SHEET 4 OF 4

CENTRAL DISTRICT HEALTH

# Ada County Transmittal

**Division of Community and Environmental Health**

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 25-16-FP

Development Name/Section Paloma Ridge No. 7 CDH File # _____

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

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

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

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

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

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

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

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

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

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

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

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

☐ 14. _____

_____

_____

_____ Reviewed By: _____ Date: 7/22/25

3/22 lb

Outlook

## RE: City of Kuna Request for Comment Case No. 25-16-FP Paloma Ridge No. 7

**From** Kendra Conder <Kendra.Conder@itd.idaho.gov>
**Date** Wed 7/16/2025 12:48 PM
**To** Marina Lundy <MLundy@kunaid.gov>

2 attachments (5 MB)

10-16-2020 Paloma Ridge Mixed Use Development TIS - Staff Technical Report (1).pdf; 12-9-2020 Paloma Ridge Mixed Use Development Condition Memo REVISED (1).pdf;

Hi Marina,

Attached please find documentation for ITD's Technical Staff Report and Condition Memo for Paloma Ridge. ITD has no additional comments at this time, so long as these conditions are adhered to.

Please let me know if you have any additional questions or concerns.

Thank you!

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




**From:** Marina Lundy <MLundy@kunaid.gov>
**Sent:** Wednesday, July 9, 2025 8:43 AM
**To:** Ada County Highway District <planningreview@achdidaho.org>; Central District Health Department <lbadigian@cdhd.idaho.gov>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <chad.gordon@jmsanitation.com>; Jessica Reid <jhall@kunaid.gov>; Morgan Treasure <mtreasure@kunaid.gov>; Kuna Police Department <mfratusco@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Kuna Rural Fire District Plan Review <scott@fccnw.com>; PWoffice <PWoffice@kunaid.gov>; Taryn Villanueva <TVillanueva@kunaid.gov>; Jennifer Miller <JMiller@kunaid.gov>
**Subject:** City of Kuna Request for Comment Case No. 25-16-FP Paloma Ridge No. 7

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

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

| | |
|---|---|
| **CASE NUMBER:** | 25-16-FP PALOMA RIDGE SUBDIVISION NO. 7 |
| **PROJECT DESCRIPTION** | Applicant requests Final Plat approval for Paloma Ridge No. 7 which consists of 41 single family residential lots and 6 common lots on 11.91 acres. The property is located at the southeast intersection of S Linder Road and W Columbia Road (Parcel No. S1312212760; S12, T2N, R1W) |
| **APPLICANT** | Kyle Prewett<br>kprewett@tollbrothers.com |
| **REPRESENTATIVE** | Same as above |
| **SCHEDULED HEARING DATE** | Tuesday, **August 5, 2025** at 6:00 P.M. |
| **STAFF CONTACT** | Marina Lundy<br>986.269.8341<br>mlundy@kunaid.gov |

- We have enclosed information to assist you with your consideration and response; we would appreciate any information as to how this action would affect the service(s) your agency provides. *If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.*
- *No response within **15 business days** will indicate you have no objection or comments regarding this project*.
- The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions.

DEVELOPMENT SERVICES KUNA IDAHO
751 W. 4th Street
P.O. Box 13
Kuna, ID 83634

**Marina Lundy**
**Planner**
City of Kuna | Development Services
Phone: 986.269.8341
Email: mlundy@kunaid.gov
www.kunacity.id.gov

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

October 20, 2020

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

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

VIA EMAIL

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

Dear Mr. Capell,

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

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

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

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

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

Your Safety • Your Mobility
Your Economic Opportunity

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

Sincerely,

*Justin Price*

Justin Price
ITD District 3 Traffic Engineer

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

**Your Safety • Your Mobility**
**Your Economic Opportunity**

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

**Development:** Paloma Ridge Mixed Use Development

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

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

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

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

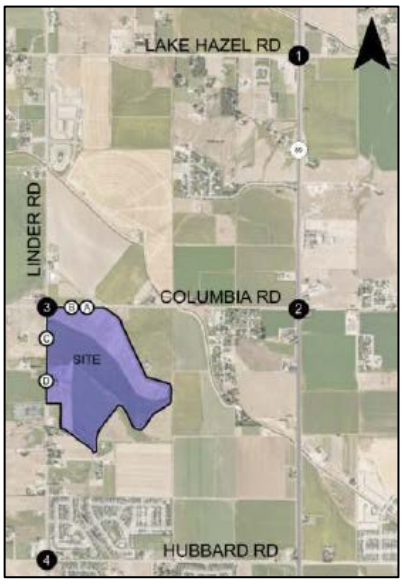
**Staff Contact:** Erika Bowen
Traffic Technical Engineer
Erika.Bowen@itd.idaho.gov
Phone: 208-265-4312 ext. #7

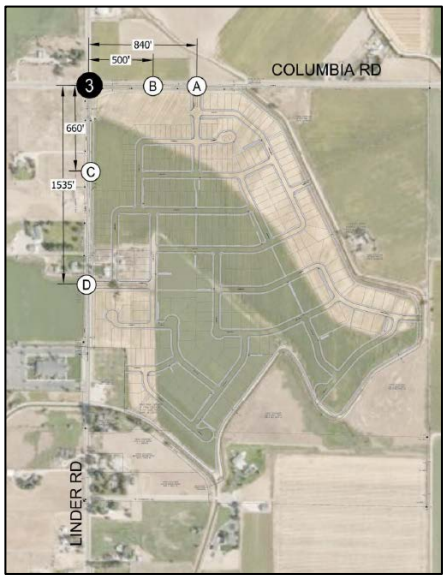
# Traffic Findings for Consideration

## 1. Proposed Development

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

## 2. Vicinity Map




## 3. Trip Generation:

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

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

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

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

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

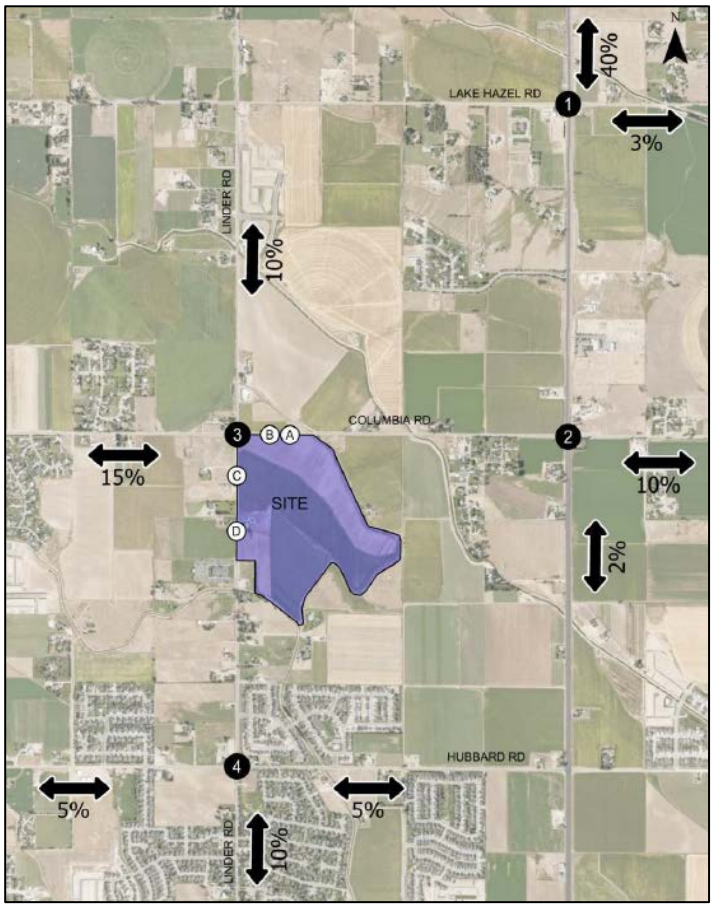
Comparing the external residential trips to external commercial trips results in:

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

***54.8%***

***45.2%***

## 4. Trip Distribution:



## 5. Traffic Impact Study

***Dated: September 2020***

### a. Executive Summary

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

**Table 26. Mitigation Threshold Evaluation**

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

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

# FINDINGS

## Existing Conditions

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

## Year 2025 Background Traffic Conditions

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

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

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

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

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

### Year 2025 Total Traffic Conditions – Phase 1 (Residential)

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

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

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

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

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

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

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

## RECOMMENDATIONS

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

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

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

***Linder Road / Hubbard Road***

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

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

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

*SH 69 / Lake Hazel Road*

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

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

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

*Columbia Road / Site Access A*

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

*Linder Road / Site Access D*

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

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

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

*Columbia Road / Site Access B*

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

*Linder Road / Site Access C*

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

*All Site Accesses*

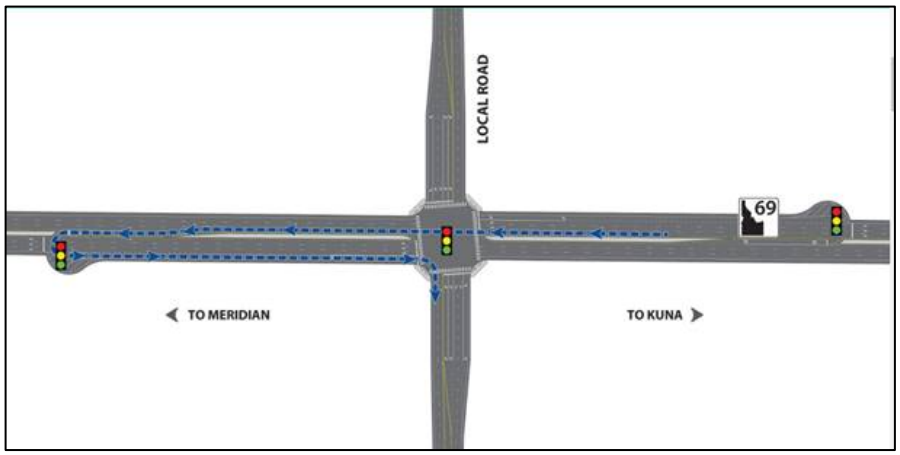
- With approval from ACHD, construct all accesses to the development with the following designations:
  - All local streets within the development should be constructed with one travel lane in each direction.
  - Site driveways with access to public streets should provide sufficient stacking distance for four vehicles (100 feet) to ensure acceptable operation and accommodate larger vehicles, including utility service and delivery vehicles.
  - Site accesses along Linder Road and Columbia Road should match the existing grade or be higher at the intersection to ensure the best possible sight distance.
  - All accesses and internal streets should be designed to provide adequate intersection site distance. Shrubbery and landscaping near the intersection and site access point should be maintained to ensure adequate sight distance is maintained.

## 6. ITD Policy Review

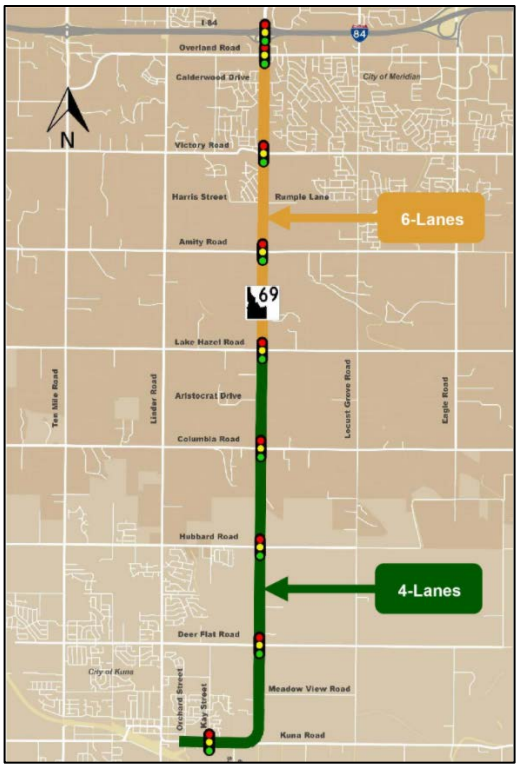
### a. SH-69 Corridor Study

ITD's SH-69 Corridor Study has gone out for public comment with preliminary findings showing median u-turn crossings (MUTs) at the mile (i.e. Lake Hazel Rd and Columbia Road) achieves an acceptable level of service in 2040. At this time, MUTs cost estimates shall be used as the basis for any proportionate share contributions for mile-intersections along SH-69. It is possible that the SH-69 Corridor Study may alter its preliminary intersection recommendations before the study is finalized.

The SH-69 Corridor Study also shows that SH-69 shall remain a four lane facility south of Lake Hazel Road and be widened to a 6 lane facility north of Lake Hazel Road.




*Mile Median U-Turn Crossing (MUT)*



### b. Proportionate Share Contribution

ITD District 3 has issued *Memo 39-Development Proportionate Share Contribution* as a means to request equitable contribution from developers to improve public facilities needed to serve new growth and development.

### c. Jurisdictional Authority

ITD does not have jurisdictional authority to require improvements from the developer. A formal letter of request will be sent to the City of Kuna requesting them to include any mitigation to the State highway system in their development agreement.

## 7. Staff Comments Recommendations

Intersection of SH-69 and Columbia Road

Per the TIS, the intersection of Columbia Road and SH-69 functions at an acceptable level of service (LOS = D/C) in 2025 background conditions with the exception of the AM EBTR movement (V/C = 0.94). See Appendix A.

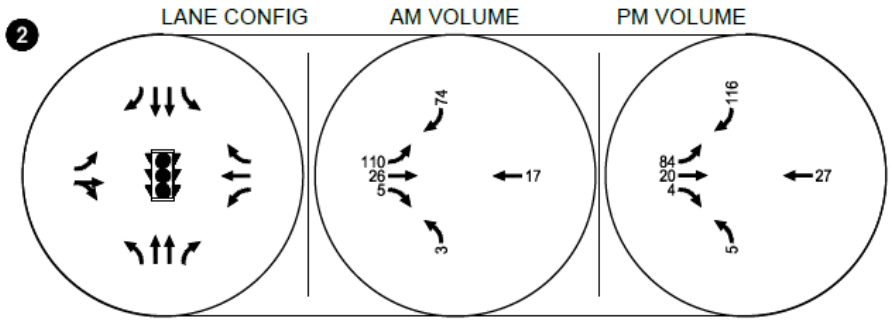
With just the Phase 1 residential traffic, the intersection's LOS increase to a LOS = E/D with increased delay and v/c ratios above 0.9 for the EBL, EBTR and WBT movements.

With the additional traffic in Phase 1+2 combined, delay continues to exceed operational thresholds. The overall intersection v/c exceeds 1.0 in the AM peak hour. See Appendix B.

ITD is currently developing the SH-69 Corridor Plan. The preliminary plan shows that mile intersections (i.e. Lake Hazel Rd and Columbia Rd) are identified as median u-turns (MUTs). This recommended intersection treatment may change before a finalized SH-69 Corridor Study is completed. For the purposes of ITD's proportionate share calculation a MUT cost estimate will be used. Forecasted AM/PM trips are available for 2040. Total site traffic will be compared to 2040 total traffic volumes to calculate proportionate share.

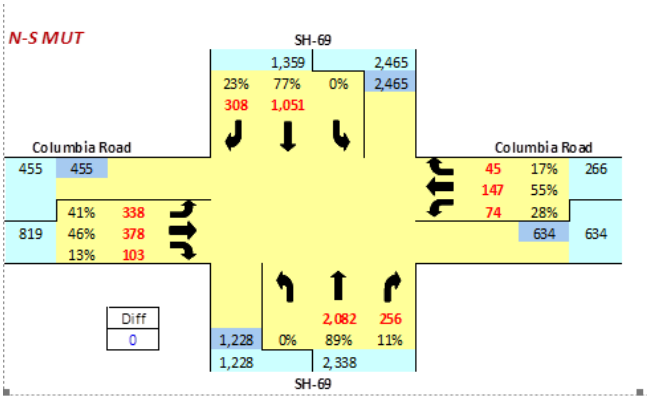
ITD estimated the design and construction costs of a Median U-Turn Intersection (MUT) at the intersection of SH-69 / Columbia Road to be $5,145,500. See Appendix C. SH-69 is not anticipated to be widened beyond a 4-lane section thru this intersection.

**2025 Site Traffic**

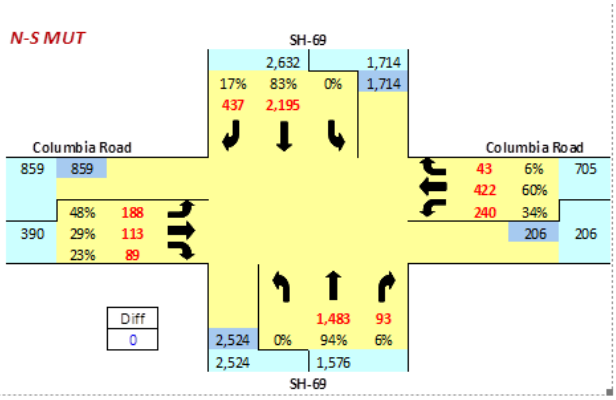



**2040 Traffic Volumes @ Columbia Road / Meridian Rd (SH-69 Corridor Study)**

**AM**




**PM**




| | | |
|---|---|---|
| *AM Site = 235* | *AM Total = 4782* | *AM % = 4.9* |
| *PM Site = 256* | *PM Total = 5303* | *PM % = 4.8* |
| ***Proportionate Share for Columbia Rd / Meridian Rd Median U-turn Intersection Improvements*** | | ***Avg % = 4.85*** |

***Staff recommends the developer pay a total proportionate share of $249,557 (4.85%) towards future median u-turn improvements at the intersection of Columbia Rd / Meridian Rd. Proportionate share needs to be provided prior to occupancy of the development.***

***Proportionate Share Contribution by Land Use:***
***Residential (54.8%) = $136,757***
***Commercial (45.2%) = $112,800***

Intersection of SH-69 and Lake Hazel Road

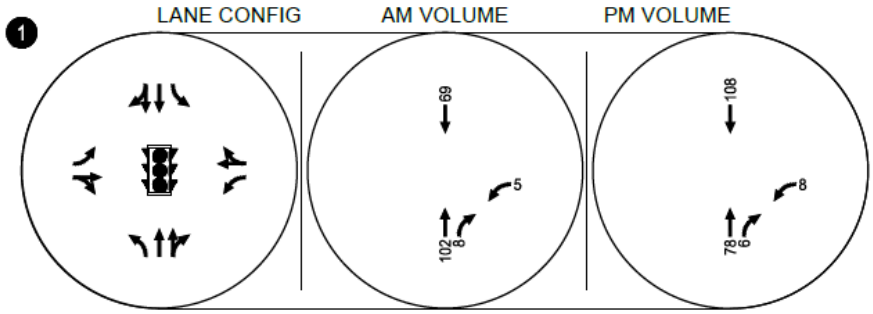
Per the TIS, the intersection of Lake Hazel and SH-69 has failing movements with v/c ratios exceeding 0.9 at 2025 Background traffic levels (WBTR, NBTR, SBTR). See Appendix A. The TIS recommends adding a westbound right turn lane at the intersection to mitigate for some of the delay. It helps, but the movements still exceed operational thresholds.

With the additional traffic in Phase 1+2 combined, delay continues to exceed operational thresholds. See Appendix B.

ITD is currently developing the SH-69 Corridor Plan. The preliminary plan shows that mile intersections (i.e. Lake Hazel Rd and Columbia Rd) are identified as median u-turns (MUTs). This recommended intersection treatment may change before a finalized SH-69 Corridor Study is completed. For the purposes of ITD's proportionate share calculation a MUT cost estimate will be used. Forecasted AM/PM trips are available for 2040. Total site traffic will be compared to 2040 total traffic volumes to calculate proportionate share.

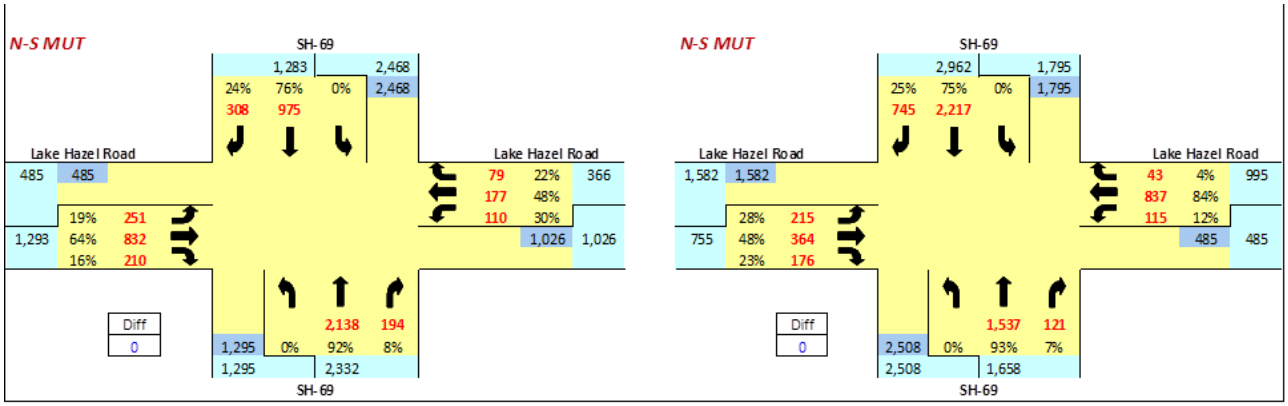
ITD estimated the design and construction costs of a Median U-Turn Intersection (MUT) at the intersection of SH-69 / Lake Hazel Road to be $7,239,541. See Appendix E. SH-69 shall be widened to a 3 Lane section thru this intersection.

**2025 Site Traffic**




**2040 Traffic Volumes @ Lake Hazel Rd / Meridian Rd (SH-69 Corridor Study)**

**AM**




**PM**

| | | |
|---|---|---|
| *AM Site = 184* | *AM Total = 5274* | *AM % = 3.5* |
| *PM Site = 200* | *PM Total = 6370* | *PM % = 3.1* |
| ***Proportionate Share for Lake Hazel Rd / Meridian Rd Median U-Turn Intersection Improvements*** | | ***Avg % = 3.3*** |

The majority of the trip distribution from the development heads first to the intersection of SH-69 / Columbia Road. This does not change between Phase 1 and Phase 2 of the development. Although, the TIS analyzed both the intersections of Lake Hazel Rd and Columbia Road with SH-69, staff finds it most appropriate to only request proportionate share for the first intersection that traffic encounters on SH-69 (i.e. Columbia Road)

If proportionate share were to be requested, the amount comes out to $238,905.

***Staff does not recommend the developer contribute proportionate share for the intersection of Lake Hazel Rd / Meridian Rd.***

**ITD Staff Recommendations are intended to assure that the proposed development will not place an undue burden on the existing State Highway system within the vicinity impacted by the proposed development.*

*** Recommendations included in ITD's Staff Technical Report along with any development conditions (see associated Permit Committee Agenda/Minutes) is only valid for the period of one year from the date of the TIS report. ITD reserves the right to request an updated TIS to reflect current traffic conditions if an approved encroachment application and/or proportionate share contribution are not obtained/provided within one year.*

## 8. Appendices

| | |
|---|---|
| Appendix A | 2025 Background Traffic and Mitigations |
| Appendix B | 2025 Buildout Year Phase 1 +2 Total Traffic and Mitigations |
| Appendix C | Cost Estimate: SH-69 Median U-Turn Intersection (4 Lane Section) |
| Appendix D | 2025 Buildout Year Phase 1 Total Traffic and Mitigations |
| Appendix E | Cost Estimate: SH-69 Median U-Turn Intersection (6 Lane Section) |

# Appendix A
## 2025 Background Traffic and Mitigations

**Table 10. Year 2025 Background Intersection Operations – Weekday AM and PM Peak Hour**

| No. | Intersection | Intersection Control | Intersection AM / PM | | | Lane Group | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | V/C | LOS | Delay | | V/C | LOS | Delay | V/C | LOS | Delay |
| 1 | SH 69 / Lake Hazel Road | Traffic Signal | ***0.95/ 0.98*** | ***D/ E*** | ***49.0/ 55.2*** | EBL | 0.84 | F | 102.8 | 0.46 | E | 60.8 |
| | | | | | | EBTR | 0.90 | F | 96.4 | 0.27 | E | 58.2 |
| | | | | | | WBL | 0.38 | E | 62.4 | 0.27 | D | 54.4 |
| | | | | | | WBTR | ***0.96*** | ***F*** | ***116.3*** | ***1.02*** | ***F*** | ***120.0*** |
| | | | | | | NBL | 0.03 | B | 14.7 | 0.27 | D | 44.1 |
| | | | | | | NBTR | ***0.94*** | ***D*** | ***42.2*** | 0.57 | C | 29.5 |
| | | | | | | SBL | 0.60 | D | 51.7 | 0.43 | C | 22.5 |
| | | | | | | SBTR | 0.38 | B | 18.8 | ***0.97*** | ***E*** | ***59.3*** |
| 2 | SH 69 / Columbia Road | Traffic Signal | 0.89/ 0.83 | D/ C | 43.0/ 30.6 | EBL | 0.89 | E | 77.1 | 0.89 | F | 99.0 |
| | | | | | | EBTR | ***0.94*** | ***E*** | ***79.7*** | 0.48 | D | 54.2 |
| | | | | | | WBL | 0.53 | D | 50.3 | 0.67 | E | 62.4 |
| | | | | | | WBT | 0.20 | D | 49.9 | 0.89 | E | 63.4 |
| | | | | | | WBR | 0.34 | D | 51.5 | 0.21 | D | 52.6 |
| | | | | | | NBL | 0.13 | B | 16.9 | 0.35 | C | 25.2 |
| | | | | | | NBT | 0.85 | D | 36.7 | 0.41 | B | 16.9 |
| | | | | | | NBR | 0.15 | B | 19.3 | 0.06 | B | 13.0 |
| | | | | | | SBL | 0.25 | C | 28.6 | 0.13 | B | 12.3 |
| | | | | | | SBT | 0.31 | C | 21.5 | 0.83 | C | 25.2 |
| | | | | | | SBR | 0.06 | B | 18.5 | 0.27 | B | 15.0 |
| 3 | Linder Road / Columbia Road | Traffic Signal | 0.88/ 0.77 | D/ C | 42.9/ 29.4 | EBL | 0.25 | C | 20.9 | 0.17 | C | 22.3 |
| | | | | | | EBTR | 0.93 | D | 48.6 | 0.48 | C | 24.7 |
| | | | | | | WBL | 0.16 | C | 27.1 | 0.27 | B | 19.3 |
| | | | | | | WBTR | 0.31 | C | 25.5 | 0.88 | C | 31.9 |
| | | | | | | NBL | 0.15 | C | 24.1 | 0.30 | C | 23.1 |
| | | | | | | NBTR | 0.93 | E | 56.8 | 0.35 | C | 23.3 |
| | | | | | | SBL | 0.28 | C | 29.1 | 0.06 | C | 20.8 |
| | | | | | | SBTR | 0.33 | C | 28.8 | 0.87 | D | 36.1 |
| 4 | Linder Road / Hubbard Road | AWSC | - | ***E/ F*** | ***41.9/ 180.3*** | EBLTR | 0.43 | B | 14.2 | ***1.25*** | ***F*** | ***76.2*** |
| | | | | | | WBLTR | 0.28 | B | 12.6 | ***1.59*** | ***F*** | ***205.0*** |
| | | | | | | NBLTR | ***1.03*** | ***F*** | ***64.5*** | ***1.54*** | ***F*** | ***176.5*** |
| | | | | | | SBLTR | 0.30 | B | 12.6 | ***1.67*** | ***F*** | ***232.3*** |

V/C ratio is defined as vehicle-to-capacity ratio, which calculates the number of vehicles divided by the capacity of the roadway/intersection during the peak 15 minutes of the peak hour. LOS stand for Level of Service. Delay is reported in seconds per vehicle. Cells in the table above that are **bolded**, *italicized*, and highlighted indicate an intersection and/or lane group operating below the jurisdictional standards.

### Year 2025 Background Conditions Intersection Mitigations

This section highlights the mitigations needed to address each of the intersections not meeting traffic operational standards under the year 2025 background traffic conditions. *Appendix H contains the year 2025 mitigated background traffic operational worksheets including findings from the signal warrant analysis.*

#### *SH 69 / Lake Hazel Road*

Under 2025 background conditions, the overall intersection and the westbound through and northbound through lane groups exceed ITD's desired 0.90 v/c threshold in the weekday a.m. peak hour. In the p.m. peak hour, the overall intersection operates at LOS E and exceeds ITD's desired 0.90 v/c threshold. In addition, the westbound and southbound through lane groups exceed ITD's desired 0.90 v/c threshold (the westbound through is overcapacity). Based on a review of the traffic volumes and operations, the most effective mitigation is adding a westbound right-turn lane. Table 11 show the operations of the intersection with this mitigation.

**Table 11. Lake Hazel Rd / SH 69 Intersection Mitigation Operations – Year 2025 Background Traffic Conditions**

| No. | Intersection | Intersection Control | Intersection AM / PM | | | Lane Group | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | V/C | LOS | Delay | | V/C | LOS | Delay | V/C | LOS | Delay |
| 1 | SH 69 / Lake Hazel Road | Traffic Signal (with WBR turn-lane) | ***0.92/ 0.90*** | D/ D | 44.8/ 40.6 | EBL | 0.39 | E | 61.4 | 0.38 | E | 64.4 |
| | | | | | | EBTR | ***0.94*** | ***F*** | ***107.5*** | 0.36 | E | 66.8 |
| | | | | | | WBL | 0.43 | E | 64.8 | 0.35 | E | 63.3 |
| | | | | | | WBT | 0.27 | E | 65.4 | ***0.93*** | ***F*** | ***100.8*** |
| | | | | | | WBR | 0.76 | F | 82.8 | 0.40 | E | 66.0 |
| | | | | | | NBL | 0.03 | B | 13.9 | 0.20 | C | 33.3 |
| | | | | | | NBTR | ***0.92*** | ***D*** | ***41.1*** | 0.51 | C | 22.4 |
| | | | | | | SBL | 0.57 | D | 48.5 | 0.38 | B | 17.0 |
| | | | | | | SBTR | 0.37 | B | 17.9 | 0.89 | D | 39.2 |

V/C ratio is defined as vehicle-to-capacity ratio, which calculates the number of vehicles divided by the capacity of the roadway/intersection during the peak 15 minutes of the peak hour. LOS stand for Level of Service. Delay is reported in seconds per vehicle. Cells in the table above that are **bolded**, *italicized*, and highlighted indicate an intersection and/or lane group operating below the jurisdictional standards.

As shown in Table 11, the addition of a westbound right-turn lane improves the overall operations and v/c ratios at the intersection. It brings all lane groups under capacity, although some still exceed ITD's desire v/c threshold of 0.90. ITD is currently completing a corridor study for SH 69 in this area and the vision presented by that study identifies a future Median U Turn (MUT) intersection at this location along with widening of SH 69 to three lanes in each direction from Overland Road to Lake Hazel Road (likely through the intersection and then tapering to two lanes in each direction south of Lake Hazel Road).

### *SH 69 / Columbia Road*

Under 2025 background conditions in the a.m. peak hour, the eastbound right/through movement operates at a v/c ratio of 0.94. This exceeds ITD's desire threshold of 0.90. The overall the intersection operates at a 0.89 V/C ratio in the weekday a.m. peak hour. ITD is currently completing a corridor study for SH 69 in this area and the vision presented by that study identifies a future Median U Turn (MUT) intersection at this location.

### *Linder Road / Hubbard Road*

Under 2025 background conditions, the overall intersection operates at LOS E with the northbound lane group movement over capacity in the weekday a.m. peak hour. In the weekday p.m. peak hour, the overall intersection operates at LOS F with all lane groups over capacity.

As summarized previously, the intersection meets the 8-hour, 4-hour, and peak hour traffic signal volume warrants under 2020 existing conditions.

The ACHD Master Street Map (Reference 15) references this intersection as a future single lane roundabout. Table 13 shows mitigations of the intersection of Linder Road / Hubbard Road as either an interim traffic signal with left-turn lanes or a single lane roundabout.

**Table 12. Linder Rd / Hubbard Rd Intersection Mitigation Operations - Year 2025 Background Traffic Conditions**

| No. | Intersection | Intersection Control | Intersection AM / PM | | | Lane Group | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | V/C | LOS | Delay | | V/C | LOS | Delay | V/C | LOS | Delay |
| 4 | Linder Road / Hubbard Road | Single Lane Roundabout | 0.58/ 0.71 | 8.2/ 14.4 | A/ B | NBLTR | 0.58 | B | 10.1 | 0.40 | A | 7.0 |
| | | | | | | WBLTR | 0.21 | A | 7.9 | 0.55 | B | 11.2 |
| | | | | | | SBLTR | 0.15 | A | 4.6 | 0.71 | C | 19.0 |
| | | | | | | EBLTR | 0.23 | A | 5.6 | 0.67 | C | 21.8 |
| | | Traffic Signal | 0.63/ 0.81 | B/ C | 17.5/ 29.9 | EBL | 0.07 | B | 17.5 | 0.02 | C | 20.3 |
| | | | | | | EBTR | 0.75 | C | 25.4 | 0.88 | D | 40.3 |
| | | | | | | WBL | 0.23 | B | 17.6 | 0.85 | C | 23.1 |
| | | | | | | WBTR | 0.27 | B | 18.9 | 0.24 | B | 13.8 |
| | | | | | | NBL | 0.16 | A | 9.4 | 0.42 | C | 23.7 |
| | | | | | | NBTR | 0.83 | B | 17.2 | 0.82 | C | 31.5 |
| | | | | | | SBL | 0.08 | B | 12.6 | 0.15 | C | 23.4 |
| | | | | | | SBTR | 0.22 | B | 12.3 | 0.85 | C | 34.0 |

V/C ratio is defined as vehicle-to-capacity ratio, which calculates the number of vehicles divided by the capacity of the roadway/intersection during the peak 15 minutes of the peak hour. LOS stand for Level of Service. Delay is reported in seconds per vehicle. Cells in the table above that are **bolded**, *italicized*, and highlighted indicate an intersection and/or lane group operating below the jurisdictional standards.

As shown in Table 13, the intersection of Linder Road / Hubbard Road will operate within ACHD standards under 2025 background conditions as either an interim traffic signal with left-turn lanes or a single lane roundabout. An interim traffic signal with left-turn lanes could be installed until ACHD obtains the right-of-way for the roundabout.

# Appendix B

2025 Buildout Year Phase 1+2 Total Traffic and Mitigations

**Table 19 Year 2025 Total Intersection Operations Phases 1 & 2– Weekday AM and PM Peak Hour**

| No. | Intersection | Intersection Control | Intersection AM / PM | | | Lane Group | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | V/C | LOS | Delay | | V/C | LOS | Delay | V/C | LOS | Delay |
| 1 | SH 69 / Lake Hazel Road | Traffic Signal | ***0.99/ 1.07*** | ***D/ E*** | ***51.6/ 70.2*** | EBL | 0.90 | F | 119.8 | 0.47 | E | 60.7 |
| | | | | | | EBTR | ***0.95*** | ***F*** | ***109.2*** | 0.28 | E | 58.3 |
| | | | | | | WBL | 0.48 | E | 65.7 | 0.32 | E | 56.0 |
| | | | | | | WBTR | ***1.02*** | ***F*** | ***135.7*** | ***1.05*** | ***F*** | ***127.5*** |
| | | | | | | NBL | 0.04 | B | 14.2 | 0.31 | D | 46.0 |
| | | | | | | NBTR | ***0.98*** | ***D*** | ***43.3*** | 0.64 | C | 31.9 |
| | | | | | | SBL | ***0.96*** | ***E*** | ***64.5*** | 0.50 | C | 25.5 |
| | | | | | | SBTR | 0.41 | B | 18.4 | ***1.07*** | ***F*** | ***87.9*** |
| 2 | SH 69 / Columbia Road | Traffic Signal | ***1.05/ 0.96*** | ***E/ D*** | ***58.7/ 44.9*** | EBL | ***1.15*** | ***F*** | ***145.4*** | ***1.09*** | ***F*** | ***150.6*** |
| | | | | | | EBTR | ***0.94*** | ***E*** | ***75.1*** | 0.50 | E | 65.8 |
| | | | | | | WBL | 0.53 | D | 48.1 | 0.56 | E | 61.9 |
| | | | | | | WBT | 0.26 | D | 48.0 | ***0.93*** | ***F*** | ***99.2*** |
| | | | | | | WBR | 0.34 | D | 49.1 | 0.20 | E | 65.0 |
| | | | | | | NBL | 0.17 | B | 19.2 | 0.55 | D | 43.0 |
| | | | | | | NBT | ***0.96*** | ***D*** | ***50.9*** | 0.44 | C | 23.4 |
| | | | | | | NBR | 0.17 | C | 21.7 | 0.06 | B | 17.8 |
| | | | | | | SBL | 0.33 | C | 34.7 | 0.15 | B | 17.6 |
| | | | | | | SBT | 0.35 | C | 24.4 | 0.90 | D | 35.3 |
| | | | | | | SBR | 0.18 | C | 22.3 | 0.44 | C | 22.9 |
| 3 | Linder Road / Columbia Road | Traffic Signal | 0.89/ 0.81 | D/ C | 48.0/ 34.3 | EBL | 0.26 | C | 24.5 | 0.17 | C | 26.8 |
| | | | | | | EBTR | 0.94 | E | 55.2 | 0.58 | C | 30.6 |
| | | | | | | WBL | 0.24 | C | 33.0 | 0.37 | C | 23.1 |
| | | | | | | WBTR | 0.35 | C | 30.2 | 0.90 | D | 37.4 |
| | | | | | | NBL | 0.18 | C | 27.6 | 0.45 | C | 27.4 |
| | | | | | | NBTR | 0.94 | E | 62.0 | 0.43 | C | 28.4 |
| | | | | | | SBL | 0.38 | D | 35.4 | 0.09 | C | 22.3 |
| | | | | | | SBTR | 0.32 | C | 32.7 | 0.89 | D | 41.5 |
| 4 | Linder Road / Hubbard Road | AWSC | - | ***F/ F*** | ***70.0/ 223.7*** | EBLTR | 0.51 | C | 16.4 | ***1.45*** | ***F*** | ***93.5*** |
| | | | | | | WBLTR | 0.33 | B | 13.8 | ***1.75*** | ***F*** | ***237.3*** |
| | | | | | | NBLTR | ***1.18*** | ***F*** | ***117.8*** | ***1.79*** | ***F*** | ***223.7*** |
| | | | | | | SBLTR | 0.43 | B | 14.5 | ***1.92*** | ***F*** | ***298.0*** |

V/C ratio is defined as vehicle to capacity ratio, which calculates the number of vehicles divided by the capacity of the roadway/intersection during

## Year 2025 Total Traffic Intersection Mitigations – Phases 1 + 2

This section highlights the mitigations needed to address each of the study intersections and site accesses not meeting traffic operational standards under the year 2025 total traffic conditions. *Appendix K contains the year 2025 mitigated Phase 1 + 2 total traffic operational worksheets including findings from the signal warrant analysis.*

*SH 69 / Lake Hazel Road*

As in 2025 background conditions, this intersection is over capacity in the westbound lane group in the weekday a.m. peak hour. In the p.m. peak hour, the overall intersection operates at LOS E and the westbound and southbound lane groups are over capacity. To meet ACHD standards for signalized intersections, a westbound right turn lane should be added. Table 21 show the operations of the intersection with this mitigation.

**Table 21. Lake Hazel Rd / SH 69 Intersection Mitigation Operations – Year 2025 Total Traffic Conditions**

| No. | Intersection | Intersection Control | Intersection AM / PM | | | Lane Group | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | V/C | LOS | Delay | | V/C | LOS | Delay | V/C | LOS | Del |
| 1 | SH 69 / Lake Hazel Road | Traffic Signal (with WBR turn lane) | ***0.97/ 0.99*** | ***D/ D*** | ***48.1/ 49.7*** | EBL | 0.41 | E | 61.9 | 0.40 | E | 62. |
| | | | | | | EBTR | ***0.97*** | ***F*** | ***114.5*** | 0.36 | E | 64. |
| | | | | | | WBL | 0.50 | E | 63.7 | 0.41 | E | 64. |
| | | | | | | WBT | 0.25 | E | 62.5 | ***0.94*** | ***F*** | ***104*** |
| | | | | | | WBR | 0.73 | E | 77.8 | 0.41 | E | 64. |
| | | | | | | NBL | 0.04 | B | 13.9 | 0.28 | D | 445 |
| | | | | | | NBTR | ***0.98*** | ***D*** | ***48.2*** | 0.59 | C | 24. |
| | | | | | | SBL | 0.68 | E | 61.4 | 0.45 | B | 19. |
| | | | | | | SBTR | 0.41 | B | 18.1 | ***0.99*** | ***E*** | ***57.*** |

V/C ratio is defined as vehicle-to-capacity ratio, which calculates the number of vehicles divided by the capacity of the roadway/intersection during the peak 15 minutes of the peak hour. LOS stand for Level of Service. Delay is reported in seconds per vehicle. Cells in the table above that are **bolded**, *italicized*, and highlighted indicate an intersection and/or lane group operating below the jurisdictional standards.

As shown in Table 21, the intersection of Lake Hazel Road / SH 69 and all lane groups improve to be under capacity with the right turn lane. However, the intersection will still exceed the ITD desired v/c ratio of 0.90. ITD is currently completing a corridor study for SH 69 in this area and the vision presented by that study identifies a future Median U Turn (MUT) intersection at this location along with widening of SH 69 to three lanes in each direction from Overland Road to Lake Hazel Road (likely through the intersection and then tapering to two lanes in each direction south of Lake Hazel Road).

The proposed Phase 2 development traffic is projected to be approximately 1.8% of the 2025 total traffic at this intersection. The MUT intersection is the planned 2040 horizon year mitigation so the development's proportional share for contributions for this intersection should be calculated based on the 2040 projected intersection volumes. Sensitivity mitigation analysis is shown later in the report in Table 25.

*SH 69 / Columbia Road*

As under 2025 background conditions, intersection does not meet ACHD or ITD's standard for operations in the 2025 total traffic conditions. The intersection operates at LOS E and overcapacity during the weekday a.m. peak hour. In addition, the eastbound left-turn lane group is over capacity in both the weekday a.m. and p.m. peak hours.

ITD is currently completing a corridor study for SH 69 in this area and the vision presented by that study identifies a future Median U Turn (MUT) intersection at this location. The proposed Phase 2 development traffic is projected to be approximately 2.4% of the 2025 total traffic at this intersection, in addition to the 4.6% for Phase 1 traffic. The MUT intersection is the planned 2040 horizon year mitigation so the

development's proportional share for contributions for this intersection should be calculated based on the 2040 projected intersection volumes. Sensitivity mitigation analysis is shown later in the report in Table 26.

*Linder Road / Hubbard Road*

Under 2025 total traffic conditions, the overall intersection operates at LOS F with the northbound lane group movement over capacity in the weekday a.m. peak hour. In the weekday p.m. peak hour, the overall intersection operated at LOS F with each lane group over capacity. The intersection meets the 8-hour, 4-hour, and peak hour traffic signal volume warrants in 2020 existing conditions.

The ACHD Master Street Map (Reference 15) references this intersection as a future single lane roundabout. Table 21 shows mitigations of the intersection of Linder Road / Hubbard Road as either an interim traffic signal with left-turn lanes or a single lane roundabout.

*Linder Road / Hubbard Road*

Under 2025 total traffic conditions, the overall intersection operates at LOS F with the northbound lane group movement over capacity in the weekday a.m. peak hour. In the weekday p.m. peak hour, the overall intersection operated at LOS F with each lane group over capacity. The intersection meets the 8-hour, 4-hour, and peak hour traffic signal volume warrants in 2020 existing conditions.

The ACHD Master Street Map (Reference 15) references this intersection as a future single lane roundabout. Table 21 shows mitigations of the intersection of Linder Road / Hubbard Road as either an interim traffic signal with left-turn lanes or a single lane roundabout.

**Table 22. Linder Rd / Hubbard Rd Intersection Mitigation Operations - Year 2025 Total Traffic Conditions**

| No. | Intersection | Intersection Control | Intersection AM / PM | | | Lane Group | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | V/C | LOS | Delay | | V/C | LOS | Delay | V/C | LOS | Delay |
| 4 | Linder Road / Hubbard Road | Single Lane Roundabout | 0.61 / 0.77 | A / C | 8.8 / 16.6 | NBLTR | 0.61 | B | 11.0 | 0.44 | A | 7.6 |
| | | | | | | WBLTR | 0.24 | A | 8.5 | 0.59 | B | 12.6 |
| | | | | | | SBLTR | 0.20 | A | 5.1 | 0.77 | C | 22.4 |
| | | | | | | EBLTR | 0.25 | A | 5.9 | 0.72 | D | 25.3 |
| | | Traffic Signal | 0.67/ 0.85 | B/ D | 18.9/ 36.4 | EBL | 0.10 | B | 19.7 | 0.05 | C | 25.2 |
| | | | | | | EBTR | 0.76 | C | 28.4 | 0.92 | E | 58.2 |
| | | | | | | WBL | 0.25 | C | 20.1 | 0.87 | C | 33.1 |
| | | | | | | WBTR | 0.30 | C | 22.0 | 0.29 | B | 19.9 |
| | | | | | | NBL | 0.17 | A | 9.5 | 0.48 | C | 24.8 |
| | | | | | | NBTR | 0.86 | B | 18.7 | 0.70 | C | 28.5 |
| | | | | | | SBL | 0.13 | B | 13.2 | 0.19 | C | 21.5 |
| | | | | | | SBTR | 0.26 | B | 12.5 | 0.89 | D | 39.6 |

V/C ratio is defined as vehicle-to-capacity ratio, which calculates the number of vehicles divided by the capacity of the roadway/intersection during the peak 15 minutes of the peak hour. LOS stand for Level of Service. Delay is reported in seconds per vehicle. Cells in the table above that are **bolded**, *italicized*, and highlighted indicate an intersection and/or lane group operating below the jurisdictional standards.

As shown in Table 22, the intersection of Linder Road / Hubbard Road will operate within ACHD standards under 2025 total traffic conditions as either an interim traffic signal with left-turns or a single lane roundabout. An interim traffic signal with left-turn lanes could be installed until ACHD obtains the right-of-way for the roundabout.

The proposed Phase 2 development traffic is projected to be approximately 2.0% of the 2025 total traffic at this intersection. Sensitivity mitigation analysis is shown later in the report in Table 26.

# Appendix C

Cost Estimate: SH-69 Median U-Turn (4 Lane Section)

## Conceptual Cost Estimate

Estimated By: Dan Block Date: 10/14/2020
Checked By: Date:
Location: SH-69; 4-Lane Section MUT (Segment 002150)

Scope:
Widen SH-69 north and south of the intersection to allow for 2 thru lanes and 1 right turn lane from both approaches of SH-69. Left turns are provided downstream of the main intersection via median u-turns (MUTs).

Right-of-way needs are estimated based on impacts of the conceptual layout.

| | Item | Quantity | Unit Price | Cost | Note |
|---|---|---|---|---|---|
| ***SECTION 1*** | | | | | |
| 201-010A | CLEARING & GRUBBING | 1.00 LS | $ 10,000.00 | $ 10,000.00 | KN 18872 |
| 205-005A | EXCAVATION | 28,136.00 CY | $ 12.75 | $ 358,734.00 | KN 13387 |
| 203-015A | REM OF BITUMINOUS SURF | 6,910.00 SY | $ 5.64 | $ 38,972.40 | KN 20073 |
| 301-005A | GRANULAR SUBBASE | 38,615.00 TON | $ 15.90 | $ 613,978.50 | KN 19944 |
| 401-020A | CSS-1 DIL EMUL ASPH FOR TACK COAT | 2,667.00 GAL | $ 3.24 | $ 8,641.08 | KN 19944 |
| 405-435A | SUPERPAVE HMA PAV INCL ASPH&ADD CL SP-3 | 7,250.00 TON | $ 75.00 | $ 543,750.00 | KN 19944 |
| 303-022A | 3/4" AGGR TY B FOR BASE | 11,757.00 TON | $ 18.12 | $ 213,036.84 | KN 19944 |
| 615-258A | CURB TYPE 3 | 3,538.00 FT | $ 18.50 | $ 65,453.00 | KN 19944 |
| 621-005A | SEED BED PREPARATION | 3.18 ACRE | $ 4,000.00 | $ 12,720.00 | KN 13387 |
| 621-010A | SEEDING | 3.18 ACRE | $ 2,400.00 | $ 7,632.00 | KN 13387 |
| 630-025A | LONGITUDINAL PAV MKG- WATERBORNE | 98,144.00 FT | $ 0.15 | $ 14,721.60 | KN 20842 |
| 656-005A | TRAFFIC SIGNAL INSTALLATION (Deer Flat Rd) | 1.00 EA | $ 325,000.00 | $ 325,000.00 | KN 19814 |
| 675-005A | SURVEY | 1.00 LS | $ 75,000.00 | $ 75,000.00 | KN 19944 |
| SP | MEDIAN CONCRETE | 1,453.00 SY | $ 38.79 | $ 56,361.87 | KN 19944 |
| SP | Traffic Control | 1.00 LS | $ 150,000.00 | $ 150,000.00 | |
| | Mobilization | 10% | | $ 249,400.13 | |
| | SECTION 1 Sub-Total | | | $ 2,743,401.42 | |
| ***SECTION 2*** | | | | | |
| | CN Change Order / Quantity Variance | 5% | | $ 137,170.07 | |
| | CN Non-Bid Items | 3.5% | | $ 96,019.05 | |
| | SECTION 2 Sub-Total | | | $ 233,189.12 | |
| ***SUMMARY*** | | | | | |
| | Sub-Total: SECTION 1 & SECTION 2 | | | $ 2,976,590.54 | |
| | Contingency - Scoping Level | 40% | | $ 1,190,636.22 | |
| | **TOTAL CONSTRUCTION COST** | | | **$ 4,167,226.76** | |

| **Summary of Project Costs** | | **Amount** | **Note** |
|---|---|---|---|
| Construction | | $ 4,167,226.76 | |
| Design Services | 10% | $ 416,722.68 | |
| Construction Services | 12% | $ 500,067.21 | |
| Right-of-Way | | $ 61,483.86 | |
| **Total Cost** | | **$ 5,145,500.50** | |



# Appendix D

## 2025 Buildout Year Phase 1 Total Traffic and Mitigations

**Table 15 Year 2025 Total Intersection Operations Phase 1 – Weekday AM and PM Peak Hour**

| No. | Intersection | Intersection Control | Intersection AM / PM | | | Lane Group | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | V/C | LOS | Delay | | V/C | LOS | Delay | V/C | LOS | Delay |
| 1 | SH 69 / Columbia Road | Traffic Signal | ***0.94/ 0.92*** | ***E/ D*** | ***55.7/ 41.3*** | EBL | ***1.07*** | ***F*** | ***127.4*** | ***0.93*** | ***F*** | ***104.5*** |
| | | | | | | EBTR | ***0.95*** | ***F*** | ***89.3*** | 0.49 | E | 65.9 |
| | | | | | | WBL | 0.64 | E | 77.4 | 0.56 | E | 62.2 |
| | | | | | | WBT | 0.31 | E | 67.9 | ***0.93*** | ***F*** | ***98.5*** |
| | | | | | | WBR | 0.47 | E | 70.0 | 0.21 | E | 65.6 |
| | | | | | | NBL | 0.15 | B | 19.2 | 0.53 | D | 41.5 |
| | | | | | | NBT | 0.87 | D | 42.1 | 0.44 | C | 23.1 |
| | | | | | | NBR | 0.15 | C | 21.6 | 0.06 | B | 17.6 |
| | | | | | | SBL | 0.29 | C | 34.9 | 0.15 | B | 17.4 |
| | | | | | | SBT | 0.31 | C | 24.2 | 0.89 | C | 34.7 |
| | | | | | | SBR | 0.10 | C | 22.2 | 0.41 | C | 22.0 |
| 2 | Linder Road / Columbia Road | Traffic Signal | 0.88/ 0.81 | D/ C | 44.5/ 33.7 | EBL | 0.27 | C | 23.7 | 0.17 | C | 26.4 |
| | | | | | | EBTR | 0.93 | D | 50.6 | 0.56 | C | 29.7 |
| | | | | | | WBL | 0.23 | C | 31.3 | 0.37 | C | 22.4 |
| | | | | | | WBTR | 0.35 | C | 29.5 | 0.90 | D | 36.5 |
| | | | | | | NBL | 0.16 | C | 26.2 | 0.37 | C | 27.0 |
| | | | | | | NBTR | 0.93 | E | 56.5 | 0.41 | C | 28.6 |
| | | | | | | SBL | 0.32 | C | 33.1 | 0.09 | C | 22.2 |
| | | | | | | SBTR | 0.31 | C | 31.3 | 0.89 | D | 40.5 |

V/C ratio is defined as vehicle-to-capacity ratio, which calculates the number of vehicles divided by the capacity of the roadway/intersection during the peak 15 minutes of the peak hour. LOS stand for Level of Service. Delay is reported in seconds per vehicle. Cells in the table above that are **bolded**, *italicized*, and highlighted indicate an intersection and/or lane group operating below the jurisdictional standards.

As Table 15 shows, SH 69 / Columbia Road is the only study intersection that exceeds operations guidelines during the year 2025 total traffic weekday a.m. and p.m. peak hours. Mitigations are discussed in the 2025 Total Traffic Intersection Mitigations for Phase 1 section.

### *SH 69 / Columbia Road*

As under 2025 background conditions, intersection does not meet ACHD or ITD's standard for operations in the 2025 total traffic conditions. The intersection operates at LOS E during the weekday a.m. peak hour. In addition, the eastbound left-turn lane group is over capacity in the weekday a.m. peak hour.

ITD is currently completing a corridor study for SH 69 in this area and the vision presented by that study identifies a future Median U Turn (MUT) intersection at this location. The proposed Phase 1 development traffic is projected to be approximately 4.6% of the 2025 total traffic at this intersection. The MUT intersection is the planned 2040 horizon year mitigation so the development's proportional share for contributions for this intersection should be calculated based on the 2040 projected intersection volumes. Sensitivity mitigation analysis is shown later in the report in Table 26.

# Appendix E

Cost Estimate: SH-69 Median U-Turn (6 Lane Section)

## Conceptual Cost Estimate

Estimated By: Dan Block Date: 10/14/2020
Checked By: Date:
Location: SH-69; 6 Lane Section MUT (Segment 002150)

Scope:
Widen SH-69 north and south of the intersection to allow for 3 thru lanes and 1 right turn lane from both approaches of SH-69. Left turns are provided via signalized median u-turns (MUTs).

Right-of-way needs are estimated based on impacts of the conceptual layout.

| | Item | Quantity | Unit Price | Cost | Note |
|---|---|---|---|---|---|
| ***SECTION 1*** | | | | | |
| 201-010A | CLEARING & GRUBBING | 1.00 LS | $ 10,000.00 | $ 10,000.00 | KN 18872 |
| 205-005A | EXCAVATION | 37,664.00 CY | $ 12.75 | $ 480,216.00 | KN 13387 |
| 203-015A | REM OF BITUMINOUS SURF | 11,127.00 SY | $ 5.64 | $ 62,756.28 | KN 20073 |
| 301-005A | GRANULAR SUBBASE | 50,776.00 TON | $ 15.90 | $ 807,338.40 | KN 19944 |
| 401-020A | CSS-1 DIL EMUL ASPH FOR TACK COAT | 3,914.00 GAL | $ 3.24 | $ 12,681.36 | KN 19944 |
| 405-435A | SUPERPAVE HMA PAV INCL ASPH&ADD CL SP-3 | 10,641.00 TON | $ 75.00 | $ 798,075.00 | KN 19944 |
| 303-022A | 3/4" AGGR TY B FOR BASE | 16,738.00 TON | $ 18.12 | $ 303,292.56 | KN 19944 |
| 615-258A | CURB TYPE 3 | 3,538.00 FT | $ 18.50 | $ 65,453.00 | KN 19944 |
| 621-005A | SEED BED PREPARATION | 3.18 ACRE | $ 4,000.00 | $ 12,720.00 | KN 13387 |
| 621-010A | SEEDING | 3.18 ACRE | $ 2,400.00 | $ 7,632.00 | KN 13387 |
| 630-025A | LONGITUDINAL PAV MKG- WATERBORNE | 98,144.00 FT | $ 0.15 | $ 14,721.60 | KN 20842 |
| 656-005A | TRAFFIC SIGNAL INSTALLATION (Deer Flat Rd) | 1.00 EA | $ 325,000.00 | $ 325,000.00 | KN 19814 |
| 656-005B | TRAFFIC SIGNAL INSTALLATION (MUT) | 2.00 EA | $ 170,000.00 | $ 340,000.00 | KN 19814 |
| 675-005A | SURVEY | 1.00 LS | $ 75,000.00 | $ 75,000.00 | KN 19944 |
| SP | MEDIAN CONCRETE | 1,453.00 SY | $ 38.79 | $ 56,361.87 | KN 19944 |
| SP | Traffic Control | 1.00 LS | $ 150,000.00 | $ 150,000.00 | |
| | Mobilization | 10% | | $ 352,124.81 | |
| | SECTION 1 Sub-Total | | | $ 3,873,372.88 | |
| ***SECTION 2*** | | | | | |
| | CN Change Order / Quantity Variance | 5% | | $ 193,668.64 | |
| | CN Non-Bid Items | 3.5% | | $ 135,568.05 | |
| | SECTION 2 Sub-Total | | | $ 329,236.69 | |
| ***SUMMARY*** | | | | | |
| | Sub-Total: SECTION 1 & SECTION 2 | | | $ 4,202,609.57 | |
| | Contingency - Scoping Level | 40% | | $ 1,681,043.83 | |
| | **TOTAL CONSTRUCTION COST** | | | **$ 5,883,653.40** | |

| **Summary of Project Costs** | | **Amount** | **Note** |
|---|---|---|---|
| Construction | | $ 5,883,653.40 | |
| Design Services | 10% | $ 588,365.34 | |
| Construction Services | 12% | $ 706,038.41 | |
| Right-of-Way | | $ 61,483.86 | |
| **Total Cost** | | **$ 7,239,541.01** | |



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

| | | |
|---|---|---|
| IN THE MATTER OF THE APPLICATIONS OF<br><br>**STAR ACRES NO. 3**<br><br>*Related to the annexation of real property located at 5434 W Barker Road (Parcel No. S2008336002).* | ) | **Case No.:** 24-07-AN (Annexation)<br><br>**DECISION** |

## SECTION 1
## INTRODUCTION AND PROCEDURAL BACKGROUND

THIS MATTER came before the City by application of the property owner, or with the property owners consent, and therefore constituted a consent annexation under Idaho Code § 50-222. A Public Hearing was held before the Council July 15, 2025. Thereafter, this Decision was prepared and presented to the Council on August 5, 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 (24-07-AN) is hereby *Approved*.

## SECTION 3
## RECORD OF EXHIBITS AND WITNESSES

**I. List of Exhibits.**

- PLANNING AND ZONING APPLICATION COVERSHEET
- ANNEXATION AND ZONING APPLICATION
- NEIGHBORHOOD MEETING CERTIFICATION
- VICINITY MAP
- WARRANTY DEED AND LEGAL DESCRIPTION
- AFFIDAVIT OF LEGAL INTEREST
- COMMITMENT TO PROPERTY POSTING
- AGENCY TRANSMITTAL
- ADA COUNTY DEVELOPMENT SERVICES
- IDAHO TRANSPORTATION DEPARTMENT
- DEPARTMENT OF ENVIRONMENTAL QUALITY
- ADA COUNTY HIGHWAY DISTRICT
- PUBLICATION PROOF – COMMISSION

- 300 FT PROPERTY OWNERS MAILER – COMMISSION
- PROOF OF PROPERTY POSTING – COMMISSION
- COMMISSION MEETING MINUTES 06.24.2025
- PUBLICATION PROOF – COUNCIL
- 300 FT PROPERTY OWNERS MAILER – COUNCIL
- PROOF OF PROPERTY POSTING – COUNCIL

**II. Public Hearing Witnesses.**

a. Those who testified at the Council's July 15, 2025, hearing are as follows, to-wit:

1. City Staff:
   Jessica Hall, Economic & Community Development Specialist

2. Appearing for the Applicant:
   William Edwards, 10400 W Overland Road, #316, Boise, ID 83709

**III. Relevant Annexation Standards Considered.**

a. Relevant City Ordinance Provisions.

1. Idaho Code § 50-222, Annexations by Cities.

## SECTION 4
## NOTICES TO APPLICANT AND AFFECTED PARTIES

The annexation proposed in this case constituted a "consent annexation" as described in Idaho Code §§ 50-222(2)(a) & (5)(a). Therefore, this decision is not subject to judicial review under Idaho Code § 50-222(13) because it was not a "city-initiated annexation."

**BY ACTION OF THE COUNCIL** of the City of Kuna at its regular meeting held on the 5th day of August 2025.

_____
Joe Stear, Mayor

**RESOLUTION NO. R47-2025**
**LANDSCAPE IMPROVEMENT BOND**
**LETTER OF CREDIT**
**CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY MERLIN POINTE LLC, FOR MERLIN COTTAGES SUBDIVISION FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.**

**WHEREAS MERLIN COTTAGES SUBDIVISION** exists as part of an approved preliminary plat; and

**WHEREAS** construction plans for **MERLIN COTTAGES SUBDIVISION** were approved by the Kuna City Engineer on **JUNE 19, 2024**; and

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

**WHEREAS** the landscaping has not been completed for **MERLIN COTTAGES SUBDIVISION** according to the approved construction plans and developer seeks to bond for the unfinished work; and

**WHEREAS** the landscaping completion has been estimated at **SEVENTY-FOUR THOUSAND NINE-HUNDRED AND SEVENTY-ONE DOLLARS AND FIVE CENTS ($74,971.05)** adding 25% for a total of **NINETY-THREE THOUSAND SEVEN HUNDRED AND THIRTEEN DOLLARS AND EIGHTY-THREE CENTS ($93, 713.81)**; and

**WHEREAS** developer desires to record the final plat for **MERLIN COTTAGES SUBDIVISION** prior to completion of landscape construction; and

**WHEREAS** Kuna City Code 6-2-4 and 6-4-3 allows for and sets the conditions for recording a final plat prior to the completion of construction:

**BE IT HEREBY RESOLVED** by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept an irrevocable standby Letter of Credit in lieu of Landscape construction for **MERLIN COTTAGES SUBDIVISION** under the following terms and conditions:

1. All bid amounts submitted for unfinished construction are valid for the life of the Letter of Credit;
2. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance.

3. The amount of the check and face amount of the Letter of Credit is at least **NINETY-THREE THOUSAND SEVEN HUNDRED AND THIRTEEN DOLLARS AND EIGHTY-THREE CENTS ($93, 713.81)**
4. No more than fifty percent of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the date of final plat recordation no further building permits can be issued.

**PASSED BY THE COUNCIL** of Kuna, Idaho this 5th day of August, 2025.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 5th day of August, 2025.

_____

Joe L. Stear, Mayor

ATTEST:

_____

Nathan Stanley, City Clerk

RECEIVED
JUL 22 2025
CITY OF KUNA

# CITY OF KUNA LANDSCAPE IMPROVEMENT AGREEMENT LETTER OF CREDIT

THIS AGREEMENT is made by and between MERLIN POINT LLC, (hereinafter "Developer"); whose address is PO Box 690, Meridian, ID 83680 and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat of the development known as MERLIN COTTAGES, ("Development") located in the City of Kuna; and

WHEREAS, City will not sign the final plat unless Developer promises to install and warrant certain Improvements as herein provided and security is provided for that promise as set forth herein.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the following Approved Landscape Plan for MERLIN COTTAGES and the associated Bid for landscaping by Lawn Logic, and;

   The bids for said Improvements are attached hereto as **Exhibit A**. The required Improvements are shown on the plans, drawings and specifications previously reviewed and approved by City in connection with the above described Development, and in accordance with the standards and specifications established by the City and adopted by the City Council.

2. Letter of Credit. Developer has executed and delivered to City an irrevocable standby Letter of Credit issued to the City, in the aggregate amount of ninety three thousand, seven hundred thirteen dollars and eighty one cents ($93,713.81), for the City to retain, which includes:

   a. The initial City Engineer or Public Works Director's estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus twenty-five (25) percent, for an amount of one hundred twenty-five (125) percent;

   b. To that total, the following additional sums may be added upon the following considerations:

      i. Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for the City's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the City Engineer or Public Works Director.

3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.

4. If construction of all financially pledged improvements are not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall be issued by the City until final completion of all improvements has occurred and the City has inspected and approved them. However, if the remaining improvements are not completed within the one hundred twenty-day period, through no fault of the Developer, the City Engineer or Public Works Director may grant a one-time, one hundred twenty-day (120) time extension. The determination of what may be considered a "no fault circumstance" shall be determined by the City Engineer or Public Works Director.

5. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 6, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.

6. Preliminary Release. At the time herein provided, but no later than at the time of final inspection and acceptance of all Improvements by City, City will authorize release and return the Letter of Credit. The release provided for in this paragraph shall occur when City certifies that Improvements are complete, which shall be when Improvements have been installed as required and fully inspected and approved by City, and after as-built drawings have been supplied as required.

7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Letter of Credit as herein provided, and any withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from Cash Deposit shall not affect any rights and remedies of City against Developer for breach of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from

Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

8. Upon satisfaction of this Agreement, Developer shall provide the City with its financial institution information including account wire transfer information.

9. Binding Effect and Assignment. This Agreement shall be binding upon, and inure to the benefit of, the heirs, officers, agents, legal representatives, successors and assigns of the parties hereto. No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld.

10. Notices. Any notice required or desired to be given hereunder as shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.

11. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

12. Governing Law. This Agreement and the performances hereunder shall be governed by the laws of the State of Idaho.

13. Counterparts. The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each counterpart shall be deemed an original.

14. Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.

15. Captions. The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.

16. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.

17. Default. In the event either party hereto defaults in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

18. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.

19. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.

20. Amendment. Any amendment or modifications of this Agreement shall be made in writing, signed by the parties, and attached hereto.

21. Extension. The Bond Agreement and security for completion of Improvements described in Paragraph 1 may be extended by written modification of this Agreement only.

22. Change of Address. It is the obligation of Developer to provide an updated address should it change during the pendency of this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this 15 day of July, 2025

Thomas Nicholson
MERLIN POINTE LLC

By Thomas Nicholson,
Manager

On this 15 day of July, 2025, before me Linda Boots, personally appeared THOMAS NICHOLSON known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as the Manager and on behalf of the MERLIN POINTE LLC.

S
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A
L

LINDA BOOTS
14855
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/31/31

Linda Boots
Notary Public for Idaho
My commission expires on 05/31/31

City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

_____

Nathan Stanley, *City Clerk*

STATE OF IDAHO )
: SS
County of Ada ) )

**Lawn Logic**
PO Box 1316
Meridian, ID 83680 US
billing@lawnlogic208.com
www.lawnlogic208.com

# Estimate

**ADDRESS**
Merlin Point Commercial - A Team

**ESTIMATE #** 2706
**DATE** 06/04/2025
**EXPIRATION DATE** 07/04/2025

**PURCHASE ORDER #**
Center Phase of Install

| DATE | ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|---|
| | **Sprinkler labor and materials** | 1.5" Rotor Zones | 3 | 2,775.00 | 8,325.00 |
| | **Sprinkler labor and materials** | 1.5" Popup Zone | 1 | 2,400.00 | 2,400.00 |
| | **Materials** | 6' Variety of Conifer Trees (Similar to existing landscape) | 11 | 1,227.48 | 13,502.28 |
| | **Materials** | 2" Caliber Variety Deciduous Trees (Similar to existing landscape) | 8 | 1,051.94 | 8,415.52 |
| | **Materials** | 3-gallon variety of shrubs (Similar to existing landscape) | 25 | 85.43 | 2,135.75 |
| | **Services** | Tinted bark (Similar to existing landscape) Plan does not specify amount so actual could be more | 30 | 165.00 | 4,950.00 |
| | **Materials** | Sod estimate is 16,150 Sqft. (Actual Sqft could change as plans did not specify measurements) | 16,150 | 1.75 | 28,262.50 |
| | **General Labor** | Grade work as needed | 20 | 185.00 | 3,700.00 |
| | **Delivery** | Delivery of Materials | 3 | 160.00 | 480.00 |
| | **Equipment Rental** | Skid and needed equipment | 1 | 2,800.00 | 2,800.00 |

TOTAL **$74,971.05**

Accepted By

Accepted Date

Invoices paid after the 15th of the month will have a 15% late fee added.

# 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.**

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:** | 8.5.2025 (Cont.) | **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.

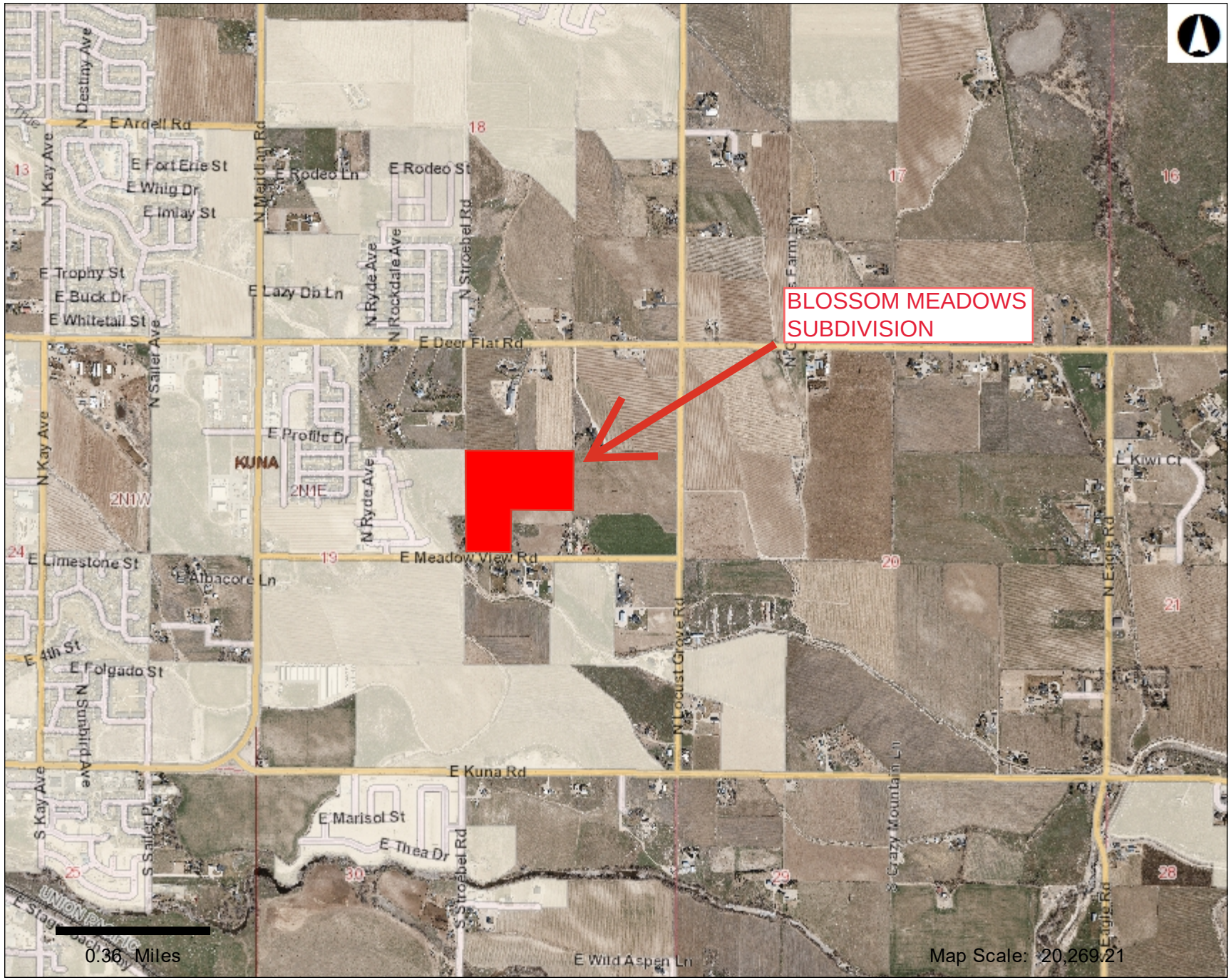
10. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
11. The Landscape Plan and Preliminary Plat as submitted will be considered binding site plans as amended and/or approved.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

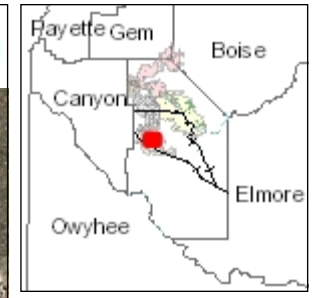
B. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
C. Central District Health Department recommends the plan be designed and constructed in conformance 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**

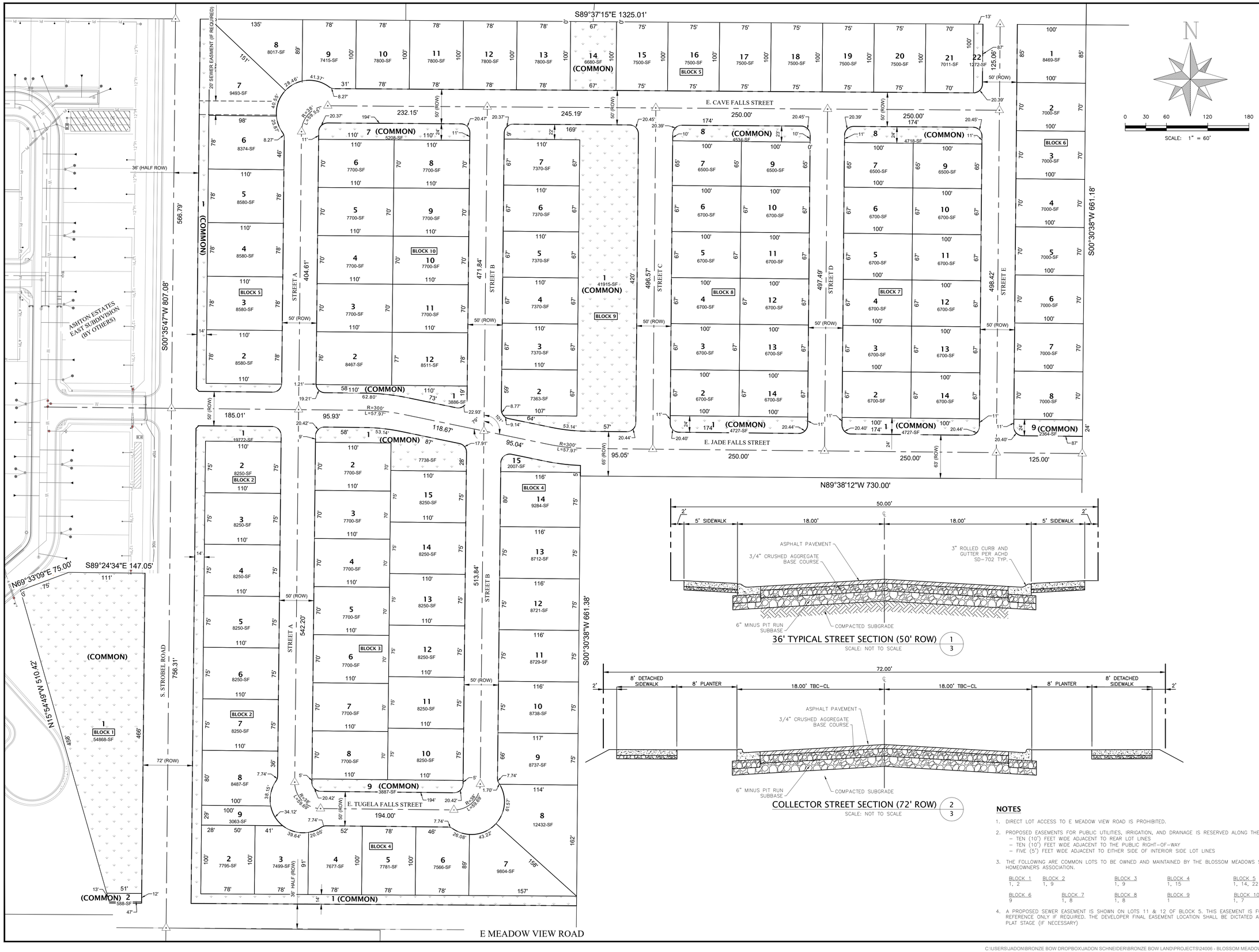
A landscape plan has been provided with this application.

**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<br>1, 2 | BLOCK 2<br>1, 9 | BLOCK 3<br>1, 9 | BLOCK 4<br>1, 15 | BLOCK 5<br>1, 14, 22 |
| BLOCK 6<br>9 | BLOCK 7<br>1, 8 | BLOCK 8<br>1, 8 | BLOCK 9<br>1 | BLOCK 10<br>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 |
|---|---|---|

24006 (PP) LOT D

E-FILE NAME

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

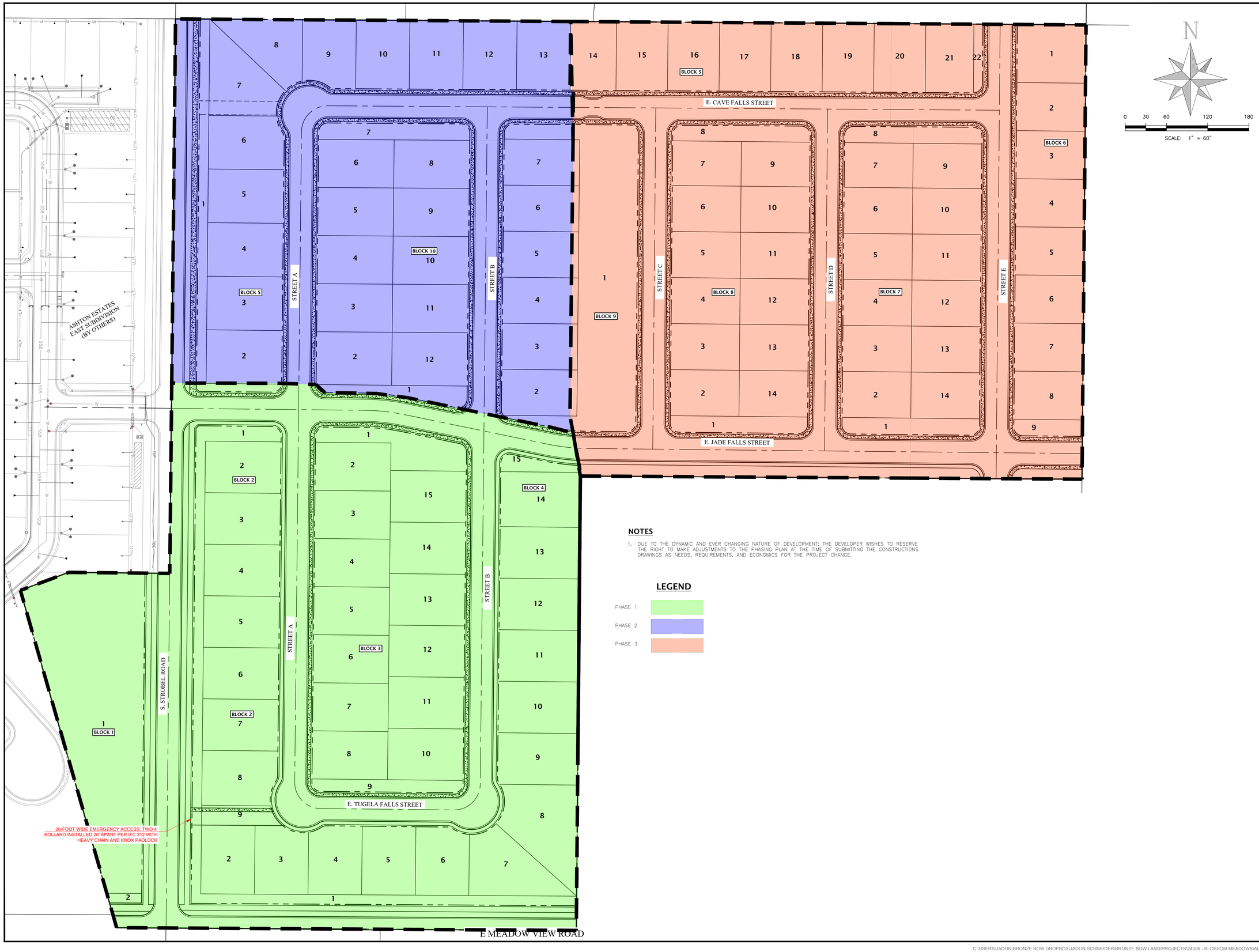
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E-FILE NAME: 24006 (PP) UTILI

PROFESSIONAL ENGINEER LICENSED 19479 STATE OF IDAHO KEITH A. SCHNEIDER 12/17/24

**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

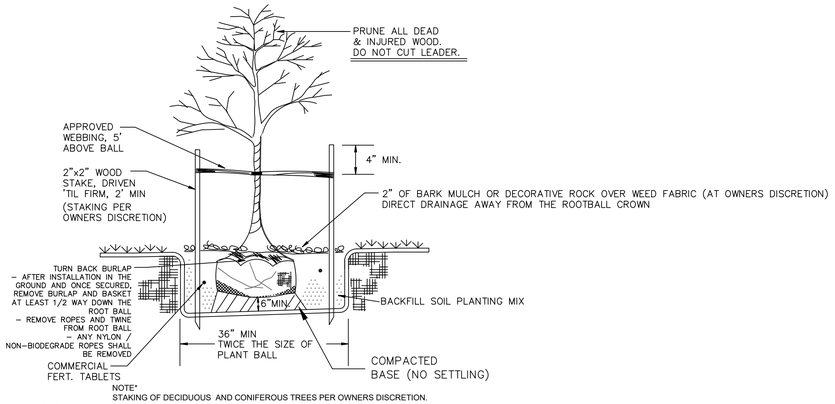
# LANDSCAPE PLAN

OCTOBER 2024

2432 MEADOW VIEW
ROAD KUNA, IDAHO

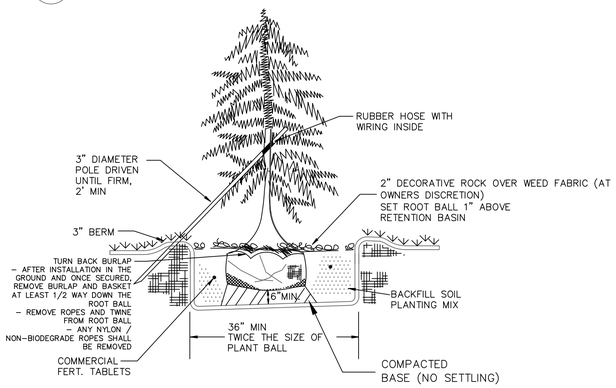
DEVELOPER:
ARRANO FARMS LLC
P.O.BOX 516 EAGLE, ID 83616
MIKE HOMAN: (208) 861-9700

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

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<br>40' - 18' |
| KBS | KOSTER BLUE SPRUCE | Picea pungens | 7' - 8' | Class #1<br>25' x 20' |
| LS | LAYERED SPRUCE | Picea glauca | 7' - 8' | Class #1<br>25' x 20' |
| NFP | NEWPORT FLOWERING PLUM | Prunus cerasifera 'New Port' | 2" cal. | Class #1<br>20' x 18' |
| RB | RIVER BIRCH (MULTI-TRUNK) | Betula nigra | 10' - 12' clump | Class #3<br>60' x 40' |
| VWP | VANDERWOLF PINE | pinus flexilis 'vanderwolf' | 7' - 8' | Class #2<br>60' x 40' |
| ROB | RED OBELISK BEECH | Fagus sylvatica 'Red Obelisk' | 6' - 8' | Class #2<br>35' x 8' |
| SS | SERBIAN SPRUCE | Picea omorika | 7' - 8' | Conifer<br>45' x 18' |
| SVM | SUN VALLEY MAPLE | Acer rubrum 'Sun Valley' | 2" cal. | Class #2<br>30' x 20' |
| WGCOL | WEEPING GOLDEN CEDAR OF LEBANON | Cedrus libani 'Glauca Pendula' | 7' - 8' | Conifer<br>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' |

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.

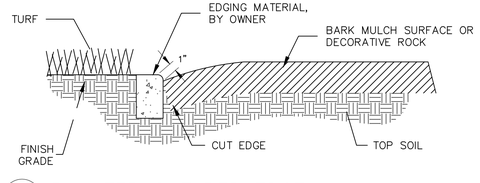
TRANSFER OF LANDSCAPE MAINTENANCE TO OWNER:
AFTER SUBSTANTIAL COMPLETION, IT IS THE INSTALLING CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER OR HIS REPRESENTATIVE AND TRANSFER THE MAINTENANCE OF THE LANDSCAPE TO THEM. INCLUDE AN ENTIRE EXPLANATION OF WHAT HAS BEEN DONE UP TO THAT TIME AND WHAT NEEDS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

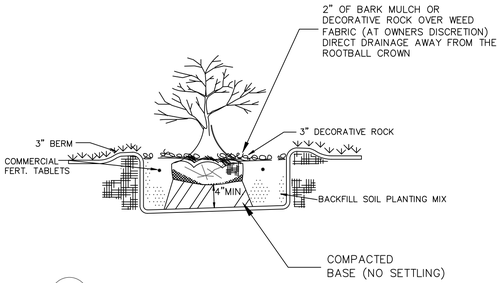
5 SPRINKLER NOTES (FOR REFERENCE ONLY. MODIFY PER OWNER /CONTRACTOR AGREEMENT)

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.




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

# Kuna School District

*Inspiring each student to become a lifelong learner and a contributing, responsible citizen.*

July 17, 2025

RE: UPDATED - 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 100 homes.

We do request the following regarding busing for this subdivision. Our practice is that buses try not to go into subdivisions. We request that the pickup area for this subdivision be located on E. Meadow View Road. at the south end of S. Stroebel Road. We request that there be a space for children to congregate and wait for the bus, at least twelve feet from the road. Twelve feet is the minimum safe distance for our buses.

To reduce our reliance on bonds and promote sustainable growth within our district that pays for itself, we seek partnerships with local residential developers. We are grateful for the level of collaboration demonstrated by the Blossom Meadows Team.

Regards,

*Jason Reddy & Danielle Horras*

*School District Planners*

*CC: School Board of Trustees*

711 E. Porter Rd., Kuna, Idaho 83634
Phone: (208) 922-1000 FAX: (208) 922-5646

KUNA RURAL FIRE DISTRICT
EST. 1951

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

**Date:** 7/15/2025
**From:** Kuna Rural Fire District

**Regarding:** Preliminary Plat Comments
Blossom Meadows Subdivision
S Strobel Road, Kuna, ID 83634

## Agency Comments:

The Fire District can support the proposed subdivision with a proposed 100 lot residential subdivision under the following conditions.

- **Fire Service and Emergency Service Access:**

  Approved Fire Department vehicle access roads shall be provided to within 150'-0" of all exterior portions of future dwellings. All public or private streets, individual or common driveways, or dedicated emergency vehicle access lanes, etc., which are considered "fire department vehicle access roads" shall have a minimum of 20'-0" width, 48'-0" outside turning radius and 28'-0" inside radius, 13' 6" overhead clearance, and no dead ends over 150 feet unless an approved turnaround is provided. As required, collapsible bollards are required at each entrance of the secondary access roadway. Current acceptable bollards are MaxiForce model MCSW-SS1-EZ. Building's hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. (Ref IFC 503 and Appendix "D102").

  Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D107.2. (IFC appendix D107.1)

  The 2 required access roads shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, as measured in a s straight line between accesses. (IFC appendix D107.2)

- **Fire Fighting Water Supply:**

  New fire hydrants shall be placed in service prior to the storage or framing of combustible construction materials. Maintenance and installation of fire hydrants shall require prior approval of the water purveyor. The largest diameter outlet, commonly referred to as the steamer connection, shall face the street as opposed to facing driveways and be outfitted with a STORZ fitting. A 3' clear space shall be maintained around the circumference of fire hydrants. The center of a hose outlet shall be not less than 18 in. above final grade. (IFC 508).

KUNA RURAL FIRE DISTRICT
EST. 1951

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

- **Premises Identification:**

  Residential road signs, private lane signs and any NO PARKING FIRE LANE signs shall comply with ACHD standards and the 2018 Fire Code. Residential address numbers shall be plainly visible from the named street with a minimum of four 4-inch-high numbers installed against contrasting background. (IFC 505.1,2 IFC appendix D103.6)

Final approval will be subject to a final plat review by all responsible review agencies under the submitted final plat review process. Approved construction plans will include a stamp from the Kuna Rural Fire District.

Regards,

Kuna Rural Fire District
Kuna, ID 83634
1.208.922.1144

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.

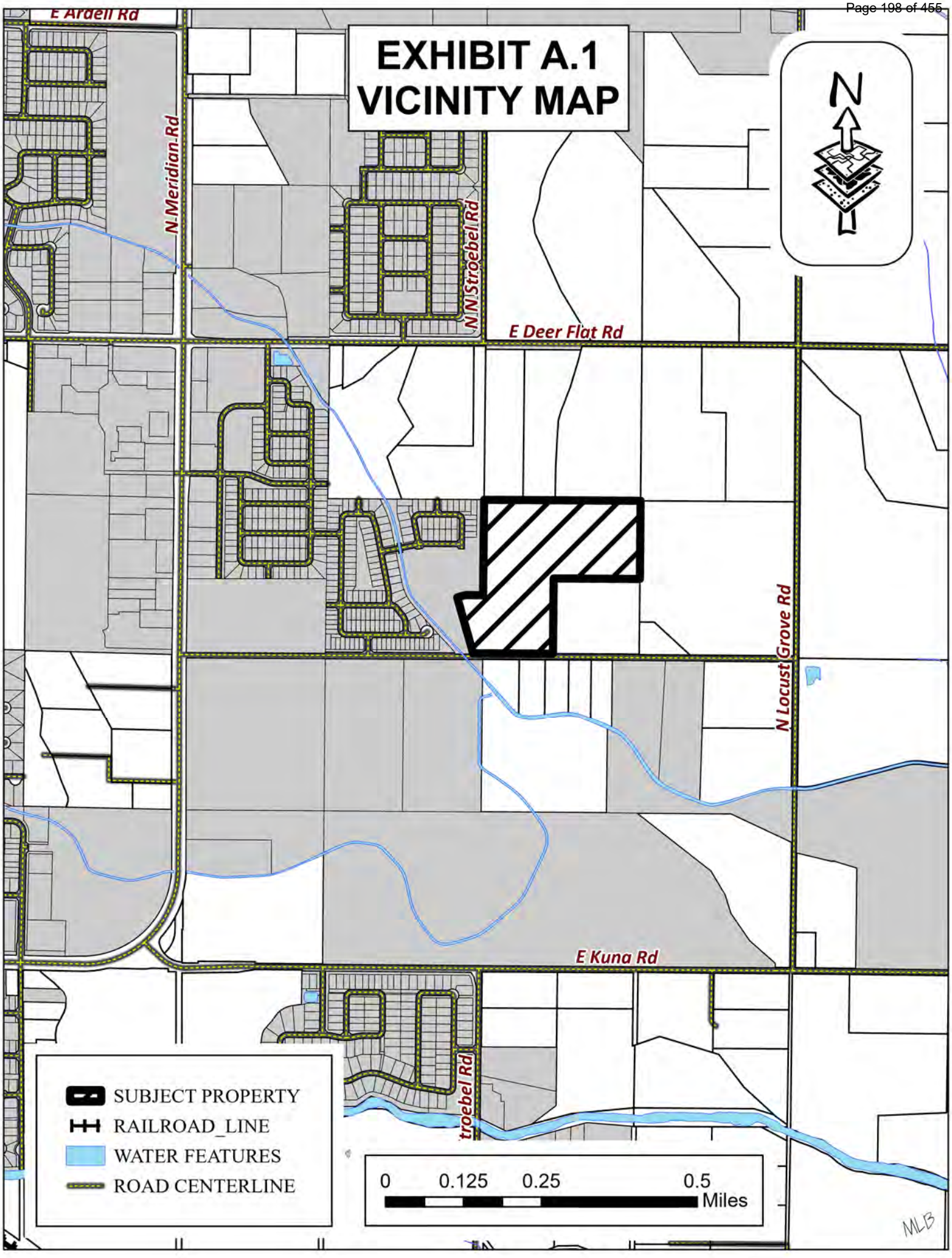
b) *Correct and verified as-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

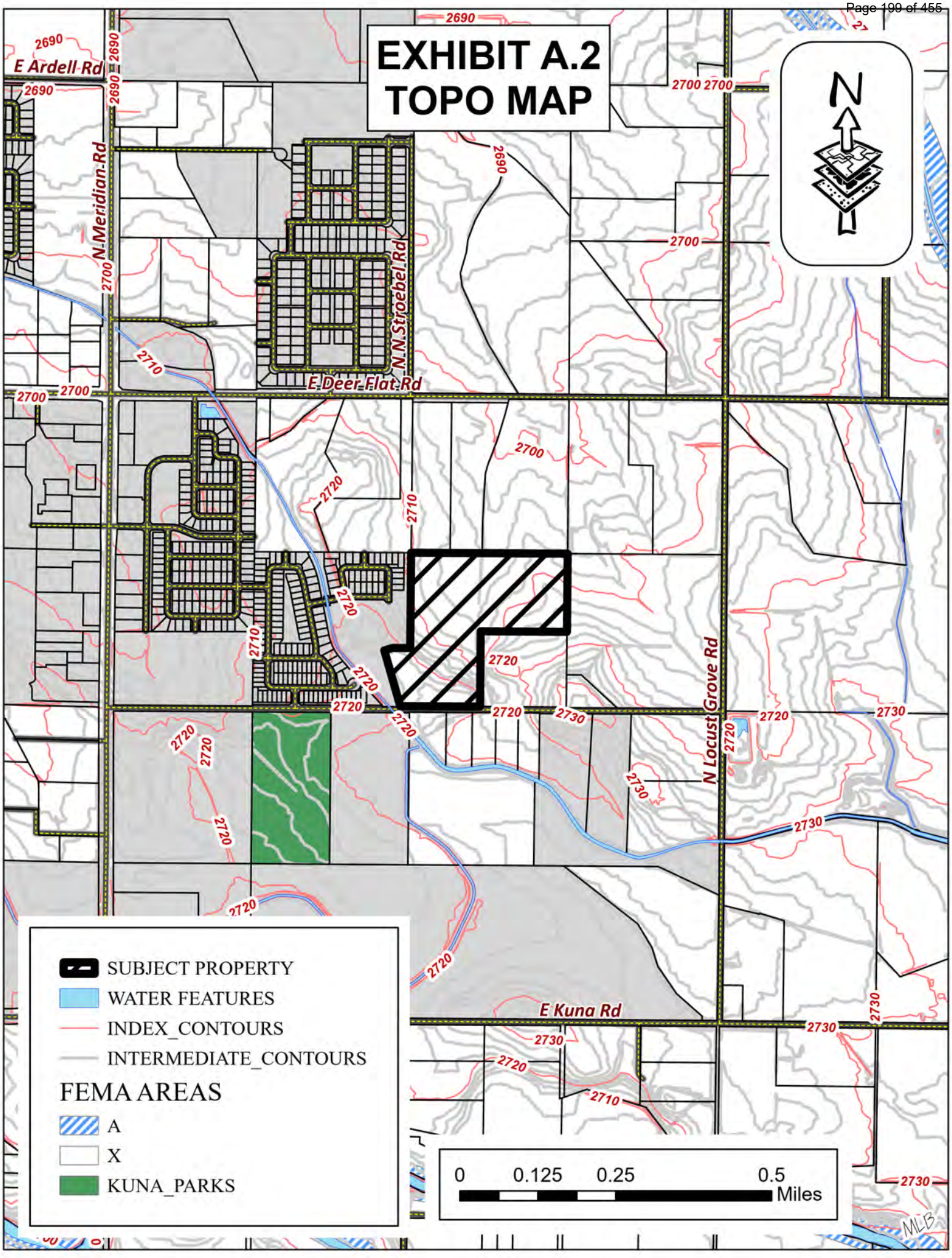
**9) Recommendation**

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.

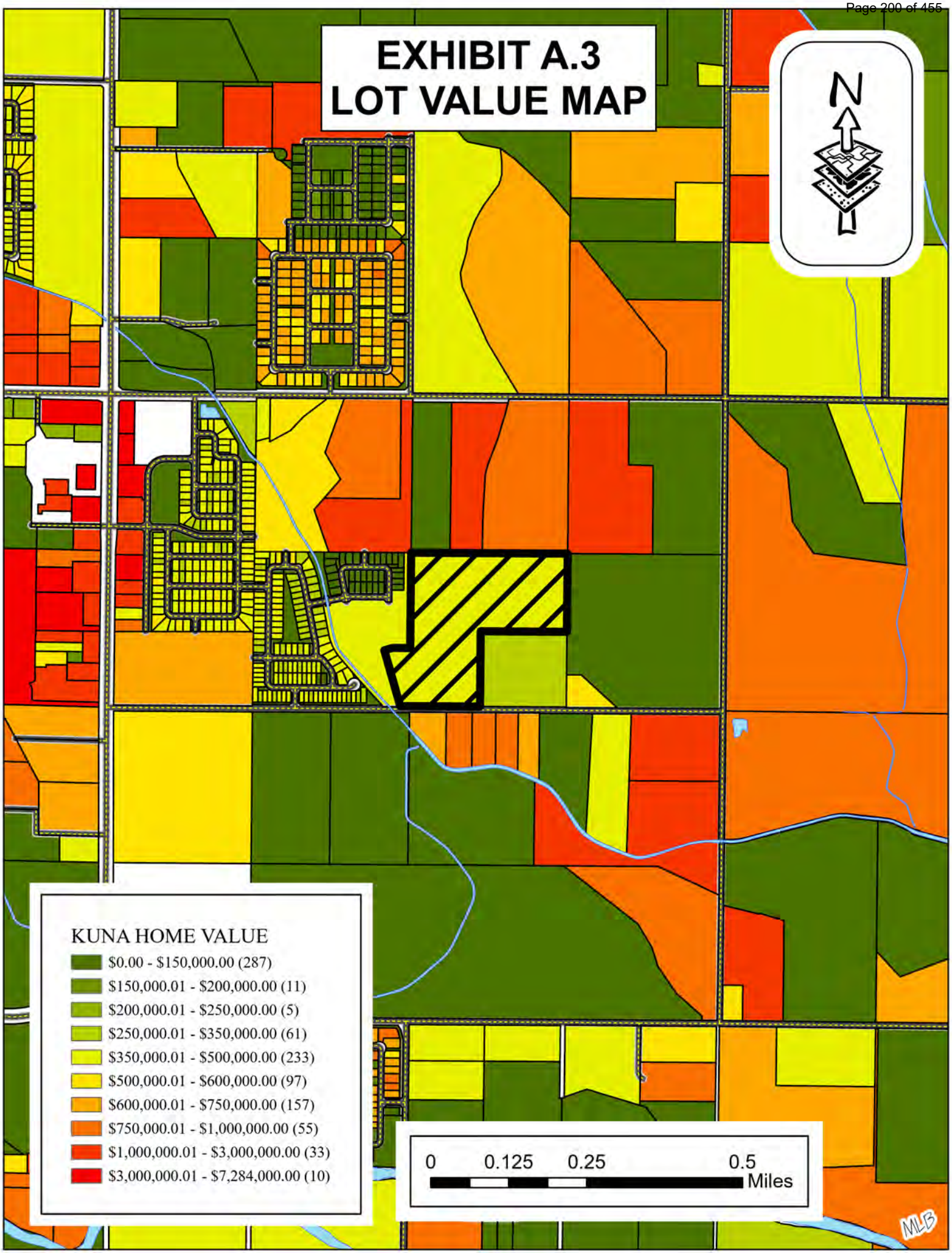
**10) Exhibits**

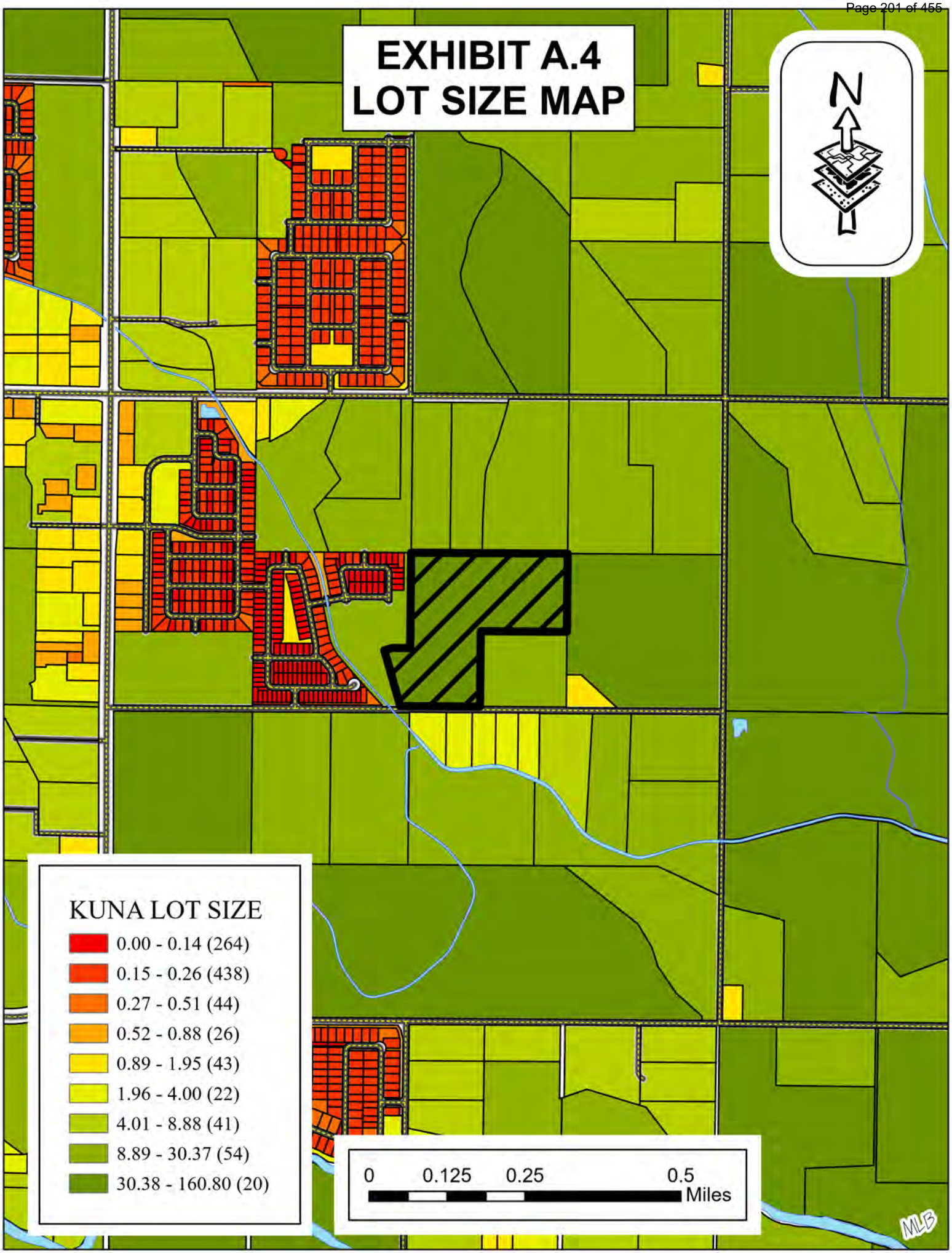
a) Exhibit A.1 – Vicinity Map
b) Exhibit A.2 – Topo Map
c) Exhibit A.3 – Land Value Map
d) Exhibit A.4 – Lot Size Map
e) Exhibit A.5 – Soil Slope Map
f) Exhibit A.6 – Comp Plan Map
g) Exhibit A.7 – Pathway and Bike Lane Map


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

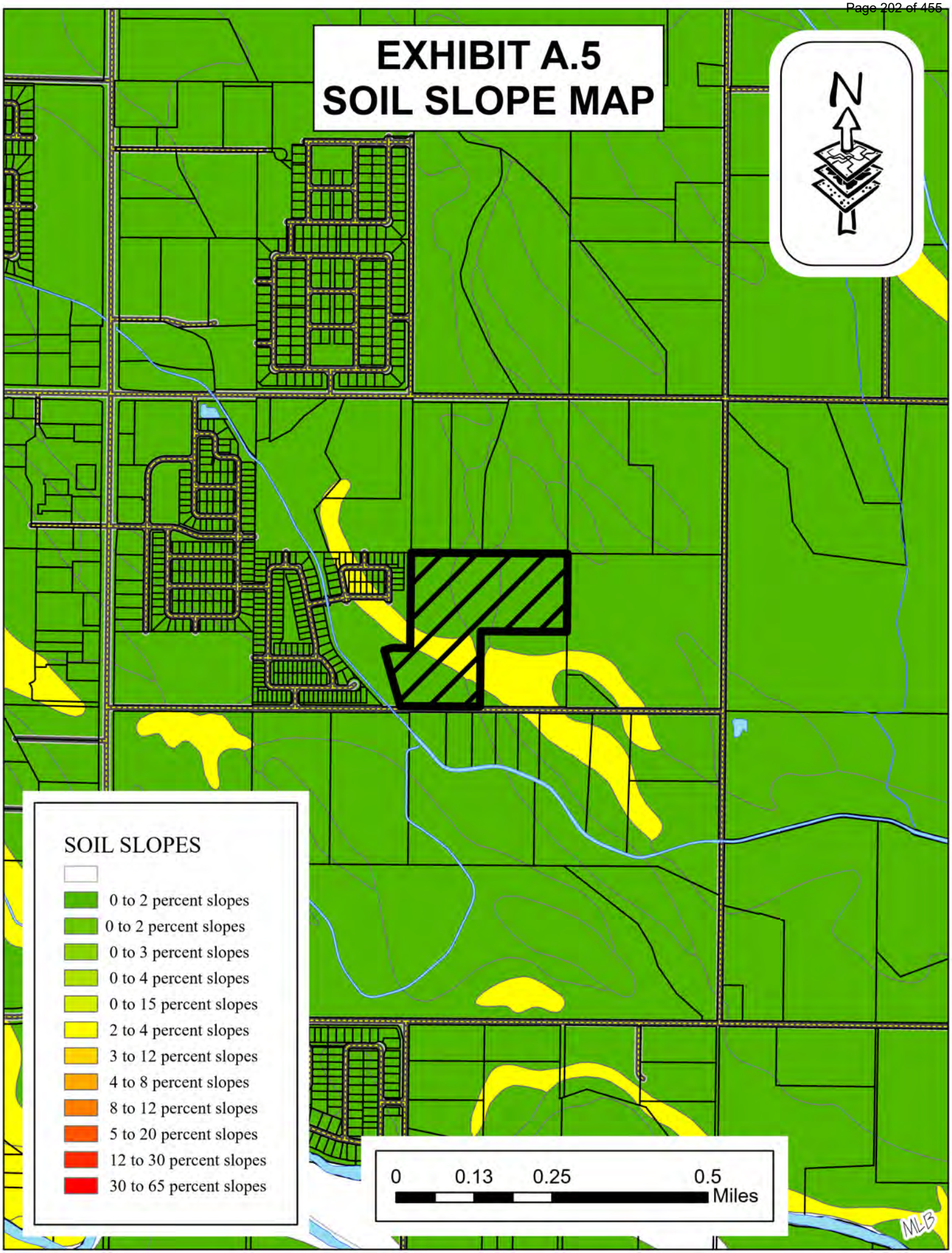

EXHIBIT A.2
TOPO MAP
N
E Ardell Rd
N Meridian Rd
N N Stroebel Rd
E Deer Flat Rd
N Locust Grove Rd
E Kuna Rd
2690
2700
2710
2720
2730
SUBJECT PROPERTY
WATER FEATURES
INDEX_CONTOURS
INTERMEDIATE_CONTOURS
FEMA AREAS
A
X
KUNA_PARKS
0
0.125
0.25
0.5
Miles

# EXHIBIT A.3
# LOT VALUE MAP

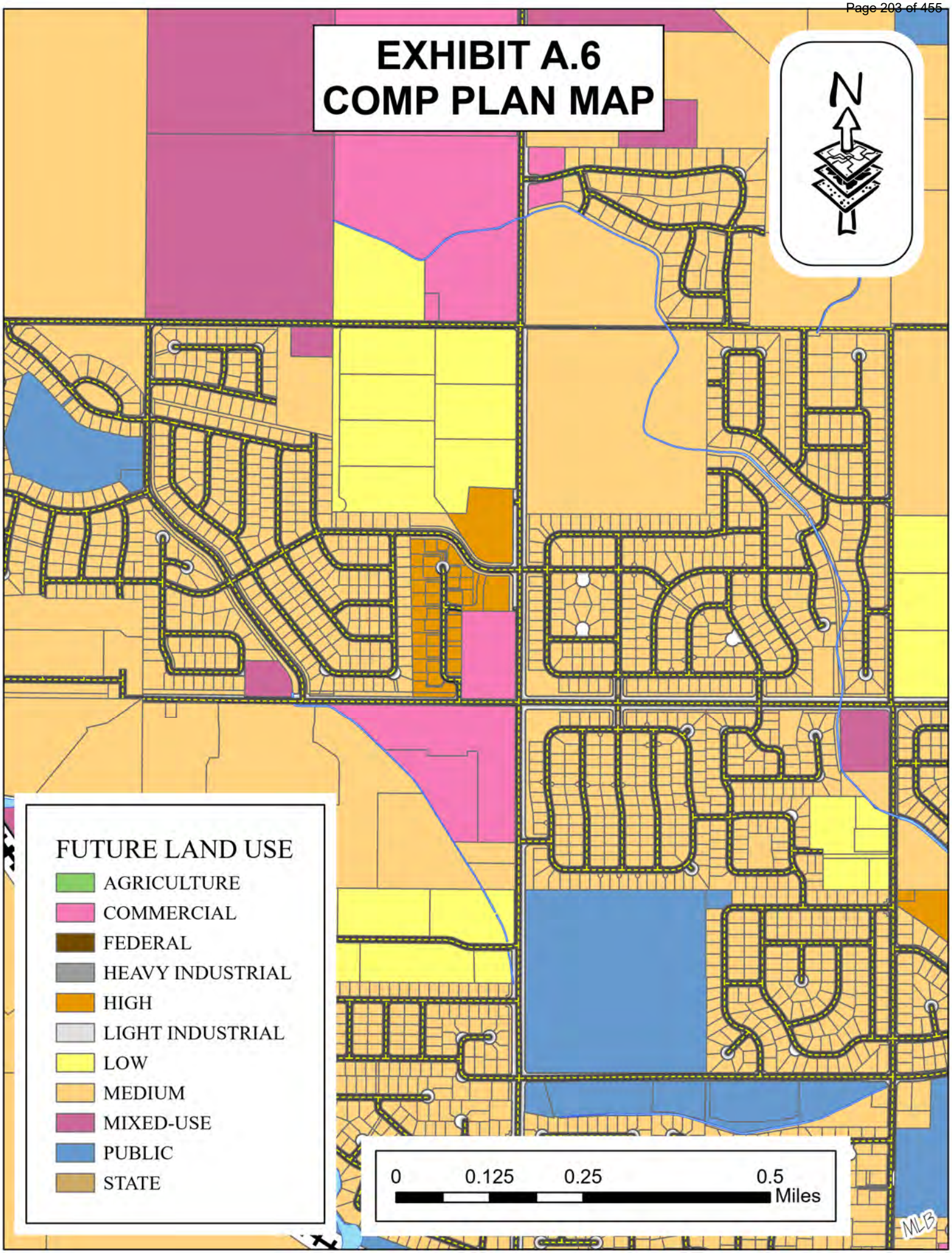



EXHIBIT A.4
LOT SIZE MAP
N
KUNA LOT SIZE
0.00 - 0.14 (264)
0.15 - 0.26 (438)
0.27 - 0.51 (44)
0.52 - 0.88 (26)
0.89 - 1.95 (43)
1.96 - 4.00 (22)
4.01 - 8.88 (41)
8.89 - 30.37 (54)
30.38 - 160.80 (20)
0
0.125
0.25
0.5
Miles
MLB

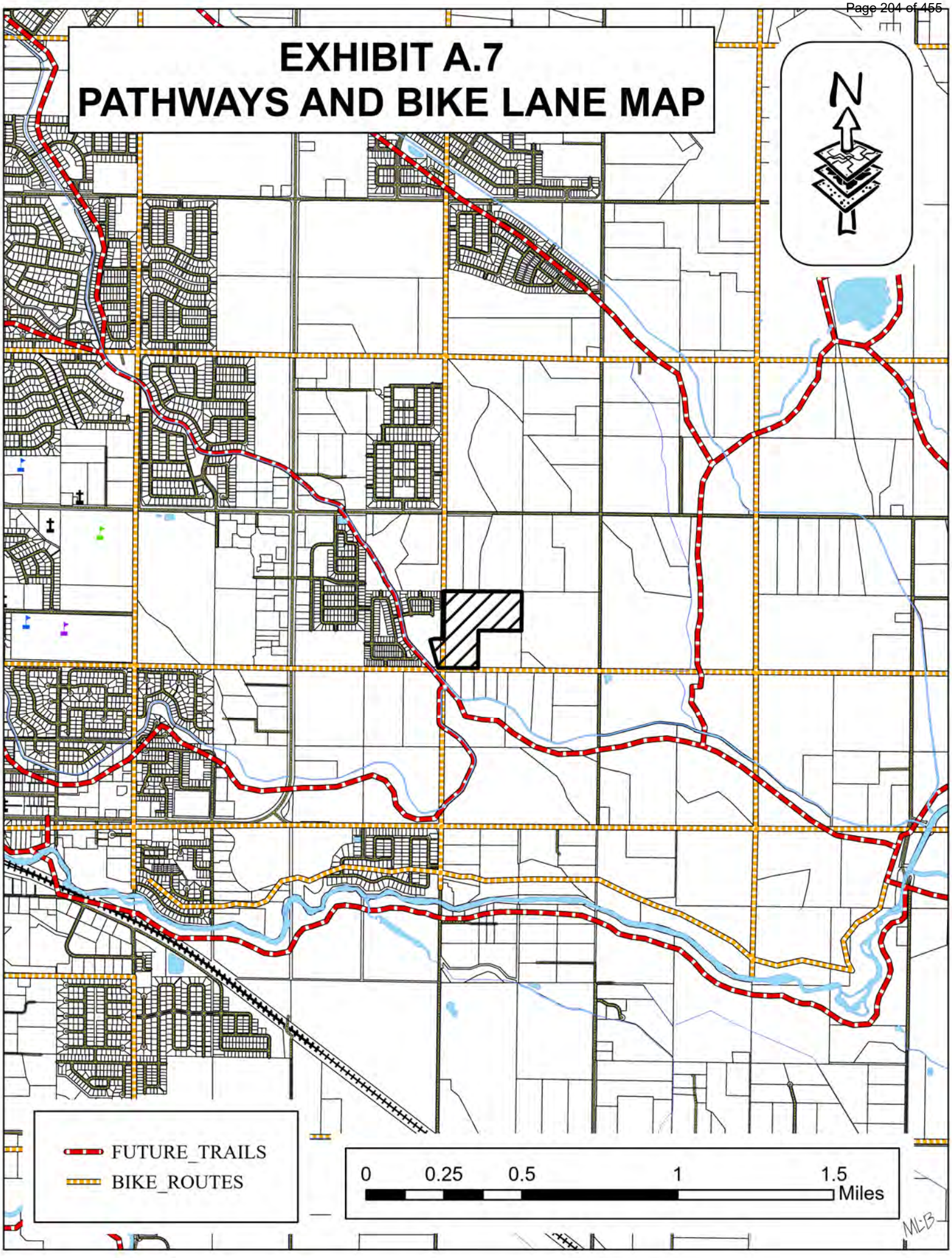
# EXHIBIT A.5
# SOIL SLOPE MAP



# EXHIBIT A.6
# COMP PLAN MAP



# 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:**

ACHD Planned Improvements ..... 2
Level of Service Planning Thresholds ..... 2
A. Site Specific Conditions of Approval ..... 3
B. Vicinity Map ..... 5
C. Site Plan ..... 6
E. Traffic Impact Study – Summary and Findings ..... 7
F. Findings for Consideration ..... 9
G. Policy ..... 12
H. Attachments ..... 19
I. Standard Conditions of Approval ..... 19
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".

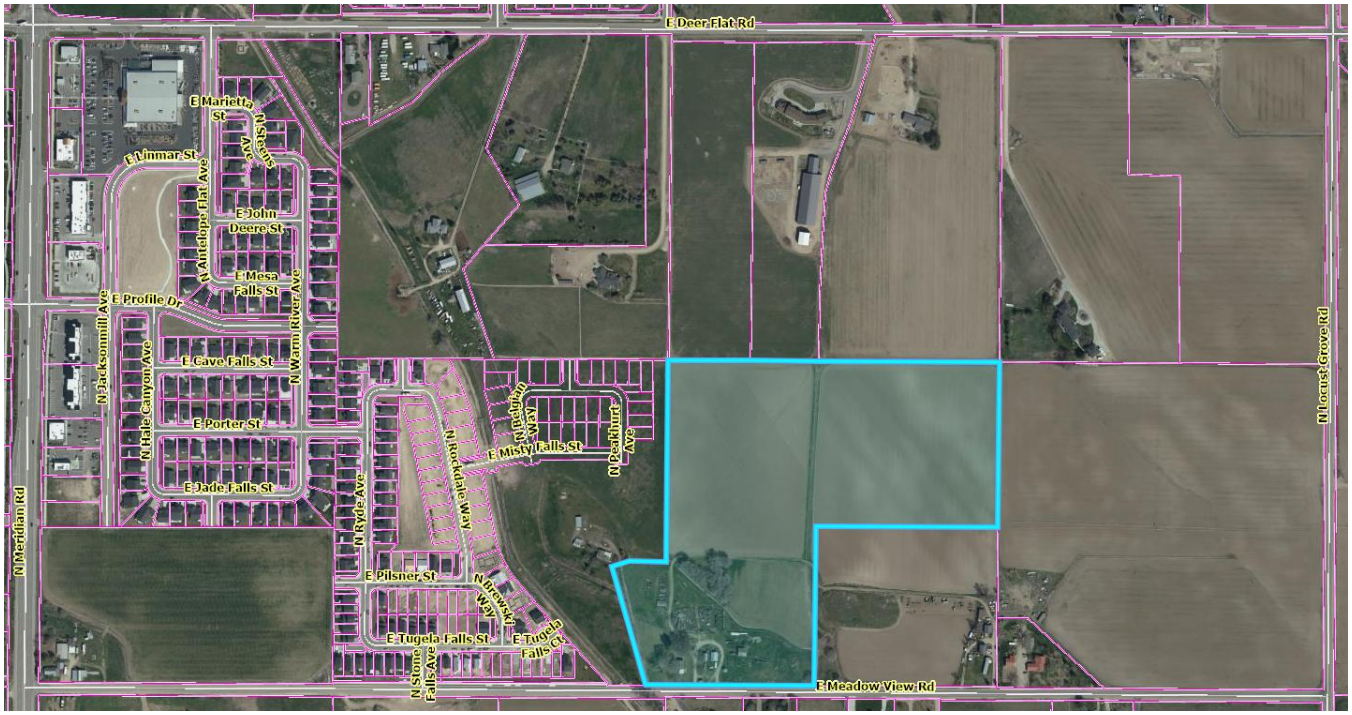
**13.** If any of the stub streets extend greater than 150-feet, then construct a paved temporary turnaround at the terminus of the stub street. The temporary turnaround shall be paved and constructed to the same dimensional standards as standard cul-de-sac. A temporary turnaround easement shall be provided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

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

**BOISE PROJECT BOARD OF CONTROL**

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000 ACRES FOR THE FOLLOWING IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

RECEIVED
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. _____

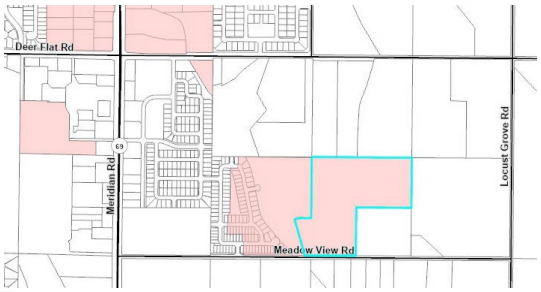
_____

_____

_____ 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?

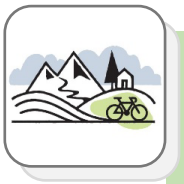
| | |
|---|---|
| Economic Activity Center Access | ✓ |
| Impact on Existing Surrounding Farmland | ✗ |
| Net Fiscal Impact | ✓ |



## 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.

https://compassidaho.org/
info@compassidaho.org

COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

Sent: 1/2/25

# *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

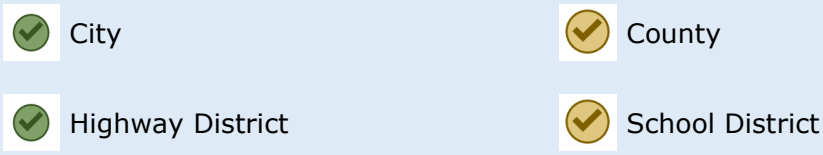
✓ Provide sufficient and covered bike parking near destinations

# *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:<br><br>Thank you for the opportunity to comment.<br><br>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.<br><br>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.<br><br>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.<br><br>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<br><br>**BLOSSOM MEADOWS SUBDIVISION**<br><br>*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)<br><br>**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.

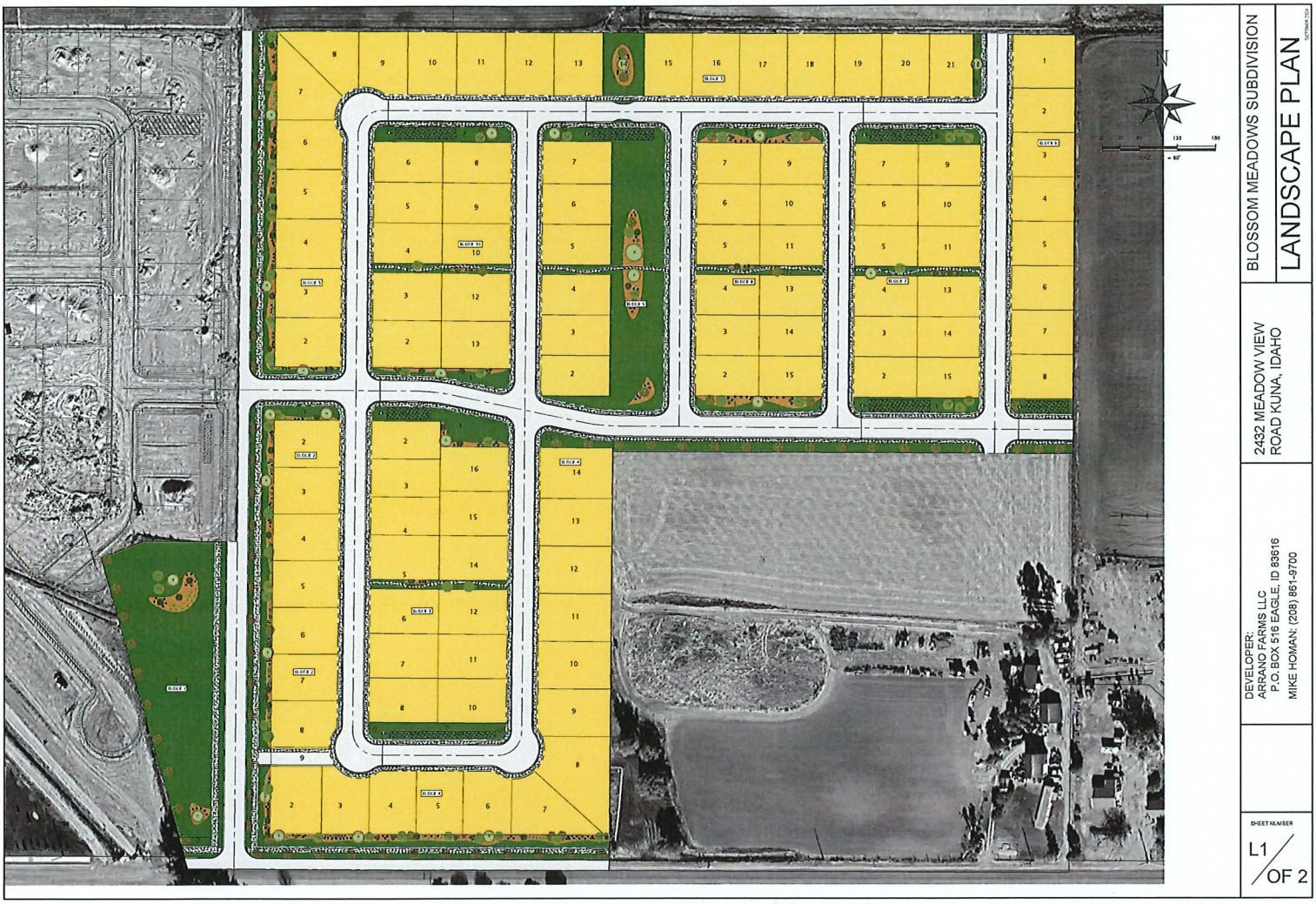
## SECTION 5
## REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES

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



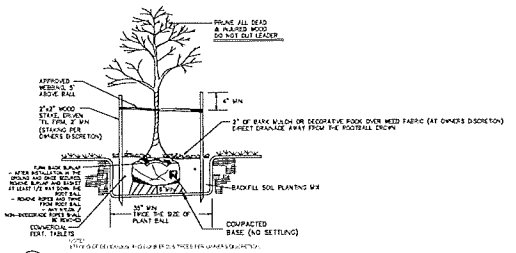
BLOSSOM MEADOWS SUBDIVISION

LANDSCAPE PLAN

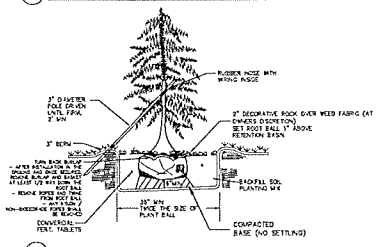
2432 MEADOW VIEW
ROAD KUNA, IDAHO

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

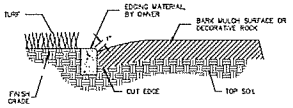
1 PLANT LEGEND

| 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' |
| 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 | SILVER 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' |
| WD | WORYHALO 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' |

4 LANDSCAPE NOTES (FOR GENERAL REF. ONLY)

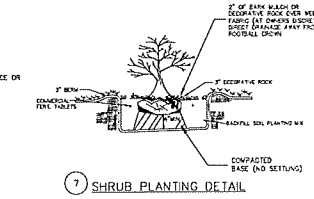
(CONSULT AND ADJUST THIS CRITERIA WITH THE OWNER AS DESIRED AND APPROVED)

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**

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| Tim Jensen - KSD | | |
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| 711 E Porter St | | |
| Address | Address | Address |
| Kuna, ID 83634 | | |
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| Bill Gibson | | |
| Name | Name | Name |
| 2800 Meadow View Rd | | |
| Address | Address | Address |
| Kuna Idaho | | |
| City, State, ZIP 83634 | City, State, ZIP | City, State, ZIP |
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# CITY OF KUNA

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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**

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# CASE NO. 25-02-CPF

# VALOR SOCIAL CLUB, COMBO PLAT

**Senior Planner: Troy Behunin, TBehunin@KunaID.Gov, 208.387.7729**

## ALL APPLICATION MATERIALS: 25-02-CPF VALOR SOCIAL CLUB

**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 City Council | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Entitlements Requested:** | Combo Plat | Rezone | Annexation | Special Use | Planned Unit Development | Design Review | Time Extension |
| **Title:** | Valor Social Club | | **Application Number:** | | 25-02-CPF | | |
| **Date:** | 8/5/2025 | | **Staff Contact:** | | Troy Behunin | | |
| **Owner(s)/Applicant:** | Mark Tate, M3 Companies, LLC | | **Applicant Contact:** | | claclair@jub.com | | |
| **Representative:** | JUB Engineers, Inc. | | **Representative Contact:** | | Caleb LaClair | | |

| **Purpose** |
|---|
| Applicant requests Combined Preliminary and Final Plat approval in order to consolidate multiple remnant parcels and create a total of five (5) new lots on approx. 335 ac. within existing R-6 (Medium Density Residential) and R-12 (High Density Residential) zones; The site is in Section 15 & 22, Township 2 North, Range 1 East. The site is located near N Cloverdale and E Kuna Roads, Kuna, ID. |

| **Statement of Fact** | |
|---|---|
| **Parcel Number(s):** | S1415663600, S1415336001, S1415341101, S1415438401, S1422244227, S1422120900 & S141544900. |
| **Future Land Use Map Designation:** | Medium, High Density Residential |
| **Existing Land Use:** | Golf Course activities |
| **Current Zoning:** | R-6, R-12 |
| **Proposed Zoning:** | R-6, R-12 |
| **Development Area:** | 335 acres |
| **Adjacent Zoning Districts:** | **North:** PC (Ada County), RR (Ada County)<br>**East:** PC (Ada County)<br>**South:** R-6 & R-12 (City)<br>**West:** RR (Ada County) |
| **Adjacent Street(s) Existing & Proposed:** | **North:** None<br>**East:** None<br>**South:** E Kuna Flat Road<br>**West:** S Cloverdale Road |
| **Internal Street(s) Existing & Proposed:** | 1 private access road to connect to Tiercel Dr.. |
| **Adjacent Bike/Pedestrian Facilities:** | Internal pathways for bikers and pedestrians and golf carts. |
| **Adjacent Parks:** | 2 City Parks will be developed within the overall Planned Community. |
| **Land Dedication Requirements:** | N/A |

## Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Medium and High Density Residential with an existing Recorded Development Agreement allowing some design flexibilities and standards. The existing R-6 and R-12 zones are viewed as a compatible zoning district for this application.
The site is located near the intersection of S Cloverdale Road and E Kuna Road. The existing zoning and land uses for the subject site agrees with the Future Land Use Map (FLUM) of the City of Kuna.

## Staff Analysis

The applicant requests combination plat approval to combine a small number of remnant parcels and to create a subdivision of 5 total lots. This will remove the excess remnant parcels and prepare the land for future development foreseen in the recorded Development Agreement for the greater Falcon Crest Planned Community. The combination plat will create two (2) buildable lots for future development.

Upon staff review, the proposed application meets the requirements and intent of the recorded Development Agreement, Kuna City Code and the Comprehensive Plan. Staff recommends the Council approve the application with the conditions outlined in Staff's memo.

## Recommended Conditions of Approval

1. The Developer/Owner/Applicant shall obtain written approval on letterhead or it 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 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 outside 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.

HELPING EACH OTHER
CREATE BETTER COMMUNITIES

J-U-B

THE LANGDON GROUP | GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

March 19, 2025

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

RE: **Valor Social Club Combination Plat | Combination Preliminary Plat & Final Plat Application**

Dear Staff and Commissioners:

We are pleased to submit the enclosed Combination Preliminary Plat & Final Plat Application associated with the Valor Social Club Subdivision. J-U-B Engineers, Inc. will be representing the landowners as applicant for this request. The proposed project is located east of S Cloverdale Rd and north of W Tiercel Dr in Kuna, Idaho, and consists of Tax Parcel numbers S1415336300, S1415336001, S1415341101, S1415438401, S1422244227, S1422120900 and a portion of S1415449000.

The Valor Social Club Subdivision is located within the Falcon Crest development area and covers approximately 311-acres of the existing Falcon Crest Golf Club and approximately 23-acres of the previously approved Falcon Crest Golf Village Subdivision preliminary plat area; approximately 334-acres total. The purpose of this application is to adjust property lines, consolidating six (6) parcels into five (5) to define the limits of the golf course and future development areas. Proposed Lots 1 and 5 consist of the Falcon Crest Golf Course and Club area. Lots 3 and 4 are reserved for future residential development, which will be defined via a separate preliminary plat application. Lastly, Lot 2 is for the Valor Social Club. There are no improvements being proposed with this application.

The City of Kuna has agreed to provide sanitary sewer and water service to the development area via the Falcon Crest master development agreement, and utilities have been extended to serve the proposed lots through previous development phases. Irrigation is provided to the project through the existing private Falcon Crest pressurized irrigation system. Storm water will be retained on site in accordance with City of Kuna development standards.

Vehicular access to the proposed parcels is provided by way of approved, public collector roads, private streets through the Valor Golf Village Subdivision and Falcon Crest Golf Village Subdivision and through the existing Falcon Crest Golf Club access drive. The private streets and accesses are blanketed by private

access easements to provide connectivity to the W Tiercel Dr public right-of-way, which connects to S Cloverdale Rd. Improvements are currently under way to extend W Tiercel Dr east to S Five Mile Rd and improve S Five Mile Dr south to Kuna Rd in accordance with the Falcon Crest master development agreement.

The proposed subdivision is in conformance with the City's comprehensive plan and Falcon Crest master development agreement, and will be consistent with, and complementary to the existing golf club and residential uses. This subdivision will not cause adverse health, safety, or environmental problems. A traffic impact study is not required with this application.

We appreciate the opportunity to formally present this application to the Planning and Zoning Commission. As you complete your review, please do not hesitate to let me know if we can provide any additional information. I can be reached via email at claclair@jub.com or phone at 208-376-7330.

Sincerely,



Caleb LaClair, P.E.
J-U-B ENGINEERS, Inc.

# VALOR SOCIAL CLUB SUBDIVISION

## VICINITY MAP




Mar 13, 2025 - landproDATA.com
Scale: 1 inch approx 1200 feet

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

PRELIMINARY PLAT FOR

# VALOR SOCIAL CLUB SUBDIVISION

SITUATE IN A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN,

KUNA, IDAHO

2025

## SHEET INDEX

| SHEET NUMBER | SHEET TITLE |
|---|---|
| PP-01 | BOUNDARY AND PROJECT INFORMATION |
| PP-02 | BOUNDARY DETAIL – LOT AND EASEMENT EXHIBIT |
| PP-03 | LOTTING & EXISTING CONDITIONS PLAN |
| PP-04 | LOTTING & EXISTING CONDITIONS PLAN |
| PP-05 | LOTTING & EXISTING CONDITIONS PLAN |
| PP-06 | LOTTING & EXISTING CONDITIONS PLAN |

**DEVELOPER**
M3 COMPANIES
1673 SHORELINE DR.
SUITE #200
BOISE, IDAHO 83702
208-939-6263
MARK TATE

**CIVIL ENGINEER**
CALEB LACLAIR, P.E.
J-U-B ENGINEERS, INC.
2760 W. EXCURSION LN.
STE. 400
MERIDIAN, ID 83642
208-869-2545

**LAND SURVEYOR**
MICHAEL BYRNS, P.L.S.
IDAHO SURVEY GROUP
9955 W EMERALD ST
BOISE, ID 83704
208-846-8570

**OWNER**
FALCON CREST CLUB
PARTNERS LLC
5430 LBJ FREEWAY
DALLAS, TX 75240

**OWNER**
MG ID VGV I LLC
4168 N MARSHALL WAY
SCOTTSDALE, AZ 85251

**OWNER**
FALCON CREST LLC
2528 N. CLOVERDALE RD.
BOISE, ID 83713

**OWNER**
M3 VALOR GOLF VILLAS, LLC
7033 E. GREENWAY PARKWAY
STE. 100
SCOTTSDALE, AZ 85254

**FIRE DISTRICT:**
KUNA FIRE DISTRICT
150 W. BOISE STREET
KUNA, ID 83634
PHONE: (208) 922-1144

**ROADWAYS**
ALL ROADWAYS ARE PRIVATE

**SCHOOL DISTRICT:**
KUNA SCHOOL DISTRICT
711 E. PORTER STREET
KUNA, ID 83634
PHONE: (208) 922-1000

**SEWER & WATER:**
CITY OF KUNA
6950 S TEN MILE RD
MERIDIAN, ID. 83634
PHONE: (208) 287-1729 (SEW)
PHONE: (208) 287-1725 (WAT)

**POWER:**
IDAHO POWER
JESS POWELL
1221 W. IDAHO STREET
BOISE, ID. 83702
PHONE: (208) 388-6399

**IRRIGATION DISTRICT:**
BOISE PROJECT BOARD OF CONTROL
2465 OVERLAND ROAD
BOISE, ID 83705
PHONE: (208) 344-1141

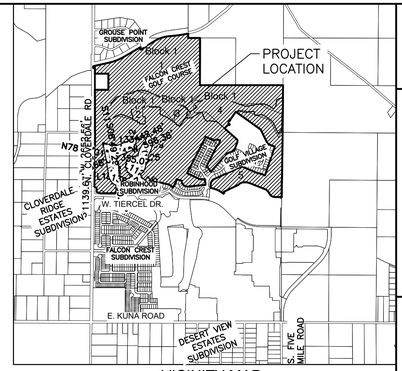
**PRESSURE IRRIGATION:**
HOME OWNERS ASSOCIATION
AND GOLF COURSE
RESPECTIVELY

## BOUNDARY LEGEND

- Subdivision Boundary Line
- Section Line
- Center Line
- Right-of-way Line
- Existing Parcel Line
- Section Corner
- Quarter-Section Corner
- Property Corner

## LEGEND

| EXISTING | PROPOSED |
|---|---|
| SANITARY SEWER LINE | S — S |
| WATER LINE | W — W |
| GRAVITY IRRIGATION PIPE | GRR |
| PRESSURE IRRIGATION LINE | PRR |
| STORM DRAIN LINE | SD — SD — SD |
| CENTERLINE | |
| LOT LINE | |
| EASEMENT | |
| CURB & GUTTER | |
| SIDEWALK | |
| SEWER MANHOLE | |
| DITCH FLOW LINE | |
| IRRIGATION MANHOLE | |
| STREET LIGHT | |
| TREE DECIDUOUS | |
| TREE CONIFER | |
| EDGE OF PAVEMENT | |
| GAS LINE | |
| FENCE LINE | |
| FIRE HYDRANT | |
| 2650 10' CONTOUR LINE | |
| 2' CONTOUR LINE | |




VICINITY MAP

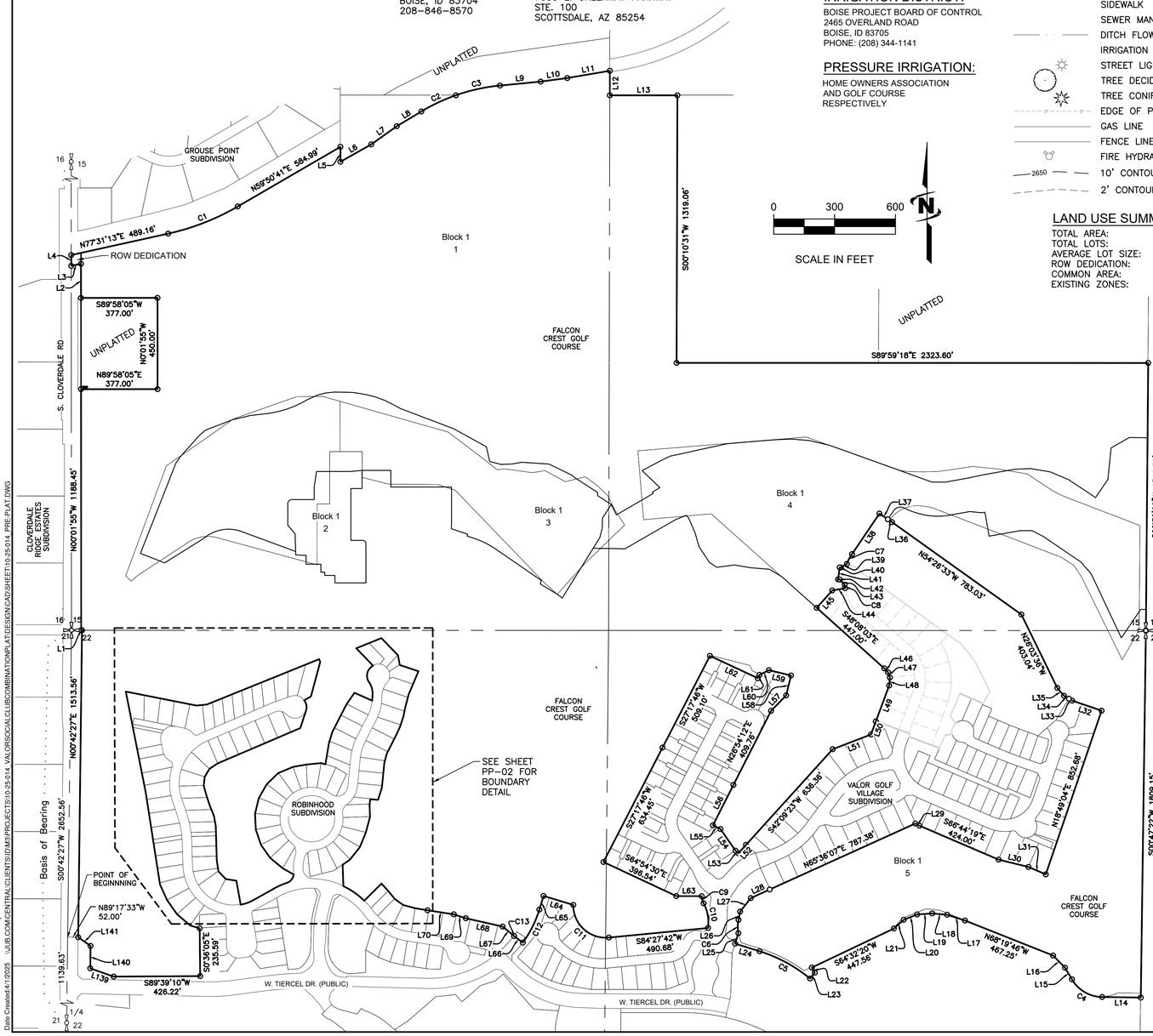
SCALE: 1"=2000'

## NOTES:

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
2. THE STREETS WITHIN THIS DEVELOPMENT ARE A PRIVATE STREETS CONSTRUCTED IN ACCORDANCE WITH CITY OF KUNA SPECIFICATIONS.
3. ALL LOTS ARE BUILDING LOTS. LOTS 1 & 5 ARE FOR THE FALCON CREST GOLF COURSE; LOT 2 IS FOR THE VALOR SOCIAL CLUB; LOTS 3 AND 4 ARE FOR FUTURE RESIDENTIAL DEVELOPMENT.
4. STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES. ALL STORAGE FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE GOLF CLUB AND HOMEOWNERS ASSOCIATION.
5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
6. THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM EXISTING IRRIGATION WELLS AND PRIVATE PRESSURIZED IRRIGATION SYSTEM. THE CONSTRUCTED PRESSURE IRRIGATION SYSTEM SHALL BE MAINTAINED AND OPERATED BY THE HOME OWNERS ASSOCIATION AND GOLF COURSE.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
8. DOMESTIC AND FIRE PROTECTION WATER IS PROVIDED BY THE CITY OF KUNA.
9. SANITARY SEWER COLLECTION IS PROVIDED BY THE CITY OF KUNA.
10. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT WITH THE CITY OF KUNA.
11. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN AFFECT AT THE TIME OF THE RE-SUBDIVISION.
12. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
13. UTILITY EASEMENTS SHALL BE RESERVED FOR THE BENEFIT OF THE CITY OF KUNA. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
14. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 16001C0265 J, COMMUNITY PANEL NO. 0265 J, WHICH BEARS AN EFFECTIVE DATE OF JUNE 6, 2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

## LAND USE SUMMARY

| | |
|---|---|
| TOTAL AREA: | 334.33 AC. |
| TOTAL LOTS: | 5 LOTS |
| AVERAGE LOT SIZE: | 66.85 AC. |
| ROW DEDICATION: | 0.06 AC. |
| COMMON AREA: | NA |
| EXISTING ZONES: | R-6, R-12 |




| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | N89°58'56"W | 4.00' |
| L2 | N00°01'51"W | 168.61' |
| L3 | S77°30'17"W | 49.16' |
| L4 | N00°01'55"W | 53.25' |
| L5 | S00°04'47"W | 73.34' |
| L6 | N60°34'54"E | 173.97' |
| L7 | N54°35'24"E | 154.96' |
| L8 | N59°04'14"E | 141.05' |
| L9 | N84°23'54"E | 201.72' |
| L10 | N82°25'00"E | 132.20' |
| L11 | N80°20'05"E | 212.68' |
| L12 | S00°07'54"W | 120.88' |
| L13 | S89°59'40"E | 333.01' |
| L14 | N89°12'38"W | 190.41' |
| L15 | N30°51'38"W | 67.01' |
| L16 | N44°13'37"W | 83.70' |
| L17 | N72°06'48"W | 92.57' |
| L18 | N84°48'23"W | 73.44' |
| L19 | S86°05'15"W | 75.01' |
| L20 | S68°12'28"W | 71.17' |
| L21 | S48°20'35"W | 64.56' |
| L22 | S30°01'28"E | 29.16' |
| L23 | S39°38'08"W | 37.57' |
| L24 | N72°44'52"W | 126.08' |
| L25 | N17°15'08"E | 54.24' |
| L26 | N11°13'36"E | 42.13' |
| L27 | N38°17'57"E | 84.26' |
| L28 | N65°36'07"E | 102.69' |
| L29 | S62°55'44"E | 23.17' |
| L30 | S76°12'04"E | 152.07' |

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L31 | S66°44'19"E | 92.38' |
| L32 | N71°10'56"W | 153.00' |
| L33 | N59°06'42"W | 18.50' |
| L34 | N59°06'42"W | 28.56' |
| L35 | N40°34'22"W | 50.84' |
| L36 | N55°54'04"W | 25.00' |
| L37 | N55°54'04"W | 50.00' |
| L38 | S34°05'56"W | 240.96' |
| L39 | S59°14'22"W | 34.92' |
| L40 | N82°10'49"W | 5.53' |
| L41 | S07°49'11"W | 60.00' |
| L42 | S82°10'49"E | 8.60' |
| L43 | S43°40'34"E | 34.86' |
| L44 | S80°05'57"W | 64.32' |
| L45 | S41°48'31"W | 115.00' |
| L46 | S42°33'48"E | 27.15' |
| L47 | S20°29'54"E | 26.70' |
| L48 | S05°05'23"W | 39.67' |
| L49 | S20°25'28"W | 188.68' |
| L50 | S20°25'28"W | 69.22' |
| L51 | S68°59'10"W | 201.65' |
| L52 | S42°09'23"W | 55.98' |
| L53 | N47°50'37"W | 19.10' |
| L54 | N34°49'22"W | 130.00' |
| L55 | N63°05'48"W | 41.32' |
| L56 | N26°54'12"E | 222.63' |
| L57 | N44°14'33"E | 106.74' |
| L58 | N13°37'52"E | 100.70' |
| L59 | N76°22'08"W | 111.98' |
| L60 | S63°22'40"W | 51.96' |

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L61 | S27°17'46"W | 18.16' |
| L62 | N65°01'01"W | 260.21' |
| L63 | S89°48'26"E | 124.88' |
| L64 | N73°11'27"W | 152.74' |
| L65 | S17°10'02"W | 70.35' |
| L66 | N53°10'16"W | 54.12' |
| L67 | N50°26'50"W | 72.94' |
| L68 | N77°12'03"W | 186.00' |
| L69 | N72°09'34"W | 62.24' |
| L70 | N81°09'06"W | 130.91' |
| L139 | N70°31'05"W | 122.39' |
| L140 | N00°42'27"E | 110.67' |
| L141 | N55°00'22"W | 74.18' |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Bearing | Chord Length |
| C1 | 369.58' | 1198.00' | 17°40'31" | N68°40'57"E | 368.11' |
| C2 | 188.25' | 930.00' | 11°35'52" | N64°52'10"E | 187.93' |
| C3 | 222.86' | 930.00' | 13°43'48" | N77°32'00"E | 222.33' |
| C4 | 180.23' | 175.00' | 59°00'25" | N59°42'26"W | 172.37' |
| C5 | 284.09' | 727.19' | 22°23'01" | N61°33'22"W | 282.29' |
| C6 | 65.75' | 175.00' | 21°31'36" | N00°27'47"E | 65.36' |
| C7 | 54.65' | 233.00' | 13°26'22" | S27°22'45"W | 54.53' |
| C8 | 17.07' | 230.00' | 4°15'12" | S07°17'55"E | 17.07' |
| C9 | 36.96' | 82.00' | 25°49'21" | S15°07'25"E | 36.64' |
| C10 | 125.27' | 200.00' | 35°53'15" | S10°05'28"E | 123.23' |
| C11 | 268.64' | 160.00' | 96°11'57" | N47°26'19"W | 238.18' |
| C12 | 183.06' | 555.00' | 18°53'53" | S26°36'59"W | 182.23' |
| C13 | 0.20' | 524.99' | 0°01'17" | N36°49'05"E | 0.20' |

BOUNDARY CERTIFICATION

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY FOR ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

| NO. | DESCRIPTION | BY | APP'L | DATE |
|---|---|---|---|---|
| | REVISION | | | |

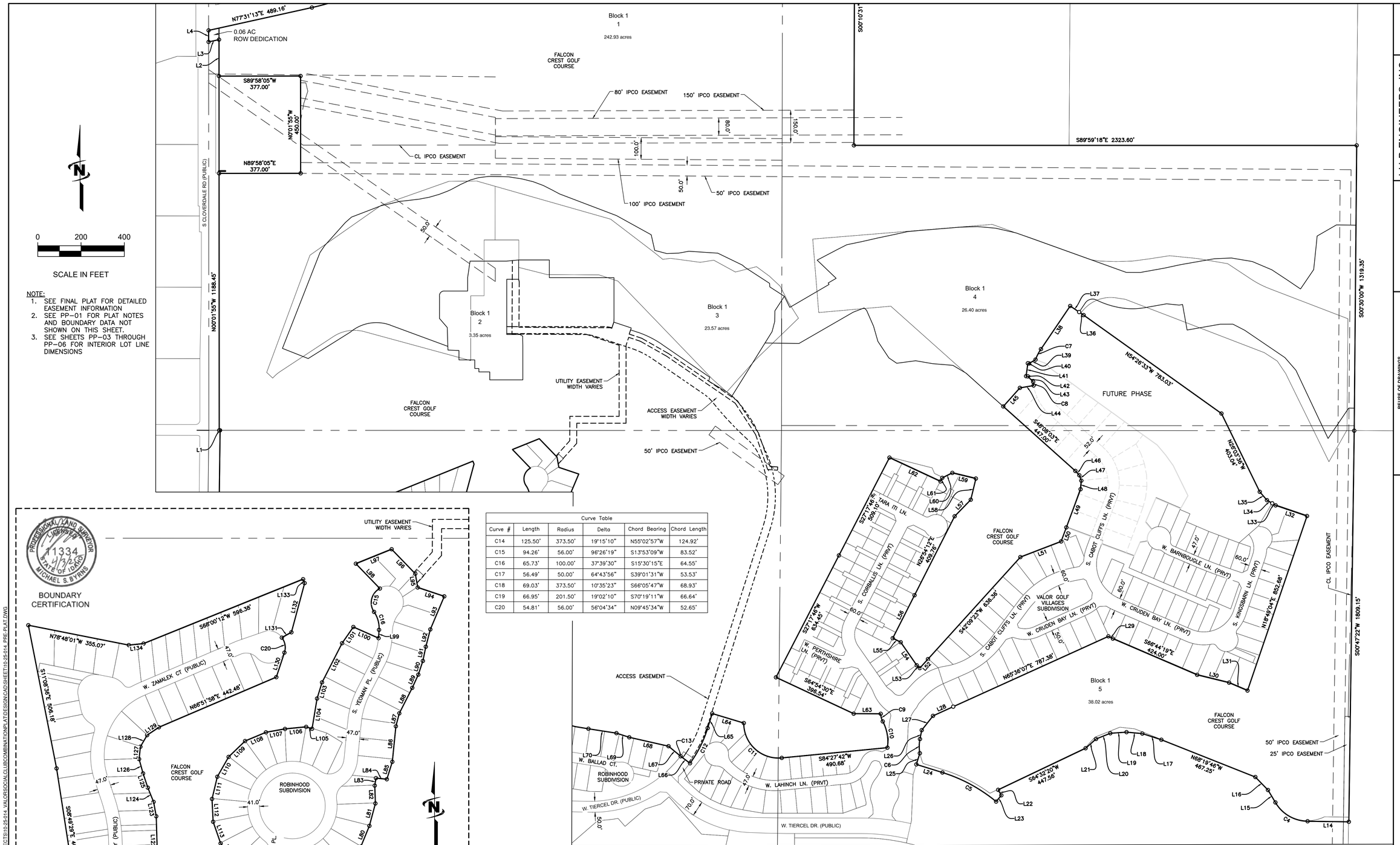
VALOR SOCIAL CLUB SUBDIVISION
KUNA, IDAHO

BOUNDARY AND PROJECT INFORMATION

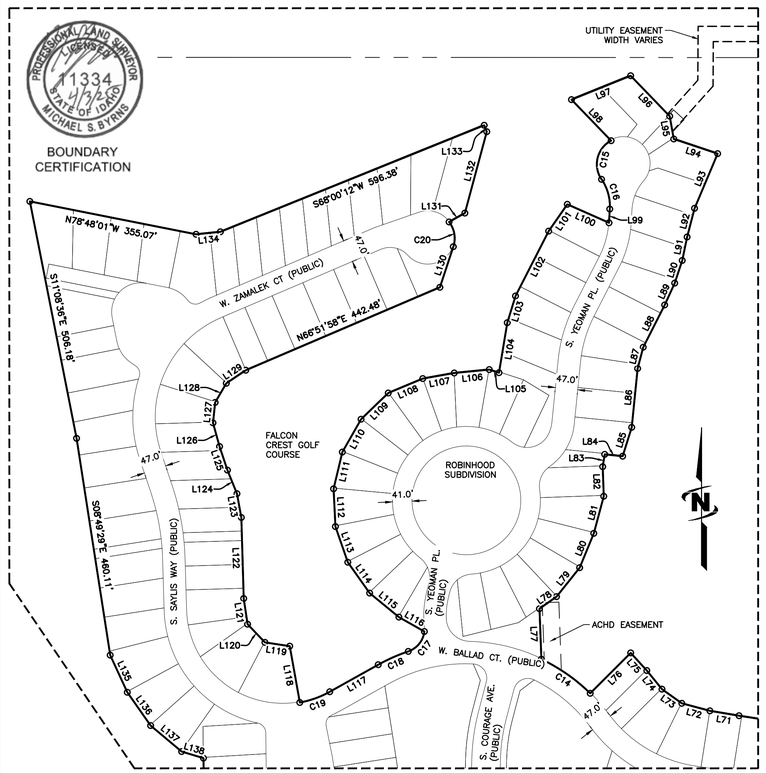
FILE: 10-25-014_PRE-PLAT
JUB PROJ. # : 10-25-014
DRAWN BY: EE
DESIGN BY:
CHECKED BY: CAL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/3/2025

SHEET NUMBER:
PP-01

Plot Date:4/3/2025 3:41 PM, Plotted By: Caleb LaClair
Date Created:4/1/2025 \\JUB.COM\CENTRAL\CLIENTS\IDM3\PROJECTS\10-25-014 VALORSOCIALCLUBSUBDIVISION\PLAT\DESIGN\CAD\SHEET\10-25-014_PRE-PLAT.DWG




NOTE:
1. SEE FINAL PLAT FOR DETAILED EASEMENT INFORMATION
2. SEE PP-01 FOR PLAT NOTES AND BOUNDARY DATA NOT SHOWN ON THIS SHEET.
3. SEE SHEETS PP-03 THROUGH PP-06 FOR INTERIOR LOT LINE DIMENSIONS




BOUNDARY CERTIFICATION

BOUNDARY DETAIL
SCALE:1" = 150'

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Bearing | Chord Length |
| C14 | 125.50' | 373.50' | 19°15'10" | N55°02'57"W | 124.92' |
| C15 | 94.26' | 56.00' | 96°26'19" | S13°53'09"W | 83.52' |
| C16 | 65.73' | 100.00' | 37°39'30" | S15°30'15"E | 64.55' |
| C17 | 56.49' | 50.00' | 64°43'56" | S39°01'31"W | 53.53' |
| C18 | 69.03' | 373.50' | 10°35'23" | S66°05'47"W | 68.93' |
| C19 | 66.95' | 201.50' | 19°02'10" | S70°19'11"W | 66.64' |
| C20 | 54.81' | 56.00' | 56°04'34" | N09°45'34"W | 52.65' |

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L71 | N80°30'09"W | 62.00' |
| L72 | N75°02'59"W | 60.91' |
| L73 | N54°19'50"W | 51.13' |
| L74 | N39°11'32"W | 50.25' |
| L75 | N42°23'46"W | 50.05' |
| L76 | S45°04'15"W | 120.00' |
| L77 | N02°09'23"W | 105.97' |
| L78 | N54°51'12"E | 43.75' |
| L79 | N38°35'36"E | 77.78' |
| L80 | N22°19'59"E | 77.78' |

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L81 | N15°05'13"E | 80.58' |
| L82 | N02°03'26"W | 62.00' |
| L83 | N09°18'11"E | 26.16' |
| L84 | S84°15'48"E | 37.81' |
| L85 | N17°24'12"E | 63.31' |
| L86 | N05°44'12"E | 124.00' |
| L87 | N14°48'05"E | 46.13' |
| L88 | N26°53'53"E | 99.48' |
| L89 | N24°40'42"E | 50.29' |
| L90 | N18°15'27"E | 50.00' |

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L91 | N11°46'20"E | 50.35' |
| L92 | N14°37'55"E | 62.14' |
| L93 | N22°52'23"E | 124.36' |
| L94 | N71°30'52"W | 97.04' |
| L95 | N10°05'24"W | 48.53' |
| L96 | N43°58'57"W | 117.87' |
| L97 | S68°00'12"W | 133.72' |
| L98 | S43°58'57"E | 119.64' |
| L99 | S03°19'30"W | 28.98' |
| L100 | N66°05'03"W | 95.61' |

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L101 | S34°45'48"W | 68.47' |
| L102 | S27°05'58"W | 152.70' |
| L103 | S17°05'11"W | 58.67' |
| L104 | S09°23'47"W | 106.17' |
| L105 | N72°04'52"W | 21.37' |
| L106 | S84°25'44"W | 73.72' |
| L107 | S79°51'40"W | 67.05' |
| L108 | S67°22'53"W | 78.51' |
| L109 | S45°57'22"W | 79.20' |
| L110 | S29°41'45"W | 79.20' |

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L111 | S13°26'08"W | 79.20' |
| L112 | S02°49'29"E | 79.20' |
| L113 | S19°05'05"E | 79.20' |
| L114 | S35°20'42"E | 79.20' |
| L115 | S50°32'11"E | 79.42' |
| L116 | S60°29'17"E | 61.32' |
| L117 | S60°48'05"W | 116.36' |
| L118 | N10°09'44"W | 120.00' |
| L119 | N81°20'14"W | 52.60' |
| L120 | N43°41'14"W | 52.60' |

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L121 | N08°36'49"W | 54.53' |
| L122 | N01°41'08"W | 170.00' |
| L123 | N10°19'47"W | 50.57' |
| L124 | N22°02'23"W | 53.33' |
| L125 | N18°26'47"W | 52.22' |
| L126 | N15°29'35"W | 51.49' |
| L127 | N06°02'31"E | 43.10' |
| L128 | N30°17'23"E | 46.37' |
| L129 | N56°04'34"E | 49.19' |
| L130 | N18°16'43"E | 89.69' |

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L131 | N60°39'42"E | 37.99' |
| L132 | N15°05'07"E | 176.65' |
| L133 | N21°59'48"W | 14.60' |
| L134 | S84°05'51"W | 51.29' |
| L135 | S24°40'27"E | 85.69' |
| L136 | S35°04'13"E | 85.12' |
| L137 | S49°58'04"E | 84.86' |
| L138 | S73°23'45"E | 47.82' |

J-U-B ENGINEERS, INC.
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2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER
CALEB LACLAIR
17192
04/01/2025
STATE OF IDAHO
CALEB LACLAIR

PROFESSIONAL LAND SURVEYOR
MICHAEL S. BYRNS
11334
4/3/25
STATE OF IDAHO
MICHAEL S. BYRNS

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| NO. | DESCRIPTION | BY | APP'L | DATE |
|---|---|---|---|---|
| | REVISION | | | |

VALOR SOCIAL CLUB SUBDIVISION
KUNA, IDAHO

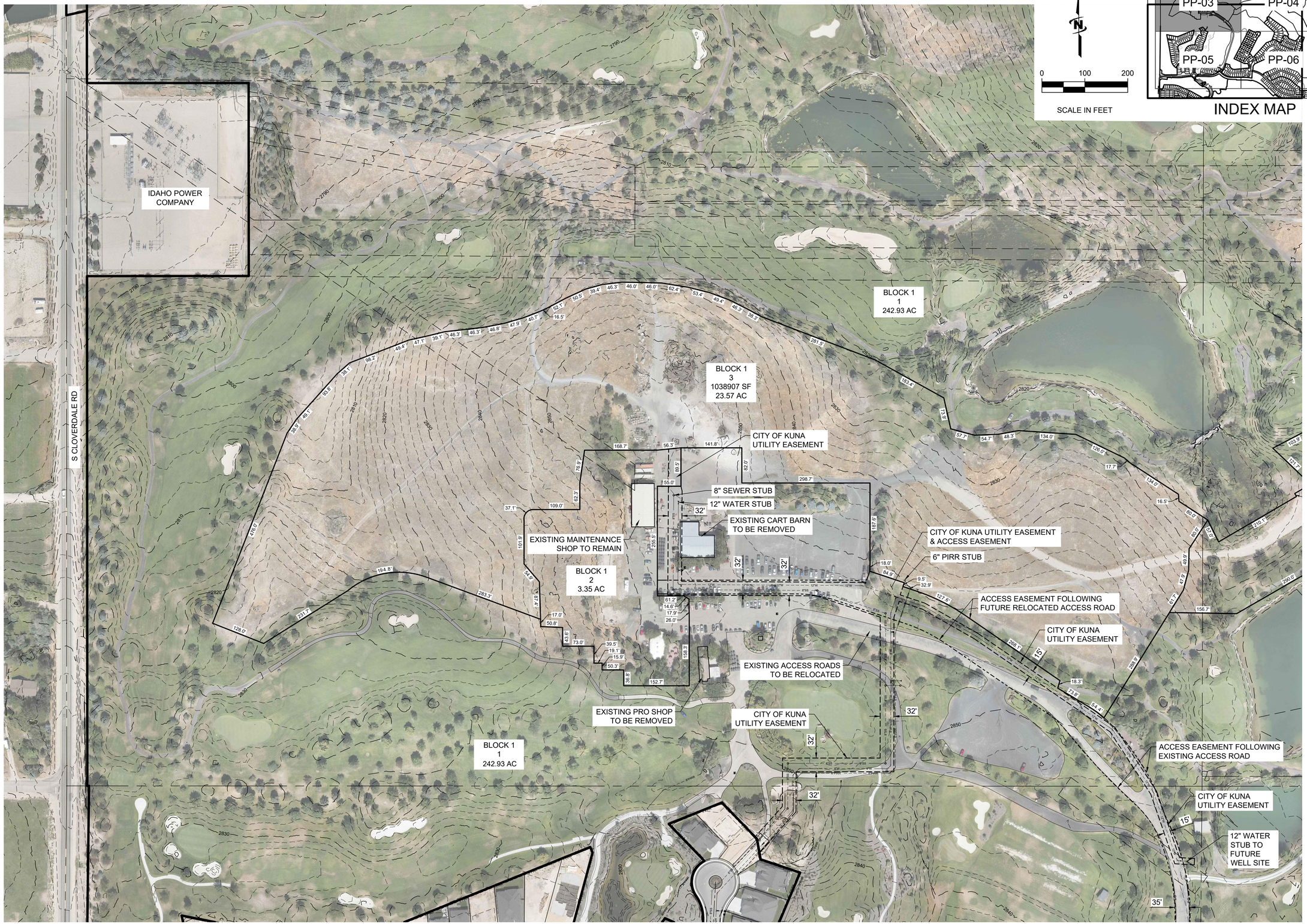
BOUNDARY DETAIL - LOT AND EASEMENT EXHIBIT

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DRAWN BY: EE
DESIGN BY:
CHECKED BY: CAL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/3/2025

SHEET NUMBER:
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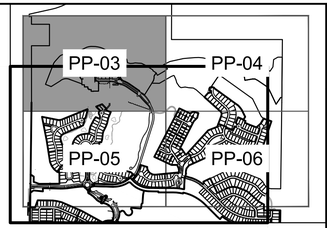
NOTES:
1. SEE SHEET PP-01 FOR PLAT NOTES AND DATA TABLE.
2. SEE SHEETS PP-01 AND PP-02 FOR SUBDIVISION BOUNDARY AND EXISTING EASEMENT INFORMATION.




SEE SHEET PP-04

SEE SHEET PP-05

0 100 200
SCALE IN FEET




INDEX MAP

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Phone: 208.376.7330
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LICENSED
17192
04/01/2025
STATE OF IDAHO
CALEB LACLAIR

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| NO. | DESCRIPTION | BY | APPL | DATE |
|---|---|---|---|---|
| | REVISION | | | |

VALOR SOCIAL CLUB SUBDIVISION
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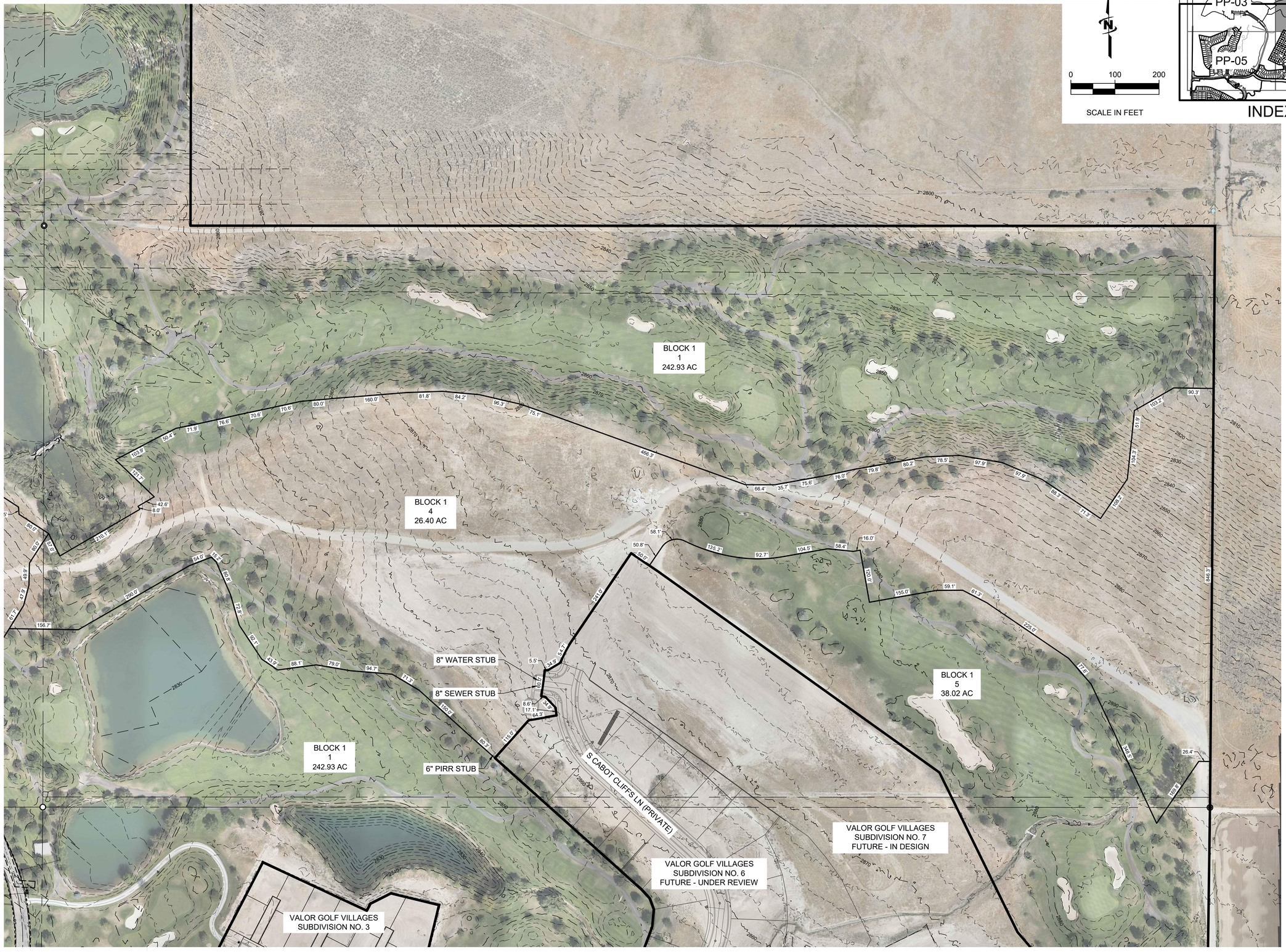
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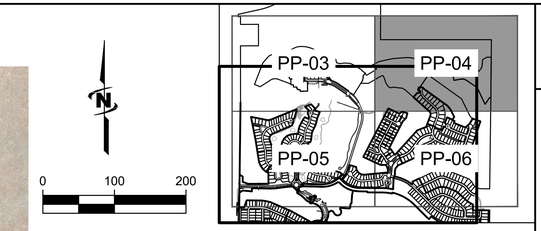
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| DESIGN BY: | MPD |
| CHECKED BY: | CAL |
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NOTES:
1. SEE SHEET PP-01 FOR PLAT NOTES AND DATA TABLE.
2. SEE SHEETS PP-01 AND PP-02 FOR SUBDIVISION BOUNDARY AND EXISTING EASEMENT INFORMATION.




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| NO. | DESCRIPTION | BY | APPR. | DATE |
|---|---|---|---|---|
| | REVISION | | | |

VALOR SOCIAL CLUB SUBDIVISION
KUNA, IDAHO

LOTTING AND EXISTING CONDITIONS PLAN

| | |
|---|---|
| FILE : | 10-25-014_EXISTING |
| JUB PROJ. # : | 10-25-014 |
| DRAWN BY: | KAS |
| DESIGN BY: | MPD |
| CHECKED BY: | CAL |

ONE INCH
AT FULL SIZE. IF NOT ONE INCH, SCALE ACCORDINGLY

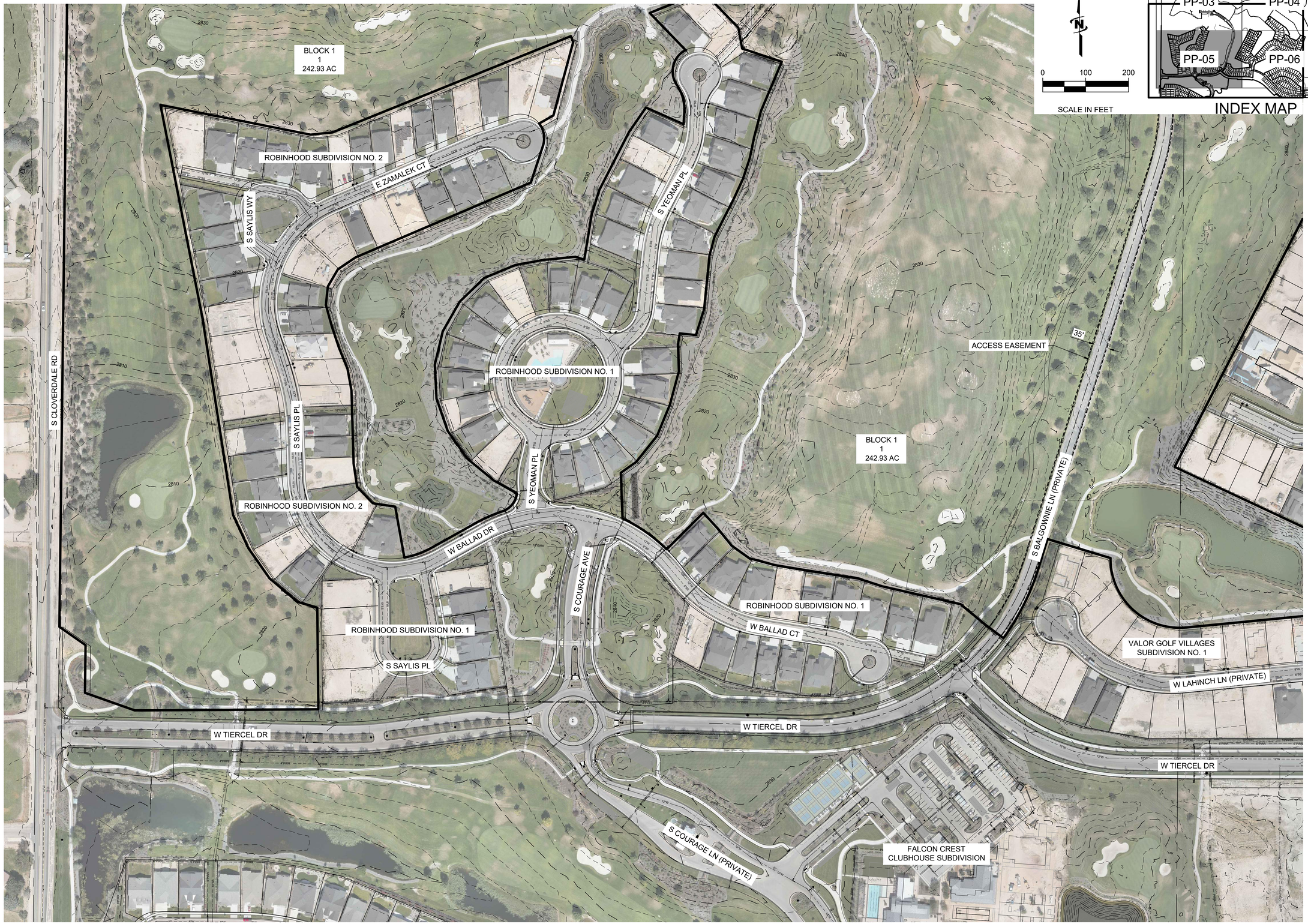
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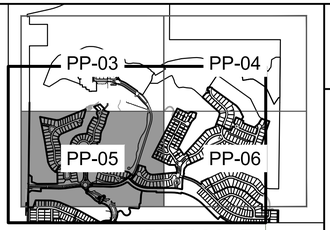
SEE SHEET PP-03

NOTES:
1. SEE SHEET PP-01 FOR PLAT NOTES AND DATA TABLE.
2. SEE SHEETS PP-01 AND PP-02 FOR SUBDIVISION BOUNDARY AND EXISTING EASEMENT INFORMATION.




SEE SHEET PP-06

0 100 200
SCALE IN FEET




INDEX MAP

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| NO. | DESCRIPTION | BY | APPL | DATE |
|---|---|---|---|---|
| REVISION | | | | |
| ## | | | | |

VALOR SOCIAL CLUB SUBDIVISION
KUNA, IDAHO

LOTTING AND EXISTING CONDITIONS PLAN

| | |
|---|---|
| FILE : | 10-25-014_EXISTING |
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| DRAWN BY: | KAS |
| DESIGN BY: | MPD |
| CHECKED BY: | CAL |

ONE INCH
AT FULL SIZE. IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/1/2025

SHEET NUMBER:
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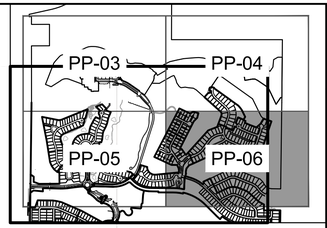
SEE SHEET PP-04

NOTES:
1. SEE SHEET PP-01 FOR PLAT NOTES AND DATA TABLE.
2. SEE SHEETS PP-01 AND PP-02 FOR SUBDIVISION BOUNDARY AND EXISTING EASEMENT INFORMATION.




SEE SHEET PP-05

0 100 200
SCALE IN FEET



INDEX MAP

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| NO. | DESCRIPTION | BY | APPL | DATE |
|---|---|---|---|---|
| | REVISION | | | |

VALOR SOCIAL CLUB SUBDIVISION
KUNA, IDAHO

LOTTING AND EXISTING CONDITIONS PLAN

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JUB PROJ. # : 10-25-014
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DESIGN BY: MPD
CHECKED BY: CAL
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AT FULL SIZE. IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/1/2025

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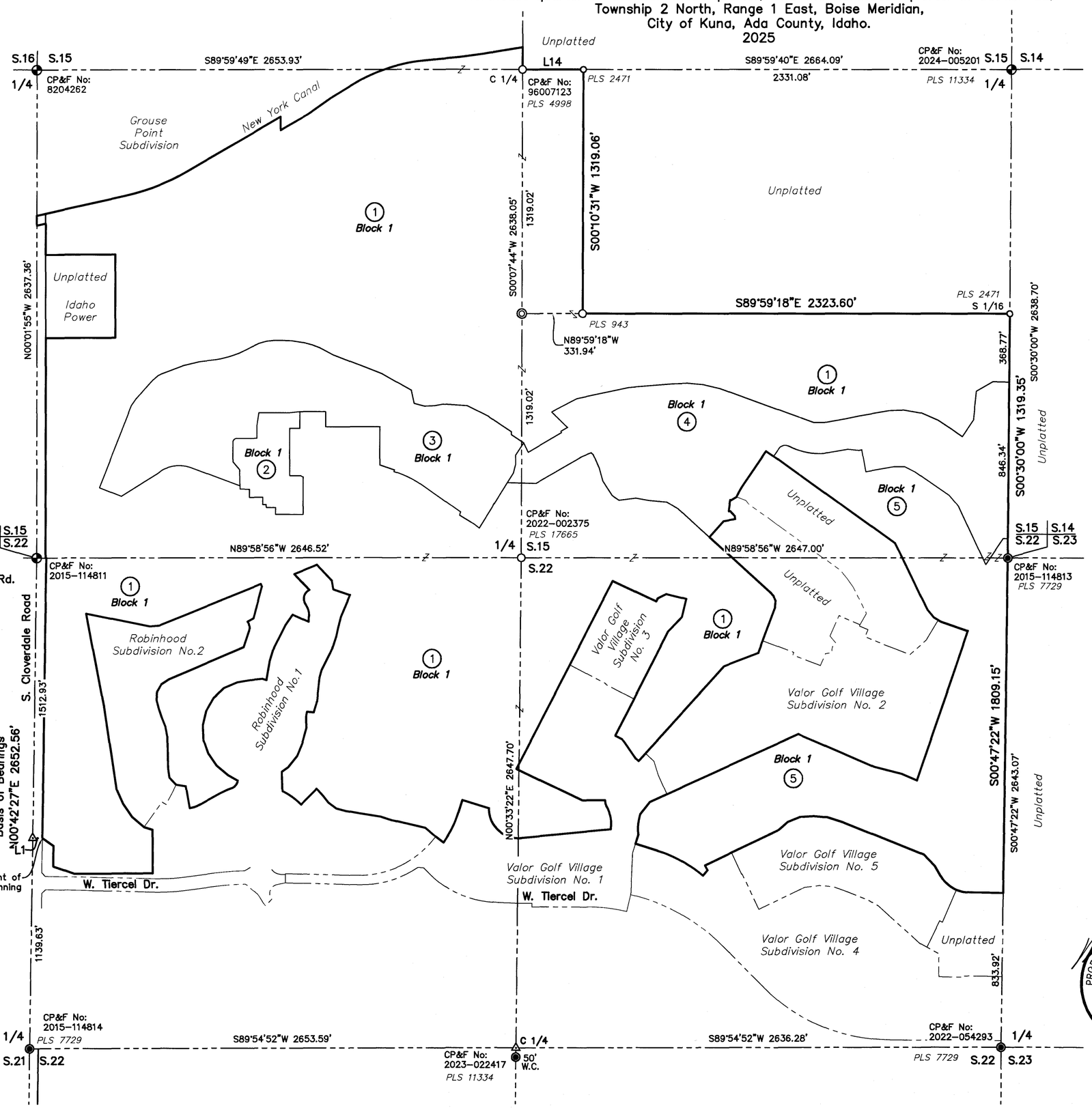
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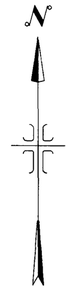
# *Valor Social Club Subdivision*

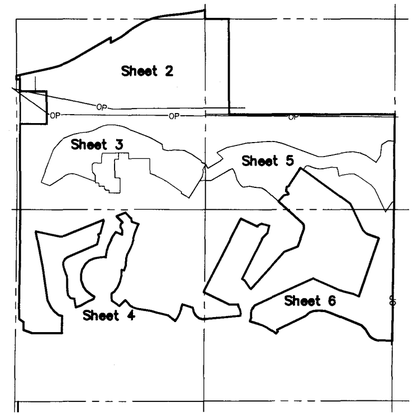
100 400 1200
0 200 800

Scale: 1" = 400'

Situated in a portion of Lot 17, Block 2, of the Grouse Point Subdivision; the West half of the Southwest Quarter; the Northeast quarter of the Southwest quarter; the Southeast quarter of the Southwest quarter; the West half of the Northwest quarter of the Northwest quarter; and the South half of the Southeast quarter in Section 15; and the West half of the Northwest quarter; the Southeast quarter of the Northwest quarter; the East half of the Northeast quarter of the Northwest quarter; the West half of the Northeast quarter of the Northwest quarter; and the Northeast quarter in Section 22,
Township 2 North, Range 1 East, Boise Meridian,
City of Kuna, Ada County, Idaho.
2025




Key Map
Scale: 1" = 1500'

## Legend

| | | | |
|---|---|---|---|
| ○ | Found 1/2" Iron Pin, reset with 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11334" Unless Otherwise Noted. | ——— | Subdivision Boundary Line |
| ○ | Found 5/8" Iron Pin, PLS 15528 or as Noted | ——— | Lot Line |
| ⊕ | Found Brass Cap Monument | ——— | Right-of-Way Line |
| ◉ | Found Aluminum Cap Monument | — - — - — | Centerline |
| ⊙ | Found 5/8" Iron Pin "ISG PLS 11334" | —·—·—·— | ID Power Easement Line |
| ⊛ | Found 1" Magnetically Detectable Copper Disk Monument stamped with PLS 15528 | —OP— | Power Line |
| △ | Calculated Point, Nothing Found or Set | - - - - - | ACHD Easement Line |
| R.M. | Reference Monument | - - - - - | Kuna Utility Easement Line |
| W.C. | Witness Corner | — — — — | Canal Easement Line |
| ● | Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11334" | — — — — | Utility Easement Line |
| ◎ | Set 5/8" x 24" Iron Pin with Aluminum Cap. | - - - - - | HOA Easement Line |
| ⊖ | Set 1/2" x 24" Iron Pin with Plastic Cap, "ESMT ISG PLS 11334" | — — — — | Access Easement Line |
| (1) | Lot Number | ——— - ——— | Section Line |
| | | — — ——— — — | Adjacent Parcel Line |
| | | ····· | Tie Line |
| | | ▨ | Building |
| | | N | Parcel Hook (Vinculum) |

## Surveyor's Narrative:

The purpose of this survey is to subdivide the property shown hereon. The subdivision lot lines were provided by JUB Engineers.
The bearing system is: NAD83(2011) Epoch 2010 IDWest 1103. The convergence angle at the west quarter-section corner of Section 22 is -0°24'08".

## Reference Documents:

Deed Inst. No.s: 522630, 97025425, 9906766-7, 100049801-3, 108003131, 2021-042022, 2023-050159, & 2024-003113.
ROS No.s: 10338, 13525, 13691, & 13950.
Subdivisions: Robinhood Subdivision No. 1 & 2, Valor Golf Village Subdivision No. 1-5, & Grouse Point Subdivision




See Sheet 8 for Notes and Line & Curve Tables.

Book Page

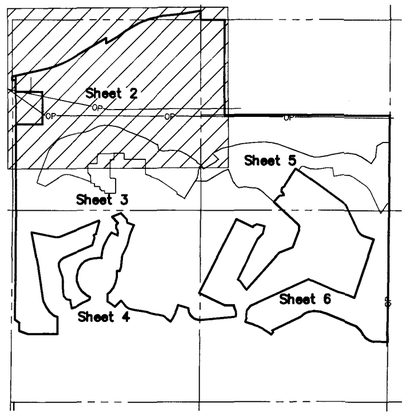
Job No. 24-207
Sheet 1 of 10

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

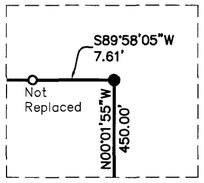
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# Valor Social Club Subdivision

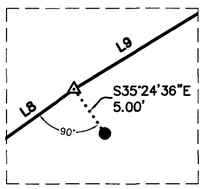
S.16 S.15
1/4
CP&F No: 8204262
S89°59'49"E 2653.93'
1895.66'
758.27'
5' W.C.
L13
Unplatted
PLS 4998
L14
PLS 2471
C 1/4
CP&F No: 96007123
Detail "C"
L10
L11
L12
C3
5' R.M.
C2
L9
5' R.M.
Detail "B"
L8
L7
L6
New York Canal
12' Utility, Irrigation, Drainage
Grouse Point Subdivision
Grouse Point Subdivision
S. Cloverdale Road
787.70'
N59°50'41"E
584.99'
C1
90°
52' R.M.
48' Additional Right-of-Way
N77°31'13"E 489.16'
440.00'
90°
52' R.M.
New York Canal
25' from Top of Bank
L241
49.16'
10' W.C.
L5
L4
L3
10' ID Power
Inst. No. 7848474
ACHD Inst. No. 110079250
ACHD Inst. No. 108099827
48'
S89°58'05"W
377.00'
No Cap
Detail "A"
7.61'
80' ID Power
Inst. No. 913649
℄ ID Power
Inst. No. 732957
ID Power
Inst. No. 108099276
150' ID Power
Inst. No. 97002722
80' ID Power
Inst. No. 7534531
450.00'
N00°01'55"W
℄ ID Power
Inst. No. 638200
No Width
80' ID Power
Inst. No. 7627082
150' ID Power
Inst. No. 97002722
100' ID Power
Inst. No. 655669
Unplatted
Idaho Power
N00°01'55"W 2637.36'
377.00'
N89°58'05"E
No Cap
Added Cap
50' ID Power
Bk147 Pg137
50' ID Power
Inst. No. 913650
S00°07'44"W 2638.05'
1319.02'
44"W 2638.05'
319.02'
S. Cloverdale Road
N00°01'55"W 1188.45'
L142
N41°50'53"E
142.86'
L143
N68°55'31"E
147.57'
L144
L145
C21
L146
L147
L148
L149
L150
L151
L152
L153
L154
S69°11'36"E
281.54'
S61°02'36"E
183.41'
L155
L156
L157
L158
L159
L160
L175
L174
L173
L172
L171
C23
L188
L189
L187
L186
L179
L178
L177
L176
298.69'
N89°59'59"W
N00°10'43"E
141.55'
L180
L181
C24
L182
L183
L184
255.50'
S00°00'00"W
Utility Easement
Inst. No. _____
See Detail "H" on Sheet 7
Block 1
1
Block 1
2
Block 1
3
N
0
75
150
300
450
Scale: 1" = 150'



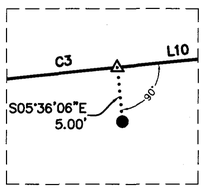

Key Map
Scale: 1" = 1500'




Detail "A"
Scale: 1" = 10'




Detail "B"
Scale: 1" = 10'




Detail "C"
Scale: 1" = 10'

PROFESSIONAL LAND SURVEYOR LICENSED 11334 4/1/25 STATE OF IDAHO MICHAEL S. BYRNS

See Sheet 8 for Notes and Line & Curve Tables.
See Sheet 1 for Legend.

Book Page

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Job No. 24-207
Sheet 2 of 10

P:\Valor Social LLA 24-207\dwg\Plat\24-207 Valor Social Plat.dwg 4/1/2025 8:28:53 AM

# Valor Social Club Subdivision

N

Scale: 1" = 150'

Unplatted

Idaho Power

℄ ID Power
Inst. No. 638200
No Width

80' ID Power
Inst. No. 7627082

150' ID Power
Inst. No. 97002722

100' ID Power
Inst. No. 655669

50' ID Power
Bk147 Pg137

50' ID Power
Inst. No. 913650

S. Cloverdale Road

N00°01'55"W 2637.36'

N00°01'55"W 1188.45'

377.00'
N89°58'05"E

No Cap
Added Cap

S00°07'44"W 2638.05'
1319.02'

Block 1
3

Block 1
2

Utility Easement
Inst. No. _____
See Detail "H" on Sheet 7

Utility Easement
Inst. No. _____
See Detail "H" on Sheet 7

Access Easement
Inst. No. _____
See Detail "G" on Sheet 7

S. Valor Club Ln. (Private)

Sheet 2
Sheet 3
Sheet 5
Sheet 4
Sheet 6

Key Map
Scale: 1" = 1500'

S.16 S.15 S.21 S.22

48'
52'

Detail "D"

N89°58'56"W 2646.52'
2594.52'

1/4 S.15

S.22 CP&F No:
2022-002375
PLS 17665

CP&F No:
2022-002375

Kuna Utility
Inst. No. 2022-073259

50' ID Power
Bk8 Pg295

Detail "D"
Scale: 1" = 10'

1
243.00 Ac.
Block 1

Robinhood
Subdivision No.2

Robinhood
Subdivision No.1

PROFESSIONAL LAND SURVEYOR
LICENSED
11334
4/1/25
STATE OF IDAHO
MICHAEL S. BYRNS

See Sheet 8 for Notes and Line & Curve Tables.
See Sheet 1 for Legend.

Book Page

Job No. 24-207
Sheet 3 of 10

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

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# Valor Social Club Subdivision

Block 1 (2)

Utility Easement
Inst. No. _____
See Detail "H" on Sheet 7

Utility Easement
Inst. No. _____
See Detail "H" on Sheet 7

Access Easement
Inst. No. _____
See Detail "G" on Sheet 7

S. Valor Club Ln. (Private)

Access Easement
Inst. No. _____
See Detail "G" on Sheet 7

Kuna Utility
Inst. No. 2022-073259

50' ID Power
Bk8 Pg295

S. Valor Club Ln. (Private)

VGV HOA
Inst. No. _____

VGV HOA
Inst. No. _____

ACHD
Inst. No. 2024-003112

ACHD
Inst. No. 2024-003112

ACHD
Inst. No. 2022-088756

ACHD
Inst. No. 2022-075314

S. Cloverdale Road

W. Tiercel Dr.

Robinhood Subdivision No.2

Robinhood Subdivision No.1

Block 1
243.00 Ac.

Block 1

S.16 S.15 S.21 S.22

1/4 S.15 S.22

CP&F No: 2022-002375

CP&F No: 2022-002375
PLS 17665

N89°58'56"W 2646.52'
2594.52'

N00°42'27"E 1513.56'
1512.93'

N00°33'22"E 2647.70'

S89°39'10"W 426.22'

Point of Beginning

See Detail "D" on Sheet 3

See Detail "E" Hereon

Scale: 1" = 150'

Key Map
Scale: 1" = 1500'

Detail "E"
Scale: 1" = 1'

PROFESSIONAL LAND SURVEYOR
LICENSE
11334
12-31
STATE OF IDAHO
MICHAEL S. BYRNS

See Sheet 8 for Notes and Line & Curve Tables.
See Sheet 1 for Legend.

Book Page

Job No. 24-207
Sheet 4 of 10

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# Valor Social Club Subdivision

Unplatted

S89°59'18"E 2323.60'

S 1/16

PLS 943

PLS 2471

ID Power
Inst. No. 638204
No Width

N89°59'18"W
331.94'

368.77'

50' ID Power
Inst. No. 708856

S00°07'44"W 2638.05'

1319.02'

Block 1
(1)

Block 1
(4)

N77°46'46"E 289.68'

N85°10'25"E
160.00'

L205 L206 L207 L208

S70°16'35"E 541.36'

L209 L210 L211

N80°04'18"E
160.05'

L212 L213 L214 L215 L216 L217

N05°50'57"E
156.23'

L218 L219

Unplatted

S00°30'00"W 1319.35'

846.34'

N62°35'00"E
154.32'

L204 L203 L202

N59°44'32"E
210.06'

L240 L239

S60°00'56"W
290.00'

L238 L237 L236 L235 L234 L233 L232 L231

N48°03'21"W
150.00'

L230

50.00'

C28 C27 C26 L228 L227 L226

25.00'

L229 L37

L38

L225 L224 L223 L222

225.00'
N55°47'07"W

L221

N25°11'41"W 348.50'

C7

See Detail "F"
Hereon

L45

N54°26'33"W 783.03'

Block 1
(5)

L220

169.80'
S34°12'53"W

104.24'

S.15 | S.14
S.22 | S.23

CP&F No:
2015-114813
PLS 7729

Unplatted

CP&F No:
2022-002375
PLS 17665

1/4 S.15

S.22 CP&F No:
2022-002375
PLS 17665

℄ ID Power
Inst. No. 546628
No Width

N89°58'56"W 2647.00'

S48°08'03"E 447.00'

403.04'
N26°03'36"W

VGV HOA
Inst. No. _____

L61 L59 L58 L57 L56 L60

S27°17'46"W 509.10'

Valor Golf Village
Subdivision No. 3

L46 L47 L48 L49 L50 L51

Block 1
(1)

Unplatted

L35 L34 L33 L36

Valor Golf Village
Subdivision No. 2

PROFESSIONAL LAND SURVEYOR
LICENSED
11334
4/1/25
STATE OF IDAHO
MICHAEL S. BYRNS

0 75 150 300 450

Scale: 1" = 150'

Sheet 2
Sheet 3
Sheet 5
Sheet 4
Sheet 6

Key Map
Scale: 1" =1500'

L40 L39 L41 L43 L42 C8 L44

Detail "F"
Scale: 1" = 50'

See Sheet 8 for Notes and Line & Curve Tables.
See Sheet 1 for Legend.

Book Page

Job No. 24-207
Sheet 5 of 10

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# Valor Social Club Subdivision

CP&F No: 2022-002375
1/4 S.15
S.22 CP&F No: 2022-002375
PLS 17665

℄ ID Power
Inst. No. 546628
No Width

N89°58'56"W 2647.00'

CP&F No: 2015-114813
PLS 7729

S.15 | S.14
S.22 | S.23

Block 1
(5)

Unplatted

Block 1
(1)

Unplatted

Valor Golf Village Subdivision No. 3

Valor Golf Village Subdivision No. 2

Block 1
(5)
38.02 Ac.

Valor Golf Village Subdivision No. 1

Valor Golf Village Subdivision No. 4

Valor Golf Village Subdivision No. 5

Unplatted

VGV HOA Inst. No. _____

VGV HOA Inst. No. _____

VGV HOA Inst. No. _____

See Detail "F" Hereon

N48°03'21"W 150.00'

S48°08'03"E 447.00'

N26°03'36"W 403.04'

N25°11'41"W 348.50'

S41°25'53"W 169.80'

104.24'

S27°17'46"W 509.10'

S27°17'46"W 634.45'

409.76' N26°54'12"E

222.63' N26°54'12"E

S42°09'23"W 636.36'

N18°49'04"E 852.68'

787.38' N65°36'07"E

424.00' S66°44'19"E

S64°54'30"E 396.54'

490.68' S84°27'42"W

N00°33'22"E 2647.70'

S64°32'20"W 447.56'

N68°19'46"W 467.25'

S00°47'22"W 1809.15'

S00°47'22"W 2643.07'

℄ ID Power
Inst. No. 708856
No Width

25' ID Power
Inst. No. 99019323

50' ID Power
Inst. No. 913650

L220 L221 L230 L231 L232 L233 L234 L235 L236 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60 L61 L62 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36 L39 L40 L41 L42 L43 L44

C4 C5 C6 C8 C9 C10

0 75 150 300 450

Scale: 1" = 150'

Sheet 2
Sheet 3
Sheet 5
Sheet 6
Sheet 4

Key Map
Scale: 1" = 1500'

Detail "F"
Scale: 1" = 50'

PROFESSIONAL LAND SURVEYOR LICENSED 11334 4/1/25 STATE OF IDAHO MICHAEL S. BYRNS

See Sheet 8 for Notes and Line & Curve Tables.
See Sheet 1 for Legend.

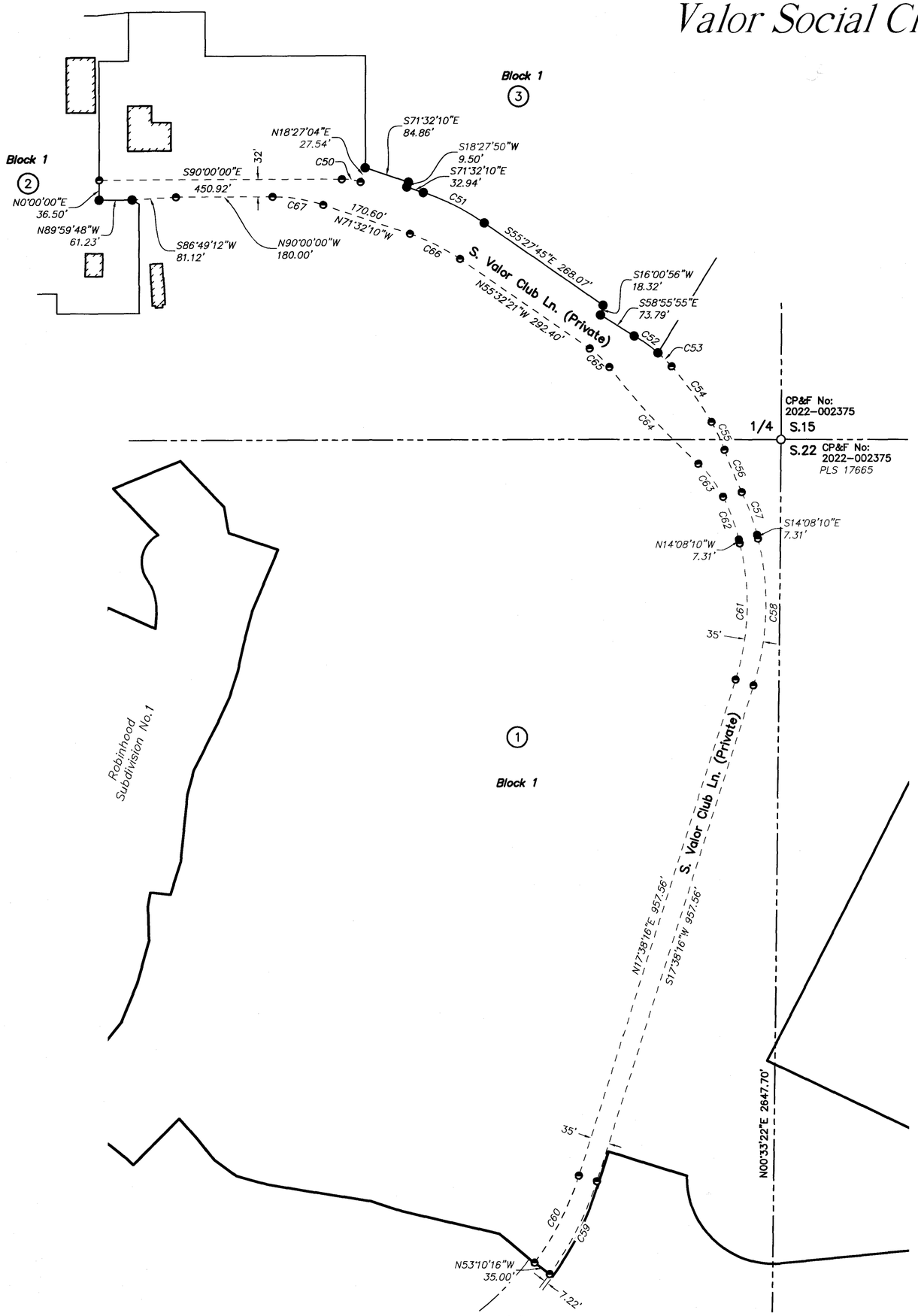
Book Page

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9939 W. EMERALD ST.
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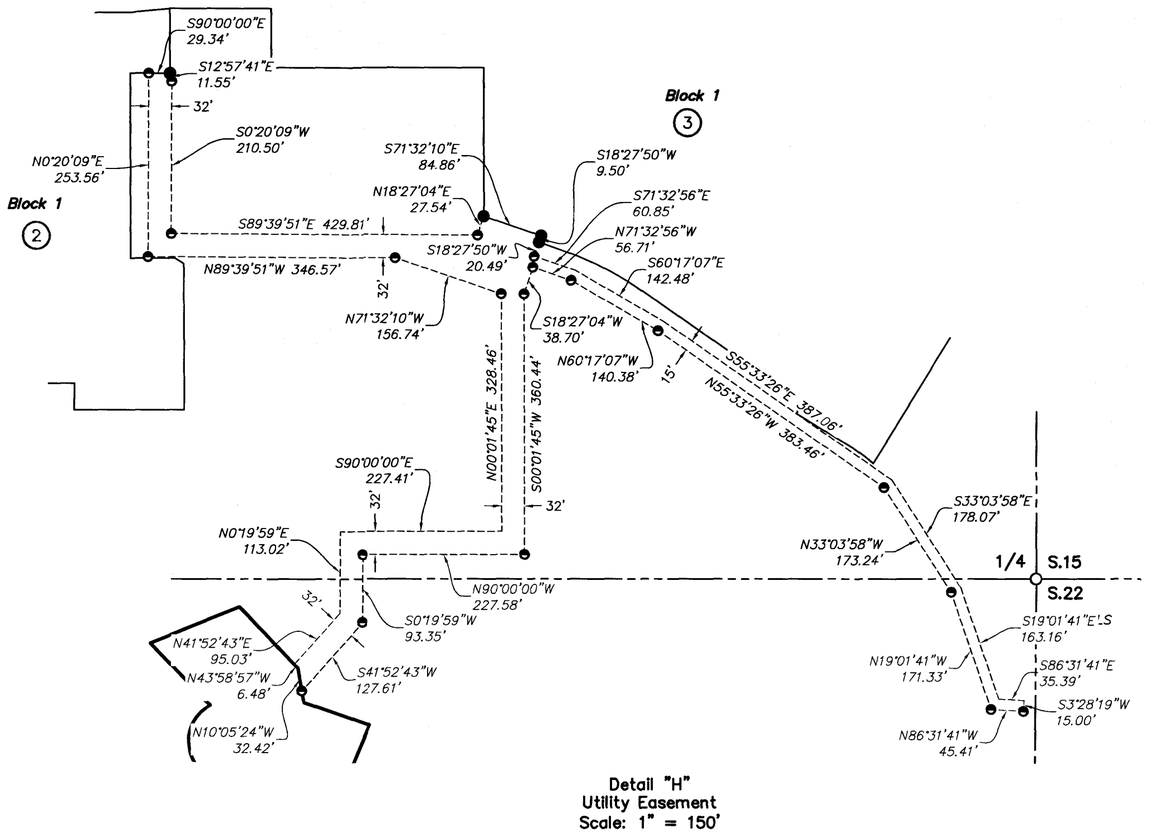
Job No. 24-207
Sheet 6 of 10

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# Valor Social Club Subdivision

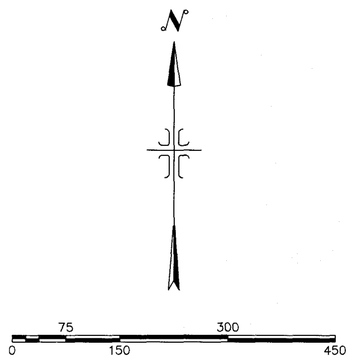



**Detail "G"**
**Access Easement**
**Scale: 1" = 150'**




**Detail "H"**
**Utility Easement**
**Scale: 1" = 150'**

| Easement Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve | Length | Radius | Delta | Chord Bearing | Chord Length |
| C50 | 35.76' | 120.50' | 17°00'12" | S81°29'54"E | 35.63' |
| C51 | 127.59' | 457.00' | 15°59'48" | S63°32'16"E | 127.18' |
| C52 | 54.35' | 262.49' | 11°51'50" | S55°07'41"E | 54.26' |
| C53 | 35.44' | 262.50' | 7°44'06" | S45°19'44"E | 35.41' |
| C54 | 126.83' | 660.89' | 10°59'44" | S35°57'48"E | 126.64' |
| C55 | 56.79' | 298.50' | 10°54'02" | S25°00'55"E | 56.70' |
| C56 | 83.95' | 797.50' | 6°01'52" | S22°34'50"E | 83.91' |
| C57 | 83.51' | 417.50' | 11°27'37" | S19°51'58"E | 83.37' |
| C58 | 273.12' | 492.50' | 31°46'26" | S01°45'03"W | 269.63' |
| C59 | 192.42' | 584.09' | 18°52'32" | S27°04'32"W | 191.55' |
| C60 | 180.70' | 549.09' | 18°51'19" | N27°03'55"E | 179.88' |
| C61 | 253.71' | 457.50' | 31°46'26" | N01°45'03"E | 250.47' |
| C62 | 83.72' | 382.50' | 12°32'27" | N20°24'23"W | 83.55' |
| C63 | 76.34' | 209.83' | 20°50'39" | N36°57'46"W | 75.91' |
| C64 | 243.63' | 1550.95' | 9°00'01" | N43°09'23"W | 243.38' |
| C65 | 50.09' | 170.00' | 16°52'58" | N47°05'52"W | 49.91' |
| C66 | 105.25' | 376.98' | 15°59'49" | N63°32'16"W | 104.91' |
| C67 | 95.87' | 297.50' | 18°27'50" | N80°46'05"W | 95.46' |




**Scale: 1" = 150'**

PROFESSIONAL LAND SURVEYOR
11334
4/1/25
STATE OF IDAHO
MICHAEL S. BYRNS

See Sheet 8 for Notes.
See Sheet 1 for Legend.

Book Page

Job No. 24-207
Sheet 7 of 10

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
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# Valor Social Club Subdivision

## Notes

1. This development recognizes Idaho Code, Title 22, Chapter 45 Right to Farm Act, Section 22-4503, which states "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not nuisance the time it began or was constructed. The provisions of this section shall not apply when nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
2. The land within this plat is not within an irrigation District as defined in Idaho Code 31-3805, and the requirements in Idaho Code 31-3805 are not applicable. Water for irrigation purposes shall be provided by Valor Maintenance Corporation.
3. Any re-subdivision of this plat shall comply with the applicable regulations in effect at the time of the re-subdivision.
4. Minimum building setbacks shall be in accordance with the applicable zoning and subdivision regulations at the time of issuance of individual building permits, or as specifically approved and/or required by Development Agreement Instrument No. 2019-111089.
5. Lots shall not be reduced in size without prior approval from the health authority.
6. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
7. Reference is made to the public health letter on file with the Ada County Recorder regarding additional restrictions.
8. Maintenance of any irrigation, drainage pipe, or ditch, crossing a lot is the responsibility of the lot owner, unless such responsibility is assumed by an irrigation or drainage entity or district.
9. Pressurized irrigation shall be private.
10. The _____ Association, Inc., its ownership, and maintenance commitments cannot be dissolved without the express written consent of the City of Kuna, Idaho.
11. This development is subject to that Declaration of Covenants, Conditions, and Restrictions, which will be recorded concurrently with this plat; and any existing or future amendments, restatements, or supplements to said Declaration.
12. This Development is subject to Development Agreement Instrument No. 2019-111089 and includes annexation into the City of Kuna.
13. City utility responsibility ends at the water meter pit and at the sewer connection to the sewer mainline respectively.
14. The subdivision is located in Zone X of the Flood Insurance Rate Map No. 16001C0265J (Panel 265 of 875) which bears an effective date of June 19, 2020, and Map No. 16001C0425H (Panel 425 of 875) which bears an effective date of February 19, 2003, and is not in a Special Flood Hazard Area.
15. No easement created hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping (except trees), parking, or other such non-permanent improvements,
16. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from, unless otherwise noted.
17. Previously existing Idaho Power Easements Instrument Number 913649, 913650, 7848474, 732957, 108099276, 97002722, 7534531, 638200, 7627082, 655669, 708856, 99019323, 546628, and Book 147 Page 137, Book 8 Page 295.
18. Previously existing ACHD Permanent Easements Instrument Number 110079250, 2024-003112, 2022-075314 and 2022-088756.
19. Previously existing Kuna Utility Easement Instrument No. 2022-073259.
20. Previously existing HOA easements Instrument No.s _____ .
21. New Utility Easement Instrument No. _____ .
22. New Access Easement Instrument No. _____ .

| Line Table | | |
|---|---|---|
| Line | Bearing | Length |
| L1 | S89°17'33"E | 52.00' |
| L2 | N89°58'56"W | 4.00' |
| L3 | N00°01'51"W | 168.61' |
| L4 | S77°30'17"W | 49.16' |
| L5 | N00°01'55"W | 53.25' |
| L6 | S00°04'47"W | 73.34' |
| L7 | N60°34'54"E | 173.97' |
| L8 | N54°35'24"E | 154.96' |
| L9 | N59°04'14"E | 141.05' |
| L10 | N84°23'54"E | 201.72' |
| L11 | N82°25'00"E | 132.20' |
| L12 | N80°20'05"E | 212.68' |
| L13 | S00°07'54"W | 120.88' |
| L14 | S89°59'40"E | 333.01' |
| L15 | N89°12'38"W | 190.41' |
| L16 | N30°51'38"W | 67.01' |
| L17 | N44°13'37"W | 83.70' |
| L18 | N72°06'48"W | 92.57' |
| L19 | N84°48'23"W | 73.44' |
| L20 | S86°05'15"W | 75.01' |
| L21 | S68°12'28"W | 71.17' |
| L22 | S48°20'35"W | 64.56' |
| L23 | S30°01'28"E | 29.16' |
| L24 | S39°38'08"W | 37.57' |
| L25 | N72°44'52"W | 126.08' |
| L26 | N17°15'08"E | 54.24' |
| L27 | N11°13'36"E | 42.13' |
| L28 | N38°17'57"E | 84.26' |
| L29 | N65°36'07"E | 102.69' |
| L30 | S62°55'44"E | 23.17' |
| L31 | S76°12'04"E | 152.07' |
| L32 | S66°44'19"E | 92.38' |
| L33 | N71°10'56"W | 153.00' |
| L34 | N59°06'42"W | 18.50' |
| L35 | N59°06'42"W | 28.56' |
| L36 | N40°34'22"W | 50.84' |
| L37 | N55°54'04"W | 75.00' |
| L38 | S34°05'56"W | 240.96' |
| L39 | S59°14'22"W | 34.92' |
| L40 | N82°10'49"W | 5.53' |
| L41 | S07°49'11"W | 60.00' |
| L42 | S82°10'49"E | 8.60' |
| L43 | S43°40'34"E | 34.86' |
| L44 | S80°05'57"W | 64.32' |
| L45 | S41°48'31"W | 115.00' |
| L46 | S42°33'48"E | 27.15' |
| L47 | S20°29'54"E | 26.70' |
| L48 | S05°05'23"W | 39.67' |
| L49 | S20°25'28"W | 188.68' |
| L50 | S20°25'28"W | 69.22' |

| Line Table | | |
|---|---|---|
| Line | Bearing | Length |
| L51 | S68°59'10"W | 201.65' |
| L52 | S42°09'23"W | 55.98' |
| L53 | N47°50'37"W | 19.10' |
| L54 | N34°49'22"W | 130.00' |
| L55 | N63°05'48"W | 41.32' |
| L56 | N44°14'33"E | 106.74' |
| L57 | N13°37'52"E | 100.70' |
| L58 | N76°22'08"W | 111.98' |
| L59 | S63°22'40"W | 51.96' |
| L60 | S27°17'46"W | 18.16' |
| L61 | N65°01'01"W | 260.21' |
| L62 | S89°48'26"E | 124.88' |
| L63 | N73°11'27"W | 152.74' |
| L64 | S17°10'02"W | 70.35' |
| L65 | N53°10'16"W | 54.12' |
| L66 | N50°26'50"W | 72.94' |
| L67 | N77°12'03"W | 186.00' |
| L68 | N72°09'34"W | 62.24' |
| L69 | N81°09'06"W | 130.91' |
| L70 | N80°30'09"W | 62.00' |
| L71 | N75°02'59"W | 60.91' |
| L72 | N54°19'50"W | 51.13' |
| L73 | N39°11'32"W | 50.25' |
| L74 | N42°23'46"W | 50.05' |
| L75 | S45°04'15"W | 120.00' |
| L76 | N02°09'23"W | 105.97' |
| L77 | N54°51'12"E | 43.75' |
| L78 | N38°35'36"E | 77.78' |
| L79 | N22°19'59"E | 77.78' |
| L80 | N15°05'13"E | 80.58' |
| L81 | N02°03'26"W | 62.00' |
| L82 | N09°18'11"E | 26.16' |
| L83 | S84°15'48"E | 37.81' |
| L84 | N17°24'12"E | 63.31' |
| L85 | N05°44'12"E | 124.00' |
| L86 | N14°48'05"E | 46.13' |
| L87 | N26°53'53"E | 99.48' |
| L88 | N24°40'42"E | 50.29' |
| L89 | N18°15'27"E | 50.00' |
| L90 | N11°46'20"E | 50.35' |
| L91 | N14°37'55"E | 62.14' |
| L92 | N22°52'23"E | 124.36' |
| L93 | N71°30'52"W | 97.04' |
| L94 | N10°05'24"W | 48.53' |
| L95 | N43°58'57"W | 117.87' |
| L96 | S68°00'12"W | 133.72' |
| L97 | S43°58'57"E | 119.64' |
| L98 | S03°19'30"W | 28.98' |
| L99 | N66°05'03"W | 95.61' |
| L100 | S34°45'48"W | 68.47' |

| Line Table | | |
|---|---|---|
| Line | Bearing | Length |
| L101 | S27°05'58"W | 152.70' |
| L102 | S17°05'11"W | 58.67' |
| L103 | S09°23'47"W | 106.17' |
| L104 | N72°04'52"W | 21.37' |
| L105 | S84°25'44"W | 73.72' |
| L106 | S79°51'40"W | 67.05' |
| L107 | S67°22'53"W | 78.51' |
| L108 | S45°57'22"W | 79.20' |
| L109 | S29°41'45"W | 79.20' |
| L110 | S13°26'08"W | 79.20' |
| L111 | S02°49'29"E | 79.20' |
| L112 | S19°05'05"E | 79.20' |
| L113 | S35°20'42"E | 79.20' |
| L114 | S50°32'11"E | 79.42' |
| L115 | S60°29'17"E | 61.32' |
| L116 | S60°48'05"W | 116.36' |
| L117 | N10°09'44"W | 120.00' |
| L118 | N81°20'14"W | 52.60' |
| L119 | N43°41'14"W | 52.60' |
| L120 | N08°36'49"W | 54.53' |
| L121 | N01°41'08"W | 170.00' |
| L122 | N10°19'47"W | 50.57' |
| L123 | N22°02'23"W | 53.33' |
| L124 | N18°26'47"W | 52.22' |
| L125 | N15°29'35"W | 51.49' |
| L126 | N06°02'31"E | 43.10' |
| L127 | N30°17'23"E | 46.37' |
| L128 | N56°04'34"E | 49.19' |
| L129 | N18°16'43"E | 89.69' |
| L130 | N60°39'42"E | 37.99' |
| L131 | N15°05'07"E | 176.65' |
| L132 | N21°59'48"W | 14.60' |
| L133 | S84°05'51"W | 51.29' |
| L134 | S24°40'27"E | 85.69' |
| L135 | S35°04'13"E | 85.12' |
| L136 | S49°58'04"E | 84.86' |
| L137 | S73°23'45"E | 47.82' |
| L138 | S00°36'05"E | 235.59' |
| L139 | N70°31'05"W | 122.39' |
| L140 | N00°42'27"E | 110.67' |
| L141 | N55°00'22"W | 74.18' |
| L142 | N33°58'39"E | 38.92' |
| L143 | N48°43'50"E | 38.10' |
| L144 | N76°53'26"E | 86.25' |
| L145 | N83°28'10"E | 92.60' |
| L146 | N65°30'26"E | 50.55' |
| L147 | N74°33'40"E | 39.42' |
| L148 | N83°11'20"E | 46.33' |
| L149 | S89°12'00"E | 46.00' |
| L150 | S88°28'02"E | 46.02' |

| Line Table | | |
|---|---|---|
| Line | Bearing | Length |
| L151 | S80°59'08"E | 62.37' |
| L152 | S75°56'16"E | 53.41' |
| L153 | S69°31'01"E | 49.43' |
| L154 | S62°28'49"E | 84.59' |
| L155 | S12°33'07"E | 73.94' |
| L156 | S75°07'19"E | 57.69' |
| L157 | N87°47'04"E | 54.74' |
| L158 | N79°41'05"E | 48.33' |
| L159 | S86°11'32"E | 134.00' |
| L160 | S64°05'39"E | 126.00' |
| L161 | S49°25'12"E | 17.68' |
| L162 | S57°00'13"E | 134.00' |
| L163 | S04°19'01"E | 16.50' |
| L164 | S56°59'37"E | 80.00' |
| L165 | S33°00'00"W | 80.00' |
| L166 | S01°11'36"W | 49.90' |
| L167 | S14°38'21"W | 47.90' |
| L168 | S31°53'14"W | 61.70' |
| L169 | N58°55'55"W | 73.79' |
| L170 | N16°00'56"E | 18.32' |
| L171 | N71°32'10"W | 32.94' |
| L172 | N18°27'50"E | 9.50' |
| L173 | N71°32'10"W | 84.86' |
| L174 | N02°02'15"E | 18.03' |
| L175 | N00°32'54"W | 46.09' |
| L176 | N00°00'00"E | 82.00' |
| L177 | S89°59'59"W | 141.83' |
| L178 | S84°22'01"W | 56.27' |
| L179 | N89°59'42"W | 168.68' |
| L180 | S08°18'03"W | 76.94' |
| L181 | S00°00'19"W | 62.31' |
| L182 | N89°58'40"W | 108.96' |
| L183 | S00°01'19"W | 101.86' |
| L184 | S40°41'25"E | 54.92' |
| L185 | S01°47'17"E | 87.41' |
| L186 | S00°00'00"W | 89.50' |
| L187 | N90°00'00"W | 55.00' |
| L188 | S89°59'48"E | 61.23' |
| L189 | S59°02'10"E | 14.58' |
| L190 | S00°08'30"E | 202.21' |
| L191 | N90°00'00"W | 152.74' |
| L192 | N00°00'00"E | 36.81' |
| L193 | N90°00'00"W | 50.32' |
| L194 | N00°00'00"E | 15.94' |
| L195 | N90°00'00"W | 19.06' |
| L196 | N00°00'00"E | 39.53' |
| L197 | N90°00'00"W | 73.05' |
| L198 | N00°00'15"W | 43.58' |
| L199 | N87°38'37"W | 50.84' |
| L200 | N01°47'17"W | 17.01' |

| Line Table | | |
|---|---|---|
| Line | Bearing | Length |
| L201 | S26°22'29"E | 56.96' |
| L202 | N30°15'28"W | 8.00' |
| L203 | N59°44'32"E | 42.63' |
| L204 | N46°12'28"W | 121.68' |
| L205 | N85°21'49"E | 80.00' |
| L206 | N88°00'20"E | 81.83' |
| L207 | S84°51'07"E | 84.17' |
| L208 | S77°00'51"E | 96.26' |
| L209 | S89°56'10"E | 66.44' |
| L210 | N79°53'31"E | 111.26' |
| L211 | N77°47'31"E | 75.98' |
| L212 | N87°32'46"E | 78.47' |
| L213 | S80°24'12"E | 97.87' |
| L214 | S67°01'20"E | 97.87' |
| L215 | S56°38'34"E | 88.30' |
| L216 | S55°47'07"E | 71.31' |
| L217 | N34°12'53"E | 108.22' |
| L218 | N60°05'03"E | 103.19' |
| L219 | S89°10'07"E | 90.28' |
| L220 | N89°21'14"W | 26.36' |
| L221 | N40°59'44"W | 77.57' |
| L222 | N62°35'41"W | 61.34' |
| L223 | S89°46'45"W | 59.05' |
| L224 | S79°57'29"W | 155.00' |
| L225 | N10°02'31"W | 120.00' |
| L226 | S79°57'29"W | 16.00' |
| L227 | N84°08'34"W | 58.41' |
| L228 | S79°57'29"W | 104.45' |
| L229 | S34°05'56"W | 50.87' |
| L230 | N48°23'11"W | 80.27' |
| L231 | N59°11'29"W | 71.34' |
| L232 | N85°13'55"W | 94.69' |
| L233 | N80°14'26"W | 79.02' |
| L234 | S82°25'09"W | 88.15' |
| L235 | N55°53'19"W | 43.88' |
| L236 | N33°29'40"W | 92.08' |
| L237 | N16°02'44"W | 72.78' |
| L238 | N23°37'03"W | 80.85' |
| L239 | N46°36'12"W | 15.18' |
| L240 | S68°46'08"W | 54.01' |
| L241 | N00°01'55"W | 53.24' |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve | Length | Radius | Delta | Chord Bearing | Chord Length |
| C1 | 369.58' | 1198.00' | 17°40'31" | N68°40'57"E | 368.11' |
| C2 | 188.25' | 930.00' | 11°35'52" | N64°52'10"E | 187.93' |
| C3 | 222.86' | 930.00' | 13°43'48" | N77°32'00"E | 222.33' |
| C4 | 180.23' | 175.00' | 59°00'25" | N59°42'26"W | 172.37' |
| C5 | 284.09' | 727.19' | 22°23'01" | N61°33'22"W | 282.29' |
| C6 | 65.75' | 175.00' | 21°31'36" | N00°27'47"E | 65.36' |
| C7 | 54.65' | 233.00' | 13°26'22" | S27°22'45"W | 54.53' |
| C8 | 17.07' | 230.00' | 4°15'12" | S07°17'55"E | 17.07' |
| C9 | 36.96' | 82.00' | 25°49'21" | S15°07'25"E | 36.64' |
| C10 | 125.27' | 200.00' | 35°53'15" | S10°05'28"E | 123.23' |
| C11 | 268.64' | 160.00' | 96°11'57" | N47°26'19"W | 238.18' |
| C12 | 183.06' | 555.00' | 18°53'53" | S26°36'59"W | 182.23' |
| C13 | 0.20' | 525.00' | 0°01'17" | N36°49'05"E | 0.20' |
| C14 | 125.50' | 373.50' | 19°15'10" | N55°02'57"W | 124.92' |
| C15 | 94.26' | 56.00' | 96°26'19" | S13°53'09"W | 83.52' |
| C16 | 65.73' | 100.00' | 37°39'30" | S15°30'15"E | 64.55' |
| C17 | 56.49' | 50.00' | 64°43'56" | S39°01'31"W | 53.53' |
| C18 | 69.03' | 373.50' | 10°35'23" | S66°05'47"W | 68.93' |
| C19 | 66.95' | 201.50' | 19°02'10" | S70°19'11"W | 66.64' |
| C20 | 54.81' | 56.00' | 56°04'34" | N09°45'34"W | 52.65' |
| C21 | 203.98' | 537.80' | 21°43'52" | N70°23'37"E | 202.76' |
| C22 | 54.35' | 262.49' | 11°51'50" | N55°07'41"W | 54.26' |
| C23 | 127.59' | 457.00' | 15°59'48" | N63°32'16"W | 127.18' |
| C24 | 37.06' | 21.52' | 98°40'00" | S40°03'09"W | 32.65' |
| C25 | 194.81' | 186.50' | 59°50'53" | S80°20'45"W | 186.07' |
| C26 | 92.74' | 314.00' | 16°55'17" | S88°25'08"W | 92.40' |
| C27 | 135.18' | 399.50' | 19°23'14" | N73°25'37"W | 134.53' |
| C28 | 58.07' | 40.54' | 82°03'27" | S75°10'58"W | 53.23' |




Book Page

Job No. 24-207
Sheet 8 of 10

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
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P:\Valor Social LLA 24-207\dwg\Plat\24-207 Valor Social Plat.dwg 4/1/2025 8:29:31 AM

# Valor Social Club Subdivision

## Certificate Of Owners

Know all men by these presents: that M3 ID Valor Golf Villas, LLC, an Arizona limited liability company, is the owner of the real property described as follows: To Wit:

A parcel of land situated in a portion of Lot 17, Block 2, of the Grouse Point Subdivision (Book 71 of Plats at Pages 7293 through 7294 records of Ada County, Idaho); the west half of the southwest quarter; the northeast quarter of the southwest quarter; the southeast quarter of the southwest quarter; the west half of the northwest quarter of the northwest quarter; and the south half of the southeast quarter in Section 15; and the west half of the northwest quarter; the southeast quarter of the northwest quarter; the east half of the northeast quarter of the northwest quarter; the west half of the northeast quarter of the northwest quarter; and the northeast quarter in Section 22, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho and being more particularly described as follows:

Commencing at the west quarter corner of Section 22, Township 2 North, Range 1 East, Boise Meridian, from which the northwest corner of Section 22 bears N00°42'27"E, 2652.56 feet;
Thence N00°42'27"E, 1139.63 feet along the west line of the northwest quarter of Section 22;
Thence S89°17'33"E, 52.00 feet to the east right-of-way line of S. Cloverdale Rd., the POINT OF BEGINNING:

Hence along the east right-of-way line of S. Cloverdale Rd.:
Thence N00°42'27"E, 1513.56 feet; Thence N89°58'56"W, 4.00 feet; Thence N00°01'55"W, 1188.45 feet to the boundary of the Idaho Power Parcel (Warranty Deed Instrument Number 522630, records of Ada County, Idaho);

Hence along the boundary of the Idaho Power Parcel:
Thence N89°58'05"E, 377.00 feet; Thence N00°01'55"W, 450.00 feet; Thence S89°58'05"W, 377.00 feet to the east right-of-way line of S. Cloverdale Rd. (Parcel 1 of Warranty Deed Instrument Number 108003131, records of Ada County, Idaho);

Thence N00°01'51"W, 168.61 feet along the east right-of-way line of S. Cloverdale Rd.; Thence S77°30'17"W, 49.16 feet along the boundary of Parcel 1 of Warranty Deed Instrument Number 108003131, to the west line of Section 15;
Thence N00°01'55"W, 53.25 feet along the west line of Section 15 to the centerline of the New York Canal;

Hence along the centerline of the New York Canal:
Thence N77°31'13"E, 489.16 feet; Thence 369.58 feet on a curve to the left, having a radius of 1198.00 feet, a central angle of 17°40'31", a chord bearing of N68°40'57"E, and a chord length of 368.11 feet; Thence N59°50'41"E, 584.99 feet to the west line of the northeast quarter of the southwest quarter of Section 15;

Thence S00°04'47"W, 73.34 feet along the west line of the northeast quarter of the southwest quarter to the boundary of Parcel 1 of Grant Deed Instrument Number 100049803, records of Ada County, Idaho;

Hence along the boundary of Parcel 1 of Grant Deed Instrument Number 100049803:
Thence N60°34'54"E, 173.97 feet; Thence N54°35'24"E, 154.96 feet; Thence N59°04'14"E, 141.05 feet; Thence 188.25 feet on a curve to the right, having a radius of 930.00 feet, a central angle of 11°35'52", a chord bearing of N64°52'10"E, and a chord length of 187.93 feet to the north line of the northeast quarter of the southwest quarter of Section 15, the south boundary of Lot 17, Block 2 of Grouse Point Subdivision, and the boundary of the Grouse Point parcel (Grant Deed Instrument Number 100049801, records of Ada County, Idaho);

Hence along the boundary of the Grouse Point parcel:
Thence continuing 222.86 feet on a curve to the right, having a radius of 930.00 feet, a central angle of 13°43'48", a chord bearing of N77°32'00"E, and a chord length of 222.33 feet; Thence N84°23'54"E, 201.72 feet; Thence N82°25'00"E, 132.20 feet; Thence N80°20'05"E, 212.68 feet to the boundary of Lot 17, Block 2 of Grouse Point Subdivision, and the east line of the northwest quarter of Section 15;

Thence S00°07'54"W, 120.88 feet along the boundary of Lot 17, and the east line of the northwest quarter to the center quarter-section corner; Thence S89°59'40"E, 333.01 feet along the north line of the west half of the northwest quarter of the northwest quarter of the southeast quarter of Section 15 to the center-west-west-east two-hundred fifty-sixth-section corner; Thence S00°10'31"W, 1319.06 feet along the east line of the west half of the northwest quarter of the northwest quarter of the southeast quarter to the center-west-west-southeast two-hundred fifty-sixth-section corner; Thence S89°59'18"E, 2323.60 feet along the north line of the south half of the southeast quarter of Section 15 to the south sixteenth-section corner on the east line of Section 15; Thence S00°30'00"W, 1319.35 feet along the east line of the south half of the southeast quarter of Section 15 to the northeast corner of Section 22; Thence S00°47'22"W, 1809.15 feet along the east line of the northeast quarter of Section 22; Thence N89°12'38"W, 190.41 feet; Thence 180.23 feet on a curve to the right, having a radius of 175.00 feet, a central angle of 59°00'25", a chord bearing of N59°42'26"W, and a chord length of 172.37 feet, to and along the boundary of Valor Golf Village Subdivision No. 5 (Book _____ of Plats at Pages _____ through _____, records of Ada County, Idaho);

Hence along the boundary of Valor Golf Village Subdivision No. 5:
Thence on a non-tangent line N30°51'38"W, 67.01 feet; Thence N44°13'37"W, 83.70 feet; Thence N68°19'46"W, 467.25 feet; Thence N72°06'48"W, 92.57 feet; Thence N84°48'23"W, 73.44 feet; Thence S86°05'15"W, 75.01 feet; Thence S68°12'28"W, 71.17 feet; Thence S48°20'35"W, 64.56 feet; Thence S64°32'20"W, 447.56 feet to and along the boundary of Valor Golf Village Subdivision No. 4 (Book _____ of Plats at Pages _____ through _____);

Hence along the boundary of Valor Golf Village Subdivision No. 4:
Thence S30°01'28"E, 29.16 feet; Thence S39°38'08"W, 37.57 feet; Thence 284.09 feet on a non-tangent curve to the left, having a radius of 727.19 feet, a central angle of 22°23'01", a chord bearing of N61°33'22"W, and a chord length of 282.29 feet; Thence N72°44'52"W, 126.08 feet to the boundary of Valor Golf Village Subdivision No. 1 (Book 127 of Plats at Pages 20609 through 20615, records of Ada County, Idaho);

Hence along the boundary of Valor Golf Village Subdivision No. 1:
Thence N17°15'08"E, 54.24 feet; Thence 65.75 feet on a non-tangent curve to the right, having a radius of 175.00 feet, a central angle of 21°31'36", a chord bearing of N00°27'47"E, and a chord length of 65.36 feet; Thence N11°13'36"E, 42.13 feet; Thence N38°17'57"E, 84.26 feet; Thence N65°36'07"E, 102.69 feet to the boundary of Valor Golf Village Subdivision No. 2 (Book 129 of Plats at Pages 21022 through 21027, records of Ada County, Idaho);

Hence along the boundary of Valor Golf Village Subdivision No. 2:
Thence continuing N65°36'07"E, 787.38 feet; Thence S62°55'44"E, 23.17 feet; Thence S66°44'19"E, 424.00 feet; Thence S76°12'04"E, 152.07 feet; Thence S66°44'19"E, 92.38 feet; Thence N18°49'04"E, 852.68 feet; Thence N71°10'56"W, 153.00 feet; Thence N59°06'42"W, 18.50 feet; Thence continuing N59°06'42"W, 28.56 feet; Thence N40°34'22"W, 50.84 feet; Thence N26°03'36"W, 403.04 feet; Thence N54°26'33"W, 783.03 feet; Thence N55°54'04"W, 75.00 feet; Thence S34°05'56"W, 240.96 feet; Thence 54.65 feet on a curve to the left, having a radius of 233.00 feet, a central angle of 13°26'22", a chord bearing of S27°22'45"W, and a chord length of 54.53 feet;
Thence on a non-tangent line S59°14'22"W, 34.92 feet; Thence N82°10'49"W, 5.53 feet; Thence S07°49'11"W, 60.00 feet; Thence S82°10'49"E, 8.60 feet; Thence S43°40'34"E, 34.86 feet; Thence 17.07 feet on a non-tangent curve to the left, having a radius of 230.00 feet, a central angle of 4°15'12", a chord bearing of S07°17'55"E, and a chord length of 17.07 feet; Thence on a non-tangent line S80°05'57"W, 64.32 feet; Thence S41°48'31"W, 115.00 feet; Thence S48°08'03"E, 447.00 feet; Thence S42°33'48"E, 27.15 feet; Thence S20°29'54"E, 26.70 feet; Thence S05°05'23"W, 39.67 feet; Thence S20°25'28"W, 188.68 feet to the boundary of Valor Golf Village Subdivision No. 2;

Hence along the boundary of Valor Golf Village Subdivision No. 2:
Thence continuing S20°25'28"W, 69.22 feet; Thence S68°59'10"W, 201.65 feet; Thence S42°09'23"W, 636.36 feet to the boundary of Valor Golf Village Subdivision No. 1;

Hence along the boundary of Valor Golf Village Subdivision No. 1:
Thence continuing S42°09'23"W, 55.98 feet; Thence N47°50'37"W, 19.10 feet; Thence N34°49'22"W, 130.00 feet; Thence N63°05'48"W, 41.32 feet; Thence N26°54'12"E, 222.63 feet to the boundary of Valor Golf Village Subdivision No. 3 (Book 129 of Plats at Pages 21247 through 21250, records of Ada County, Idaho);

Hence along the boundary of Valor Golf Village Subdivision No. 3:
Thence continuing N26°54'12"E, 409.76 feet; Thence N44°14'33"E, 106.74 feet; Thence N13°37'52"E, 100.70 feet; Thence N76°22'08"W, 111.98 feet; Thence S63°22'40"W, 51.96 feet; Thence S27°17'46"W, 18.16 feet; Thence N65°01'01"W, 260.21 feet; Thence S27°17'46"W, 509.10 feet to the boundary of Valor Golf Village Subdivision No. 1;

Hence along the boundary of Valor Golf Village Subdivision No. 1:
Thence continuing S27°17'46"W, 634.45 feet; Thence S64°54'30"E, 396.54 feet; Thence S89°48'26"E, 124.88 feet; Thence 36.96 feet on a non-tangent curve to the left, having a radius of 82.00 feet, a central angle of 25°49'21", a chord bearing of S15°07'25"E, and a chord length of 36.64 feet; Thence 125.27 feet on a reverse curve to the right, having a radius of 200.00 feet, a central angle of 35°53'15", a chord bearing of S10°05'28"E, and a chord length of 123.23 feet; Thence on a non-tangent line S84°27'42"W, 490.68 feet; Thence 268.64 feet on a curve to the right, having a radius of 160.00 feet, a central angle of 96°11'57", a chord bearing of N47°26'19"W, and a chord length of 238.18 feet; Thence on a non-tangent line N73°11'27"W, 152.74 feet; Thence S17°10'02"W, 70.35 feet; Thence 183.06 feet on a curve to the right, having a radius of 555.00 feet, a central angle of 18°53'53", a chord bearing of S26°36'59"W, and a chord length of 182.23 feet; Thence on a non-tangent line N53°10'16"W, 54.12 feet; Thence 0.20 feet on a non-tangent curve to the left, having a radius of 525.00 feet, a central angle of 0°01'17", a chord bearing of N36°49'05"E, and a chord length of 0.20 feet to the boundary of Robinhood Subdivision No. 1 (Book 124 of Plats at Pages 19818 through 19831, records of Ada County, Idaho);

Hence along the boundary of Robinhood Subdivision No. 1:
Thence on a non-tangent line N50°26'50"W, 72.94 feet; Thence N77°12'03"W, 186.00 feet; Thence N72°09'34"W, 62.24 feet; Thence N81°09'06"W, 130.91 feet; Thence N80°30'09"W, 62.00 feet; Thence N75°02'59"W, 60.91 feet; Thence N54°19'50"W, 51.13 feet; Thence N39°11'32"W, 50.25 feet; Thence N42°23'46"W, 50.05 feet; Thence S45°04'15"W, 120.00 feet; Thence 125.50 feet on a non-tangent curve to the left, having a radius of 373.50 feet, a central angle of 19°15'10", a chord bearing of N55°02'57"W, and a chord length of 124.92 feet; Thence on a non-tangent line N02°09'23"W, 105.97 feet; Thence N54°51'12"E, 43.75 feet; Thence N38°35'36"E, 77.78 feet; Thence N22°19'59"E, 77.78 feet; Thence N15°05'13"E, 80.58 feet; Thence N02°03'26"W, 62.00 feet; Thence N09°18'11"E, 26.16 feet; Thence S84°15'48"E, 37.81 feet; Thence N17°24'12"E, 63.31 feet; Thence N05°44'12"E, 124.00 feet; Thence N14°48'05"E, 46.13 feet; Thence N26°53'53"E, 99.48 feet; Thence N24°40'42"E, 50.29 feet; Thence N18°15'27"E, 50.00 feet; Thence N11°48'20"E, 50.35 feet; Thence N14°37'55"E, 62.14 feet; Thence N22°52'23"E, 124.36 feet; Thence N71°30'52"W, 97.04 feet; Thence N10°05'24"W, 48.53 feet; Thence N43°58'57"W, 117.87 feet; Thence S68°00'12"W, 133.72 feet; Thence S43°58'57"E, 119.64 feet; Thence 94.26 feet on a non-tangent curve to the left, having a radius of 56.00 feet, a central angle of 96°26'19", a chord bearing of S13°53'09"W, and a chord length of 83.52 feet; Thence 65.73 feet on a reverse curve to the right, having a radius of 100.00 feet, a central angle of 37°39'30", a chord bearing of S15°30'15"E, and a chord length of 64.55 feet; Thence S03°19'30"W, 28.98 feet; Thence N66°05'03"W, 95.61 feet; Thence S34°45'48"W, 68.47 feet; Thence S27°05'58"W, 152.70 feet; Thence S17°05'11"W, 58.67 feet; Thence S09°23'47"W, 106.17 feet; Thence N72°04'52"W, 21.37 feet; Thence S84°25'44"W, 73.72 feet; Thence S79°51'40"W, 67.05 feet; Thence S67°22'53"W, 78.51 feet; Thence S45°57'22"W, 79.20 feet; Thence S29°41'45"W, 79.20 feet; Thence S13°26'08"W, 79.20 feet; Thence S02°49'29"E, 79.20 feet; Thence S19°05'05"E, 79.20 feet;
Thence S35°20'42"E, 79.20 feet; Thence S50°32'11"E, 79.42 feet; Thence S60°29'17"E, 61.32 feet; Thence 56.49 feet on a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 64°43'56", a chord bearing of S39°01'31"W, and a chord length of 53.53 feet; Thence 69.03 feet on a reverse curve to the left, having a radius of 373.50 feet, a central angle of 10°35'23", a chord bearing of S66°05'47"W, and a chord length of 68.93 feet; Thence S60°48'05"W, 116.36 feet; Thence 66.95 feet on a curve to the right, having a radius of 201.50 feet, a central angle of 19°02'10", a chord bearing of S70°19'11"W, and a chord length of 66.64 feet; Thence on a non-tangent line N10°09'44"W, 120.00 feet; Thence N81°20'14"W, 52.60 feet to the boundary of Robinhood Subdivision No. 2 (Book 125 of Plats at Pages 19919 through 19926, records of Ada County, Idaho);

Hence along the boundary of Robinhood Subdivision No. 2:
Thence N43°41'14"W, 52.60 feet; Thence N08°36'49"W, 54.53 feet; Thence N01°41'08"W, 170.00 feet; Thence N10°19'47"W, 50.57 feet; Thence N22°02'23"W, 53.33 feet; Thence N18°26'47"W, 52.22 feet; Thence N15°29'35"W, 51.49 feet; Thence N06°02'31"E, 43.10 feet; Thence N30°17'23"E, 46.37 feet; Thence N56°04'34"E, 49.19 feet; Thence N66°51'58"E, 442.48 feet; Thence N18°16'43"E, 89.69 feet; Thence 54.81 feet on a non-tangent curve to the left, having a radius of 56.00 feet, a central angle of 56°04'34", a chord bearing of N09°45'34"W, and a chord length of 52.65 feet; Thence on a non-tangent line N60°39'42"E, 37.99 feet; Thence N15°05'07"E, 176.65 feet; Thence N21°59'48"W, 14.60 feet; Thence S68°00'12"W, 596.38 feet; Thence S84°05'51"W, 51.29 feet; Thence N78°48'01"W, 355.07 feet; Thence S11°08'36"E, 506.18 feet; Thence S08°49'29"E, 460.11 feet; Thence S24°40'27"E, 85.69 feet; Thence S35°04'13"E, 85.12 feet; Thence S49°58'04"E, 84.86 feet to the Boundary of Robinhood Subdivision No. 1;

Hence along the Boundary of Robinhood Subdivision No. 1:
Thence S73°23'45"E, 47.82 feet; Thence S00°36'05"E, 235.59 feet; Thence S89°39'10"W, 426.22 feet; Thence N70°31'05"W, 122.39 feet; Thence N00°42'27"E, 110.67 feet; Thence N55°00'22"W, 74.18 feet to the POINT OF BEGINNING.

The above-described parcel contains 334.33 acres, more or less.

It is the intention of the undersigned to hereby include the above described real property in this plat and to dedicate to the public, the public streets as shown on this plat. The private roads shown on this plat are not dedicated to the public. Any easements created by this plat are not dedicated to the public and are non-exclusive, however, the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes specifically designated hereon, and no permanent structures, other than for such uses and purposes, are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from the City of Kuna and City of Kuna has agreed in writing to serve all the lots in this subdivision.

M3 ID Valor Golf Villas, LLC, an Arizona limited liability company
By: M3 Builders, LLC, an Arizona limited liability company
Its: Manager
By: The M3 Companies, LLC, an Arizona limited liability company
Its: Member

By: William I. Brownlee
Its: Manager

**Acknowledgment**

State of _____

County of _____

This record was acknowledged before me on

this_____ day of_____, 20____,
by William I. Brownlee, as Manager of The M3 Companies, LLC, Member of M3 Builders, LLC, Manager of M3 ID Valor Golf Villas, LLC.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Signature of Notary Public

My Commission Expires: _____

M3 ID VGV I, LLC, an Arizona limited liability company
as owner of Lot 4, Block 1, upon recording.
By: M3 Builders, LLC, an Arizona limited liability company
Its: Manager
By: The M3 Companies, LLC, an Arizona limited liability company
Its: Member

By: William I. Brownlee
Its: Manager

**Acknowledgment**

State of _____

County of _____

This record was acknowledged before me on

this_____ day of_____, 20____,
by William I. Brownlee, as Manager of The M3 Companies, LLC, Member of M3 Builders, LLC, Manager of M3 ID VGV I, LLC.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Signature of Notary Public

My Commission Expires: _____

Falcon Crest Club Partners, LLC, a Delaware limited liability company
as owner of Lots 1, 2, & 5, Block 1, upon recording.
By: FC Club Group, LLC, a Delaware limited liability company
Its: Managing Member

By: Douglas Howe
Its: Vice President

**Acknowledgment**

State of _____

County of _____

This record was acknowledged before me on

this_____ day of_____, 20____,
by Douglas Howe, as Vice President of FC Club Group, LLC, Managing Member of Falcon Crest Club Partners, LLC.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Signature of Notary Public

My Commission Expires: _____

Falcon Crest, LLC, an Idaho limited liability company
as owner of Lot 3, Block 1, upon recording.

By: Terry Cook
Its: Manager

**Acknowledgment**

State of _____

County of _____

This record was acknowledged before me on

this_____ day of_____, 20____,
by Terry Cook, as Manager of Falcon Crest, LLC.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Signature of Notary Public

My Commission Expires: _____

## Certificate of Surveyor

I, Michael S. Byrns, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.

PROFESSIONAL LAND SURVEYOR LICENSED 11334 4/3/25 STATE OF IDAHO MICHAEL S. BYRNS

Book Page

Job No. 24-207
Sheet 9 of 10

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

P:\Valor Social LLA 24-207\dwg\Plat\24-207 Valor Social Plat.dwg 4/3/2025 9:36:53 AM

# *Valor Social Club Subdivision*

## Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re–imposed, in accordance with Section 50–1326, Idaho Code, by the issuance of a certificate of disapproval.

_____

Central District Health 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 Date

## 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 PE Date

## Approval of City Council

The foregoing plat was accepted and approved this _____ day of _____, 20____, by the City of Kuna, Idaho.

_____

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 PLS Date

## 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 _____,

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

this _____ day of _____, 20____ in

Book _____ of Plats at Pages _____ through _____,

Fee **$** _____

_____ _____

Deputy Ex–Officio Recorder

Book Page

Job No. 24–207
Sheet 10 of 10

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

**From:** Troy Behunin
**To:** Ada County Engineer; Ada County Highway District; Adam Ingram; Angel Robins (Idaho Power); Bobby Withrow; Boise Kuna Irrigation District; Boise Project Board of Control ; Boise Project Board of Control 2; Brent Moore (Ada County); Brian Graves Kuna School District; Camille Burt (USPS); Central District Health Department ; Chief Fratusco; COMPASS; David Reinhardt; DEQ; Eric Adolfson; Erika Olvera (NMID); Idaho Power Easements; Idaho Power Easements 2; Intermountain Gas; ITD; ITD Kendra Conder; J&M Sanitation; Jason Reddy; Jonathon Gillen; Justin Walker; Krystal Hinkle; Leon Letson (Ada County); Marc Boyer (Kuna Postmaster); Megan Leatherman; Meridian Fire (Brandon Medica); Meridian Fire (Steve Taublee); Nampa Meridian Irrigation District ; New York Irrigation; Niki Benyakhlef ITD; Paris Dickerson; Public Works; Robbie Reno; Sam Feist; Scott Arellano (KRFD); Sparklight/Cable One (John Walburn); Tim Jensen (Kuna School District); TJ Lawrence (Interim KRFD Chief)
**Cc:** Doug Hanson; Marina Lundy; Topacio Irish
**Subject:** Valor Social Club Combo Plat Request for Comments
**Date:** Thursday, April 17, 2025 3:45:00 PM
**Attachments:** image001.png

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Afternoon Greetings Everyone,
The City of Kuna requests official comments from your organization in relation to the services it provides and how this project impacts those services.

Please find the request for formal comments below for a new proposal in the City of Kuna

*To view submittal packet please click **BLUE** link below next to Case Number(s).

# Agency Transmittal – April 17, 2025

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

| | |
|---|---|
| **CASE NUMBER:** | 25-02-CPF (Combined Preliminary & Final Plat) – ***Valor Social Club Subdivision.*** |
| **PROJECT DESCRIPTION** | Applicant requests Combined Preliminary & Final Plat approval in order to consolidate multiple remnant parcels and create a total of five (5) new lots on approx. 335 ac. within existing R-6 (Medium Density Residential) and R-12 (High Density Residential) zones; The site is in Section 15 & 22, Township 2 North, Range 1 East (See Application for Parcel numbers). |
| **SITE LOCATION** | Near the NEC of Cloverdale and Kuna Roads., Kuna, ID 83634. |
| **REPRESENTATIVE** | **Caleb LaClair**<br>J-U-B Engineers, Inc.<br>2760 W Excursion Ln. Ste. 400<br>Meridian, ID, 83642<br>208.376.7330<br>claclair@jub.com |
| **SCHEDULED HEARING DATE** | Tuesday, **May 27, 2025,** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634 |
| **STAFF CONTACT** | Troy Behunin<br>Senior Planner<br>TBehunin@kunaid.gov |

Click the **BLUE** link next to the "CASE NUMBER(S)" box above – Either hover and <*CLICK*> or,

hold the Ctrl button and <*CLICK*>.

Please let our office know if you have any questions or need additional information.

Thanks.

Troy

PLANNING & ZONING KUNA IDAHO

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

**Troy Behunin**
**Senior Planner**
City of Kuna | Development Services
Phone: 208.387.7729
Email: TBehunin@KunaID.Gov
www.kunacity.id.gov

*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.*

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

Date: June 13, 2025

To: Caleb LaClair-J-U-B Engineers and Mark Tate-M3 ID Valor Golf Villages/MG ID VGV I/ Falcon Crest Club Partners/ Falcon Crest LLC

Staff Contact: Dawn Battles, Senior Planner

Project Description: Valor Social Club Subdivision

Trip Generation: This development is not estimated to generate any vehicle trips per day and is not anticipated to generate any additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

Below is a list of land uses and estimated trip generation rates for uses that may be included within the site as part of the 2 lots that are proposed for future residential development.

| Use | Avg. Daily Trips | Avg. PM Peak Hour |
|---|---|---|
| Single Family Detached Housing (unit) | 9.43 | 0.94 |
| Single Family Attached Housing (unit) | 7.20 | 0.57 |
| Multi-family Housing-Low-Rise 2 to 3 Floors (per unit) | 6.74 | 0.51 |
| General Office (per 1,000 sf) | 9.74 | 1.15 |

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

| 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 | X |
| CIP | X |

| Livable Street Performance Measures | |
|---|---|
| Pedestrian-Tiercel Drive | LTS 1 |
| Cyclist-Tiercel Drive | LTS 1 |

| Is Transit Available? | |
|---|---|
| Yes | |
| No | X |

Comments: A traffic impact study may be required for the 2 lots proposed for future residential development.

*Development Services Department*

**Project/File:** **Valor Social Club/ KPP25-0007/ 25-02-CPF**
This is a combination preliminary and final plat application of 334-acres to allow for the adjustment of property lines to consolidate 6 lots into 5 lots consisting of 2 lots for the Falcon Crest Golf Course and club area, 2 lots for future residential development and 1 lot for the Valor Social Club. This site is located within the Falcon Crest Master Planned Community Planning Area.

**Lead Agency:** City of Kuna

**Site address:** 11102 S Cloverdale Road

**Staff Approval:** June 13, 2025

**Applicant:** Caleb LaClair
J-U-B Engineers, Inc.
1673 W Shoreline Drive, Suite 200
Boise ID 83702

**Owners:** Mark Tate
M3 ID Valor Golf Villages/MG ID VGV I/
Falcon Crest Club Partners/ Falcon Crest LLC
4167 N. Marshall Way
Scottsdale, AZ 85251

**Staff Contact:** Dawn Battles, Senior Planner
Phone: 208-387-6218
E-mail: dbattles@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. Site Plan ..... 5
D. Findings for Consideration ..... 6
E. Policy ..... 9
F. Standard Conditions of Approval ..... 13
G. Conclusions of Law ..... 14
Request for Appeal of Staff Decision ..... 15

# ACHD Planned Improvements

1. **Capital Improvements Plan (CIP)/ Five Year Plan (FYP):**

   - The intersection of Lake Hazel Road and Cloverdale Road is scheduled in the IFYWP to be widened to 5-lanes and signalized in 2026.
   - Cloverdale Road is listed in the CIP to be widened to 5-lanes from Columbia Road to Lake Hazel Road between 2036 and 2040.
   - Cloverdale Road is listed in the CIP to be widened to 5-lanes from Kuna Road to Deer Flat Road between 2036 and 2040.
   - Cloverdale Road is listed in the CIP to be widened to 5-lanes from Deer Flat Road to Hubbard Road between 2036 and 2040.
   - Deer Flat Road is listed in the CIP to be constructed as a new 3-lane rural arterial roadway from Eagle Road to Cloverdale Road between 2036 to 2040.
   - The intersection of Columbia Road and Cloverdale Road is listed in the CIP to be constructed as a multi-lane roundabout with 4-lanes on the north leg, 4-lanes on the south, 2-lanes east, and 2-lanes on the west leg, between 2036 and 2040.
   - The intersection of Deer Flat Road and Cloverdale Road is listed in the CIP to be constructed as a multi-lane roundabout with 2-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg, between 2036 and 2040.
   - The intersection of Hubbard Road and Cloverdale Road is listed in the CIP to be constructed as a single-lane roundabout with 2-lanes on the north leg, 2-lanes on the south and 2-lanes on the west leg, between 2036 and 2040.
   - The intersection of Kuna Road and Cloverdale Road is listed in the CIP to be constructed as a multi-lane roundabout with 4-lanes on the north leg, 4-lanes on the south, 2-lanes on the 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 |
|---|---|---|---|---|
| Cloverdale Road | 2,936-feet | Minor Arterial | 213 | Better than “E” |
| Tiercel Drive | 431-feet | Collector | N/A | N/A |

* Acceptable level of service for a two-lane minor arterial is “E” (575 VPH).

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

*Average daily traffic counts are based on ACHD’s most current traffic counts.*

- The average daily traffic count for Cloverdale Road south of Deer Flat Road was 4,262 on September 7, 2023.

# A. Site Specific Conditions of Approval

**1.** Improve Cloverdale Road abutting the northern portion of the site (see image page 7) to tie into the existing improvements south of the site with 17-feet of pavement from centerline, a 3-foot wide gravel shoulder and a minimum of 5-foot wide detached concrete sidewalk as part of any future development applications for the re-subdivision of the lots within the current proposed plat, with the exception of the golf club house and community club facility, that utilize Tiercel Drive for access to the site.

**2.** Direct lot access is prohibited to Cloverdale Road and should be noted on the final plat. Tiercel Drive is classified as a collector roadway and access will be reviewed as part of the redevelopment application(s) for the proposed future residential areas.

**3.** 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.

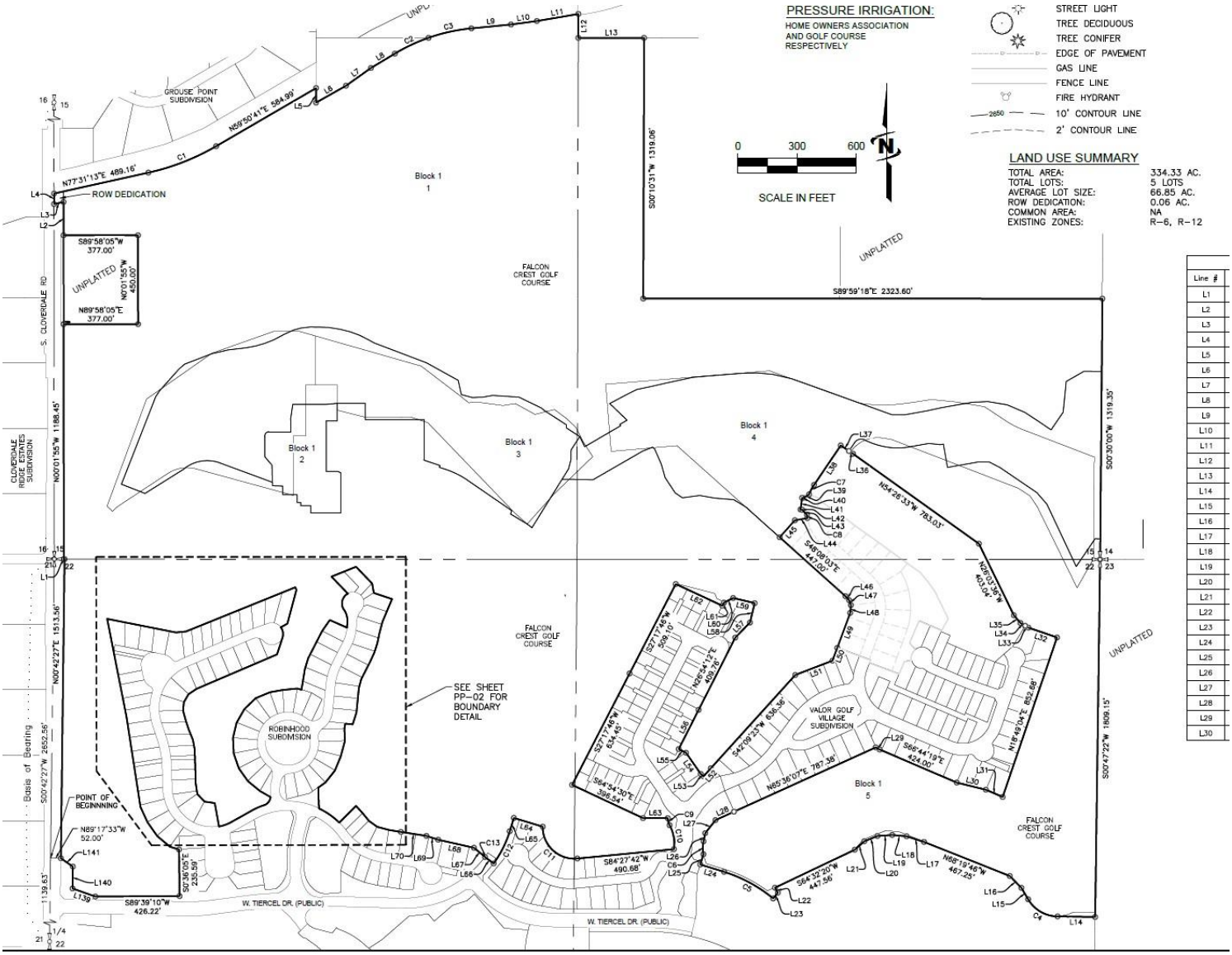
**4.** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

**5.** Comply with all Standard Conditions of Approval.

# B. Vicinity Map



# C. Site Plan


PRESSURE IRRIGATION:
HOME OWNERS ASSOCIATION AND GOLF COURSE RESPECTIVELY
STREET LIGHT
TREE DECIDUOUS
TREE CONIFER
EDGE OF PAVEMENT
GAS LINE
FENCE LINE
FIRE HYDRANT
10' CONTOUR LINE
2' CONTOUR LINE
0 300 600
SCALE IN FEET
LAND USE SUMMARY
TOTAL AREA: 334.33 AC.
TOTAL LOTS: 5 LOTS
AVERAGE LOT SIZE: 66.85 AC.
ROW DEDICATION: 0.06 AC.
COMMON AREA: NA
EXISTING ZONES: R-6, R-12
GROUSE POINT SUBDIVISION
ROW DEDICATION
UNPLATTED
FALCON CREST GOLF COURSE
S. CLOVERDALE RD
CLOVERDALE RIDGE ESTATES SUBDIVISION
Block 1 1
Block 1 2
Block 1 3
Block 1 4
Block 1 5
SEE SHEET PP-02 FOR BOUNDARY DETAIL
ROBINHOOD SUBDIVISION
VALOR GOLF VILLAGE SUBDIVISION
POINT OF BEGINNING
W. TIERCEL DR. (PUBLIC)
Basis of Bearing
S00°42'27"W 2652.56'
N00°42'27"E 1513.56'
S00°47'22"W 1609.15'
S89°58'05"W 377.00'
N89°58'05"E 377.00'
N00°01'55"W 450.00'
N00°01'55"W 1188.45'
S89°59'18"E 2323.60'
S00°30'00"W 1319.35'
S00°10'31"W 1319.06'
N89°17'33"W 52.00'
S89°39'10"W 426.22'
S84°27'42"W 490.68'
S64°32'20"W 447.56'
N68°19'46"W 467.25'
N54°28'33"W 783.03'
S48°08'03"E 447.00'
N26°03'36"W 403.04'
S27°17'45"W 508.10'
N65°54'12"E 409.76'
S42°09'23"W 636.36'
S64°54'30"E 398.54'
N65°36'07"E 787.36'
S66°44'19"E 424.00'
N18°49'04"E 805.88'
N59°50'41"E 584.99'
N77°31'13"E 489.16'
Line #
L1
L2
L3
L4
L5
L6
L7
L8
L9
L10
L11
L12
L13
L14
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L24
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L26
L27
L28
L29
L30

# D. Findings for Consideration

## 1. Traffic Impact Study

**a. Policy:** TIS Purpose and General Requirements: District Policy 7106.1 states that Traffic Impact Studies (TIS) are intended to determine the need for any improvements to the adjacent and nearby transportation system in order to maintain a satisfactory level of service, and acceptable level of safety and the appropriate access provisions for a proposed development. *ITE, Transportation Impact Analyses for Site Development.*

Traffic Impact Studies are generally required when:

- A proposed development or redevelopment of a site will generate 100 or more new peak hour trips; OR
- The added volume is equal to 1,000 vehicles per day; OR
- As required in Table 1 below. (The values in Table 1 are a general guide to determine if a TIS will be required.)

**Table 1:** Approximate TIS Trigger Values

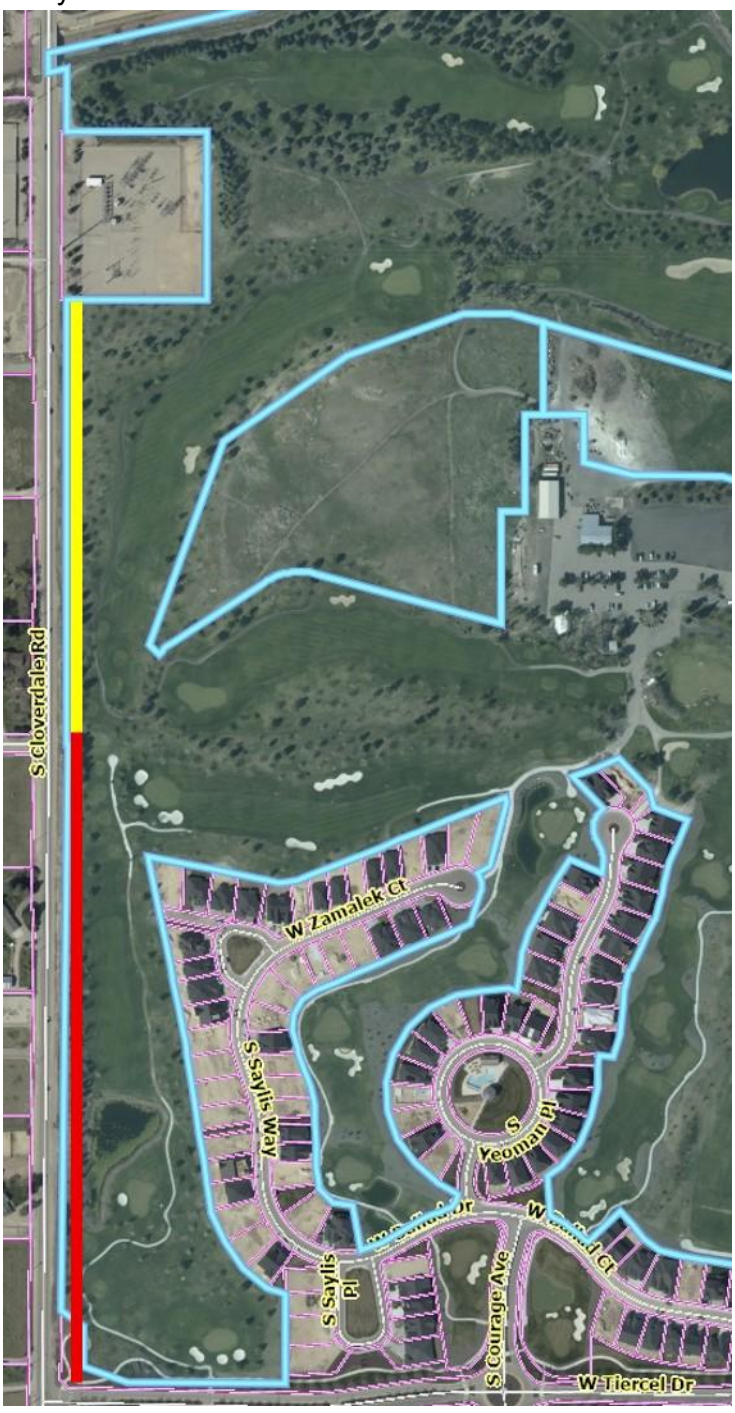
| Land Use Type | Land Use Code | Trigger Value |
|---|---|---|
| Residential | 210, 220, 221, 270 | 100 Dwelling Units |
| Retail | 815, 820, 850 | 35,000 square feet |
| Office | 710, 750, 770 | 50,000 square feet |
| Industrial | 110, 130, 140, 150 | 70,000 square feet |
| Lodging | 310, 312, 320 | 100 rooms |
| School (K-12) | | All |

**b. Staff Comments:** Staff recommends the applicant confirm with ACHD the requirement for a traffic impact study for the future residential portions of the site prior to submitting a future development application.

## 2. Cloverdale Road

**a. Existing Conditions:** Cloverdale Road is improved with 2-travel lanes with 3-lanes at the intersection with Tiercel Drive, and no curb and gutter abutting the site. There is 84 to 105-feet of right-of-way for Cloverdale Road (48-feet from centerline).

As part of ACHD's plan approval of the off-site improvements for Cloverdale Road, Cloverdale Road was improved abutting approximately 1,670-feet of the site (shown in red) with 17-feet of pavement from centerline, a 3-foot wide gravel shoulder and 8-foot wide detached concrete sidewalk located within a permanent right-of-way easement.




b. **Applicant Proposal:** The applicant is proposing to complete the improvements on Cloverdale Road abutting the remainder of the site (shown in yellow) as part of the future resubdivision of the 2 lots proposed for residential development.

c. **Staff Comments/Recommendations:** Because the current application is for the adjustment of lot lines, the applicant's proposal to improve Cloverdale Road with future redevelopment is approved.

The applicant should be required to improve Cloverdale Road abutting the northern 1,180-foot portion of the site as part of any future redevelopment of the lots within the current proposed plat that utilize Tiercel Drive for access to the site, with the exception of the golf club house and community club facility. The required improvements are as follows and should tie into the existing improvements to the south:

- 17-feet of pavement from centerline
- 3-foot wide gravel shoulder
- Minimum 5-foot wide detached concrete sidewalk

As part of the future redevelopment application, with 17-feet of pavement from centerline, a 3-foot wide gravel shoulder and a minimum 5-foot wide detached concrete sidewalk to tie into the existing improvements to the south as part of the future redevelopment application of the site that takes access to Tiercel Drive.

Typically, the applicant would be required to provide a road trust deposit to accommodate the future widening of the bridge on Cloverdale Road over the New York Canal. However, Cloverdale Road is listed in the CIP as a funded project and a road trust deposit is not required as part of this application.

## 3. Tiercel Drive

a. **Existing Conditions:** Tiercel Drive is improved with 2-travel lanes, 3-lanes at the intersection with Cloverdale Road, three center landscape medians, vertical curb, gutter, and 8-foot wide

sidewalk on the north side of the roadway and 8 and 5-foot wide sidewalk on the south side of the roadway abutting the site. There is 70-feet of right-of-way for Tiercel Drive (40-feet from centerline).

**b. Applicant Proposal:** The applicant is not proposing street improvements to Tiercel Drive abutting the site.

**c. Staff Comments/Recommendations:** Tiercel Drive is fully improved abutting the site; therefore, no additional improvements should be required as part of this application.

## 4. Ballard Drive

**a. Existing Conditions:** Ballard Drive is improved with 2-travel lanes, 30-feet of pavement, curb, gutter, and 5-foot wide attached concrete sidewalk abutting the site. There is 47-feet of right-of-way for Ballard Drive (26-feet from centerline).

**b. Applicant's Proposal:** The applicant is not proposing street improvements to Ballard Drive abutting the site.

**c. Staff Comments/Recommendations:** Ballard Drive is fully improved; therefore, no additional street improvements should be required as part of this application.

## 5. Other Access

Cloverdale Road is classified as a minor arterial roadway; direct lot access is prohibited to this roadway and should be noted on the final plat. Tiercel Drive is classified as a collector roadway and access will be reviewed as part of the redevelopment application(s) for the proposed future residential areas.

# E. 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. Cloverdale 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 Policies 7205.2.1 & 7205.5.2 state The standard 5-lane street section shall be 59-feet (back-of-curb to back-of-curb). This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane or landscaped median with intermittent turn lanes, and curbs and gutters. A 5-lane road shall also include a minimum 10-foot wide multi-use path on both sides with an 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 75-feet to allow for a 5-foot wide bike lane and 3-foot wide painted buffer. The standard right-of-way width for a 5-lane arterial is 100-feet.

**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.

**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 Cloverdale Road is designated in the MSM as a Rural Arterial with 5-lanes within 100-feet of right-of-way.

## 5. Tiercel Drive

**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.

**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.

## 6. Ballard Drive

**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.

**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.

## 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.

# F. 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.

# G. 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

| | |
|---|---|
| **From:** | Alicia Flavel |
| **To:** | Troy Behunin; Ada County Engineer; Ada County Highway District; Adam Ingram; Angel Robins (Idaho Power); Bobby Withrow; Boise Project Board of Control ; Boise Project Board of Control 2; bmoore@adacounty.id.gov; Brian Graves Kuna School District; Camille Burt (USPS); Central District Health Department ; Chief Fratusco; COMPASS; David Reinhardt; DEQ; Eric Adolfson; Erika Olvera (NMID); Idaho Power Easements; Idaho Power Easements 2; Intermountain Gas; ITD; ITD Kendra Conder; J&M Sanitation; Jason Reddy; Jonathon Gillen; Justin Walker; Krystal Hinkle; lletson@adacounty.id.gov; Marc Boyer (Kuna Postmaster); Megan Leatherman; Meridian Fire (Brandon Medica); Meridian Fire (Steve Taublee); Nampa Meridian Irrigation District ; New York Irrigation; Niki Benyakhlef ITD; Paris Dickerson; PWoffice; Robbie Reno; Sam Feist; Scott Arellano (KRFD); Sparklight/Cable One (John Walburn); Tim Jensen (Kuna School District); TLawrence Kuna Fire |
| **Cc:** | Doug Hanson; Marina Lundy; Topacio Irish |
| **Subject:** | Re: Valor Social Club Combo Plat Request for Comments |
| **Date:** | Friday, April 18, 2025 8:04:41 AM |
| **Attachments:** | image001.png |

There are no surface irrigation to this land it is on high ground.

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

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**From:** Troy Behunin <tbehunin@kunaid.gov>
**Sent:** Thursday, April 17, 2025 3:45 PM
**To:** Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Angel Robins (Idaho Power) <ARobins@idahopower.com>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <tritthaler@boiseproject.org>; Boise Project Board of Control 2 <gashley@boiseproject.org>; bmoore@adacounty.id.gov <bmoore@adacounty.id.gov>; Brian Graves Kuna School District <bgraves@kunaschools.org>; Camille Burt (USPS) <camille.r.burt@usps.gov>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <gisshared@compassidaho.org>; David Reinhardt <reinhardt.david@westada.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; ITD Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Jason Reddy <jjreddy@kunaschools.org>; Jonathon Gillen <gillen.jonathon@westada.org>; Justin Walker <jwalker@kellerassociates.com>; Krystal Hinkle <khinkle@kunafire.com>; lletson@adacounty.id.gov <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Meridian Fire (Brandon Medica) <bmedica@meridiancity.org>; Meridian Fire (Steve Taublee) <staulbee@meridiancity.org>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Niki Benyakhlef ITD <Niki.Benyakhlef@itd.idaho.gov>; Paris Dickerson <PDickerson@idahopower.com>; PWoffice <PWoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Sam Feist <SFeist@kunaid.gov>; Scott Arellano (KRFD) <scott@fccnw.com>; Sparklight/Cable One (John Walburn) <john.walburn@cableone.biz>; Tim Jensen (Kuna School District) <tejensen@kunaschools.org>; TLawrence Kuna Fire <tlawrence@kunafire.com>

**Cc:** Doug Hanson <dhanson@kunaid.gov>; Marina Lundy <MLundy@kunaid.gov>; Topacio Irish <TIrish@kunaid.gov>
**Subject:** Valor Social Club Combo Plat Request for Comments

Afternoon Greetings Everyone,
The City of Kuna requests official comments from your organization in relation to the services it provides and how this project impacts those services.

Please find the request for formal comments below for a new proposal in the City of Kuna

*To view submittal packet please click **BLUE** link below next to Case Number(s).

# Agency Transmittal – April 17, 2025

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

| | |
|---|---|
| **CASE NUMBER:** | 25-02-CPF (Combined Preliminary & Final Plat) – ***Valor Social Club Subdivision.*** |
| **PROJECT DESCRIPTION** | Applicant requests Combined Preliminary & Final Plat approval in order to consolidate multiple remnant parcels and create a total of five (5) new lots on approx. 335 ac. within existing R-6 (Medium Density Residential) and R-12 (High Density Residential) zones; The site is in Section 15 & 22, Township 2 North, Range 1 East (See Application for Parcel numbers). |
| **SITE LOCATION** | Near the NEC of Cloverdale and Kuna Roads., Kuna, ID 83634. |
| **REPRESENTATIVE** | **Caleb LaClair**<br>J-U-B Engineers, Inc.<br>2760 W Excursion Ln. Ste. 400<br>Meridian, ID, 83642<br>208.376.7330<br>claclair@jub.com |
| **SCHEDULED HEARING DATE** | Tuesday, **May 27, 2025,** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634 |
| **STAFF CONTACT** | Troy Behunin<br>Senior Planner<br>TBehunin@kunaid.gov |

Click the **BLUE** link next to the "CASE NUMBER(S)" box above – Either hover and <*CLICK*> or, hold the Ctrl button and <*CLICK*>.
Please let our office know if you have any questions or need additional information.
Thanks.
Troy

**Troy Behunin**

RICHARD MURGOITIO
CHAIRMAN OF THE BOARD

DAN SHEIRBON
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

**BOISE PROJECT BOARD OF CONTROL**

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000 ACRES FOR THE FOLLOWING IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

RECEIVED
APR 28 2025
CITY OF KUNA

24 April 2025

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

RE: Falcon Crest Development
NE Corner of Cloverdale and Kuna Rd.
New York Irrigation District
Main Canal 1069+00
Sec. 22, T2N, R1E, BM.

**Case # 25-02-CPF**

NY-660-001-00, 660-002-00

Troy Behunin, Senior Planner:

The United States' New York Canal borders this property. The rights of way for this canal are held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain the New York Canal. The normal limits of this easement are asserted 25 feet from the water edge to the south and 25 feet out and parallel to the lower toe of the canal embankment; however, any basement style houses, storm retention and/or detention ponds, catch basins and/or seepage beds planned on being constructed within this development must be a minimum of 125 feet from the lower toe to protect the integrity of the canal due to the underground reach from the storm facilities leaching and/or connecting to the underground reach of the New York Canal.

No excavation within the New York Canal's easement will be allowed as this will affect the integrity of the canal's embankment.

Whereas these easements are for the operation and maintenance of our facility, no activity should hinder our ability to do so. The Boise Project does not approve landscaping (gravel only) within its easements, as this will certainly increase our cost of maintenance. Easements must remain a flat drivable surface. No variances will be granted.

Fencing, gates, pathways and pressurized irrigation lines, as may be required, must be constructed just off the canal easement. No variances will be granted.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

| | | |
|---|---|---|
| cc: | Kevin Reeves | Watermaster, Div; 2 BPBC |
| | Terri Hasson | Secretary – Treasurer, NYID |
| | 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 25-02-CPF

Development Name/Section Valor Social Club CDH File # _____

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

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

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

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

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

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

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

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

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

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

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

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

☐ 14. _____

_____

_____

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

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

Brad Little, Governor
Jess Byrne, Director

April 21, 2025

Troy Behunin, Senior Planner
City of Kuna
751 W. 4th Street
Kuna, ID 83634
TBehunin@KunaID.Gov

Subject: Valor Social Club Combo Plat Request for Comments

Dear Mr. Behunin:

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

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

**1. AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and 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**

- 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

**From:** Kendra Conder
**To:** Troy Behunin
**Subject:** RE: Valor Social Club Combo Plat Request for Comments
**Date:** Monday, April 21, 2025 11:46:23 AM
**Attachments:** image002.png
image003.png

Hi Troy,

ITD has reviewed the application transmittal for Valor Social Club. The Department does not have any comments or concerns due to the distance from the State Highway System.

Thank you!

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




**From:** Troy Behunin <tbehunin@kunaid.gov>
**Sent:** Thursday, April 17, 2025 3:46 PM
**To:** Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Angel Robins (Idaho Power) <ARobins@idahopower.com>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <tritthaler@boiseproject.org>; Boise Project Board of Control 2 <gashley@boiseproject.org>; bmoore@adacounty.id.gov; Brian Graves Kuna School District <bgraves@kunaschools.org>; Camille Burt (USPS) <camille.r.burt@usps.gov>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <gisshared@compassidaho.org>; David Reinhardt <reinhardt.david@westada.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Jason Reddy <jjreddy@kunaschools.org>; Jonathon Gillen <gillen.jonathon@westada.org>; Justin Walker <jwalker@kellerassociates.com>; Krystal Hinkle <khinkle@kunafire.com>; lletson@adacounty.id.gov; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Meridian Fire (Brandon Medica) <bmedica@meridiancity.org>; Meridian Fire (Steve Taublee) <staulbee@meridiancity.org>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Paris Dickerson <PDickerson@idahopower.com>; PWoffice <PWoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Sam Feist <SFeist@kunaid.gov>; Scott Arellano (KRFD) <scott@fccnw.com>; Sparklight/Cable One (John Walburn) <john.walburn@cableone.biz>; Tim Jensen (Kuna School District) <tejensen@kunaschools.org>; TLawrence Kuna Fire <tlawrence@kunafire.com>
**Cc:** Doug Hanson <dhanson@kunaid.gov>; Marina Lundy <MLundy@kunaid.gov>; Topacio Irish

<TIrish@kunaid.gov>
**Subject:** Valor Social Club Combo Plat Request for Comments

**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.**

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Afternoon Greetings Everyone,
The City of Kuna requests official comments from your organization in relation to the services it provides and how this project impacts those services.

Please find the request for formal comments below for a new proposal in the City of Kuna

*To view submittal packet please click **BLUE** link below next to Case Number(s).

# Agency Transmittal – April 17, 2025

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

| | |
|---|---|
| **CASE NUMBER:** | 25-02-CPF (Combined Preliminary & Final Plat) – ***Valor Social Club Subdivision.*** |
| **PROJECT DESCRIPTION** | Applicant requests Combined Preliminary & Final Plat approval in order to consolidate multiple remnant parcels and create a total of five (5) new lots on approx. 335 ac. within existing R-6 (Medium Density Residential) and R-12 (High Density Residential) zones; The site is in Section 15 & 22, Township 2 North, Range 1 East (See Application for Parcel numbers). |
| **SITE LOCATION** | Near the NEC of Cloverdale and Kuna Roads., Kuna, ID 83634. |
| **REPRESENTATIVE** | **Caleb LaClair**<br>J-U-B Engineers, Inc.<br>2760 W Excursion Ln. Ste. 400<br>Meridian, ID, 83642<br>208.376.7330<br>claclair@jub.com |
| **SCHEDULED HEARING DATE** | Tuesday, **May 27, 2025,** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634 |
| **STAFF CONTACT** | Troy Behunin<br>Senior Planner<br>TBehunin@kunaid.gov |

Click the **BLUE** link next to the "CASE NUMBER(S)" box above – Either hover and <*CLICK*> or, hold the Ctrl button and <*CLICK*>.
Please let our office know if you have any questions or need additional information.
Thanks.

Kuna School District
Future Ready

# Kuna School District

*Empowering students to lead productive lives.*

Date: 5/7/25

RE: Valor Social Club Subdivision

Dear Kuna P&Z Commissioners and Council Members,

Kuna School District has reviewed application 25-02-CPF for Valor Social Club Subdivision and has no objection to the proposed plat changes as it relates to the adjustment of property lines for existing parcels.

Regards,
*Jason Reddy and Tim Jensen*
*School District Planning Team*

***Kim Bekkedahl***, Superintendent
***Brian Graves***, *Asst. Superintendent*
***Jason Reddy***, *Asst. Superintendent*
***Allison Westfall***, *Communications Director*
***Brad Steadman***, *Chief Financial Officer*
***Kelly Schamber***, *Special Education Director*
***Kevin Gifford***, Curriculum, Instruction & Assessment Director

July 29, 2025

To the Kuna Planning and Zoning commission, Kuna City Council Members

I am writing in regards to Case no. 25-02-CPF-Valor Social Club Combo Plat-due to the absence of a comprehensive traffic study.

The proposed development includes R-6 (medium density) and R-12 (high-density) residential zoning. Given the huge scale of development existing and planned for the Valor area, it is of utmost importance to assess the potential traffic impact before moving forward with any more approvals of development applications. The only point of access will be the Cloverdale Road and Tiercel, which raises serious concern regarding congestion, emergency response access, resident emergency routes and overall traffic safety.

I am urging you to require a complete traffic impact study before moving forward and approving this plat, to ensure responsible growth and infrastructure planning for our community.

Sincerely,

Patricia M. Madden, Valor Resident ( Reveille)

11207 S Yeoman Place, Kuna, Idaho 83634

## Troy Behunin

**From:** Beth Rodrigues <bethinthebox@gmail.com>
**Sent:** Friday, May 23, 2025 11:47 AM
**To:** Troy Behunin
**Subject:** Case # 25-02CPF opposition

Troy,

I am writing in opposition to the proposed Valor Social Club Prelim/Final Plat by M3 Companies as it is currently presented.

There will be far too much stress and safety concerns at the Cloverdale & Tiercel intersection should this project be approved.

Looking ahead, I know Cloverdale Rd will have much more future residential and commercial development, which will contribute to even more traffic delays on Cloverdale Rd which is only one lane in each direction.

M3 Companies can easily add another access on 5 Mile Rd, which this Valor North proposed development is adjacent to. In fact, the J-U-B engineers said there will be an emergency vehicle access road there, which means it is completely feasible to create a regular road in that place. They need to simply reconfigure a court into a through street. I understand this means they will lose a homesite, but I think public safety and traffic mitigation far outweighs their profit on that homesite.

Please notate my opposition to this project unless that residential access on 5 Mile Rd is incorporated into their design.

Sincerely,

Beth Rodrigues
11289 S. Corballis Ln.
Kuna, ID 83634
310-944-0525

**From:** Beth Rodrigues
**To:** Troy Behunin
**Cc:** PZApplications
**Subject:** Case # 25-02-CPF
**Date:** Tuesday, July 29, 2025 4:25:23 PM

---

July 29, 2025

To the Kuna Planning and Zoning Commission, Kuna City Council Memebers

I am writing to express my opposition to Case No. 25-02-CPF – Valor Social Club Combo Plat – due to the absence of a comprehensive traffic study.

As it stands, the proposed development includes R-6 (medium-density) and R-12 (high-density) residential zoning. Given the grand scale of development existing and planned for the Valor area, it is critical to assess the potential traffic impact before moving forward with any more approvals of development applications. Currently, the only access point in and out of the development is at Cloverdale Road and Tiercel, which raises serious concerns about congestion, emergency response access, resident emergency egress and overall traffic safety.

I respectfully urge the council to require a traffic impact study prior to approving this plat, to ensure responsible growth and infrastructure planning for our community.

Sincerely,

Beth Rodrigues, Valor Resident

11289 S. Corballis Ln. Kuna, ID

208-565-6699

**BEFORE THE PLANNING & ZONING COMMISSION**
**CITY OF KUNA, ADA COUNTY, IDAHO**

| | | |
|---|---|---|
| IN THE MATTER OF THE APPLICATION OF<br><br>**VALOR SOCIAL CLUB**<br><br>*Related to the development of real property located near Cloverdale and Kuna Roads (Parcel Nos. S1415663600, S1415336001, S1415341101, S1415438401, S1422244227, S1422120900 & S141544900).* | ) | **Case No.:** 25-02-CPF (Combination Plat)<br><br>**DECISION AND REASONED STATEMENT FOR VALOR SOCIAL CLUB** |

## 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 May 27, 2025, the Commission entered their recommendation on the application. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on July 22, 2025, for formal adoption of the Commission recommendation.

## 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 Combination Plat Application (Case No. 25-02-CPF) is hereby *Recommended Approval*.

## SECTION 3
## RECORD OF EXHIBITS AND WITNESSES

### I. List of Exhibits.

- AFFIDAVIT FALCON CREST CLUB PARTNERS, LLC
- AFFIDAVIT FALCON CREST, LLC
- AFFIDAVIT M3 ID VGV 1
- AFFIDAVIT VALOR GOLF VILLAGES, LLC
- CC&R'S TRACT DEVELOPMENT
- CC&R'S VALOR CLUB DECLARATION
- CC&R'S VALOR
- COMMITMENT TO POST PROPERTY
- DEED CLOVERDALE RANCH TO FALCON CREST, LLC
- DEED CLOVERDALE ROAD

- DEED FALCON CREST PARTNERS CLUB, LLC (1)
- DEED FALCON CREST PARTNERS CLUB, LLC (2)
- DEED M3 ID VALOR GOLF VILLAS
- DEED M3 ID VGV 1
- DEED TIERCEL M3 ID VALOR GOLF VILLAS
- FINAL PLAT
- GeoTECH REPORT
- LEGAL DESCRIPTION- SUBDIVISION
- NARRATIVE
- NEIGHBORHOOD MEETING CERTIFICATION
- NOTICE FOR NEIGHBORHOOD MEETING CERTIFICATION
- P&Z APPLICATION COVERSHEET
- P&Z COMBO PLAT APPLICATION
- PRELIMINARY PLAT
- SUBDIVISION NAME RESERVATION
- VICINITY MAP
- IP PUBLICATION PZ 05.09.2025
- PROOF OF LEGAL NOTICE MAILER PZ 05.08.2025
- PROOF OF PROPERTY POSTING PZ 05.09.2025
- AGENCY COMMNETS REQUEST
- ACHD COMMENTS
- ADA COUNTY DSD COMMENTS
- BPBC COMMENTS
- COMPASS COMMENTS
- ITD COMMENTS
- KSD COMMENTS
- APPLICANT PRESEMNTATION P&Z COMMISSION

## II. Public Hearing Witnesses.

**Witness Testimony:** Those who testified at the Commission May 27, 2025, hearing are as follows, to-wit:

a. City Staff:
Troy Behunin, Senior Planner

b. Appearing for the Applicant:
Caleb LaClair, JUB Engineers, 2760 W Excursion Ln. Ste. 200, Meridian, ID 83642

c. Doug Davie, 11156 S Yeoman Pl, Kuna, ID, 83634
Douglas Mattson, 11148 S Yeoman Pc., Kuna, ID, 83634
John Yraguen, 11483 W Lahinch Ln., Kuna, ID, 83634
Beth Rodriguez, 11289 S Corballis, Kuna, ID, 83634
Travis Jeffers, M3 Companies, 1673 W Shoreline Dr. Boise, ID 83702

## SECTION 4
## REASONED STATEMENT

### I. Relevant Criteria and Standards Considered

a. Relevant City Ordinance Provisions.

1. Kuna City Code Title 1, Chapter 14, Section 3
2. Title 5 Kuna City Code, Development Regulations
3. Title 5 Kuna City Code, Chapter 9 Subdivisions

Relevant Statutory Provisions.

4. Chapter 13 of Title 50, Idaho Code.
5. Chapter 65 of Title 67, Idaho Code

b. Pertinent Constitutional Provisions

### II. Factual Findings

a. General Factual Findings.

1. Statement of Fact

| | |
|---|---|
| **Parcel Number(s):** | S1415663600, S1415336001, S1415341101, S1415438401, S1422244227, S1422120900 & S141544900. |
| **Future Land Use Map Designation:** | Medium, High Density Residential |
| **Existing Land Use:** | Golf Course activities |
| **Current Zoning:** | R-6, R-12 |
| **Proposed Zoning:** | R-6, R-12 |
| **Development Area:** | 335 acres |
| **Adjacent Zoning Districts:** | **North:** PC (Ada County), RR (Ada County)<br>**East:** PC (Ada County)<br>**South:** R-6 & R-12 (City)<br>**West:** RR (Ada County) |
| **Adjacent Street(s) Existing & Proposed:** | **North:** None<br>**East:** None<br>**South:** E Kuna Flat Road<br>**West:** S Cloverdale Road |
| **Internal Street(s) Existing & Proposed:** | 1 private access road to connect to Tiercel Dr.. |
| **Adjacent Bike/Pedestrian Facilities:** | Internal pathways for bikers and pedestrians and golf carts. |
| **Adjacent Parks:** | 2 City Parks will be developed within the overall Planned Community. |

| | |
|---|---|
| **Land Dedication Requirements:** | N/A |

2. Procedural Findings:

| | |
|---|---|
| **Pre-Application Meeting** | Held on February 27, 2025. |
| **Agency Comments Request** | April 14, 2025. |
| **Neighborhood Meeting** | Held Mar. 13, 2025 (22 people attended) |
| **300 FT Legal Mailer Notice** | Sent on May 8, 2025. |
| **Idaho Press Newspaper Published Hearing Notice** | Published on May 9, 2025. |
| **Site Posting** | Posted on May 9, 2025. |
| **Planning and Zoning Public Hearing** | Held on May 27ss, 2025. |
| **Planning and Zoning Commission Written Recommendation and Decision Entered** | Held on July 22, 2025. |

b. Relevant Contested Facts.
   1. No testimony was presented in opposition to this 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 Combination Plat application is in compliance with Idaho Code, Kuna City Code and the Comprehensive plan.

## IV. Conditions of Approval.

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

Fees must be paid prior to issuance of any building permit(s).

g. All public rights-of-way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 5-9-4.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
5. It is the responsibility of the Developer or his Engineer to coordinate and design for the stricter requirement between agencies and the City of Kuna standards for the entire development
6. The Developer/Owner/Applicant, and/or any future assigns having an interest in the subject property, shall fully comply with all Conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
7. Developer/Owner/Applicant shall follow staff, City Engineers and other agency recommended requirements as applicable.
8. Developer/Owner/Applicant shall comply with all local, state, and federal laws.

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

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

**BY ACTION OF THE PLANNING & ZONING COMMISSION** of the City of Kuna at its regular meeting held on the 22nd day of July 2025.

Dana Hennis, Chairman

**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, May 27, 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 00:00:00)

**Chairman Dana Hennis** Okay, we'll go ahead and bring to order the regularly scheduled Planning & Zoning Commission meeting for Tuesday, May 27th, 2025. We'll start with roll call, please.

**Senior Planner Troy Behunin** Commissioner Hennis.

**Chairman Dana Hennis** Present.

**Senior Planner Troy Behunin** Commissioner Ginny Greger.

**Commissioner Ginny Greger** Present.

**Senior Planner Troy Behunin** Commissioner Bryan Clark.

**Vice Chairman Bryan Clark** Present.

**Senior Planner Troy Behunin** Commissioner Jim Main.

**Commissioner Jim Main** Present.

**Planning & Zoning Director Doug Hanson** Commissioner Bobby Rossadillo…Let the record show that he is absent.

**COMMISSIONERS PRESENT**
Chairman Dana Hennis - Present
Vice Chairman Bryan Clark - Present
Commissioner Ginny Greger - Present
Commissioner Jim Main - Present
Commissioner Bobby Rossadillo - Absent

**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 00:00:28)*

***A.*** Regular Commission Meeting Minutes Dated May 13, 2025

***B.*** Decision and Reasoned Statement(s)

1. Case No. 25-01-DAN – 6820 S. Ten Mile Rd.
2. Case No. 25-02-AN – Hudon Annexation

*Potential Motion:*

- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

*(Timestamp 00:00:28)*

**Chairman Dana Hennis** Thank you. First up on the agenda is our 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 00:00:35)*
**Motion To:** Approve the Consent Agenda
**Motion By:** Commissioner Bryan Clark
**Motion Seconded By:** Commissioner Ginny Greger
**Further Discussion:** None
**Voting Aye:** Commissioners Main, Greger, Clark, Hennis
**Voting Nay:** None
**Absent:** Commissioner Rosadillo
**4-0-1**

## 3. *PUBLIC HEARINGS:*

*(Timestamp 00:00:46)*

*A.* Case No. 25-02-CPF (Combination Preliminary & Final Plat) for Valor Social Club – Troy Behunin, Senior Planner

Applicant requests Combined Preliminary and Final Plat approval in order to consolidate multiple remnant parcels and create a total of five (5) new lots on approx. 335 ac. Within existing R-6 (Medium Density Residential) and R-12 (High Density Residential) zones; The site is in Section 15 & 22, Township 2 North, Range 1 East. The site is located near N Cloverdale and E Kuna Roads, Kuna, ID.

*Potential Motions:*

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 25-02-CPF with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

*(Timestamp 00:00:46)*

**Chairman Dana Hennis** And that brings us to our public hearings portion on the agenda. First up is case #25-02-CPF for the Valor Social Club, Troy.

**Senior Planner Troy Behunin** Good evening, Members of the Commission. For the record, Troy Behunin, Senior Planner, Kuna Development Services Department. The application before you this evening is a simple one. It's a request to combined preliminary and final plat applications for approximately 335 acres that are already in the city of Kuna, city limits. In fact, it is a smaller part of the greater Falcon Crest planned unit development which was approved by City Council in 2019. The application and is also under a development agreement that was recorded with the county. The application is currently zoned R-6 and R-12. And they are requesting the combined preliminary and final plat approval in order to consolidate multiple remnant parcels that have been created over the last six years. And this will actually only be a 5-lot subdivision. In the future, each of these lots may be proposed for development, but this evening's application is not for development, really. It's only to consolidate these and to set the parcels up for future development. The site is located near the northeast corner of the intersection of Cloverdale and Kuna Roads. Staff has reviewed the proposed combination plats for compliance with City Code, Idaho State Statutes, and the Kuna Comprehensive Plan and also the recorded development agreement for the Falcon Crest Annexation and golf course. And, should the Commission recommend approval to the Council, staff recommends the applicant be subject to the proposed and recommended conditions that are outlined in staff report. The applicant is here tonight and I will be here for any questions that you might have.

**Chairman Dana Hennis** Thank you, Troy. Does the Commission have any questions for staff at this time?

**Vice Chairman Bryan Clark** You'll need to let me know if this is more appropriate for staff or for the applicant. On the preliminary plat, it's not really clear what the existing lotting and the proposed lotting is.

All the line densities are very similar. Looking at the final plat, going back and forth, of course, is not convenient. Is there going to be any clarity provided? Do they have? Do we have an exhibit that's really showing where things are moving?

**Senior Planner Troy Behunin** The preliminary plat does indicate the existing lines for the for the parcels and it will also have the final lot lines as well. The existing lines will be either a dashed or a much lighter line type and the heavier solid line will be the proposed final lot lines.

**Vice Chairman Bryan Clark** You'll have to clarify that for me, because you'll have to come look at the picture I'm seeing, but if there's a if there's a difference in the line weights, it is very, very, very hard to detect unless you zoom all the way in.

**Chairman Dana Hennis** Any further questions? Okay, if the applicant would like to come up.

**Caleb LaClair, JUB Engineers** Good evening. My name is Caleb LeClair with JUB Engineers, address 2760 W Excursion Lane, Meridian, ID, here to represent the property owners and team that has been working on the Falcon Crest Development for the last number of years, as Troy had mentioned. Our apologies about the line weights and that's certainly something we could issue to the city, an amended copy of the preliminary plat that would better reflect the difference between the existing and the proposed. There is a line weight difference, but it is like you as you suggested or meant I had to zoom in myself to see it clearly, so I do understand that that was not our intention to have that be difficult to see. But it is showing on that first couple of pages of the preliminary plat does reflect those lotting differences, so… Troy described what we're trying to do here very well and we very appreciate Staffs assistance through the process. Our original goal with this was to just do a lot line adjustment because as you mentioned, our intention was to just consolidate remnant parcels and to clean up some of these master development areas. That we're already predefined within the development agreement through looking at city code, we were directed that we needed to go through a combined plat process to accomplish this. So we're actually reducing the number of parcels in this area and again the intent is to really just better define the golf course, the parcels that are subject to the golf course. And the parcels that are subject for future improvements in the future there will be future applications that will come forward for some of these future development areas. That's not the topic of this public hearing, of course or this application. We'll stress again; there are no improvements included with this plat application. This is again just more administrative of trying to clean up these master parcel lines. With that, I'd be happy to… That's actually a pretty good picture on the screen. You can see the parcels in the background are quite a bit lighter are what the existing parcel lines were, the ones that are a little darker or what the new parcel line locations are. So thank you Troy for bringing that up. That's helpful to see. But I'd be happy to stand for any questions if you have any. As I said, this is intended, hopefully to be a fairly simple process of just cleaning up these parcel lines here to better define the golf course area, so…

**Chairman Dana Hennis** Thank you.

**Caleb LaClair, JUB Engineers** You're very welcome.

**Chairman Dana Hennis** Is there any questions from the Commission for the applicant, at this time?

**Vice Chairman Bryan Clark** Just double checking some of the notes here. I think this is just Note 3 here. All lots are building lots; lots of 1 and 5 are for the Falcon Crest golf course; Lot 2 is Valor Social Club; lots 3 and 4 for future residential. Okay, that's what I was looking for. I didn't even have to ask.

**Vice Chairman Bryan Clark** Okay, thank you.

**Caleb LaClair, JUB Engineers** Thank you.

**Chairman Dana Hennis** Okay, so with that, I'm going to go ahead and open up for the public testimony portion of this at 6:11. We've got quite a few names on the list, so I'm going to kind of reiterate a couple of the rules. Everybody, as they come to the podium. If you would please state your name and address for the record so it can be transcribed into the record and you'll have 3 minutes for your opinion or for your statement, I should say, and if you've got questions, go ahead and ask them at that point and at the end of this, the applicant will have a rebuttal period that he will be answering those questions. Okay, so you probably won't get necessarily the answer to your questions within your testimony, so… but it will follow up afterwards. Anyways, I will go ahead and start with the neutral list is Doug Davey, thank you.

**Doug Davie** Yes, my name is Doug Davie, live on S Yeoman Way in the Valor community. And I think there's a huge misunderstanding because I was here tonight because I was of the impression from a public meeting last week that this hearing was going to deal with the layout of the lots, the roads, and everything else, not just this simple lot consolidation. Alot of people here I know we're concerned about traffic, and I have been assured and talking briefly with the owners that that's going to be the subject of discussions and public meetings in the future. Thank you.

**Chairman Dana Hennis** No problem. And again to clarify that a lot of these times we have several meetings and several things that have to be done ahead of time, so that might be something that we'll come across tonight. So, and then maybe future meetings that resolve what everybody's concerned with. Anyways, I'll go to the next name is… Sorry, but I'm probably going to screw this one up, but *Douglas Mystrom* possibly? That's the one.

**Douglas Mattson** Yeah. My name is Douglas Mattson, and I'm here for the same reason. And it was our understanding from a neighborhood meeting that at this meeting we would talk about entrances and exits and so on that might need to be added. So just so we don't. Pass it by it's not going to be here, is that correct tonight?

**Chairman Dana Hennis** I assume not, no, we're just looking at a the basically the lot line adjustments for this. Typically if you've seen a Neighborhood meeting It's going to be something…

**Douglas Mattson** No, we were at the neighborhood meeting, and I'm looking to see who. I don't know the person that was here. I don't see him here tonight, he said 'Well, they're going to talk about that at the planning meeting tonight.'

**Chairman Dana Hennis** And normally when I have a discussion here, but this might shorten everybody else is as well, but it's…

**Douglas Mattson** Good, sure.

**Chairman Dana Hennis** How long ago was this neighborhood meeting?

**Douglas Mattson** Last week, week before?

**Chairman Dana Hennis** Okay, so typically. Yeah. So usually like to get anything in an application through the city, there's a 30-day notice period before that's actually heard before us or the City Council. So after a neighborhood meeting, then generally is a month or two at least, before they can get that together to file. So you're probably looking more like three or four months after your meeting, before something comes before us of that particular nature and I'm not sure if it was something with the developer or if that could be possibly ACHD in a neighborhood meeting, because ACHD generally controls all the traffic flow, but and that could be either not knowing what it is.

**Douglas Mattson** How will we? How might we be notified when that meeting is with that topic?

**Chairman Dana Hennis** What I would probably say would be the best is to get with staff afterwards after this meeting and just find out what they know and they would probably be able to tell you which agency it is and who to look for, or when you'd be noticed at that.

**Douglas Mattson** Okay. And if they were on top of it they'd probably notify some of us too, I assume since we're residents.

**Chairman Dana Hennis** Exactly, correct.

**Vice Chairman Bryan Clark** So I'm sorry, Douglas. Could you actually state your name and address for the record?

**Chairman Dana Hennis** He stated his name, but I think he did forget the address.

**Douglas Mattson** Oh, I'm sorry. Yeah. Douglas Mattson, address 11108 S Yeoman Pl. Kuna.

**Chairman Dana Hennis** Thank you.

**Douglas Mattson** Thank you.

**Chairman Dana Hennis** Thank you, Bryan. So next on the list did not mark to testify or not to testify, but *John and Nicole Yagan?*

**John Yraguen** *Yraguen,* do I need to go up?

**Chairman Dana Hennis** Yes.

**John Yraguen** Okay. Name is John Yraguen and we are at 11483 W Lahinch ln., here in Kuna. We're just new to the Community out here at Valor and once again you're going to hear this quite a bit. I was told that we were going to talk about roads and exits. We choose not to talk about this other thing. So I guess we declined to make any comments at this point.

**Chairman Dana Hennis** No, I appreciate you coming though.

**John Yraguen** Thank you.

**Chairman Dana Hennis** Okay, next up has not marked whether they want to testify or not, is *Kathy Edmunds.*

**Kacey Edmunds** No.

**Chairman Dana Hennis** Okay, thank you. Susan Howell.

**Susan Howell** No.

**Chairman Dana Hennis** Thank you. Next up, Lori Palmer.

**Lori Jo Palmer** No.

**Chairman Dana Hennis** Oh, Okay, thank you. Beth Rodriguez.

**Beth Rodriguez** Good evening. My name is Beth Rodriguez. I'm at 11289 S Corvallis here in Kuna. So my question to the engineers would be, should we combine Lot 3 and 4 together in that little bridge right in the middle. I would ask if they plan then to have another access road off of Five Mile? Because now

you're creating one big large parcel, is that correct? If I'm looking at this correctly. But if we kept those two separate, then I believe the right side of those parcels would be forced to have another exit and entrance off of Five Mile because it butts up against it. So my comment and question would be if they plant because it road it you have, you can't really prove something in my opinion until you know what the future thought processes of these people. Because if you… once you combine those two into one, they can still have just one road through Cloverdale and Tiercel passed all those other homes and that's what concerns me. So if we don't have an answer to that, I would not approve having those two in the center combined. That's my comment, thank you.

**Vice Chairman Bryan Clark** Okay, thank you.

**Chairman Dana Hennis** Okay, next up was not marked either. *Keith Robots*.

**Keith Roberts** *[Inaudible].*

**Chairman Dana Hennis** Okay. Thank you. Leslie Roberts did…

**Leslie Roberts** No.

**Chairman Dana Hennis** Okay. Steve Ulrich.

**Steve Ulrich** *[Inaudible].*

**Chairman Dana Hennis** No comment. Okay, thank you. And everybody else on that side of the list is marked not to testify. On the back here, Jacque Dragmire, did you want?

**Jacque Dragmire** *[Inaudible].*

**Chairman Dana Hennis** No worries. Okay, Travis Jeffers.

**Travis Jeffers, M3 Companies** Good evening, Commissioners. For the record, Travis Jeffers with M3 Companies, 1673 W Shoreline Dr. Boise, ID 83702. First, I just want to apologize for the miscommunication. I wasn't at the neighborhood meeting, so I can't say what was said or whatnot. But I do…obviously there was some misunderstanding about what tonight was about. Just wanted to reiterate we're not proposing any improvements tonight. We're trying to do a clean up effort with the city to get these parcels from being remnant parcels into actual, you know, parcels that define the golf course and define future development that those parcels that you see up there, they're going to come before you as another preliminary plat which will trigger certain notices and things that we will reach out to our the community will get notice of and we will have another neighborhood meeting that will be more directly related to development type improvements, including roads and things that you guys are voicing concerns over, which I understand and we're not discounting that. I just wanted to stay on topic tonight and what we're here for and happy to, you know, answer any questions after this if anybody wants to come up to me. But tonight is really just a simple fixing lot lines, cleaning it up and that's all I came here to really say is just to say Troy and Caleb pretty much said everything I can say. And we'd be happy to answer questions at the future neighborhood meeting and during the hearing for P&Z and City Council because those will all have to happen. So that's all I have. Do you guys have any questions for me?

**Chairman Dana Hennis** Thank you. I had one, so maybe this helped clarify. Are you aware of what neighborhood meeting they were speaking of?

**Travis Jeffers, M3 Companies** I think it was… I wasn't there. Caleb can speak to that so.

**Chairman Dana Hennis** Okay, perfect. I just want to at least give them some point of clarification afterwards, so.

**Travis Jeffers, M3 Companies** No, absolutely. I'm not trying to discount anybody. I appreciate you guys being here and we'll do our best to try to help communicate that in a better fashion next time.

**Chairman Dana Hennis** Great. Thank you. Okay, also not marked. It was Brendan Earl and Ali? Not here? How about Jim Sullivan?

**Jim Sullivan** No *[Inaudible].*

**Chairman Dana Hennis** Scot Solomonson.

**Scot Solomonson** *[Inaudible].*

**Chairman Dana Hennis** Okay, thank you. Okay, with that, that's all the names on my list. Is there anybody here that did not get a chance to sign in that would like to speak on this application at all? Okay, and seeing none, I'll go ahead and ask the applicant to come back and maybe answer a couple of these questions.

**Caleb LaClair, JUB Engineers** For the record again, Caleb Leclair, JUB engineers, 2760 W Excursion Lane, Meridian ID. Yeah, so this has been a bit of a confusing process, I'm sure for most folks because there are multiple applications moving forward sequentially, but within a close enough time period that there have been multiple neighborhood meetings that have probably had some mixed signals. So, about two months ago we had a neighborhood meeting. I know I met with a number of you. That was the neighborhood meeting for this application. Last week we had a neighborhood meeting for the future preliminary plat of those residential future development areas.

That will be for a public hearing that will come probably 2-3 months in the future for which everyone here will be noticed when the time comes. So again, our apologies if something was said at last week's neighborhood meeting. I unfortunately was not there myself, but some of my colleagues were there and they may have said something that caused a misunderstanding. So our apologies for that, but rest assured you will be noticed for that next public hearing. Like I said, likely 2-3 months in the future is probably when that's going to happen. Regarding access, I just want to stress again for these parcels we already have…we're actually consolidating parcels, so there are a number of parcels already existing here. They all have legal rights, access to them. Nothing of that is changing with this. What we're doing here tonight, if anything, we're just consolidating things down to make it simpler. All these questions about access will get flushed out and detailed out in that next application public hearing in the future, so I don't feel like this is the right forum to really dig into the details of that other than we will be working with city staff will be working with ACHD. We'll be working with the community to make sure access is appropriate for whatever development is coming forward in an application in the future, so. With that, I'll stand for more questions. If you have any.

**Chairman Dana Hennis** Thank you. One quick question that was brought up by one of the testimonies. In combining is it Block 3 and 4? Is that indeed combining and would that result in what she was questioning Limiting access in your opinion?

**Caleb LaClair, JUB Engineers** Combining lots 3 and 4 really doesn't change anything because they're both touching regardless. What I will say is the intention is that there's cross access between the two of them and then cross access out to all the major public roads. Long term, And it's in the development agreement and plans have been approved as part of other developments, is there's actually improvements

ongoing that are extending for cell drive out to Five Mile Rd. and then extending that down South to Kuna Rd. So those improvements are actually already approved and already on-going and I believe the intention is those will be done later this year, if not into the spring of next year, but. So they are…they are imminent to have that secondary major public connection.

**Chairman Dana Hennis** Okay, thank you.

**Caleb LaClair, JUB Engineers** You're very welcome.

**Chairman Dana Hennis** Any other questions?

**Vice Chairman Bryan Clark** So just to get that right, I heard that correctly to yourself, we'll actually have a interconnection with Five Mile?

**Caleb LaClair, JUB Engineers** That is correct.

**Chairman Dana Hennis** Any other Commissioner questions?

**Commissioner Jim Main** No.

**Chairman Dana Hennis** No? thank you.

**Caleb LaClair, JUB Engineers** You're welcome.

**Chairman Dana Hennis** With that, I'll go ahead and close the public testimony at 6:27. And that brings up our deliberation.

**Vice Chairman Bryan Clark** I mean from everything that's going on, this it's lot line cleanup. So… And looking at the actual map of the area, kind of see a little better what's going on, there's going to be good interconnection for that future.

**Chairman Dana Hennis** Okay, and most everybody's concerns is going to be addressed as the future pieces come together…

**Vice Chairman Bryan Clark** Yeah.

**Chairman Dana Hennis** So that's the main thing. I just wanted to make sure everybody was comfortable here getting their questions answered and knowing the procedures as they go along. It's a long, drawn out, affair for something that's large, so… But I think ultimately on this one it just cleans things up better and it will make things easier for even the residents within is better definitions, so…

**Commissioner Jim Main** I agree. It's just basically housekeeping.

**Chairman Dana Hennis** It's it looked a lot worse than it was.

**Commissioner Ginny Greger** Yeah, no I agree.

**Chairman Dana Hennis** So with that, if there's…

**Commissioner Ginny Greger** *[Inaudible]* know some road access coming down.

**Chairman Dana Hennis** Yeah, exactly.

**Chairman Dana Hennis** So that if there's no more questions, I'd stand for a motion.

**Vice Chairman Bryan Clark** Mr. Chairman, I move to recommend approval of case #25-02-CPF, with conditions as outlined in the staff report.

**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 motion passes; and everybody will get future notices. But I'm glad you're on track. And, we appreciate your showing up. Thank you.

*(Timestamp 00:25:26)*
**Motion To:** Approve Case #25-02-CPF With Conditions
**Motion By:** Commissioner Bryan Clark
**Motion Seconded By:** Commissioner Ginny Greger
**Further Discussion:** None
**Voting Aye:** Commissioners Main, Greger, Clark, Hennis
**Voting Nay:** None
**Absent:** Commissioner Rosadillo
**4-0-1**

**Chairman Dana Hennis** We'll take a brief 2-minute recess just to let everybody exit that would like to.

*~ Recess ~*

*~ End Recess ~*

**Chairman Dana Hennis** Okay We'll go ahead and bring back to order the Planning & Zoning Commission meeting at 6:32.

## *4. BUSINESS ITEMS:*

*(Timestamp 00:29:01)*

*A.* Case No. 25-07-DR (Design Review) for Jimmy Johns – Marina Lundy, Planner

Applicant requests Design Review approval for design of a new Jimmy John's Restaurant. The site is .56 acres and is located near the intersection of Meridian Rd and Profile Rd and is identified as parcel No. R0539830060 (SEC 19, T2N, R1E).

*Potential Motions:*

- *Motion to recommend Approve/Conditional Approve/Deny of Case No. 25-07-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

*(Timestamp 00:29:01)*

**Chairman Dana Hennis** And next up on the agenda is the business items case number 25, excuse me, 25-07-DR for Jimmy John's, Marina.

**Planner Marina Lundy** Good evening, Members of the Commission. For the record, Marina Lundy, Planner, Kuna Development Services Department. The application before you this evening, requests design review approval for a Jimmy John's restaurant on approximately .56 acres that is already zoned C-1. The site is located near Meridian Rd. and Profile Rd. within the Ashton Acres Subdivision. The restaurant will be approximately 876 square feet and will have 15 parking spaces, including 1 ADA space. And staff would like to note the applicant will need to provide an update and trash enclosure plan that meets J&M Sanitation standards as prior to receiving the D&R's conditioned in the staff report. That is conditioned in the staff report. Staff has reviewed the proposed design review for compliance with the Kuna City Code, Idaho Statutes, and the Kuna Comprehensive Plan. And should the Commission approve the application, staff recommends the applicant be subject to the proposed recommendations and the conditions outlined in the staff report, and I will be here for any questions that you have about the application and I believe the applicant is present as well.

**Chairman Dana Hennis** Thank you. Does the Commission, have any excuse me questions for staff?

**Commissioner Jim Main** Not yet.

**Chairman Dana Hennis** Okay, thank you. If the applicant would like to come up, go ahead and state your name and address for the record, please.

**Trevor Howard, Timberland Associates** Trevor Howard, Timberland Associates 16 difficult Drive in Idaho City, Idaho 83639. As Miss Lundy stated, we would just like to construct the Jimmy John's. We have no concerns or objections to that.

**Chairman Dana Hennis** Thank you. Any questions for the applicant?

**Commissioner Jim Main** No.

**Chairman Dana Hennis** Thank you. So with that, that brings up our deliberations. What questions do you have questions for staff?

**Commissioner Jim Main** Yeah, I have a question for Marina. In the staff analysis, you indicated the addition of additional shade trees.

**Planner Marina Lundy** Yes, the applicant has met the requirements within our code for the Water conservation style of landscape plan. Staff just recommended if they were open to adding more shade trees to reduce the heat island effect.

**Commissioner Jim Main** So has that been defined?

**Planner Marina Lundy** It has not.

**Commissioner Jim Main** Okay. And I didn't see it in the recommended conditions of approval so.

**Planner Marina Lundy** No, it is not conditioned in the report.

**Commissioner Jim Main** So is it a condition or not?

**Planner Marina Lundy** It is not a condition.

**Commissioner Jim Main** Okay

**Senior Planner Troy Behunin** For the record, Troy Behunin, Senior Planner. If the Commission feels that they want to make it a condition, you can just simply include it in your recommendation or your in your motion.

**Commissioner Jim Main** Thank you. The only other question I have is whether or not they're going to comply with the dark sky procedures and practices for site lighting.

**Planner Marina Lundy** Yes, the lighting plan should comply with the dark sky aspect of code.

**Commissioner Jim Main** Okay, thank you.

**Vice Chairman Bryan Clark** I just want to know what the condition would look like for the additional shade trees because that's the heat island issue is a big sore spot for me so.

**Chairman Dana Hennis** Would the applicant be open to adjusting the landscape land to possibly add a few, some more trees if we designate how many or whatnot?

**Trevor Howard, Timberland Associates** Yeah. So again, Trevor Howard, I would be open… We'd be open to considering additional shade trees. It's a small lot. So just going to figure out where they fit and no issues working with City Staff to work those details out.

**Chairman Dana Hennis** Okay, perfect. Thank you.

**Commissioner Jim Main** Yeah, there's really no landscaping on the north or South side of the building, so it would have to be either on Jackson Mill Ave. or out on Hwy. 69.

**Chairman Dana Hennis** *M'kay.*

**Commissioner Jim Main** I think we're pretty they're probably pretty limited to doing much.

**Chairman Dana Hennis** Do you guys want to specify an amount that you'd like to see, or just to work with staff?

**Vice Chairman Bryan Clark** Yeah, because that's the thing I would imagine it would need to be a percent coverage and that's kind of hard. You'd have to work that towards ultimate growth. So and with a

lot like this, we could throw out a number. That's kind of why I was asking what the condition would look like. We could throw out a number and at the end of the day it would be unattainable unless they put in seven oak trees or something ridiculous. So because I mean, you know, personally, hey, 75%, let's go. Obviously, that's reasonable without pulling a couple of ADA spots or something. Big no, no. So yeah, all things considered, that's really the question we'd like it to be part of the conditions, but the question simply becomes, how? And I think it's something that we need to give a little bit of guidance on just to make it a little easier for the applicant. And we at that point, do we just leave it to staff?

**Chairman Dana Hennis** Yeah, I would imagine you know for their brand's sake, I would say you know something back towards Jackson. The Jackson side versus the Meridian side would be Okay with me. Just so that you know, people can see where they're at. You know, as these trees grow, it's going to be a few years, but it's going to start blocking the Street view on stuff, so…

**Vice Chairman Bryan Clark** But think about the cost savings on afternoon cooling in the middle of a Kuna summer with the because that's the thing. They've got full exposure on that West side. Now the nice thing is they have their smallest walls against the West side. So you know, there's that, but.

**Chairman Dana Hennis** Well, I'm comfortable letting staff arrange it.

**Commissioner Genny Greger** Yeah, me too.

**Chairman Dana Hennis** Staff's always good in not going overboard. So…

**Vice Chairman Bryan Clark** Question for staff would you have a recommendation up front or would you prefer to sit on that?

**Planner Marina Lundy** I don't currently have a recommend ,a specific recommendation, but I would be happy to work with the applicant on something that works for the site.

**Commissioner Jim Main** Why don't we just say something like add another 10% of trees and between staff and the applicant, they can determine the locations.

**Vice Chairman Bryan Clark** Perhaps we just say work with staff to enhance the landscaping plan,

**Commissioner Jim Main** Okay.

**Chairman Dana Hennis** Yeah, you can't really increase the percentage when there isn't trees in the percentage. They don't have any trees. So if we increase it 10%, then it's there's not much to.

**Senior Planner Troy Behunin** Dana.

**Chairman Dana Hennis** Yes.

**Senior Planner Troy Behunin** So for the record, Senior Planner, DSD. It probably would… it would be better if the Commission actually came up with a number rather than a percentage, if you were to just state four additional shade trees and then to work with staff on placement we can make that work that's far better than the percentage.

**Chairman Dana Hennis** Okay. That's what I was kind of trying to get at. Okay, that works.

**Trevor Howard, Timberland Associates** Make a suggestion. I think the goal is to maximize the number of shade trees that the lot can handle *[Inaudible]* 2-4. *[Inaudible]* That can handle that feel as they think we might be able to get 2 to 4. So if you made the condition to maximize the number shade trees with staff approval.

**Chairman Dana Hennis** Okay, thank you. That sounds reasonable. Okay, With that if there's no more questions, I stand for a motion.

**Vice Chairman Bryan Clark** Let's give this a shot. All right, Mr. Chairman, I move to recommend approval of case #25-07-DR for Jimmy John's with the added condition that the applicant will work with staff to enhance the landscape, plan to maximize the number of shade trees with an expected number of shade trees to be approximately 2-4, and all other recommendations in the staff report.

**Chairman Dana Hennis** Very good.

**Commissioner Ginny Greger** I'll second that.

**Chairman Dana Hennis** Thank you, all in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Any opposed? Motion passes. Thank you.

*(Timestamp 00:37:48)*
**Motion To:** Recommend Approval Of Case #25-07-DR With Conditions As Outlined In The Staff Report And Additional Conditions Imposed By The Commission
**Motion By:** Commissioner Bryan Clark
**Motion Seconded By:** Commissioner Ginny Greger
**Further Discussion:** None
**Voting Aye:** Commissioners Main, Greger, Clark, Hennis
**Voting Nay:** None
**Absent:** Commissioner Rosadillo
**4-0-1**
*THIS MOTION WAS MODIFIED ON PAGE 15 OF THESE MINUTES AND DOES NOT REPRESENT THE FINAL DISPOSITION OF THIS CASE.*

*~~~ Meeting Proceeds From Here To Business Item 4.B. ~~~*

*~~~ Meeting Continues Here From Business Item 4.B. ~~~*

*(Timestamp 00:47:23)*

**Vice Chairman Bryan Clark** Quick question on the last one, 25-07-DR. I read the statement as written and it is a motion to recommend approval that should have been a recommendation for approval, should it not?

**Commissioner Jim Main** No. This is a design review, so it should be approval.

**Vice Chairman Bryan Clark** Yeah. Right, so. I don't know if we can read back that record, but I motion to recommend approval, as opposed to recommend approval because this last 25-16 I recommended approval, which is correct.

**Chairman Dana Hennis** Oh I heard it the other way, so maybe I heard it wrong.

**Commissioner Ginny Greger** He's talking about the last one.

**Vice Chairman Bryan Clark** The last one, yeah. I'd hate for that to…

**Senior Planner Troy Behunin** For the record, Troy Behunin, Senior Planner. So the recommendation is for approval. You're not recommending to Council. Normally there's a distinction there, but in order to make sure the record is correct, if you want to redo, if you want to open it back up. You want to make the motion again. You recommend whatever you recommend, and then you take a vote. Then we'll be clean.

**Chairman Dana Hennis** Okay.

**Vice Chairman Bryan Clark** Yeah, So it should be a motion to approve not a recommendation.

**Senior Planner Troy Behunin** correct,

**Chairman Dana Hennis** Correct.

**Vice Chairman Bryan Clark** Yes.

**Chairman Dana Hennis** Okay. With hearing that then I will go ahead and open up case number 25. Excuse me, 25-07-DR for Jimmy John's again, so that we can go ahead and clarify the motion.

**Vice Chairman Bryan Clark** I move we approve case #25-O7-DR with the conditions as outlined in the staff report. In addition, we would like to have the applicant work with city staff to maximize the number of shade trees, with the expectation being that there will be two to four.

**Chairman Dana Hennis** I'm impressed, you picked the hard one

**Commissioner Ginny Greger** I'll second that.

**Chairman Dana Hennis** Thank you, it has been seconded. So, all in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Any opposed? Thank you. Thank you for that clarification and well done.

*(Timestamp 00:48:58)*
**Motion To:** Approve Case #25-07-DR With Conditions As Outlined In The Staff Report And Additional Conditions Imposed By The Commission
**Motion By:** Commissioner Bryan Clark
**Motion Seconded By:** Commissioner Ginny Greger
**Further Discussion:** None
**Voting Aye:** Commissioners Main, Greger, Clark, Hennis
**Voting Nay:** None
**Absent:** Commissioner Rosadillo
**4-0-1**

*~~~ Meeting Proceeds From Here To Item 5~~~*

***B***. Case No. 25-16-DR (Design Review) for Burger King – Marina Lundy, Planner

Applicant requests Design Review approval for design of a new Burger King Restaurant. The site is .802 acres and is located near the intersection of E Deer Flat Rd and N Meridian Rd and is identified as parcel No. R6949010600.

*Potential Motions:*

- *Motion to Approve/Conditional Approve/Deny of Case No. 25-16-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

*(Timestamp 00:38:37)*

**Chairman Dana Hennis** Okay, so next up, seems how my computer is deciding to think is case #25-16-DR for Burger King.

**Planner Marina Lundy** Good evening, Members of the Commission. For the record, Marina Lundy, Planner, Kuna Development Services Department. The application before you this evening, requests design review approval for a Burger King restaurant on approximately .802 acres that is already zoned C-2. The site is located near the intersection of E Deer Flat Rd. and N Meridian Rd. in the Paul Bunyan subdivision. The restaurant will be approximately 3250 square feet when fully constructed and will have 27 parking spaces and 2 ADA accessible spaces. Staff would like to note that the ADA spaces on the site plan are not the minimum of 9 foot 6 inches. They are 8 feet each, but there is line spacing between the ADA spaces. Additionally, there was a ITD comment added late to the agency comment folder that the applicant has been made aware of and staff would be happy to summarize if you would like. Staff has reviewed the proposed Design Review for compliance with Kuna City code, Idaho Statutes, and the Kuna Comprehensive Plan. And should the Commission approve the application, staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report, and I will be here for any questions and the applicant is also here tonight.

**Chairman Dana Hennis** Thank you. Any questions for staff at this time?

**Commissioner Jim Main** So did you say that the parking spaces, the handicapped spaces, are acceptable as shown?

**Planner Marina Lundy** They will need to be updated to 9 feet and 6 inches per Kuna City Code.

**Commissioner Jim Main** So they're just going to take the space between them and narrow that?

**Planner Marina Lundy** I presume that is what they would do.

**Commissioner Jim Main** Okay, thank you.

**Vice Chairman Bryan Clark** They will only be able to narrow it so much because there is a minimum space for a van accessible spot too. Van accessible is what, 12 and 6? Something like that I don't remember. Okay, If the applicant would like to come up.

**Connor Gray, AG Land & Development** Commissioners Connor Gray, 505 S 7th Idaho. Caldwell 83605 Yes, again. So my name is Connor Gray and I am the owner…

**Senior Planner Troy Behunin** *Can you touch that button?*

**Connor Gray, AG Land & Development** There it is. You want me to restart? *Yeah.* So Connor Gray, Owner's Representative. 505 S 7th Idaho. Caldwell 83605 again tonight. Appreciate your guy's time to be able to look at our request this new Burger King, located in the Paul Bunyan Plaza. With us, we have our franchisee Ted Nunemaker and our general contractor, Zach Zollinger with ZC construction. Just kind of like with the Jimmy John's proposal, we have no problem with the recommended approval recommend recommendations with this as far we kind of where we're at in the process. We have our drawings submitted over to Kuna for some of these comments that come back, so you know the issue with the parking, we have no problem on working on with our architect as of right now. But other than that, yeah, I'm happy to answer any questions I can right now.

**Chairman Dana Hennis** Thank you. Any questions for the applicant? Got off easy.

**Connor Gray, AG Land & Development** Thank you.

**Chairman Dana Hennis** Okay, so with that, that brings up our deliberation. I think this one's…Again, fairly straightforward. It's good having more addition to the commercial base here and get more restaurants in. You have any concerns? Questions.

**Vice Chairman Bryan Clark** No questions, no concerns at this time looking at the landscape. Looks like they actually did. We're focusing in on the landscaping here, we actually have pretty good usage of the space and good amount of green for how small the lot is. *Oh, are we into our deliberation? I'm sorry. Are we still asking? Okay.*

**Commissioner Jim Main** Am I okay to talk? Okay, thank you. A Couple of things, of course. Number one, I want to make sure it complies with the dark sky practices for side lighting on the other item on the elevations. It was like a like a puzzle. Basically, the elevations have no color, but then at the last minute I received the little sheet that showed all the little dots of color, so I have no idea what the building actually looks like.

**Connor Gray, AG Land & Development** I apologize for that. I believe that sheet was part of our. *Let me press that again.* I do believe that was part of our application when we did submit it over, but I do apologize not being able to you see it for that end, yes, it it's just kind of standard practice with Burger King. As far as the elevations that we have to get approved through the Burger King headquarters to be able to do this. And it's just through our BRS architects as well. You know, it's just it's just kind of the practice that we've been using for it.

**Commissioner Jim Main** And it makes it kind of difficult for us to know what the building looks like.

**Connor Gray, AG Land & Development** We do have a rendering. I'm not quite sure if it was in the in the packet that was submitted, but part of our application that kind of shows the actual visualization of the Burger King in there.

**Commissioner Jim Main** No, we actually had just had a plan and elevation plan with references to colors and then at the last minute we got the color palette.

**Chairman Dana Hennis** But it's still a bunch of trying to figure out. Yeah, and trying to visualize it. So I don't know if we have access to the rendering.

**Commissioner Jim Main** so if you want to pay me on the side.

**Connor Gray, AG Land & Development** I'd be happy to send it over right now, but part of the application.

**Commissioner Jim Main** Yeah, I went online and I found I found an elevation and it looks like the same building.

**Connor Gray, AG Land & Development** Yep, yeah.

**Commissioner Jim Main** So we can assume that this is what the elevation looks like?

**Connor Gray, AG Land & Development** Yes. That....

**Commissioner Jim Main** Can you make this part of the staff report. So we have that?

**Planner Marina Lundy** Yes.

**Commissioner Jim Main** Thank you.

**Connor Gray, AG Land & Development** Again part of our application is submitting materials like that to where you can actually show everything along those lines. So yeah, yeah, we did submit it over, but probably due to you know paperwork and you know not having so much there is probably things that probably do slip by the crack of or what needs to be in there and whatnot. So.

**Chairman Dana Hennis** Thank you. Yeah, that was hard for me trying to figure out. You know, engineers and colors don't make a lot of sense, yeah, but that looks better than what I came up with. Well if there is no other comments or questions I would stand for a motion.

**Vice Chairman Bryan Clark** I guess the question is do we need to include. The dimensional update or is that something you guys are handling on your side? I would probably just condition it that they work with city to get the handicap parking within or within compliance with the city. That big word.

**Vice Chairman Bryan Clark** All right, Mr. Chairman, I move we approve case #25-16-DR with conditions as outlined in the staff report, including to work with city staff to verify compliance of the ADA parking stalls and all other conditions as outlined in the staff report.

**Commissioner Genny Greger** I'll second that.

**Chairman Dana Hennis** Thank you all in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Any opposed? Motion carries. Thank you.

*(Timestamp 00:46:47)*
**Motion To:** Approve Case #25-16-DR With Conditions As Outlined In The Staff Report And Additional Conditions Imposed By The Commission
**Motion By:** Commissioner Bryan Clark
**Motion Seconded By:** Commissioner Ginny Greger
**Further Discussion:** None
**Voting Aye:** Commissioners Main, Greger, Clark, Hennis
**Voting Nay:** None
**Absent:** Commissioner Rosadillo
**4-0-1**

*~~~Meeting Proceeds From Here Back To Business Item 4. A~~~*

## *5. UPDATES & REPORTS:*

*(Timestamp 00:49:36)*

**Chairman Dana Hennis** With that, I see no other items on the agenda. Is there any reports or announcements from the city staff?

**Senior Planner Troy Behunin** None.

**Chairman Dana Hennis** Thank you.

## *6. ADJOURNMENT:*

*(Timestamp 00:49:47)*

**Vice Chairman Bryan Clark** Mr. Chairman, I move that we adjourn.

**Commissioner Ginny Greger** I second that.

**Chairman Dana Hennis** All in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Bryan?

**Vice Chairman Bryan Clark** Aye.

**Chairman Dana Hennis** Thank you.

*(Timestamp 00:49:47)*
**Motion To:** Adjourn
**Motion By:** Commissioner Bryan Clark
**Motion Seconded By:** Commissioner Ginny Greger
**Further Discussion:** None
**Voting Aye:** Commissioners Main, Greger, Clark, Hennis
**Voting Nay:** None
**Absent:** Commissioner Rosadillo
**4-0-1**

~~Dana Hennis~~, Chairman
Bryan Clark, Vice Chairman

ATTEST:

Doug Hanson, Director

*Minutes prepared by Garrett Michaelson, Deputy City Clerk.*

# CASE NO. 25-01-CPF

# PAUL BUNYAN COMBINATION PLAT

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

## ALL APPLICATION MATERIALS: 25-01-CPF PAUL BUNYAN COMBO PLAT

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

CITY OF KUNA:
CITY COUNCIL
STAFF MEMO

# City of Kuna Council Staff Memo

| Entitlements Requested: | Combo Plat | Rezone | Annexation | Special Use | Planned Unit Development | Design Review | Time Extension |
|---|---|---|---|---|---|---|---|
| Title: | Paul Bunyan Combo Plat | | Application Number: | | 25-01-CPF | | |
| Date: | 8/5/2025 | | Staff Contact: | | Marina Lundy | | |
| Owner(s)/Applicant: | Jeff Likes | | Applicant Contact: | | jeff@ALCArchitecture.com | | |
| Representative: | Same | | Representative Contact: | | Same | | |

| Purpose |
|---|
| Applicant request combination plat approval to divide parcel R6949010100 near N. Meridian Road and E Deer Flat Road into two distinct C-2 zoned parcels. The parcel is approx. .968 acres with a current zone of C-2. The site is located at 1460 E Deer Flat Road, Kuna, ID (APN R6949010100). |

| Statement of Fact | |
|---|---|
| Parcel Number(s): | R6949010100 |
| Future Land Use Map Designation: | Mixed use, Commercial |
| Existing Land Use: | Vacant |
| Current Zoning: | C-2 |
| Proposed Zoning: | C-2 |
| Development Area: | .968 acres |
| Adjacent Zoning Districts: | **North:** C-2 (area commercial district), R-6 (medium density residential)<br>**East:** C-1 (neighborhood commercial district)<br>**South:** C-2 (area commercial residential)<br>**West:** C-2 (area commercial residential) |
| Adjacent Street(s) Existing & Proposed: | **North:** None<br>**East:** N Meridian Road<br>**South:** E Deer Flat Road<br>**West:** None |
| Internal Street(s) Existing & Proposed: | N/A |
| Adjacent Bike/Pedestrian Facilities: | N/A |
| Adjacent Parks: | N/A |
| Land Dedication Requirements: | N/A |

| Comprehensive Plan and Future Land Use Map Analysis |
|---|
| The Comprehensive Plan identifies the subject property as Commercial and Mixed Use. The existing C-2 zone is viewed as a compatible zoning district within the Commercial Land Use Designation. |

The site is located along N. Meridian Road and E Deer Flat Road. The proposed land use for the subject site agrees with the Future Land Use Map (FLUM) of the City of Kuna.

## Staff Analysis

The applicant requests combination plat approval to divide one lot into two. Once divided, the two parcels are anticipated to be approx.. .46 acres (west side) and .51 acres (east side). The west side of the parcel will be a fast food restaurant (Mo Betthas) and the east side of the parcel will be an oil change facility (Take 5).

Upon staff review, the proposed application meets the requirements and intent of Kuna City Code and Comprehensive Plan. Staff recommends the Council approve the application with the conditions outlined in staff's report.

## Recommended Conditions of Approval

1. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
    a. The City Engineer shall approve the sewer connections.
    b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
    c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties."
    d. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.
    e. The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
    f. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s).
    g. All public rights-of-way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 5-9-4.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
5. It is the responsibility of the Developer or his Engineer to coordinate and design for the stricter requirement between agencies and the City of Kuna standards for the entire development
6. The Developer/Owner/Applicant, and/or any future assigns having an interest in the subject property, shall fully comply with all Conditions of development as approved by the City Council, or seek amending them

through Public Hearing processes.

7. Developer/Owner/Applicant shall follow staff, City Engineers and other agency recommended requirements as applicable.
8. Developer/Owner/Applicant shall comply with all local, state, and federal laws.

March 27, 2025

**City of Kuna**
**Kuna Planning and Zoning**
**751 w. 4th ST Kuna, ID 83634**
**Attn : Planners**
**p. 208.922.5274**

**Re: Plat Split**

To whom it may concern:

We are proposing combo short plat, regular plat at Lot 01, Block 01, Paul Bunyan Plaza Subdivision of Parcel No. R6949010100. With the division of this parcel, we anticipate the separate parcels to be 0.46 acres (west side) and 0.51 acres (east side). Access to these parcels will be via a private road with access from N. Meridian Road.

The west side of the parcel will feature a fast-food restaurant with a drive-through. The building will be 1,872 sq. ft. and will have a maximum height of 27 feet. The overall color scheme will consist of warm gray tones with a stucco finish, complemented by a dark stone veneer for contrast. The Entrance will include an overhang and store windows, in compliance with the design review standards.

The east side of the parcel will feature a take five oil change facility with three drive-through oil change lanes. The building will be 1,517 sq. ft. and will have a maximum height of 21 feet 3 inches. The overall color scheme will consist of warm tones with a stucco finish, complemented by a darker warm stone veneer and a strong red color (One of the companies color) for contrast.

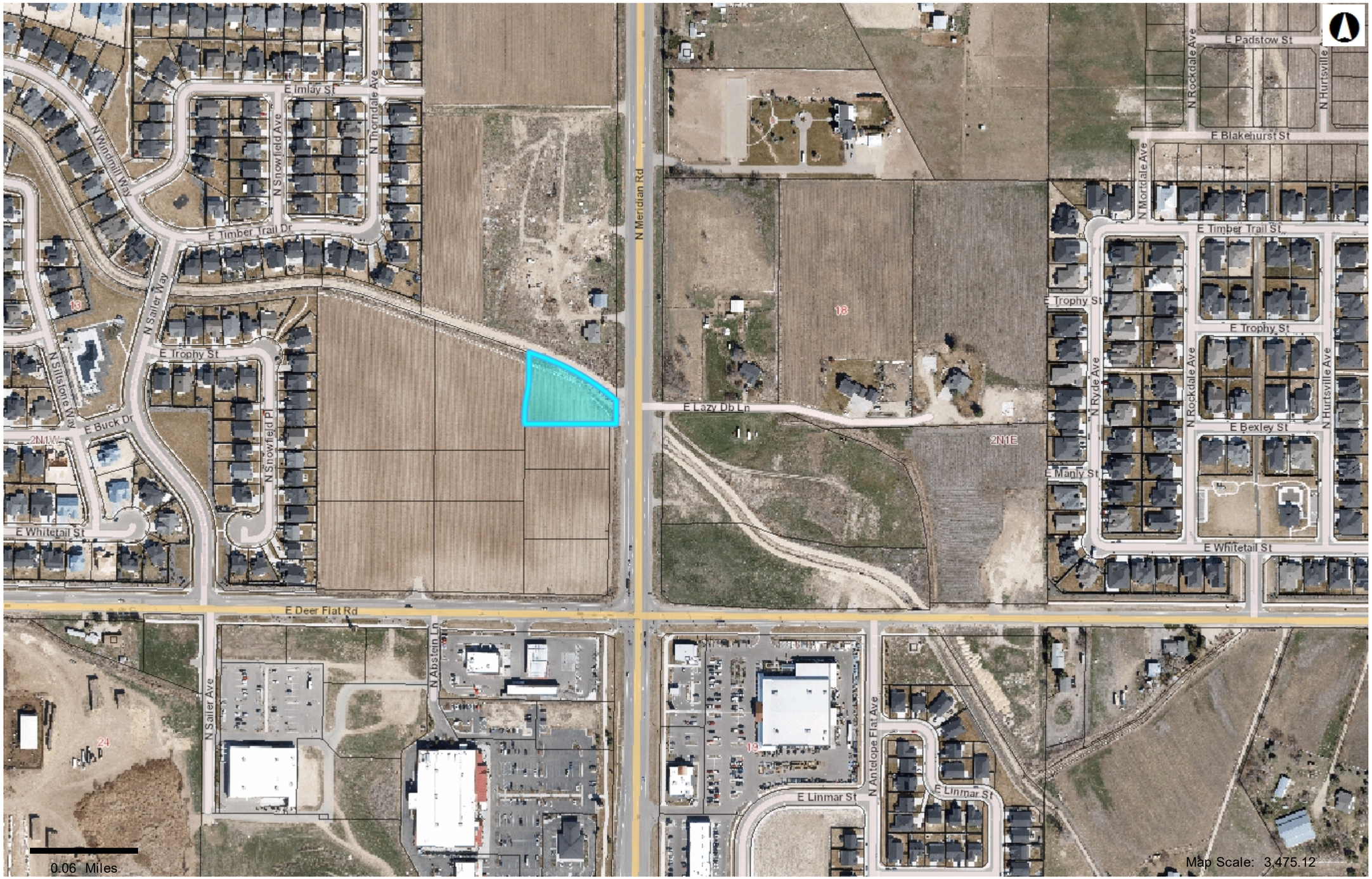
Should you have any questions or concerns regarding this project and the documents provided, please feel free to contact me at your earliest convenience. We are grateful for your time and consideration on this project and look forward to your approval.

Thank you,

Jeff Likes
ALC Architecture
jeff@alcarchitecture.com
208.514.2713

# 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

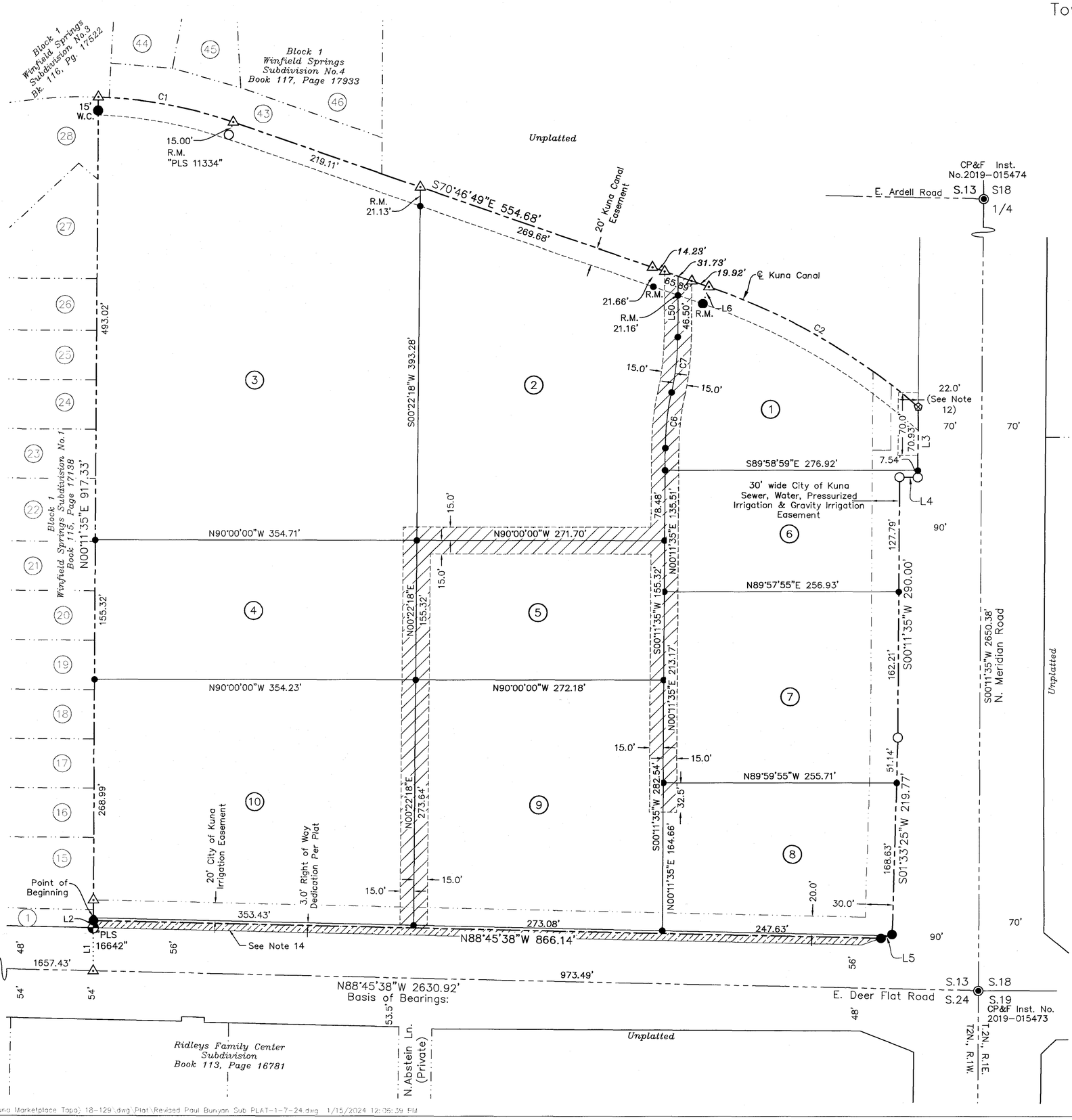
- Railroad
- Roads (2,000 - 4,000 s
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- Townships
- Sections
- Condos
- Parcels
- raster.DBO.AdaOrthos2
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

3/21/2025

Plat Showing

# *Paul Bunyan Plaza Subdivision*

Located in the E1/2 of the SE1/4 of Section 13,
Township 2 North, Range 1 West, Boise Meridian,
City of Kuna, Ada County, Idaho.
2024




N

10 40 160
0 20 80 240

Scale: 1" = 80'

## Legend

| | |
|---|---|
| ○ | Found 5/8" Iron Pin,"ISG PLS 7729", or as Noted |
| ◔ | Found Brass Cap Monument |
| ◉ | Found Aluminum Cap Monument |
| △ | Calculated Point, Nothing Found or Set |
| W.C. | Witness Corner |
| R.M. | Reference Monument |
| ● | Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 8251" |
| ● | Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 8251" |
| (1) | Lot Number |
| ⊛ | Found 1" Magnetically Detectable Copper Disk Monument stamped with "ISG PLS 7729" |
| ——— | Subdivision Boundary Line |
| ..... | Tie Line |
| ——— | Right-of-Way Line |
| ——— | Lot Line |
| ——·——·—— | Lot/Parcel Line of Record |
| — — — — | Section Line |
| ▨ | Cross Access Easement |
| - - - - - | Kuna Canal Easement Line |
| ——·——·—— | Irrigation Easement Line |
| ▨ | Area of Right of Way Dedication Inst. No. 2024-_____ |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve | Length | Radius | Delta | Chord Bearing | Chord Length |
| C1 | 151.82' | 500.00' | 17°23'51" | S79°28'45"E | 151.24' |
| C2 | 267.30' | 700.00' | 21°52'45" | S59°50'27"E | 265.68' |
| C6 | 62.38' | 300.00' | 11°54'49" | N06°09'00"E | 62.27' |
| C7 | 62.38' | 300.00' | 11°54'49" | N06°09'00"E | 62.27' |

Reference Documents:

1) Warranty Deed Inst. No.2021-153040
2) Record of Survey No.13474
3) Record of Survey No.10672
4) Winfield Springs Subdivisions No.1
5) Winfield Springs Subdivision No.3
6) Winfield Springs Subdivision No.4
7) Ridleys Family Center Subdivision

| Line Table | | |
|---|---|---|
| Line | Bearing | Length |
| L1 | N00°11'35"E | 48.01' |
| L2 | N00°11'35"E | 8.00' |
| L3 | S00°11'35"W | 78.47' |
| L4 | N89°48'25"W | 20.00' |
| L5 | S70°33'25"W | 12.85' |
| L50 | N00°11'35"E | 67.65' |

Surveyor's Narrative:

The Purpose of this Survey is to Create a Subdivision of the Property shown heron. The Property is a Portion of a Certain Parcel of Land as Described in Warranty Deed Instrument No. 2021-153040, Records of Ada County, Idaho. Subject Property is Adjacent to Winfield Springs Subdivision No. 1, and also being a Portion of "Parcel B" as shown on Record of Survey No. 13474. Monumentation was found per said Subdivision Plat, and Record of Survey and were held as Controlling Corners for this Plat.

PROFESSIONAL LAND SURVEYOR LICENSED 11/5/24 8251 STATE OF IDAHO LAWRENCE H. KOERNER

See Sheet 2 for Notes, Easement Line & Curve Tables.

Book Page

Job No. 18-129
Sheet 1 of 4

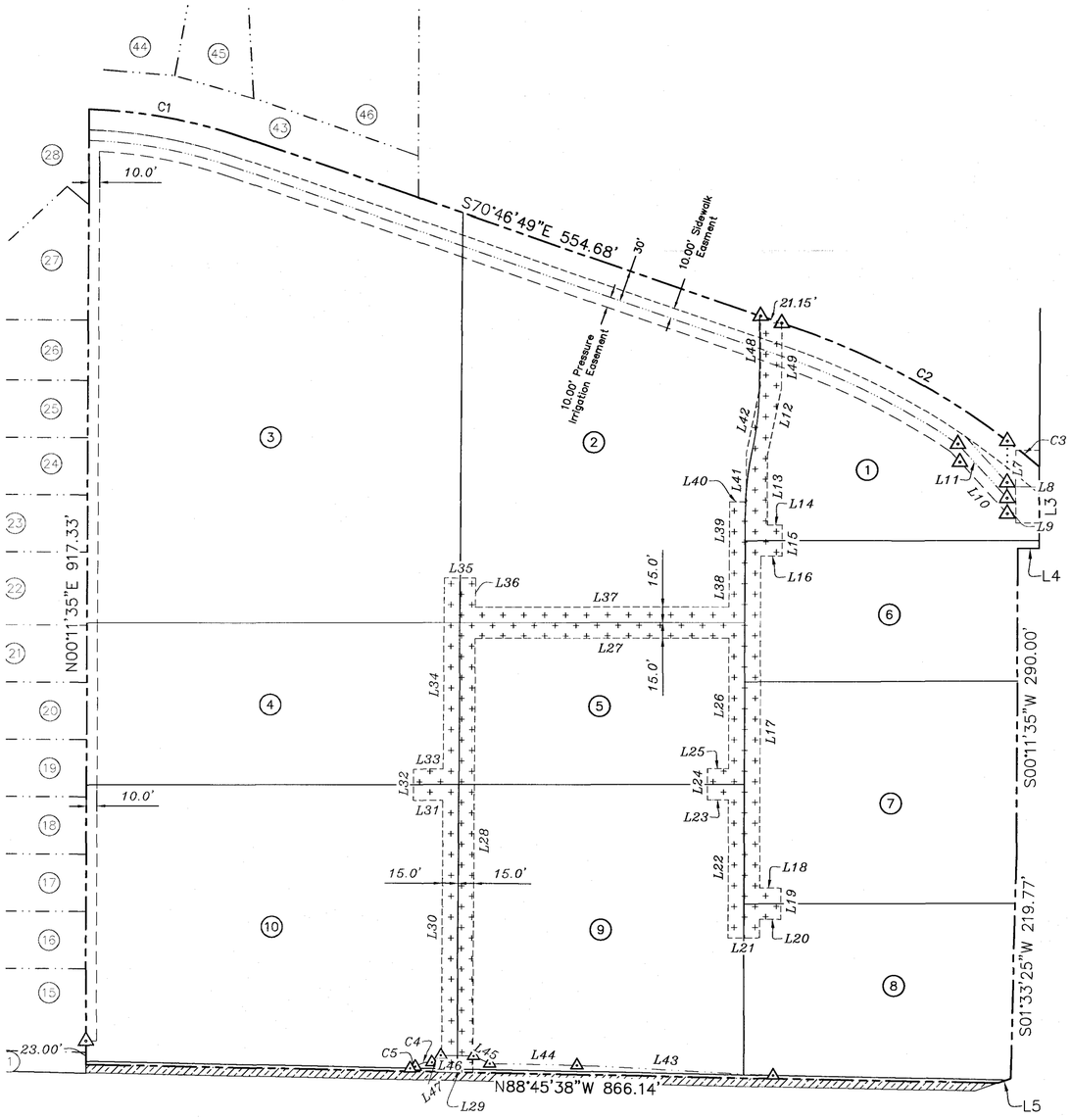
IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

P:\Paul Bunyan Plaza Sub (Kuna Marketplace Tops) 18-129\dwg\Plat\Revised Paul Bunyan Sub PLAT-1-7-24.dwg 1/15/2024 12:06:39 PM

Plat Showing

# *Paul Bunyan Plaza Subdivision*

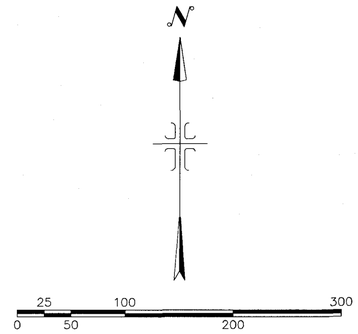
Located in the E1/2 of the SE1/4 of Section 13,
Township 2 North, Range 1 West, Boise Meridian,
City of Kuna, Ada County, Idaho.
2024




| Easement Line Table | | |
|---|---|---|
| Line | Bearing | Length |
| L7 | S00°11'35"W | 39.91' |
| L8 | S00°11'35"W | 14.97' |
| L9 | S00°11'35"W | 14.97' |
| L10 | N41°42'48"W | 79.48' |
| L11 | N41°42'48"W | 69.51' |
| L12 | S11°26'35"W | 66.25' |
| L13 | N00°11'35"E | 67.46' |
| L14 | N89°48'25"W | 14.00' |
| L15 | S00°11'35"W | 30.00' |
| L16 | N89°48'25"W | 20.00' |
| L17 | S00°11'35"W | 310.10' |
| L18 | S89°48'25"E | 20.00' |
| L19 | S00°11'35"W | 30.00' |
| L20 | N89°48'25"W | 20.00' |
| L21 | N89°48'25"W | 30.00' |
| L22 | N00°11'35"E | 132.29' |
| L23 | S89°48'25"E | 20.00' |
| L24 | S00°11'35"W | 30.00' |
| L25 | N89°48'25"W | 20.00' |
| L26 | N00°11'35"E | 125.35' |
| L27 | N90°00'00"W | 241.75' |
| L28 | N00°22'18"E | 417.28' |

| Easement Line Table | | |
|---|---|---|
| Line | Bearing | Length |
| L29 | N88°45'38"W | 30.00' |
| L30 | N00°22'18"E | 261.31' |
| L31 | N90°00'00"W | 28.14' |
| L32 | N00°22'18"E | 30.00' |
| L33 | N90°00'00"W | 28.14' |
| L34 | N00°22'18"E | 183.49' |
| L35 | S89°37'42"E | 30.00' |
| L36 | S00°22'18"W | 27.97' |
| L37 | N90°00'00"E | 241.65' |
| L38 | N00°11'35"E | 39.46' |
| L39 | N00°11'35"E | 61.65' |
| L40 | S89°48'25"E | 16.00' |
| L41 | N00°11'35"E | 46.93' |
| L42 | N11°26'35"E | 66.25' |
| L43 | N86°55'05"W | 186.61' |
| L44 | N88°45'38"W | 83.53' |
| L45 | N64°47'04"W | 17.19' |
| L46 | N88°45'38"W | 31.21' |
| L47 | S51°47'09"W | 11.00' |
| L48 | N00°11'35"E | 66.33' |
| L49 | S00°11'35"W | 61.40' |

| Easement Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve | Length | Radius | Delta | Chord Bearing | Chord Length |
| C3 | 38.78' | 700.01' | 003°10'28" | N50°29'19"W | 38.78' |
| C4 | 13.34' | 20.00' | 038°12'48" | S72°07'58"W | 13.09' |
| C5 | 5.34' | 8.00' | 038°12'48" | S72°07'58"W | 5.24' |




Scale: 1" = 100'

## Legend

- Calculated Point, Nothing Found or Set
- (1) Lot Number
- Subdivision Boundary Line
- Right-of-Way Line
- Lot Line
- Lot/Parcel Line of Record
- Pressure Irrigation Easement Line
- Sidewalk Easement Line
- ACHD Sidewalk Easement Line
- City of Kuna Sewer and Water Easement Line
- 100.00' Easement Dimensions

## Notes

1. This development recognizes Idaho code, title 22, chapter 45 Right to Farm Act, section 22-4503, which states "no agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not nuisance the time it began or was constructed. the provisions of this section shall not apply when nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
2. Irrigation Water will be Provided by Kuna Municipal Irrigation System in Compliance with Idaho Code Section 31-3805(1)(b). All Lots within this Subdivision will be Entitled to Irrigation Rights, and will be Obligated for Assessments from Kuna Municipal Irrigation System Subject to the Annexing of Paul Bunyon Plaza Subdivision into the Kuna Municipal Irrigation System and Pooling the Appurtenant Water Rights thereof Recorded as Instrument No. 2016-060881, Records of Ada County, Idaho.
3. Any re-subdivision of this Plat shall Comply with the Applicable Zoning Regulations of the City of Kuna in effect at the time of the re-subdivision.
4. Minimum Building Setback Lines shall be in Accordance with the Applicable Zoning Regulations of the City of Kuna at the time of Issuance of Individual Building Permits, or as Specifically Approved and/or Required.
5. Direct Lot Access to North Meridian Road is Prohibited unless Specifically Allowed by the State of Idaho and the City of Kuna. Lots 1 thru 10 will take Access from East Deer Flat Road Via a Cross Access Easement Recorded as Instrument No. 2024-_____
6. Maintenance of any Irrigation Drainage Pipe or Ditches Crossing a Lot is the Responsibility of the Lot Owner unless such Responsibility is Assumed by an Irrigation/Drainage Entity. Such Lots must Remain free of Encroachments and Obstructions to said Irrigation/Drainage Facilities.
7. No Lots Shall not be Reduced is Size without Prior Approval from the Health Authority and the City of Kuna.
8. This Subdivision will be Subject to Covenants, Conditions and Restrictions that are to be filed for Record at the Ada County Recorders Office.
9. ITD Highway Bridge Easement Instrument No. 807780.
10. No Additional Domestic Water Supplies shall be Installed beyond the Water System Approved in the the Sanitary Restriction Release.
11. Unless Otherwise Dimensioned, All Lot Lines Common to the Subdivision Boundary and all Rear Lot Lines Contain a 10.00 foot (10') wide Easement for Public Utilities and City of Kuna Irrigation and Lot Drainage.
12. ACHD Right of Way Dedication Warranty Deed Instrument No. 2024-_____




Book Page

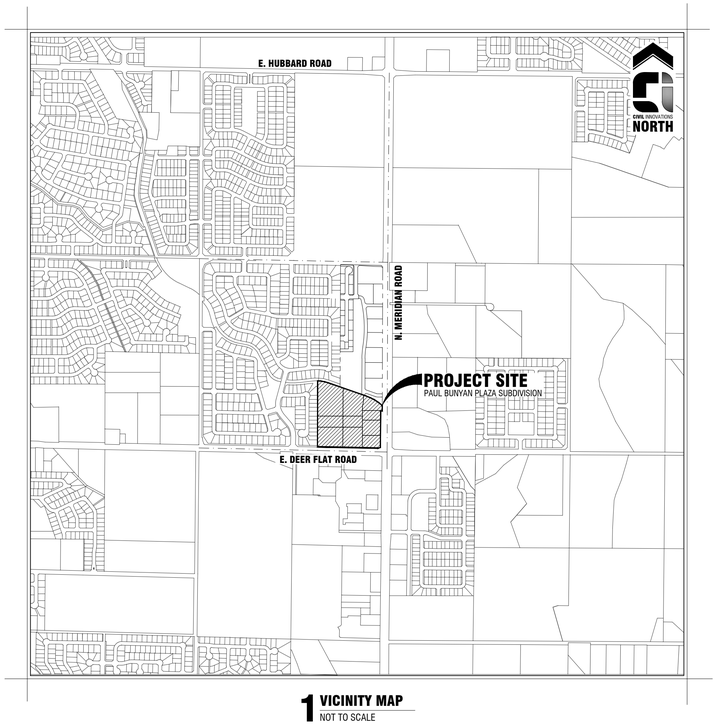
Job No. 18-129
Sheet 2 of 4

IDAHO SURVEY GROUP, LLC
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WWW.IDAHOSURVEY.COM

# PAUL BUNYAN PLAZA SUBDIVISION

## KUNA, IDAHO - 2024

LOCATED IN THE E 1/2 OF THE SE 1/4 OF SECTION 13,
T.2N., R.1W., B.M., CITY OF KUNA, ADA COUNTY, IDAHO




**1 VICINITY MAP**
NOT TO SCALE

## 2 CONSTRUCTION SHEET INDEX


| | | |
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| 1 OF 24 | C.100 | TITLE SHEET |
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| 4 OF 24 | C.201 | FRONTAGE IMPROVEMENT PLAN - N. MERIDIAN ROAD |
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| 6 OF 24 | C.203 | STREET PROFILES |
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| 8 OF 24 | C.205 | STREET DETAILS |
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| 16 OF 24 | C.601 | WATER PLAN AND PROFILES |
| 17 OF 24 | C.602 | WATER PLAN AND PROFILE |
| 18 OF 24 | C.603 | WATER DETAILS |
| 19 OF 24 | C.700 | PRESSURE IRRIGATION PLAN |
| 20 OF 24 | C.701 | PRESSURE IRRIGATION PLAN AND PROFILE |
| 21 OF 24 | C.702 | PRESSURE IRRIGATION PLAN AND PROFILE |
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| 23 OF 24 | C.704 | IRRIGATION DETAILS |
| 24 OF 24 | C.800 | STREET LIGHT PLAN |


## 3 CONSTRUCTION CONTACT INFORMATION


**ENGINEER**
CIVIL INNOVATIONS, PLLC
CONTACT: BEN THOMAS
1043 E. PARK BLVD. STE 100
BOISE, IDAHO 83712
PHONE: (208) 884-8181
EMAIL: BEN@CIVIL-INNOVATIONS.COM

**DEVELOPER**
BILL HICKS
5245 S. DURANGO DR.
LAS VEGAS, NV 89113
PHONE: (702) 221-2500

**SURVEYOR**
IDAHO SURVEY GROUP
CONTACT: GREG CARTER, PLS
9955 W. EMERALD ST.
BOISE, ID 83704
PHONE: (208) 846-8570


## 4 BENCH MARK AND DATUM DATA

**DATUM DATA**
HORIZONTAL: NAD 83 (ADJUSTED TO THE ADA COUNTY H.A.R.N SURVEY)
VERTICAL: NAVD 88

### STANDARD ABBREVIATIONS

| | | | | | |
|---|---|---|---|---|---|
| ABS | Acrylonitrile - Butadiene - Styrene | ESMT | Easement | PL | Property line |
| ABAN | Abandon | EVC | End of Vertical Curve | PP | Power Pole |
| ABAND | Abandoned | EXIST | Existing | PRC | Point of Reverse Curvature |
| AC | Asphalt Concrete | FG | Finished Grade | PSI | Pounds per Square Inch |
| ACP | Asbestos Cement Pipe | FH | Fire Hydrant | PT | Point of Tangency |
| AH | Ahead | FL | Flow Line | PVC | Polyvinyl Chloride |
| ALT | Alternate | FTG | Footing | PVMT | Pavement |
| BC | Beginning of Curve | FS | Finished Surface | R | Radius |
| BCR | Beginning of Curb Return | GALV | Galvanized | RB | Ribbon Curb |
| BK | Back | GB | Grade Break | RC | Roll Curb |
| BM | Bench mark | GIRR | Gravity Irrigation | R/W | Right-of-Way |
| BVC | Beginning of Vertical Curve | GL | Grade Line, Ground Line | RL | Roof Line |
| BW | Back of Walk | GM | Gas Meter | RR | Railroad |
| CB | Catch Basin | GR | Grade | RT | Right |
| cf | Cubic Foot | HDPE | High Density Polyethylene | S | Slope |
| CL | Centerline | HORIZ | Horizontal | SB | Seepage Bed |
| CO | Clean-Out | HP | High Point | SD | Storm Drain |
| CONC | Concrete | INCL | Including | SDR | Standard Thermoplastic Pipe |
| CONN | Connection | INV | Invert | | Dimension Ratio |
| CONST | Construct, Construction | IP | Iron Pipe | SEC | Section |
| COORD | Coordinate | IRR | Irrigation | SF | Square Foot (feet) |
| CRN | Crown of Pavement | ISPWC | Idaho Standards For Public | SG | Sand and Grease Trap |
| CTV | Cable Television | | Works Construction | SP | Signal Pole |
| CY | Cubic Yard | L | Length | SPRK | Sprinkler |
| DBL | Double | LB | Pound | SS | Sanitary Sewer |
| DI | Drop Inlet | LF | Linear Foot | STA | Station |
| DIA | Diameter | LP | Low Point | STD | Standard |
| DIP | Ductile Iron Pipe | LT | Left | SW | Sidewalk |
| DW | Driveway | MAINT | Maintenance | SY | Square Yard |
| DWG | Drawing | MH | Manhole | TAN | Tangent |
| E | Easting | MW | Monitoring Well | TC | Top of Curb |
| EA | Each | N | Northing | TEL | Telephone |
| EC | End of Curve | NO | Number | TOPO | Topography |
| ECR | End of Curb Return | OHP | Overhead Power | TRANS | Transition |
| EG | Edge of Gutter | PC | Point of Curvature | TYP | Typical |
| ELEV | Elevation | P.C.C. | Portland Cement Concrete | VB | Valve Box |
| EM | Electric Meter | PCC | Point of Compound Curvature | VC | Vertical Curb |
| ENGR | Engineer, Engineering | PCVC | Point of Compound Vertical Curve | VERT | Vertical |
| EP | Edge of Pavement | PE | Polyethylene | WL | Water Line |
| | | PIRR | Pressurized Irrigation | WM | Water Meter |

### STREET PLAN LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PROPERTY LOT LINE
- EP — EDGE OF PAVEMENT
- 0+00.00 — CENTERLINE STATIONING
- PROPOSED VERTICAL CURB
- PROPOSED ROLLED CURB
- PROPOSED REVERSED VERTICAL CURB
- EXISTING VERTICAL CURB
- EXISTING ROLLED CURB
- 3145 — PROPOSED 5' CONTOUR
- 3140 — PROPOSED 1' CONTOUR
- 3145 — EXISTING 5' CONTOUR
- 3140 — EXISTING 1' CONTOUR
- DRAINAGE SWALE
- PROPOSED STREET SIGN
- EXISTING STREET SIGN
- EXISTING STREET LIGHT
- DIRECTION OF SURFACE FLOW
- PROPOSED TYPE III BARRICADE
- PROPOSED TYPE II BARRICADE
- EXISTING BARRICADE
- PROPOSED STREET LED LIGHT

### STREET AND STORM DRAIN PLAN LEGEND

- PROPOSED PEDESTRIAN RAMP WITH DETACHED SIDEWALK
- PROPOSED PEDESTRIAN RAMP WITH ATTACHED SIDEWALK
- PROPOSED CONCRETE VALLEY GUTTER
- PROPOSED SEEPAGE BED WITH MONITORING WELLS
- PROPOSED SAND AND GREASE TRAP
- EXISTING SAND AND GREASE TRAP
- PROPOSED DROP INLET
- EXISTING DROP INLET
- SD — PROPOSED STORM DRAIN LINE AND MANHOLE
- SD — EXISTING STORM DRAIN LINE AND MANHOLE
- ND — EXISTING NATURAL DRAIN LINE AND MANHOLE

### GRAVITY IRRIGATION PLAN LEGEND

- GIRR — PROPOSED GRAVITY IRRIGATION LINE AND BOX
- GIRR — EXISTING GRAVITY IRRIGATION LINE

### WATER PLAN LEGEND

- W — PROPOSED WATER LINE AND VALVE
- W — EXISTING WATER LINE AND VALVE
- PROPOSED DOUBLE WATER METER SERVICE LINE
- PROPOSED SINGLE WATER METER SERVICE LINE
- EXISTING DOUBLE WATER METER SERVICE LINE
- EXISTING SINGLE WATER METER SERVICE LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- W — PROPOSED CONCRETE THRUST BLOCK
- W — EXISTING CONCRETE THRUST BLOCK

### SEWER PLAN LEGEND

- SC — SERVICE CONNECTION
- SL — SERVICE LENGTH
- SI — SERVICE INVERT ELEVATION
- 10 — PROPOSED SEWER LINE AND STATION
- SS — PROPOSED SANITARY SEWER LINE AND MANHOLE
- SS — PROPOSED SANITARY SEWER LINE AND SERVICE
- SS — EXISTING SEWER LINE AND MANHOLE
- SS — EXISTING SEWER LINE AND SERVICE
- PS — EXISTING PRESSURE SEWER LINE

### PRESSURE IRRIGATION PLAN LEGEND

- PIRR — PROPOSED PRESSURE IRRIGATION LINE AND VALVE
- PIRR — EXISTING PRESSURE IRRIGATION LINE AND SERVICE LINE
- PIRR — PROPOSED CONCRETE THRUST BLOCK
- PIRR — EXISTING PRESSURE IRRIGATION LINE AND VALVE

### EXISTING UTILITY LEGEND

- G — EXISTING GAS
- X — EXISTING TRANSFORMER
- C — EXISTING CABLE TV
- F — EXISTING FIBER OPTIC
- R — EXISTING PVC RISER
- T — EXISTING TELEPHONE RISER
- PC — EXISTING IRRIGATION CONTROL
- W — EXISTING WELL

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: 01/24/2024

**Plans Are Accepted For Public Street Construction**

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY _____ DATE 01/12/2024
ADA COUNTY HIGHWAY DISTRICT

**NOTE**

The Engineer Of Record Certifies That The Plans Are Prepared In Substantial Conformance With The ACHD Policy And Standards In Effect At The Time Of Preparation. The Engineer Acknowledges That ACHD Assumes No Liability For Errors Or Deficiencies In The Design. All Variances From ACHD Policy Shall Be Approved In Writing. No Variances Were Approved For The Project.


CIVIL INNOVATIONS, PLLC
1043 E. PARK BLVD. STE 100
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com


PROFESSIONAL ENGINEER — REGISTERED — 10062 — 01/10/24 — STATE OF IDAHO — BENJAMIN P. THOMAS

THESE DRAWINGS, OR ANY PORTION OR EXTENSION THEREOF, SHALL NOT BE USED OR REPRODUCED ON ANY PROJECT WITHOUT WRITTEN CONSENT FROM CIVIL INNOVATIONS, PLLC

| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | REVISIONS | | |

**PAUL BUNYAN PLAZA SUBDIVISION**
KUNA, IDAHO

TITLE SHEET

| | |
|---|---|
| PROJECT NO. | 22-0128-KRC |
| DWG FILE | C.100 |
| DESIGNED BY | BT |
| DRAWN BY | JTA |
| CHECKED BY | BT |
| ISSUE DATE | 01/10/24 |
| HORIZ. SCALE | AS SHOWN |
| VERT. SCALE | AS SHOWN |

**C.100**
SHEET 1 OF 24

## GENERAL CONSTRUCTION NOTES

1. ALL WORK (INCLUDING BUT NOT LIMITED TO CONSTRUCTION OF PRESSURIZED IRRIGATION, SEWER, WATER, STREETS, CURB GUTTER SIDEWALK, AND STREETLIGHTS) SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KUNA STANDARD CONSTRUCTION SPECIFICATIONS, ADA COUNTY HIGHWAY DISTRICT SPECIFICATIONS, IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, IDAHO STATE PLUMBING CODE, IDAHO STATE ELECTRICAL CODE, FEDERAL AND STATE LAWS.
2. ALL WORK SHALL BE COMPLETED IN A PROFESSIONAL, HIGH QUALITY MANNER. SUBSTANDARD, INCOMPLETE OR OTHERWISE DEFICIENT WORK SHALL BE REJECTED.
3. CONTRACTOR SHALL REQUEST CITY OF KUNA INSPECTION OF PRESSURIZED IRRIGATION, SEWER, WATER LINES AND APPURTENANCES AT LEAST TWENTY-FOUR (24) HOURS BEFORE BACKFILLING.
4. CONTRACTOR SHALL NOTIFY OWNER'S ENGINEER AND THE CITY OF KUNA FORTY-EIGHT (48) HOURS BEFORE INITIAL CONSTRUCTION BEGINS.
5. CONTRACTOR SHALL NOTIFY THE CITY OF KUNA WHEN SHUTTING DOWN A JOB FOR ANY REASON AND PROVIDE 48 HOURS NOTICE BEFORE RESTARTING WORK.
6. CONTRACTOR SHALL STAMP PI, S, OR W IN THE SIDEWALK OR CURB WHERE PRESSURIZED IRRIGATION, SEWER, OR WATER CROSS UNDER THE SIDEWALK OR CURB. WATER (W) STAMP SHALL BE IN LINE WITH THE WATER METER BOX.
7. ALL POTABLE/NON-POTABLE WATER CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ISPWC SD 407.
8. ALL PIPE (PRESSURIZED IRRIGATION, SEWER & WATER) MAINS AND SERVICES, SHALL BE BEDDED WITH TYPE I OR TYPE III BEDDING. IN AREAS OF ROCK EXCAVATION, BEDDING BELOW THE BOTTOM OF PIPE SHALL BE SIX (6) INCHES THICK.
9. CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS, ABOVE AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCE STRUCTURES, DEBRIS, RUBBISH AND MATERIALS WHICH, IN THE OPINION OF THE ENGINEER, ARE UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS.
10. ALL MATERIAL(S) NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
11. CONTRACTOR SHALL LOCATE AND PROTECT CRITICAL CONSTRUCTION CONTROL POINTS WITHIN THE PROJECT WORK LIMITS.
12. SURVEY CONTROL MONUMENTS SHALL BE PRESERVED, SET, AND/OR RESTORED IN ACCORDANCE WITH IDAHO CODE 50-1303.
13. CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL REPLACEMENT DRAINAGE FACILITIES ARE IN PLACE, FUNCTIONING, AND ACCEPTED BY ACHD OR CITY.
14. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, TRENCH SHORING, SAFETY DEVICES AND TRAFFIC CONTROL WITHIN AND AROUND THE CONSTRUCTION AREA.
15. EXISTING A.C. PAVEMENT SHALL BE SAW CUT TO A NEAT, STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION BEFORE PAVING.
16. ALL MATERIALS MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE. ALL MATERIALS AND EQUIPMENT SHALL BE NEW.
17. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY SHALL SECURE A RIGHT- OF-WAY PERMIT FROM ACHD AT LEAST 24 HOURS BEFORE ANY CONSTRUCTION.
18. ALL COSTS OF RETESTING FAILED TESTS SHALL BE BORNE BY THE CONTRACTOR.
19. ALL COSTS FOR CORRECTING DEFICIENT WORK SHALL BE BORNE BY THE CONTRACTOR. FAILURE TO CORRECT DEFECTIVE WORK WILL BE CAUSE FOR A STOP WORK ORDER.
20. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CURBS, GUTTERS, STORM DRAINS, CHANNEL CROSSINGS AND SEWER ELEVATIONS OR INVERTS BEFORE BEGINNING CONSTRUCTION AND SHALL NOTIFY THE OWNER'S ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PROJECT DRAWINGS.
21. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
22. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED NPDES PERMITS, SUBMITTING NOTICE OF INTENT (NOI) TO DISCHARGE STORM WATER, AND PREPARING A POLLUTION PREVENTION PLAN (PPP) IN ACCORDANCE WITH ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS. CONTACT THE EPA AT (208) 378-5746 FOR REQUIRED INFORMATION. STORM WATER PERMIT SHALL BE PRESENTED TO THE ENGINEER AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.
23. ALL UTILITIES, INCLUDING SERVICE LINES, WITHIN STREET TRAVEL WAYS SHALL BE IN PLACE, TESTED AND FULLY FUNCTIONAL, PRIOR TO CURB, GUTTER, SIDEWALK AND STREET CONSTRUCTION.
24. PAVEMENT AND CONCRETE REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITHIN SEVEN (7) CALENDAR DAYS FROM THE TIME THE PAVEMENT AND/OR CONCRETE IS REMOVED PER ISPWC AND ACHD STANDARDS.
25. PAVING SHALL NOT PROCEED UNTIL THE CONTRACTOR OBTAINS WRITTEN APPROVAL OF ALL INSTALLED WATER, SEWER, AND PRESSURE IRRIGATION FACILITIES FROM THE CITY OF KUNA.
26. ALL ROCK BLASTING SHALL OCCUR BEFORE INSTALLING SEWER MAINS, WATER MAINS, PRESSURE IRRIGATION MAINS OR SERVICE LINE CROSSINGS. BLASTING IN THE PROXIMITY OF EXISTING UTILITIES MAY BE PERFORMED AS LONG AS THE HORIZONTAL DISTANCE FROM THE EXISTING UTILITY IS EQUAL TO OR GREATER THAN THE EXCAVATION DEPTH FROM THE EXISTING UTILITY OR FIFTEEN (15) FEET, WHICHEVER IS GREATER. THE BLASTING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY/ALL DAMAGE TO ANY/ALL EXISTING UTILITIES.
27. THE DEVELOPER SHALL RETAIN AN IDAHO REGISTERED PROFESSIONAL ENGINEER TO PERFORM INSPECTION SERVICES DURING CONSTRUCTION. THE ENGINEER SHALL PROVIDE A WRITTEN CERTIFICATION LETTER TO THE CITY OF KUNA THAT THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. COPIES OF ALL AIR TESTS, DEFLECTION TESTS, PRESSURE TESTS, AND BACTERIOLOGICAL TEST RESULTS SHALL BE FURNISHED WITH THE CERTIFICATION LETTER.
28. THE CITY OF KUNA WILL PROVIDE PERIODIC INSPECTION AND OBSERVE TESTING FOR AN EIGHT (8) HOUR DAY, FROM 7:30 A.M. TO 3:30 P.M., FOR A FORTY (40) HOUR WORK WEEK. CONTRACTOR SHALL REIMBURSE THE CITY AT RATES ESTABLISHED BY THE CITY FOR INSPECTIONS EXCEEDING THE NORMAL WORK WEEK, INCLUDING LEGAL HOLIDAYS. OVERTIME INSPECTION RATES AND A LIST OF LEGAL HOLIDAYS AND A REQUEST FOR INSPECTION OUTSIDE STANDARD CITY BUSINESS HOURS FORM CAN BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT.
29. WHEN CONSTRUCTION IS SATISFACTORILY COMPLETED, CLEANED AND TESTED AND AFTER ALL OTHER UTILITIES ARE INSTALLED THE DEVELOPER SHALL REQUEST A CITY OF KUNA FINAL ACCEPTANCE INSPECTION. AT A MINIMUM, THE FINAL ACCEPTANCE INSPECTION SHALL INCLUDE:
    A. CLEAN ALL SEWER MAINLINES
    B. DEFLECTION TEST SEWER MAINLINE
    C. VISUALLY INSPECT EACH MANHOLE
    D. WITNESS SEWER MAINLINE AIR PRESSURE TEST
    E. WITNESS WATER MAINLINE PRESSURE TEST
    F. WITNESS PRESSURE IRRIGATION PRESSURE TEST
    G. CLEAN AND TELEVISE ALL SEWER MAIN LINES
    H. VISUAL INSPECTION OF THE SEWER MAINS
    I. PROVIDE A DVD OF ALL SEWER MAIN VISUAL INSPECTION
    J. ALL TESTING SHALL BE PROVIDED AND PAID FOR BY THE DEVELOPER
30. CITY HAS THE RIGHT TO INSPECT THE WORK AT ANY TIME DURING CONSTRUCTION. ANY WORK NOT CONFORMING TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE REJECTED.
31. THE DEVELOPER SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE CITY. THIS GUARANTEE SHALL COVER ALL DAMAGE, MATERIALS, LABOR, AND WORKMANSHIP.
32. DEVELOPER SHALL NOTIFY ALL PURCHASERS OF LOTS, AND THEIR CONTRACTORS, THAT CITY UTILITY SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. ANY DAMAGE TO THESE SYSTEMS DURING HOME CONSTRUCTION SHALL BE BILLED DIRECTLY TO THE OWNER OF RECORD WHEN THE DAMAGE IS FOUND.
33. THE DEVELOPER SHALL PROVIDE RECORD DRAWINGS.: ONE (1) SET OF ELECTRONIC DRAWINGS ON CD OR THUMB DRIVE IN PDF FORMAT, AND TWO (2) 24" X 36" SETS ON WHITE PAPER BEFORE FINAL PLAT OR WITHIN 30 DAYS OF FINAL ACCEPTANCE.
34. WHEN HDPE IS APPROVED BY THE CITY ENGINEER OR DESIGNEE AS AN ALTERNATIVE MATERIAL, THE INTERIOR BEADING AT FUSION WELDS SHALL BE REMOVED.
35. PIPE PROFILES SHALL HAVE A MINIMUM SCALE OF 1" = 10' AND MAXIMUM SCALE OF 1" = 40' UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR ITS DESIGNEE.

## ROADWAY CONSTRUCTION NOTES

1. ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CURRENT EDITION OF THE ISPWC AND THE ACHD SUPPLEMENTAL SPECIFICATIONS. NO EXCEPTIONS TO DISTRICT POLICY, STANDARDS AND THE ISPWC WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY ACHD.
2. ADA COUNTY HIGHWAY DISTRICT WILL INSPECT ALL WORK WITHIN THE RIGHT-OF-WAY.
3. SET THE TOPS OF ALL VALVE BOXES AND SEWER MANHOLES FLUSH WITH THE SLOPE OF THE FINISHED STREET GRADES.
4. ADA COUNTY HIGHWAY DISTRICT WILL INSPECT AND APPROVE ALL STORM DRAINAGE IMPROVEMENTS.
5. PLACE ALL WATER VALVES, BLOW-OFFS AND MANHOLES SO THAT THEY DO NOT CONFLICT WITH ANY CONCRETE CURB AND GUTTER, VALLEY GUTTER, OR SIDEWALK IMPROVEMENTS.
6. CONTACT ACHD INSPECTION SERVICES AT (208) 387-6284 A MINIMUM OF 24 HOURS PRIOR TO BEGINNING CONSTRUCTION.
7. ACTUAL FIELD CONDITIONS DURING CONSTRUCTION MAY REQUIRE ADDITIONAL PAVEMENT REPAIR BEYOND THE LIMITS SHOWN ON THE PLAN. THE FOLLOWING CONDITIONS ARE LISTED IN SECTION 6000 HIGHWAY CUTS OF THE ACHD POLICY MANUAL.
    1) ALL ASPHALT MATCH LINES FOR PAVEMENT REPAIR SHALL BE PARALLEL TO THE CENTERLINE OF THE STREET AND INCLUDE ANY AREA DAMAGED BY EQUIPMENT DURING TRENCHING OPERATIONS.
    2) IF THE CUMULATIVE DAMAGED PAVEMENT AREA EXCEEDS 50% OF THE TOTAL ROAD SURFACE, THE CONTRACTOR SHALL REPLACE THE ENTIRE ROADWAY SURFACE.
    3) CONTRACTOR SHALL REPLACE THE PAVEMENT SURFACE TO ENSURE MATCH LINE DOES NOT FALL WITHIN THE WHEEL PATH OF A LANE. MATCH LINE SHALL ONLY FALL IN THE CENTER OR EDGE OF A TRAVEL LANE.
    4) FLOWABLE FILL OR IMPORTED MATERIAL MAY BE REQUIRED IF THE NATIVE TRENCH MATERIAL IS DEEMED UNSUITABLE BY ACHD INSPECTOR, DOES NOT MEET COMPACTION STANDARDS OR TIME IS A CRITICAL FACTOR.
8. ANY EXCEPTIONS TO THESE RULES SHALL BE PRE-APPROVED IN WRITING BY DISTRICT STAFF BEFORE CONSTRUCTION BEGINS.
9. STORM DRAIN PIPING SHALL BE A MINIMUM OF SDR-35, OR APPROVED EQUAL.

## SEWER NOTES

1. ABANDON ALL EXISTING SEPTIC SYSTEMS IN ACCORDANCE WITH IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS. PROVIDE DOCUMENTATION TO THE CITY OF KUNA UPON REQUEST.
2. THE HORIZONTAL SEPARATION OF POTABLE WATER AND SEWER MAINS SHALL BE A MINIMUM OF TEN (10) FEET FROM PIPE EDGE TO PIPE EDGE AS SHOWN IN ISPWC SD 407.
3. GROUNDWATER LEVELS SHALL BE MAINTAINED BELOW THE BOTTOM OF THE TRENCH DURING PIPE LAYING AND JOINING OPERATIONS.
4. TRENCH BACKFILL ABOVE THE PIPE ZONE SHALL BE INSPECTED BY ACHD OR BY THE OWNER'S ENGINEER IN ACCORDANCE WITH THE LATEST EDITION OF THE "CONSTRUCTION QUALITY ASSURANCE MANUAL". COMPACTION TESTS ARE REQUIRED IN THE BACKFILL ABOVE THE PIPE ZONE, WITHIN PUBLIC RIGHT-OF-WAY, ACCORDING TO ACHD REQUIREMENTS. SUBMIT DENSITY TEST RESULTS TO THE CITY OF KUNA AND ACHD BEFORE FINAL ACCEPTANCE.
5. CONTRACTOR SHALL LEAVE THE EXCAVATION FOR THE UPSTREAM END OF ALL SERVICE LINES OPEN TO ALLOW ON SITE VERIFICATION OF THE INVERT ELEVATIONS AND SLOPES BY THE CITY'S INSPECTOR. CONTRACTOR SHALL NOT BACKFILL THE ENDS OF SERVICE LINES UNTIL APPROVED BY THE CITY OF KUNA INSPECTOR OR OTHER ARRANGEMENTS HAVE BEEN MADE FOR THE VERIFICATION OF SERVICE LINE INVERT ELEVATIONS AND SLOPES.
6. CONTRACTOR SHALL INSTALL A REMOVABLE PLUG IN THE DOWN STREAM SIDE OF THE EXISTING MANHOLE WHERE THE NEW CONNECTION WILL BE MADE. THE PLUG SHALL REMAIN IN PLACE UNTIL FINAL ACCEPTANCE OF THE SEWER PROJECT.
7. ALL SEWER PIPE AND FITTINGS 4 INCH THROUGH 15 INCH DIAMETER SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO ASTM D-3034, SDR-35. SEWER PIPE AND FITTINGS SIZES 18 INCH THROUGH 36 INCH DIAMETER SHALL BE PVC CONFORMING TO ASTM F 679. PRESSURE SEWER PIPE SHALL CONFORM TO AWWA C900 PVC, DR 18 (235 PSI).
8. SEWER SERVICE LINES SHALL BE INSTALLED BEFORE STREET IMPROVEMENTS & SEWER SERVICE MARKERS SHALL BE IN PLACE BEFORE FINAL INSPECTION. CONTRACTOR SHALL NOTIFY THE CITY WHEN SEWER SERVICE STUB OUTS ARE INSTALLED, MARKED & READY FOR INSPECTION.
9. PLACE MARKING TAPE ABOVE ALL FORCE MAIN SEWER PIPE BETWEEN SIX (6) INCHES BELOW GROUND SURFACE AND SIXTEEN (16) INCHES ABOVE TOP OF PIPE. TAPE SHALL BE THREE (3) INCHES WIDE, 4 MIL POLYETHYLENE, GREEN IN COLOR, WITH "SEWER PIPE" CLEARLY MARKED ALONG THE LENGTH OF THE TAPE IN 1 ½" BLACK LETTERS.
10. SLEEVE SEWER SERVICE LINES IN A MINIMUM OF SIX (6) INCH DIAMETER C900 DR 18 OR SCH 80 PIPE WHEREVER THE SERVICE LINE CROSSES A STREET DRAINAGE SEEPAGE BED. SLEEVE SHALL BE ADEQUATELY SIZED TO PROVIDE SPACE FOR THE OUTSIDE DIAMETER OF BELL JOINTS AND SHALL MEET ACHD REQUIREMENTS.
11. CONSTRUCT ALL MANHOLES WATER TIGHT. THE TOP OF MANHOLE CONE SHALL BE WITHIN TWELVE (12) INCHES OF FINISHED GRADE. CONTRACTOR SHALL SUPPLY ALL LID ASSEMBLIES AND GRADE RINGS.
12. SEWER CONSTRUCTION SHALL MEET THE SPECIFIC DETAILS AND REQUIREMENTS OF THE FOLLOWING STANDARD DRAWINGS AND ACCOMPANYING SPECIFICATIONS FOUND IN "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" AND ACHD STANDARD DRAWINGS:
    1. STANDARD MANHOLE - TYPE A, DRAWING NO. SD-501 AND SD-501A.
    2. STANDARD SHALLOW MANHOLE - DRAWING NO. SD-505.
    3. MANHOLE COLLAR DETAIL - DRAWING NO. SD-508.
    4. MANHOLE COVER AND FRAME - DRAWING NO. SD-507.
    5. STANDARD SEWER SERVICE LINE - DRAWING NO. SD-511 & SD-511A.
    6. SEWER SERVICE MARKER - DRAWING NO. SD-512.
13. CONTRACTOR SHALL FIELD VERIFY THE TOP ELEVATION OF MANHOLE CONES TO ASSURE THAT ALL RING ELEVATIONS MATCH FINAL STREET GRADES.
14. MANHOLE: APPLY NON-SHRINK GROUT BETWEEN THE METAL FRAME AND GRADE RINGS. GRADE RINGS SHALL NOT BE STACKED WITHOUT NON-SHRINK GROUT OR MORTAR.
15. SET EACH GRADE RING IN A BED OF NON-SHRINK GROUT OR MORTAR. TROWEL SMOOTH WITH THE INSIDE OF THE MANHOLE.
16. PAVING CONTRACTOR SHALL SET THE GRADE RINGS AND POUR THE CONCRETE COLLARS PER ISPWC DRAWING NO. SD-508. THE PAVING CONTRACTOR SHALL CONTACT ACHD 24 HOURS PRIOR TO POURING CONCRETE COLLARS.
17. PRIOR TO CONNECTING TO THE EXISTING SEWER SYSTEM, WHERE THE CONNECTION IS MADE BETWEEN MANHOLES AND EXISTING SERVICES, ALL SEWER MAINS AND SERVICES MUST BE AIR TESTED.
18. COMPLETE INTEGRITY TESTING, AFTER ALL UTILITIES ARE INSTALLED AND BEFORE PAVING.
19. CONTRACTOR SHALL CONTACT OWNERS' ENGINEER AND THE CITY OF KUNA AT LEAST 24 HOURS BEFORE TESTING. SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH DIVISION 500 OF THE ISPWC SPECIFICATIONS. A CITY REPRESENTATIVE MUST OBSERVE THE TESTING. TESTING SHALL INCLUDE AIR PRESSURE TESTING, DEFLECTION TESTING, INVERT ELEVATION SURVEY AND VISUAL INSPECTION USING A CLOSED-CIRCUIT TELEVISION (CCTV) CAMERA. ALL SEWER LINES SHALL BE CLEANED AND CHECKED FOR DEFLECTION BEFORE BEGINNING THE CCTV CAMERA INSPECTION. PROVIDE A COPY (DVD OR THUMB) OF THE VISUAL INSPECTION TO THE CITY OF KUNA FOR QUALITY VERIFICATION. NO SEWER MAINLINE SHALL BE CONSIDERED APPROVED AND ACCEPTED UNTIL THE VISUAL REVIEW IS COMPLETE.
20. SEWER CONSTRUCTION INSPECTIONS WILL BE PERFORMED BY THE OWNER'S ENGINEER OR DESIGNATED REPRESENTATIVE. SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER, IN CONFORMANCE WITH THE APPROVED MASTER PLAN, CONTRACT DRAWINGS, AND ASSOCIATED SPECIFICATIONS.
21. CITY OF KUNA SHALL PROVIDE FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION.

## IRRIGATION NOTES

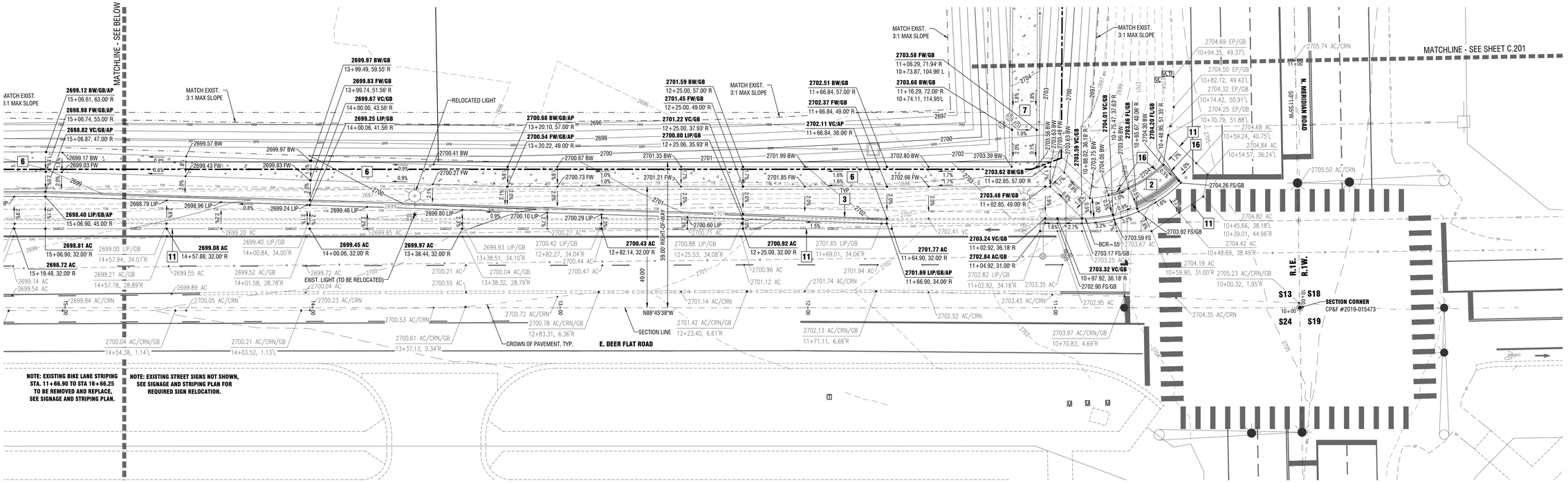
1. THE DEVELOPER SHALL NOTIFY ALL LOT PURCHASERS THAT THERE MUST BE NO INTERCONNECTION BETWEEN THE PRESSURE IRRIGATION SYSTEM AND HOUSE PLUMBING. OUTSIDE HOUSE FAUCETS MUST ONLY BE CONNECTED TO THE MUNICIPAL POTABLE WATER SYSTEM THROUGH THE HOUSE SERVICE CONNECTION.
2. INSTALL PRESSURIZED IRRIGATION SYSTEMS CONSISTING OF IRRIGATION MAINS AND INDIVIDUAL SERVICE CONNECTIONS TO EACH LOT.
3. MAINTAIN PRESSURIZED IRRIGATION CIRCUITS AS SHOWN ON THE APPROVED CONSTRUCTION PLANS. DO NOT JUMPER ACROSS ON CIRCUIT TO ANOTHER. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO CORRECT CROSS CONNECTIONS WHEN DISCOVERED.
4. CONNECTION TO THE CITY OF KUNA MUNICIPAL WATER (POTABLE) SYSTEM FOR IRRIGATION PURPOSES IS NOT ALLOWED.
5. LOT SERVICE REQUIREMENTS:

| LOT SIZE S.F. | IRRIGATION RISERS |
|---|---|
| 0 -14,000 | ONE 1" |
| 14,000 - 26,000 | TWO 1" OR ONE 1.5" |
| 26,000+ | DETERMINED BY CITY ENGINEER |

6. ALL IRRIGATION MAINLINES SHALL BE INSTALLED SUCH THAT AIR AUTOMATICALLY VENTS DURING FILLING AND DRAINING. AUTOMATIC AIR/VACUUM RELIEF VALVES SHALL BE INSTALLED AT ALL HIGH POINTS IN THE SYSTEM AND IN LOCATIONS DETERMINED BY THE CITY ENGINEER. IN LIEU OF AUTOMATIC VENTS, THE CONTRACTOR MAY INSTALL SERVICES WITH THE TAP ON TOP OF THE MAIN AT THE HIGH POINT WITH THE SERVICE LINE LAID LEVEL OR RISING TO THE SERVICE BOX.
7. ALL IRRIGATION MAINS SHALL FREELY DRAIN. "FREELY DRAIN" MEANS TO DRAIN BY GRAVITY INTO A DRAINAGE SWALE, DRAINAGE POND, DRAINAGE DITCH OR ADEQUATELY SIZED DRY WELL. THE DRAIN SYSTEM SHALL INCLUDE MANUALLY OPERATED VALVES AS DETAILED IN CITY OF KUNA STANDARD DETAILS. LOCATE DRAINS IN COMMON AREAS, ALONG PATHWAYS OR STREET FRONTAGES UNLESS SPECIFICALLY APPROVED OTHERWISE BY THE CITY ENGINEER.
8. PIPE DEPTH: ALL IRRIGATION MAIN LINES NOT WITHIN ROAD RIGHT OF WAY (ROW) SHALL HAVE AT LEAST THREE (3) FEET OF APPROVED COVER MATERIAL MEASURED FROM FINISH GRADE TO CROWN OF PIPE IF THE PIPE IS FREE DRAINING. A MINIMUM OF FOUR (4) FEET OF COVER SHALL BE REQUIRED FROM FINISH GRADE TO CROWN OF PIPE UNDER ROADWAYS AND WHERE PIPE IS NOT FREE-DRAINING. NO IRRIGATION MAIN LINE PIPING SHALL BE COVERED WITH MORE THAN SIX (6) FEET OF APPROVED COVER MATERIAL.
9. PRESSURE IRRIGATION MAIN LINE PIPING 4 INCH DIAMETER AND LARGER SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE (PVC), DR21 (200 PSI), CONFORMING TO ASTM D2241.
10. PRESSURE IRRIGATION MAIN LINE PIPING IN THE R.O.W. AND PARALLEL TO CENTER LINE SHALL BE PVC, C900 DR 18.
11. SLEEVE PRESSURE IRRIGATION SERVICE LINES IN A FOUR (4) INCH DIAMETER C900 DR 18 OR SCH 80 WATER CLASS PIPE WHEREVER THE SERVICE LINE CROSSES A STREET DRAINAGE SEEPAGE BED.
12. ALL PI SLEEVING SHALL INCLUDE CALPICO SEALS.
13. 4 INCH DIAMETER AND LARGER PIPE SHALL HAVE RUBBER GASKETED JOINTS.
14. PRESSURE IRRIGATION PIPE SHALL BE CLEARLY MARKED WITH TYPE, CLASS OR THICKNESS. LETTERING SHALL BE LEGIBLE AND PERMANENT.
15. PLACE MARKING TAPE ABOVE ALL IRRIGATION PIPE BETWEEN SIX (6) INCHES BELOW GROUND SURFACE AND SIXTEEN (16) INCHES ABOVE TOP OF PIPE. TAPE SHALL BE THREE (3) INCHES WIDE. 4 MIL POLYETHYLENE, PURPLE IN COLOR, WITH "PRESSURIZED IRRIGATION MAINLINE" CLEARLY MARKED ALONG THE LENGTH OF THE TAPE IN 1 ½" BLACK LETTERS.
16. TAPE A #12 DIRECT BURIAL TRACER WIRE ALONG THE CROWN OF THE PRESSURE IRRIGATION MAINLINE. LOOP THE TRACER WIRE FROM THE MAINLINE TO EACH SERVICE BOX AND BACK TO THE MAINLINE. THE TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES AND EXTENDED ALONG THE OUTSIDE OF THE LOWER PORTION AND ALONG THE INSIDE OF THE UPPER PORTION OF THE VALVE BOX. CONDUCT AN ELECTRICAL CONTINUITY TEST BEFORE PAVING TO VERIFY TRACER WIRE INTEGRITY.
17. EQUIP EACH PRESSURE IRRIGATION SERVICE WITH A METAL OR PLASTIC TAG (YUCKY FACE) "NON-POTABLE WATER-DO NOT DRINK".
18. VALVES 4 INCH DIAMETER AND LARGER SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO THE REQUIREMENTS OF ANSI/AWWA C509, WITH MECHANICAL OR FLANGED JOINTS AND 2 INCH SQUARE OPERATING NUT. ACCEPTABLE VALVES ARE MUELLER MODEL A-2360 AND A-2361 OR CLOW MODEL 2639 AND 2640. ALTERNATE VALVES MUST BE SPECIFICALLY APPROVED BY THE CITY ENGINEER. VALVE BOXES FOR VALVES 4 INCH DIAMETER AND LARGER SHALL BE STANDARD CAST IRON 5 1/4 INCH DIAMETER ADJUSTABLE VALVE BOX.
19. VALVES FOR STREET CROSSINGS SHALL BE PLACED WITHIN 2 FEET OF THE BACK EDGE OF SIDEWALK.
20. FITTINGS SHALL BE CAST IRON, DUCTILE IRON, PVC, BRASS OR STAINLESS STEEL, AND SHALL HAVE A MINIMUM PRESSURE RATING EQUAL TO OR GREATER THAN 200 PSI. ALL FITTINGS FOUR (4) INCHES AND LARGER SHALL BE DUCTILE IRON WITH FLANGED OR MECHANICAL JOINTS. THRUST BLOCKS OR OTHER CITY ENGINEER APPROVED RESTRAINTS SHALL BE PROVIDED AT CHANGES OF DIRECTION.
21. IRRIGATION SYSTEMS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH ISPWC SPECIFICATIONS FOLLOWING INSTALLATION OF ALL OTHER UTILITIES AND BEFORE PAVING. TESTING SHALL BE OBSERVED BY A CITY REPRESENTAITVE.

## WATER NOTES

1. ALL EXISTING WELLS SHALL BE ABANDONED IN ACCORDANCE WITH IDAHO DEPARTMENT OF WATER RESOURCES REQUIREMENTS. CONTACT IDWR 208-334-2190.
2. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER SERVICE TO ALL EXISTING WATER USERS AFFECTED BY CONSTRUCTION.
3. CONTRACTOR SHALL PREVENT THE ENTRY OF ANIMALS, DIRT AND OTHER FOREIGN MATTER INTO PIPES AND SHALL NOT LEAVE ANY OPEN PIPE END AT ANY TIME WHEN ABSENT FROM THE WORK SITE.
4. ALL WATER MAIN LINE PIPE SHALL BE PVC CONFORMING TO AWWA C-900 DR 18 (235 PSI) OR CLASS 152 CEMENT MORTAR LINED DUCTILE IRON CONFORMING TO AWWA C-152. ALL FITTINGS SHALL BE DUCTILE IRON CONFORMING TO AWWA C-110.
5. ALL WATER MAIN LINE PIPE, AND SERVICES SHALL BE BEDDED WITH TYPE I OR TYPE III BEDDING. IN AREAS OF ROCK EXCAVATION, PIPE BEDDING SHALL BE AT LEAST SIX (6) INCHES THICK MEASURED FROM THE PIPE BELL.
6. ALL WATER MAIN PIPE SHALL BE COVERED WITH AT LEAST FOUR (4) FEET AND NO MORE THAN SIX (6) FEET OF APPROVED FILL MATERIAL. FILL SHALL BE MEASURED FROM FINISHED GRADE TO TOP OF PIPE.
7. COMPACT TRENCH BACKFILL TO 95% OF ASTM D 698 (MINIMUM).
8. PLACE MARKING TAPE ABOVE ALL WATER PIPE BETWEEN SIX (6) INCHES BELOW GROUND SURFACE AND SIXTEEN (16) INCHES ABOVE TOP OF PIPE. TAPE SHALL BE THREE (3) INCHES WIDE, 4 MIL POLYETHYLENE, BLUE IN COLOR, WITH "WATER PIPE" CLEARLY MARKED ALONG THE LENGTH OF THE TAPE IN 1 ½" BLACK LETTERS.
9. TAPE NO. 12 DIRECT BURIAL TRACER WIRE TO THE CROWN OF WATER MAIN PIPE AND SERVICE LINES. LOOP THE TRACER WIRE FROM THE MAIN LINE TO EACH SERVICE VAULT ALONG THE SERVICE PIPE AND BACK TO THE MAIN LINE. THE TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES AND SHALL BE EXTENDED ALONG THE OUTSIDE OF THE LOWER PORTION AND ALONG THE INSIDE OF THE UPPER PORTION OF THE VALVE BOX. WIRE SHALL BE TAPED TO GATE VALVES SO IT IS ACCESSIBLE FROM ABOVE WITHOUT INTERFERING WITH VALVE OPERATION. CONDUCT AN ELECTRICAL CONTINUITY VERIFICATION TEST BEFORE PAVING.
10. ALL MAIN LINE WATER VALVES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C-509. ACCEPTABLE VALVES ARE MUELLER MODEL A-2360 AND A-2361 OR CLOW MODEL 2639 AND 2640. OTHER WATER VALVES MUST BE APPROVED BY THE CITY ENGINEER.
11. FURNISH ALL WATER VALVES WITH A STANDARD CAST IRON 5-1/4 INCH DIAMETER 3-PIECE ADJUSTABLE VALVE BOX. THE CAST IRON COVER SHALL BE DESIGNED TO SLIP INSIDE THE TOP BELL, MARKED WITH THE WORD "WATER" AS AN INTEGRAL PART OF THE COVER. A CONCRETE COLLAR SHALL BE REQUIRED WHEN LOCATED IN PAVEMENT.
12. ALL TEES, PLUGS, BENDS, AND OTHER LOCATIONS WHERE UNBALANCED FORCES EXIST, SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING AS SHOWN ON ISPWC SD-403.
13. TEES, BENDS, AND OTHER WATER CONNECTION FITTINGS SHALL BE DUCTILE IRON.
14. AIR RELEASE VALVES SHALL BE AVTEK MODEL 5301 OR ARI D-040.
15. SLEEVE WATER SERVICE LINES IN A FOUR (4) INCH DIAMETER C900 DR 18 OR SCH 80 WATER CLASS PIPE WHEREVER THE SERVICE LINE CROSSES A STREET DRAINAGE SEEPAGE BED. SLEEVE SHALL BE ADEQUATELY SIZED TO PROVIDE SPACE FOR THE OUTSIDE DIAMETER OF BELL JOINTS AND SHALL MEET ACHD REQUIREMENTS.
16. OPEN EACH METER SETTER AND VERIFY THAT THE CORPORATION STOP IS OPEN AND THE SERVICE IS OPERABLE BEFORE PAVING.
17. OPERATE EACH VALVE AND FIRE HYDRANT TO ENSURE PROPER FUNCTION BEFORE PAVING. A CITY OF KUNA REPRESENTATIVE SHALL OBSERVE ALL TESTING.
18. LEAK-TEST, FLUSH AND DISINFECT ALL WATER MAIN LINES AFTER INSTALLATION OF ALL UTILITIES, BEFORE CONNECTING TO THE WATER DISTRIBUTION SYSTEM, A




## E. DEER FLAT ROAD SIDEWALK ELEVATION TABLE

| CL STA. | CROWN ELEV. | NORTH BW ELEV. |
|---|---|---|
| 10+00.00 | 2705.23 | NA |
| 10+50.00 | 2704.35 | NA |
| 11+00.00 | 2703.43 | 2703.63 |
| 11+50.00 | 2702.52 | 2702.80 |
| 12+00.00 | 2701.74 | 2701.99 |
| 12+50.00 | 2701.14 | 2701.35 |
| 13+00.00 | 2700.72 | 2700.87 |
| 13+50.00 | 2700.53 | 2700.41 |

| CL STA. | CROWN ELEV. | NORTH BW ELEV. |
|---|---|---|
| 14+00.00 | 2700.23 | 2699.97 |
| 14+50.00 | 2700.05 | 2699.57 |
| 15+00.00 | 2699.84 | 2699.17 |
| 15+50.00 | 2699.56 | 2698.93 |
| 16+00.00 | 2699.20 | NA |
| 16+50.00 | 2698.80 | NA |
| 17+00.00 | 2698.27 | 2698.04 |
| 17+50.00 | 2697.65 | 2697.46 |

| CL STA. | CROWN ELEV. | NORTH BW ELEV. |
|---|---|---|
| 18+00.00 | 2697.08 | 2696.88 |
| 18+50.00 | 2696.61 | 2696.37 |
| 19+00.00 | 2696.23 | 2696.00 |
| 19+50.00 | 2695.89 | 2695.56 |

**NOTE: BACK OF SIDEWALK ELEVATIONS SHALL BE WITHIN ±0.5 FEET FROM CENTERLINE ELEVATION OF E. HUBBARD ROAD**

NORTH

**1 FRONTAGE IMPROVEMENT PLAN**
SCALE: 1" = 20' - 0" HORIZONTAL
30 20 10 0 20 40
HORIZONTAL SCALE IN FEET

**CONSTRUCTION KEY NOTES**

1. INSTALL PEDESTRIAN RAMP TYPE "A" PER ISPWC SD-712A, AND TACTILE WARNING SURFACE PER ACHD SUPPLEMENTAL SD-712.
2. INSTALL PEDESTRIAN RAMP TYPE "G" PER ACHD SUPPLEMENTAL SD-712G, AND TACTILE WARNING SURFACE PER ACHD SUPPLEMENTAL SD-712 (SEE RAMP W/ VERTICAL CURB).
3. INSTALL VERTICAL CURB AND GUTTER PER ACHD SUPPLEMENTAL SD-701.
4. INSTALL CURB TERMINUS PER ISPWC SD-707.
5. INSTALL 5' WIDE SIDEWALK PER ACHD SUPPLEMENTAL SD-709.
6. INSTALL 8' WIDE SIDEWALK PER ACHD SUPPLEMENTAL SD-709.
7. INSTALL 10' WIDE SIDEWALK PER ACHD SUPPLEMENTAL SD-709.
8. INSTALL CONCRETE DRIVEWAY APPROACH PER ACHD SUPPLEMENTAL SD-710.
9. INSTALL CONCRETE DRIVEWAY WITH RAMPED SIDEWALK PER ACHD SUPPLEMENTAL SD-710B (6" THICK CONCRETE - SEE NOTE E).
10. INSTALL 5' WIDE PATHWAY - SEE DETAIL ON SHEET C.205.
11. REMOVE EXISTING BARRICADES (IF APPLICABLE) AND SAWCUT 2 FEET MIN. OF EXISTING PAVEMENT. REFERENCE ISPWC SD-301 AND ACHD SUPPLEMENTAL SD-303 AND SD-806.
12. INSTALL TACTILE WARNING SURFACE (TWS) FOR PEDESTRIAN ACCESS PER ACHD SUPPLEMENTAL SD-712.
13. INSTALL TYPE II BARRICADE WITH KICK PLATE AND THICKENED EDGE ALUM. WITH STRIPED DECALS PER ACHD SUPPLEMENTAL SD-1132A.
14. INSTALL TYPE III BARRICADE AND SIGN "STREET TO BE EXTENDED IN THE FUTURE" AND THICKENED EDGE ALUMINUM WITH STRIPED DECALS PER ACHD SUPPLEMENTAL SD-1132B.
15. INSTALL 4' WIDE VALLEY GUTTER PER ACHD SUPPLEMENTAL SD-708.
16. INSTALL 6" TALL CURB (FINISHED SURFACE BELOW TO TOP OF CURB) BEHIND PEDESTRIAN RAMP.

**Plans Are Accepted For Public Street Construction**

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY: _____ DATE: 01/12/2024
ADA COUNTY HIGHWAY DISTRICT

**CIVIL INNOVATIONS, PLLC**
1043 E. PARK BLVD, STE 100
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com

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|---|---|---|---|
| | REVISIONS | | |

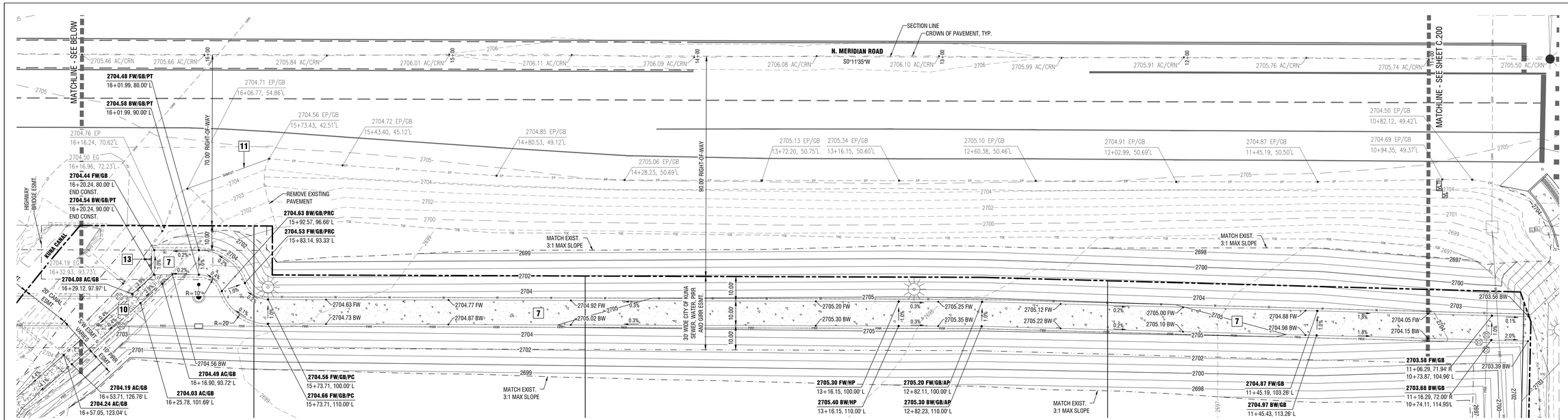
**PAUL BUNYAN PLAZA SUBDIVISION**
KUNA, IDAHO

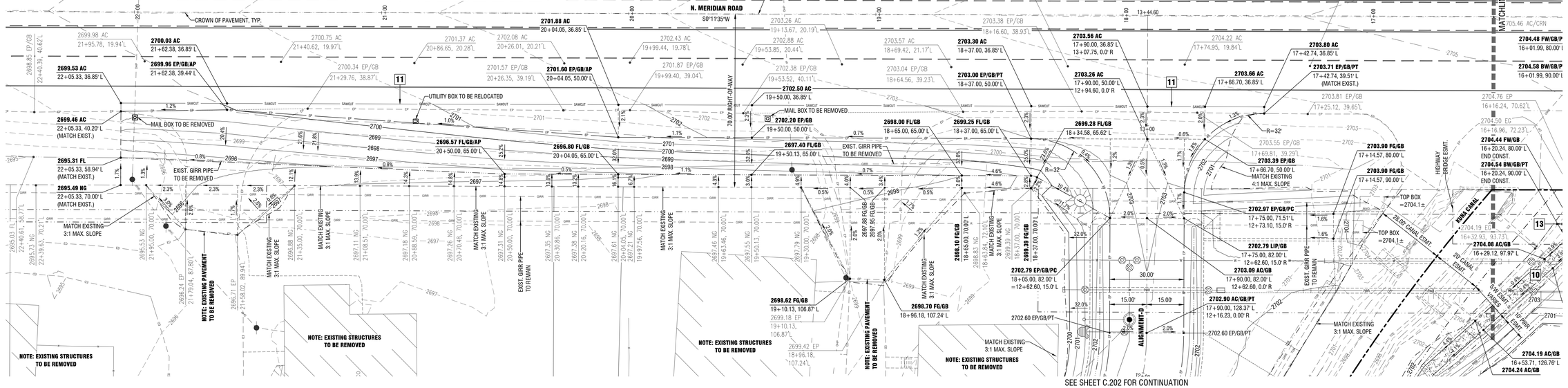
FRONTAGE IMPROVEMENT PLAN - E. DEER FLAT ROAD

| | |
|---|---|
| PROJECT NO. | 22-0128-KRC |
| DWG FILE | C.200 |
| DESIGNED BY | BT |
| DRAWN BY | JTA |
| CHECKED BY | BT |
| ISSUE DATE | 01/10/24 |
| HORIZ. SCALE | AS SHOWN |
| VERT. SCALE | AS SHOWN |

**C.200**
SHEET 3 OF 24

D:\Civil Innovations Projects\2022\22-0128-KRC KUNA RETAIL CENTER\200 - Construction Drawings\205 - Construction\22-0128-KRC - C.200 (Frontage Plan).dwg




SEE SHEET C.202 FOR CONTINUATION

## 1 FRONTAGE IMPROVEMENT PLAN

SCALE: 1" = 20' - 0" HORIZONTAL

30 20 10 0 20 40

HORIZONTAL SCALE IN FEET

NORTH

### CONSTRUCTION KEY NOTES

1. INSTALL PEDESTRIAN RAMP TYPE "A" PER ISPWC SD-712A, AND TACTILE WARNING SURFACE PER ACHD SUPPLEMENTAL SD-712.
2. INSTALL PEDESTRIAN RAMP TYPE "C" PER ACHD SUPPLEMENTAL SD-712G, AND TACTILE WARNING SURFACE PER ACHD SUPPLEMENTAL SD-712 (SEE RAMP W/ VERTICAL CURB).
3. INSTALL VERTICAL CURB AND GUTTER PER ACHD SUPPLEMENTAL SD-701.
4. INSTALL CURB TERMINUS PER ISPWC SD-707.
5. INSTALL 5' WIDE SIDEWALK PER ACHD SUPPLEMENTAL SD-709.
6. INSTALL 8' WIDE SIDEWALK PER ACHD SUPPLEMENTAL SD-709.
7. INSTALL 10' WIDE SIDEWALK PER ACHD SUPPLEMENTAL SD-709.
8. INSTALL CONCRETE DRIVEWAY APPROACH PER ACHD SUPPLEMENTAL SD-710.
9. INSTALL CONCRETE DRIVEWAY WITH RAMPED SIDEWALK PER ACHD SUPPLEMENTAL SD-710B (8" THICK CONCRETE - SEE NOTE E).
10. INSTALL 5' WIDE PATHWAY - SEE DETAIL ON SHEET C.205.
11. REMOVE EXISTING BARRICADES (IF APPLICABLE) AND SAWCUT 2 FEET MIN. OF EXISTING PAVEMENT. REFERENCE ISPWC SD-301 AND ACHD SUPPLEMENTAL SD-303 AND SD-806.
12. INSTALL TACTILE WARNING SURFACE (TWS) FOR PEDESTRIAN ACCESS PER ACHD SUPPLEMENTAL SD-712.
13. INSTALL TYPE II BARRICADE WITH KICK PLATE AND THICKENED EDGE ALUM. WITH STRIPED DECALS PER ACHD SUPPLEMENTAL SD-1132A.
14. INSTALL TYPE III BARRICADE AND SIGN "STREET TO BE EXTENDED IN THE FUTURE" AND THICKENED EDGE ALUMINUM WITH STRIPED DECALS DECALS PER ACHD SUPPLEMENTAL SD-1132B.
15. INSTALL 4' WIDE VALLEY GUTTER PER ACHD SUPPLEMENTAL SD-708.
16. INSTALL 6" TALL CURB (FINISHED SURFACE BELOW TO TOP OF CURB) BEHIND PEDESTRIAN RAMP.

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# PAUL BUNYAN PLAZA SUBDIVISION

KUNA, IDAHO

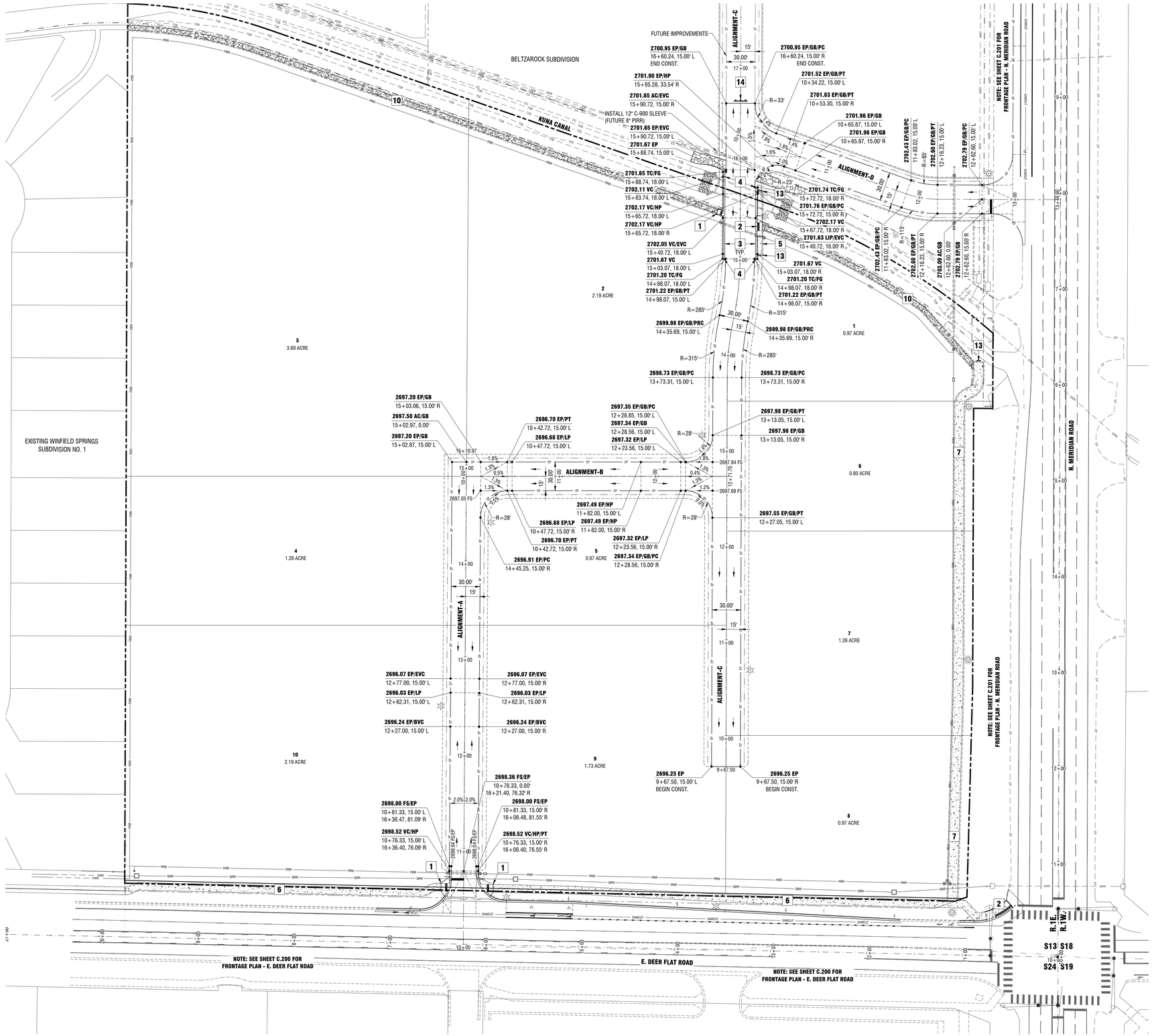
FRONTAGE IMPROVEMENT PLAN - N. MERIDIAN ROAD

| | |
|---|---|
| PROJECT NO. | 22-0128-KRC |
| DWG FILE | C.201 |
| DESIGNED BY | BT |
| DRAWN BY | JTA |
| CHECKED BY | BT |
| ISSUE DATE | 01/10/24 |
| HORIZ. SCALE | AS SHOWN |
| VERT. SCALE | AS SHOWN |

**C.201**

SHEET 4 OF 24

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## 1 STREET AND STORM DRAIN PLAN

SCALE: 1" = 50' - 0" HORIZONTAL

75 50 25 0 50 100

HORIZONTAL SCALE IN FEET

### CONSTRUCTION KEY NOTES

1. INSTALL PEDESTRIAN RAMP TYPE "A" PER ISPWC SD-712A, AND TACTILE WARNING SURFACE PER ACHD SUPPLEMENTAL SD-712.
2. INSTALL PEDESTRIAN RAMP TYPE "D" PER ACHD SUPPLEMENTAL SD-712G, AND TACTILE WARNING SURFACE PER ACHD SUPPLEMENTAL SD-712 (SEE RAMP W/ VERTICAL CURB).
3. INSTALL VERTICAL CURB AND GUTTER PER ACHD SUPPLEMENTAL SD-701.
4. INSTALL CURB TERMINUS PER ISPWC SD-707.
5. INSTALL 5' WIDE SIDEWALK PER ACHD SUPPLEMENTAL SD-709.
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| | REVISIONS | | |

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KUNA, IDAHO

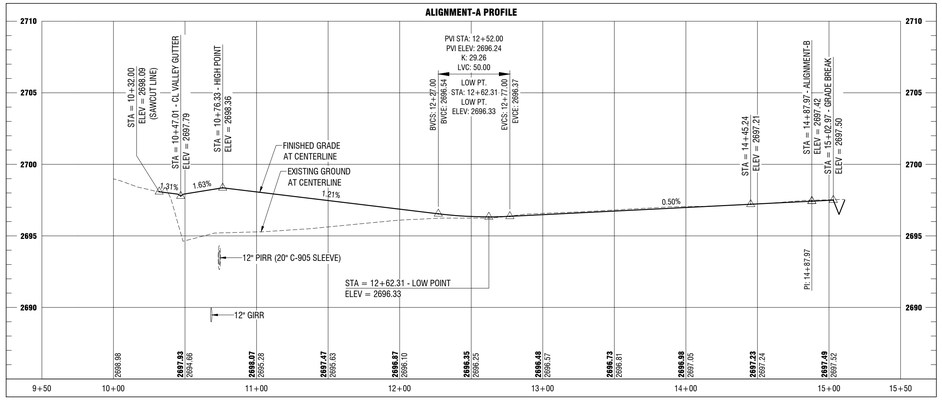
STREET AND STORM DRAIN PLAN

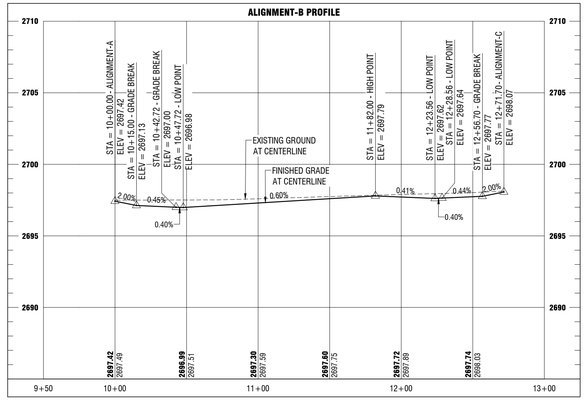
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|---|---|
| PROJECT NO. | 22-0128-KRC |
| DWG FILE | C.202 |
| DESIGNED BY | BT |
| DRAWN BY | JTA |
| CHECKED BY | BT |
| ISSUE DATE | 01/10/24 |
| HORIZ. SCALE | AS SHOWN |
| VERT. SCALE | AS SHOWN |

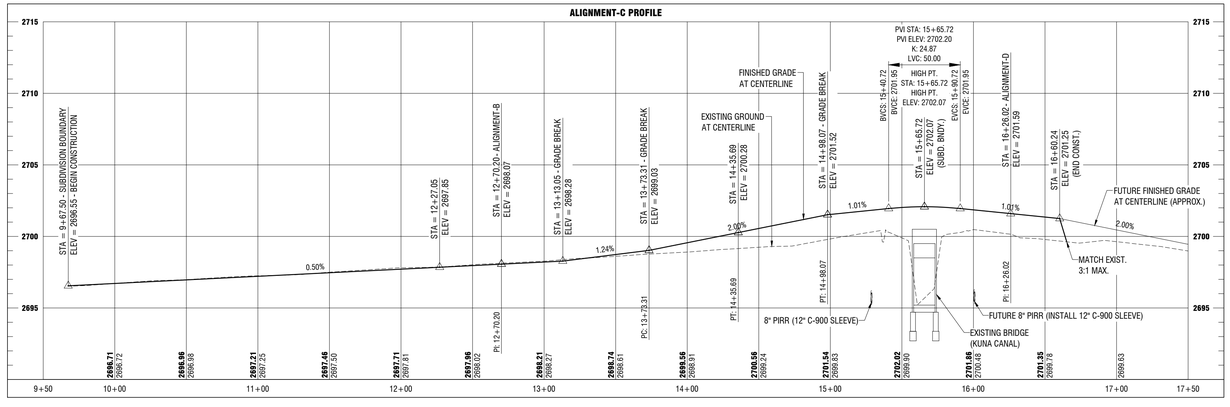
**C.202**

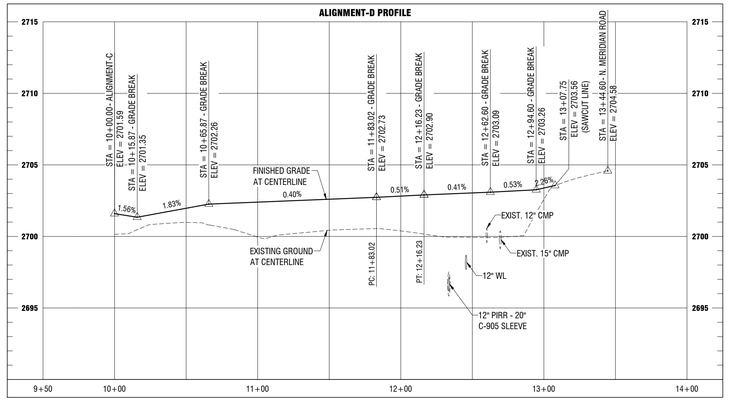
SHEET 5 OF 24

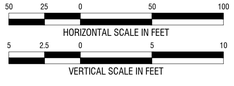
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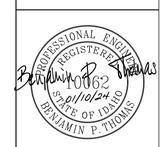




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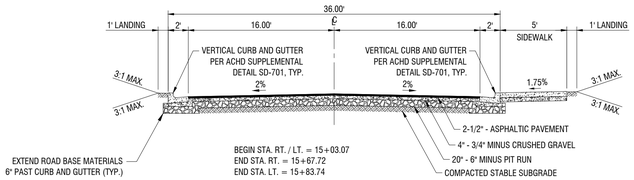
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KUNA, IDAHO

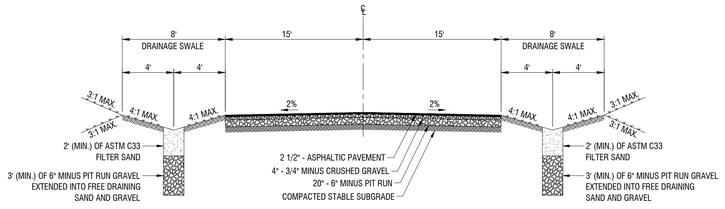
STREET PROFILES

| | |
|---|---|
| PROJECT NO. | 22-0128-KRC |
| DWG FILE | C.203 |
| DESIGNED BY | BT |
| DRAWN BY | JTA |
| CHECKED BY | BT |
| ISSUE DATE | 01/10/24 |
| HORIZ. SCALE | AS SHOWN |
| VERT. SCALE | AS SHOWN |

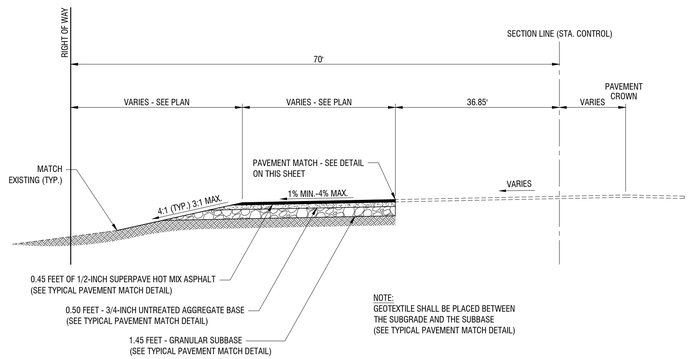
**C.203**
SHEET 6 OF 24



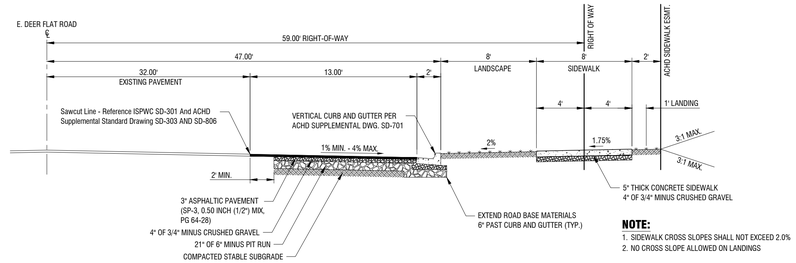

**1 TYPICAL PRIVATE STREET SECTION**
NOT TO SCALE




**2 TYPICAL PRIVATE STREET SECTION**
NOT TO SCALE




**3 NORTH MERIDIAN ROAD - TYPICAL SECTION**
NOT TO SCALE



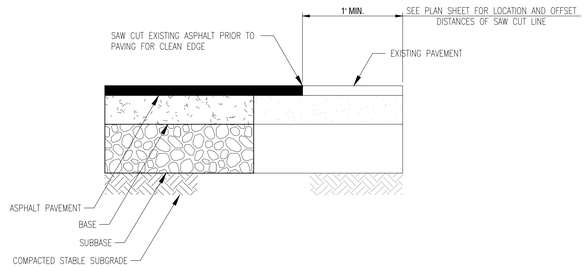

**NOTE:**
1. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2.0%
2. NO CROSS SLOPE ALLOWED ON LANDINGS

**4 E. DEER FLAT ROAD - TURN LANE TYPICAL STREET SECTION**
NOT TO SCALE - STA. 15+06.90 TO STA 15+76.41

NOTES:
CONSTRUCT ALL PAVEMENT MATCHES (INCLUDING DRIVEWAY APPROACHES AND UTILITY CUT STREET REPAIRS) WITHIN RIGHT-OF-WAY TO MATCH THE EXISTING STREET PAVEMENT SECTION OR USE THE FOLLOWING (USE WHICH EVER IS GREATER):

A. E. DEER FLAT ROAD (ACHD RIGHT-OF-WAY)
PAVING: 3 INCHES OF ASPHALT,
BASE: 4-INCHES OF 3/4 INCH MINUS CRUSHED AGGREGATE
SUB-BASE: 21 INCHES OF 6 INCH MINUS PITRUN

B. NORTH MERIDIAN ROAD (ITD RIGHT-OF-WAY)
PAVING:
0.45 FEET (MATCH ASPHALT DEPTH) OF 1/2-INCH SUPERPAVE HOT MIX ASPHALT CLASS SP-3 USING PERFORMANCE GRADE ASPHALT BINDER, PG64-28, OR AS APPROVED, AND INCLUDE A MINIMUM OF 0.5% APPROVED ANTI-STRIP ADDITIVE BY WEIGHT OF ASPHALT. THE HOT MIX ASPHALT SHALL BE FROM AN IDAHO TRANSPORTATION DEPARTMENT APPROVED COMMERCIAL SOURCE. SUBMIT MIX DESIGN TO ITD FOR APPROVAL 14 DAYS PRIOR TO PAVING UNLESS OTHERWISE APPROVED.
BASE:
0.50 FEET – 3/4 INCH UNTREATED AGGREGATE FOR BASE, TYPE "A" OR "B", PER SUBSECTION 703.04 – AGGREGATE FOR UNTREATED BASE, TREATED BASE AND ROAD MIX. BASE MATERIALS SHALL BE FROM AN IDAHO TRANSPORTATION DEPARTMENT APPROVED COMMERCIAL SOURCE.
SUB-BASE:
1.45 FEET – GRANULAR SUB-BASE, PER SUBSECTION 703.11 – AGGREGATE FOR GRANULAR SUB-BASE. GRANULAR SUB-BASE MATERIALS SHALL BE FROM AN IDAHO TRANSPORTATION DEPARTMENT APPROVED COMMERCIAL SOURCE.
GEOTEXTILE:
GEOTEXTILE SHALL BE PLACED BETWEEN THE SUBGRADE AND THE SUBBASE. THE GEOTEXTILE SHALL BE SUBGRADE SEPARATION GEOTEXTILE TYPE III, PER SUBSECTION 718.07 – SUBGRADE SEPARATION GEOTEXTILE PROPERTY REQUIREMENTS.




**5 TYPICAL PAVEMENT MATCH DETAIL**
NOT TO SCALE

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY _____ DATE: 01/12/2024
ADA COUNTY HIGHWAY DISTRICT

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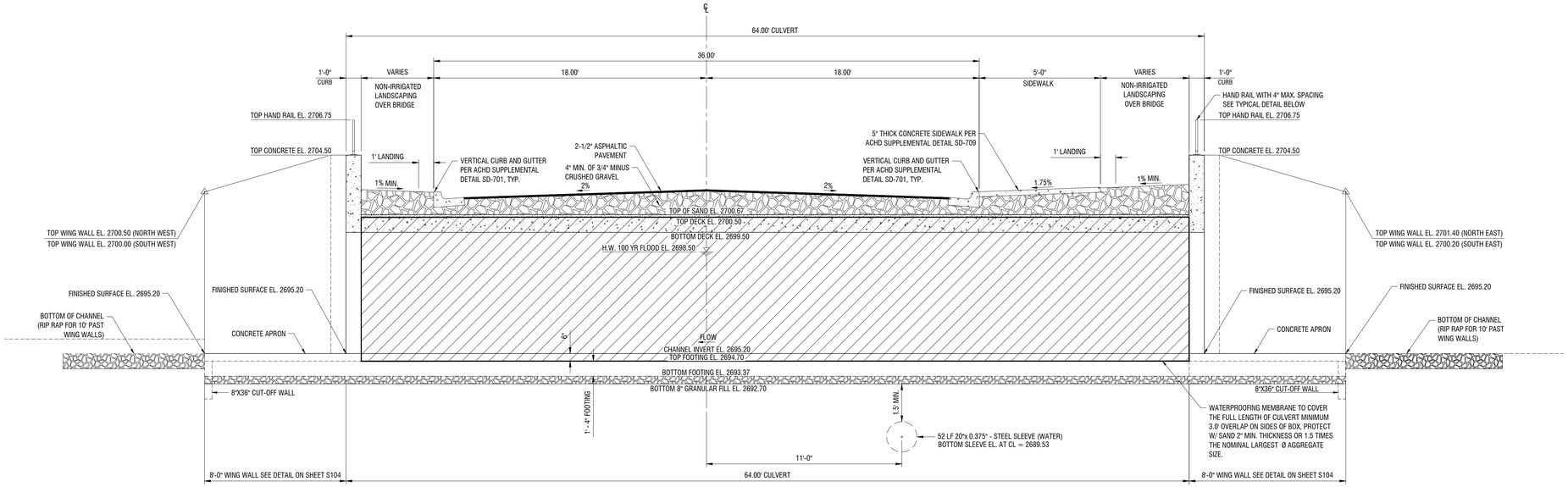
PAUL BUNYAN PLAZA SUBDIVISION
KUNA, IDAHO

STREET DETAILS

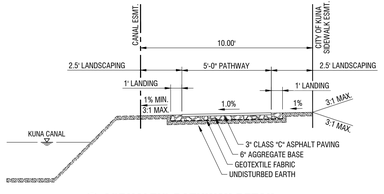
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| PROJECT NO. | 22-0128-KRC |
| DWG FILE | C.204 |
| DESIGNED BY | BT |
| DRAWN BY | JTA |
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| HORIZ. SCALE | AS SHOWN |
| VERT. SCALE | AS SHOWN |

C.204
SHEET 7 OF 24

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**1 TYPICAL PRIVATE STREET AT BRIDGE CROSSING**
NOT TO SCALE




**2 ASPHALTIC PATHWAY DETAIL**
NOT TO SCALE

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PROFESSIONAL ENGINEER
REGISTERED
10062
01/10/24
STATE OF IDAHO
BENJAMIN P. THOMAS

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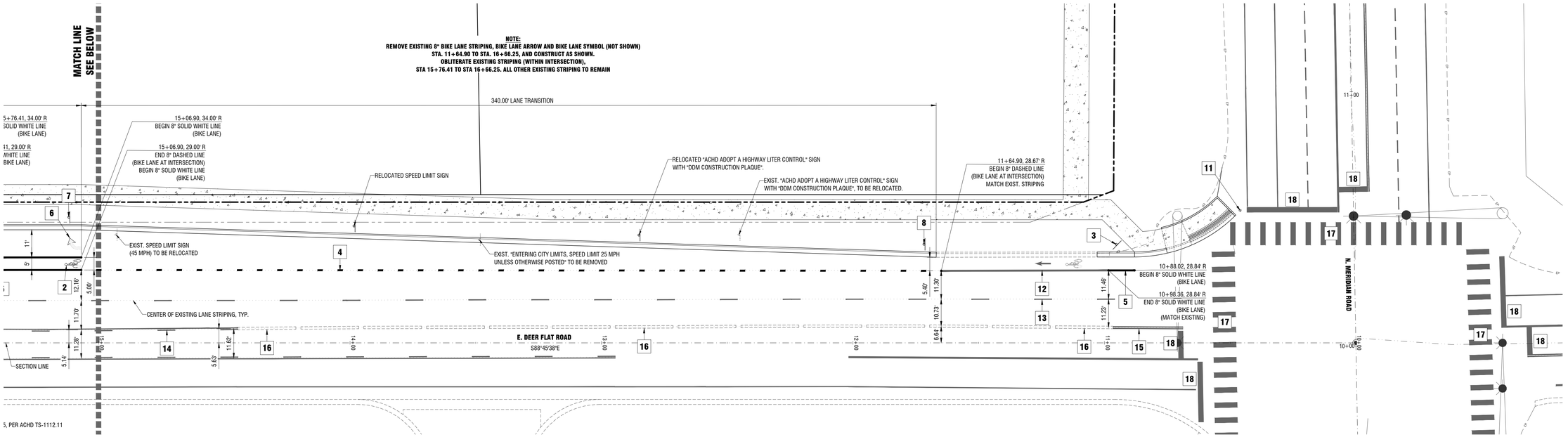
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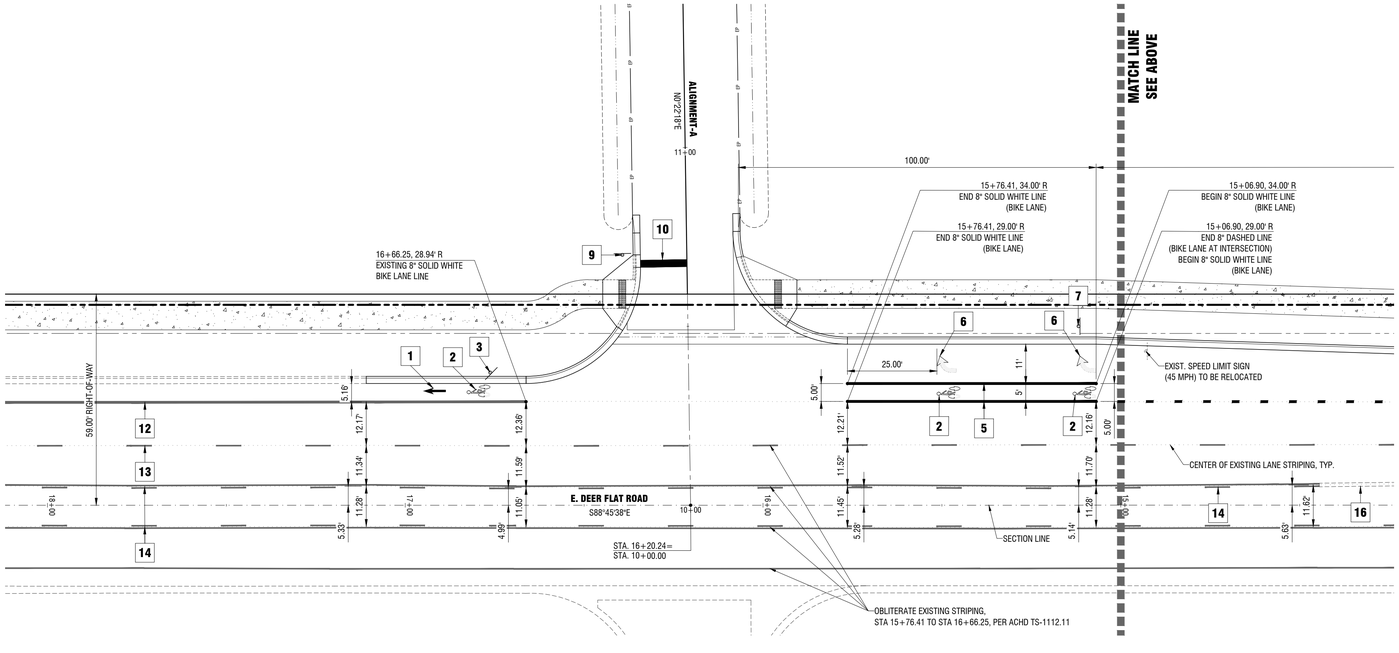
# PAUL BUNYAN PLAZA SUBDIVISION
KUNA, IDAHO

STREET DETAILS

| | |
|---|---|
| PROJECT NO. | 22-0128-KRC |
| DWG FILE | C.205 |
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| HORIZ. SCALE | AS SHOWN |
| VERT. SCALE | AS SHOWN |

**C.205**
SHEET 8 OF 24




## 1 SIGNAGE AND STRIPING PLAN

SCALE: 1" = 20' - 0" HORIZONTAL

30 20 10 0 20 40

HORIZONTAL SCALE IN FEET

NORTH

### STREET STRIPING PLAN NOTES

1. SEE ACHD STANDARD DETAIL TS-1113 FOR STANDARD LANE USE PAVEMENT MARKING DETAILS.
2. BIKE LANE SYMBOL SHALL BE PLACED IMMEDIATELY AFTER AN INTERSECTION AND THEN APPROXIMATELY EVERY 500 FEET.
3. BIKE LANE SIGNS MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER. R7-9 SIGNS SHALL BE MOUNTED AT A 45 DEGREE ANGLE TO THE ROADWAY.

### ROADWAY STRIPING AND SIGNAGE NOTES

1. Prior To Placement Of Any Pavement Markings, Contact ACHD Inspection For Verification Of Compliance With Policy And Existing Pavement Markings.
2. Sign Contractors Other Than ACHD Must Be Bonded With ACHD And Must Obtain A No-Charge Right-Of-Way Permit.
3. All Street Signs And Hardware Must Comply With MUTCD Standards. Custom Finishes Must Be Reviewed And Approved By ACHD. Custom Modifications Of Street Signs And Hardware Installed By ACHD Is Prohibited.

### ROADWAY SIGNAGE AND STRIPING CONSTRUCTION NOTES:

| | |
|---|---|
| 1 | INSTALL "BIKE LANE ARROW" PER ACHD SUPPLEMENTAL DRAWING NO. TS-1113. |
| 2 | INSTALL "BIKE LANE" SYMBOL PER ACHD SUPPLEMENTAL DRAWING NO. TS-1113. |
| 3 | INSTALL R7-9 SIGN PER MUTCD (NO PARKING BIKE LANE). |
| 4 | INSTALL 8" DASHED LINE (BIKE LANE AT INTERSECTION) STRIPING PER ACHD SUPPLEMENTAL DWG. NO. TS-1112, STRIPING DETAIL #12. |
| 5 | INSTALL 8" WHITE SOLID LINE (BIKE LANE) PER ACHD DWG. TS-1112, STRIPING DETAIL #15. |
| 6 | INSTALL RIGHT TURN ARROW PER ACHD SUPPLEMENTAL DWG. NO. TS-1113. |
| 7 | INSTALL R3-7R SIGN PER MUTCD (RIGHT LANE MUST TURN RIGHT). |
| 8 | INSTALL R4-4 SIGN PER MUTCD (BEGIN RIGHT TURN LANE YIELD TO BIKES). |
| 9 | INSTALL 36"x36" STOP SIGN (R1-1) PER MUTCD, WITH STREET NAME SIGN PER ACHD DWG. TS-1114. |
| 10 | INSTALL 24" WIDE STOP BAR (WHITE), PER ACHD DWG. TS-1112, STRIPING DETAIL #19. |
| 11 | INSTALL RETROREFLECTIVE DELINEATOR. |
| 12 | EXISTING 8" WHITE SOLID LINE (BIKE LANE LINE) PER ACHD DWG. TS-1112, STRIPING DETAIL #15. |
| 13 | EXISTING 4" WHITE LANE LINE (FOR SPEED ZONES 40 MPH OR LESS) PER ACHD DWG. TS-1112, STRIPING DETAIL #3. |
| 14 | EXISTING TWO WAY LEFT TURN LANE (FOR SPEED ZONES 40 MPH OR LESS) PER ACHD DWG. TS-1112, STRIPING DETAIL #9. |
| 15 | EXISTING NO PASSING ZONE - TWO DIRECTION PER ACHD DWG. TS-1112, STRIPING DETAIL #7. |
| 16 | EXISTING CONCRETE CURB WITH REFLECTIVE MARKERS. |
| 17 | EXISTING CROSSWALK PER ACHD DWG. TS-1112, STRIPING DETAIL #18. |
| 18 | EXISTING STOP BAR PER ACHD DWG. TS-1112, STRIPING DETAIL #19. |

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| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | REVISIONS | | |

# PAUL BUNYAN PLAZA SUBDIVISION

KUNA, IDAHO

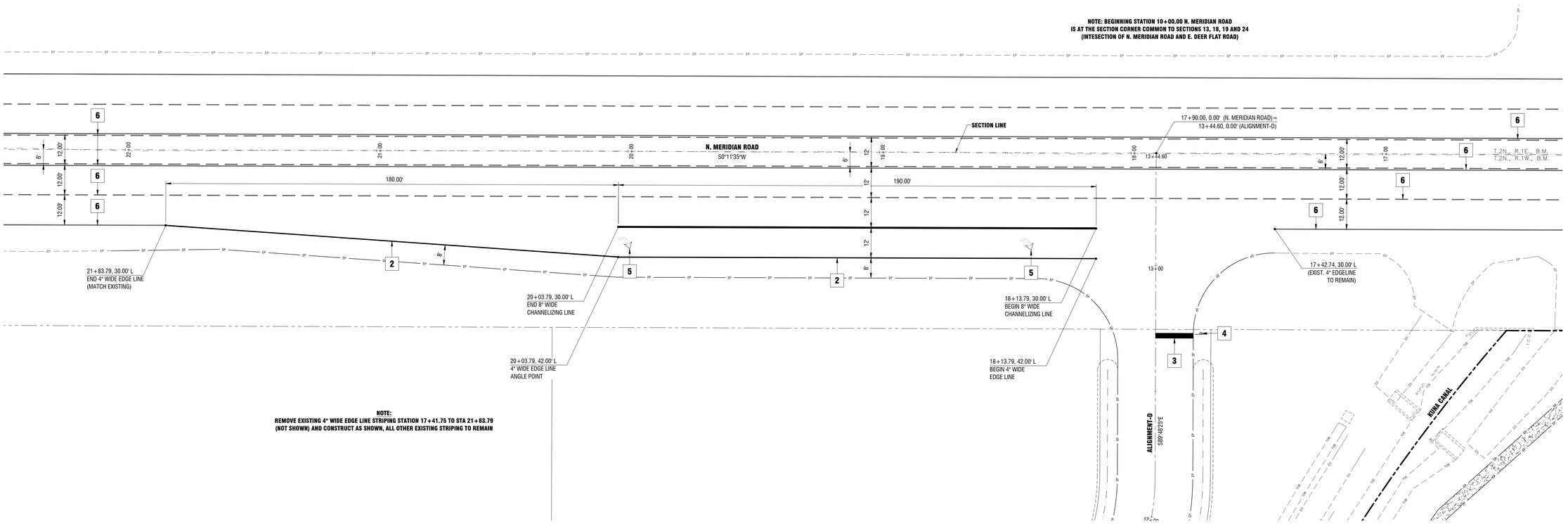
SIGNAGE AND STRIPING PLAN - E. DEER FLAT ROAD

| | |
|---|---|
| PROJECT NO. | 22-0128-KRC |
| DWG FILE | C.206 |
| DESIGNED BY | BT |
| DRAWN BY | JTA |
| CHECKED BY | BT |
| ISSUE DATE | 01/10/24 |
| HORIZ. SCALE | AS SHOWN |
| VERT. SCALE | AS SHOWN |

C.206

SHEET 9 OF 24

D:\Civil Innovations Projects\2022\22-0128-KRC KUNA RETAIL CENTER\200 - Construction Drawings\205 - Construction\22-0128-KRC - C.206 (Signage and Striping Plan-E. Deer Flat Road).dwg




NORTH

## 1 SIGNAGE AND STRIPING PLAN

SCALE: 1" = 20' - 0" HORIZONTAL

30 20 10 0 20 40

HORIZONTAL SCALE IN FEET

### ROADWAY STRIPING CONSTRUCTION KEY NOTES

1. INSTALL 8" CHANNELIZING LINE (WHITE)
2. INSTALL 4" SOLID EDGE LINE (WHITE)
3. INSTALL 24" SOLID STOP BAR (WHITE)
4. INSTALL 36"x36" STOP SIGN (R1-1) PER MUTCD, WITH STREET NAME SIGN.
5. INSTALL RIGHT TURN ARROW
6. RETAIN AND PROTECT EXISTING STRIPING

### ITD CONSTRUCTION NOTE - WITHIN ITD RIGHT OF WAY

1. ALL WORK WITHIN ITD RIGHT-OF-WAY SHALL MEET ITD STANDARDS AND THE REQUIREMENTS OF THE PERMIT ISSUED.

**NOTE:**

STATION/OFFSET INFORMATION SHOWN ON THIS SHEET ARE BASED ON THE NORTH/SOUTH SECTION LINE WITHIN N. MERIDIAN ROAD.

CIVIL INNOVATIONS, PLLC
1043 E. PARK BLVD, STE 100
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com

PROFESSIONAL ENGINEER
REGISTERED
No. 20062
01/10/24
STATE OF IDAHO
BENJAMIN P. THOMAS

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| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | REVISIONS | | |

# PAUL BUNYAN PLAZA SUBDIVISION
KUNA, IDAHO

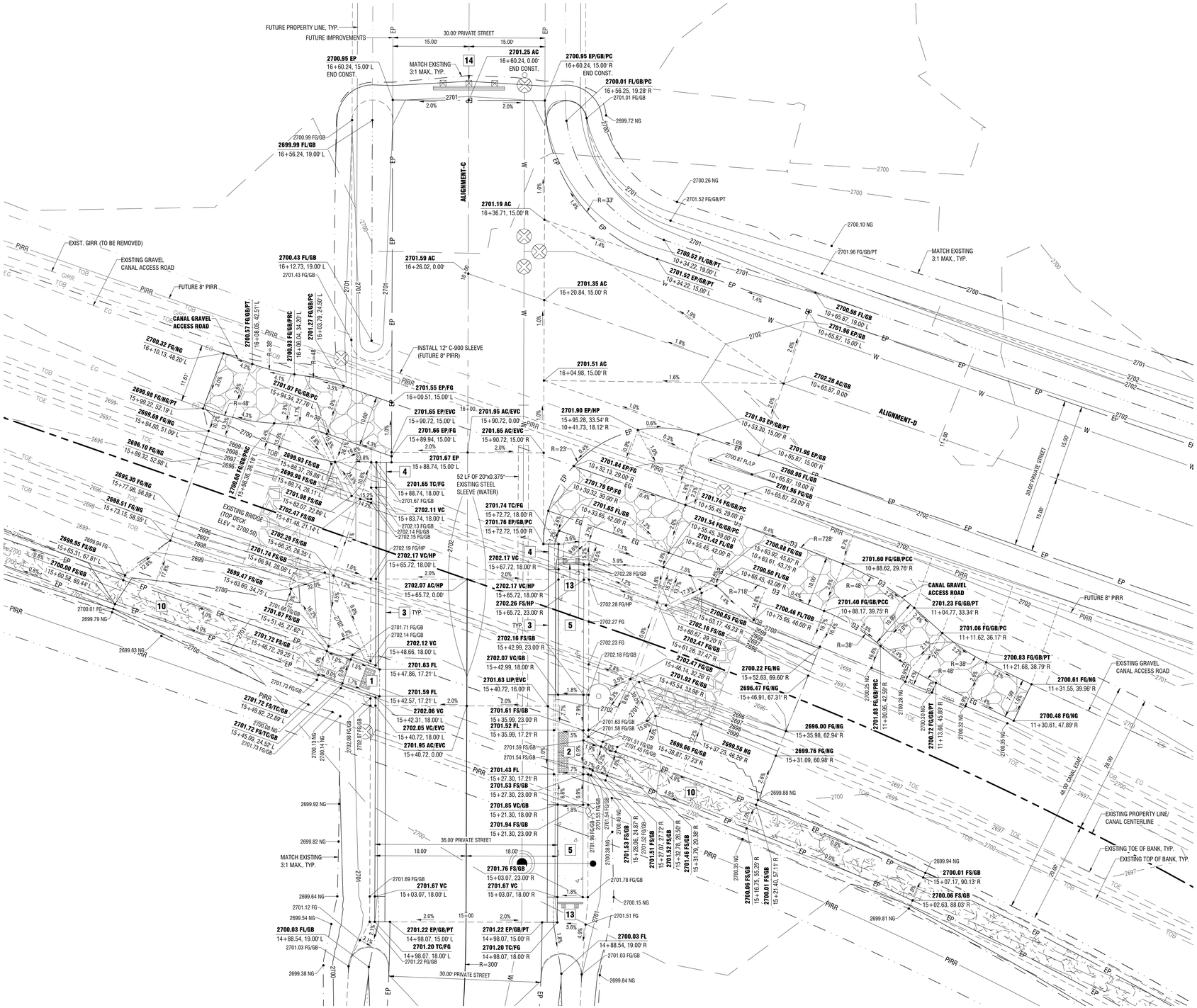
SIGNAGE AND STRIPING PLAN - N. MERIDIAN ROAD

| | |
|---|---|
| PROJECT NO. | 22-0128-KRC |
| DWG FILE | C.207 |
| DESIGNED BY | BT |
| DRAWN BY | JTA |
| CHECKED BY | BT |
| ISSUE DATE | 01/10/24 |
| HORIZ. SCALE | AS SHOWN |
| VERT. SCALE | AS SHOWN |

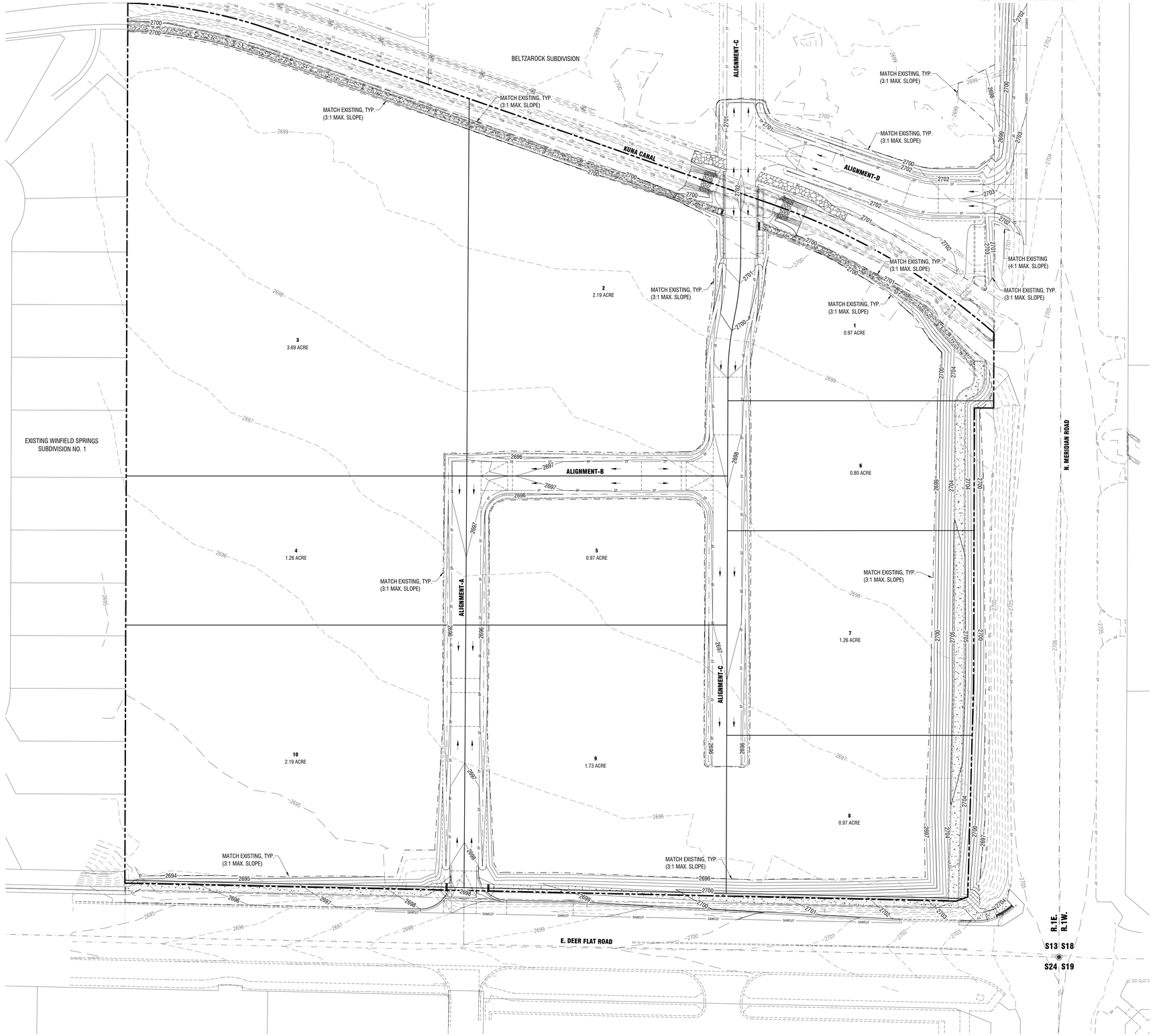
**C.207**

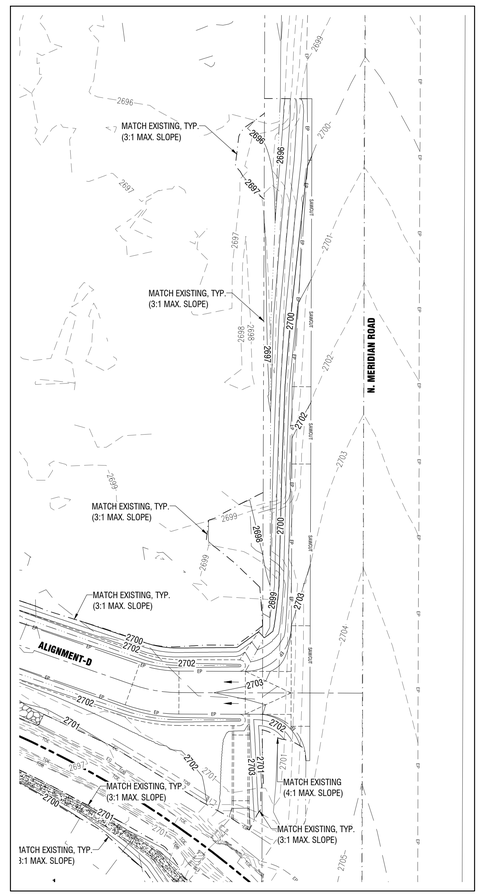
SHEET 10 OF 24

D:\Civil Innovations Projects\2022\22-0128-KRC KUNA RETAIL CENTER\200 - Construction Drawings\205 - Construction\22-0128-KRC - C.207 (Signage and Striping Plan-N. Meridian Road).dwg


FUTURE PROPERTY LINE, TYP.
FUTURE IMPROVEMENTS
30.00' PRIVATE STREET
15.00'
15.00'
EP
2700.95 EP
16+60.24, 15.00' L
END CONST.
MATCH EXISTING
3:1 MAX., TYP.
14
2701.25 AC
16+60.24, 0.00'
END CONST.
2700.95 EP/GB/PC
16+60.24, 15.00' R
END CONST.
2700.01 FL/GB/PC
16+56.25, 19.28' R
2701.01 FG/GB
2699.72 NG
2700.99 FG/GB
2699.99 FL/GB
16+56.24, 19.00' L
ALIGNMENT-C
2701.19 AC
16+36.71, 15.00' R
2700.26 NG
2701.52 FG/GB/PT
2700.10 NG
2701.96 FG/GB/PT
MATCH EXISTING
3:1 MAX., TYP.
EXIST. GIRR (TO BE REMOVED)
EXISTING GRAVEL
CANAL ACCESS ROAD
FUTURE 8" PIRR
2700.43 FL/GB
16+12.73, 19.00' L
2701.43 FG/GB
2701.59 AC
16+26.02, 0.00'
2701.35 AC
16+20.84, 15.00' R
CANAL GRAVEL
ACCESS ROAD
2700.32 FG/NG
16+10.13, 48.29' L
2700.57 FG/GB/PT
16+08.05, 42.51' L
2700.93 FG/GB/PRC
16+06.04, 24.20' L
2701.27 FG/GB/PRC
16+03.79, 24.50' L
INSTALL 12" C-900 SLEEVE
(FUTURE 8" PIRR)
2701.51 AC
16+04.98, 15.00' R
2702.26 AC/GB
10+65.87, 0.00'
2701.55 EP/FG
16+00.51, 15.00' L
2701.07 FG/GB/PC
15+94.34, 27.76' L
2698.95 FG/NG/PT
15+98.22, 52.19' L
2699.69 FG/NG
15+94.80, 51.09' L
2701.65 EP/EVC
15+90.72, 15.00' L
2701.66 EP/FG
15+89.94, 15.00' L
2701.95 AC/EVC
15+90.72, 0.00'
2701.65 AC/EVC
15+90.72, 15.00' R
2701.90 EP/HP
15+95.28, 33.54' R
10+41.73, 18.12' R
2701.67 EP
15+88.74, 15.00' L
4
52 LF OF 20"x0.375"
EXISTING STEEL
SLEEVE (WATER)
2701.65 TC/FG
15+88.74, 18.00' L
2701.67 FG/GB
2701.74 TC/FG
15+72.72, 18.00' R
2701.76 EP/GB/PC
15+72.72, 15.00' R
2701.84 EP/FG
10+32.13, 29.00' R
2701.78 EP/FG
10+30.33, 39.00' R
2701.85 FL/GB
10+33.65, 42.00' R
2701.74 FG/GB/PC
10+55.45, 29.00' R
2701.54 FG/GB/PC
10+55.45, 39.00' R
2701.42 FL/GB
10+55.45, 42.00' R
2700.88 FG/GB
10+63.92, 45.82' R
10+63.61, 43.75' R
2700.60 FL/DB
10+66.45, 42.00' R
2700.46 FL/DB
10+75.65, 46.00' R
2701.60 FG/GB/PCC
10+88.62, 29.76' R
CANAL GRAVEL
ACCESS ROAD
2701.40 FG/GB/PCC
10+88.17, 39.75' R
2701.23 FG/GB/PT
11+04.77, 33.34' R
2701.06 FG/GB/PC
11+11.62, 36.17' R
2700.83 FG/GB/PT
11+21.68, 38.79' R
2700.61 FG/NG
11+31.55, 39.96' R
2700.48 FG/NG
11+30.61, 47.89' R
EXISTING GRAVEL
CANAL ACCESS ROAD
FUTURE 8" PIRR
2702.11 VC
15+83.74, 18.00' L
2702.13 FG/GB
2702.14 FG/GB
2702.15 FG/GB
2702.17 VC/HP
15+65.72, 18.00' L
2702.07 AC/HP
15+65.72, 0.00'
2702.19 FG/HP
2702.12 VC
15+48.66, 18.00' L
2701.63 FL
15+47.86, 17.21' L
2701.59 FL
15+42.57, 17.21' L
2702.06 VC
15+42.31, 18.00' L
2702.05 VC/EVC
15+40.72, 18.00' L
2701.95 AC/EVC
15+40.72, 0.00'
2702.17 VC
15+67.72, 18.00' R
2702.17 VC/HP
15+65.72, 18.00' R
2702.26 FS/HP
15+65.72, 23.00' R
2702.16 FS/GB
15+42.99, 23.00' R
2702.07 VC/GB
15+42.99, 18.00' R
2701.63 LIP/EVC
15+40.72, 16.00' R
2701.61 FS/GB
15+35.99, 23.00' R
2701.52 FL
15+35.99, 17.21' R
2701.95 AC/EVC
15+40.72, 0.00'
2701.43 FL
15+27.30, 17.21' R
2701.53 FS/GB
15+27.30, 23.00' R
2701.85 VC/GB
15+21.30, 18.00' R
2701.94 FS/GB
15+21.30, 23.00' R
2701.76 FS/GB
15+03.07, 23.00' R
2701.67 VC
15+03.07, 18.00' R
2701.22 EP/GB/PT
14+98.07, 15.00' L
2701.20 TC/FG
14+98.07, 18.00' L
2701.22 FG/GB
2701.22 EP/GB/PT
14+98.07, 15.00' R
2701.20 TC/FG
14+98.07, 18.00' R
R=300'
2700.03 FL
14+88.54, 19.00' R
2701.03 FG/GB
2699.84 NG
2700.03 FL/GB
14+88.54, 19.00' L
2701.03 FG/GB
2699.38 NG
2699.92 NG
2699.82 NG
MATCH EXISTING
3:1 MAX., TYP.
2699.64 NG
2701.12 FG
2699.54 NG
2701.69 FG/GB
2701.67 VC
15+03.07, 18.00' L
36.00' PRIVATE STREET
18.00'
18.00'
2699.66 FG/GB
15+38.87, 37.23' R
2699.56 NG
15+37.23, 48.29' R
2699.88 NG
2696.00 FG/NG
15+35.98, 62.94' R
2699.76 FG/NG
15+31.09, 60.98' R
2701.69 EP/GB/PT
10+53.30, 15.00' R
2700.87 FLAP
2701.96 EP/GB
10+65.87, 15.00' R
2701.96 EP/GB
10+65.87, 19.00' L
2700.96 FL/GB
10+65.87, 19.00' L
2701.96 FG/GB
10+65.87, 23.00' R
2700.98 FL/GB
10+65.87, 19.00' R
ALIGNMENT-D
30.00' PRIVATE STREET
15.00'
15.00'
2701.60 FG/GB/PCC
10+88.62, 29.76' R
2701.69 FG/GB/PRC
11+00.95, 42.59' R
2700.25 NG
2700.29 NG
2700.32 NG
2700.55 NG
2700.72 FG/GB/PT
11+13.66, 45.88' R
2700.72 FS/TC/GB
15+49.82, 22.89' L
2700.08 NG
2700.13 NG
2700.14 NG
2702.08 FG/GB
2702.07 FG/GB
2700.72 FS/TC/GB
15+45.00, 24.52' L
2701.73 FG/GB
2699.94 NG
2700.01 FS/GB
15+07.17, 90.13' R
2700.06 FS/GB
15+02.63, 88.03' R
2699.81 NG
2700.06 FS/GB
15+16.75, 55.25' R
2700.01 FS/GB
15+21.40, 57.11' R
2700.35 NG
2701.51 FG
2700.03 FL
14+88.54, 19.00' R
2701.03 FG/GB
2699.84 NG
2699.83 NG
2700.01 FG
2699.79 NG
2699.95 FS/GB
15+65.31, 67.81' L
2700.00 FG/GB
15+60.58, 69.44' L
2699.94 FG
2699.47 FS/GB
15+63.69, 34.75' L
2701.68 FG/GB
2701.67 FS/GB
15+51.45, 27.82' L
2701.72 FS/GB
15+46.72, 29.25' L
2699.98 FS/GB
15+88.37, 26.88' L
2699.93 FS/GB
15+88.37, 26.88' R
2701.98 FS/GB
15+88.14, 26.11' L
2698.10 FG/NG
15+89.32, 52.98' L
2695.30 FG/NG
15+77.98, 56.89' L
2698.51 FG/NG
15+73.15, 58.55' L
2700.08 FG/GB/PRC
15+96.38, 38.16' L
EXISTING BRIDGE
(TOP DECK
ELEV = 2700.50)
2702.47 FS/GB
15+81.48, 21.14' L
2702.29 FS/GB
15+66.35, 26.35' L
2701.74 FS/GB
15+86.94, 28.08' L
2702.47 FS/GB
15+82.07, 22.96' L
2701.71 FG/GB
2702.14 FG/GB
2702.23 FG
2702.18 FG/GB
2702.28 FG/HP
2702.27 FG
2701.63 FG/GB
2701.58 FG/GB
2701.55 FG/GB
2701.54 FG/GB
2701.51 FG/GB
2701.46 FG/GB
2700.49 NG
2700.38 NG
2701.78 FG/GB
2700.15 NG
2701.69 FG/GB
2701.66 FG/GB
2701.85 FG/GB
2701.84 FG/GB
2701.74 FG/GB
2701.54 FG/GB
2701.42 FG/GB
2700.85 FG/GB
2702.16 FG/GB
2702.47 FG/GB
2701.82 FG/GB
2700.22 FG/NG
2696.47 FG/NG
2701.69 FG/GB/PRC
2700.25 NG
2700.29 NG
2700.32 NG
2700.55 NG
2700.72 FG/GB/PT
2701.27 FG/GB/PRC
2700.57 FG/GB/PT
2700.93 FG/GB/PRC
2700.08 FG/GB/PRC
2700.72 FS/TC/GB
2701.72 FS/GB
2701.74 FS/GB
2701.67 FS/GB
2699.47 FS/GB
2702.47 FS/GB
2702.29 FS/GB
2699.98 FS/GB
2699.93 FS/GB
2701.98 FS/GB
2698.10 FG/NG
2695.30 FG/NG
2698.51 FG/NG
2699.95 FS/GB
2700.00 FG/GB
2699.99 FL/GB
2700.99 FG/GB
2700.43 FL/GB
2701.43 FG/GB
2700.32 FG/NG
2698.95 FG/NG/PT
2699.69 FG/NG
2700.01 FG
2699.79 NG
2699.83 NG
2699.94 FG
2699.92 NG
2699.82 NG
2699.64 NG
2701.12 FG
2699.54 NG
2699.38 NG
2699.81 NG
2699.84 NG
2699.88 NG
2699.94 NG
2699.66 FG/GB
2699.56 NG
2696.00 FG/NG
2699.76 FG/NG
2700.22 FG/NG
2696.47 FG/NG
2700.48 FG/NG
2700.61 FG/NG
2700.83 FG/GB/PT
2701.06 FG/GB/PC
2701.23 FG/GB/PT
2700.60 FL/DB
2700.46 FL/DB
2700.88 FG/GB
2701.42 FG/GB
2701.54 FG/GB/PC
2701.74 FG/GB/PC
2701.65 FL/GB
2701.78 FG/GB
2701.84 FG/GB
2701.69 FG/GB/PRC
2701.96 FG/GB
2701.96 FG/GB/PT
2702.26 AC/GB
2701.52 FG/GB/PT
2701.35 AC
2701.51 AC
2701.59 AC
2701.19 AC
2700.10 NG
2700.26 NG
2700.99 EP
2699.99 FL/GB
2700.01 FL/GB/PC
2700.95 EP/GB/PC
2700.95 EP
2701.25 AC
2701.01 FG/GB
2699.72 NG
2701.52 FG/GB/PT
2701.96 FG/GB/PT
2700.10 NG
2701.60 FG/GB/PCC
2701.40 FG/GB/PCC
2701.23 FG/GB/PT
2701.06 FG/GB/PC
2700.83 FG/GB/PT
2700.61 FG/NG
2700.48

SEE RIGHT FOR CONTINUATION




**1 GRADING PLAN**
SCALE: 1" = 50' - 0" HORIZONTAL
75 50 25 0 50 100
HORIZONTAL SCALE IN FEET

NORTH

**CIVIL INNOVATIONS, PLLC**
1043 E. PARK BLVD. STE 100
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01/10/24
STATE OF IDAHO
BENJAMIN P. THOMAS

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| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | REVISIONS | | |

**PAUL BUNYAN PLAZA SUBDIVISION**
KUNA, IDAHO

GRADING PLAN

| | |
|---|---|
| PROJECT NO. | 22-0128-KRC |
| DWG FILE | C.300 |
| DESIGNED BY | BT |
| DRAWN BY | JTA |
| CHECKED BY | BT |
| ISSUE DATE | 01/10/24 |
| HORIZ. SCALE | AS SHOWN |
| VERT. SCALE | AS SHOWN |

**C.300**
SHEET 12 OF 24

D:\Civil Innovations Projects\2022\22-0128-KRC KUNA RETAIL CENTER\200 - Construction Drawings\205 - Construction\22-0128-KRC - C.300 (Grading Plan).dwg

# 1 OVERALL UTILITY PLAN

SCALE: 1" = 50' - 0" HORIZONTAL

75 50 25 0 50 100

HORIZONTAL SCALE IN FEET

CIVIL INNOVATIONS NORTH

BELTZAROCK SUBDIVISION
EXISTING WINFIELD SPRINGS SUBDIVISION NO. 1
KUNA CANAL
48.00' CANAL ESMT.
28.00'
20.00'
10.00' WIDE CITY OF KUNA SIDEWALK ESMT.
10.00' WIDE CITY OF KUNA PIPE ESMT.
10.00' WIDE CITY OF KUNA PIRR ESMT.
ALIGNMENT-A
ALIGNMENT-B
ALIGNMENT-C
ALIGNMENT-D
N. MERIDIAN ROAD
E. DEER FLAT ROAD
HIGHWAY BRIDGE ESMT.
20' WIDE CITY OF KUNA WATER ESMT.
30' WIDE CITY OF KUNA WATER AND SEWER ESMT.
30' WIDE CITY OF KUNA WATER ESMT.
30' WIDE CITY OF KUNA SEWER, WATER, PIRR AND GIRR ESMT.
15.00'
10.00'
8" PIRR
8" WL C-900 DR 18
12" WL C-900 DR 18
12" PIRR
8" SS
12" GIRR
EXIST. GIRR (TO BE REMOVED)
EXIST. GIRR (TO REMAIN)
EXIST. PIPE (TO BE REMOVED)
EXIST. 12" GIRR
EXIST. 12" PIRR
EXIST. 24" GIRR
RELOCATED HYDRANT
RELOCATED STREET LIGHT
EXIST. HYDRANT (TO BE RELOCATED)
EXIST. STREET LIGHT (TO BE RELOCATED)
EXIST. TEE AND VALVE (TO BE REMOVED)
EXIST. AIR RELEASE (TO BE REMOVED)
R.I.E.
R.I.W.
S13 S18
S24 S19

1 0.97 ACRE
2 2.19 ACRE
3 3.69 ACRE
4 1.26 ACRE
5 0.97 ACRE
6 0.80 ACRE
7 1.26 ACRE
8 0.97 ACRE
9 1.73 ACRE
10 2.19 ACRE

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: 01/24/2024

CIVIL INNOVATIONS, PLLC
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BOISE, ID 83712
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| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | REVISIONS | | |

# PAUL BUNYAN PLAZA SUBDIVISION

KUNA, IDAHO

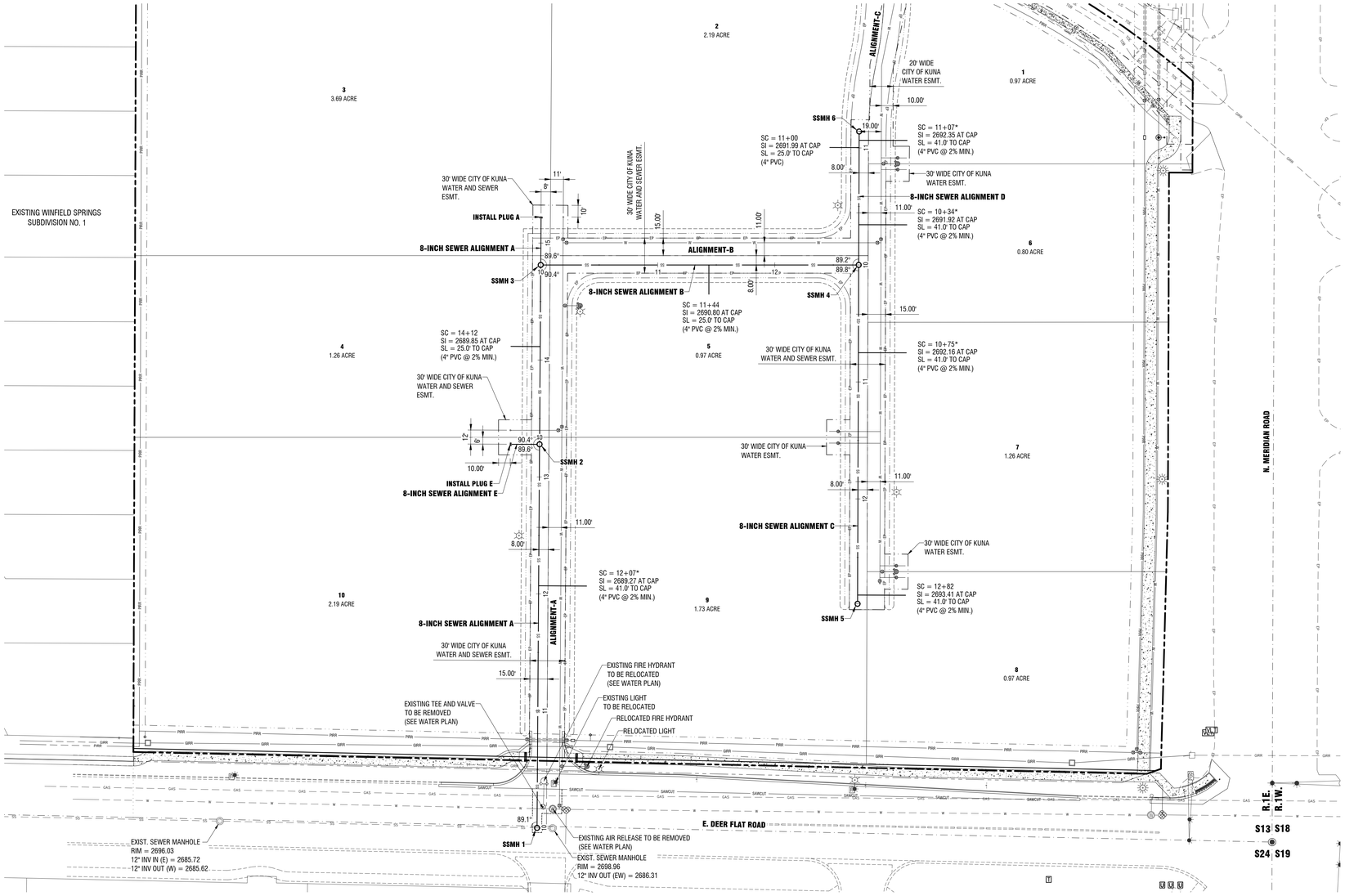
OVERALL UTILITY PLAN

| | |
|---|---|
| PROJECT NO. | 22-0128-KRC |
| DWG FILE | C.400 |
| DESIGNED BY | BT |
| DRAWN BY | JTA |
| CHECKED BY | BT |
| ISSUE DATE | 01/10/24 |
| HORIZ. SCALE | AS SHOWN |
| VERT. SCALE | AS SHOWN |

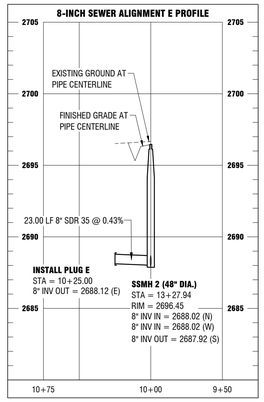
**C.400**

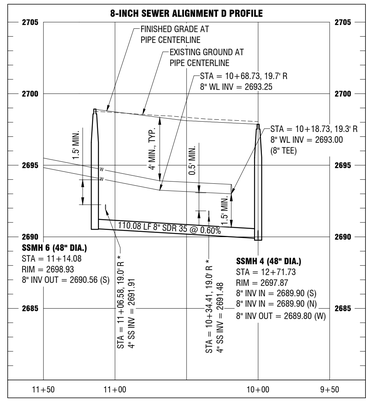
SHEET 13 OF 24

D:\Civil Innovations Projects\2022\22-0128-KRC KUNA RETAIL CENTER\200 - Construction Drawings\205 - Construction\22-0128-KRC - C.400 (Overall Utility Plan).dwg




## 1 SEWER PLAN AND PROFILES
SCALE: 1" = 50' - 0" HORIZONTAL AND VERTICAL 1" = 5' - 0"

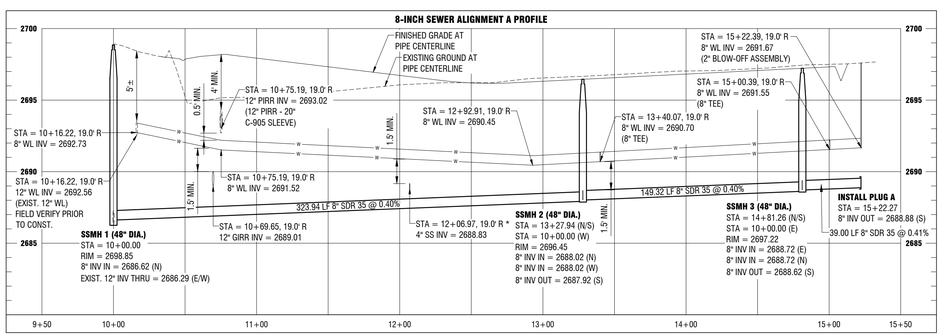


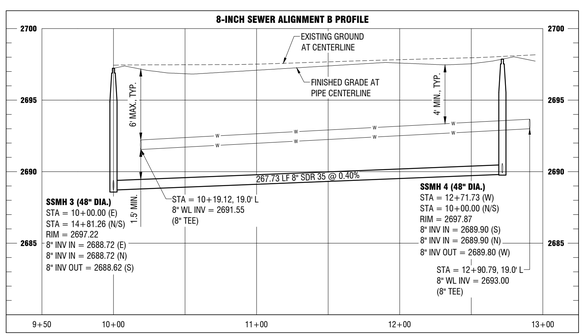



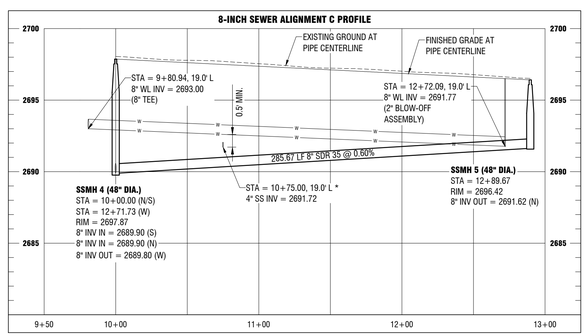




### SEWER SERVICE LINE NOTES
* POTABLE/NON-POTABLE CROSSING. REFER TO POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION REQUIREMENTS PER ISPWC STANDARD DRAWING SD-407. SEWER SERVICE LINES WITH LESS THAN 18 INCHES VERTICAL SEPARATION SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS PER ISPWC STANDARD DRAWING SD-407.




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: 01/24/2024

CIVIL INNOVATIONS, PLLC
1043 E. PARK BLVD, STE 100
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com

PROFESSIONAL ENGINEER REGISTERED 10062 STATE OF IDAHO BENJAMIN P. THOMAS 01/10/24

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| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | REVISIONS | | |

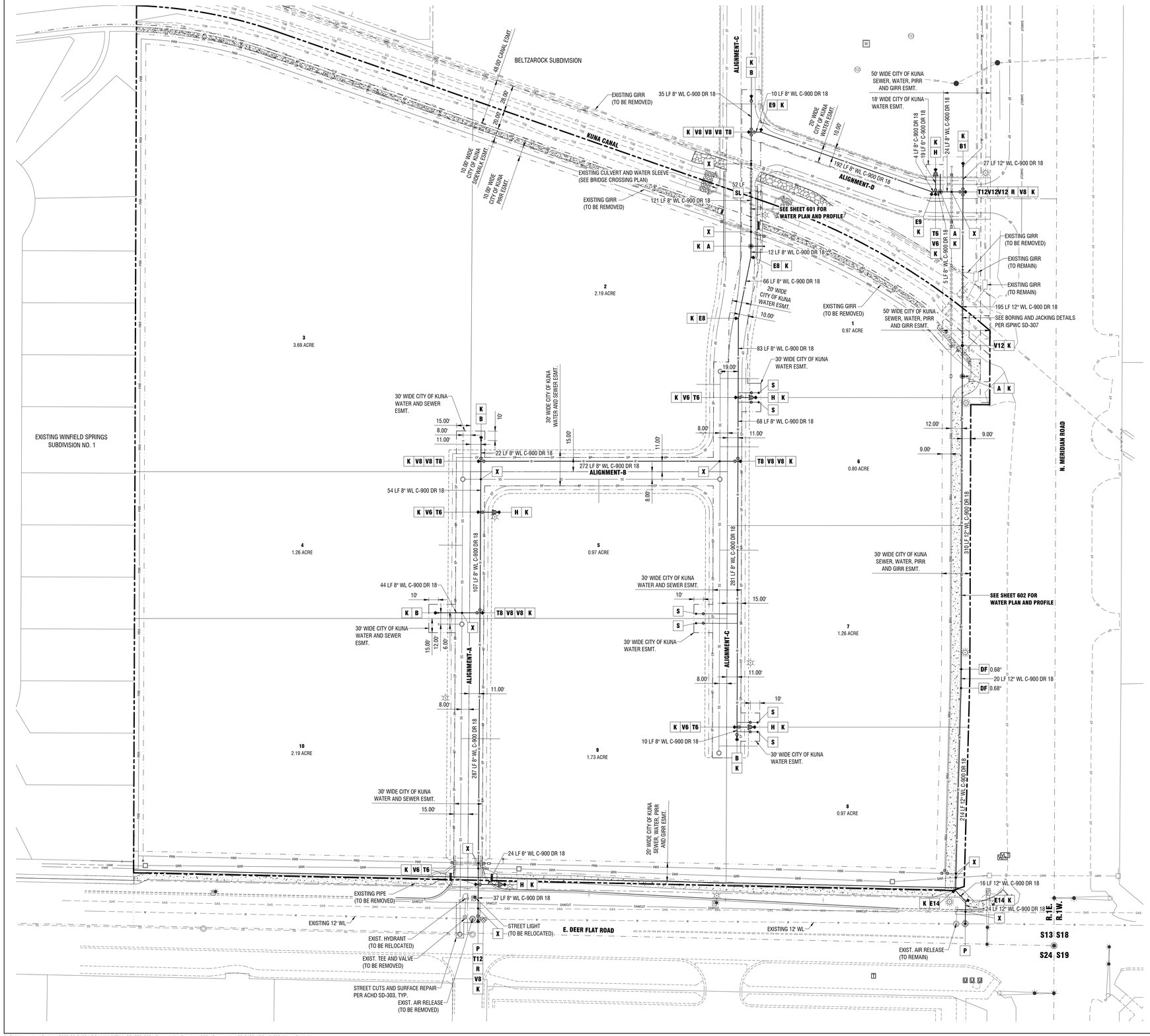
# PAUL BUNYAN PLAZA SUBDIVISION
KUNA, IDAHO

SEWER PLAN AND PROFILES

| | |
|---|---|
| PROJECT NO. | 22-0128-KRC |
| DWG FILE | C.500 |
| DESIGNED BY | BT |
| DRAWN BY | JTA |
| CHECKED BY | BT |
| ISSUE DATE | 01/10/24 |
| HORIZ. SCALE | AS SHOWN |
| VERT. SCALE | AS SHOWN |

**C.500**
SHEET 14 OF 24

D:\Civil Innovations Projects\2022\22-0128-KRC KUNA RETAIL CENTER\200 - Construction Drawings\205 - Construction\22-0128-KRC - C.500 (Sewer Plan and Profiles).dwg




CIVIL INNOVATIONS NORTH

## 1 WATER PLAN

SCALE: 1" = 50' - 0" HORIZONTAL

75 50 25 0 50 100

HORIZONTAL SCALE IN FEET

## 2 CONSTRUCTION KEY NOTES

WATER PLAN

| | |
|---|---|
| T6 | Tee, 8" x 8" x 6" |
| T8 | Tee, 8" x 8" x 8" |
| T12 | Tee, 12" x 12" x 12" |
| T13 | Tee, 12" x 12" x 8" |
| T14 | Tee, 12" x 12" x 6" |
| V6 | Valve, 6" Gate |
| V8 | Valve, 8" Gate |
| V12 | Valve, 12" Gate |
| E8 | Elbow, 8",11-1/4° |
| E9 | Elbow, 8", 22-1/2° |
| E10 | Elbow, 8",45° |
| E11 | Elbow, 8",90° |
| E12 | Elbow, 12",11-1/4° |
| E13 | Elbow, 12", 22-1/2° |
| E14 | Elbow, 12",45° |
| E15 | Elbow, 12",90° |
| R | Reducer, 12"x8" |
| S1 | Water Service Connection Per Kuna STD DWG K-402V (See Detail on Sheet C.603) |
| SL | Existing Water Sleeve (20"x0.375" Steel Sleeve) |
| B | 2" Blow-Off Assembly (NOT IN R/W) Per Kuna STD DWG K-405.2 (See Detail on Sheet C.603) |
| B1 | 4" Blow-Off Assembly (NOT IN R/W) Per Kuna STD DWG K-405.4 (See Detail on Sheet C.603) |
| BF | Install 12" Blind Flange |
| H | Fire Hydrant Assembly Complete Per Kuna STD DWG K-404 (See Detail on Sheet C.603) |
| K | P.C.C. Thrust Block (As Required Even If Not Shown) |
| X | Potable/Non-Potable Crossing. Refer To ISPWC Standard Drawing No. SD-407 |
| P | Point of Connection - After Testing is Complete, Connect to Existing Water Main. |
| A | Install Combination Air Release/Vacuum Valve, Per ISPWC Standard Drawing SD-408A |
| DF | Deflect Pipe Per Manufacturers Specifications. |

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| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | REVISIONS | | |

# PAUL BUNYAN PLAZA SUBDIVISION

KUNA, IDAHO

WATER PLAN

| | |
|---|---|
| PROJECT NO. | 22-0128-KRC |
| DWG FILE | C.600 |
| DESIGNED BY | BT |
| DRAWN BY | JTA |
| CHECKED BY | BT |
| ISSUE DATE | 01/10/24 |
| HORIZ. SCALE | AS SHOWN |
| VERT. SCALE | AS SHOWN |

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.

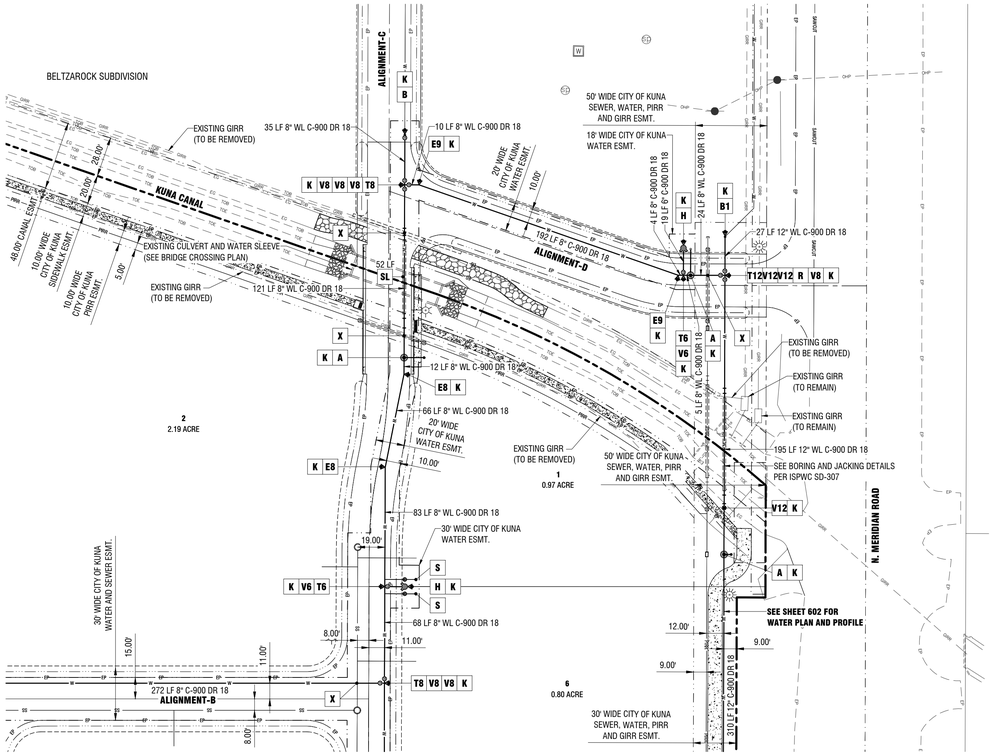
By: Paul A. Stevens, P.E.
Kuna City Engineer

Date: 01/24/2024

# C.600

SHEET 15 OF 24

D:\Civil Innovations Projects\2022\22-0128-KRC KUNA RETAIL CENTER\200 - Construction Drawings\205 - Construction\22-0128-KRC - C.600 (Water Plan).dwg




# 1 WATER PLAN AND PROFILES

SCALE: 1" = 50' - 0" HORIZONTAL

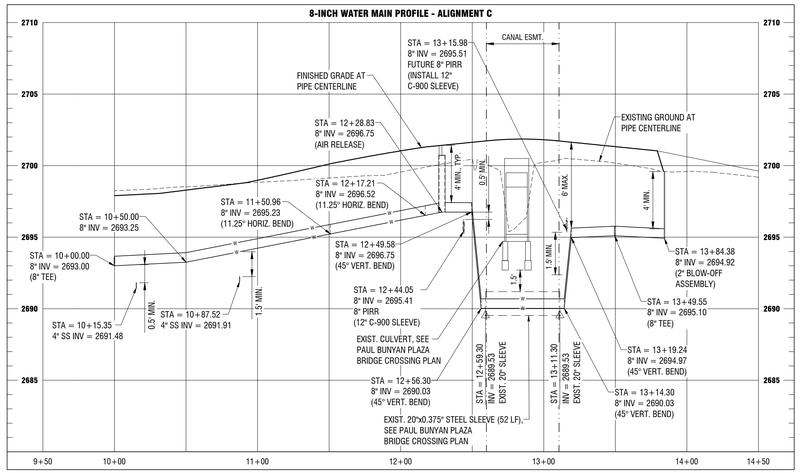
50 25 0 50 100
HORIZONTAL SCALE IN FEET

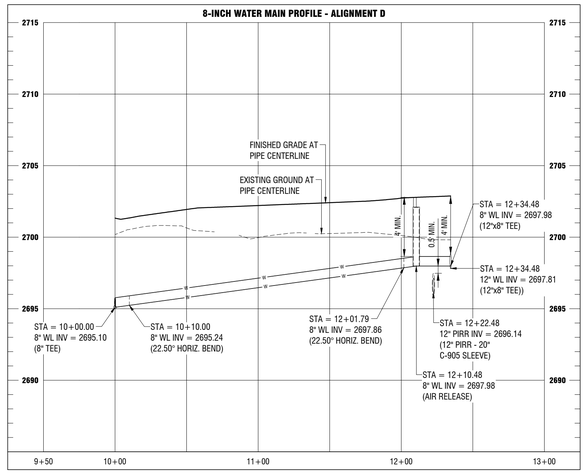
5 2.5 0 5 10
VERTICAL SCALE IN FEET

## 2 CONSTRUCTION KEY NOTES

WATER PLAN

- T6 — Tee, 8" x 8" x 6"
- T8 — Tee, 8" x 8" x 8"
- T12 — Tee, 12" x 12" x 12"
- T13 — Tee, 12" x 12" x 8"
- T14 — Tee, 12" x 12" x 6"
- V6 — Valve, 6" Gate
- V8 — Valve, 8" Gate
- V12 — Valve, 12" Gate
- E8 — Elbow, 8",11-1/4°
- E9 — Elbow, 8", 22-1/2°
- E10 — Elbow, 8",45°
- E11 — Elbow, 8",90°
- E12 — Elbow, 12",11-1/4°
- E13 — Elbow, 12", 22-1/2°
- E14 — Elbow, 12",45°
- E15 — Elbow, 12",90°
- R — Reducer, 12"x8"
- S1 — Water Service Connection Per Kuna STD DWG K-402V (See Detail on Sheet C.603)
- SL — Existing Water Sleeve (20"x0.375" Steel Sleeve)
- B — 2" Blow-Off Assembly (NOT IN R/W) Per Kuna STD DWG K-405.2 (See Detail on Sheet C.603)
- B1 — 4" Blow-Off Assembly (NOT IN R/W) Per Kuna STD DWG K-405.4 (See Detail on Sheet C.603)
- BF — Install 12" Blind Flange
- H — Fire Hydrant Assembly Complete Per Kuna STD DWG K-404 (See Detail on Sheet C.603)
- K — P.C.C. Thrust Block (As Required Even If Not Shown)
- X — Potable/Non-Potable Crossing. Refer To ISPWC Standard Drawing No. SD-407
- P — Point of Connection - After Testing is Complete, Connect to Existing Water Main.
- A — Install Combination Air Release/Vacuum Valve, Per ISPWC Standard Drawing SD-408A
- DF — Deflect Pipe Per Manufacturers Specifications.




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

Date: 01/24/2024

CIVIL INNOVATIONS, PLLC
1043 E. PARK BLVD. STE 100
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com

BENJAMIN P. THOMAS — 10062 — REGISTERED PROFESSIONAL ENGINEER — 01/10/24 — STATE OF IDAHO

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| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | REVISIONS | | |

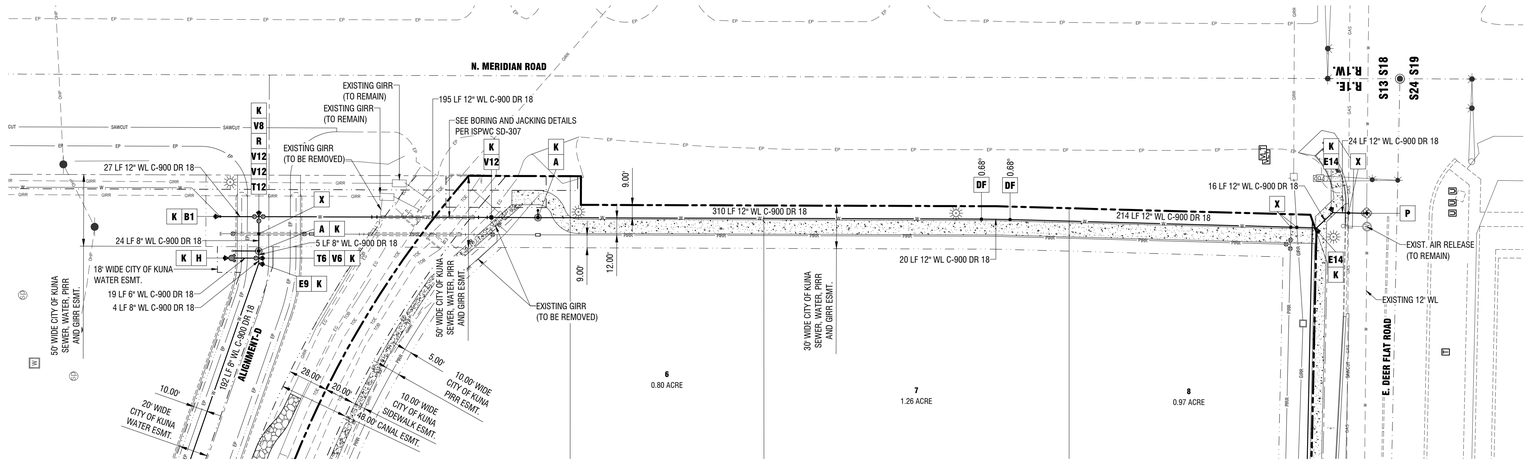
PAUL BUNYAN PLAZA SUBDIVISION
KUNA, IDAHO

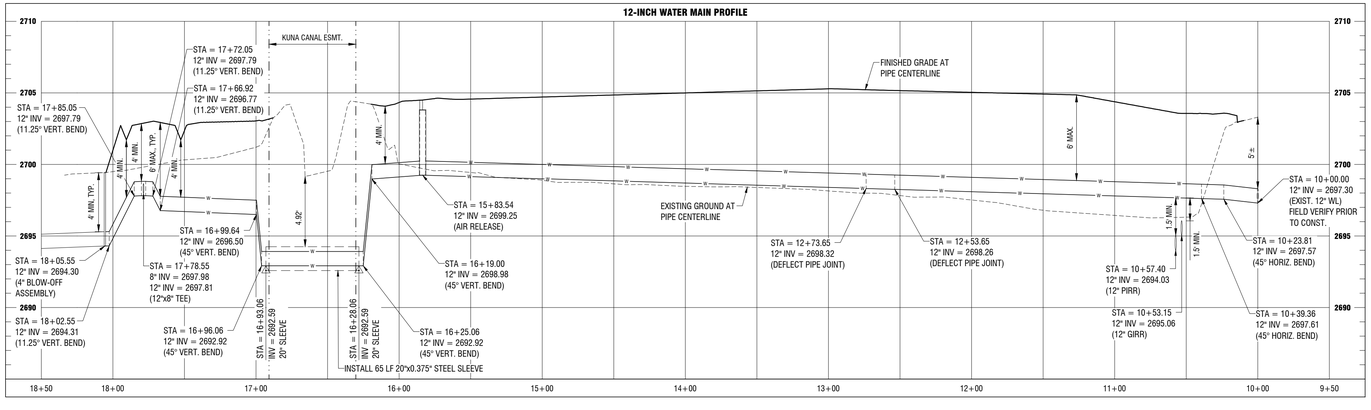
WATER PLAN AND PROFILES

| | |
|---|---|
| PROJECT NO. | 22-0128-KRC |
| DWG FILE | C.601 |
| DESIGNED BY | BT |
| DRAWN BY | JTA |
| CHECKED BY | BT |
| ISSUE DATE | 01/10/24 |
| HORIZ. SCALE | AS SHOWN |
| VERT. SCALE | AS SHOWN |

C.601
SHEET 16 OF 24

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# 1 WATER PLAN AND PROFILE

SCALE: 1" = 50' - 0" HORIZONTAL

50 25 0 50 100
HORIZONTAL SCALE IN FEET

5 2.5 0 5 10
VERTICAL SCALE IN FEET

NORTH

# 2 CONSTRUCTION KEY NOTES

WATER PLAN

| | |
|---|---|
| T6 | Tee, 8" x 8" x 6" |
| T8 | Tee, 8" x 8" x 8" |
| T12 | Tee, 12" x 12" x 12" |
| T13 | Tee, 12" x 12" x 8" |
| T14 | Tee, 12" x 12" x 6" |
| V6 | Valve, 6" Gate |
| V8 | Valve, 8" Gate |
| V12 | Valve, 12" Gate |
| E8 | Elbow, 8",11-1/4° |
| E9 | Elbow, 8", 22-1/2° |
| E10 | Elbow, 8",45° |
| E11 | Elbow, 8",90° |
| E12 | Elbow, 12",11-1/4° |
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| E14 | Elbow, 12",45° |
| E15 | Elbow, 12",90° |
| R | Reducer, 12"x8" |
| S1 | Water Service Connection Per Kuna STD DWG K-402V (See Detail on Sheet C.603) |
| SL | Existing Water Sleeve (20"x0.375" Steel Sleeve) |
| B | 2" Blow-Off Assembly (NOT IN R/W) Per Kuna STD DWG K-405.2 (See Detail on Sheet C.603) |
| B1 | 4" Blow-Off Assembly (NOT IN R/W) Per Kuna STD DWG K-405.4 (See Detail on Sheet C.603) |
| BF | Install 12" Blind Flange |
| H | Fire Hydrant Assembly Complete Per Kuna STD DWG K-404 (See Detail on Sheet C.603) |
| K | P.C.C. Thrust Block (As Required Even If Not Shown) |
| X | Potable/Non-Potable Crossing. Refer To ISPWC Standard Drawing No. SD-407 |
| P | Point of Connection - After Testing is Complete, Connect to Existing Water Main. |
| A | Install Combination Air Release/Vacuum Valve, Per ISPWC Standard Drawing SD-408A |
| DF | Deflect Pipe Per Manufacturers Specifications. |

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

Date: 01/24/2024

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BOISE, ID 83712
PHONE: (208) 884-8181
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| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | REVISIONS | | |

# PAUL BUNYAN PLAZA SUBDIVISION

KUNA, IDAHO

WATER PLAN AND PROFILE

| | |
|---|---|
| PROJECT NO. | 22-0128-KRC |
| DWG FILE | C.602 |
| DESIGNED BY | BT |
| DRAWN BY | JTA |
| CHECKED BY | BT |
| ISSUE DATE | 01/10/24 |
| HORIZ. SCALE | AS SHOWN |
| VERT. SCALE | AS SHOWN |

# C.602

SHEET 17 OF 24

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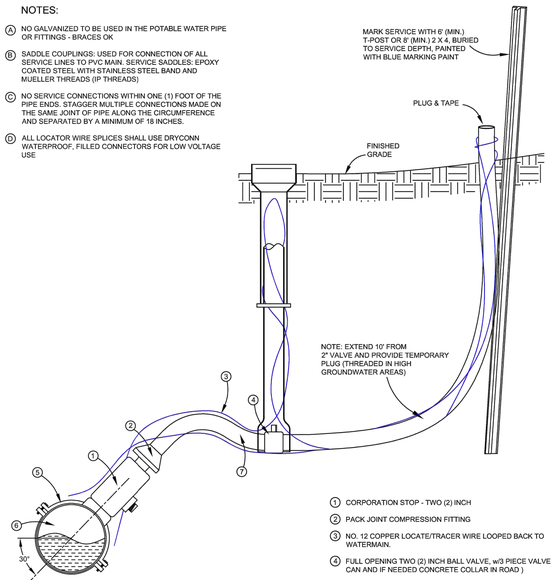
NOTES:

(A) NO GALVANIZED TO BE USED IN THE POTABLE WATER PIPE OR FITTINGS - BRACES OK

(B) SADDLE COUPLINGS: USED FOR CONNECTION OF ALL SERVICE LINES TO PVC MAIN. SERVICE SADDLES: EPOXY COATED STEEL WITH STAINLESS STEEL BAND AND MUELLER THREADS (IP THREADS)

(C) NO SERVICE CONNECTIONS WITHIN ONE (1) FOOT OF THE PIPE ENDS. STAGGER MULTIPLE CONNECTIONS MADE ON THE SAME JOINT OF PIPE ALONG THE CIRCUMFERENCE AND SEPARATED BY A MINIMUM OF 18 INCHES.

(D) ALL LOCATOR WIRE SPLICES SHALL USE DRYCONN WATERPROOF, FILLED CONNECTORS FOR LOW VOLTAGE USE

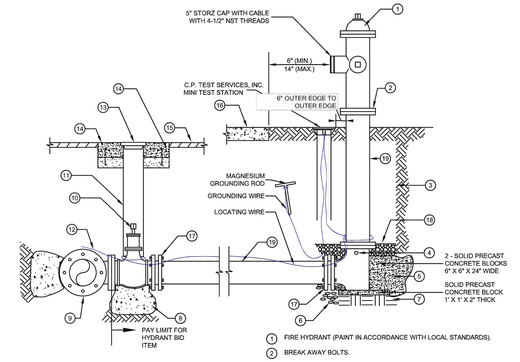



1. CORPORATION STOP - TWO (2) INCH
2. PACK JOINT COMPRESSION FITTING
3. NO. 12 COPPER LOCATE/TRACER WIRE LOOPED BACK TO WATERMAIN.
4. FULL OPENING TWO (2) INCH BALL VALVE, w/3 PIECE VALVE CAN AND IF NEEDED CONCRETE COLLAR IN ROAD )
5. EPOXY COATED TAPPING SADDLE WITH STAINLESS STEEL BAND
6. WATERMAIN (SIZE VARIES - 8" TYP.)
7. 2" SERVICE LINE CLASS 250 POLYETHYLENE SIDR 7 PIPE (TYP.) NO SPLICING IS ALLOWED

***ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS*** v.04/18/2022

**CITY OF KUNA**
(208) 287-1722 EXT. 8
www.KunaID.gov

# WATER SERVICE CONNECTION
VACANT OR UNKNOWN COMMERCIAL
2" WATER SERVICE
KUNA STANDARD DRAWING K-402V




1. FIRE HYDRANT (PAINT IN ACCORDANCE WITH LOCAL STANDARDS).
2. BREAK AWAY BOLTS.
3. END OF TRENCH, EDGE OF RIGHT-OF-WAY.
4. DRAIN - KEEP CLEAR.
5. CAST IN PLACE CONCRETE THRUST BLOCK (4 SQ. FT. OF THRUST BLOCK REQUIRED) (SEE NOTE D).
6. 1" DRAIN ROCK EXTENDS 12" HORIZONTALLY FROM EACH SIDE OF CONCRETE BASE AND THRUST BLOCK AND VERTICALLY TO 2" ABOVE HYDRANT DRAIN WALL.
7. PRECAST CONCRETE BLOCK 1' X 1' X 6" THICK.
8. VALVE SUPPORT (PRECAST OR CAST IN PLACE).
9. TEE (MJ X MJ X FLANGE) WITH THRUST BLOCK.
10. 6" C.I. AUXILIARY VALVE (MJ X FLANGE).
11. CAST IRON VALVE BOX PER KUNA STANDARD DWG K-406
12. NO. 12 AWG. COPPER WIRE FINDER. SEE SD-514 FOR SPLICING (SEE NOTE E).
13. 5 1/4" LOCKING LID (TYLER NO. 6855).
14. 24"Ø X 6" CONCRETE COLLAR WITH (2) #4 REBAR HOOPS.
15. FINISHED GRADE.
16. SIDEWALK.
17. MECHANICAL CONNECTION.
18. COVER DRAIN ROCK WITH FILTER FABRIC.
19. 6" DIAMETER PIPE.

NOTES:

(A) HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE REINSTALLED IN ACCORDANCE WITH THIS DETAIL. LOCATION TO BE SET IN ACCORDANCE WITH LOCAL STANDARDS OR AS DIRECTED BY THE ENGINEER.

(B) ALL AUXILIARY VALVES TO BE LOCATED AT THE TEE ON THE WATER MAIN AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, USE SUITABLE ADAPTERS OR NEW FITTINGS UPON APPROVAL BY THE ENGINEER.

(C) ALL ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.

(D) IF WATER SERVICE TO HYDRANT IS TO COMMENCE PRIOR TO SETTING OF CONCRETE THRUST BLOCKING, USE A COMBINATION OF CONCRETE AND UNI-FLANGE SERIES 1300 JOINT RESTRAINT.

(E) PLACE LOCATOR WIRE DIRECTLY ABOVE PIPE. SECURE FINDER WIRE UNDER (MJ) BOLT AT MAIN.

(F) JOINT RESTRAINT DEVICES MAY BE USED AS AN ALTERNATE TO THRUST BLOCK WITH ENGINEER'S APPROVAL.

(G) ALL LOCATOR WIRE SPLICES SHALL USE DRYCONN WATERPROOF, FILLED CONNECTORS FOR LOW VOLTAGE USE

***ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS*** v.04/18/2022

**CITY OF KUNA**
(208) 287-1722 EXT. 8
www.KunaID.gov

# KUNA FIRE HYDRANT DETAIL
WITH STORZ ADAPTOR
KUNA STANDARD DRAWING K-404

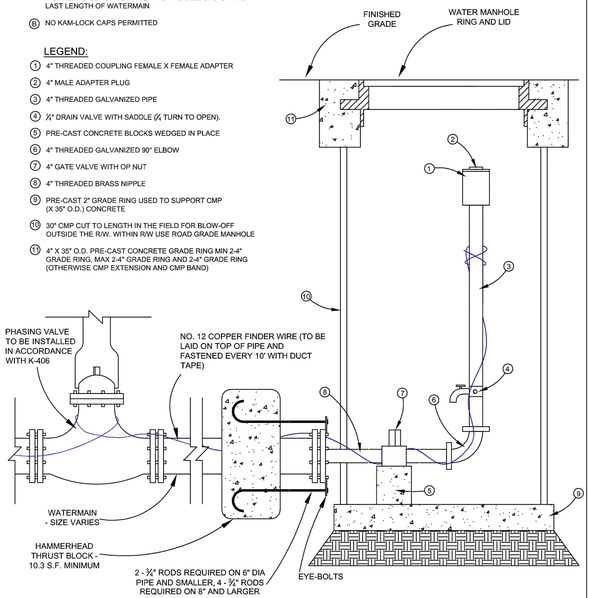
NOTES:

(A) WHEN CONSTRUCTING THIS BLOW-OFF AS TEMPORARY USE, INSTALL A 3' LENGTH OF PIPE INTO THE BELL END OF THE LAST LENGTH OF WATERMAIN

(B) NO KAM-LOCK CAPS PERMITTED

LEGEND:

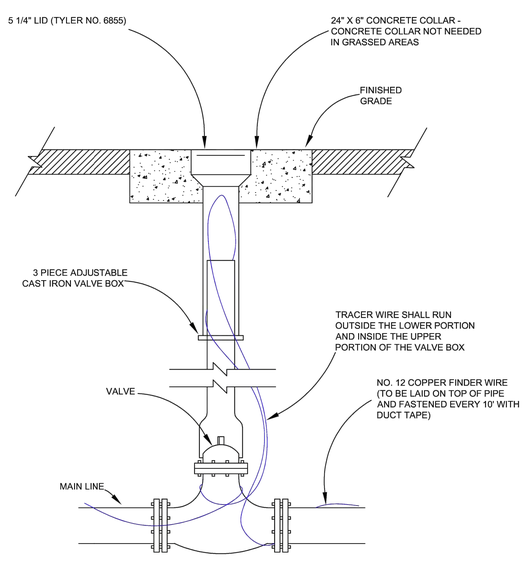
1. 4" THREADED COUPLING FEMALE X FEMALE ADAPTER
2. 4" MALE ADAPTER PLUG
3. 4" THREADED GALVANIZED PIPE
4. ¾" DRAIN VALVE WITH SADDLE (¼ TURN TO OPEN).
5. PRE-CAST CONCRETE BLOCKS WEDGED IN PLACE
6. 4" THREADED GALVANIZED 90° ELBOW
7. 4" GATE VALVE WITH OP NUT
8. 4" THREADED BRASS NIPPLE
9. PRE-CAST 2" GRADE RING USED TO SUPPORT CMP (X 35" O.D.) CONCRETE
10. 30" CMP CUT TO LENGTH IN THE FIELD FOR BLOW-OFF OUTSIDE THE R/W. WITHIN R/W USE ROAD GRADE MANHOLE
11. 4" X 35" O.D. PRE-CAST CONCRETE GRADE RING MIN 2-4" GRADE RING, MAX 2-4" GRADE RING AND 2-4" GRADE RING (OTHERWISE CMP EXTENSION AND CMP BAND)




***ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS*** v.04/18/2022

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# 4" BLOW-OFF DETAIL
(NOT IN R.O.W)
WATER (TYPICAL)
*TO BE USED ON MAINS ≥12" DIA*
KUNA STANDARD DRAWING K-405.4




***ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS*** v.04/18/2022

**CITY OF KUNA**
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# WATER MAIN VALVE
MAIN LINE VALVE
KUNA STANDARD DRAWING K-406

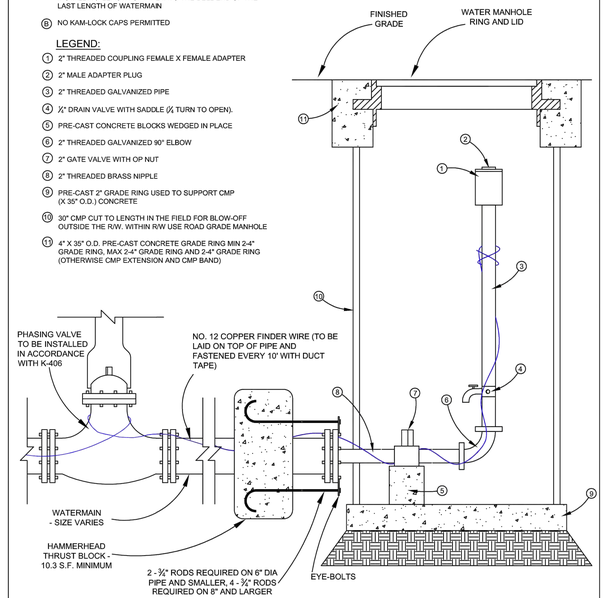
NOTES:

(A) WHEN CONSTRUCTING THIS BLOW-OFF AS TEMPORARY USE, INSTALL A 3' LENGTH OF PIPE INTO THE BELL END OF THE LAST LENGTH OF WATERMAIN

(B) NO KAM-LOCK CAPS PERMITTED

LEGEND:

1. 2" THREADED COUPLING FEMALE X FEMALE ADAPTER
2. 2" MALE ADAPTER PLUG
3. 2" THREADED GALVANIZED PIPE
4. ¾" DRAIN VALVE WITH SADDLE (¼ TURN TO OPEN).
5. PRE-CAST CONCRETE BLOCKS WEDGED IN PLACE
6. 2" THREADED GALVANIZED 90° ELBOW
7. 2" GATE VALVE WITH OP NUT
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9. PRE-CAST 2" GRADE RING USED TO SUPPORT CMP (X 35" O.D.) CONCRETE
10. 30" CMP CUT TO LENGTH IN THE FIELD FOR BLOW-OFF OUTSIDE THE R/W. WITHIN R/W USE ROAD GRADE MANHOLE
11. 4" X 35" O.D. PRE-CAST CONCRETE GRADE RING MIN 2-4" GRADE RING, MAX 2-4" GRADE RING AND 2-4" GRADE RING (OTHERWISE CMP EXTENSION AND CMP BAND)




***ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS*** v.04/18/2022

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(208) 287-1722 EXT. 8
www.KunaID.gov

# 2" BLOW-OFF DETAIL
(NOT IN R.O.W)
WATER (TYPICAL)
*TO BE USED ON MAINS ≤12" DIA*
KUNA STANDARD DRAWING K-405.2

**CIVIL INNOVATIONS, PLLC**
1043 E. PARK BLVD, STE 100
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com

PROFESSIONAL ENGINEER REGISTERED 10062 STATE OF IDAHO BENJAMIN P. THOMAS
01/10/24

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| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | REVISIONS | | |

**PAUL BUNYAN PLAZA SUBDIVISION**
KUNA, IDAHO

WATER DETAILS

| | |
|---|---|
| PROJECT NO. | 22-0128-KRC |
| DWG FILE | C.603 |
| DESIGNED BY | BT |
| DRAWN BY | JTA |
| CHECKED BY | BT |
| ISSUE DATE | 01/10/24 |
| HORIZ. SCALE | AS SHOWN |
| VERT. SCALE | AS SHOWN |

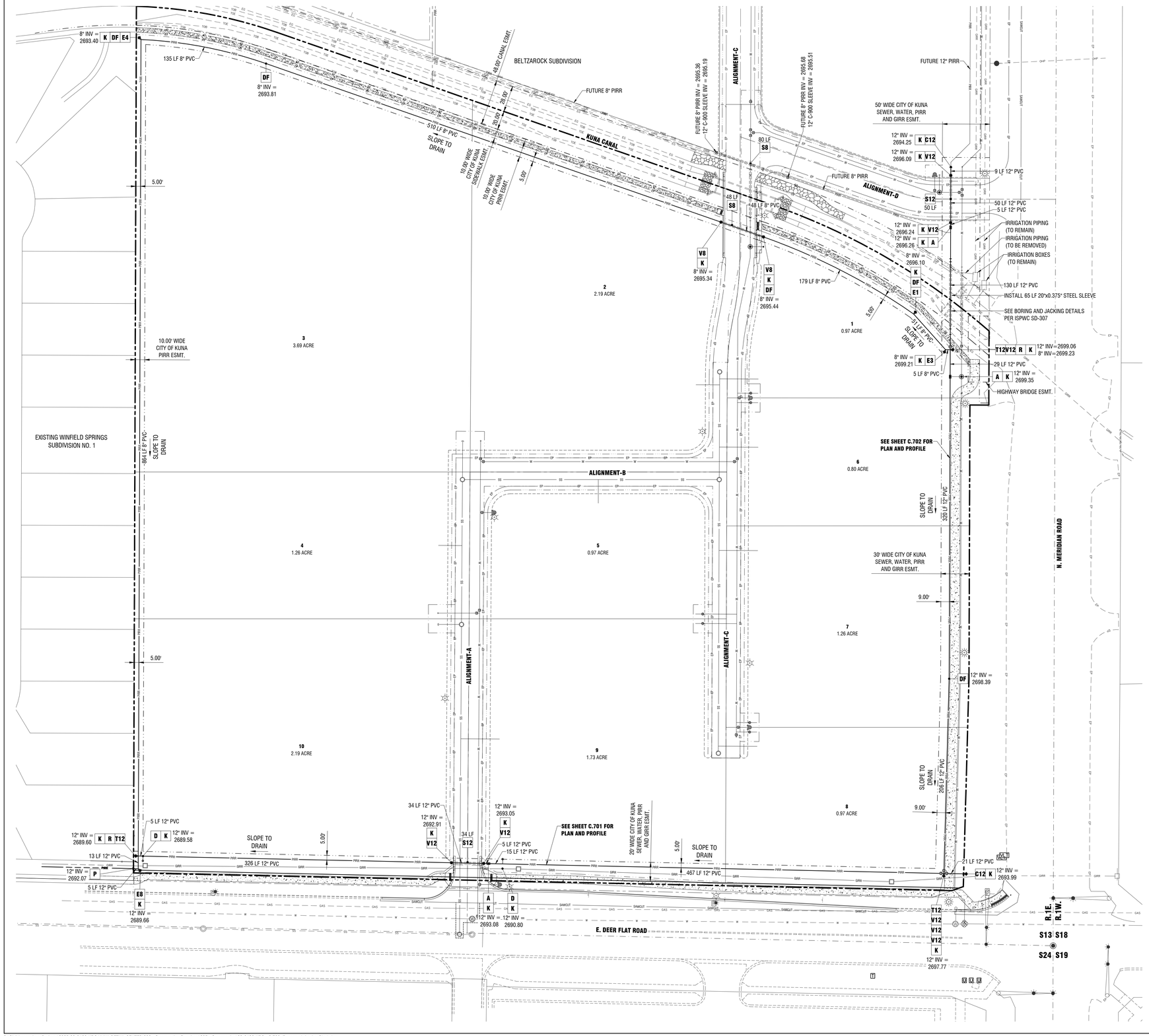
Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

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

Date: 01/24/2024

**C.603**
SHEET 18 OF 24

D:\Civil Innovations Projects\2022\22-0128-KRC KUNA RETAIL CENTER\200 - Construction Drawings\205 - Construction\22-0128-KRC - C.603 (Water Details).dwg




## 1 PRESSURE IRRIGATION PLAN

SCALE: 1" = 50' - 0" HORIZONTAL

75 50 25 0 50 100

HORIZONTAL SCALE IN FEET

## 2 CONSTRUCTION KEY NOTES

PRESSURE IRRIGATION PLAN

| | |
|---|---|
| S8 | Pressure Irrigation Sleeve, 12" PVC, C-900 |
| S12 | Pressure Irrigation Sleeve, 20" PVC, C-905 |
| T8 | Tee, 8" |
| T12 | Tee, 12" |
| V8 | Valve, 8" Gate |
| V12 | Valve, 12" Gate |
| E1 | Elbow, 8", 11 1/4° |
| E2 | Elbow, 8", 22 1/2° |
| E3 | Elbow, 8", 45° |
| E4 | Elbow, 8", 90° |
| E5 | Elbow, 12", 11 1/4° |
| E6 | Elbow, 12", 22 1/2° |
| E7 | Elbow, 12", 45° |
| E8 | Elbow, 12", 90° |
| R | Reducer, 12"x8" |
| C8 | Plug Or Cap, 8" |
| C12 | Plug Or Cap, 12" |
| K | P.C.C. Thurst Block (As Required Even If Not Shown) |
| P | Connect To Existing Pressure Irrigation Main |
| DF | Deflect Pipe Per Manufacturers Specifications |
| D | Pressure Irrigation Drain Valve Per Kuna STD DWG K-904 (See Detail on Sheet C.704) |
| A | Pressure Irrigation Air Release Valve Per Kuna STD DWG K-908 (See Detail on Sheet C.704) |

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: 01/24/2024

CIVIL INNOVATIONS, PLLC
1043 E. PARK BLVD. STE 100
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com

BENJAMIN P. THOMAS — 10062 — REGISTERED PROFESSIONAL ENGINEER — STATE OF IDAHO — 01/10/24

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| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | REVISIONS | | |

# PAUL BUNYAN PLAZA SUBDIVISION

KUNA, IDAHO

PRESSURE IRRIGATION PLAN

| | |
|---|---|
| PROJECT NO. | 22-0128-KRC |
| DWG FILE | C.700 |
| DESIGNED BY | BT |
| DRAWN BY | JTA |
| CHECKED BY | BT |
| ISSUE DATE | 01/10/24 |
| HORIZ. SCALE | AS SHOWN |
| VERT. SCALE | AS SHOWN |

**C.700**

SHEET 19 OF 24

D:\Civil Innovations Projects\2022\22-0128-KRC KUNA RETAIL CENTER\200 - Construction Drawings\205 - Construction\22-0128-KRC - C.700 (Pressure Irrigation Plan).dwg

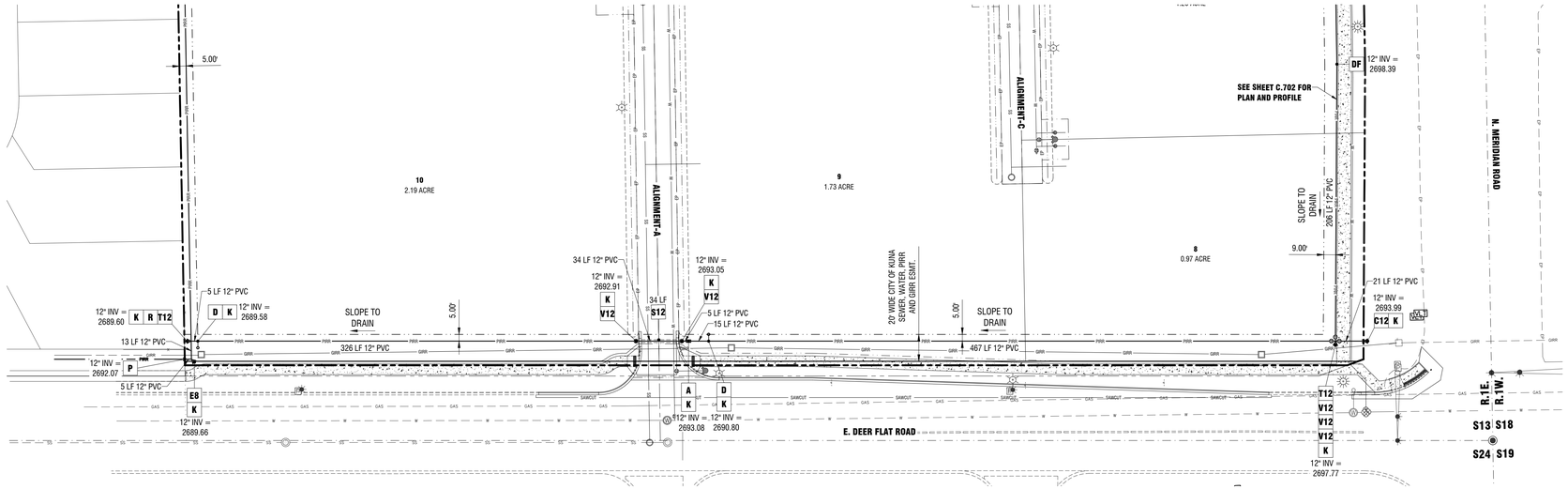
# 1 PRESSURE IRRIGATION PLAN AND PROFILE

SCALE: 1" = 50' - 0" HORIZONTAL

50 25 0 50 100
HORIZONTAL SCALE IN FEET

5 2.5 0 5 10
VERTICAL SCALE IN FEET

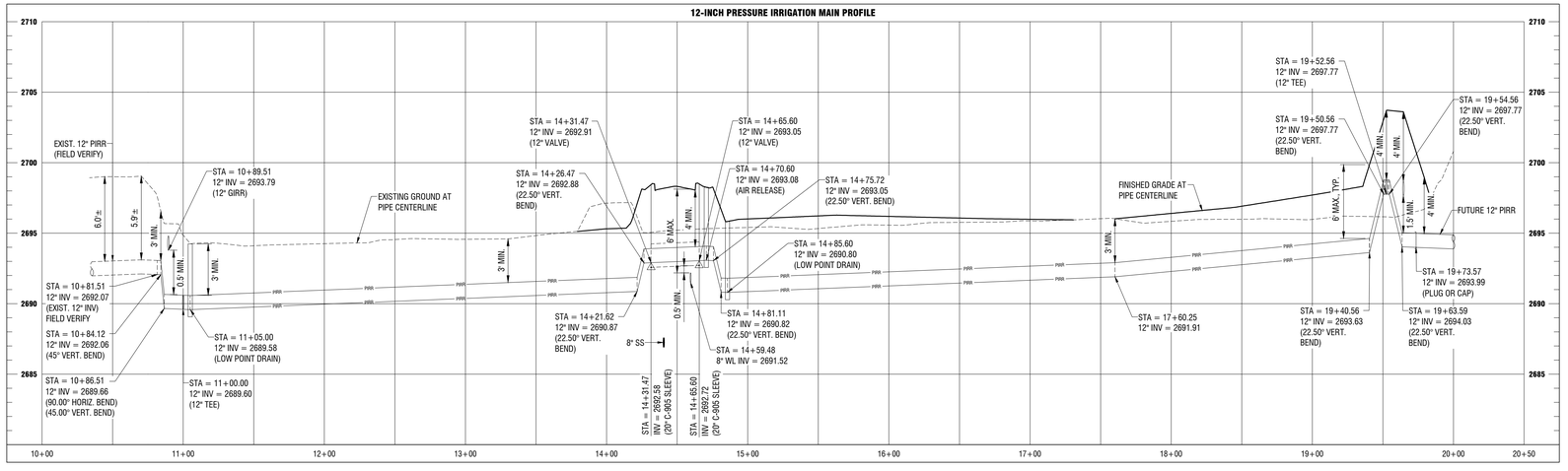
NORTH




# 2 CONSTRUCTION KEY NOTES

PRESSURE IRRIGATION PLAN

| | |
|---|---|
| S8 | Pressure Irrigation Sleeve, 12" PVC, C-900 |
| S12 | Pressure Irrigation Sleeve, 20" PVC, C-905 |
| T8 | Tee, 8" |
| T12 | Tee, 12" |
| V8 | Valve, 8" Gate |
| V12 | Valve, 12" Gate |
| E1 | Elbow, 8", 11 1/4° |
| E2 | Elbow, 8", 22 1/2° |
| E3 | Elbow, 8", 45° |
| E4 | Elbow, 8", 90° |
| E5 | Elbow, 12", 11 1/4° |
| E6 | Elbow, 12", 22 1/2° |
| E7 | Elbow, 12", 45° |
| E8 | Elbow, 12", 90° |
| R | Reducer, 12"x8" |
| C8 | Plug Or Cap, 8" |
| C12 | Plug Or Cap, 12" |
| K | P.C.C. Thurst Block (As Required Even If Not Shown) |
| P | Connect To Existing Pressure Irrigation Main |
| DF | Deflect Pipe Per Manufacturers Specifications |
| D | Pressure Irrigation Drain Valve Per Kuna STD DWG K-904 (See Detail on Sheet C.704) |
| A | Pressure Irrigation Air Release Valve Per Kuna STD DWG K-908 (See Detail on Sheet C.704) |




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

Date: 01/24/2024

CIVIL INNOVATIONS, PLLC
1043 E. PARK BLVD. STE 100
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com

PROFESSIONAL ENGINEER
REGISTERED
10062
01/10/24
STATE OF IDAHO
BENJAMIN P. THOMAS

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| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | REVISIONS | | |

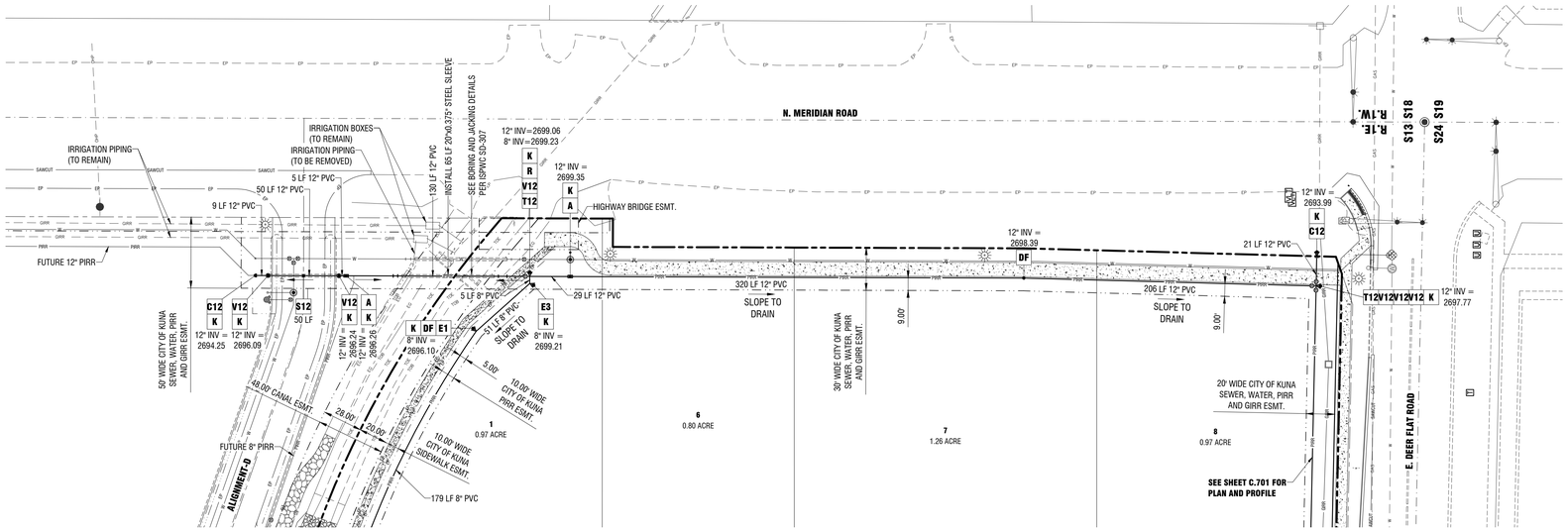
PAUL BUNYAN PLAZA SUBDIVISION
KUNA, IDAHO

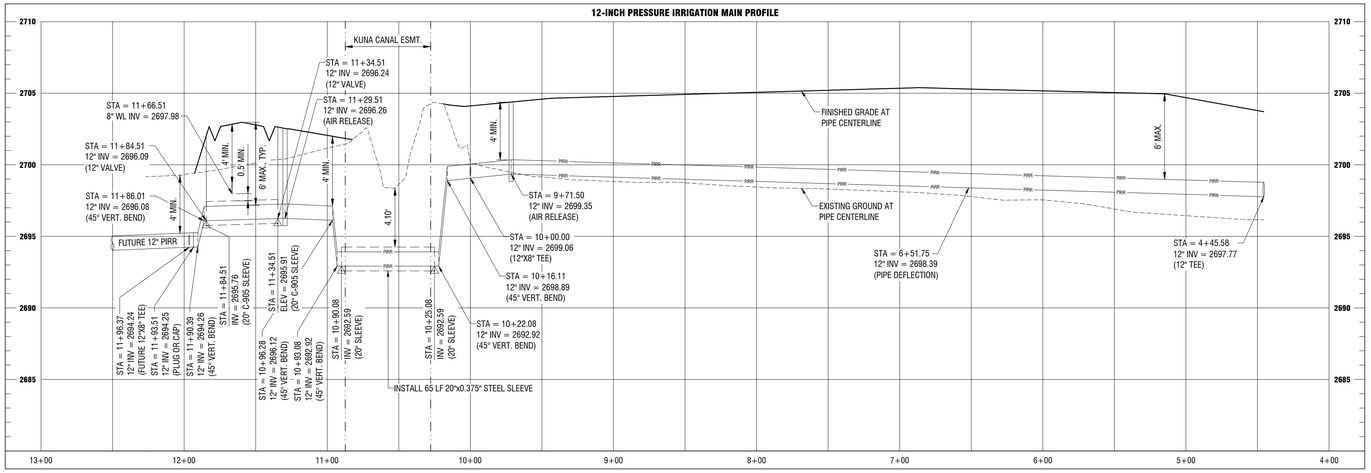
PRESSURE IRRIGATION PLAN AND PROFILE

| | |
|---|---|
| PROJECT NO. | 22-0128-KRC |
| DWG FILE | C.701 |
| DESIGNED BY | BT |
| DRAWN BY | JTA |
| CHECKED BY | BT |
| ISSUE DATE | 01/10/24 |
| HORIZ. SCALE | AS SHOWN |
| VERT. SCALE | AS SHOWN |

C.701
SHEET 20 OF 24

D:\Civil Innovations Projects\2022\22-0128-KRC KUNA RETAIL CENTER\200 - Construction Drawings\205 - Construction\22-0128-KRC - C.701 (Pressure Irrigation Plan and Profile).dwg




## 1 PRESSURE IRRIGATION PLAN AND PROFILE

SCALE: 1" = 50' - 0" HORIZONTAL

50 25 0 50 100
HORIZONTAL SCALE IN FEET

5 2.5 0 5 10
VERTICAL SCALE IN FEET

NORTH

## 2 CONSTRUCTION KEY NOTES

PRESSURE IRRIGATION PLAN

| | |
|---|---|
| S8 | Pressure Irrigation Sleeve, 12" PVC, C-900 |
| S12 | Pressure Irrigation Sleeve, 20" PVC, C-905 |
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| T12 | Tee, 12" |
| V8 | Valve, 8" Gate |
| V12 | Valve, 12" Gate |
| E1 | Elbow, 8", 11 1/4° |
| E2 | Elbow, 8", 22 1/2° |
| E3 | Elbow, 8", 45° |
| E4 | Elbow, 8", 90° |
| E5 | Elbow, 12", 11 1/4° |
| E6 | Elbow, 12", 22 1/2° |
| E7 | Elbow, 12", 45° |
| E8 | Elbow, 12", 90° |
| R | Reducer, 12"x8" |
| C8 | Plug Or Cap, 8" |
| C12 | Plug Or Cap, 12" |
| K | P.C.C. Thurst Block (As Required Even If Not Shown) |
| P | Connect To Existing Pressure Irrigation Main |
| DF | Deflect Pipe Per Manufacturers Specifications |
| D | Pressure Irrigation Drain Valve Per Kuna STD DWG K-904 (See Detail on Sheet C.704) |
| A | Pressure Irrigation Air Release Valve Per Kuna STD DWG K-908 (See Detail on Sheet C.704) |

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

Date: 01/24/2024

CIVIL INNOVATIONS, PLLC
1043 E. PARK BLVD. STE 100
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com

PROFESSIONAL ENGINEER REGISTERED 20062 STATE OF IDAHO BENJAMIN P. THOMAS 01/10/24

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| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | REVISIONS | | |

# PAUL BUNYAN PLAZA SUBDIVISION
KUNA, IDAHO

PRESSURE IRRIGATION PLAN AND PROFILE

| | |
|---|---|
| PROJECT NO. | 22-0128-KRC |
| DWG FILE | C.702 |
| DESIGNED BY | BT |
| DRAWN BY | JTA |
| CHECKED BY | BT |
| ISSUE DATE | 01/10/24 |
| HORIZ. SCALE | AS SHOWN |
| VERT. SCALE | AS SHOWN |

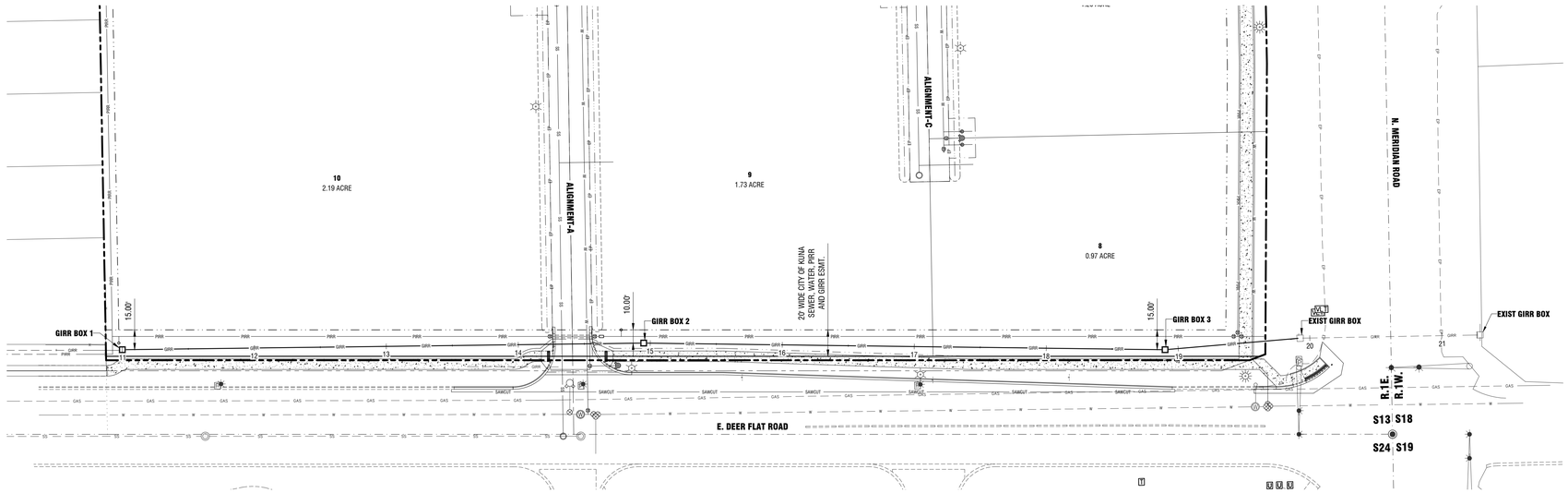
C.702
SHEET 21 OF 24

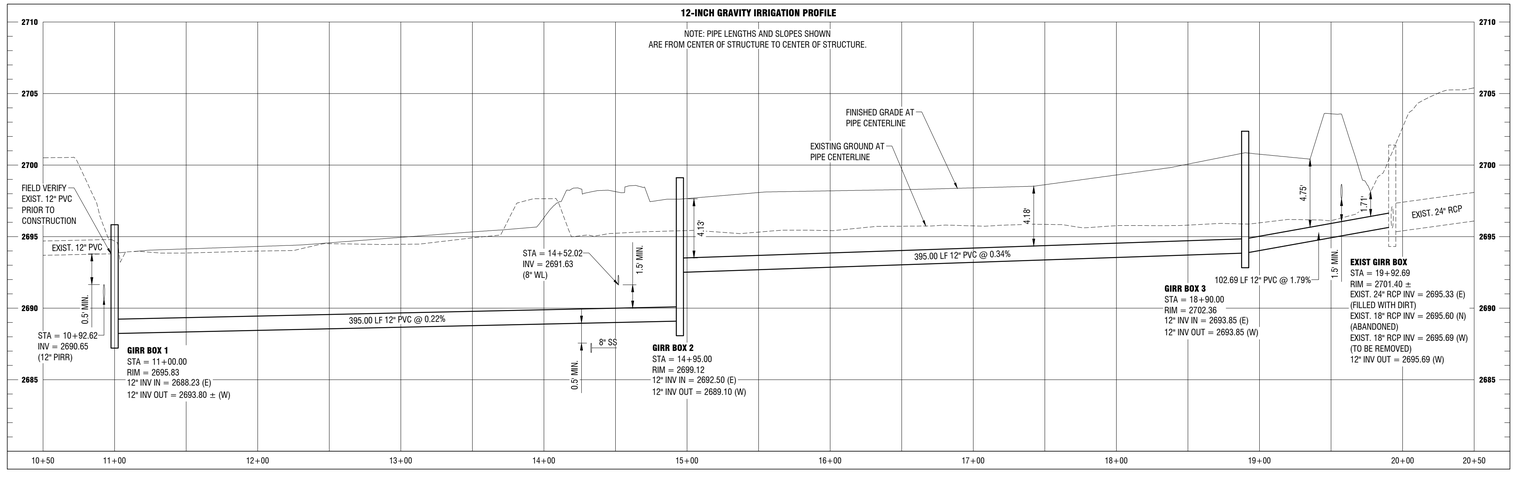
# 1 GRAVITY IRRIGATION PLAN AND PROFILE

SCALE: 1" = 50' - 0" HORIZONTAL

50 25 0 50 100
HORIZONTAL SCALE IN FEET

5 2.5 0 5 10
VERTICAL SCALE IN FEET




CIVIL INNOVATIONS, PLLC
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PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO BENJAMIN P. THOMAS 19062 01/10/24

THESE DRAWINGS, OR ANY PORTION OR EXTENSION THEREOF, SHALL NOT BE USED OR REPRODUCED ON ANY PROJECT WITHOUT WRITTEN CONSENT FROM CIVIL INNOVATIONS, PLLC

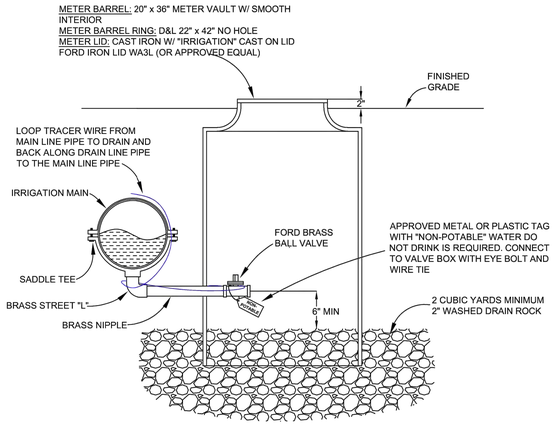
| REVISIONS | | | |
|---|---|---|---|
| NO. | DESCRIPTION | BY | DATE |

# PAUL BUNYAN PLAZA SUBDIVISION
KUNA, IDAHO

GRAVITY IRRIGATION PLAN AND PROFILE

| | |
|---|---|
| PROJECT NO. | 22-0128-KRC |
| DWG FILE | C.703 |
| DESIGNED BY | BT |
| DRAWN BY | JTA |
| CHECKED BY | BT |
| ISSUE DATE | 01/10/24 |
| HORIZ. SCALE | AS SHOWN |
| VERT. SCALE | AS SHOWN |

**C.703**
SHEET 22 OF 24




NOTES:

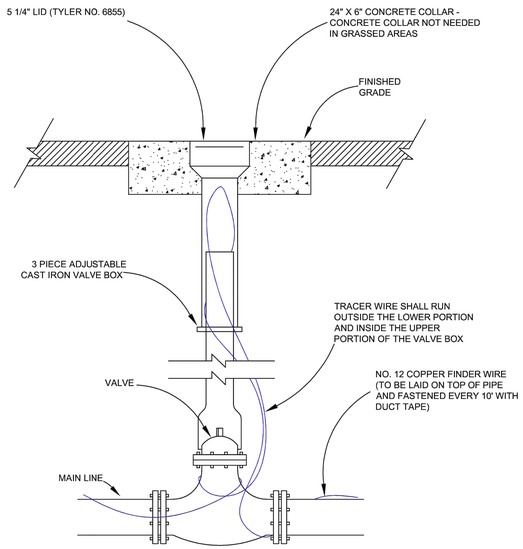
INSTALL MAIN LINE DRAINS AS REQUIRED AT ALL LOW POINTS TO PROVIDE COMPLETED DRAINAGE WINTER SHUT DOWN OF IRRIGATION SYSTEM

DRAIN PIPE AND FITTING SIZES SHALL USE BEST MANAGEMENT PRACTICES (BMP), PREFERRED SIZE IS 2" DRAIN.

***ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS*** v.04/18/2022

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www.KunaID.gov

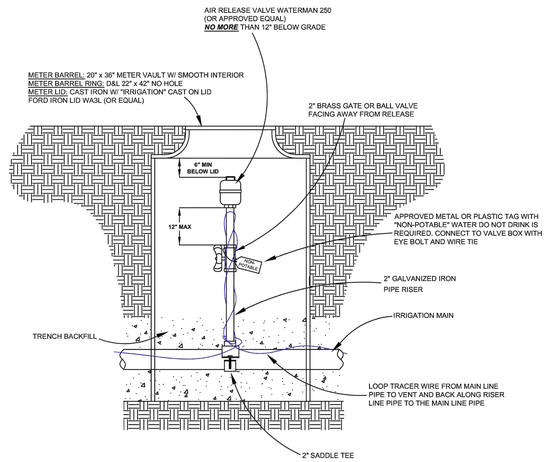
PRESSURIZED IRRIGATION
DRAIN VALVE
KUNA STANDARD DRAWING K-904




***ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS*** v.04/18/2022

**CITY OF KUNA**
(208) 287-1722 EXT. 8
www.KunaID.gov

PRESSURIZED IRRIGATION
PRESSURE IRRIGATION (TYPICAL)
MAIN LINE VALVE
KUNA STANDARD DRAWING K-906

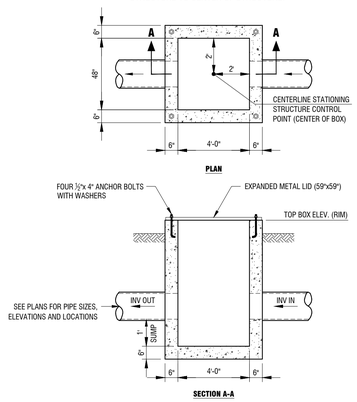



***ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS*** v.04/18/2022

**CITY OF KUNA**
(208) 287-1722 EXT. 8
www.KunaID.gov

PRESSURIZED IRRIGATION
AIR RELEASE VALVE
KUNA STANDARD DRAWING K-908

NOTE:
GRAVITY IRRIGATION PIPE LENGTHS AND SLOPES SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.




NOTE:
1. SEE THIS SHEET FOR PIPE SIZES, ELEVATIONS, AND DIRECTION OF FLOW.
2. BOXES SHALL BE CONSTRUCTED TO BE WATERTIGHT.

**1 TYPICAL CONCRETE 4' x 4' IRRIGATION BOX WITH 1' SUMP**
NOT TO SCALE

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

Date: 01/24/2024

**CIVIL INNOVATIONS, PLLC**
1043 E. PARK BLVD. STE 100
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com

PROFESSIONAL ENGINEER REGISTERED 10062 STATE OF IDAHO BENJAMIN P. THOMAS
01/10/24

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| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | REVISIONS | | |

**PAUL BUNYAN PLAZA SUBDIVISION**
KUNA, IDAHO

IRRIGATION DETAILS

| | |
|---|---|
| PROJECT NO. | 22-0128-KRC |
| DWG FILE | C.704 |
| DESIGNED BY | BT |
| DRAWN BY | JTA |
| CHECKED BY | BT |
| ISSUE DATE | 01/10/24 |
| HORIZ. SCALE | AS SHOWN |
| VERT. SCALE | AS SHOWN |

**C.704**
SHEET 23 OF 24

D:\Civil Innovations Projects\2022\22-0128-KRC KUNA RETAIL CENTER\200 - Construction Drawings\205 - Construction\22-0128-KRC - C.704 (Irrigation Details).dwg




# 1 STREET LIGHT PLAN

SCALE: 1" = 60' - 0" HORIZONTAL

90 60 30 0 60 120

HORIZONTAL SCALE IN FEET

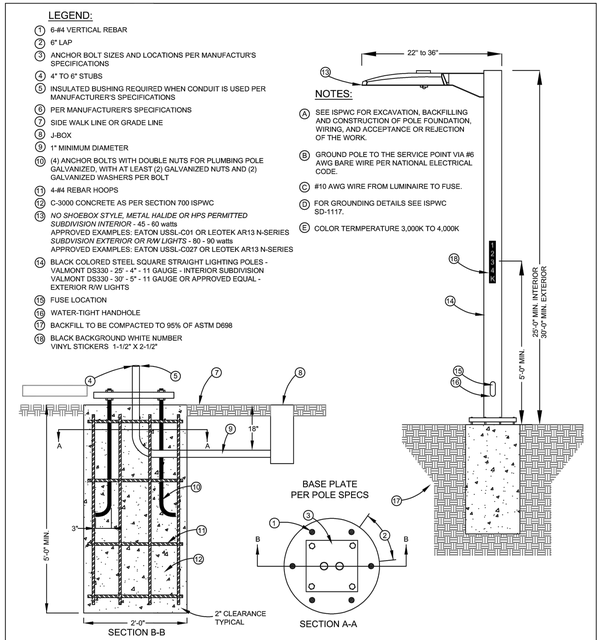
NORTH

## STREET LIGHT KEY NOTES

- L1 INSTALL (SUBDIVISION EXTERIOR) STANDARD METAL STREET LIGHT PER KUNA STD DWG K-1116 (SEE DETAL ON THIS SHEET)
- L2 INSTALL PRIVATE STREET LIGHT

LEGEND:

1. 6-#4 VERTICAL REBAR
2. 6" LAP
3. ANCHOR BOLT SIZES AND LOCATIONS PER MANUFACTUR'S SPECIFICATIONS
4. 4" TO 6" STUBS
5. INSULATED BUSHING REQUIRED WHEN CONDUIT IS USED PER MANUFACTURER'S SPECIFICATIONS
6. PER MANUFACTURER'S SPECIFICATIONS
7. SIDE WALK LINE OR GRADE LINE
8. J-BOX
9. 1" MINIMUM DIAMETER
10. (4) ANCHOR BOLTS WITH DOUBLE NUTS FOR PLUMBING POLE GALVANIZED, WITH AT LEAST (2) GALVANIZED NUTS AND (2) GALVANIZED WASHERS PER BOLT
11. 4-#4 REBAR HOOPS
12. C-3000 CONCRETE AS PER SECTION 700 ISPWC
13. *NO SHOEBOX STYLE, METAL HALIDE OR HPS PERMITTED SUBDIVISION INTERIOR* - 45 - 60 watts
    APPROVED EXAMPLES: EATON USSL-C01 OR LEOTEK AR13 N-SERIES
    *SUBDIVISION EXTERIOR OR R/W LIGHTS* - 80 - 90 watts
    APPROVED EXAMPLES: EATON USSL-C027 OR LEOTEK AR13 N-SERIES
14. BLACK COLORED STEEL SQUARE STRAIGHT LIGHTING POLES - VALMONT DS330 - 25' - 4" - 11 GAUGE - INTERIOR SUBDIVISION
    VALMONT DS330 - 30' - 5" - 11 GAUGE OR APPROVED EQUAL - EXTERIOR R/W LIGHTS
15. FUSE LOCATION
16. WATER-TIGHT HANDHOLE
17. BACKFILL TO BE COMPACTED TO 95% OF ASTM D698
18. BLACK BACKGROUND WHITE NUMBER VINYL STICKERS 1-1/2" X 2-1/2"




NOTES:

- A SEE ISPWC FOR EXCAVATION, BACKFILLING AND CONSTRUCTION OF POLE FOUNDATION, WIRING, AND ACCEPTANCE OR REJECTION OF THE WORK.
- B GROUND POLE TO THE SERVICE POINT VIA #6 AWG BARE WIRE PER NATIONAL ELECTRICAL CODE.
- C #10 AWG WIRE FROM LUMINAIRE TO FUSE.
- D FOR GROUNDING DETAILS SEE ISPWC SD-1117.
- E COLOR TERMPERATURE 3,000K TO 4,000K

***ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS*** v.04/18/2022

**CITY OF KUNA**
(208) 287-1728
www.KunaID.gov

STANDARD METAL STREET LIGHT DETAIL
KUNA STANDARD DRAWING K-1116

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: 01/24/2024

**Plans Are Accepted For Public Street Construction**

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY: _____ DATE: 01/12/2024
ADA COUNTY HIGHWAY DISTRICT

**CIVIL INNOVATIONS, PLLC**
1043 E. PARK BLVD, STE 100
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO 10062 BENJAMIN P. THOMAS 01/10/24

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| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | REVISIONS | | |

**PAUL BUNYAN PLAZA SUBDIVISION**
KUNA, IDAHO

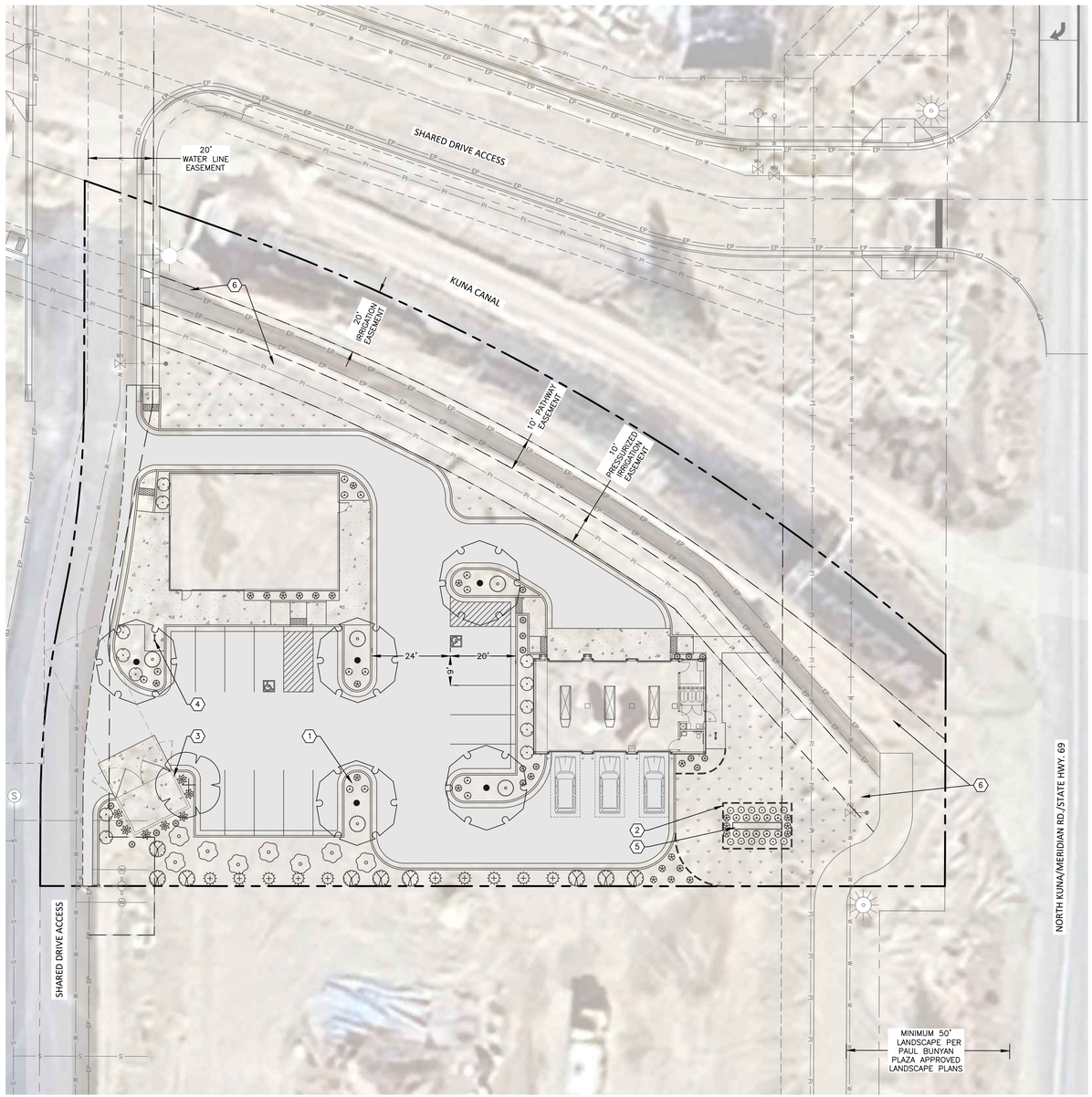
STREET LIGHT PLAN

| | |
|---|---|
| PROJECT NO. | 22-0128-KRC |
| DWG FILE | C.800 |
| DESIGNED BY | BT |
| DRAWN BY | JTA |
| CHECKED BY | BT |
| ISSUE DATE | 01/10/24 |
| HORIZ. SCALE | AS SHOWN |
| VERT. SCALE | AS SHOWN |

**C.800**
SHEET 24 OF 24

D:\Civil Innovations Projects\2022\22-0128-KRC KUNA RETAIL CENTER\200 - Construction Drawings\205 - Construction\22-0128-KRC - C.800 (Street Light Plan).dwg

| | REQ | PRVD |
|---|---|---|
| TOTAL PARKING ISLAND TREES | 6 | 6 |
| TOTAL SITE TREES | REQ | PRVD |
| | 6 | 6 |
| TREE SPECIES MIX | REQ | PRVD |
| | 2 | 2 |
| TOTAL LANDSCAPE PROVIDED | 11,970 SF | 28.4% |
| MITIGATION REQUIREMENTS | | |
| THERE ARE NO HEALTHY TREES > 4" CAL. PROPOSED FOR REMOVAL | | |




## LANDSCAPE PLAN

0 20 40 60

Plan Scale: 1" = 20'

## PLANT SCHEDULE

| SYMBOL | QTY | BOTANICAL / COMMON NAME | SIZE | MATURE HXW | CLASS |
|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | |
| | 5 | ACER TRUNCATUM 'PACIFIC SUNSET' TM<br>PACIFIC SUNSET MAPLE | 2" CAL. B&B | 35'X30' | CLASS II |
| | 1 | PYRUS CALLERYANA 'REDSPIRE'<br>REDSPIRE CALLERY PEAR | 2" CAL. B&B | 35'X20' | CLASS II |
| SYMBOL | QTY | BOTANICAL / COMMON NAME | SIZE | MATURE HXW | |
| SHRUBS | | | | | |
| | 9 | CORNUS ALBA 'IVORY HALO' TM<br>TATARIAN DOGWOOD | 2 GAL. | 6'X6' | |
| | 5 | JUNIPERUS HORIZONTALIS 'BLUE CHIP'<br>BLUE CHIP JUNIPER | 2 GAL. | 1'X6' | |
| | 7 | JUNIPERUS SCOPULORUM 'BLUE ARROW'<br>BLUE ARROW JUNIPER | 6'-8' B&B | 12'X3' | |
| | 8 | RHUS AROMATICA 'GRO-LOW'<br>GRO-LOW FRAGRANT SUMAC | 2 GAL. | 3'X6' | |
| | 12 | ROSA X 'DOUBLE KNOCKOUT' (RED)<br>RED DOUBLE KNOCKOUT ROSE | 2 GAL. | 4'X4' | |
| GRASSES | | | | | |
| | 18 | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'<br>FEATHER REED GRASS | 1 GAL. | 4'X2' | |
| | 10 | MISCANTHUS SINENSIS 'MORNING LIGHT'<br>EULALIA GRASS | 1 GAL. | 5'X4' | |
| | 23 | PENNISETUM ALOPECUROIDES 'HAMELN'<br>HAMELN DWARF FOUNTAIN GRASS | 1 GAL. | 2'X2' | |
| PERENNIALS | | | | | |
| | 26 | LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'<br>MUNSTEAD ENGLISH LAVENDER | 1 GAL. | 1.5'X2' | |
| | 12 | RUDBECKIA FULGIDA 'GOLDSTRUM'<br>GOLDSTRUM BLACK-EYED SUSAN | 1 GAL. | 2'X2' | |
| SYMBOL | QTY | BOTANICAL / COMMON NAME | CONT | | |
| SOD/SEED | | | | | |
| | 3,005 SF | TURF SOD RHIZOMATOUS<br>RHIZOMATOUS TALL FESCUE | SOD | | |

## GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.

## GENERAL IRRIGATION NOTES

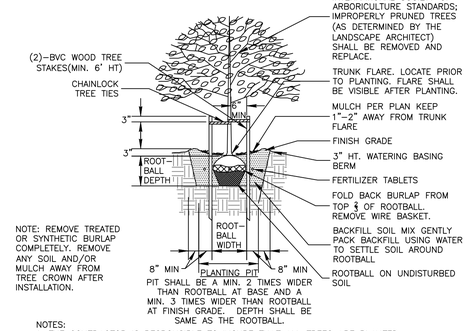
1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE PRESSURIZED IRRIGATION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

## ACHD LANDSCAPE NOTES

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

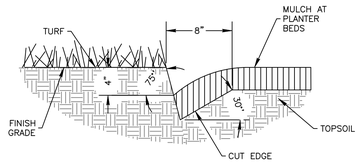
## KEYNOTES (TYPICAL) (#)

1. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING ARES IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
2. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L1.0-2.
3. TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.
4. BIKE RACK. SEE L1.0-3.
5. MONUMENT SIGN BY OTHERS.
6. LANDSCAPE AND IRRIGATION BY OTHERS; PER PAUL BUNYAN PLAZA APPROVED LANDSCAPE PLANS.

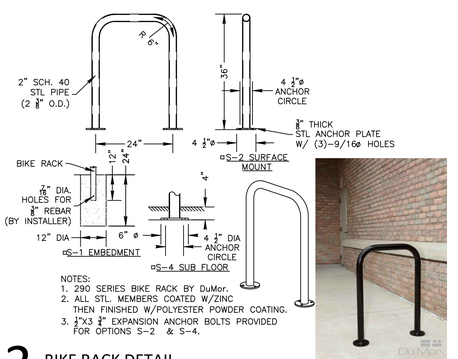



NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.

1 DECIDUOUS TREE PLANTING AND STAKING DETAIL
NTS




2 SHOVEL CUT EDGE
NTS




NOTES:
1. 290 SERIES BIKE RACK BY DuMor.
2. ALL STL. MEMBERS COATED W/ZINC THEN FINISHED W/POLYESTER POWDER COATING.
3. ½"X3 ¾" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTIONS S-2 & S-4.

3 BIKE RACK DETAIL
NTS

## CONTACT INFORMATION

### LANDSCAPE CONSULTANT

KM ENGINEERING, LLP
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: ALYSSA YENSEN, PLA
EMAIL: ayensen@kmengllp.com

STATE OF IDAHO
ALYSSA YENSEN
LA14527
03-28-25
LICENSED LANDSCAPE ARCHITECT

REVISIONS

| NO. | ITEM | DATE |
|---|---|---|

PAUL BUNYAN PLAZA
SUBDIVISION NO. 2 KUNA, ID

LANDSCAPE PLAN

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

| | |
|---|---|
| DESIGN BY: | TF |
| DRAWN BY: | TF |
| CHECKED BY: | AY |
| DATE: | VALUE |
| PROJECT: | VALUE |

SHEET NO.
L1.0

P:\25-060\LANDSCAPE\CAD\ENTITLEMENT PLANS\25-060-LANDSCAPE.DWG, ALYSSA YENSEN, 3/28/2025, DWG TO PDF.PC5, —

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

April 25th, 2025

To: Jeff Likes, via email
ALC Architecture
1119 E State St, Suite 120
Eagle, ID 83616

Subject: KPP25-0006/25-01-CPF
1460 E Deer Flat Rd
Paul Bunyan Combo Plat

This is a staff level approval of a preliminary plat for Paul Bunyan Combo Plat. On October 3rd, 2022 the Ada County Highway District reviewed and approved this site as part of KPP22-0016/22-13-S/22-30-DR Paul Bunyan Plaza. The District had site specific requirements related to that application. The site-specific conditions of approval also apply to KPP25-0006/25-01-CPF Paul Bunyan Combo Plat.

The applicant will be required to pay all applicable platting and review fees prior to final approval.

If you have any questions, please contact me at (208) 387-6171.

Sincerely,

Matt Pak
Planner
Development Services

cc: City of Kuna (Marina Lundy), via email

## 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 Public Right-of-Way Accessibility Guidelines (PROWAG) 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 208-387-6280 (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 208-387-6258 (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.

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

October 3rd, 2022

To: Bill Hicks
New Market Advisors
8942 Spanish Ridge Avenue
Las Vegas, NV 89145

Subject: KPP22-0016/ 22-13-S/ 22-30-DR
NWC Meridian Road and Deer Flat Road
Paul Bunyan Plaza

*The applicant is requesting approval of a preliminary plat application to allow for the development of 12-commercial lots on 16.26 acres.*

## A. Traffic Findings for Consideration

1. **Traffic Impact Study**
   Kittelson & Associates, Inc. prepared a traffic impact study for the proposed Beltzarock Subdivision, which originally included this site. An executive summary of the findings **as presented by Kittelson and Associates, Inc.** can be found in Attachment 3. The following executive summary is **not the opinion of ACHD staff**. 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 summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.

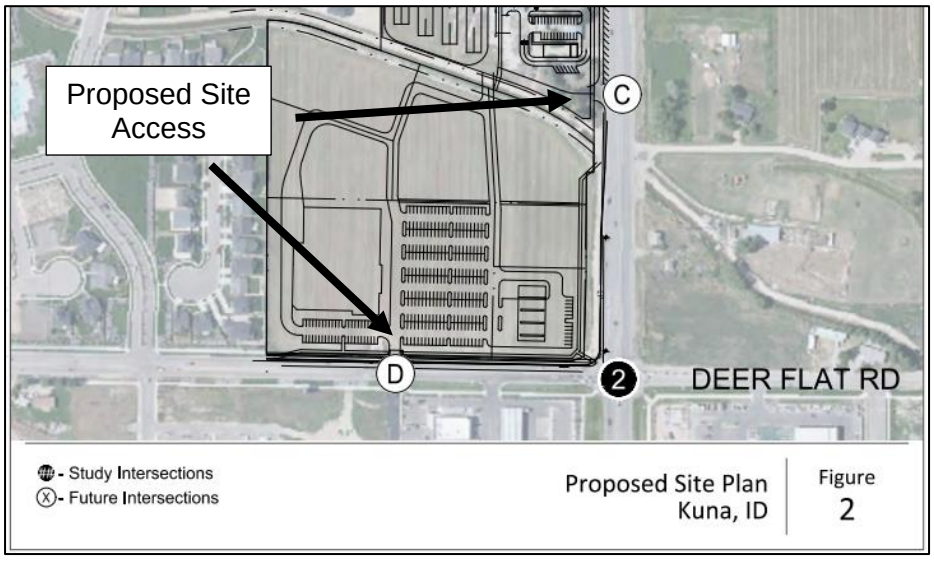
2. **Staff Comments/Recommendations:** Staff has reviewed the submitted traffic impact study (TIS) and generally agrees with the findings and recommendations. The following sections list the recommended improvements required by ACHD with this development based on the study and District policy.

   **Deer Flat Road/ Meridian Road Intersection:** The eastbound left turning movement for the Deer Flat Road/Meridian Road intersection is over capacity in both the AM and PM peak hours under existing traffic conditions. The TIS recommends the construction of an additional eastbound left-turn lane with 475-feet of storage at the Deer Flat Road/Meridian Road intersection to mitigate the existing traffic conditions.

   This intersection is programmed and funded as part of ACHD's CIP to be constructed with a dedicated right-turn lane, one thru-lane, and dual dedicated left-turn lanes, therefore no mitigation is required consistent with District Policy 7106.7.3. Additionally, adding an additional eastbound left-turn lane would not be feasible at this intersection, as it would require additional improvements and right-of-way dedication for the intersection.

   Staff recommends no mitigations be constructed with this development application for the Deer Flat Road/Meridian Road intersection.

**Site Access D/ Ridley's Access /Deer Flat Road:** The applicant has proposed to construct Site Access D on to Deer Flat Road located 618-feet west of Meridian Road and in alignment with the existing access to Ridley's on the south side of Deer Flat Road. District Policy 7205.4.4 indicates that trips on one access point must exceed 5,000 to warrant an additional access point on an arterial roadway. The TIS indicates that without Site Access D, daily trips on Site Access C would be in excess of 5,000, therefore not meeting District Policy 7205.4.4. Additionally, Site Access D is necessary to prevent cut-through traffic through the adjacent neighborhood to the west for vehicles exiting on the site on to Deer Flat Road.




Based on the information provided in the traffic impact study staff recommends approval of Site Access D, as it is needed to serve the site. The study recommends the construction of a dedicated right-turn lane at this driveway to serve the site, as there is already a center left turn lane in this location. Staff recommends this driveway be constructed as a temporary full-access driveway that would be restricted to right-in/right-out in the future as part of ACHD's future intersection widening project (Deer Flat/SH-69) or as traffic conditions warrant, as determined by ACHD.

# B. Findings of Fact

## 1. SH-69/Meridian Road

SH-69/Meridian Road is under the jurisdiction of the Idaho Transportation Department (ITD). The applicant, City of Kuna, and ITD should work together to determine if additional right-of-way or improvements are necessary on SH-69/Meridian Road.

## 2. Deer Flat Road

**a. Existing Conditions:** Deer Flat Road is improved with 3-travel lanes, vertical curb, gutter, and no sidewalk abutting the site. There is 102-feet of right-of-way for Deer Flat Road (52-feet from centerline).

**b. Policy:**

**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.

**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 and Livable Streets Design Guide. 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 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

**Sidewalk Policy:** District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. 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. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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.

**Minor Improvements Policy:** District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

**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 Deer Flat Road is designated in the MSM as a Residential Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 100-feet of right-of-way.

**c. Applicant's Proposal:** The applicant has proposed to construct an 8-foot wide detached sidewalk located 44-feet from the centerline of Deer Flat Road.

**Staff Comments/Recommendations:** The applicant should be required to dedicated additional right-of-way to total 56-feet from centerline for Deer Flat Road to allow for the future Deer Flat/SH-69 Meridian Road intersection widening consistent with the CIP. Compensation will be provided for this right-of-way.

Consistent with the findings and recommendations of the TIS, the applicant should be required to construct a dedicated westbound right-turn lane at Site Access D, located 618-feet west of Meridian Road.

The applicant's proposal to construct 8-foot wide detached concrete sidewalks on Deer Flat Road exceeds District policy, which requires 5-foot wide detached sidewalks on arterial roadways and should be approved as proposed. The sidewalk should be located a minimum of 49-feet from the centerline of Deer Flat Road at

east property line and taper to 43-feet at the site's east property line to tie into the existing sidewalk constructed as part of Winfield Springs located directly west of the site.

## 3. Driveways – Deer Flat Road

**a. Existing Conditions:** There are no existing driveways from the site on to Deer Flat Road.

**b. Policy:**

**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 45 MPH to align or offset a minimum of 380-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.

**c. Applicant's Proposal:** The applicant has proposed to construct a 30-foot wide curb-return type driveway from the site on to Deer Flat Road located 618-feet west of Meridian Road and in alignment with an existing driveway on the south side of Deer Flat Road.

**Staff Comments/Recommendations:** Staff recommends approval of this driveway based on the findings of traffic impact study. This driveway is approved as a temporary full-access driveway and will be restricted to right-in/right-out in the future as part of ACHD's intersection widening project (Deer Flat/SH-69) or as traffic conditions warrant, as determined by ACHD.

## C. Site Specific Conditions of Approval

1. Dedicated additional right-of-way to total 56-feet from the centerline of Deer Flat Road, abutting the site. Compensation will be provided for this right-of-way.
2. Construct an 8-foot wide detached concrete sidewalk located 49-feet from the centerline of Deer Flat Road at east property line and taper to 43-feet from centerline at the site's west property line to tie into the existing sidewalk for Winfield Estates.
3. Construct a dedicated westbound right-turn lane on Deer Flat Road at the driveway located 618-feet west of Meridian Road.
4. Construct a 30-foot wide paved curb-return type driveway located 618-feet west of Meridian Road and in alignment with an existing driveway located on the south side of Deer Flat Road. This driveway is approved as temporary full-access and will be restricted to right-in/right-out only in the future.
5. A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
6. 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.
7. Comply with the Standard Conditions of Approval as noted below.

## D. Traffic Information

**Trip Generation**

The TIS was originally completed for this parcel and the parcel that is now Beltzarock Subdivision. This development, along with Beltzarock Subdivision, is estimated to generate 18,158 vehicle trips per day and 999 vehicle trips per hour in the PM peak hour, based on the traffic impact study.

**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 |
|---|---|---|---|---|
| **SH-69/Meridian Road | 600-feet | Principal Arterial | 1,265 | N/A |
| Deer Flat Road | 878-feet | Minor Arterial | 707 | Better than "E" |

* Acceptable level of service for a three-lane minor arterial is "E" (720 VPH)

** ACHD does not set level of service thresholds for State Highways.

**Average Daily Traffic Count (VDT):** ***Average daily traffic counts are based on ACHD's most current traffic counts***

- The average daily traffic count for SH-69/Meridian Road south of Hubbard Road was 21,517 on 10/05/21.
- The average daily traffic count for Deer Flat Road west of SH-69/Meridian Road was 12,012 on 06/17/21.

## E. Attachments

1. Vicinity Map
2. Site Plan
3. TIS Executive Summary
4. Standard Conditions of Approval
5. Appeal Guidelines

If you have any questions, please feel free to contact me at (208) 387-6132.

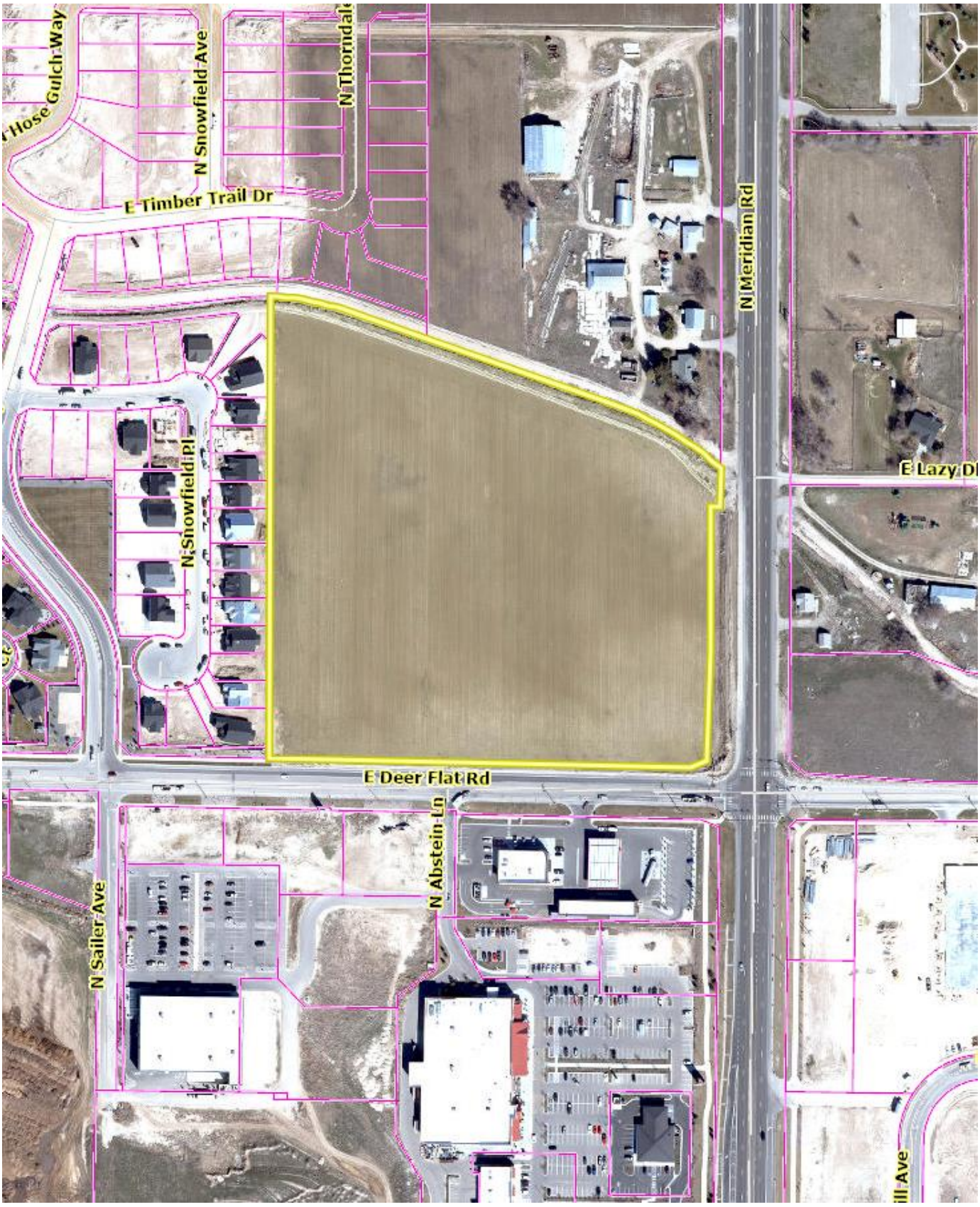
Sincerely,



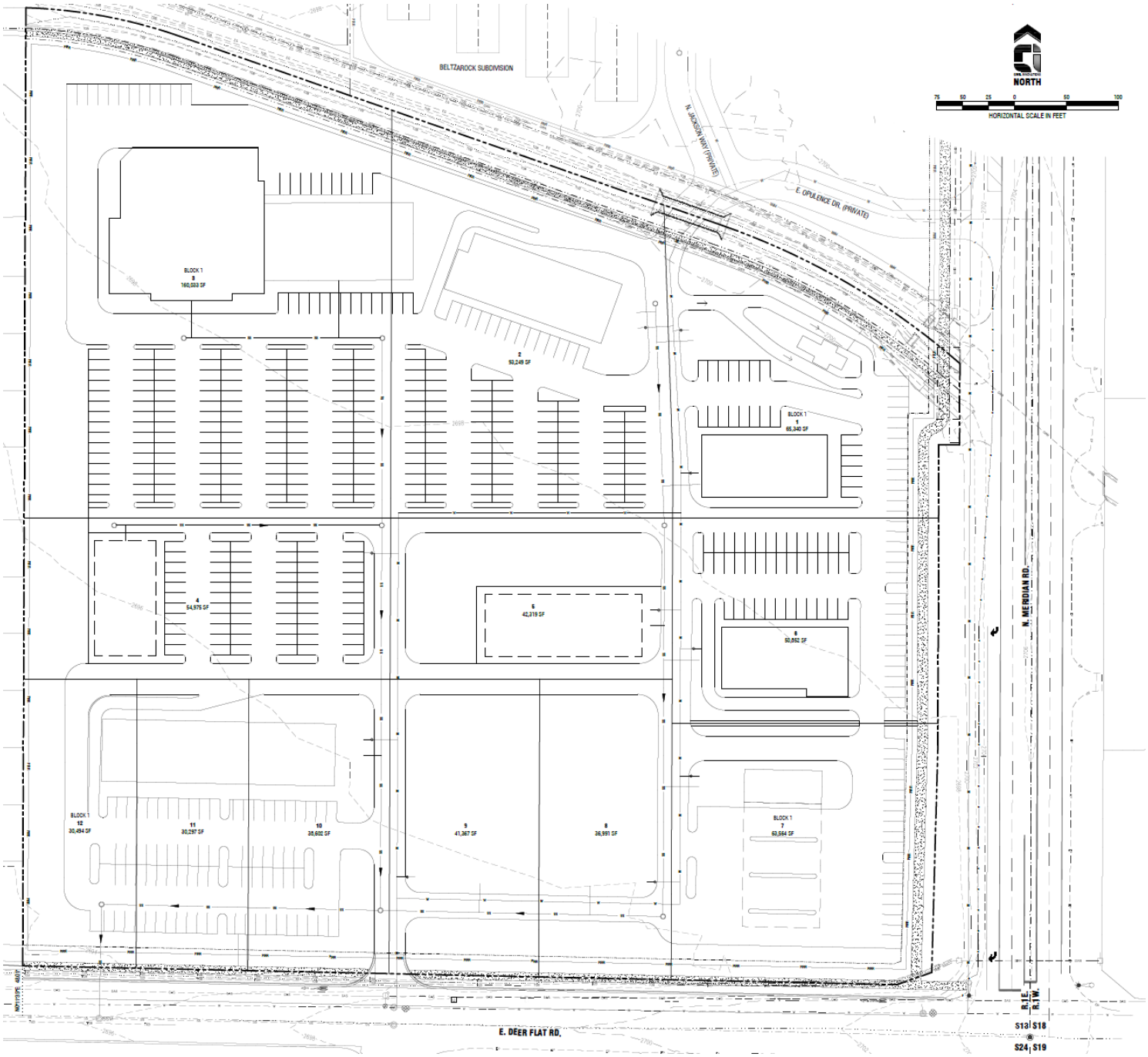
Kelly Bruner
Planner
Development Services

cc: City of Kuna (Troy Behunin, via email)

## VICINITY MAP



## SITE PLAN


BELTZAROCK SUBDIVISION
N. JACKSON WAY (PRIVATE)
E. OPULENCE DR. (PRIVATE)
NORTH
HORIZONTAL SCALE IN FEET
BLOCK 1
3
160,033 SF
2
90,049 SF
BLOCK 1
65,340 SF
4
54,975 SF
5
42,319 SF
6
50,892 SF
BLOCK 1
12
30,494 SF
11
30,297 SF
10
35,602 SF
9
41,367 SF
8
36,991 SF
BLOCK 1
7
62,564 SF
N. MERIDIAN RD.
R.1E.
R.1W.
S13 S18
S24 S19
E. DEER FLAT RD.

# TIS EXECUTIVE SUMMARY



## EXECUTIVE SUMMARY

Kittelson & Associates, Inc. (Kittelson) has prepared a Transportation Impact Study (TIS) for the proposed Blackrock Marketplace and Village, located on the west side of Meridian Road (SH 69) north of Deer Flat Road, in Kuna, Idaho. The proposed development site is bounded on the west by existing development (the Winfield Springs Subdivision), on the north by Ardell Road, on the south by Deer Flat Road, and on the east by Meridian Road. Figure 1 shows the site vicinity.

The purpose of this study is to evaluate the impact of the proposed development on the transportation system. Kittelson prepared this TIS based on conversations with SH69 North, LLC (property developer), Ada County Highway District (ACHD), Idaho Transportation Department (ITD) and Ada County Highway District (ACHD), Community Planning Association of Southwest Idaho (COMPASS), City of Kuna, and our familiarity with the area and with ACHD, City and ITD policies. *Appendix A includes the scope of work and coordination emails with ACHD, ITD and COMPASS and the COMPASS area of influence model run.*

The information presented in this report was developed based on conversations with the developer, a due diligence investigation, and coordination with the Idaho Transportation Department (ITD) and Ada County Highway District (ACHD).

### FINDINGS

#### Existing Conditions

The existing conditions analysis findings are summarized below:

- The study evaluated four existing intersections during the AM and PM peak hours of a typical weekday.
- All study intersections were found to operate at acceptable operating standards during the existing weekday AM and PM peak hours with the exception of:
  - **Deer Flat Road / Meridian Road**: The eastbound left-turn movement was found to be over capacity during both the AM and PM peak hours:
    - Mitigation to acceptable operating standards requires adding a second eastbound left-turn lane creating dual eastbound left-turn lanes.
    - Field observations during the weekday AM peak hour revealed that there is a significant peak in eastbound traffic between approximately 7:20 and 7:40 AM that causes significant eastbound queuing on Deer Flat Road that appears to be partially due to traffic from the nearby high school to the west on Deer Flat Road.
    - This intersection is identified in the ACHD CIP for expansion and reconstruction in the 2031-2035 timeframe.

- The two existing unsignalized intersections that will be across from two of the proposed site driveways have movements that operate at LOS D which ACHD policy requires evaluation of signal warrants. These include:
    - **Site Access B (Future)/ Rodeo Lane / Meridian Road:** The westbound movement operates at LOS D with a V/C ratio of 0.03 during the weekday PM peak hour. The westbound volume was only 1 vehicle in the peak hour and therefore would not meet signal warrants. This intersection is also not planned for a signal by ITD in the draft concepts for the ITD SH-69 corridor plan.
    - **Site Access D (Future) / Ridleys Access / Deer Flat Road:** The northbound movement operates at LOS D with a V/C ratio of 0.68 during the weekday PM peak hour, which meets ACHD V/C thresholds of ≤1.00. Based on discussions with ACHD this intersection is planned to be converted to right-in, right-out (RIRO) and will not be considered for signalization. Therefore, traffic signal warrants were not evaluated. It should be noted that existing queues from Meridian Road currently extend to this intersection for brief periods under existing conditions, these events are not accounted for in the LOS procedures. Therefore, actual operations will be worse than reported during those periods.
- Intersection crash rates at the Ardell Road / Meridian Road intersection and Deer Flat Road / Meridian Road intersection did not indicate an abnormally high number of crashes. More detailed review of the crash characteristics identified the following:
    - **Deer Flat Road / Meridian Road:** A review of the crash data revealed a high percentage of the crashes were between eastbound left-turning traffic and westbound through traffic. This could indicate left-turn drivers may not be yielding to through traffic to the extent they should during the permissive left-turn signal phases.
- All ACHD study roadway segments are projected to operate at acceptable levels of service.

## 2030 Evaluation Findings

The evaluation included 2030 background and 2030 total traffic conditions. The 2030 findings are summarized below:

### *2030 Background Conditions*

- Year 2030 background traffic volumes were forecasted using a 3.0 percent annual compounded growth rate to the existing traffic volumes for all roadways in the study area, except Ardell Road which a 2.0 percent annual compounded growth rate was applied to existing traffic volumes to account for regional growth in the site vicinity. Additionally,

forecasted trips from the Lee Hubble Development were added on Ardell Road based on the TIS for that development.

- The 2030 analysis evaluated two roadway network scenarios for Ardell Road:
  - **Scenario 1**: Ardell Road remains as in the existing conditions and does not extend across the canal to the west.
  - **Scenario 2:** Ardell Road is connected over the canal to the west by 2030 and provides access to Linder Road.
- The 2030 background traffic analysis (without inclusion of site-generated traffic) found that all study intersections are expected to operate at acceptable operating standards during the weekday AM and PM peak hours, with the exception of the following intersections:
  - **Ardell Road / Meridian Road:** Under Scenario 2 in the PM peak hour, the eastbound approach is over-capacity.
    - ITD has an ongoing corridor study looking at long-term improvements that proposes a Reduced Conflict U-Turn (RCUT) intersection at the Ardell Road / Meridian Road intersection. An RCUT or right-in/right-out/left-in (RIROLI) mitigate this intersection under 2030 background conditions.
    - Improvement of this intersection is projected to be needed in approximately 2025, when approximately 122 additional eastbound PM peak hour trips are added to Ardell Road.
  - **Deer Flat Road / Meridian Road**: In the AM peak hour, the overall intersection V/C exceeds 1.00. The eastbound left turn also exceeds 1.00 in the AM and PM peak hour and the northbound and westbound through movements exceed the ITD V/C ratio threshold of ≤0.90 during the AM peak hour.
    - Similar to existing conditions, mitigation requires adding a second eastbound left-turn lane. But without signal timing changes the eastbound left-turn and westbound through movements have V/C ratios that exceed the ITD threshold of ≤0.90. To mitigate to the ITD V/C threshold requires the following additional improvement:
      - A third eastbound left-turn lane.
  - **Site Access D / Ridley's Access / Deer Flat Road**: The northbound movement exceeds capacity in the PM peak hour.
    - Mitigation requires restricting the intersection to RIROLI.
      - This mitigation is projected to be needed in approximately 2029 with approximately 384 additional PM peak hour trips added to the intersection above existing traffic volume levels.

- Discussion with ACHD has indicated that in the long term, restriction of this intersection to RIRO is planned.

- All ACHD study roadway segments are projected to operate at acceptable levels of service with the exception of the following:
  - **Deer Flat Road (Site Frontage):** During the weekday AM peak hour, the single eastbound lane exceeds the ACHD segment threshold volume.
    - Mitigation requires adding a second eastbound through lane on Deer Flat Road.
    - This widening is projected to be needed in approximately 2024/2025 with approximately 70 additional eastbound trips on Deer Flat Road.
    - The ACHD CIP identifies widening of this section of Deer Flat Road in the 2031-2035 timeframe.

### *Trip Generation and Distribution*

- The development is estimated to generate a total of approximately 18,158 daily trips, 778 weekday AM peak hour net new trips (440 inbound / 338 outbound) and 999 weekday PM peak hour net new trips (500 inbound / 499 outbound).
- The distribution pattern for site-generated trips was developed by reviewing the site plan and roadway system and evaluating a select zone analysis created by the COMPASS regional travel demand model.

### *2030 Total Traffic Conditions*

- Year 2030 total traffic conditions found the same intersections not meeting ACHD and ITD requirements as under existing and 2030 background conditions which include the following:
  - **Ardell Road / Meridian Road**: Similar to 2030 background traffic conditions, the eastbound approach exceeds capacity during the weekday PM peak hour. With the site traffic, the intersection also exceeds capacity during the weekday AM peak hour under both Ardell Road scenarios.
    - Mitigation requires one of the following options:
      - **Option 1:** Signalized RCUT intersection
      - **Option 2:** Signalized RIROLI (similar to an RCUT operationally)
      - **Option 3:** Signalized full access with an eastbound left-turn lane.
    - Options 1 and 2 operate at acceptable levels of service and under capacity, but the V/C ratios for the eastbound right-turn and the southbound

through movements exceed the ITD policy of ≤0.90 during the weekday PM peak hour.

- Option 3 (full access signalized intersection) is the only option that meets ITD District 3 operational policy for LOS D and movement V/C ratios < 0.90.
- The eastbound movement at the intersection is also projected to exceed capacity during the shoulder peak hour.
- With development of the site, mitigation is projected to be needed in approximately 2023-2025 at which time approximately 27 percent (55,900 SF) and 21 percent (43,400 SF) of the development is estimated to be completed for Scenarios 1 and 2, respectively.
- Approximately 122 additional eastbound PM peak hour trips, above existing conditions, can be added to the intersection prior to reaching capacity.
- Site traffic accounts for approximately 18.8 and 19.8 percent of the total entering traffic during the AM and PM peak hours, respectively for Scenario 1 and 17.4 and 18.3 percent during the AM and PM peak hours, respectively for Scenario 2.

○ **Deer Flat Road / Meridian Road:** Similar to 2030 background traffic conditions, the eastbound left turn and southbound right turn movements exceed capacity during the weekday AM and PM peak hours.

- Mitigation requires adding a second eastbound left-turn lane (same as existing and background conditions) to meet ACHD policy of LOS E and V/C ratios for movements of ≤ 1.00.
- Further mitigation would be needed to meet ITD policy of LOS D and V/C ratios for movements of ≤ 0.90. Mitigation to ITD policy would require the following:
  - A third eastbound left-turn lane.
  - A third northbound and southbound through lane.
- The median U-turn (MUT) intersection configuration identified in the draft SH-69 corridor plan was found to result operations that are under capacity, but some movements are projected to exceed the ITD V/C policy of ≤0.90.
- The eastbound left-turning movement is also projected to exceed capacity in the shoulder peak hours.
- Site traffic accounts for approximately 13.5 percent of the total entering traffic during both the weekday AM and PM peak hours.

○ **Site Access D / Ridley's Access / Deer Flat Road:** The northbound and southbound approaches at the intersection are projected to exceed capacity during both the

weekday AM and PM peak hours. Additionally, projected eastbound queues from the signal at Meridian Road were estimated to impact the ability to have a westbound left-turn lane into the Ridley's Access. The intersection could be mitigated with the following options:

- **Option 1 - Site Access D RIROLI (Ridley's RIRO):** This option operates acceptably but requires southbound left-turning traffic from the site to turn right and make a U-turn at a location to the west, such as Sailer Way, to go east on Deer Flat Road.
- **Option 2 - Site Access D RIRO (Ridley's RIRO):** This option operates acceptably but requires the same re-routing as Option 1, but also requires eastbound left-turns at Site Access D to make turns or left-turns at the Deer Flat Road / Meridian Road intersection to access the site. This option results in the most impact to operations at the Deer Flat Road / Meridian Road intersection. This option may require minor widening and signal modifications at the Deer Flat Road / Meridian Road intersection to accommodate eastbound U-turns.
- With development of the site, mitigation is projected to be needed in approximately 2022/2023 at when approximately 7 percent (14,500 SF) of the development is completed.
- Approximately 75 additional trips can be added to the intersection prior to reaching capacity with the north leg added to the intersection.
- Site traffic accounts for approximately 33.9 percent and 26.8 percent of the total entering traffic during the weekday AM and PM peak hours, respectively.

- All ACHD study roadway segments are projected to operate at acceptable levels of service with the exception of:
  - **Deer Flat Road (Site Frontage):** During the weekday AM peak hour, the single eastbound lane exceeds the ACHD segment threshold volume.
    - The segment meets the ACHD segment thresholds in the shoulder peak hour. Two potential alternative mitigations could include:
      - **Deer Flat Road Sidewalk or Pathway:** A sidewalk or pathway connection along the site frontage to connect to the signal at Meridian Road and the stubbed sidewalk on the west end of the site. This is anticipated to be required by the City but would improve connectivity to the signalized pedestrian crossing on Meridian Road.
      - **Kuna Canal Shared-Use Pathway:** A shared use pathway along the Kuna Canal would provide a convenient connection to the adjacent neighborhood and potentially serve longer trips once other sections are completed by residential subdivisions to the east.

- Mitigation requires adding a second eastbound through lane on Deer Flat Road.
- The ACHD CIP has widening of this section of Deer Flat Road identified for the 2031-2035 timeframe.
- This widening is projected to be needed in approximately 2024 with approximately 70 additional eastbound trips on Deer Flat Road.
- With development of the site, mitigation is projected to be needed in approximately 2024/2025 when approximately 28 percent (55,200 SF) of the development is completed.
- Site traffic accounts for approximately 6.6 percent of the eastbound segment volume during the critical weekday AM peak hour.

***Site Access Evaluation***

- The turn lane analysis using ACHD and ITD procedures resulted in turn lane warrants at the following external site access streets:
  - Site Access B / Meridian Road:
    - Southbound right-turn lane
    - Northbound left-turn lane (existing center-turn lane)
  - Site Access C / Meridian Road:
    - Southbound right-turn lane
    - Northbound left-turn lane (existing center-turn lane)
  - Site Access D / Ridley's Access / Deer Flat Road:
    - Westbound right-turn lane (RIRO or RIROLI)
    - Eastbound left-turn lane (if RIROLI)
- Impacts to the adjacent local streets where the two street stubs are proposed to be extended into the northern portion of the development are projected to be low and not result in significant cut-through traffic for the following reasons:
  - The two connections to the west at Fort Erie Street and Imlay Street are at the northern portion of the site and therefore are not convenient for a majority of site traffic that is associated with the commercial uses on the south portion of the site.
  - The northern portion of the site has less commercial development than the southern portion of the development.
  - Use of the neighborhood streets would result in significantly longer travel distances to get to both Ardell Road and Deer Flat Road than using the internal site roadways.

- Most of the traffic (approximately 80 percent) is projected to have origins and destinations to the north, south, and east and only approximately 20 percent of the site trips will have destinations to the west on Deer Flat Road and Ardell Road.

- The intersection sight distance review identified that intersection sight distance can be achieved at the site access intersections.
- Daily traffic volumes at the site access locations are projected to remain under 5,000 with the exception of the following:
  - **Site Access A:** Site access A is projected to have a daily volume of 5,010.
  - **Site Access D – RIRO or RIROLI:** Site access D is projected to have a daily volume of 6,680 as a RIROLI and 6,130 as a RIRO.
  - Due to the volumes on these driveways being relatively close to the ACHD 5,000 daily trip threshold, additional driveways were not determined to be needed.
- A review of the site access locations and spacings identified the following:
  - **Site Access A:** The location will meet ACHD access spacing for Ardell Road.
  - **Site Access B:** This driveway will be in place of deeded accesses for the site and will only allow RIROLI movements. This driveway will be approximately opposite Rodeo Lane. The spacing to the north and south exceed the ITD minimum spacing between driveways but is only 550 feet south of Ardell Road which is below the 660 feet required by ITD upstream of the public road intersection.
    - Moving the access south approximately 30 feet may be necessary to accommodate the minimum standard ITD right-turn lane design for 55 mph. Moving the driveway to be offset with Rodeo Lane should not be a significant issue due to the low traffic volumes on Rodeo Lane.

    There are minor driveways on the east side of Meridian Road that will be in the influence area of the RIROLI channelization for this driveway that may be restricted to RIRO depending on the design of the access.
  - **Site Access C:** This driveway will be in place of deeded accesses for the site and will only allow RIROLI movements. The spacing to the north and south exceed the ITD minimum spacing between driveways and spacing to Ardell Road and Deer Flat Road on the west side of Meridian Road. There are minor driveways on the east side of Meridian Road that will be in the influence area of the RIROLI channelization for this driveway that may be restricted to RIRO depending on the design of the access.
  - **Site Access D:** If designed as a RIRO driveway, this access will be aligned with the existing Ridley's driveway and not impact the access spacing of Deer Flat Road. If designed as a RIROLI driveway, this access may need to be shifted west to provide for the taper/gap for the dual left-turn lanes at the Deer Flat Road / Meridian Road.

If such offset is required, it will not create conflicts due to the restricted left-turn movements at both driveways. Additionally, the ACHD access spacing minimums will be met to Meridian Road (assuming the right-in, right-out classification is applied for the distance from Meridian Road) to the east and Sailer Way to the west.

## RECOMMENDATIONS

Based on the analyses and findings summarized in this report, the following are the recommendations for the development.

### Existing Traffic Condition Mitigations (Without the Proposed Development)

The following mitigations are recommended to accommodate the existing traffic volume and meet ACHD and ITD policies.

- **Deer Flat Road / Meridian Road:** Add a second eastbound left-turn lane to create dual eastbound left-turn lanes. In order to accommodate future traffic growth and the proposed development, a left-turn storage distance of 475 feet is recommended.

### Year 2030 Background Traffic Conditions Mitigations (Without the Proposed Development)

The following mitigations are recommended to accommodate the year 2030 background traffic volume and meet ACHD and ITD policies.

#### *2030 Background Traffic – Intersection Improvements*

- **Ardell Road / Meridian Road:** Once Ardell Road is connected over the canal to the west (Scenario 2), one of the following mitigations are recommended:
  - **Option 1:** Install an RCUT intersection per the ITD draft corridor plan.
  - **Option 2:** Restrict to RIROLI by closing the eastbound left-turn movement.
  - Signalization could also be considered but is not consistent with the ITD draft corridor plan (see 2030 Total Traffic conditions)
  - Mitigation is estimated to be needed in approximately 2025 once approximately 122 additional eastbound trips are added in the weekday PM peak hour.
- **Deer Flat Road / Meridian Road**: Same improvement identified under existing conditions. It should be noted that two movements will exceed the ITD V/C threshold of 0.90 even with this mitigation and signal timing changes are required for those movements to meet ITD policy.

- **Site Access D / Ridleys Access / Deer Flat Road:** Restrict the existing access to RIRO. RIROLI could be considered if the length of the eastbound left-turn storage at the Deer Flat Road / Meridian Road intersection is not extended as recommended in the existing conditions recommendations and the left-turn lanes can be accommodated back-to-back.
    - This mitigation is projected to be needed in approximately 2029 with approximately 384 additional PM peak hour trips added to the intersection.
    - It should be noted that existing queues from Meridian Road currently extend to this intersection for brief periods under existing conditions which is not accounted for in the LOS procedures. Therefore, actual operations will be worse during those periods.

### *2030 Background Traffic - Roadway Segment Improvements*

- **Deer Flat Road (Site Frontage):** Add an additional eastbound through lane to create two eastbound through lanes.
    - This widening is projected to be needed in approximately 2024 with approximately 70 additional eastbound trips on Deer Flat Road.

## Year 2030 Total Traffic Conditions Mitigations (With the Proposed Development)

The following mitigations are recommended to accommodate the year 2030 total traffic volumes and meet ACHD and ITD policies:

### *2030 Total Traffic - Intersection Improvements*

- **Ardell Road / Meridian Road:** Three mitigation options were identified.
    - **Option 1:** Signalized RCUT intersection
    - **Option 2:** Signalized RIROLI (similar to an RCUT operationally)
    - **Option 3:** Signalized full access with an eastbound left-turn lane.
    - Improvement of this intersection is projected to be needed in approximately 2023-2025 at which time approximately 27 percent (55,900 SF) and 21 percent (43,400 SF) of the development is estimated to be completed for Scenarios 1 and 2, respectively.
    - Site traffic accounts for approximately 18.8 and 19.8 percent of the total entering traffic during the AM and PM peak hours, respectively for Scenario 1 and 17.4 and 18.3 percent during the AM and PM peak hours, respectively for Scenario 2.
- **Deer Flat Road / Meridian Road:** Same improvement identified under existing and background 2030 conditions. Queue storage of approximately 475 ft is recommended for the eastbound dual left-turn lanes.

- Site traffic accounts for approximately 13.5 percent of the total entering traffic during both the weekday AM and PM peak hours.

- **Site Access D / Ridley's Access / Deer Flat Road:** Two improvement options were identified, of which Option 1 provides the best operations with respect to the Deer Flat Road / Meridian Road intersection:
  - **Option 1 – Site Access D RIROLI (Ridley's RIRO):** Design the access at RIROLI for the north leg of the intersection a RIRO for the Ridley's Access in order to accommodate the eastbound left-turn queuing from the Deer Flat Road / Meridian Road intersection.
    - Install a westbound right-turn lane
    - Install an eastbound left-turn lane
    - Minor movement of Site Access D west may be needed depending on the design of the eastbound dual left-turn lanes.
  - **Option 2 – Site Access D RIRO (Ridley's RIRO):** Design the intersection as a RIRO for both the north and south legs of the intersection. This option results in the most impact to operations at the Deer Flat Road / Meridian Road intersection.
    - Install a westbound right-turn lane.
    - Review the northwest corner of the Deer Flat Road / Meridian Road intersection to determine if eastbound U-turns can be accommodated and modify the corner design if necessary.
  - Improvement of this intersection is projected to be needed in approximately 2022/2023 when approximately 7 percent (14,500 SF) of the development is completed.
  - Site traffic accounts for approximately 33.9 percent and 26.8 percent of the total entering traffic during the weekday AM and PM peak hours, respectively.

***2030 Total Traffic - Roadway Improvements***

- **Deer Flat Road (Site Frontage):** Same as background 2030 (add an additional eastbound lane to accommodate AM traffic volumes).
  - With development of the site, mitigation is projected to be needed in approximately 2024/2025 at which time approximately 28 percent (55,200 SF) of the development is completed.
  - Site traffic accounts for approximately 6.6 percent of the eastbound segment volume during the critical weekday AM peak hour.
  - The segment meets the ACHD segment thresholds in the shoulder peak hour. Two potential alternative mitigations could include:

- **Deer Flat Road Sidewalk or Pathway:** A sidewalk or pathway connection along the site frontage to connect to the signal at Meridian Road and the stubbed sidewalk on the west end of the site. This is anticipated to be required by the City but would improve connectivity to the signalized pedestrian crossing on Meridian Road.
- **Kuna Canal Shared Use Pathway:** A shared use pathway along the Kuna Canal would provide a convenient connection to the adjacent neighborhood and potentially serve longer trips once other sections are completed by residential subdivisions to the west.

*Site Driveways*

- Install the site access driveways with the following configurations:
  - **Site Access A:** Single lane northbound and southbound.
  - **Site Access B:** Channelized RIROLI that may require relocation approximately 30 feet (or more) south to accommodate the ITD right-turn lane design. The following turn lanes are recommended:
    - Northbound left-turn lane with 100 feet of vehicle storage (existing two-way-left-turn (TWLTL) can be used).
    - Southbound right-turn lane per ITD design requirements.
    - Minor movement of the site driveway south may be needed to accommodate the southbound right-turn lane design.
  - **Site Access C:** Channelized RIROLI. The following turn lanes are recommended:
    - Northbound left-turn lane with 100 feet of vehicle storage (existing two-way-left-turn (TWLTL) can be used).
    - Southbound right-turn lane per ITD design requirements.
  - **Site Access D:** Channelized RIROLI or RIRO. The following turn lanes are recommended:
    - RIROLI (provides best operations at Deer Flat Road / Meridian Road):
      - Eastbound left-turn lane with 100 feet of vehicle storage (existing two-way-left-turn (TWLTL) can be used.
      - Westbound right-turn lane with 100 feet of vehicle storage per ACHD requirements.
      - Movement of Site Access D slightly west may be required based on the design of the eastbound dual-left-turn lanes taper/gap for the Deer Flat Road / Meridian Road intersection.

- RIRO:
    - Westbound right-turn lane with 100 feet of vehicle storage.

The following recommendations have been identified to ensure adequate safety and sight distance is provided at the site access points, internal intersections, and roadways:

- Verify adequate intersection sight distance is available during the final design of the access driveways and internal intersections.
- Review placement of fences, walls, monument signs, street trees, and other features that may impact intersection sight distance.
- Site accesses should match the existing grade of the roadways.
- Shrubbery, weeds, and landscaping near the internal intersections and site access points should be maintained or modified to ensure adequate sight distance.
- If future widening occurs along adjacent roadways, care should be taken to ensure adequate intersection sight distance is maintained.

## 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, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA 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.

# Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.

    a. Filing Fee: The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.

    b. Initiation: An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.

    c. Time to Reply: The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.

    d. Notice of Hearing: Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.

    e. Action by Commission: Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

Outlook

## RE: City of Kuna Request for Comment Case No. 25-01-CPF

**From** Stacey DuPuis <sdupuis@adacounty.id.gov>
**Date** Wed 5/21/2025 10:46 AM
**To** Marina Lundy <MLundy@kunaid.gov>

Hi Marina,
Ada County has no comments on this application.
Thanks, and have a good day.
Stacey

**Stacey DuPuis**
***Community & Regional Planner***
**Ada County Development Services**
200 W. Front St., Boise, ID 83702
(208) 287-7944 *office*
(208) 287-7909 *fax*

**From:** Marina Lundy <MLundy@kunaid.gov>
**Sent:** Wednesday, May 21, 2025 8:47 AM
**To:** Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Angel Robins (Idaho Power) <ARobins@idahopower.com>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <tritthaler@boiseproject.org>; Boise Project Board of Control 2 <gashley@boiseproject.org>; Brent Moore <bmoore@adacounty.id.gov>; Brian Graves Kuna School District <bgraves@kunaschools.org>; Camille Burt (USPS) <camille.r.burt@usps.gov>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Mike Fratusco <mfratusco@adacounty.id.gov>; COMPASS <gisshared@compassidaho.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; ITD <D3Development.Services@itd.idaho.gov>; ITD Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Justin Walker <jwalker@kellerassociates.com>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Meridian Fire (Brandon Medica) <bmedica@meridiancity.org>; Meridian Fire (Steve Taublee) <staulbee@meridiancity.org>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Niki Benyakhlef ITD <Niki.Benyakhlef@itd.idaho.gov>; Paris Dickerson <PDickerson@idahopower.com>; PWoffice <PWoffice@kunaid.gov>; Scott Arellano (KRFD) <scott@fccnw.com>; Sparklight/Cable One (John Walburn) <john.walburn@cableone.biz>; Stacey DuPuis <sdupuis@adacounty.id.gov>; Tim Jensen (Kuna School District) <tejensen@kunaschools.org>; TJ Lawrence <tlawrence@kunafire.com>; Bobby Withrow <bwithrow@kunaid.gov>; David Reinhardt <reinhardt.david@westada.org>; Intermountain Gas <bryce.ostler@intgas.com>; Jonathon Gillen <gillen.jonathon@westada.org>; Sam Feist <SFeist@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>
**Cc:** Topacio Irish <TIrish@kunaid.gov>
**Subject:** [EXTERNAL] Re: City of Kuna Request for Comment Case No. 25-01-CPF

**CAUTION:** This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender's full email address and confirm it is not suspicious. If you are unsure an email is safe, please report the email by using the 'Phish Alert' button in Outlook.

Good morning,

This case is being moved up to June 10th 2025. If you are planning to provide comment on Case No. 25-01-CPF please send me that comment prior to the June 10th date. Thank you!

DEVELOPMENT SERVICES KUNA IDAHO

**Marina Lundy**

**Planner**

City of Kuna | Development Services

751 W. 4th Street

P.O. Box 13

Kuna, ID 83634

Phone: 986.269.8341

Email: mlundy@kunaid.gov

www.kunacity.id.gov

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**From:** Marina Lundy
**Sent:** Monday, April 14, 2025 9:27 AM
**To:** Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Angel Robins (Idaho Power) <ARobins@idahopower.com>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <tritthaler@boiseproject.org>; Boise Project Board of Control 2 <gashley@boiseproject.org>; Brent Moore (Ada County) <bmoore@adacounty.id.gov>; Brian Graves Kuna School District <bgraves@kunaschools.org>; Camille Burt (USPS) <camille.r.burt@usps.gov>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <gisshared@compassidaho.org>; David Reinhardt <reinhardt.david@westada.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; ITD Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Jonathon Gillen <gillen.jonathon@westada.org>; Justin Walker <jwalker@kellerassociates.com>; Krystal Hinkle <khinkle@kunafire.com>; Kuna GIS - Sam Feist <sfeist@kunaid.gov>; Leon Letson (Ada County) <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Meridian Fire (Brandon Medica) <bmedica@meridiancity.org>; Meridian Fire (Steve Taublee) <staulbee@meridiancity.org>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Niki Benyakhlef ITD <Niki.Benyakhlef@itd.idaho.gov>; Paris Dickerson <PDickerson@idahopower.com>; Public Works <PWoffice@KunaID.gov>; Robbie Reno <rreno@kunaschools.org>; Scott Arellano (KRFD) <scott@fccnw.com>; Sparklight/Cable One (John Walburn) <john.walburn@cableone.biz>; Stacey Yarrington (Ada County) <syarrington@adacounty.id.gov>; Tim Jensen (Kuna School District) <tejensen@kunaschools.org>; TJ Lawrence (Interim KRFD Chief) <tlawrence@kunafire.com>

**Cc:** Topacio Irish <TIrish@kunaid.gov>
**Subject:** City of Kuna Request for Comment Case No. 25-01-CPF

Good morning,

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

| | |
|---|---|
| **CASE NUMBER:** | 25-01-CPF PAUL BUNYAN COMBO PLAT |
| **PROJECT DESCRIPTION** | The applicant is proposing a combo plat in order to further subdivide Lot 1, Block 1, parcel no. R6949010100, in Paul Bunyan Subdivision. |
| **APPLICANT** | Jeff Likes<br>Jeff@alcarchitecture.com |
| **REPRESENTATIVE** | Same as above |
| **SCHEDULED HEARING DATE** | Tuesday, **June 24, 2025** at 6:00 P.M. |
| **STAFF CONTACT** | Marina Lundy<br>986.269.8341<br>mlundy@kunaid.gov |

- We have enclosed information to assist you with your consideration and response; we would appreciate any information as to how this action would affect the service(s) your agency provides. *If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.*
- *No response within **15 business days** will indicate you have no objection or comments regarding this project.*
- The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions.

DEVELOPMENT SERVICES KUNA IDAHO

**Marina Lundy**

**Planner**

City of Kuna | Development Services

751 W. 4th Street

P.O. Box 13

Kuna, ID 83634

Phone: 986.269.8341

Email: mlundy@kunaid.gov

www.kunacity.id.gov

RICHARD MURGOITIO
CHAIRMAN OF THE BOARD

DAN SHEIRBON
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

**BOISE PROJECT BOARD OF CONTROL**

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

RECEIVED
APR 18 2025
CITY OF KUNA

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

16 April 2025

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

RE: CRMM, LLC, Subdivide Lot 1 Block 1 **25-01-CPF**
1460 E Deer Flat Rd, Kuna, ID
Boise-Kuna Irrigation District BK-1231 A1 **(par# R6949010100)**
Kuna Canal 136+90
Sec. 13, T2N, R1W, BM.

Marina Lundy, Planner:

The United States' Kuna Canal lies within the boundary of the above-mentioned location. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert the Federal easement 38 feet northeasterly and 35 feet southwesterly of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (gravel only) within its easements, as this will certainly increase the cost of maintenance. Easements must remain a flat drivable surface. No variances will be granted.

Fencing, gates and pathways (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments. No variances will be granted.

Please note the appropriate easements on all future preliminary/final plats.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

Project facilities and/or easements that parallel and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a hard copy of all plans including irrigation and drainage plans.

Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss the pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Boise Project Board of Control must receive a written response from the Boise-Kuna Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors even during the construction phase.

**Prior to any construction being done next to or within the easements listed previously the contractor and/or developer must contact our Division 2 watermaster at 208-342-5086.**

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 1 25-01-CPF

Development Name/Section Paul Bunyan Combo Plat CDH File # _____

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

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

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

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

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

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

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

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

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

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

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

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

☐ 14. _____

_____

_____

_____ Reviewed By: _____ Date: 5/30/25

3/22 lb

CENTRAL DISTRICT HEALTH

# Ada County Transmittal

**Division of Community and Environmental Health**

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 25-01-CPF

Development Name/Section Paul Bunyan CDH File # _____

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☐ 2. We recommend Denial of this Proposal.

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

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

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

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

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☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☐ 14. _____

_____

_____

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

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

Brad Little, Governor
Jess Byrne, Director

May 23, 2025

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

Subject: City of Kuna Request for Comment Case No. 25-01-CPF

Dear Ms. Lundy:

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

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

**1. AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and 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**

- 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

Outlook

## RE: City of Kuna Request for Comment Case No. 25-01-CPF

**From** Kendra Conder <Kendra.Conder@itd.idaho.gov>
**Date** Wed 4/16/2025 11:26 AM
**To** Marina Lundy <MLundy@kunaid.gov>

Good Morning Marina,

ITD has reviewed the application transmittal for 25-02-CPF and does not have any comments.

Thank you!

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




**From:** Marina Lundy <MLundy@kunaid.gov>
**Sent:** Monday, April 14, 2025 9:27 AM
**To:** Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Angel Robins (Idaho Power) <ARobins@idahopower.com>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <tritthaler@boiseproject.org>; Boise Project Board of Control 2 <gashley@boiseproject.org>; Brent Moore (Ada County) <bmoore@adacounty.id.gov>; Brian Graves Kuna School District <bgraves@kunaschools.org>; Camille Burt (USPS) <camille.r.burt@usps.gov>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <gisshared@compassidaho.org>; David Reinhardt <reinhardt.david@westada.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Jonathon Gillen <gillen.jonathon@westada.org>; Justin Walker <jwalker@kellerassociates.com>; Krystal Hinkle <khinkle@kunafire.com>; Sam Feist <SFeist@kunaid.gov>; Leon Letson (Ada County) <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Meridian Fire (Brandon Medica) <bmedica@meridiancity.org>; Meridian Fire (Steve Taublee) <staulbee@meridiancity.org>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Paris Dickerson <PDickerson@idahopower.com>; PWoffice <PWoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Scott Arellano (KRFD) <scott@fccnw.com>; Sparklight/Cable One (John Walburn) <john.walburn@cableone.biz>; Stacey Yarrington (Ada County) <syarrington@adacounty.id.gov>; Tim Jensen (Kuna School District) <tejensen@kunaschools.org>; TLawrence Kuna Fire <tlawrence@kunafire.com>
**Cc:** Topacio Irish <TIrish@kunaid.gov>
**Subject:** City of Kuna Request for Comment Case No. 25-01-CPF

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

Good morning,

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

| | |
|---|---|
| **CASE NUMBER:** | 25-01-CPF PAUL BUNYAN COMBO PLAT |
| **PROJECT DESCRIPTION** | The applicant is proposing a combo plat in order to further subdivide Lot 1, Block 1, parcel no. R6949010100, in Paul Bunyan Subdivision. |
| **APPLICANT** | Jeff Likes<br>Jeff@alcarchitecture.com |
| **REPRESENTATIVE** | Same as above |
| **SCHEDULED HEARING DATE** | Tuesday, **June 24, 2025** at 6:00 P.M. |
| **STAFF CONTACT** | Marina Lundy<br>986.269.8341<br>mlundy@kunaid.gov |

- We have enclosed information to assist you with your consideration and response; we would appreciate any information as to how this action would affect the service(s) your agency provides. *If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.*
- *No response within **15 business days** will indicate you have no objection or comments regarding this project.*
- The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions.

DEVELOPMENT SERVICES KUNA IDAHO

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

**Marina Lundy**
**Planner**
City of Kuna | Development Services

Phone: 986.269.8341
Email: mlundy@kunaid.gov
www.kunacity.id.gov

Kuna School District
Future Ready

# Kuna School District

*Empowering students to lead productive lives.*

Date: 04/30/25

RE: Paul Bunyan Combo Plat

Dear Commissioners,

Kuna School District has reviewed the application of Case No. 25-01-CPF and provides the following comments for your consideration.

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

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

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

Sincerely,
Tim Jensen & Jason Reddy
Kuna School District Planning Team

***Kim Bekkedahl,*** Superintendent
***Brian Graves,*** *Asst. Superintendent*
***Jason Reddy,*** *Assistant Superintendent*
***Bradley Steadman,*** *Chief Financial Officer*
***Allison Westfall,*** *Communications Director*
***Kevin Gifford,*** Curriculum, Instruction & Assessment Director
***Kelly Schamber,*** *Special Education Director*

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

# MEMORANDUM

**To:** **Doug Hanson** **- Planning and Zoning Director**

**From:** **Mike Borzick** **- GIS Manager ~ Plan Review Manager**

**Date:** **29 May 2025**

**RE:** **Public Works Comments**

**Paul Bunyan 2 Plaza**

---

The Paul Bunyan 2 Plaza plat has been reviewed. The applicant wishes to plat with a City of Kuna (City) C-2 (area commercial) zone. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

This project is located within the Danskin lift station basin which currently does have capacity to provide sewer service for Paul Bunyan 2 Plaza.

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

**1) Inspection & Fees**

a) An inspection fee will apply to inspect the final construction of water, sewer, and irrigation facilities associated with this development.
b) The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
c) All applicable utility inspection and utility flow modeling fees shall be paid by the developer in accordance with City of Kuna Resolution R74-2023. *Payment is due and payable prior to the pre-construction meeting.*
d) The Kuna Rural Fire District's fees can be found on their website. *Payment is due and payable prior to the preconstruction meeting.*

**2) General**

a) The applicant requests to plat approximately 0.968 acres.
b) For Commercial properties the Public Works office is ear-marking 5 Equivalent Dwelling Units (EDU's) per lot as a place holder and the actual figures will be determined at the time of building permit. If a buildable lot needs more than 5 EDU's the Public Works Director will need to give his approval for that action.

c) Areas for outside activities are incorporated into the project. Connection to the City of Kuna Pathways Master Plan presents a long-term goal that should be considered.
d) A construction drawing approval letter from the local irrigation district will be required if this project affects irrigation supply/delivery in any way.
e) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
f) All positional information shall be from the most recent state plane coordinate system.
g) Provide engineering certification on all final engineering drawings.
h) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
i) Fire suppression shall be available and approved by KRFD.
j) No building permits will be issued and no construction can begin without adequate fire protection.

**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 representative, must approve fire/public safety 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) EDU's will be soft reserved once the civil construction drawings are received and issuance of the QLPE will hard reserve 10 EDU's for this phase.
b) The applicant's property is connected to City services. However, each lot shall have its own individual service.
c) Sewer must provide connectivity for surrounding developments.
d) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
e) All sewer infrastructure must meet or exceed City of Kuna requirements.
f) Sewer flow models will be required to verify and accommodate pipe sizes. The associated costs shall be paid by the developer.
g) Sewer connection fees apply to each lot containing a home or other facility.
h) 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 connected to City services. However, each lot shall have its own individual service.

b) 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.
c) All water infrastructure must meet or exceed City of Kuna requirements.
d) Water connection fees apply to each lot containing a home or other facility.
e) Fire hydrants are required in a layout acceptable to the KRFD.

**6) Pressurized Irrigation**

a) The applicant's property is connected to City services. However, each lot shall have its own individual service.
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) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply. All associated costs shall be paid by the developer.

**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) Exhibits**

a) No maps are included to support Public Works comments.

**ORDINANCE NO. 2025-18**
**CITY OF KUNA**

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

- **AMENDING SECTION 4 OF CHAPTER 1 TITLE 8 KUNA CITY CODE TO MAKE ANY VIOLATION OF TITLE 8 CHAPTER 1 PUNISHABLE BY ADMINISTRATIVE CITATION; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

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

**Section 1: Findings**

**1.1** The City possesses the authority to adopt ordinances and proscribe penalties for violations of such ordinances pursuant to Chapter 3 of Title 50, Idaho Code.

**1.2** The City further holds the authority to define, regulate, and prevent nuisances under the same statutory provisions.

**1.3** In 2024, the City adopted multiple ordinances that created an Administrative Citation program and redesignated violations of certain City Code provisions to be Administrative Citations, instead of infractions or misdemeanors.

**1.4** Kuna City Code ("KCC") § 8-1-2 was amended as part of this process to make violations of Chapter 1 of Title 8 of the KCC Administrative Citations.

**1.5** Despite the amendment to KCC § 8-1-2 noted above, KCC § 8-1-4 still specifies that a person who violates KCC § 8-1-4 is "guilty of a misdemeanor."

**1.6** The specific misdemeanor penalty set forth in KCC § 8-1-4 is inconsistent with the language in KCC § 8-1-2 which makes all violations of Chapter 1 of Title 8 of the KCC Administrative Citations. The Council finds it necessary and appropriate to correct this inconsistency by making the amendment to KCC § 8-1-4 set forth in Section 2 of this ordinance.

**Section 2:** That Section 4 of Chapter 1 of Title 8 of the Kuna City Code be and the same is hereby amended to read as follows:

8-1-4: - JUNK RESTRICTED:

A. It shall be unlawful for any person or any secondhand dealer to store or keep any old articles or materials which may be classed as junk, adjacent to or in close proximity to any

schoolhouse, church, public park, public grounds, business buildings or residence within the city limits, without first providing tight and proper buildings for the storage of the same.

B. Within the context of subsection A of this section, the term "junk" shall mean, in addition to the definition in section 5-1-6 of this Code, all automobiles which are inoperative or unregistered.

C. Any person found to be violating any provision of this section shall be served by the city by written notice stating the nature of the violation and providing a specified maximum period of time, not to exceed five (5) days, for the satisfactory correction thereof.

~~D. Any person who continues any violation beyond the time limit provided for in this section, shall be guilty of a misdemeanor, and on conviction shall be subject to a fine not exceeding three hundred dollars ($300.00), or imprisonment not exceeding thirty (30) days or both such fine and imprisonment for each violation. Each day in which any violation shall continue shall be deemed a separate offense.~~

**Section 2:** Directing the City Clerk

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

**Section 3:** Effective Date

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

DATED this ___ day of ___, 2025,

CITY OF KUNA

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

*(Space above reserved for recording)*

**ORDINANCE NO. 2025-16**
**CITY OF KUNA, IDAHO**

**5434 W BARKER ROAD (STAR ACRES NO. 3)**
**MUNICIPAL ANNEXATION AND ZONING**

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

- **MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND**
- **ANNEXING CERTAIN REAL PROPERTY, TO-WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S2008336002 OWNED BY STAR ACRES PROPERTIES, WITHIN UNICORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND**
- **ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

**THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND DECLARATIONS OF ITS AUTHORITY, HISTORY AND PROCESS OF THIS IDAHO CODE SECTION 50-222 (3) (a) CATEGORY "A" ANNEXATION AND ZONING ORDINANCE AS FOLLOWS:**

**WHEREAS,** the City of Kuna, Idaho is a municipal corporation organized and existing under the laws of the state of Idaho (the "City") and is authorized to annex into and incorporate within the boundaries of the City Contiguous real property in the manner provided by Section §50-222, Idaho Code; and

**WHEREAS,** STAR ACRES PROPERTIES, (The "Owner") of **ADA COUNTY ASSESSOR'S PARCEL NO. S2005336002** [legally described in Exhibit A-attached hereto and by this reference herein incorporated] (the "Real Property")

**WHEREAS**, the Real Property is situated in the unincorporated area of Ada County.

**WHEREAS**, the owner has filed with the city the following written request and application:

- Annexation of Parcel No. S2005336002 with an M-1 (Light Industrial/Manufacturing) zoning district classification.

**WHEREAS,** the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on June 24, 2025, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on July 8, 2025) where it was recommended to the Mayor and Council that the annexation for lands described in Exhibit A with an M-1 Zoning District Classification requests, be approved;

**WHEREAS,** The Council, pursuant to public notice as required by law, held a public hearing on July 15, 2025, on the Owner's application and request for the Real Property annexation and zoning, as required by Section §67-6525, Idaho Code, and made findings (approved on August 5, 2025) wherein the City Council determined that the Owner's written request and application for annexation for lands described in Exhibit A, with an M-1 Zoning District Classification request, be approved;

**WHEREAS,** the zoning classification of M-1 is appropriate to meet the requirements of the Kuna City Code and should be granted.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO**, as follows:

Section 1: The Kuna City Council hereby finds and declares that the Real Property described below is contiguous to the City, that said property can be reasonably assumed to be used for the orderly development of the City, and that the owners of said property has requested, in writing, annexation thereof to the City.

Section 2: The Real Property, situated in Ada County, Idaho, adjacent to and contiguous to the City, and legally described in "Exhibit A" Legal Descriptions, and "Exhibit B" Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation, and other powers of the City of Kuna.

Section 4: The zoning land use classification of the land described in Section 2 above is hereby established as M-1, as legally described in Exhibit A, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the Real Property described in Section 2 above in the M-1 zoning land use classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section §50-223, Idaho Code, and to comply with the provisions of Section §63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section §50-901A, Idaho Code, may be published.

DATED this 5th day of August 2025.

CITY OF KUNA

_____
Joe Stear, Mayor

ATTEST:

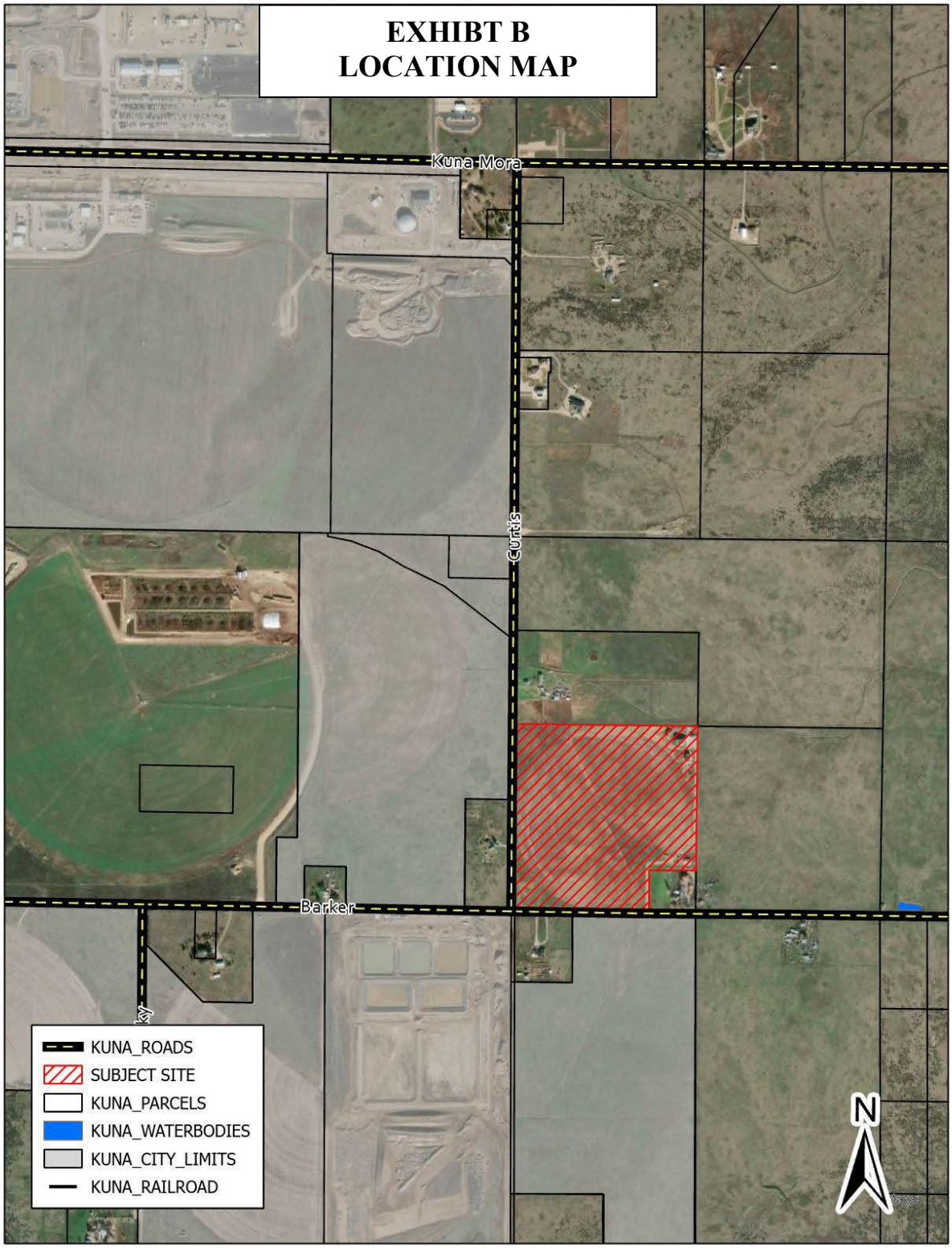
_____
Nathan Stanley, City Clerk

# EXHIBIT A
# LEGAL DESCRIPTION; M-1
5434 W BARKER ROAD
MUNICIPAL ANNEXATION AND ZONING

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.

Said parcel contains 37.53 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.


EXHIBT B
LOCATION MAP
Kuna Mora
Curtis
Barker
KUNA_ROADS
SUBJECT SITE
KUNA_PARCELS
KUNA_WATERBODIES
KUNA_CITY_LIMITS
KUNA_RAILROAD
N

*(Space above reserved for recording)*

**ORDINANCE NO. 2025-17**
**CITY OF KUNA, IDAHO**

**AN ORDINANCE EXCLUDING CERTAIN REAL PROPERTY, KNOWN AS PARCEL NUMBER S1302233715, CURRENTLY SITUATED IN THE CITY OF KUNA, IDAHO; FROM THE CITY OF KUNA BACK INTO THE UNINCORPORATED AREA OF ADA COUNY, IDAHO; REVERTING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THE COPIES OF THE ORDINANCE BE FILED BY LAW; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** the City of Kuna, Idaho is a municipal corporation organized and existing under the laws of the state of Idaho (the "City") and is authorized to exclude property from the boundaries of the City in the manner provided by Section §50-222, Idaho Code; and

**WHEREAS,** DURRANT HOME PLACE LLC, (The "Owner") is the Owner of **ADA COUNTY ASSESSOR'S PARCEL NO. S1302233715** (legally described in Exhibit A-attached hereto and by this reference herein incorporated) (the "Real Property") has requested that said real property be excluded from the City of Kuna; and

**WHEREAS,** the Planning and Zoning Commission of the City, held a public hearing on May 13, 2025, made findings (approved by the Commission on May 27, 2025) where it was recommended to the Mayor and Council that the lands described in Exhibit A, be excluded from the City; and

**WHEREAS,** The Council, held a public hearing on July 1, 2025, on the Owner's application and request for the Real Property to be excluded from the City, and made findings (approved on July 15, 2025) wherein the City Council determined that the Owner's written request and application for excluding lands described in Exhibit A, be approved; and

**WHEREAS,** the Ada County zoning classification of this parcel was Rural Residential (RR) under the Ada County Code before the City annexed this parcel, and such designation appears appropriate and should be applied following the approval of this ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO**, as follows:

Section 1: The Kuna City Council hereby finds and declares that the Real Property is currently described within the boundaries of the City; that the Real Property is not currently necessary for the orderly development of the City; and that the Owner of the Real Property has requested that said property be excluded from the City.

Section 2: The Real Property, all situated in the City of Kuna, Idaho, commonly known as Parcel Number S1302233715, and legally described in "Exhibit A" Legal Descriptions, and depicted in "Exhibit B" Location Map, attached hereto and incorporated herein by reference, be and is hereby excluded from the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, the Real Property shall no longer be subject to any ordinances, resolutions, police regulations, taxation, and other powers of the City of Kuna.

Section 4: The zoning land use classification of the Real Property shall revert to Rural Residential (RR) as it was previously designated under Ada County Code. The Zoning Map of the City is hereby amended to exclude the Real Property as property within the City's boundaries but may still include it in the land use classifications for future planning purposes.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section §50-223, Idaho Code, and to comply with the provisions of Section §63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the Real Property excluded from the City boundaries by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section §50-901A, Idaho Code, may be published.

DATED this 5th day of August 2025.

CITY OF KUNA

_____
Joe Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

# EXHIBIT A
# LEGAL DESCRIPTION; P
DURRANT HOME PLACE LLC
DEANNEXATION

Being a portion of the Southwest Quarter of the Northwest of Section 2, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, described as follows;

BEGINNING at a Aluminum Cap marking the West Quarter Corner of said Section 2, thence North 00°47'33" West, 2624.95 feet, along the westerly line of the Northwest Quarter of said Section 2 to a Aluminum cap marking the Northwest Corner of said Section 2; thence South 00°47'33" East, 1346.25 feet, along said westerly line to the **Point of Beginning**;

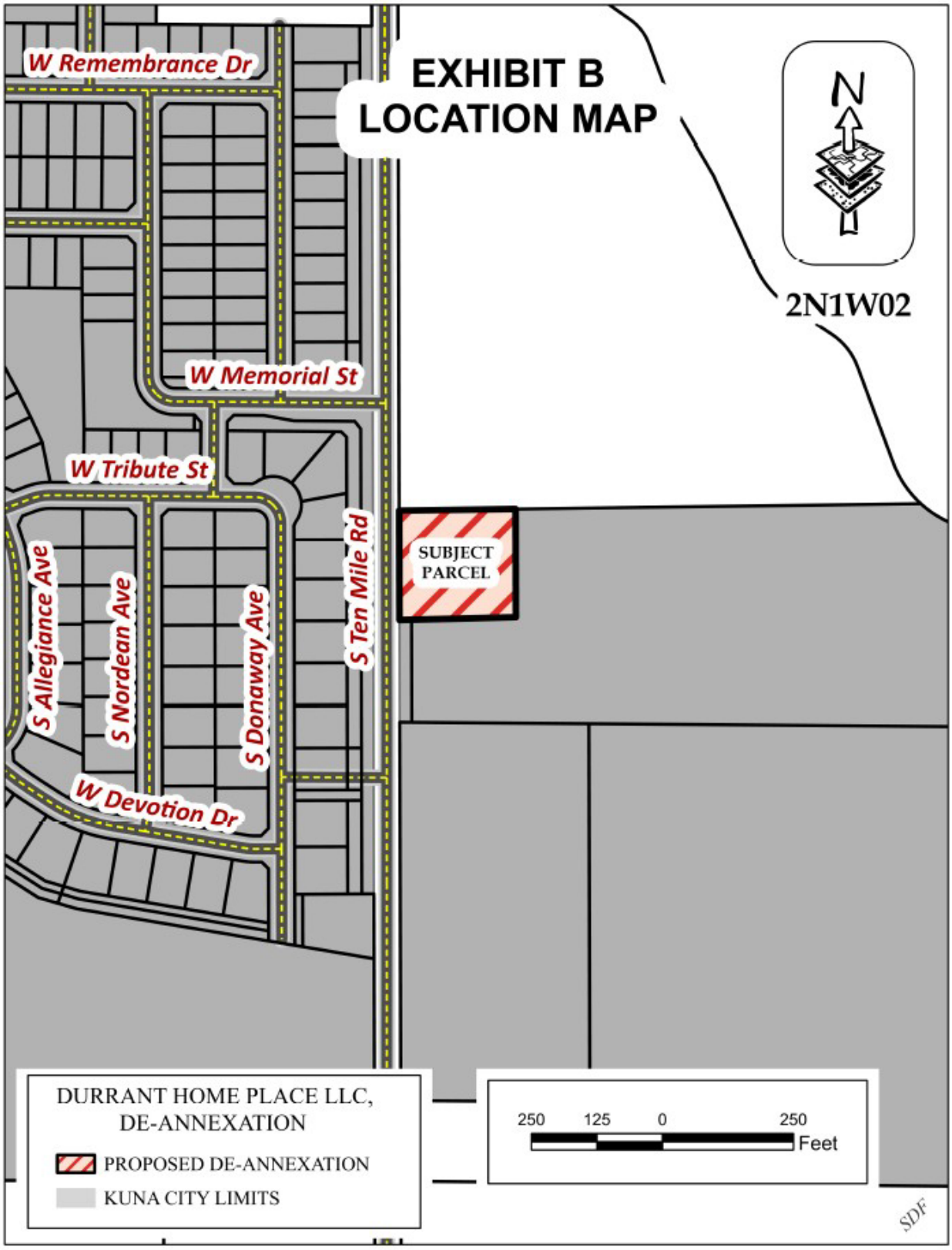
Thence continuing along the following course;

Thence leaving said westerly line N88°35'40"E, a distance of 247.01 feet to a point:
Thence S00°47'33"E, a distance of 208.00 feet to a point;
Thence S87°57'28'W, a distance of 247.06 feet to a point on the westerly line of said Northwest Quarter;
Thence along said westerly line N00°47'33"W, a distance of 210.75 feet to the **Point of Beginning.**

The above described Parcel contains approximately 1.19 Acres Gross and 1.06 Acres Net.

The Basis of Bearing for the above parcel description is the westerly line of the Northwest Quarter of Section 2, Township 2 North, Range 1 West, Boise Meridian, being North 00°47'33" West.




EXHIBIT B
LOCATION MAP
N
2N1W02
W Remembrance Dr
W Memorial St
W Tribute St
S Allegiance Ave
S Nordean Ave
S Donaway Ave
S Ten Mile Rd
W Devotion Dr
SUBJECT PARCEL
DURRANT HOME PLACE LLC,
DE-ANNEXATION
PROPOSED DE-ANNEXATION
KUNA CITY LIMITS
250 125 0 250
Feet
SDF

*(Space above reserved for recording)*

**ORDINANCE 2025-19**

**CITY OF KUNA, IDAHO**

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM [NOEL T HUDON and MISTY D HUDON, real properties]**

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

- **MAKING CERTAIN FINDINGS; and**
- **ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S NOEL T HUDON AND MISTY D HUDON; AND**
- **DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and**
- **DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and**
- **DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and**
- **PROVIDING AN EFFECTIVE DATE.**

**The City Council findings:** The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

1.1 The City of Kuna has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the "KMIS"); and

1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and

1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor's office as NOEL T HUDON and MISTY D HUDON. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the "SUBJECT REAL PROPERTIES") within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and

1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance to include the Subject Real Properties within the boundaries of KMIS.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:**

Section 1: The boundaries of the Kuna Municipal Irrigation System are enlarged by the inclusion of the SUBJECT REAL PROPERTIES and the boundaries thereof are adjusted accordingly, said SUBJECT REAL PROPERTY being described as follows in **Exhibit A** attached hereto this Ordinance.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Boise~Kuna Irrigation District, the owner of the SUBJECT REAL PROPERTIES and to update the official City map of the exterior boundaries of KMIS.

Section 5: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

DATED this 5th day of August 2025.

ATTEST: CITY OF KUNA, Ada County, Idaho

_____
Joe L. Stear, Mayor

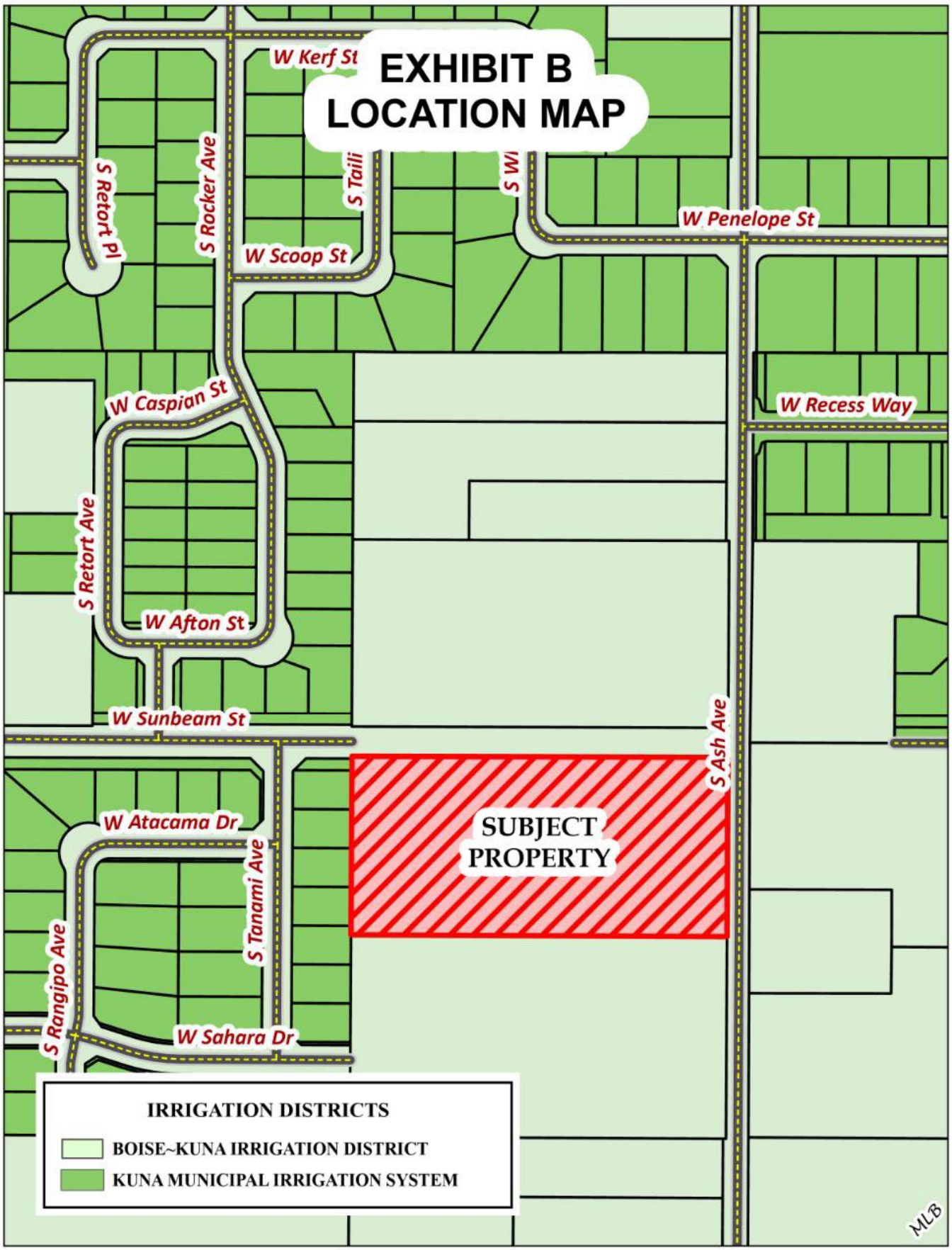
_____
Nathan Stanley, City Clerk

# EXHIBIT A

## LEGAL DESCRIPTION FOR WATER RIGHTS ON NOEL T HUDON AND MISTY D HUDON

A parcel of land located within the Kuna Orchard Tracts, Book 6, Page 291 located in the NW ¼ of the NW ¼ of Section 26, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho

The northern +/-303' feet of Lot 14 within said Kuna Orchard Tracts subdivision less any platted rights-of-way, also referenced as the northern lot in Record of Survey (ROS) #4050 for Brent Neddo recorded at the Recorders office in Ada County.


EXHIBIT B
LOCATION MAP
W Kerf St
S Retort Pl
S Rocker Ave
S Taili
W Scoop St
W Penelope St
W Caspian St
W Recess Way
S Retort Ave
W Afton St
W Sunbeam St
S Ash Ave
SUBJECT PROPERTY
W Atacama Dr
S Tanami Ave
S Rangipo Ave
W Sahara Dr
IRRIGATION DISTRICTS
BOISE~KUNA IRRIGATION DISTRICT
KUNA MUNICIPAL IRRIGATION SYSTEM
MLB

*(Space above reserved for recording)*

**ORDINANCE 2025-20**

**CITY OF KUNA, IDAHO**

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM [LINDER LAND LLC., real properties]**

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

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

**The City Council findings:** The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

1.1 The City of Kuna has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the "KMIS"); and

1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and

1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor's office as LINDER LAND LLC. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the "SUBJECT REAL PROPERTIES") within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and

1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance to include the Subject Real Properties within the boundaries of KMIS.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:**

Section 1: The boundaries of the Kuna Municipal Irrigation System are enlarged by the inclusion of the SUBJECT REAL PROPERTIES and the boundaries thereof are adjusted accordingly, said SUBJECT REAL PROPERTY being described as follows in **Exhibit A** attached hereto this Ordinance.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Boise~Kuna Irrigation District, the owner of the SUBJECT REAL PROPERTIES and to update the official City map of the exterior boundaries of KMIS.

Section 5: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

DATED this 5th day of August 2025.

ATTEST: CITY OF KUNA, Ada County, Idaho

_____
Joe L. Stear, Mayor

_____
Nathan Stanley, City Clerk

# EXHIBIT A

## LEGAL DESCRIPTION FOR WATER RIGHTS ON WHITEROCK SUBDIVISION LINDER LAND LLC.

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED.

A PARCEL OF LAND LYING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE EAST QUARTER CORNER OF SAID SECTION 14, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 14, BEARS N.00°03'16"E., 2643.79 FEET; THENCE, ALONG THE EAST-WEST CENTER OF SAID SECTION 14,

1) N.89°40'17"W., 1015.00 FEET; THENCE, LEAVING SAID EAST-WEST CENTER SECTION,

2) N.10°26'39"W., 233.45 FEET; THENCE,

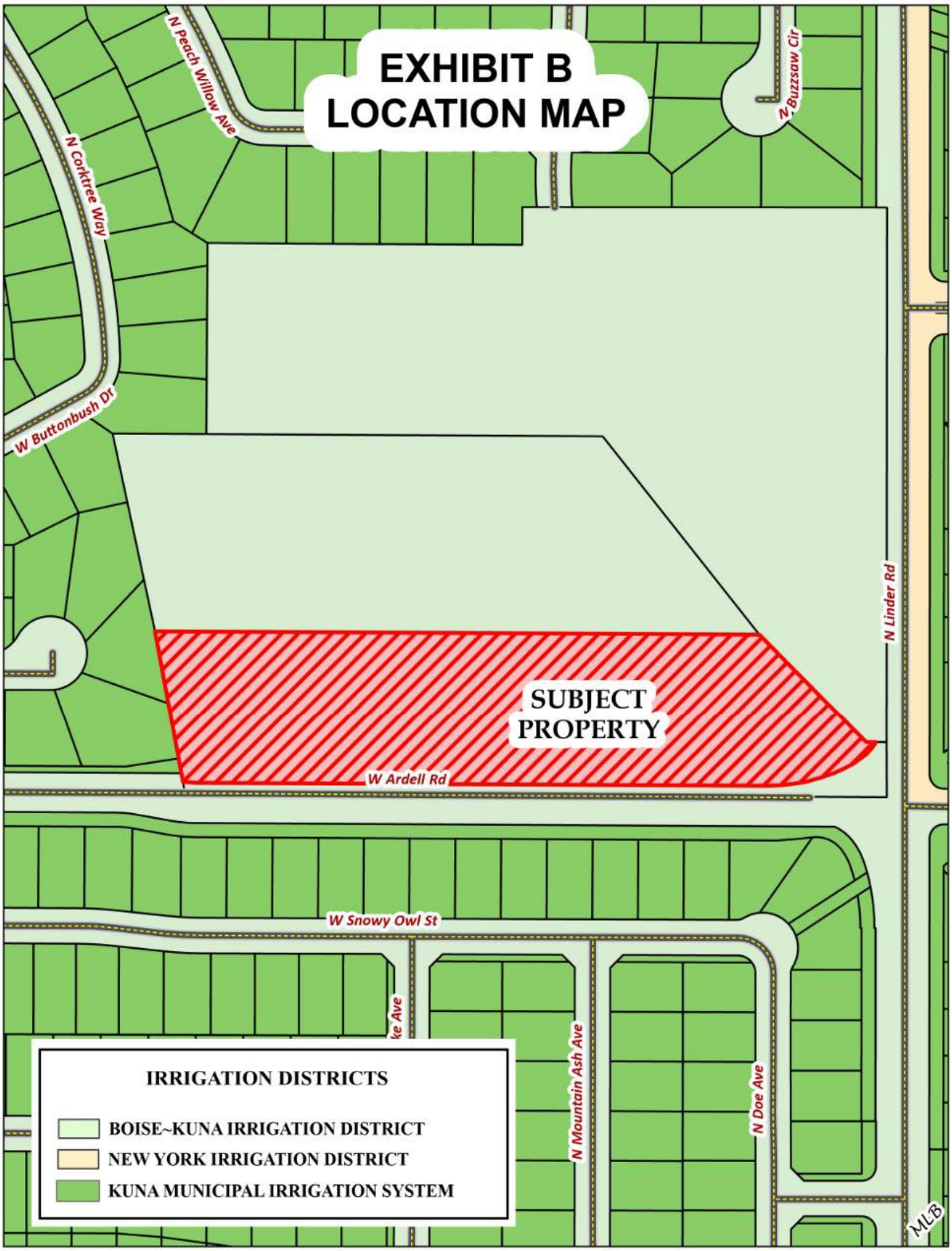
3) S.89°40'17"E., 852.92 FEET; THENCE,

4) S.44°29'53"E., 214.66 FEET; THENCE,

5) S.89°56'44"E., 54.02 FEET; THENCE, ALONG THE EAST LINE OF SAID SECTION,

6) S.00°03'16"W., 77.35 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 5.004 ACRES, MORE OR LESS.


EXHIBIT B
LOCATION MAP
N Peach Willow Ave
N Buzzsaw Cir
N Corktree Way
W Buttonbush Dr
N Linder Rd
SUBJECT PROPERTY
W Ardell Rd
W Snowy Owl St
N Mountain Ash Ave
N Doe Ave
MLB
IRRIGATION DISTRICTS
BOISE-KUNA IRRIGATION DISTRICT
NEW YORK IRRIGATION DISTRICT
KUNA MUNICIPAL IRRIGATION SYSTEM